



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

PLANNING COMMISSION AGENDA
☞ April 24, 2013 ☞
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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) 207-1111 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) 207-1111 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, Tobin 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

2. **2:00 P.M.** - Call to Order, Board Room
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. **060328:** Request by Armadillo Construction Company, Ltd., to **rescind** the approval of Plat 060328, Windfield Unit 7, Subdivision and replace it with Plat 120247 on this agenda. The subject property is located southeast of the intersection of Dunlap Fields and Windfield Path, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **060362:** Request by Armadillo Construction Company, Ltd., to **rescind** the approval of Plat 060362, Windfield Unit 6, Subdivision and replace it with Plat 120247 on this agenda. The subject property is located east of the intersection of Foster Fields and Penta Fields, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
7. **070613:** Request by FPMC San Antonio Realty Partners, LP, to **rescind** the approval of Plat 070613, Umbell Oaks Unit 4, Subdivision and replace it with Plat 120293 on this agenda. The subject property is generally located west of the intersection of Vance Jackson Road, north and south of Presidio Parkway, within City Council District 8. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
8. **110296:** Request by TF Stevens Ranch, LLC, for approval of a major plat to subdivide a 3.490-acre tract of land to establish the **Stevens Ranch, Unit-2A1** Subdivision, generally located north of the intersection of Stevens Parkway and Tapia Way, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **110318:** Request by TF Stevens Ranch LLC, for approval of a major plat to subdivide a 11.10-acre tract of land to establish the **Stevens Ranch, Unit-2B1** Subdivision, generally located north of the intersection of Stevens Ranch and Tapia Way, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **110319:** Request by TF Stevens Ranch LLC, for approval of a major plat to subdivide a 2.739-acre tract of land to establish the **Stevens Ranch, Unit-3A** Subdivision, generally located north of the intersection of Stevens Parkway and Tapia Way, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **110325*:** Request by Highlands Dominion, LLC, for approval of a major plat to subdivide a 51.451-acre tract of land to establish the **Alturas at the Dominion PUD** Subdivision, generally located east of Paseo Rioja, north of Brenthurst Lane, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
12. **120247:** Request by Armadillo Construction Company Ltd., for approval of a major plat to subdivide a 11.980-acre tract of land to establish the **Windfield Unit 6R** Subdivision, generally located east of

the intersection of Dunlap Fields and Windfield Path, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

13. **120293***: Request by FPMC San Antonio Realty Partners, LP, for approval of a major plat to subdivide a 9.428-acre tract of land to establish the **Forest Park Medical Center MPCD** Subdivision, generally south of Presidio Parkway, east of IH-10 West, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
14. **120405**: Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 11.712-acre tract of land to establish the **Alamo Ranch Unit 44D Phase 3B PUD** Subdivision, generally located southeast of the intersection of Alamo Ranch Parkway and Del Webb Blvd, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
15. **120470**: Request by KB Home Lonestar, Inc. for approval of a major plat to replat and subdivide a 3.819-acre tract land to establish the **Windcrest Heights Unit 1** Subdivision, generally located north of Crestway Road, east of Oriole, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
16. **130058**: Request by Juan Manuel and Maria E. Ruiz, for approval of a minor plat to replat a 0.178-acre tract of land to establish **Kallison Ranch Unit 1 Lot 15 BSL**, generally located northwest of the intersection of Cheyenne Pass and Wyoming Pass, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
17. **130097**: Request by Laredo S, Ltd., for approval of a major plat to subdivide a 14.669-acre tract land to establish the **Continental 157** Subdivision, generally located west of Westwood Loop, south of Wild Pine, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Variance

18. **1. FPV 13-003A** Request by A.A. Sellingson, Jr. River North, Ltd. for approval of a Flood Plain variance from the Unified Development Code section 35-F124(f)(20) Allowable Development Within the Regulatory Floodplain, to allow development in the Flood Plain for two tracts generally located at the intersection of Roy Smith and Avenue A, within City Council District 1. **Staff recommends approval.** (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Public Works Department).
- 2. FPV 13-003B** Request by A.A. Sellingson, Jr. River North, Ltd. for approval of a Flood Plain variance from the Unified Development Code sections 35-F133 (c)(2) and (c)(3) Permit Evaluation, to allow development in the Flood Plain for two tracts generally located at the intersection of Roy Smith and Avenue A, within City Council District 1. **Staff recommends approval.** (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Public Works Department).
- 3. Plat 130055**: Request by A.A. Sellingson, Jr. River North, Ltd. for approval of a minor plat to subdivide a 3.145-acre tract of land to establish the **River North Apartments (FBZD)** Subdivision generally located north at the intersection of Roy Smith and Avenue A, within City Council District

1. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

19. **S.P. 1704:** A resolution authorizing a Joint Use Agreement with the San Antonio Water System to use 3.659 acres (159,385 square feet) of vacant City-owned property located south of Timber Hill Drive and the northwest corner of Ingram Road within NCBs 16931 and 18083 for the relocation of a 36-inch wide main recycle water line and to increase the existing sewer main line from 24 inches in width to 42 inches in width in City Council District 7, as requested by the San Antonio Water System, for a fee of \$16,500.00. **Staff recommends approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvements Management Services)
20. **Project 40-00397:** A request by City of San Antonio, Capital Improvements Management Services Department on behalf of Parks & Recreation Department for approval of a resolution recommending the acquisition of 6.36 acres of land in Lot 1, Block 1, NCB 16029, located on the north side of Callaghan Road, east of Allentown Street, and three-quarters of a mile north of Ingram Road, in Council District 7, for a fee simple title of \$500,000.00. **Staff recommends approval.** (J. Mark Wittlinger, Project Manager, (210)-207-2874, mark.wittlinger@sanantonio.gov, Capital Improvements Management Services Department)

Comprehensive Master Plan Amendment

21. **PA 13029:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 17.14 acres of land out of NCB 34393, located at located at the northwest corner of Potranco Road and Carson Hill, west of Ellison Drive from “Suburban Tier” to “General Urban Tier”, in City Council District 6. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)
22. **PA 13030:** A request by Brown & Ortiz, P.C., 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 14.564 acres out of NCB 14858 and NCB 15825, located southeast of the intersection of Presidio Parkway and the IH-10 West Access Road south of Presidio Parkway from “Mixed Use Center” to “General Urban Tier”, in City Council District 8. **Staff recommends approval.** (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning and Community Development)
23. **PA 13031:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.361 acres of land out of NCB 3081, located at 137 Catalpa Street from “Low Density Mixed Use” to

“Compact Multifamily Residential”, in City Council District 9. **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)

Other Items

24. Discussion and review of TAC applications. (Elizabeth Carol, Principal Planner, (210) 207-1111, elizabeth.carol@sanantonio.gov, Development Services Department)
25. Approval of the minutes for the April 10, 2013 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 24, 2013

Application/Case Number:

060328

Project Name:

Windfield Unit 7

Applicant:

Jeff Czar

Representative:

Denham-Ramones Engineering and
Associates, Inc., c/o Paul W.
Denham, P.E.

Owner:

Armadillo Construction Company,
LTD

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Southeast of the intersection of
Dunlap Fields and Windfield Path

MAPSCO Map Grid (Ferguson):

585 E-8

Tract Size:

12.447 acres

Council District:

ETJ

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 060328, Windfield Unit 7. The purpose of the request is to replace it with plat 120247, which will reconfigure the lot layout and to phase the project.

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 060328 was approved by the Planning Commission on October 10, 2007. Furthermore, a three year time extension was granted by the Planning Commission on October 13, 2010.

ATTACHMENTS

1. Plat
2. Rescind request letter

SUBDIVISION PLAT
ESTABLISHING
WINDFIELD SUBDIVISION
UNIT 7

BEING 12.447 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, 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, EXCEPT HIGHWAYS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER: XL EQUITY PARTNERS LP

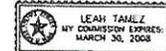
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
CARY B. NEIL

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D., 2007, AND THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS' COURT.

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

ATTESTED: _____ COUNTY CLERK OF BEXAR COUNTY, TEXAS

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

BY: _____ COUNTY CLERK OF SAID COUNTY

BY: _____ COUNTY CLERK OF SAID COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

OR PAGE _____ IN VESTMENT WRITING, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., _____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

RECORDED & RETURNED TO SUBMITTER
2007 SEP 5 AM 10:11
COUNTY CLERK OF BEXAR COUNTY, TEXAS



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

B.S.L. NOTE:
THE RETRADES SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO APPROVAL BY THE CITY OF SAN ANTONIO.

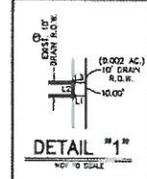
NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OPEN SPACE, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO 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 CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND FORFEITURE OF SAID LINES OF APPURTENANCES IN ORDER TO REMOVAL OF ANY OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE FUNCTION OF SAID EASEMENT AREAS.

PLAT REFERENCE:

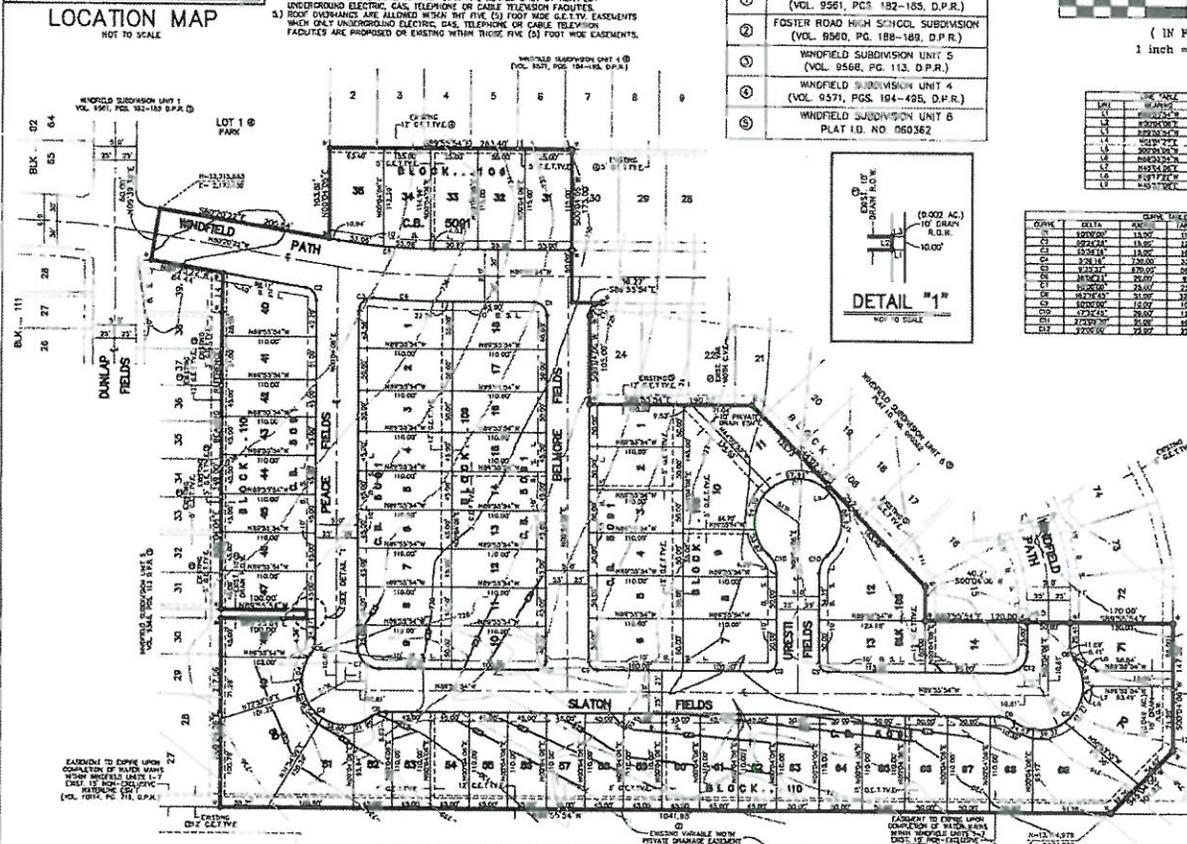
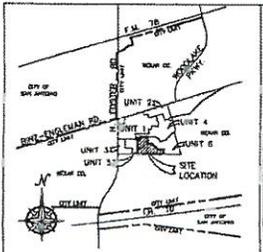
1	WINDFIELD SUBDIVISION UNIT 1 (VOL. 9561, PGS. 182-185, D.P.R.)
2	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)
3	WINDFIELD SUBDIVISION UNIT 5 (VOL. 9566, PG. 113, D.P.R.)
4	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PGS. 104-105, D.P.R.)
5	WINDFIELD SUBDIVISION UNIT 6 (PLAT I.D. NO. 060362)

THE "W" AREA

UNIT	AREA (AC)	PERCENT
1	1.0000	100.00
2	1.0000	100.00
3	1.0000	100.00
4	1.0000	100.00
5	1.0000	100.00
6	1.0000	100.00
7	1.0000	100.00
8	1.0000	100.00
9	1.0000	100.00
10	1.0000	100.00
11	1.0000	100.00
12	1.0000	100.00
13	1.0000	100.00
14	1.0000	100.00
15	1.0000	100.00
16	1.0000	100.00
17	1.0000	100.00
18	1.0000	100.00
19	1.0000	100.00
20	1.0000	100.00



- "C.P.S. NOTES"**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENTS," "GAS EASEMENTS," "AND/OR EASEMENTS," "SERVICE EASEMENTS," "OVERHUNG EASEMENTS," "UTILITY EASEMENTS" AND "TRANSFER EASEMENTS" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARALLELING, AND ERECTING PIPES, HANDING OR BURNING BUSES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRASSY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS OR IN ANY MANNER ENHANCE OR MAY INTERFERE WITH THE FUNCTION OF SAID LINES OF APPURTENANCES IN ORDER TO REMOVAL OF ANY OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY, INCLUDING, BUT NOT LIMITED TO, ANY EXISTING OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WITHIN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



- LEGEND**
- BUILDING RETRADE LINE
 - ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
 - ELECTRIC TELEVISION EASEMENT
 - TELEPHONE & CABLE TELEVISION EASEMENT
 - ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
 - VEHICLE NON-ACCESS EASEMENT
 - THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
 - PROPOSED FINISHED CONTOUR
 - THE VALUES OF THE COORDINATES (X AND Y) OBTAINED WITHIN THIS SUBDIVISION PLAT ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
 - NOTATION ON THIS PLAT IS (C) 02/24/07 (SEE UNIT 1)
 - MONUMENTATION AS SHOWN IN THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PARCELS IN THE SUBDIVISION W/1/2 BEAR AND 0-1/8" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
 - BEARING REFERENCE SOURCE IS THE EAST LINE OF LOTS 31-34 BLOCK 110 OF THE WINDFIELD SUBDIVISION UNIT 2 BETWEEN THE TWO MONUMENTS SHOWN HEREON AND CALLED "R.P.P." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 1/4" - IRON BEARER FOUND
 - 1/4" - IRON BEARER SET
 - ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY SAN ANTONIO WATER AUTHORITY "S.A.W.A." SHALL WELL O.M. AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLAT FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED HEREIN BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

"S.A.R.A. NOTE"
SAN ANTONIO WATER AUTHORITY IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENTS" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND INSPECTING SANITARY SEWER PIPES AND COLLECTION SYSTEMS AND TO NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRASSY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

MONUMENT NOTE:
• 1/4" IRON BEARER FOUND
• 1/4" IRON BEARER SET
• 1/4" IRON BEARER NOT FOUND

OWNER/DEVELOPER:
XL EQUITY PARTNERS LP.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

Denham-Ramones Engineering and Associates, Inc.
12981 Park Central, Suite 1300 San Antonio, Tx 78218 (210) 483-3100 Office (210) 485-3122 Fax

2013 MAR 26 PM 3:40

March 25, 2013

To: Roderick J. Sanchez, Director
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

From: Jeff Czar, Jr., President
Armadillo Construction Company, Ltd.
14200 Northbrook Drive
San Antonio, TX 78232

Re: Request to Rescind Plat No. 060328-Windfield Subdivision Unit 7

Mr. Sanchez:

I am an officer of Armadillo Construction Company, Ltd., owners of the land called Windfield Subdivision Unit 6R, being a tract of land recorded in Volume 15924, Page 3, Official Public Records of Bexar County, Texas. This is a formal request to rescind Plat No. 060328, called Windfield Subdivision Unit 7. This subdivision plat was approved by the Planning Commission of the City of San Antonio on October 10, 2007, and is unrecorded. We are requesting that this plat be rescinded because as the new owners, we have a revised development plan.

Please contact me if you have any questions. Thank you for your review of this request.

Executed this 25 day of March, 2013

Armadillo Construction Company, Ltd.



Jeff Czar, Jr., President



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

060362

Project Name:

Windfield Unit 6

Applicant:

Jeff Czar

Representative:

Denham-Ramones Engineering and
Associates, Inc., c/o Paul W.
Denham, P.E.

Owner:

Armadillo Construction Company,
LTD

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

East of the intersection of Foster
Fields and Penta Fields

MAPSCO Map Grid (Ferguson):

585 E-8

Tract Size:

18.943 acres

Council District:

ETJ

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 060362, Windfield Unit 6. The purpose of the request is to replace with Plat 120247, which will reconfigure the lot layout and to phase the project

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 060362 was approved by the Planning Commission on October 10, 2007. Furthermore, a three year time extension was granted by the Planning Commission on October 13, 2010.

ATTACHMENTS

1. Plat
2. Rescind request letter

SUBDIVISION PLAT
ESTABLISHING
WINDFIELD SUBDIVISION
UNIT 6

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5051, 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, EASEMENTS AS PRIVATE FOREVER FOR ALL STREETS, ALLEYS, DRAINAGE, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: XL EQUITY PARTNERS L.P.

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NOBRIAN T. DUGLAS, JR.
WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF ME AND TWO OTHER CREDITABLE WITNESSES, AND HE HAS ACKNOWLEDGED HIS EXECUTION UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

GARY R. BALBAUGH
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MAY 19, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTORY RULES AND REGULATIONS WHICH GOVERN SAID MATTER, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

ATTN: _____

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2007

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____

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

NOTE:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OTHER SPACE WITHIN BEARING ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. THE MAINTENANCE OF GREENBELTS (LOTS 75 & 87, BLK 110, LOT 17, BLK 100) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEE, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO-BEXAR COUNTY.

NO SUBMITTER SHALL BE RESPONSIBLE FOR ANY OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO JUMPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPLICABLE, 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 THROUGH THE ADJACENT PROPERTY TO REMOVE ANY IMPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PLAT REFERENCE	
①	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PG. 194-195, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)

"C.P.S. NOTES"

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND ERECTING POLES, HANGING OR BURYING WIRE, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADUATED ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND OTHER OBSTRUCTIONS WHICH ENLARGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT ALL BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATION, REMOVAL OR ERECTION OF SAID FACILITIES LOCATED WITHIN SAID EASEMENT, LOT TO LOT ELEVATION ALLOCATION SHALL BE CHARGED TO THE PARTY RESPONSIBLE FOR SAID MODIFICATION, REMOVAL OR ERECTION.

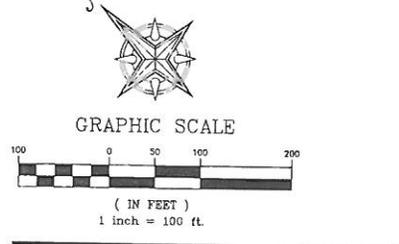
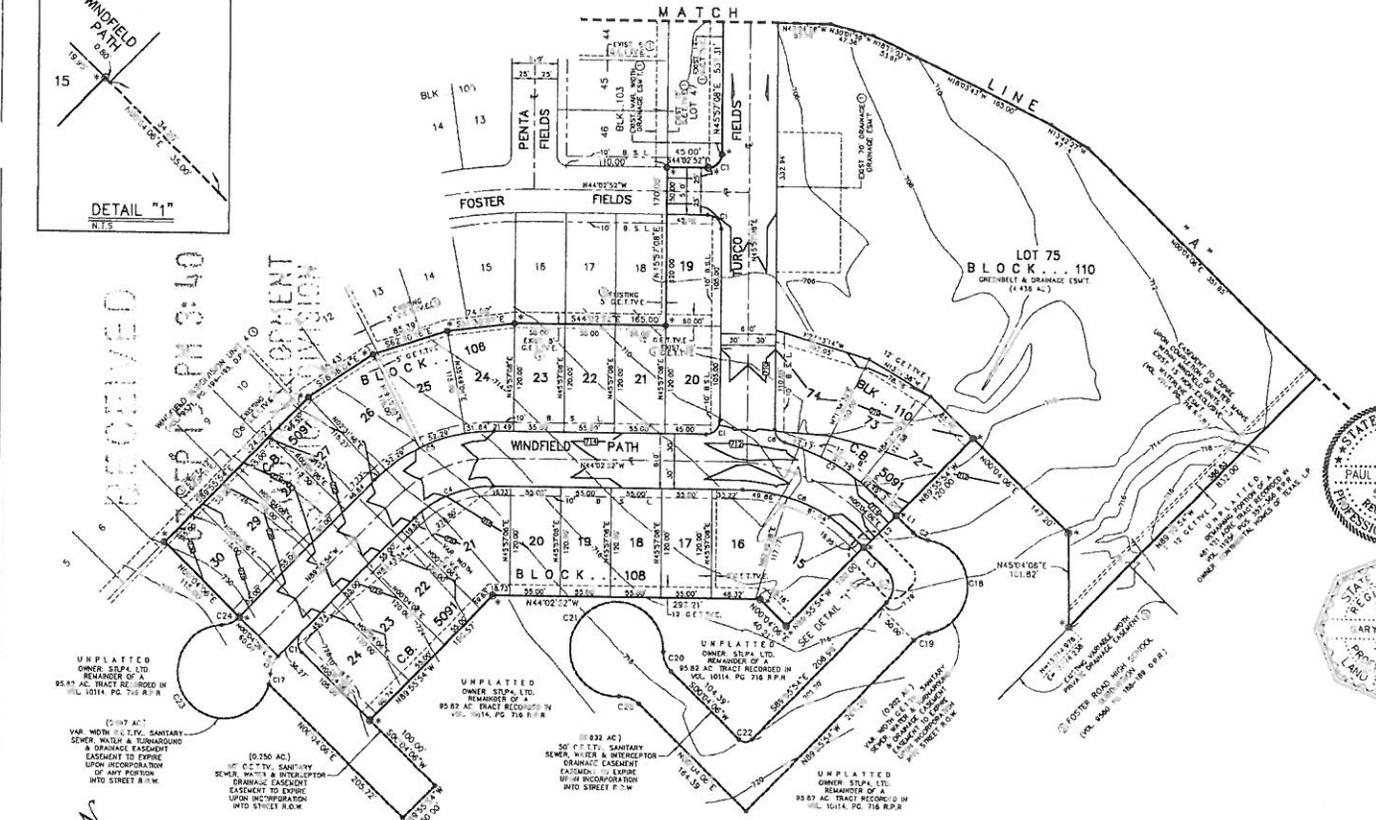
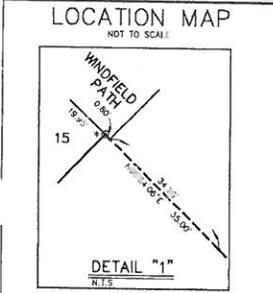
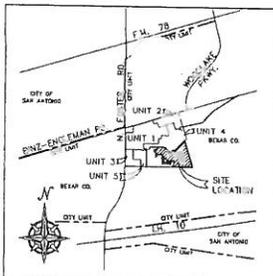
3) THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFIED BELOW.

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

5) OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AREAS WHEN ONLY UNDERGROUND ELECTRIC GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFERRED) IS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE MORE THAN THREE FEET AND THIRER TEN (3'10") FEET ABOVE THE FINISHED GRADE AS SHOWN ON THE PLAN, EXCEPT FOR THE HIGHWAY AND TRANSPORTATION OFFICIALS (HAAS110) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

MONUMENT NOTE:

• = 1/2" I.R.F.
• = 1/2" I.R.F. W/D-R CAP
○ = 1/2" I.R.F. W/D-R CAP

"S.A.R.A. NOTE"

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL RIGHTS OF INGRESS AND EGRESS OVER GRASSY OR BARE ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS AND OTHER OBSTRUCTIONS WHICH ENLARGE OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT ALL STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

OWNER/DEVELOPER:
XL EQUITY PARTNERS L.P.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

- LEGEND**
- 1) BUILDING SETBACK LINE ----- B.S.L.
 - 2) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 4) TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 6) VERTICAL CLEARANCE EASEMENT ----- V.C.E.
 - 7) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
 - 8) PROPOSED 750-0' CONTOUR ----- 7500'
 - 9) THE VALUES OF THE SPITS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(92/3HARM), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE SCALE FACTOR IS 1.0007
 - 10) ROTATION GRID TO PLAT IS 1° 0' 40" (SEE UNIT 1)
 - 11) MONUMENTATION AS SHOWN (IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICABLE) IN THE SUBDIVISION
 - 12) BEARING REFERENCE SOURCE IS THE SOUTHWEST CORNER OF LOT 47, BLOCK 103, BETWEEN TWO FOUND 1/2" IRON REBAR WITH DIRECTION CAPTION COMPLETELY IN CONSTRUCTION
 - 13) THE PLAT OF WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - 14) D.P.R. = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, BEXAR COUNTY, TEXAS
 - 15) D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - 16) I.R.F. = IRON REBAR FINDING
 - 17) I.R.F. = IRON REBAR SET
 - 18) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DESIGNATED AS PUBLIC STREETS AND ARE AVAILABLE 100% TO ALL UTILITY SYSTEMS
 - 19) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE
 - 20) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY "SARA". SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
 - 21) IMPACT FEE PAYMENT FOR WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATE IN EFFECT AT THE TIME OF PLAT RECORDATION MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION
 - 22) LOT 17, BLOCK 109 AND LOTS 75 & 85, BLOCK 110 ARE GREENBELT, DRAINAGE AND ANCHOR EASEMENTS

SUBDIVISION PLAT ESTABLISHING

WINDFIELD SUBDIVISION UNIT 6

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHONINGER SURVEY NO. 321, ABSTRACT NO. 733, C.B. 5091, BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS AGREED TO THE USE OF THE PUBLIC, EXCEPT AREAS BELIEVED AS PRIVATE FOREVER FOR ALL STREETS, ALLEYS, PARKS, WATERWAYS, URANS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWN: XL EQUITY PARTNERS L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

INDIAN M. DUGAS, JR.

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF A.D. 2007.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM



STATE OF TEXAS COUNTY OF BEAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. HELL



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND VIGILANTLY EXAMINED IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 2007.

ATTESTED:

COUNTY CLERK, BEAR COUNTY, TEXAS COUNTY JUDGE, BEAR COUNTY, TEXAS

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 2007.

BY: CHIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR

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 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, BEAR COUNTY, TEXAS

BY: DEPUTY

NOTE:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OPENBELL, LANDSCAPE AND OTHER SPACE SHARING AREAS PERMISSIBLE AREAS UNLESS PROVIDED OTHERWISE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIVE THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND NOT BEING ON OTHER TYPE OF MODIFICATIONS WHICH ALTER THE ORIGINAL SECTION OF THE DRAINAGE EASEMENTS, AS APPLICABLE. SHALL BE ALLOWED. ANTONIO AND TEXAS COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO ANY GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIVE OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PLAT REFERENCE

Table with 2 columns: Symbol and Description. 1. WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PG. 194-195, D.P.R.) 2. FOSTER BEAR AREA SUBDIVISION (VOL. 9560, PG. 189-189, D.P.R.)

"C.P.S. NOTES"

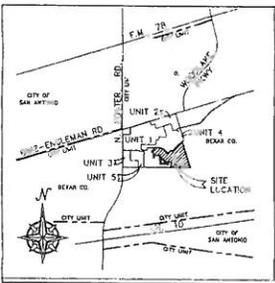
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, OPERATING, PATROLLING, AND FRETING PILES, HANGING OR TURNING WIRES, CABLES, CONDUIT, PIPES, AND TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OF SAID LANDS OR APPURTENANCES, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

B.S.L. NOTE:

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

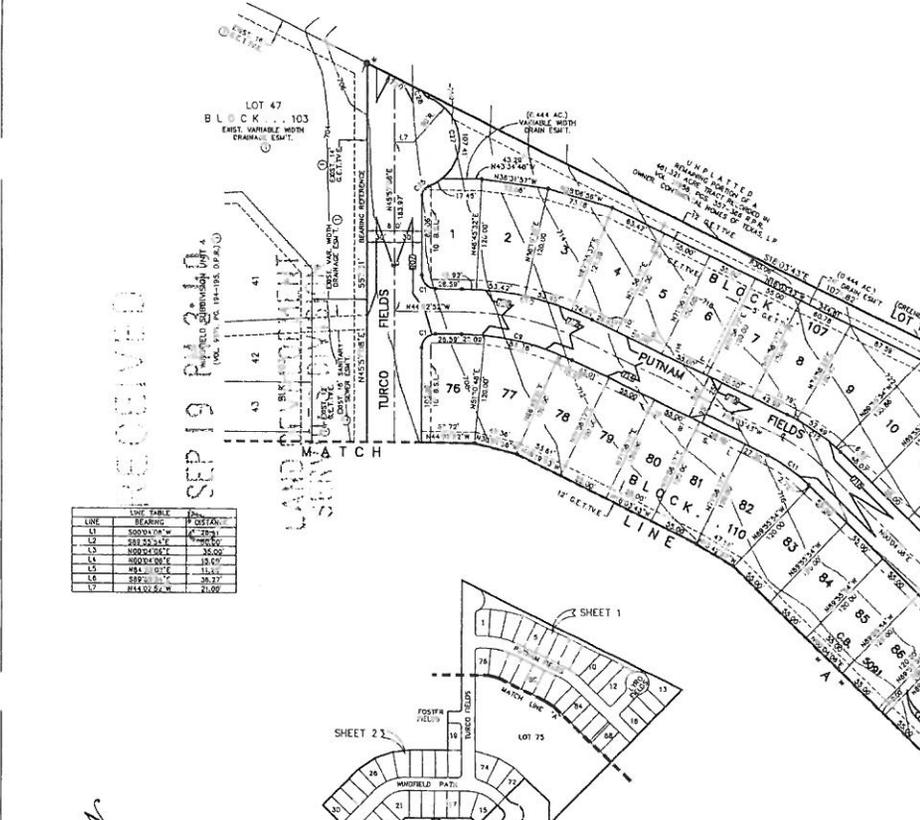
"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE FINISHED GRADE PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION ENGINEERS (AASHTO) STANDARD ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



LOCATION MAP NOT TO SCALE

Table with 6 columns: CURB, DELTA, RAD, EASEMENT, LENGTH, WIDTH. Lists various easement and curb details for lots 1 through 107.



LEGEND

- 1) BUILDING SETBACK LINE - B.S.L.
2) UTILITY EASEMENT - UTILITY EASEMENT
3) ELECTRIC & GAS EASEMENT - ELECTRIC & GAS EASEMENT
4) TELEPHONE & CABLE TELEVISION EASEMENT - TELEPHONE & CABLE TELEVISION EASEMENT
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6) VEHICLE NON-ELECTRIC EASEMENT - VEHICLE NON-ELECTRIC EASEMENT
7) THE NUMBER OF REGISTERED DWELLING UNITS (FDUs) PAID FOR BY THE SUBDIVISION PLAT ARE WERT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER 060362 BY INVESTMENT SERVICES 7200
8) PROPOSED FINISHED CONTOUR
9) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM: NAD 83/NAVD83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE SCALE FACTOR IS 1.00029
10) ROTATION GUD TO PLAT IS (-) 02540' (SEE UNIT 1)
11) MONUMENTATION AS SHOWN IS THE PRACTICE OF DENHAM-PAMONNE ENGINEERING AND ASSOCIATES IN THE MOVEMENT ALL CORNERS OF PRACTICES IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UNDER LAYERS OF CONSTRUCTION
12) STARK REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 47, BLOCK 107, BETWEEN TWO FOLDED IRON REBAR WITH 1/2" CAPS AND SHOWN AS 5453' 8" ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 4 RECORDED IN VOLUME 9571, PAGE 194-195, BEAR COUNTY RECORDS OF BEAR COUNTY, TEXAS
13) R.P.R. = ORIGINAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
14) I.F.P. = IRON REBAR FOUND
15) I.F.P. = IRON REBAR FOUND
16) I.F.P. = IRON REBAR FOUND
17) ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS
18) HIDDEN FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE
19) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDER COMPLIANCE BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER AUTHORITY "SARA" SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
20) IMPACT FEE PAYMENT DUE WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION MUST BE PAID PRIOR TO WATER METER SET AND SEWER SERVICE CONNECTION
21) ALL BLOCKS 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107 ARE GREENBELT, DRAINAGE AND ACCESS EASEMENTS

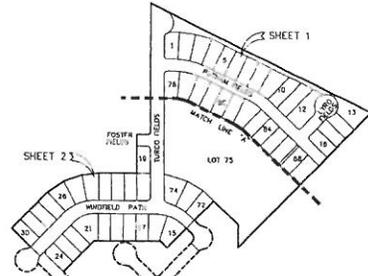
MONUMENT NOTE:

- = 1/2" IR.P.
○ = 1/2" IR.P. W/O IR. CAP
○ = 1/2" IR.P. W/O IR. CAP

"S.A.R.A. NOTE"

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

INDEX MAP



Denham-Ramones Engineering and Associates, Inc.

OWNER/DEVELOPER: XL EQUITY PARTNERS L.P. 14502 BROOKHOLLOW SAN ANTONIO, TEXAS 78232 PHONE: (210) 402-0866

12961 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

DEVELOPMENT SERVICES
RECEIVED
2013 MAR 26 PM 3:40

March 25, 2013

To: Roderick J. Sanchez, Director
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

From: Jeff Czar, Jr., President
Armadillo Construction Company, Ltd.
14200 Northbrook Drive
San Antonio, TX 78232

Re: Request to Rescind Plat No. 060362-Windfield Subdivision Unit 6

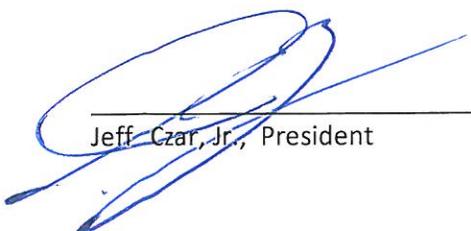
Mr. Sanchez:

I am an officer of Armadillo Construction Company, Ltd., owners of the land called Windfield Subdivision Unit 7R, being a tract of land recorded in Volume 15924, Page 3, Official Public Records of Bexar County, Texas. This is a formal request to rescind Plat No. 060362, called Windfield Subdivision Unit 6. This subdivision plat was approved by the Planning Commission of the City of San Antonio on October 10, 2007, and is unrecorded. We are requesting that this plat be rescinded because as the new owners, we have a revised development plan.

Please contact me if you have any questions. Thank you for your review of this request.

Executed this 25 day of March, 2013

Armadillo Construction Company, Ltd.



Jeff Czar, Jr., President



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

070613

Project Name:

Umbell Oaks Unit 4

Applicant:

Derrick Evers

Representative:

Vickrey & Associates, Inc.,
c/o Stephen Horvath, P.E.,

Owner:

FPMC San Antonio Realty Partners,
LP

Staff Coordinator:

Luz Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

West of the intersection of Vance
Jackson Road, north and south of
Presidio Parkway

MAPSCO Map Grid (Ferguson):

514 D-5

Tract Size:

31.87 acres

Council District:

8

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 070613, Umbell Oaks Unit 4. The purpose of the request is to replace it with plat 120293, which will reconfigure the lot layout and to phase the project

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 070613 was approved by the Director of Development Services on September 18, 2007. Furthermore, a three year time extension was granted by the Planning Commission on April 28, 2010.

ATTACHMENTS

1. Plat
2. Rescind request letter



LOCATION MAP
NOT TO SCALE

LINE TABLE

LINE NUMBER	BEARING	LENGTH
L1	145.88	307.54307
L2	108.00	101.71249
L3	128.48	183.71577
L4	108.11	177.22778
L5	200.87	313.98182
L6	108.87	187.74192
L7	128.48	183.71577

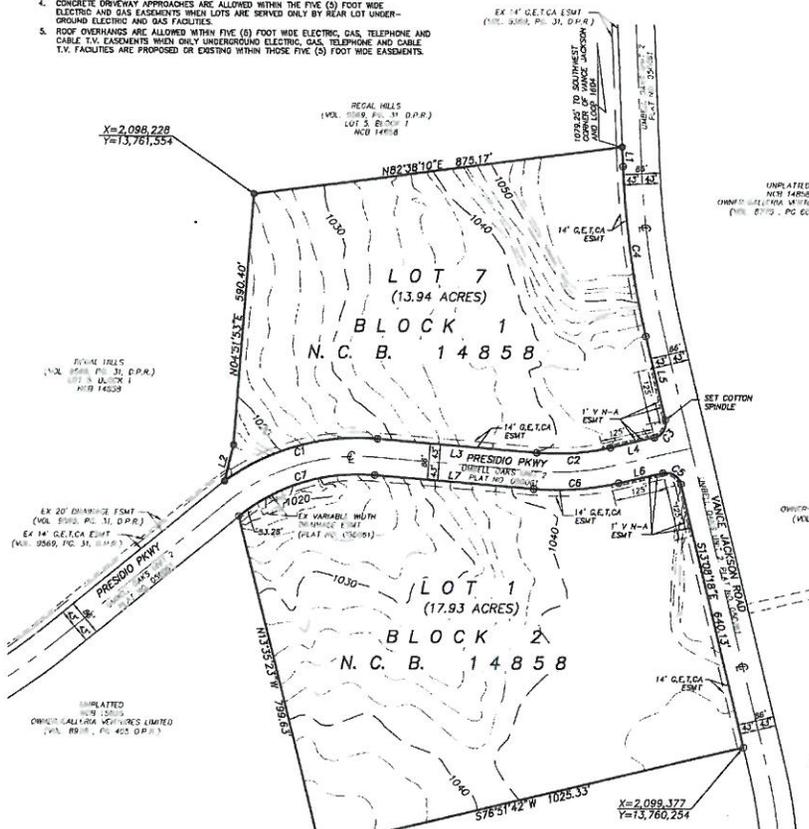
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	CHORD
C1	132.44	335.00	100.27	147.70	172.17	172.17
C2	174.42	286.00	174.63	66.17	262.53	174.63
C3	203.20	205.00	50.10	33.17	331.79	49.50
C4	111.24	204.00	120.21	200.79	50.71	191.50
C5	92.42	35.00	54.82	34.87	283.00	48.41
C6	174.42	41.00	201.50	101.87	185.33	200.22
C7	142.82	448.00	143.58	189.17	172.23	135.62

ADDITIONAL NOTES:
 A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE (38-304)(2)(3)-S-40
 B. NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND 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 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.

- CPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 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 AFFECT WATER, SEWER, DRAINAGE, OR OTHER EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOT 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.

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.
 SOURCE OF BEARINGS ARE REFERENCED FROM DEED OF DONAS ADELA TRACT, DESCRIBED IN VOLUME 8775, PAGE 0605 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
 THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH ZONING ZONE.



LAND DEVELOPMENT SERVICES DIVISION
 07 SEP 12 PM 3:02

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.
 VICKREY & ASSOCIATES, INC.
 BY: STEPHEN HORVATH, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 12840 Country Parkway San Antonio, Texas 78216-2004
 Telephone: (210) 349-3271

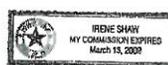
**DEVELOPMENT PLAT ESTABLISHING
 UMBELL OAKS UNIT 4**

BEING A 31.87 ACRE TRACT OF LAND OUT OF THE ANSELMO PRUI SURVEY NO. 20, ABSTRACT 574, AND THE B.B.B. & C. R.R. SURVEY NO. 21, ABSTRACT 104, BEXAR COUNTY, TEXAS; SAID 31.87 ACRE TRACT BEING A PORTION OF A 120.03 ACRE TRACT AS CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 8928, PAGE 0405 AND ALSO BEING A PORTION OF A 304,580 ACRE TRACT AS CONVEYED TO GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 8775, PAGE 0605, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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, DEDICATED TO THE USE OF THE PUBLIC HIGHWAYS IDENTIFIED AS PRIVATE FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
 GALLERIA VENTURES LIMITED
 BY: MICHAEL BAUCAL, AGENT
 1100 LINDOY AVE, SUITE 200
 SAN ANTONIO, TX 78215

STATE OF TEXAS
 COUNTY OF BEXAR
 I, Michael Baucal, DULY AUTHORIZED AGENT, BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Baucal, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXPRESSED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF August, A.D. 20 07.



THIS PLAT OF Umbell Oaks Unit 4 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
 DATED THIS _____ DAY OF _____, A.D. _____
 BY: _____, DIRECTOR OF DEVELOPMENT SERVICES

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 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

DEVELOPMENT SERVICES
RECEIVED

2012 SEP 26 PM 2:28

FPMC San Antonio Realty Partners, LP
3030 Olive St, Suite 220
Dallas, TX 75219

September 18th, 2012

Mr. Roderick J. Sanchez, AICP, CBO
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Forest Park Medical Center
Plat No. 120293
Rescind Umbell Oaks Unit-4 Plat

Dear Mr. Sanchez:

I hereby request to rescind Umbell Oaks Unit-4 plat (plat # 070613).

Umbell Oaks Unit-4 was approved on September 18, 2007. The plat has since been granted two (2) time extensions since then and will expire September 17, 2013. The time extensions were requested under the previous landowner. Now that I own the property, the Umbell Oaks Unit-4 plat conflicts with the current and future plats that I have proposed. Due to this, I request to rescind the plat, effective immediately.

Sincerely,
FPMC San Antonio Realty Partners, LP,
A Texas limited partnership
By: Neal Richards Group San Antonio Development, LLC,
A Texas limited liability company
Its general partner

By: 
Name: Roderick J. Sanchez
Title: Managing Partner



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

110296

Applicant:

Ric Smith

Representative:

Pape-Dawson Engineers, Inc., c/o
Cara C. Tacket, P.E.

Owner:

TF Stevens Ranch, LLC

Staff Coordinator:

Luz Gonzales, Planner
(210) 207-7898
Luz.gonzales@sanantonio.gov

Property Address/Location:

North of the intersection of Stevens
Parkway and Tapia Way

MAPSCO Map Grid (Ferguson) or

610 E-4

Tract Size:

3.490

Council District:

ETJ

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 3.490-acre tract of land to
establish the **Stevens Ranch, Unit-2A1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 16, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of one thousand two hundred fifty-eight (**1,200**) 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 Thoroughfare(s)

Stevens Parkway, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 29, 2012.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 16, 2013

Furthermore, On July 13, 2011, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(2) regarding K Crest and Sag Values for Vertical Curves of the Unified Development Code (UDC). The Bexar County Public Works Infrastructure Director granted approval of the aforementioned Administrative Exception (ATTACHMENT #2).

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

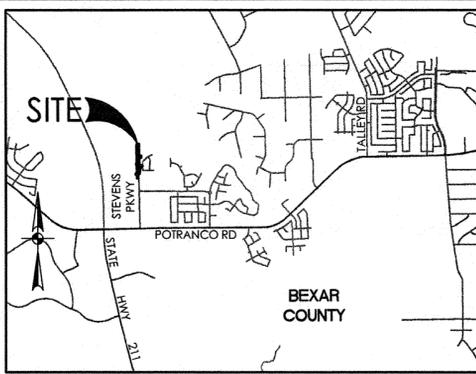
MDP 777, Stevens Ranch, approved on January 28, 2004

III. RECOMMENDATION

Approval of the proposed **Stevens Ranch Unit-2A1** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. Administrative Exception



LOCATION MAP

MAPSCO MAP GRID: 610E4
NOT-TO-SCALE

- LEGEND**
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - SS SANITARY SEWER
 - VOL VOLUME
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - 1% ANNUAL CHANCE (100-YR) FUTURE (REGULATORY) FLOODPLAIN
 - ORIGINAL SURVEY/COUNTY LINE
 - 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (0.402 ACRE)
 - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, WATER AND FILL EASEMENT - OFF-LOT (0.310 ACRE)
 - 14" GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - OFF-LOT (0.038 ACRE)
 - 50' X 86' GETCTV, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.099 ACRE)
 - 50' X 70' GETCTV, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.080 ACRE)
 - VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE TELEVISION EASEMENT (VOL 9594, PG 179-184, DPR)
 - 14" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (VOL 9594, PG 179-184, DPR)
 - 1" VEHICULAR NON-ACCESS EASEMENT (VOL 9594, PG 179-184, DPR)
 - VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE TELEVISION EASEMENT (VOL 9594, PG 179-184, DPR)

STATE OF TEXAS
COUNTY OF DALLAS

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: TF STEVENS RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 INTERIM CEO: RIC SMITH
 50' X 70' GETCTV, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - 0.080 ACRE; VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, WATER AND FILL EASEMENT - 0.310 ACRE
 777 E. CAMPBELL ROAD, SUITE 650
 RICHARDSON, TX 75081
 (972)348-3003

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RIC SMITH, 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 FEB. 22, A.D. 2013.

Chrystal Lynn Chevalier
 NOTARY PUBLIC, DALLAS 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 (NAD 83) 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 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEAR

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
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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.

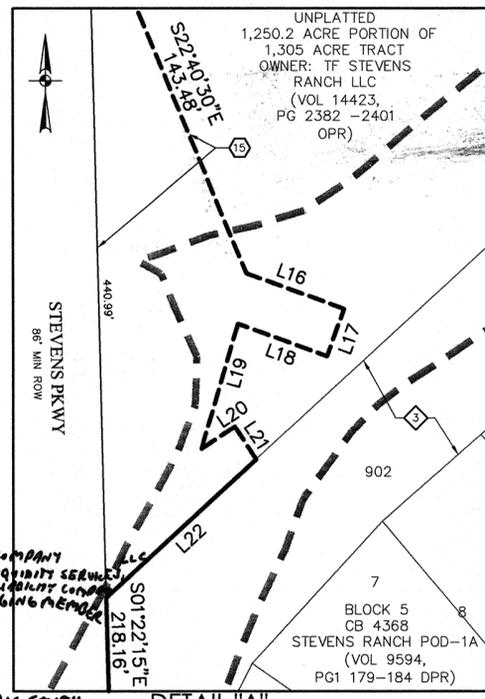
David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEDICATING 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, CONTRIBUTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS, OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. METERBY LOSS RESULTING FROM MODIFICATION REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AVOID, ALTER, RELIEVE 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.

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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANOR'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 MET DEDICATION NOTE:
 THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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.

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.



STATE OF TEXAS
COUNTY OF HARRIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CUMBERLAND POTRANCO JOINT VENTURE, A TEXAS JOINT VENTURE
 WRI CUMBERLAND, LP, A TEXAS LIMITED PARTNERSHIP
 BY: WRI CUMBERLAND GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: WEINGARTEN REALTY INVESTORS, ITS SOLE MEMBER
 BY: ALAN KOFOED, SA, VICE PRESIDENT OF CONSTRUCTION
 2600 CITADEL PLAZA DRIVE, SUITE 300
 HOUSTON, TX 77008
 (713)866-6086

STATE OF TEXAS
COUNTY OF HARRIS

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.

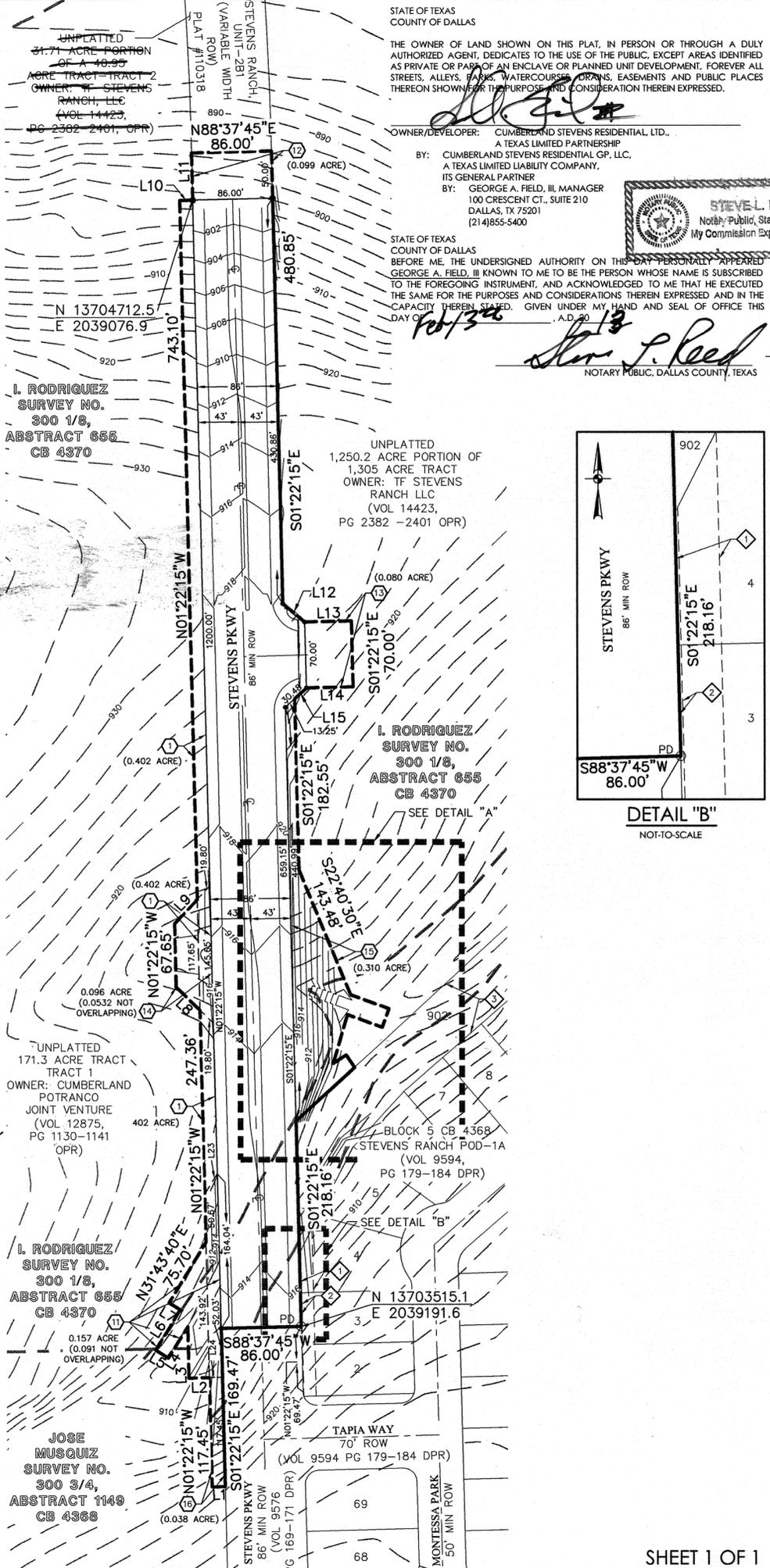
Alan Kofoed
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HARRIS

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.

Cynthia H. Mesusan
 NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Cynthia H. Mesusan
 Notary Public, State of Texas
 My Commission Expires
 March 20, 2014



STATE OF TEXAS
COUNTY OF DALLAS

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: CUMBERLAND STEVENS RESIDENTIAL, L.L.C., A TEXAS LIMITED PARTNERSHIP
 BY: CUMBERLAND STEVENS RESIDENTIAL GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: GEORGE A. FIELD, III, MANAGER
 100 CRESCENT CT., SUITE 210
 DALLAS, TX 75201
 (214)855-5400

STATE OF TEXAS
COUNTY OF DALLAS
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF FEB. 13, A.D. 2013.

George A. Field, III
 NOTARY PUBLIC, DALLAS COUNTY, TEXAS

UNPLATTED 1,250.2 ACRE PORTION OF 1,305 ACRE TRACT
 OWNER: TF STEVENS RANCH L.L.C. (VOL 14423, PG 2382-2401 OPR)

UNPLATTED 1,305 ACRE TRACT
 OWNER: TF STEVENS RANCH L.L.C. (VOL 14423, PG 2382-2401 OPR)

I. RODRIGUEZ SURVEY NO. 300 1/8, ABSTRACT 655 CB 4370
 SEE DETAIL "A"

UNPLATTED 171.3 ACRE TRACT
 TRACT 1
 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

UNPLATTED 171.3 ACRE TRACT
 TRACT 1
 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

I. RODRIGUEZ SURVEY NO. 300 1/8, ABSTRACT 655 CB 4370
 SEE DETAIL "B"

UNPLATTED 171.3 ACRE TRACT
 TRACT 1
 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

UNPLATTED 171.3 ACRE TRACT
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I. RODRIGUEZ SURVEY NO. 300 1/8, ABSTRACT 655 CB 4370
 SEE DETAIL "B"

UNPLATTED 171.3 ACRE TRACT
 TRACT 1
 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

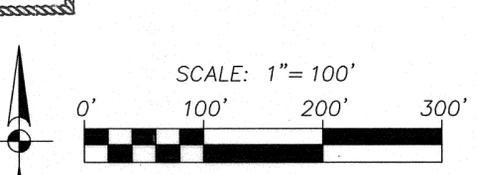
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UNPLATTED 171.3 ACRE TRACT
 TRACT 1
 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

PLAT NUMBER 110296

SUBDIVISION PLAT OF STEVENS RANCH, UNIT-2A1

A 3,490 ACRE TRACT OF LAND BEING OUT OF A 171.3 ACRE TRACT, CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12875, PAGES 1130-1141, A 1305 ACRE TRACT AND A 40.95 ACRE TRACT, BOTH CONVEYED IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 14423, PAGES 2382-2401, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALSO BEING OUT OF THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370 AND THE JOSE MUSQUIZ SURVEY NUMBER 300 3/4, ABSTRACT 1149, COUNTY BLOCK 4368, IN BEAR COUNTY TEXAS.



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

DATE OF PRINT: February 12, 2013

LINE TABLE

LINE	BEARING	LENGTH
L1	S88°37'45"W	14.00'
L2	S88°37'45"W	22.00'
L3	N01°22'15"E	54.75'
L4	S32°06'55"W	39.19'
L5	N57°53'05"W	16.00'
L6	N31°43'40"E	50.00'
L7	N57°53'05"W	14.00'
L8	N46°22'15"W	35.36'
L9	N43°37'45"E	35.36'
L10	N88°37'45"E	14.00'
L11	N01°22'15"W	50.00'
L12	S50°21'43"E	30.48'

LINE TABLE

LINE	BEARING	LENGTH
L13	N88°37'45"E	50.00'
L14	S88°37'45"W	50.00'
L15	S47°37'12"W	17.23'
L16	S70°04'54"E	43.49'
L17	S19°55'06"W	21.00'
L18	N70°04'54"W	39.64'
L19	S16°23'50"W	54.36'
L20	N56°33'31"E	16.73'
L21	S33°26'29"E	16.24'
L22	S47°39'25"W	85.18'
L23	N31°43'40"E	25.64'
L24	S88°37'45"W	14.00'

THIS PLAT OF STEVENS RANCH, UNIT-2A1, 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 BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

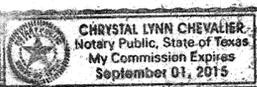
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



STEVENS RANCH, UNIT-2A1
 Civil Job No. 6550-07; Survey Job No. 9272-10



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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July 12, 2011

LAND DEVELOPMENT
SERVICES DIVISION

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

Re: Stevens Ranch, Unit-2A1
Plat No. 110296
UDC Article 35-506(d)(2) (K Crest and Sag Values for Vertical Curves)
Administrative Exception

Dear Ms. Carol:

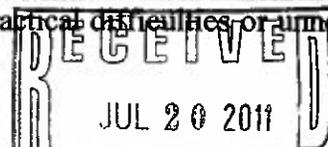
We hereby request an Administrative Exception for Stevens Ranch, Unit-2A1 from the following section of the UDC: Article 35-506(d)(2).

Stevens Ranch, Unit-2A1 is a secondary arterial road, which is part of the Stevens Ranch MDP #777 (Approved 1-28-2004). Unit-2A was constructed in 2007 (2A is the dead plat, 2A1 is the current plat), but the plat has since expired. Pape-Dawson is currently in the process of plat submittal/approvals in order to record the plat and dedicate the right-of-way to Bexar County. The design for Stevens Ranch, Unit-2A was completed in the year 2007, and as a result was designed in accordance with the UDC at that time. We are asking for an Administrative Exception of 35-506(d)(2), which states that the K-value meet the latest revision of The American Association of State Highway and Transportation Officials (AASHTO). Unit-2A was constructed with K values meeting AASHTO requirements however Bexar County now has their own requirements for vertical curves and these plans do not meet those requirements.

The approval of this Administrative Exception will allow Stevens Ranch, Unit-2A1 plat to be approved and therefore recorded.

In addition, the following items must be addressed as required by the UDC for variances:

- Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is desired.
- Strict accordance with the regulation would result in practical difficulties or unnecessary hardships for the applicant.



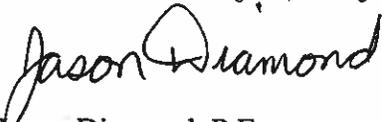
Ms. Elizabeth Carol
Stevens Ranch, Unit-2A1
Plat No. 110296
Administrative Exception
July 12, 2011
Page 2 of 2

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- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470



Jason Diamond, P.E.
Project Manager

Attachment(s)

For Office Use Only:	AEVR #:	Date Received:
DSD – Director Official Action:		
<input type="checkbox"/> APPROVED	<input checked="" type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:		Date: 10/6/11
Printed Name:	ROBERT BRACH	Title: DEVELOPMENT SERVICES MANAGER
Comments:	STREET LIGHTS ARE TO BE INSTALLED IN THE AREA OF THE SAG CURVE AT A MINIMUM. CREST VALUE COMPLIES WITH THE CURRENT REQUIREMENTS OF THE UDC.	

P:\65\50\07\Word\Letters\Unit-2A1\110701a1 Administrative Exception Letter_K_Value.doc

RECEIVED
JUL 20 2011
By

 **PAPE-DAWSON
ENGINEERS**



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

110318

Project Name:

Stevens Ranch, Unit-2B1

Applicant:

Ric Smith

Representative:

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

Owner:

TF Stevens Ranch, LLC

Staff Coordinator:

Donna Camacho, Planner
(210)207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

North of the intersection of Stevens
Parkway and Tapia Way

MAPSCO Map Grid (Ferguson):

610 E-4

Tract Size:

11.10 acres

Council District:

ETJ

Notification:

Internet Agenda posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 11.10-acre tract of land to establish **Stevens Ranch, Unit-2B1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 10, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one thousand eight hundred seventy-one (**1,871**) 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 Thoroughfare

Stevens Parkway, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 10, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 10, 2013.

Furthermore, On September 1, 2011, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(1), Table 506-3, of the Unified Development Code (UDC). The Bexar County Public Works Infrastructure Director granted approval of the aforementioned Administrative Exception (ATTACHMENT #2).

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 777 Stevens Ranch, accepted on January 28, 2004

III. RECOMMENDATION

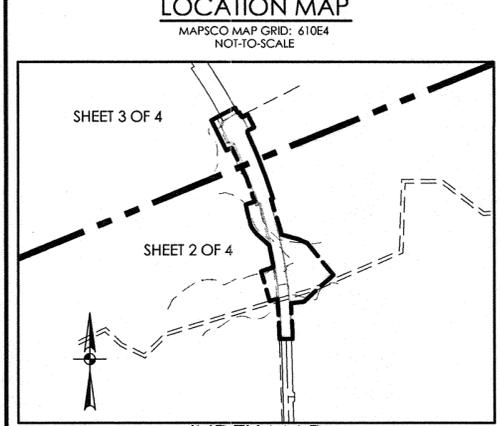
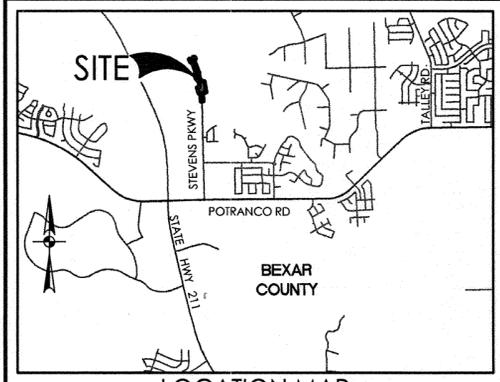
Approval of the proposed **Stevens Ranch, Unit-2B1** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat
2. Administrative Exception

SUBDIVISION PLAT OF STEVENS RANCH, UNIT-2B1

A 11.10 ACRE TRACT OF LAND BEING OUT OF A 171.3 ACRE TRACT, CONVEYED TO CUMBERLAND POTRANCO JOINT VENTURE, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12875, PAGES 1130-1141, A 1305 ACRE TRACT AND A 40.95 ACRE TRACT, BOTH CONVEYED TO TF-STEVENS RANCH, LLC, DESCRIBED IN SUBSTITUTE TRUSTEES DEED RECORDED IN VOLUME 14423, PAGES 2382-2401 AND A 710.6 ACRE TRACT, CONVEYED TO CUMBERLAND 211, LTD., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12395, PAGES 1298-1312, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370 AND THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY TEXAS.



- LEGEND: 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - OFF-LOT (0.576 ACRE); VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (4.678 ACRE); 50' X 140' PUBLIC DRAINAGE, WATER, ELECTRICAL, CABLE TV, FILL AND TELEPHONE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.161 ACRE); 50' X 120' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.164 ACRE); 50' X 90' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.138 ACRE); VARIABLE WIDTH FILL EASEMENT - OFF-LOT (0.464 ACRE); 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (0.0162 ACRE); EXISTING CONTOURS; PROPOSED CONTOURS; 1% ANNUAL CHANCE (100-YR) FLOOD ZONE; ORIGINAL SURVEY/COUNTY LINE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE); SET 1/2" IRON ROD (PD)

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 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 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. DAVID A. CASANOVA REGISTERED PROFESSIONAL LAND SURVEYOR

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 48029C0345F, 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.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C1 through C16.

BEXAR MET DEDICATION NOTE: THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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.

BEXAR MET IMPACT FEE PAYMENT 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.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C17 through C31.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L1 through L20.

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, HANDING 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AFFECT, 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 DALLAS 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: TF STEVENS RANCH, LLC A TEXAS LIMITED LIABILITY COMPANY BY: RIC SMITH, ITS INTERIM CEO (VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 3.398 ACRE; 50' X 90' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - 0.1377 ACRE; VARIABLE WIDTH FILL EASEMENT - 0.101 ACRE; 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 0.0162 ACRE) 777 E. CAMPBELL ROAD, SUITE 650 RICHARDSON, TX 75081 (972)348-3003

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RIC SMITH, 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 FEB 22, A.D. 2013. Chrystal Lynn Chevalier Notary Public, State of Texas My Commission Expires September 01, 2015

STATE OF TEXAS COUNTY OF DALLAS 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: CUMBERLAND STEVENS RESIDENTIAL, LTD., A TEXAS LIMITED PARTNERSHIP BY: CUMBERLAND STEVENS RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER BY: GEORGE A. FIELD, III, MANAGER 100 CRESCENT CT., SUITE 210 DALLAS, TX 75201 (214)855-5400

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF Feb 20, A.D. 2013. Steve S. Reed Notary Public, Dallas County, Texas

SCALE: 1" = 100'. 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: February 12, 2013

THIS PLAT OF STEVENS RANCH, UNIT-2B1 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. 2013. 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, TEXAS 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. 2013. COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 2013 AT M. AND DULY RECORDED THE DAY OF A.D. 2013 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2013. COUNTY CLERK, BEXAR COUNTY, TEXAS

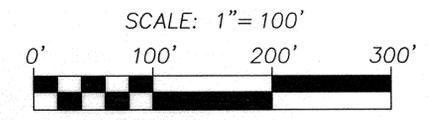
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC. DAVID A. CASANOVA REGISTERED PROFESSIONAL LAND SURVEYOR



STEVENS RANCH, UNIT-2B1 Civil Job No. 6550-07; Survey Job No. 9272-10 Date: Feb 12, 2013 2:16pm User: DLJWJH File: P:\6550-07\Design\Civil\Plat\UNIT_2B1_P1465507_U2B1.dwg

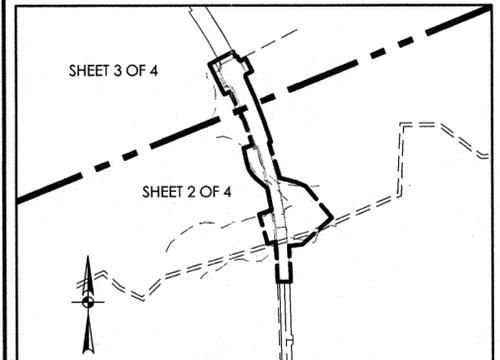
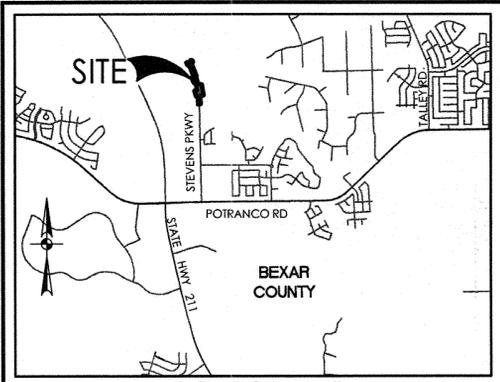
SUBDIVISION PLAT OF STEVENS RANCH, UNIT-2B1

A 11.10 ACRE TRACT OF LAND BEING OUT OF A 171.3 ACRE TRACT, CONVEYED TO CUMBERLAND POTRANCO JOINT VENTURE, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12875, PAGES 1130-1141, A 1305 ACRE TRACT AND A 40.95 ACRE TRACT, BOTH CONVEYED TO T-STEVEN RANCH, LLC, DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 14423, PAGES 2382-2401 AND A 710.6 ACRE TRACT, CONVEYED TO CUMBERLAND 211, LTD., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12395, PAGES 1298-1312, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370 AND THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN BEXAR COUNTY TEXAS.



PAPE-DAWSON ENGINEERS TBP, FIRM REGISTRATION # 470

DATE OF PRINT: February 12, 2013



INDEX MAP SCALE: 1"=1000'

LEGEND

- 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - OFF-LOT (0.575 ACRE)
VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (4.678 ACRE)
50' x 140' PUBLIC DRAINAGE, WATER, ELECTRICAL, CABLE TV, FILL AND TELEPHONE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.161 ACRE)
50' x 120' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.164 ACRE)
50' x 90' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.138 ACRE)
VARIABLE WIDTH FILL EASEMENT - OFF-LOT (0.464 ACRE)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (0.0162 ACRE)

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

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.

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.

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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, MASTS, OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS.

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.

BEXAR METROPOLITAN WATER DISTRICT: THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT.

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).

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

STATE OF TEXAS COUNTY OF HARRIS THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CUMBERLAND POTRANCO JOINT VENTURE, A TEXAS JOINT VENTURE WRI CUMBERLAND, LP, A TEXAS LIMITED PARTNERSHIP BY: WRI CUMBERLAND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS COUNTY OF DALLAS 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.

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN KOFOED, 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.

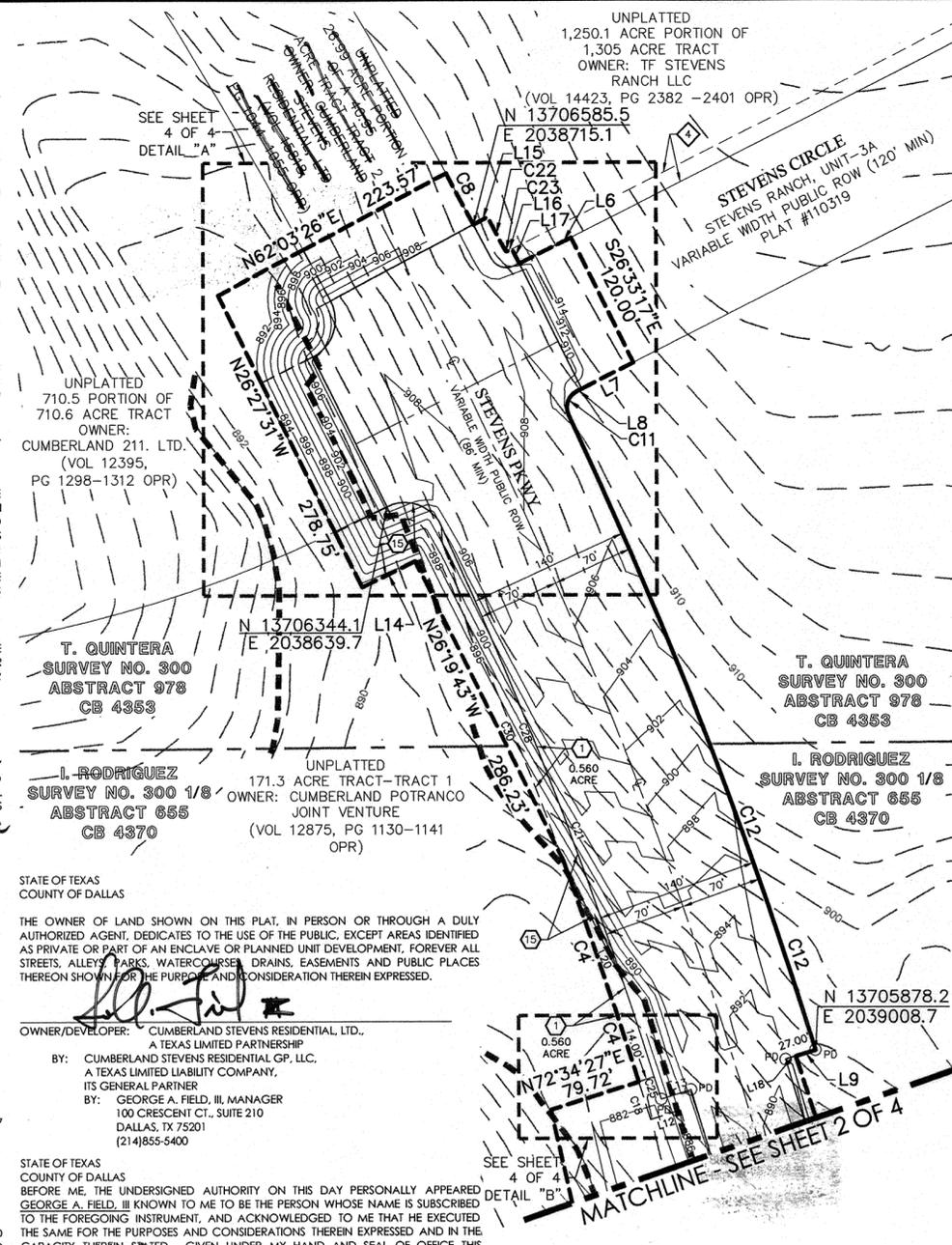
STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS COUNTY OF DALLAS 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: T-STEVEN RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: CREDIT UNION LIQUIDITY SERVICES, L.L.C., ITS SOLE MANAGING MEMBER BY: RIC SMITH, ITS INTERIM L.E.O.

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RIC SMITH, 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.

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STATE OF TEXAS COUNTY OF DALLAS 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.

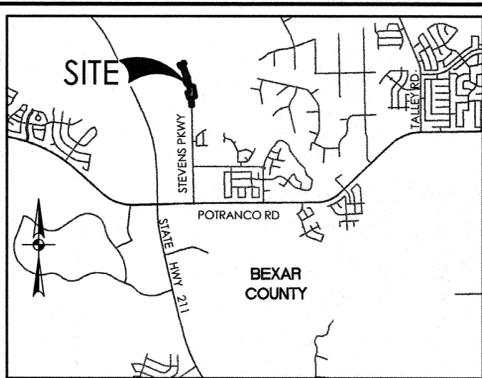
OWNER/DEVELOPER: CUMBERLAND 211, LTD. A TEXAS LIMITED PARTNERSHIP BY: CUMBERLAND 211 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER BY: GEORGE A. FIELD, III, MANAGER

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

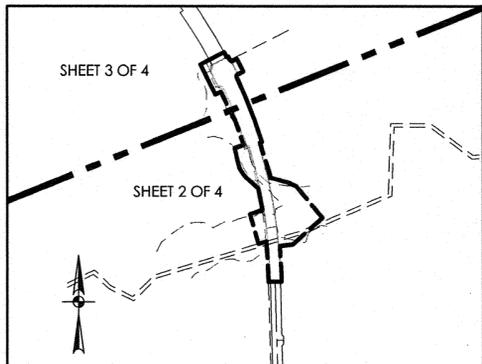
STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



STEVENS RANCH, UNIT-2B1 Civil Job No. 6550-07; Survey Job No. 9272-10 Date: Feb. 12, 2013, 2:05pm User: D:\wright File: P:\6550-07\Design\Chk\Plat\Unit_2B1_P\655007.dwg



LOCATION MAP
MAPSCO MAP GRID: 610E4
NOT-TO-SCALE



INDEX MAP
SCALE: 1"=1000'

LEGEND

① 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - OFF-LOT (0.575 ACRE)	CB COUNTY BLOCK
② VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (4.678 ACRE)	ESMT EASEMENT
③ 50' x 140' PUBLIC DRAINAGE, WATER, ELECTRICAL, CABLE TV, FILL AND TELEPHONE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.161 ACRE)	OPR OFFICIAL PUBLIC RECORDS, (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
④ 50' x 120' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.164 ACRE)	PG PAGE(S)
⑤ 50' x 90' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - OFF-LOT (0.138 ACRE)	ROW RIGHT-OF-WAY
⑥ VARIABLE WIDTH FILL EASEMENT - OFF-LOT (0.464 ACRE)	VOL VOLUME
⑦ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - OFF-LOT (0.0162 ACRE)	① 30' SANITARY SEWER EASEMENT (VOL 11118, PG 2161-2166, OPR)
⑧ EXISTING CONTOURS	② 30' SANITARY SEWER EASEMENT (VOL 11142, PG 1072-1079, OPR)
⑨ PROPOSED CONTOURS	③ 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT STEVENS RANCH, UNIT-2A1 PLAT #110296
⑩ 1% ANNUAL CHANCE (100-YR) FLOOD ZONE	④ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT STEVENS RANCH, UNIT-3A PLAT #110319
⑪ ORIGINAL SURVEY/COUNTY LINE	
⑫ FOUND 1/2" IRON ROD (SURVEYOR)	
⑬ UNLESS NOTED OTHERWISE	
⑭ SET 1/2" IRON ROD (PD)	

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

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
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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

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, HANDS, OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONTHLY FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AFFECT, 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.

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 GRANTEE'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.

BEXARMET DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

BEXARMET IMPACT FEE PAYMENT 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.

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 48029C0345, 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

STATE OF TEXAS
COUNTY OF HARRIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CUMBERLAND POTRANCO JOINT VENTURE, A TEXAS JOINT VENTURE
BY: WRI CUMBERLAND, LP, A TEXAS LIMITED PARTNERSHIP
BY: WRI CUMBERLAND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: WEINGARTEN REALTY INVESTORS, ITS SOLE MEMBER
BY: ALAN KOFOED, VICE PRESIDENT OF CONSTRUCTION, 2600 CITADEL PLAZA DRIVE, SUITE 300, HOUSTON, TX 77008, (713)866-6086

(14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 0.4024 ACRES; VARIABLE WIDTH SEWER, WATER, AND DRAINAGE EASEMENT - 0.0913 ACRES; VARIABLE WIDTH DRAINAGE AND WATER EASEMENT - 0.0532 ACRES; 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - 0.0377 ACRES)

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN KOFOED, 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 3, A.D. 2013.

Cynthia H. Morrison
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
HARRIS

STATE OF TEXAS
COUNTY OF DALLAS

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.

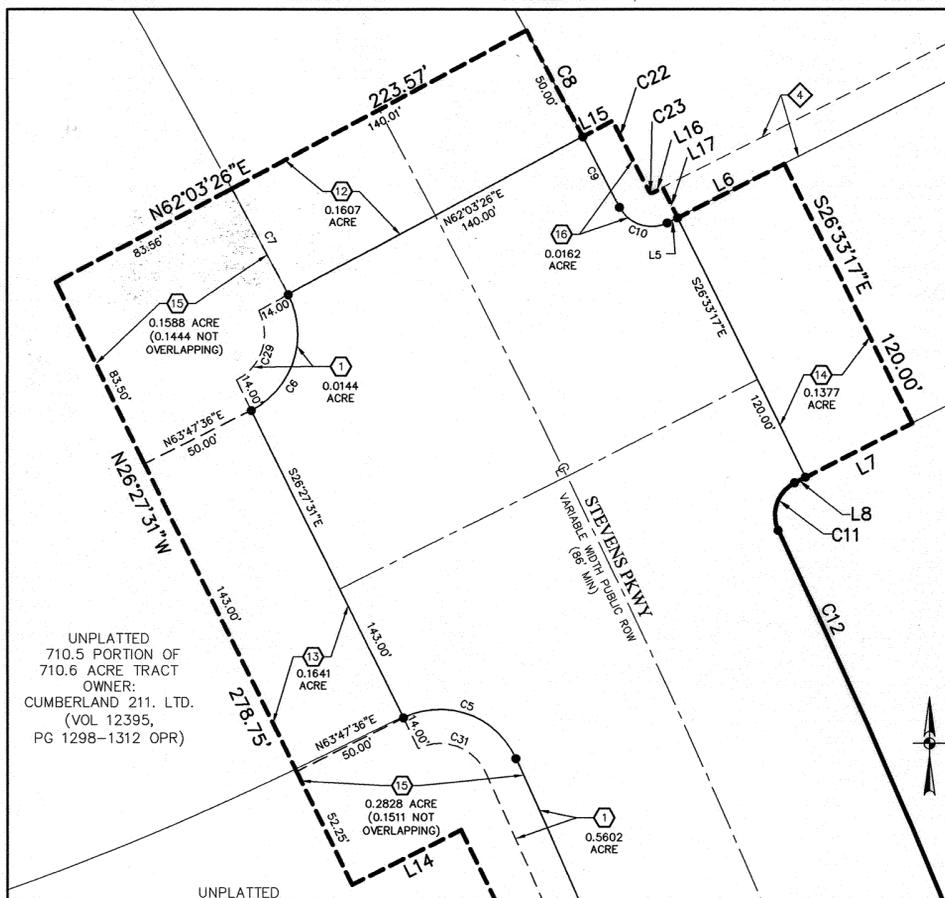
OWNER/DEVELOPER: IF STEVENS RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: CREDIT UNION LIQUIDITY SERVICES, LLC, ITS SOLE MEMBER
BY: RIC SMITH, ITS INTERIM CEO

(VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 3.398 ACRES; 50' X 90' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - 0.1377 ACRE; VARIABLE WIDTH FILL EASEMENT - 0.101 ACRE; 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 0.0162 ACRE)
777 E. CAMPBELL ROAD, SUITE 650, RICHARDSON, TX 75081, (972)348-3003

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RIC SMITH, 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 FEB. 22, A.D. 2013.

Chrystal Lynn Chevalier
NOTARY PUBLIC, DALLAS COUNTY, TEXAS



DETAIL "A"
NOT-TO-SCALE

UNPLATTED 710.5 PORTION OF 710.6 ACRE TRACT OWNER: CUMBERLAND 211, LTD. (VOL 12395, PG 1298-1312 OPR)

UNPLATTED 171.3 ACRE TRACT-TRACT 1 OWNER: CUMBERLAND POTRANCO JOINT VENTURE (VOL 12875, PG 1130-1141 OPR)

STATE OF TEXAS
COUNTY OF DALLAS

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: CUMBERLAND STEVENS RESIDENTIAL LTD, A TEXAS LIMITED PARTNERSHIP
BY: CUMBERLAND STEVENS RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: GEORGE A. FIELD, III, MANAGER, 100 CRESCENT CT., SUITE 210, DALLAS, TX 75201, (214)855-5400

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF Feb, A.D. 2013.

Steve L. Reed
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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: CUMBERLAND 211, LTD, A TEXAS LIMITED PARTNERSHIP
BY: CUMBERLAND 211 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: GEORGE A. FIELD, III, MANAGER

(14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT - 0.144 ACRE; 50' X 120' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PUBLIC ROW - 0.1632 ACRE; VARIABLE WIDTH FILL EASEMENT - 0.1444 ACRE; ROW - 0.1252 ACRE)
100 CRESCENT CT., SUITE 210, DALLAS, TX 75201, (214)855-5400

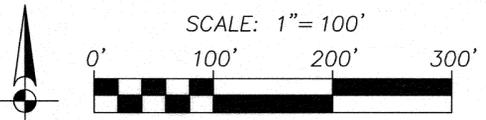
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF Feb, A.D. 2013.

Steve L. Reed
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

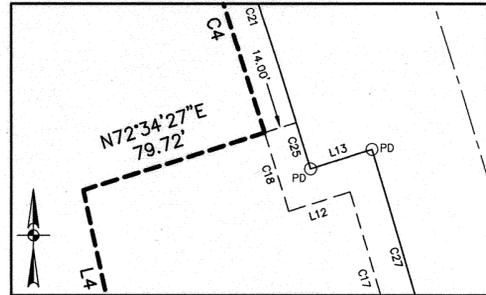
PLAT NUMBER 110318
SUBDIVISION PLAT
OF
STEVENS RANCH, UNIT-2B1

A 11.10 ACRE TRACT OF LAND BEING OUT OF A 171.3 ACRE TRACT, CONVEYED TO CUMBERLAND POTRANCO JOINT VENTURE, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12875, PAGES 1130-1141, A 1305 ACRE TRACT AND A 40.95 ACRE TRACT, BOTH CONVEYED TO IF-STEVENSON RANCH, LLC, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14423, PAGES 2382-2401 AND A 710.6 ACRE TRACT, CONVEYED TO CUMBERLAND 211, LTD., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12395, PAGES 1298-1312, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370 AND THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, IN 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: February 12, 2013



DETAIL "B"
NOT-TO-SCALE

THIS PLAT OF STEVENS RANCH, UNIT-2B1 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____.

STATE OF TEXAS
COUNTY OF BEXAR

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____.

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



STEVENS RANCH, UNIT-2B1
Civil Job No. 6550-07; Survey Job No. 9272-10



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

DEVELOPMENT SERVICES

RECEIVED
2011 SEP -1 PH 4:15

September 1, 2011

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



Re: Stevens Ranch, Unit-2B1
Plat No. 110318
UDC Article 35-506(d)(1) Table 506-3 (Median Width)
Administrative Exception

Dear Ms. Carol:

We hereby request an Administrative Exception for Stevens Ranch, Unit-2B1 from the following section of the UDC: Article 35-506(d)(1) Table 506-3.

Stevens Ranch, Unit-2B1 is a secondary arterial road, which is part of the Stevens Ranch MDP #777 (Approved 1-28-2004). Unit-2B was designed by Pape-Dawson and approved by Planning Commission and Commissioners Court in 2007 however the plat was never recorded and has since expired. In 2007, prior to plat expiration, construction commenced on the secondary arterial street and sections were built off of the 2007 plans, which were in accordance with UDC design code at that time. We are asking for an Administrative Exception of 35-506(d)(1) Table 506-3, which states that the minimum median width is 16-feet. Unit-2B was designed and partially constructed with 14-foot medians in accordance with the UDC at the time of design.

Construction items that have been completed which are functions of median width are as follows.

- ROW Clearing
- Earthwork
- Water Main Trenching (1,800 L.F. 24" Main, 2,100 L.F. 16" Main, and 160 L.F. 12" Main)
- Culvert Construction (10~10'x7' M.B.C. and 4~10'x6' M.B.C.)

The approval of this Administrative Exception will prevent Stevens Ranch Unit-2B from experiencing major re-construction on the items listed above.

Ms. Elizabeth Carol
Stevens Ranch, Unit-2B1
Plat No. 110318
Administrative Exception
September 1, 2011
Page 2 of 2

DEVELOPMENT SERVICES
RECEIVED

2011 SEP -1 PM 4:15

In addition, the following items must be addressed as required by the UDC for variances:

- Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is desired.
- Strict accordance with the regulation would result in practical difficulties or unnecessary hardships for the applicant.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration #470

Jason Diamond

Jason Diamond, P.E.

Project Manager

Attachment(s)

For Office Use Only:	AEVR #:	Date Received:
DSD - Director Official Action:		
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	<i>Robert Brach</i>	Date:
Printed Name:	ROBERT BRACH	Title: DEVELOPMENT SERVICES MANAGER
Comments:	PRE-EXISTING CONSTRUCTION	

P:\6550\07\Word\Letters\Unit-2B1\110701a1 Administrative Exception Letter_Medians.doc



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

110319

Project Name:

Stevens Ranch, Unit-3A

Applicant:

Ric Smith

Representative:

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

Owner:

TF Stevens Ranch, LLC

Staff Coordinator:

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

Property Address/Location:

North of the intersection of Stevens
Parkway and Tapia Way

MAPSCO Map Grid (Ferguson):

610 E-3

Tract Size:

2.739 acres

Council District:

ETJ

Notification:

Internet Agenda posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 2.739-acre tract of land to establish **Stevens Ranch, Unit-3A** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 9, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of five hundred fifty six (**556**) 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 Thoroughfare

Stevens Parkway, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 7, 2012.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 8, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 777 Stevens Ranch, accepted on January 28, 2004

B. Access Notes

Plats 110296 and 110318 provide access to proposed project subject to this request. Thus, these plats must be recorded prior to the proposed plat.

III. RECOMMENDATION

Approval of the proposed **Stevens Ranch, Unit-3A** Subdivision Plat

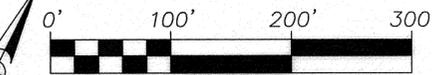
IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT OF STEVENS RANCH, UNIT-3A

A 2.739 ACRE TRACT OF LAND BEING OUT OF A 1305 ACRE TRACT CONVEYED TO TF STEVENS RANCH, LLC, DESCRIBED IN SUBSTITUTED TRUSTEE'S DEED RECORDED IN VOLUME 14423, PAGES 2382-2401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353 AND THE MANUEL LEAL SURVEY NUMBER 299, ABSTRACT 443, COUNTY BLOCK 4357, BOTH IN BEXAR COUNTY TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: January 8, 2013

STATE OF TEXAS COUNTY OF DALLAS

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: TF STEVENS RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY RICHARDSON, TX 75081 (972)348-3003

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RIC SMITH, KNOWN TO ME AS 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 13 DAY OF MARCH, A.D. 2013.

Chrystal Lynn Chevalier Notary Public, DALLAS COUNTY, TEXAS My Commission Expires September 01, 2015

THIS PLAT OF STEVENS RANCH, UNIT-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

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

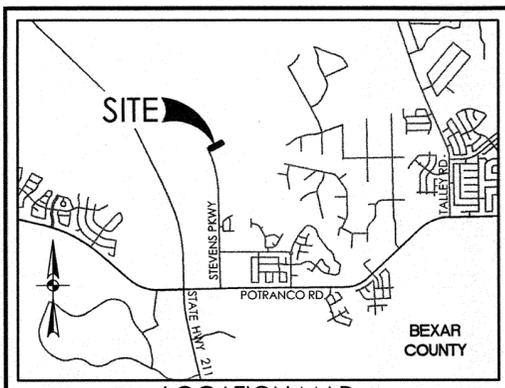
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

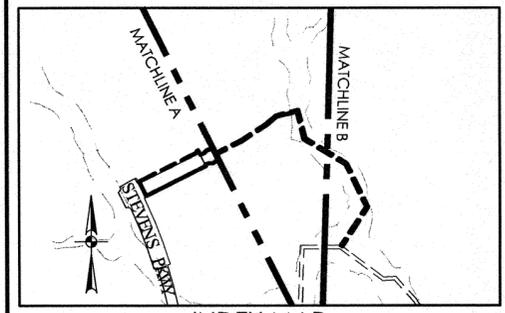
COUNTY CLERK, BEXAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR

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



LOCATION MAP MAPSCO MAP GRID: 410E3 NOT-TO-SCALE



INDEX MAP SCALE: 1" = 1000'

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
VOL VOLUME
FOUND 1/2" IRON ROD (SURVEY)
SET 1/2" IRON ROD (PD)
EXISTING CONTOURS
PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT-OFF-LOT (0.179 ACRES)
2 14' SANITARY SEWER EASEMENT-OFF-LOT (0.526 ACRES)
3 12' SANITARY SEWER EASEMENT-OFF-LOT (0.023 ACRES)
4 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY - OFF-LOT (0.186 ACRES)
5 TURNAROUND, SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY - OFF-LOT (0.288 ACRES)
6 12x24' SANITARY SEWER EASEMENT-OFF-LOT (0.007 ACRES) (0.004 NOT OVERLAPPING)
7 30' PERMANENT SANITARY SEWER EASEMENT (VOL 11118, PG 2161-2166, OPR)
8 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STEVENS RANCH, UNIT-2B1, PLAT #110318)
9 20' BUILDING SETBACK LINE (STEVENS RANCH AMENITY CENTER, PH-1, PLAT #110320)

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 CORRS 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

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 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

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", 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 ENDOSE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

BEXAR MET DEDICATION NOTE: THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

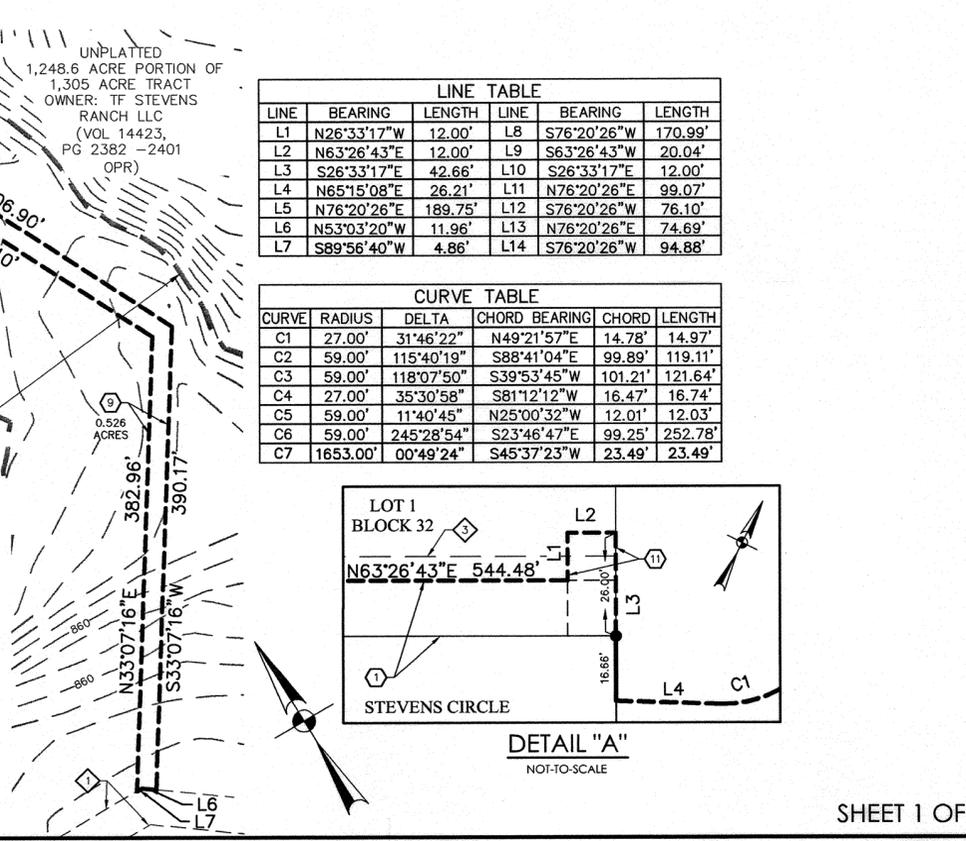
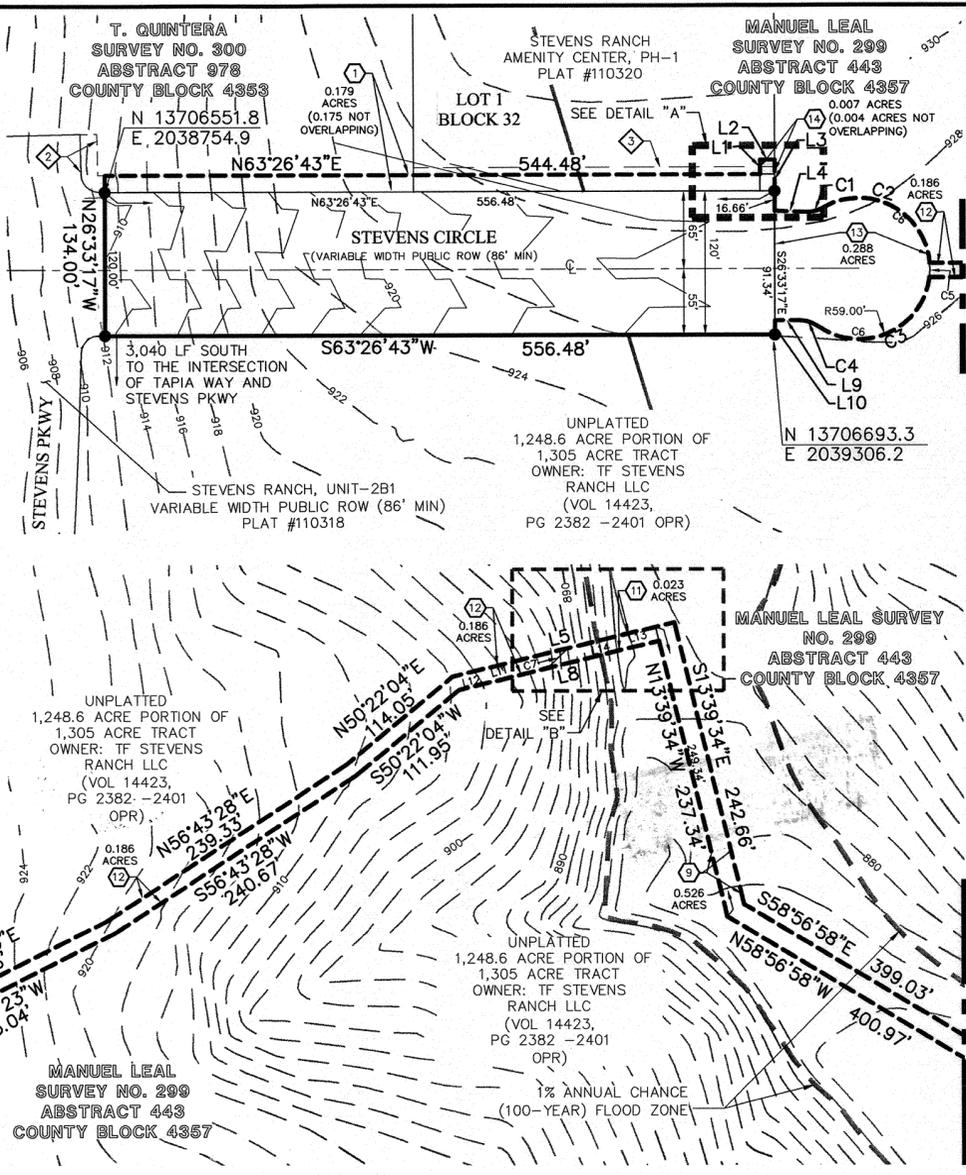
SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

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.

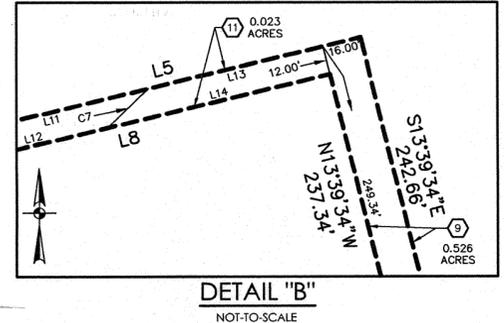
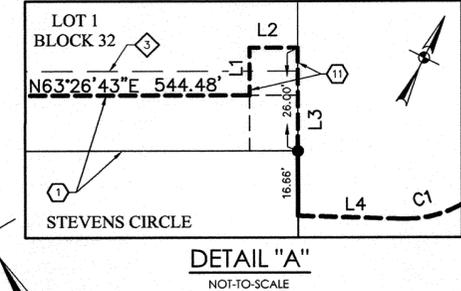
BEXAR MET IMPACT FEE PAYMENT NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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 DIRM PANEL 48029C0345F, 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.



LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Includes lines L1 through L14.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C1 through C7.



STEVENS RANCH, UNIT-3A Civil Job No. 6550-07 Survey Job No. 9272-10



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

110325

Project Name:

Alturas at the Dominion Planned Unit
Development Subdivision

Applicant:

Rajeev Puri

Representative:

Pape-Dawson Engineers, Inc.
c/o Thomas Matthew Carter, P.E.

Owner:

Highland Dominion, LLC

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Property Address/Location:

Generally located east of Paseo Rioja,
north of Brenthurst Lane

MAPSCO Map Grid (Ferguson):

480 C-5

Tract Size:

51.451 acres

Council District:

8

Notification:

Internet Agenda Posting
April 19, 2013

REQUEST

Approval of a major plat to subdivide a 51.451-acre tract of land to establish the **Alturas at the Dominion Planned Unit Development (PUD)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 9, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of ten (10) single-family residential lots, one (1) non-single family residential lot, and approximately one thousand eight hundred eighty (1, 880) linear feet of private streets.

B. Zoning

“PUD R-6-S MSAO-1 MLOD” Planned Unit Development Residential Single-Family District with a Specific Use Authorization for a Golf Course accessory to a residential subdivision Military Sound Attenuation Overlay District 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 January 3, 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 was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 9, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

POADP 55, The Dominion, approved on June 29, 1983

MDP 026A-07, accepted on February 22, 2008

PUD 12-003, Alturas at the Dominion, accepted on January 23, 2013.

III. RECOMMENDATION

Approval of the proposed **Alturas at the Dominion PUD Subdivision** Plat.

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 110325

SUBDIVISION PLAT OF ALTURAS AT THE DOMINION PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 35-44, 902 AND LOT 999, BLOCK 35, A 51.451 ACRE TRACT OF LAND BEING COMPRISED OF 9.680 ACRES OUT OF A 71.92 ACRE TRACT OF LAND CONVEYED TO THE PANHANDLE AT BRENTHURST, LLC. IN DEED RECORDED IN VOLUME 13516, PAGES 257-282, AND 41.771 ACRES OUT OF A 61.41 ACRE TRACT CONVEYED TO HIGHLANDS DOMINION, LLC IN DEED RECORDED IN VOLUME 13970, PAGES 1156-1165. BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, COUNTY BLOCK 4759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: March 15, 2013

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.

Rajeev Puri

OWNER/DEVELOPER: RAJEEV PURI
THE PANHANDLE AT BRENTHURST, LLC
24165 IH 10 W, STE 217-641
SAN ANTONIO, TX 78257

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.

Rajeev Puri

OWNER/DEVELOPER: RAJEEV PURI
HIGHLANDS DOMINION, LLC
24165 IH 10 W, STE 217-641
SAN ANTONIO, TX 78257

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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. 2013.

Mary A Gimon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALTURAS AT THE DOMINION PLANNED UNIT DEVELOPMENT 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

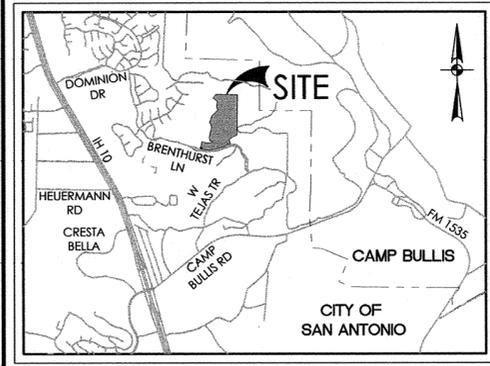
BY: _____ SECRETARY

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: 480C5
NOT-TO-SCALE

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL STREETS, 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.

IMPACT FEE PAYMENT DUE:
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.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PRIVATE FIRE MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 MARSHAL. FIRE SERVICE TO THIS SUBDIVISION IS NOT PROVIDED BY SAWS. PRIVATE WATER EASEMENTS AND INFRASTRUCTURE CONTAINED WITHIN WILL NOT BE OWNED OR MAINTAINED BY SAN ANTONIO WATER SYSTEM. THE DEVELOPER IS CONSTRUCTING A PRIVATE PUMP STATION AND FIRE MAIN WHICH WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION FOR THIS SUBDIVISION. ALL PROPERTIES ABOVE 1270 ELEVATION WILL REQUIRE A BOOSTER PUMP WITH A DOUBLE CHECK VALVE ASSEMBLY FOR WATER SERVICE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. SAWS WILL NOT OWN OR MAINTAIN THE INDIVIDUAL BOOSTER PUMPS OR DOUBLE CHECK VALVE ASSEMBLIES.

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

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 GRANTEE'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.

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.

COMMON AREA NOTE:
LOT 902, BLOCK 35, NCB 16385 SHALL BE DESIGNATED AS A VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASMENT.

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 DEDICATING 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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.

Thomas Matthew Carter
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.

M. A. Dawson
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

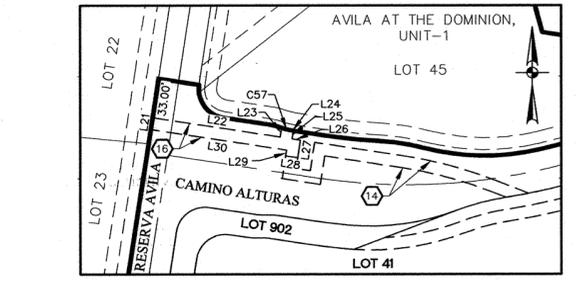
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE BRENTHURST AT THE DOMINION, PHASE 1 SUBDIVISION RECORDED IN VOLUME 9631, PAGES 141-144, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

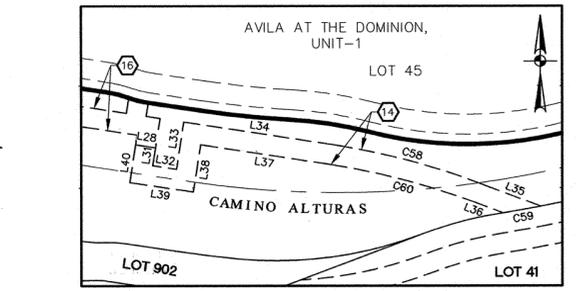
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 1140- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS

- 11 15' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 12 20' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 13 5' PRIVATE WATER EASEMENT
- 14 10' PRIVATE WATER EASEMENT
- 15 5' PUBLIC WATER EASEMENT
- 16 10' PUBLIC WATER EASEMENT
- 17 20' PUBLIC WATER EASEMENT
- 18 16' PRIVATE DRAINAGE EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 19 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 20 5' WATER EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 21 10' WATER EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 22 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 23 2' ACCESS EASEMENT (VOL. 9646, PGS. 106-107, DPR)
- 24 8' WATER EASEMENT (VOL. 9580, PG. 222, VOL. 9581, PG. 1, DPR)
- 25 10' SANITARY SEWER EASEMENT (VOL. 9646, PGS. 106-107, DPR)

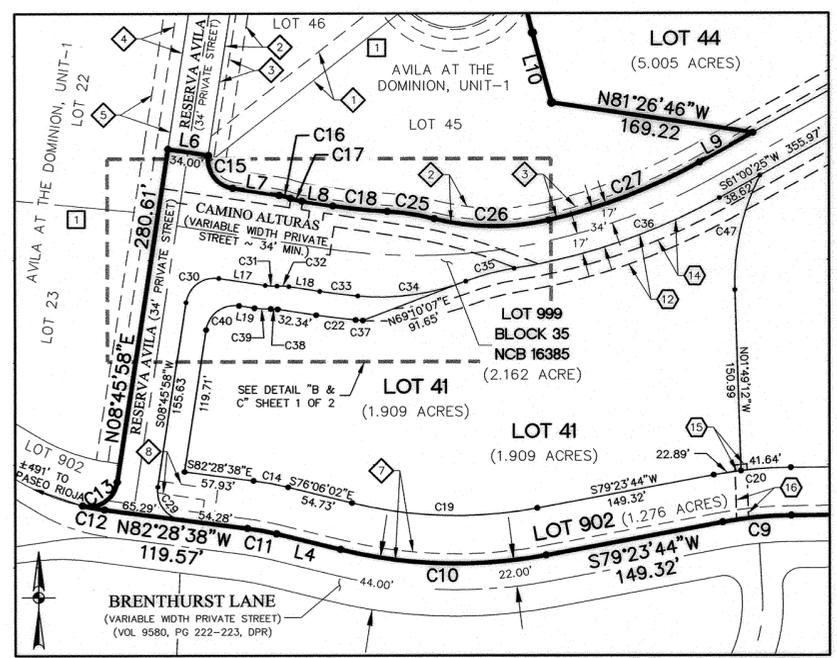
LINE	BEARING	LENGTH
L1	S 05°26'59" W	58.80'
L2	S 15°06'14" E	156.90'
L3	S 89°36'29" W	53.11'
L4	N 76°06'02" W	54.73'
L6	S 81°14'02" E	34.00'
L7	S 81°14'02" E	39.04'
L8	S 81°14'02" E	26.10'
L9	N 61°00'25" E	50.91'
L10	N 15°12'07" W	60.25'
L11	N 38°16'55" W	65.32'
L17	N 81°14'02" W	39.04'
L18	N 81°14'02" W	26.10'
L19	S 81°14'02" E	13.00'
L20	S 41°03'28" W	64.73'
L21	N 08°45'58" E	10.00'
L22	S 81°14'02" E	107.23'
L23	N 08°45'58" E	7.91'
L24	S 81°14'02" E	0.69'
L25	S 08°45'58" W	7.00'
L26	S 81°14'02" E	7.00'
L27	S 08°45'58" W	14.89'
L28	N 81°14'02" W	10.00'
L29	N 08°45'58" E	4.89'
L30	N 81°14'02" W	114.23'
L31	S 08°45'58" W	9.11'
L32	S 81°14'02" E	12.00'
L33	N 08°45'58" E	24.00'
L34	S 81°14'02" E	75.75'
L35	S 68°36'27" E	29.82'
L36	N 68°36'27" W	13.48'
L37	N 81°14'02" W	65.75'
L38	S 08°45'58" W	24.00'
L39	N 81°14'02" W	32.00'
L40	N 08°45'58" E	19.11'



DETAIL "B"
10' PUBLIC WATER EASEMENT
SCALE: 1"=100'

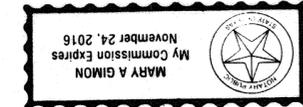


DETAIL "C"
10' PRIVATE WATER EASEMENT
SCALE: 1"=60'

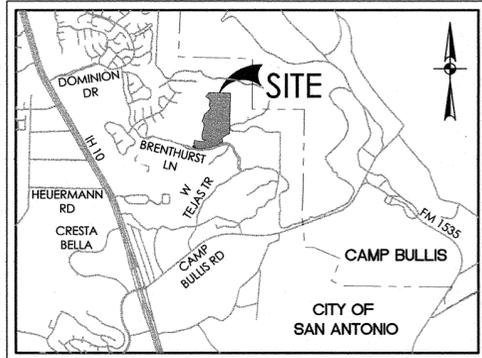


DETAIL "A"
SCALE: 1"=100'

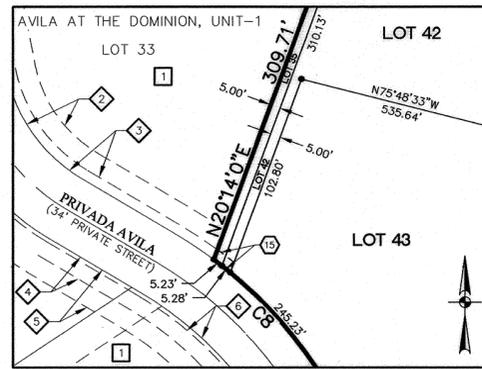
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	82.35'	59°32'37"	S51°43'21"W	81.78'	85.58'
C2	303.09'	39°29'34"	S60°36'14"W	204.80'	208.91'
C3	111.83'	45°44'18"	S63°43'35"W	86.92'	89.28'
C4	364.00'	16°41'14"	S64°03'01"W	105.64'	106.01'
C5	298.00'	13°50'19"	S62°37'34"W	71.80'	71.98'
C6	278.00'	20°03'46"	S79°34'36"W	96.85'	97.34'
C7	383.00'	29°28'46"	N00°27'44"W	194.89'	197.06'
C8	217.00'	67°31'26"	N19°29'04"W	241.19'	255.74'
C9	322.00'	10°12'44"	S84°30'07"W	57.32'	57.39'
C10	403.00'	24°30'12"	N88°21'08"W	171.04'	172.35'
C11	222.00'	6°22'36"	N79°17'20"W	24.69'	24.71'
C12	198.00'	5°30'36"	N79°43'20"W	19.03'	19.04'
C13	24.00'	94°16'00"	N55°53'58"E	35.18'	39.49'
C14	262.00'	6°22'36"	N79°17'20"W	29.14'	29.16'
C15	24.00'	90°00'00"	S36°14'02"E	33.94'	37.70'
C16	48.00'	11°43'01"	S75°22'35"E	9.80'	9.82'
C17	48.00'	11°42'58"	S75°22'33"E	9.80'	9.82'
C18	464.00'	5°36'46"	S84°02'25"E	45.44'	45.45'
C19	363.00'	24°30'12"	S88°21'08"E	154.06'	155.24'
C20	362.00'	10°12'44"	S84°30'07"W	64.44'	64.52'
C21	238.00'	20°03'46"	N79°34'36"E	82.91'	83.34'
C22	556.00'	3°24'08"	S82°56'06"E	33.01'	33.02'
C23	258.00'	13°50'19"	N62°37'34"E	62.16'	62.31'
C24	404.00'	16°56'06"	S64°10'27"W	118.98'	119.41'
C25	200.00'	11°21'09"	S81°10'14"E	39.56'	39.63'
C26	200.00'	27°30'24"	S89°14'52"E	95.10'	96.02'
C27	483.00'	15°59'31"	N69°00'11"E	134.37'	134.81'
C28	55.00'	67°50'18"	N17°42'51"W	61.38'	65.12'
C29	24.00'	91°14'36"	S36°51'20"E	34.31'	38.22'
C30	24.00'	90°00'00"	S53°45'58"W	33.94'	37.70'
C31	48.00'	11°43'01"	N87°05'29"W	9.80'	9.82'
C32	48.00'	11°42'58"	N87°05'31"W	9.80'	9.82'
C33	536.00'	3°24'08"	N82°56'06"W	31.82'	31.83'
C34	200.00'	26°11'43"	S82°15'58"W	90.64'	91.44'
C35	200.00'	11°56'19"	S75°08'16"W	41.60'	41.67'
C36	517.00'	20°06'00"	S71°03'26"W	180.44'	181.37'
C37	220.00'	1°34'31"	S85°25'26"E	6.05'	6.05'
C38	28.00'	11°50'25"	N87°09'15"W	5.78'	5.79'
C39	66.00'	11°50'25"	S87°09'15"E	13.61'	13.64'
C40	24.00'	90°00'00"	S53°45'58"W	33.94'	37.70'
C41	283.00'	72°43'20"	N24°38'46"E	335.57'	359.20'
C42	317.00'	72°43'20"	S24°38'46"W	375.88'	402.35'
C43	717.00'	51°05'59"	N13°50'05"E	618.48'	639.46'
C44	683.00'	52°46'23"	S14°40'17"W	607.08'	629.09'
C45	40.00'	73°04'26"	N02°50'52"E	47.63'	51.02'
C46	50.00'	25°44'49"	S86°18'56"E	79.47'	222.31'
C47	197.00'	28°39'39"	S12°30'37"W	97.52'	98.54'
C48	106.83'	49°03'13"	N65°23'03"E	88.70'	91.47'
C49	101.83'	52°45'20"	N67°14'06"E	90.49'	93.76'
C50	96.83'	56°56'12"	N69°19'33"E	92.32'	96.23'
C51	308.09'	39°30'08"	S60°36'31"W	208.23'	212.41'
C52	313.09'	39°30'43"	S60°36'48"W	211.66'	215.91'
C53	318.09'	39°31'17"	S60°37'05"W	215.09'	219.41'
C54	77.35'	59°03'04"	N52°00'19"E	76.24'	79.72'
C55	72.35'	58°30'27"	N52°19'00"E	70.71'	73.88'
C56	67.35'	57°54'13"	N52°39'44"E	65.20'	68.06'
C57	48.00'	11°10'42"	S75°38'41"E	9.35'	9.36'
C58	355.00'	12°37'36"	S74°55'14"E	78.07'	78.23'
C59	517.00'	2°07'22"	S79°55'09"W	19.15'	19.15'
C60	345.00'	12°37'36"	N74°55'14"W	75.88'	76.03'



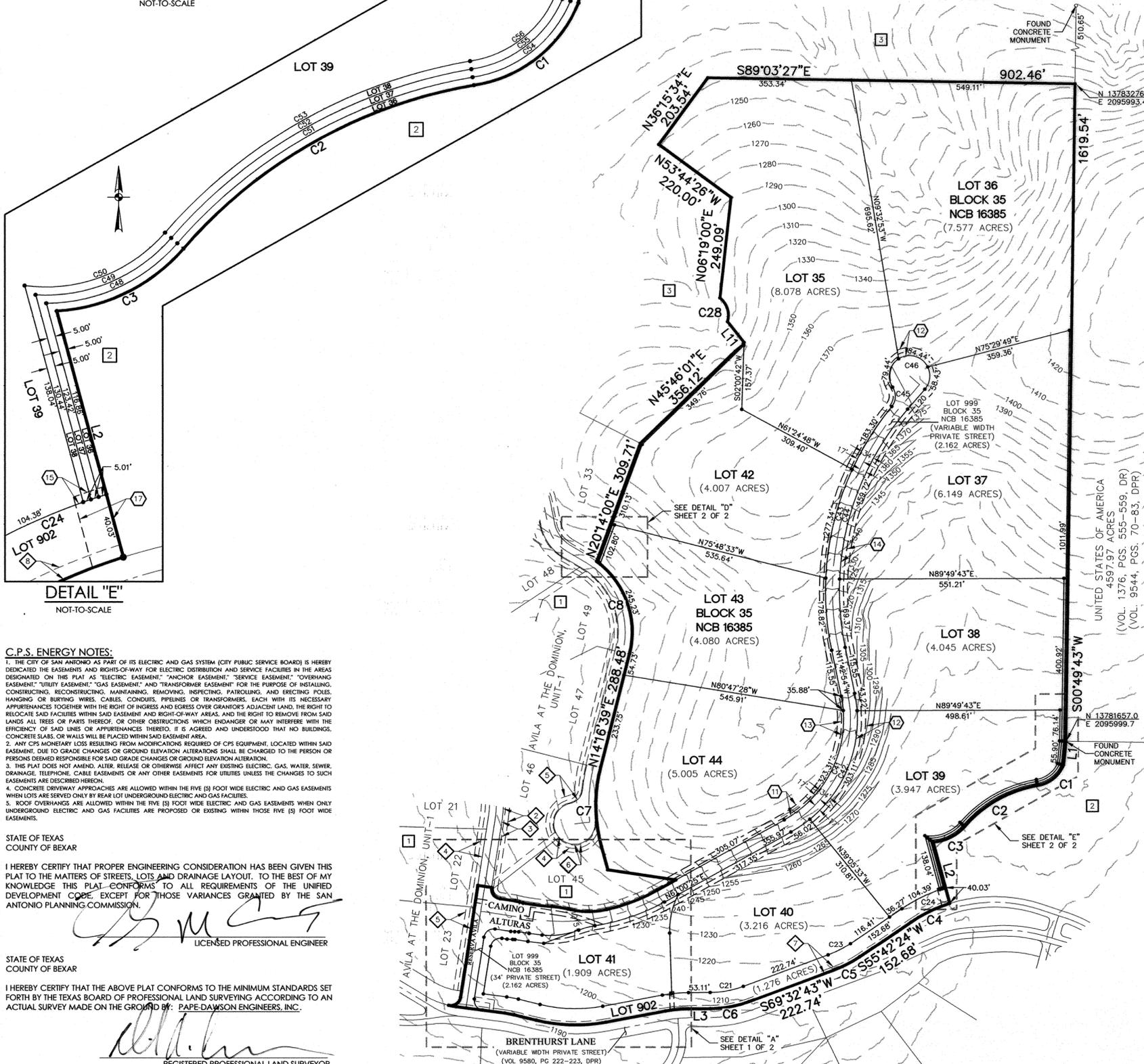
PLANNED UNIT DEVELOPMENT ALTURAS AT THE DOMINION Survey Job No. 9172-12 Civil Job No. 7516-11



LOCATION MAP
MAPSCO MAP GRID: 480C5
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE

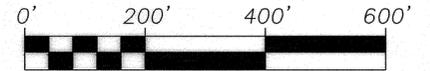


PLAT NUMBER 110325

**SUBDIVISION PLAT
OF
ALTURAS AT THE DOMINION
PLANNED UNIT DEVELOPMENT**

ESTABLISHING LOTS 35-44, 902 AND LOT 999, BLOCK 35, A 51.451 ACRE TRACT OF LAND BEING COMPRISED OF 9.680 ACRES OUT OF A 71.92 ACRE TRACT OF LAND CONVEYED TO THE PANHANDLE AT BRENTHURST, LLC. IN DEED RECORDED IN VOLUME 13516, PAGES 257-282, AND 41.771 ACRES OUT OF A 61.41 ACRE TRACT CONVEYED TO HIGHLANDS DOMINION, LLC IN DEED RECORDED IN VOLUME 13970, PAGES 1156-1165, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, COUNTY BLOCK 4759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 200'



**PAPE-DAWSON
ENGINEERS**
TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 15, 2013

NOTE:
SEE SHEET 1 OF 2 FOR CURVE
AND LINE TABLES

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: RAJEEV PURI
THE PANHANDLE AT BRENTHURST, LLC
24165 IH 10 W, STE 217-641
SAN ANTONIO, TX 78257

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: RAJEEV PURI
HIGHLANDS DOMINION, LLC
24165 IH 10 W, STE 217-641
SAN ANTONIO, TX 78257

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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 8, A.D. 2013.

MARY A GIMON
My Commission Expires
November 24, 2016

Mary A Gimon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALTURAS AT THE DOMINION PLANNED UNIT DEVELOPMENT 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



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 GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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.

Thomas Matthew Carter
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.

Alfred J. Pape
REGISTERED PROFESSIONAL LAND SURVEYOR

ALTURAS AT THE DOMINION PLANNED UNIT DEVELOPMENT
Civil Job No. 7516-11; Survey Job No. 9172-12

Date: Mar 15, 2013, 1:16pm User ID: K04us
File: P:\7516\11\Design\Civil\Plat\PL251611.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

120247

Project Name:

Windfield Unit 6R

Applicant:

Jeffery Czar, Jr.

Representative:

Denham-Ramones Engineering and
Associates, Inc., c/o Paul W.
Denham, P.E.

Owner:

Armadillo Construction Company,
Ltd.

Staff Coordinator:

Luz Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

East of the intersection of Dunlap
Fields and Windfield Path

MAPSCO Map Grid (Ferguson):

585 E-8

Tract Size:

11.980

Council District:

ETJ

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 11.980-acre tract of land
to establish the **Windfield Unit 6R** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 4, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of fifty-two (**52**) single-family residential lots, two (**2**) non-single family residential lots and approximately two thousand four hundred (**2,400**) 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 San Antonio River Authority Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 8, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 17, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 751B, Woodlake Farms Ranch, accepted on September 28, 2012

III. RECOMMENDATION

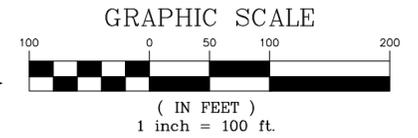
Approval of the proposed **Windfield Unit 6R** and Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat

SUBDIVISION PLAT ESTABLISHING WINDFIELD SUBDIVISION UNIT 6R

BEING 11.980 ACRES OF LAND OUT OF 30.108 ACRES RECORDED IN VOLUME 15924, PAGE 3, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS.



(IN FEET) 1 inch = 100 ft.

BUILDING SETBACK NOTE

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

EDU NOTE:

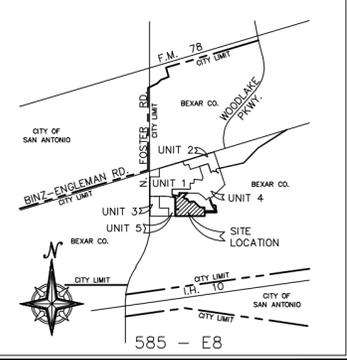
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OTHER NOTES:

- 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3) SAWS 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 AND/OR WASTEWATER SERVICE CONNECTION.
4) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
5) THE MAINTENANCE OF PARKS, DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6) THE MAINTENANCE OF PARKS, DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
7) 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.
8) SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
9) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN THE EXISTING OFF-SITE MARTINEZ CREEK DAM 2 REGIONAL DETENTION POND LOCATED APPROXIMATELY 4000' EAST OF THIS PROJECT AND IS OWNED AND MAINTAINED BY THE SAN ANTONIO RIVER AUTHORITY.
10) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 02/18/2003, "DESIGN STANDARDS FOR NON-SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON THE CUSTOMER SIDE OF THE METER.

"C.P.S. NOTES"

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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 ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT WIDE UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1) BUILDING SETBACK LINE
2) VEHICULAR NON-ACCESS EASEMENT
3) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
4) ELECTRIC & CABLE TELEVISION EASEMENT
5) TELEPHONE & CABLE TELEVISION EASEMENT
6) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
7) CLEAR VISION EASEMENT
8) PROPOSED FINISHED CONTOUR
9) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11) I.R.F. = IRON REBAR FOUND
12) I.R.S. = IRON REBAR SET
13) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE SCALE FACTOR IS 1.000142.
14) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R-E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15) BEARING REFERENCE SOURCE IS THE EAST LINE OF LOTS 31 THROUGH 38 BETWEEN THE MONUMENTS SHOWN HEREON AT THE SOUTHEAST CORNER OF L31 AND THE NORTHEAST CORNER OF LOT 38, BLOCK 110 AND SHOWN AS S00°04'08"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 5 RECORDED IN VOLUME 9568, PAGE 113, D.P.R.
16) 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 GRANTORS 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.

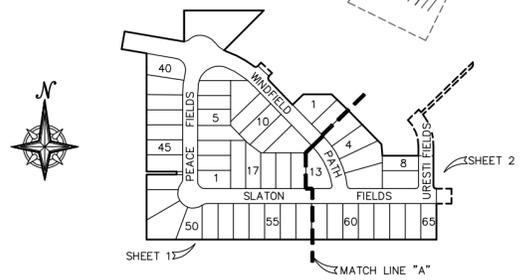
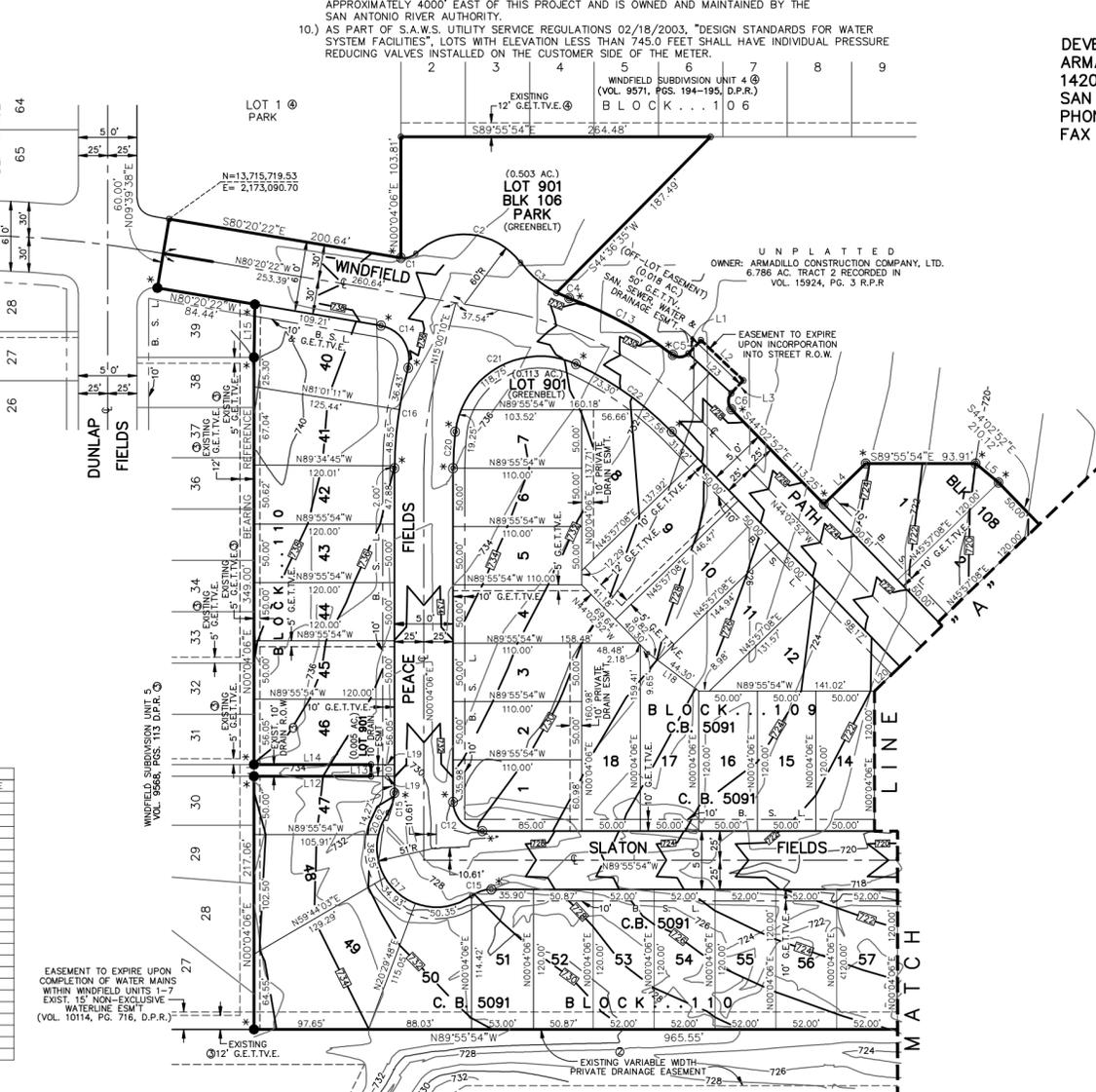
MONUMENT NOTE:

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

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Windfield Subdivision Units 1, 5, and 4.

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curve data for various lots.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for various lots.



INDEX MAP

1"=200'

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE (210) 662-0066 FAX (210) 798-5062

Denham-Ramones Engineering and Associates, Inc. 1380 Pantheon Way, Suite 290 San Antonio, Tx. 78232 Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 UNDEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. JEFFERY CZAR, JR. PRESIDENT

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF A.D. 2013.

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 WINDFIELD SUBDIVISION UNIT 6R 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I 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 COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

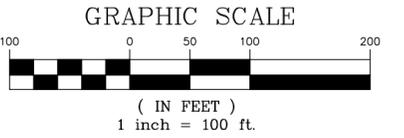
REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Mar. 25, 2013, 4:35pm User: D:\Ramones\SSA File: H:\Land Projects\3\Windfield\6R\Windfield_6R.DWG

SUBDIVISION PLAT ESTABLISHING WINDFIELD SUBDIVISION UNIT 6R

BEING 11.980 ACRES OF LAND OUT OF 30.108 ACRES RECORDED IN VOLUME 15924, PAGE 3, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS.



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STATE OF TEXAS COUNTY OF BEXAR

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OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. JEFFERY CZAR, JR. PRESIDENT

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY CZAR, JR.

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF A.D., 2013.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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DATED THIS DAY OF A.D. 2013.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D., 2013.

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

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6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
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10.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 02/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON THE CUSTOMER SIDE OF THE METER.

BUILDING SETBACK NOTE

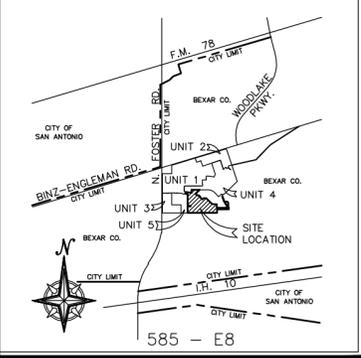
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

EDU NOTE:

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

"C.P.S. NOTES"

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



LOCATION MAP NOT TO SCALE

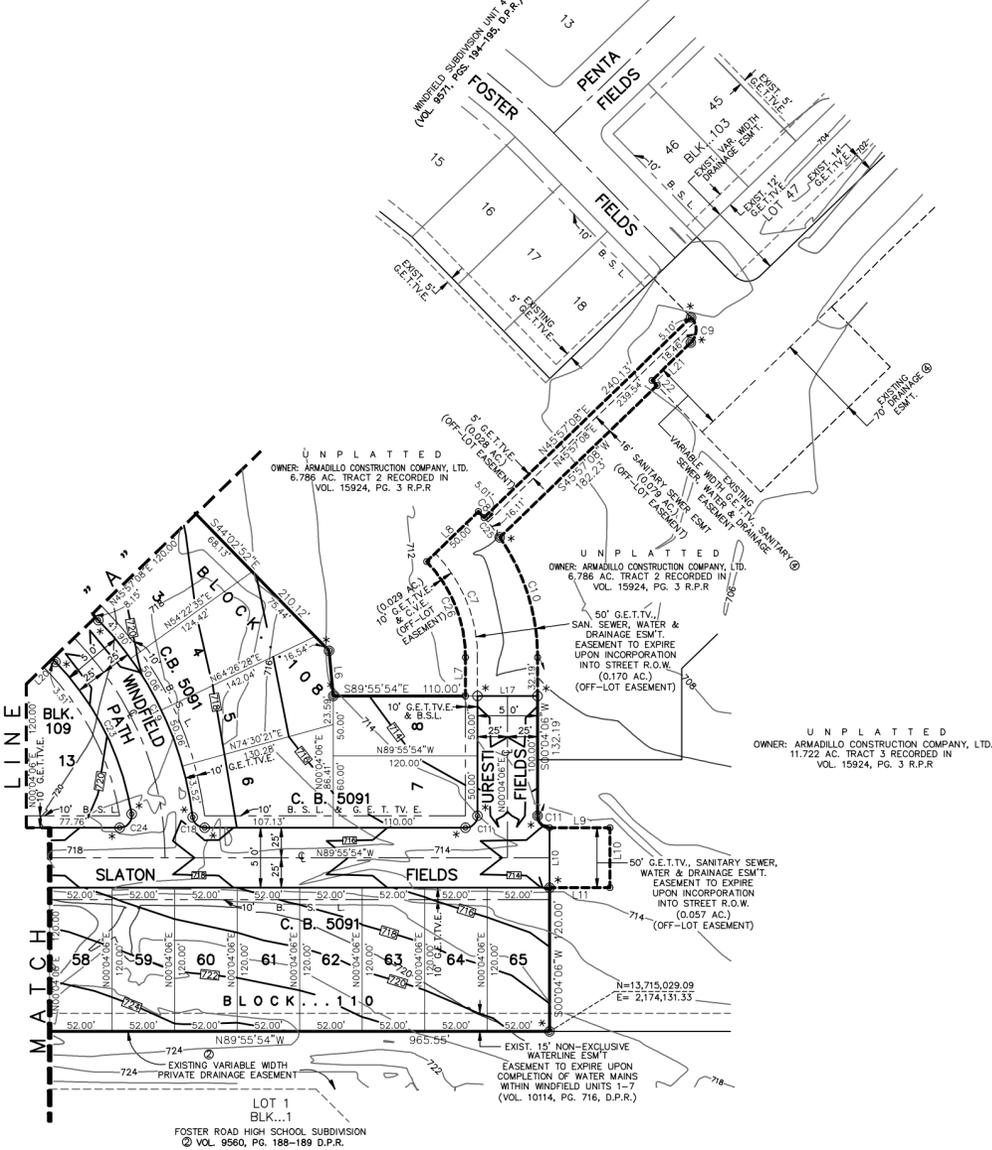
LEGEND & NOTES

- 1.) BUILDING SETBACK LINE - B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT - V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - E.T.T.V.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT - E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT - T.V.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.T.V.E.
7.) CLEAR VISION EASEMENT - C.V.E.
8.) PROPOSED FINISHED CONTOUR - [740]
9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11.) I.R.F. = IRON REBAR FOUND
12.) I.R.S. = IRON REBAR SET
13.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00042. ROTATION GRID TO PLAT IS 017'37"
14.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15.) BEARING REFERENCE SOURCE IS THE EAST LINE OF LOTS 31 THROUGH 38 BETWEEN THE MONUMENTS SHOWN HEREON AT THE SOUTHEAST CORNER OF L31 AND THE NORTHEAST CORNER OF LOT 38, BLOCK 110 AND SHOWN AS S00°04'06"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 5 RECORDED IN VOLUME 9568, PAGE 113, D.P.R.
16.) 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.

MONUMENT NOTE:

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

Table with 2 columns: PLAT REFERENCE and Description. Includes Windfield Subdivision Unit 1, Foster Road High School Subdivision, Windfield Subdivision Unit 5, and Windfield Subdivision Unit 4.



STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Mar. 25, 2013, 4:35pm User: H:\Land Projects\3\AH-Windfield U6R\Draw\Windfield U6R.DWG



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

120293

Project Name:

Forest Park Medical Center MPCD

Applicant:

Derrick Evers

Representative:

Pape-Dawson Engineers, Inc., c/o
Cara C. Tacket, P.E.

Owner:

FPMC San Antonio Realty Partners,
LP

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

On the south side of Presidio
Parkway, west of Vance Jackson

MAPSCO Map Grid (Ferguson):

514 D-5

Tract Size:

9.428

Council District:

8

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 9.428-acre tract of land to establish the **Forest Park Medical Center MPCD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of one (1) non-single family residential lot.

B. Zoning

“C-3 MF-33” General Commercial Multi-Family Residential District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 8, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 8, 2013.

Furthermore, 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).

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

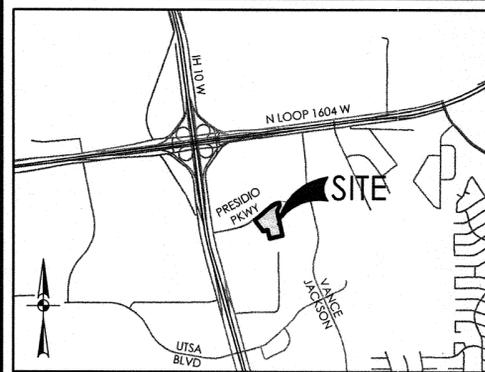
MPCD 001-12, District North 52.2 Ac Tract, accepted on November 15, 2012

III. RECOMMENDATION

Approval of the proposed **Forest Park Medical Center** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 514DS
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CB COUNTY BLOCK
- BLK BLOCK
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

- 1140 --- EXISTING CONTOURS
- 1140 --- PROPOSED CONTOURS
- ORIGINAL SURVEY/COUNTY LINE
- ① 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.624 ACRE TOTAL) (0.370 OFF LOT)
- ② 16" SANITARY SEWER EASEMENT (0.415 OFF LOT)
- ③ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.229 ACRE)
- ④ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.203 ACRE OFF LOT)
- ⑤ 12' RIGHT-OF-WAY DEDICATION (0.102 ACRES)
- ⑥ PRIVATE 12" SANITARY SEWER EASEMENT (0.208 ACRE TOTAL) (0.005 OFF LOT) (TO BENEFIT LOT 8 AND 15.38 ACRE TRACT)
- ⑦ WATER EASEMENT (0.102 ACRES)
- ⑧ PRIVATE 15.5' DRAINAGE EASEMENT (0.050 ACRE TOTAL) (0.005 OFF LOT) (TO BENEFIT LOT 8 AND 15.38 ACRE TRACT)
- ◇ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 159-160 DPR)
- ◇ 14" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9540, PG 175 DPR)
- ◇ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 160-165 DPR)
- ◇ 16" SANITARY SEWER EASEMENT (VOL 11230, PG 794 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 NAD 83 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 CORNERS 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 PLATING 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 GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF 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 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
 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.

W. A. Gassanova
 REGISTERED 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 SHALL ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTORS 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.

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

FINISHED FLOOR-TO-FLOODPLAIN NOTE:
 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-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CURVE TABLE

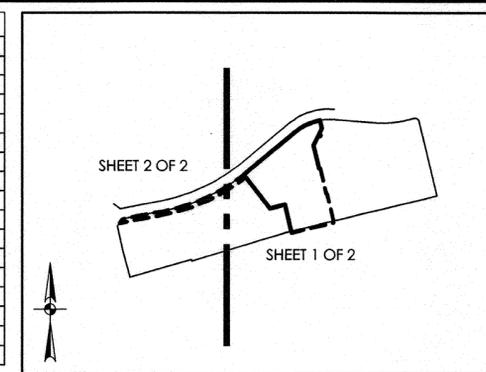
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1551.00'	28°49'15"	N64°46'20"E	771.98'	780.18'
C2	449.00'	29°34'15"	N65°08'50"E	229.17'	231.73'
C3	1581.00'	27°19'33"	S65°31'11"W	746.89'	754.02'
C4	5497.55'	00°04'59"	N11°19'16"W	7.98'	7.98'
C5	437.00'	21°55'04"	N61°19'14"E	166.15'	167.17'

LINE TABLE

LINE	BEARING	LENGTH
L1	S12°44'18"E	39.15'
L2	N77°34'14"E	13.50'
L3	S12°44'18"E	15.50'
L4	S77°34'14"W	13.50'
L5	S12°44'18"E	14.83'
L6	S25°31'20"W	54.94'
L7	S64°23'54"E	17.47'
L8	S25°36'06"W	12.00'
L9	N64°23'54"W	17.45'
L10	S25°31'20"W	91.16'
L11	N76°34'55"E	10.00'
L12	S10°49'03"E	14.00'
L13	N34°00'34"E	31.05'
L14	N79°10'57"E	67.23'
L15	N10°49'03"W	14.00'
L16	S64°23'54"E	62.29'
L17	N64°23'54"W	54.78'

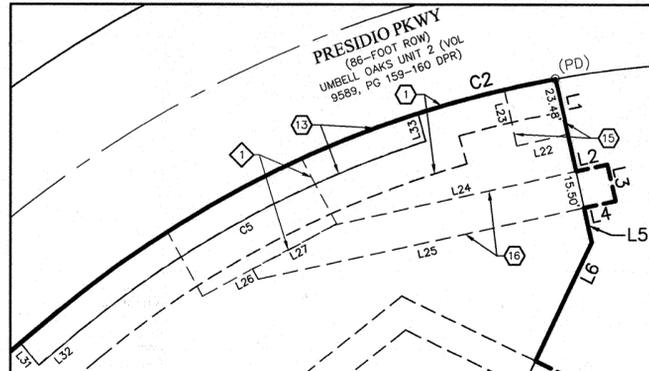
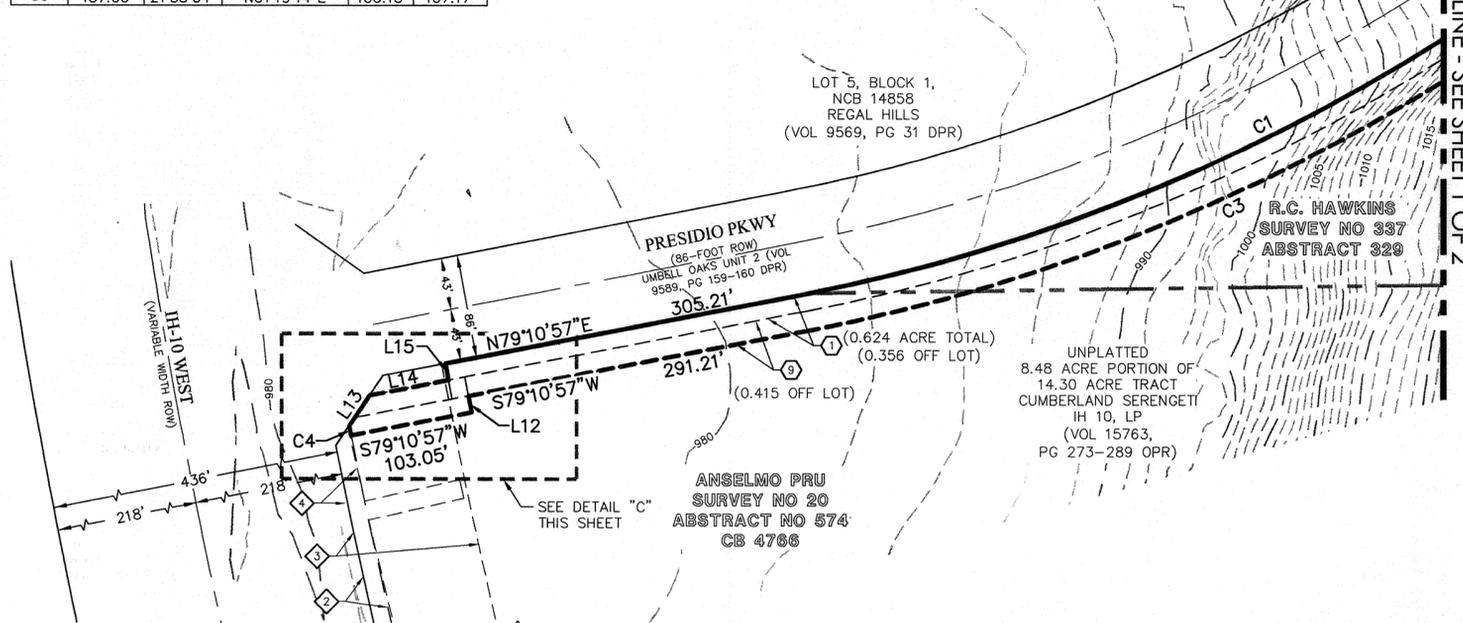
LINE TABLE

LINE	BEARING	LENGTH
L18	S76°34'55"W	10.00'
L19	N40°12'03"W	17.93'
L20	N49°47'57"E	10.00'
L21	S40°12'03"E	18.09'
L22	S77°15'42"W	22.00'
L23	N12°44'18"W	23.97'
L24	N77°34'14"E	103.88'
L25	S77°34'14"W	140.09'
L26	N28°47'06"W	4.86'
L27	N61°27'08"E	39.03'
L28	S39°38'18"E	12.00'
L29	N50°21'42"E	179.63'
L30	N39°38'18"W	12.00'
L31	S39°38'18"E	12.00'
L32	N50°21'42"E	21.55'
L33	N16°04'37"W	12.00'



INDEX MAP

SCALE: 1"=100'



DETAIL "B"

NOT-TO-SCALE

STATE OF TEXAS
 COUNTY OF DALLAS

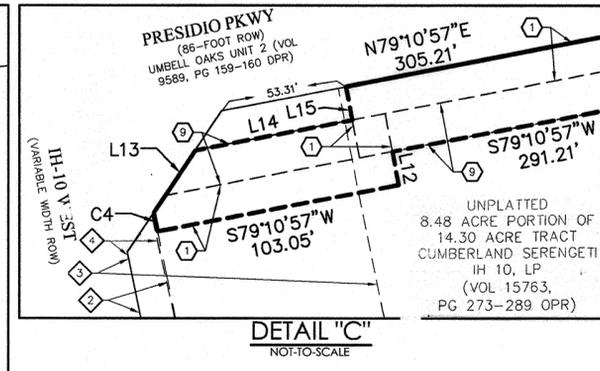
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: *Galleria Ventures Limited*
 BY: GALLERIA GENERAL PARTNER, LLC
 ITS GENERAL PARTNER
 AMIN GUINDI COHEN, MANAGER
 4940 BROADWAY, SUITE 108
 SAN ANTONIO, TEXAS 78209
 (VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT - 0.099 ACRE)

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 22th DAY OF March, A.D. 2013.

Amin Guindi Cohen
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DETAIL "C"

NOT-TO-SCALE

STATE OF TEXAS
 COUNTY OF DALLAS

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: *Cumberland Serengeti IH10, LP*
 A DELAWARE LIMITED PARTNERSHIP
 BY: CUMBERLAND SERENGETI IH10 GP, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER
 BY: GEORGE A. FIELD, III, MANAGER
 (14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 0.375 ACRE; 12" SANITARY SEWER EASEMENT - 0.415 ACRE; 15.5' PRIVATE DRAINAGE EASEMENT - 0.005 ACRE; 12" PRIVATE SANITARY SEWER EASEMENT - 0.005 ACRE; VARIABLE WIDTH GETCTV EASEMENT - 0.104 ACRE)

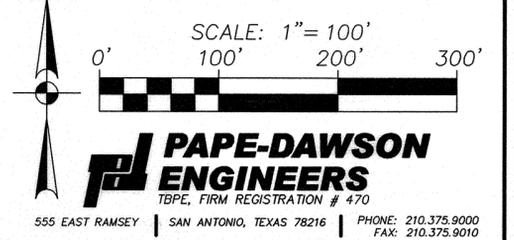
STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF February, A.D. 2013.

George A. Field, III
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 120293
 SUBDIVISION PLAT
 OF
FOREST PARK MEDICAL CENTER MPCD

ESTABLISHING LOT 8, BLOCK 1 NEW CITY BLOCK 14858, A 9.428 ACRE TRACT COMPRISED OF ALL OF THAT 8.430 ACRE TRACT RECORDED IN VOLUME 15460, PAGES 1842-1848, 0.785 OF AN ACRE OUT OF A 14.30 ACRE TRACT AND 0.114 OF AN ACRE OUT OF THAT 23.96 ACRE TRACT BOTH RECORDED IN VOLUME 15763, PAGES 273-289, 0.073 OF AN ACRE OUT OF A 120.03 ACRE TRACT RECORDED IN VOLUME 8928, PAGES 405-412 AND 0.026 OF AN ACRE OUT OF A 304.56 ACRE TRACT RECORDED IN VOLUME 8775, PAGES 605-612 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 329, THE G.F.A. WREDE SURVEY NO. 292, ABSTRACT 809 AND THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, COUNTY BLOCK 4766 NOW IN NEW CITY BLOCK 14858 AND 15825 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: January 31, 2013
 STATE OF TEXAS
 COUNTY OF DALLAS

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: *PFMC SAN ANTONIO REALTY PARTNERS, LP*
 A TEXAS LIMITED PARTNERSHIP
 BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC.
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER
 BY: DERRICK EVERS
 3030 OLIVE STREET, SUITE 220
 DALLAS, TEXAS 75219

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DERRICK EVERS 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 February, A.D. 2013.

Derrick Evers
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Lee A. White
 Notary Public, State of Texas
 My Commission Expires September 22, 2015

THIS PLAT OF FOREST PARK MEDICAL CENTER MPCD 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____

Brenda Meade
 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

Brenda Meade
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

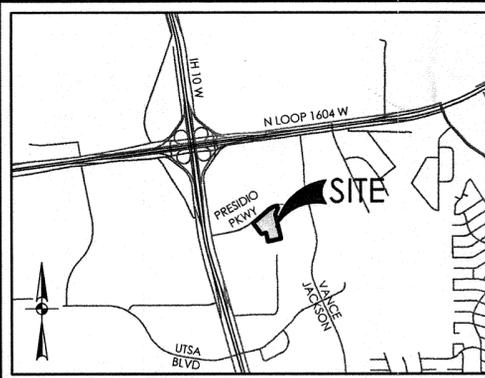
Brenda Meade
 Notary Public
 State of Texas
 My Comm. Expires 05-09-2015

SHEET 1 OF 2

STATE OF TEXAS
 CARA C. TACKETT
 89491
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 W. A. GASSANOVA
 42571
 REGISTERED PROFESSIONAL LAND SURVEYOR

FOREST PARK MEDICAL CENTER Civil Job No. 7880-08; Survey Job No. 7880-05



LOCATION MAP

MAPSCO MAP GRID: 514DS
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CB COUNTY BLOCK
- BLK BLOCK
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- RW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (SURVEYOR)
- 1140— EXISTING CONTOURS
- - - 1140 - - - PROPOSED CONTOURS
- - - ORIGINAL SURVEY/COUNTY LINE
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.624 ACRE TOTAL) (0.370 OFF LOT)
- ② 16' SANITARY SEWER EASEMENT (0.415 OFF LOT)
- ③ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.229 ACRE)
- ④ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.203 ACRE OFF LOT)
- ⑤ 12' RIGHT-OF-WAY DEDICATION (0.103 ACRES)
- ⑥ PRIVATE 12" SANITARY SEWER EASEMENT (0.208 ACRE TOTAL) (0.005 OFF LOT) (TO BENEFIT LOT 8 AND 15.38 ACRE TRACT)
- ⑦ WATER EASEMENT (0.102 ACRES)
- ⑧ PRIVATE 15.5' DRAINAGE EASEMENT (0.050 ACRE TOTAL) (0.005 OFF LOT) (TO BENEFIT LOT 8 AND 15.38 ACRE TRACT)
- ⑨ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 159-160 DPR)
- ⑩ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9540, PG 175 DPR)
- ⑪ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 160-165 DPR)
- ⑫ 16' SANITARY SEWER EASEMENT (VOL 11230, PG 794 OPR)

LAND TIE/HOOK

- ⑬ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.624 ACRE TOTAL) (0.370 OFF LOT)
- ⑭ 16' SANITARY SEWER EASEMENT (0.415 OFF LOT)
- ⑮ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.229 ACRE)
- ⑯ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (0.203 ACRE OFF LOT)
- ⑰ 12' RIGHT-OF-WAY DEDICATION (0.103 ACRES)
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- ㉓ PRIVATE 15.5' DRAINAGE EASEMENT (0.050 ACRE TOTAL) (0.005 OFF LOT) (TO BENEFIT LOT 8 AND 15.38 ACRE TRACT)

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 1994) 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 1994), 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 DEDICATING 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 THEREON, IF 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 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
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.

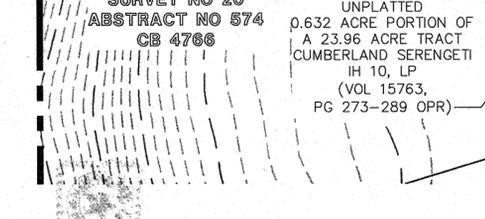
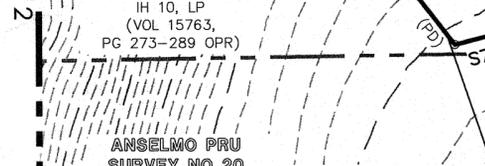
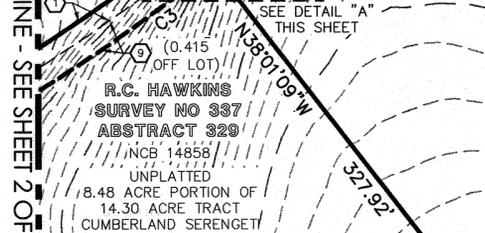
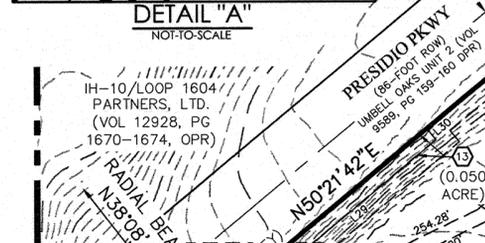
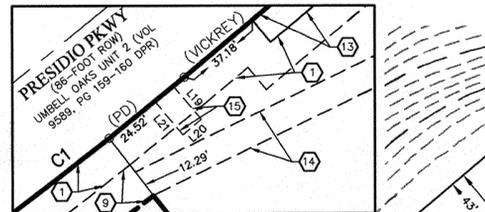
David Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS 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.

FINISHED FLOOR-TO-FLOODPLAIN NOTE:
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-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

DETAIL "A"
NOT-TO-SCALE



STATE OF TEXAS
COUNTY OF DALLAS

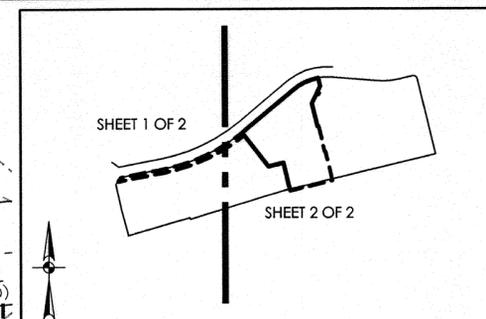
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: GALLERIA VENTURES LIMITED
BY: GALLERIA GENERAL PARTNER, LLC
ITS GENERAL PARTNER
AMIN GUINDI COHEN, MANAGER
4940 BROADWAY, SUITE 108
SAN ANTONIO, TEXAS 78209
[VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT - 0.099 ACRE]

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 28th DAY OF March, A.D. 2013.

Amin Guindi Cohen
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

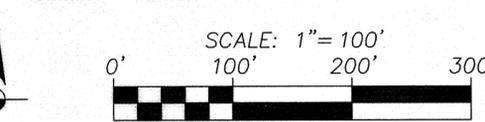


INDEX MAP

SCALE: 1"=100'

PLAT NUMBER 120293
SUBDIVISION PLAT
OF
FOREST PARK MEDICAL
CENTER MPCD

ESTABLISHING LOT 8, BLOCK 1 NEW CITY BLOCK 14858, A 9.428 ACRE TRACT COMPRISED OF ALL OF THAT 8.430 ACRE TRACT RECORDED IN VOLUME 15460, PAGES 1842-1848, 0.785 OF AN ACRE OUT OF A 14.30 ACRE TRACT AND 0.114 OF AN ACRE OUT OF THAT 23.96 ACRE TRACT BOTH RECORDED IN VOLUME 15763, PAGES 273-289, 0.073 OF AN ACRE OUT OF A 120.03 ACRE TRACT RECORDED IN VOLUME 8928, PAGES 405-412 AND 0.026 OF AN ACRE OUT OF A 304.56 ACRE TRACT RECORDED IN VOLUME 8775, PAGES 605-612 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 329, THE G.F.A. WREDE SURVEY NO. 292, ABSTRACT 809 AND THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, COUNTY BLOCK 4766 NOW IN NEW CITY BLOCK 14858 AND 15825 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: January 31, 2013

STATE OF TEXAS
COUNTY OF DALLAS

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: FPMC SAN ANTONIO REALTY PARTNERS, LP.
A TEXAS LIMITED PARTNERSHIP
BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
BY: DERRICK EVERS
3030 OLIVE STREET, SUITE 220
DALLAS, TEXAS 75219

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DERRICK EVERS 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 February, A.D. 2013.

Derrick Evers
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LEE A. WHITE
Notary Public, State of Texas
My Commission Expires
September 22, 2015

STATE OF TEXAS
COUNTY OF DALLAS

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: CUMBERLAND SERENGETI IH10, LP
A DELAWARE LIMITED PARTNERSHIP
BY: CUMBERLAND SERENGETI IH10 GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
BY: GEORGE A. FIELD, III MANAGER
(14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - 0.375 ACRE; 16' SANITARY SEWER EASEMENT - 0.415 ACRE; 15.5' PRIVATE DRAINAGE EASEMENT - 0.005 ACRE; 12' PRIVATE SANITARY SEWER EASEMENT - 0.005 ACRE; VARIABLE WIDTH GET/CTV EASEMENT - 0.104 ACRE)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. FIELD, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February, A.D. 2013.

George A. Field, III
NOTARY PUBLIC, 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____.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 28th DAY OF March, A.D. 2013.

Amin Guindi Cohen
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 28th DAY OF March, A.D. 2013.

Amin Guindi Cohen
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



FOREST PARK MEDICAL CENTER
Civil Job No. 7880-08; Survey Job No. 7880-05



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

120405

Project Name:

Alamo Ranch Unit 44D Phase 3B

Applicant:

Charles Marsh

Representative:

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

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Generally located west of the
intersection of Oak Monarch and
Cedar Fly

MAPSCO Map Grid (Ferguson):

577 F-4

Tract Size:

11.712

Council District:

ETJ

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 11.712-acre tract of land to establish the **Alamo Ranch Unit 44D Phase 3B PUD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 16, 2013

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty-seven (**57**) single-family residential lots, three (**3**) non-single family residential lots and approximately one thousand five hundred twenty-nine (**1,529**) 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 16, 2013

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 16, 2013

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 808D, Alamo Ranch, accepted on May 26, 2006

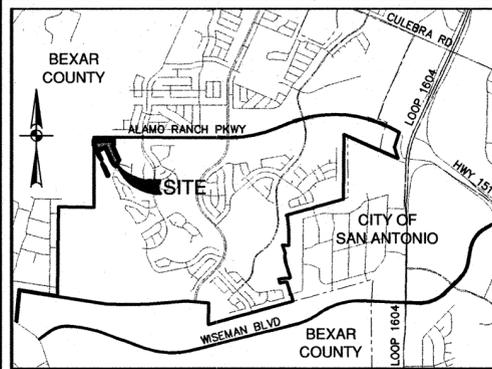
PUD 06-023, Alamo Ranch Del Webb Phase 2 November 8, 2006

RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 44D Phase 3B PUD** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 577F4
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | VOL VOLUME |
| BLK BLOCK | PG PAGE(S) |
| CATV CABLE TELEVISION | PG PLANNED UNIT DEVELOPMENT |
| CB COUNTY BLOCK | PR PRIVATE |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ROW RIGHT-OF-WAY |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | TELE TELEPHONE |
| ELEC ELECTRIC | W WATER |
| ESMT EASEMENT | " REPETITIVE BEARING AND/OR DISTANCE |
| FFE FINISHED FLOOR ELEVATION | ○ SIDEWALK CONSTRUCTED WITH A PASSING SPACE |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| NCB NEW CITY BLOCK | ○ SET 1/2" IRON ROD (PD) |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 1234.56 FINISHED FLOOR ELEVATION |
| | --- 1140 --- EXISTING CONTOURS |
| | --- 1140 --- PROPOSED CONTOURS |
| | --- 1140 --- ORIGINAL SURVEY/COUNTY LINE |
-
- | | |
|--|---|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9605, PG. 85, DPR) |
| ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.029 AC) | ⑤ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9640, PG. 7, DPR) |
| ⑪ 10' BUILDING SETBACK LINE | ⑥ VARIABLE WIDTH DRAINAGE EASEMENT - PERMEABLE (0.35 ACRE) (VOL. 9605, PG. 85, DPR) |
| ⑫ 20' BUILDING SETBACK LINE | ⑦ 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9617, PG. 5, 199-201, DPR) |
| ⑬ 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (0.921 OF AN ACRE OFF-LOT) | ⑧ 10' BUILDING SETBACK LINE (VOL. 9640, PG. 7, DPR) |
| ⑰ 30' GAS EASEMENT/ROW AGREEMENT (VOL. 6243, PG. 716-724, O.P.R.) | |
| ⑳ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9588, PG. 60-62, DPR) | |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD 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 GRANITOR'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.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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
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.

John Noel Nicholls
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

FINISHED FLOOR NOTE:

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

OPEN SPACE DESIGNATION NOTE:

LOTS 901 AND 902, BLOCK 79, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, DRAINAGE, AND SANITARY SEWER EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE ALAMO RANCH OWNERS' ASSOCIATION.

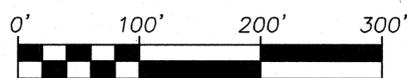
FIRE FLOW NOTE:

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.

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.

SCALE: 1" = 100'

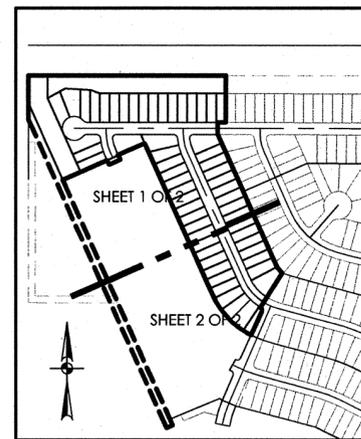


DEFENTION NOTE:

STORM WATER DEFENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.01 ACRES AND A VOLUME OF APPROXIMATELY 0.05 ACRE-Feet WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DEFENTION DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DEFENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

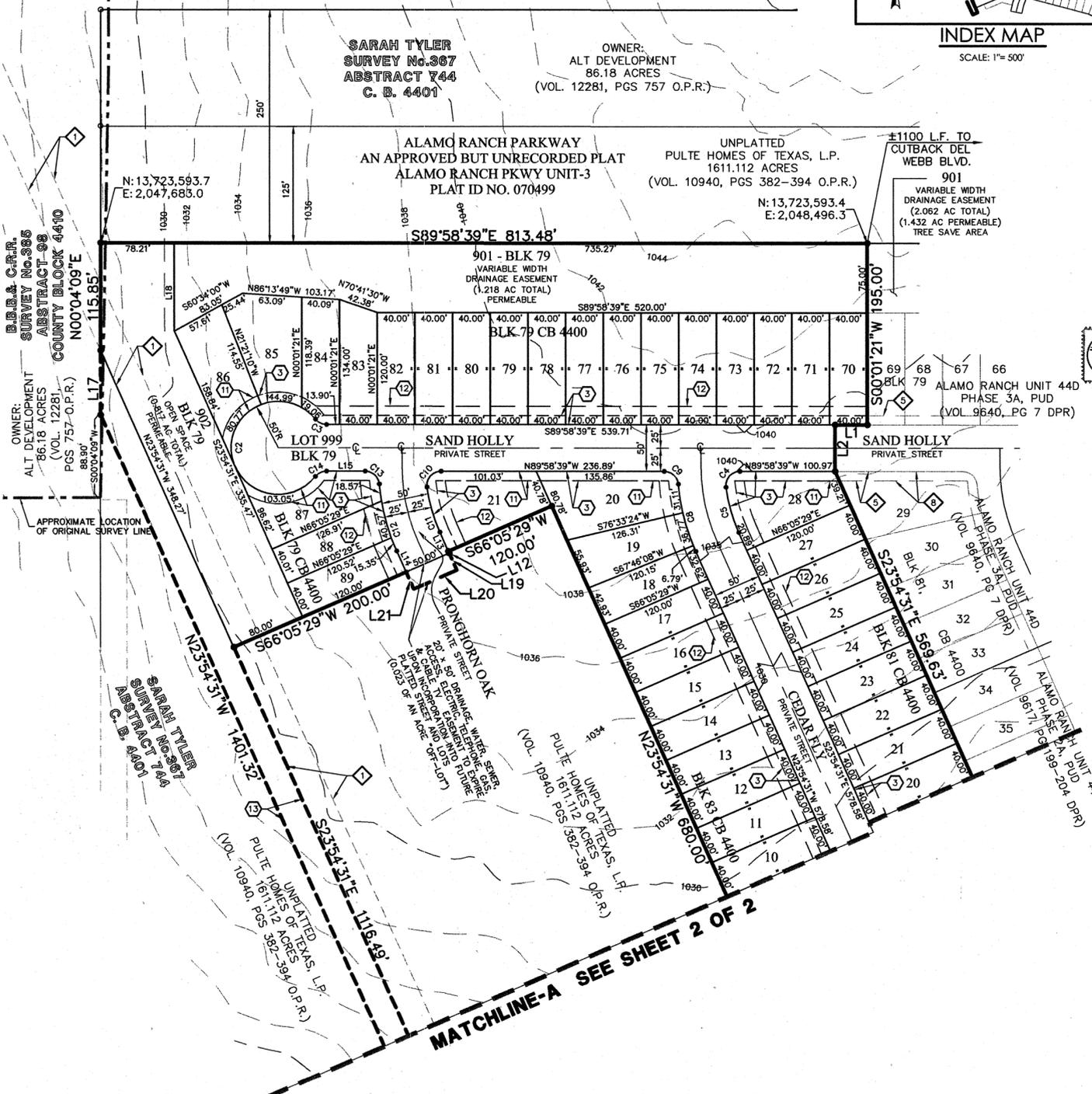
DEFENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DEFENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



INDEX MAP

SCALE: 1" = 500'



PLAT NUMBER 120405

**SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 44D
PHASE 3B PUD**

A 11.712 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 15, 2013

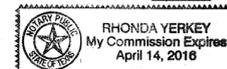
STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1354 N. LOOP 1604 EAST SUITE 108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF April, A.D. 2013.



Rhonda Yerkey
RHONDA YERKEY
My Commission Expires
April 14, 2016
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 44D PHASE 3B PUD 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



ALAMO RANCH UNIT 44D PH 3B P.U.D. Civil Job No. 6782-79; Survey Job No. 9130-04

PLAT NUMBER 120405
SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 44D
PHASE 3B PUD

A 11.712 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 15, 2013

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: CHARLES MARSH
 PULTE HOMES OF TEXAS, L.P.
 1354 N. LOOP 1604 EAST SUITE 108
 SAN ANTONIO, TEXAS 78232
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF April, A.D. 2013.



RHONDA YERKEY
 My Commission Expires April 14, 2018
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 44D PHASE 3B PUD 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.

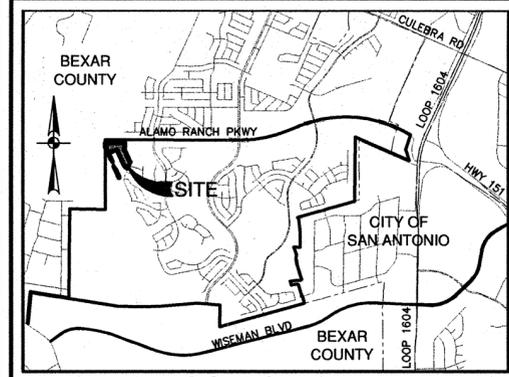
DATED THIS _____ DAY OF _____, A.D. 20____

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



LOCATION MAP

MAPSCO MAP GRID: 577F4
 NOT-TO-SCALE

LEGEND

- | | |
|---|---|
| AC ACRE(S) | VOL VOLUME |
| BLK BLOCK | PG PAGE(S) |
| CATV CABLE TELEVISION | (PUD) PLANNED UNIT DEVELOPMENT |
| CB COUNTY BLOCK | PR PRIVATE |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ROW RIGHT-OF-WAY |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | TELE TELEPHONE |
| ELEC ELECTRIC | W WATER |
| ESMT EASEMENT | " REPETITIVE BEARING AND/OR DISTANCE |
| FFE FINISHED FLOOR ELEVATION | ○ SIDEWALK CONSTRUCTED WITH A PASSING SPACE |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| NCB NEW CITY BLOCK | (SURVEYOR) SET 1/2" IRON ROD (PD) |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ FINISHED FLOOR ELEVATION |
| | — 1140 — EXISTING CONTOURS |
| | — 1140 — PROPOSED CONTOURS |
| | — 1140 — CITY OF SAN ANTONIO LIMITS ORIGINAL SURVEY/COUNTY LINE |
- ⑤ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.029 AC)
 - ⑪ 10' BUILDING SETBACK LINE
 - ⑫ 20' BUILDING SETBACK LINE
 - ⑬ 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (0.921 OF AN ACRE OFF-LOT)
 - ① 30' GAS EASEMENT/ROW AGREEMENT (VOL 6243, PG 716-724, OPR)
 - ② VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9588, PG 60-62, DPR)
 - ④ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9605, PG. 85, DPR)
 - ⑤ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9640, PG 7, DPR)
 - ⑥ VARIABLE WIDTH DRAINAGE EASEMENT - PERMEABLE (0.35 ACRE) (VOL. 9605, PG. 85, DPR)
 - ⑦ 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9417, PG. 199-201, DPR)
 - ⑧ 10' BUILDING SETBACK LINE (VOL. 9640, PG 7, 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.

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 PLATING 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," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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 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
 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.

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

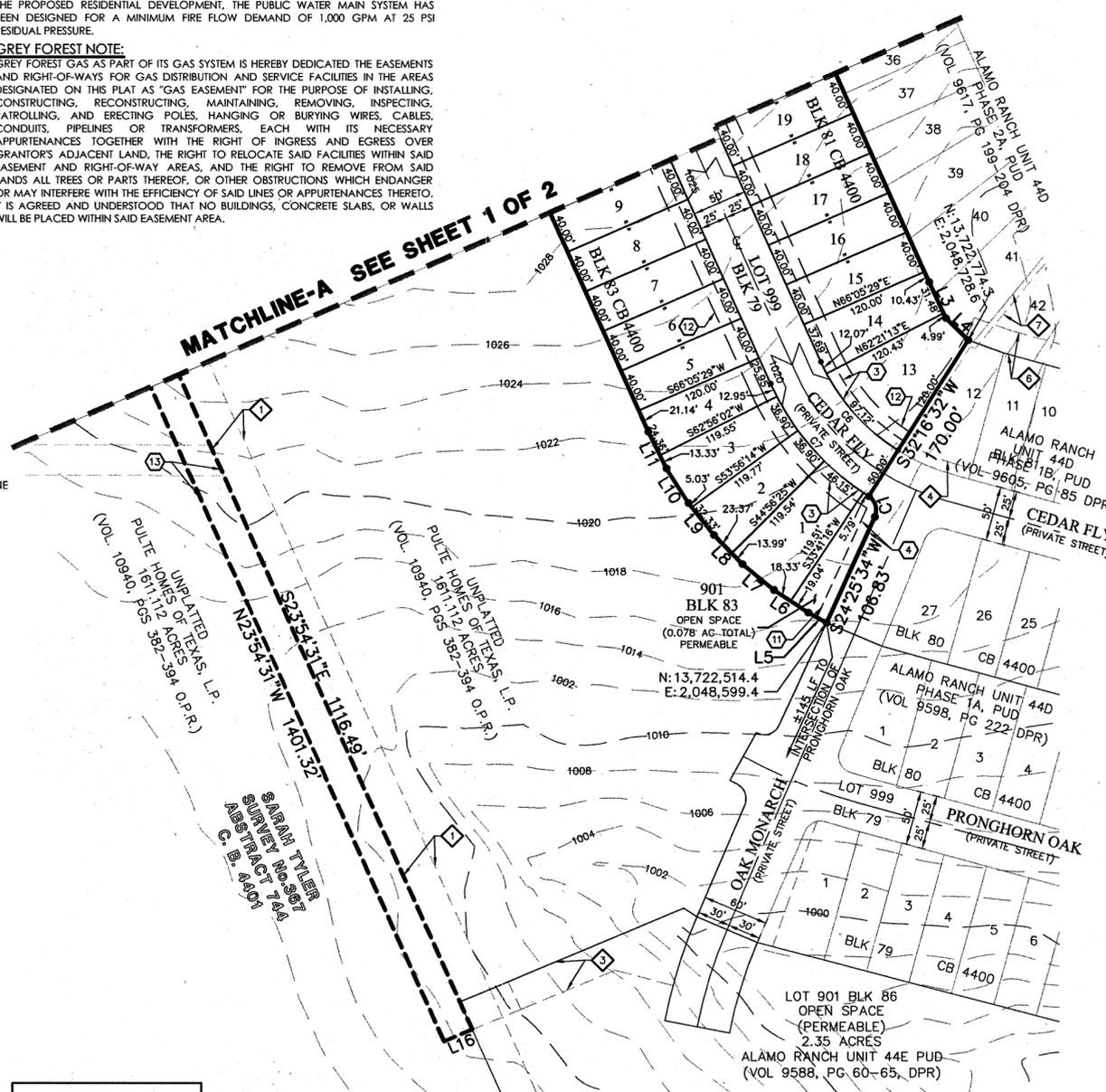
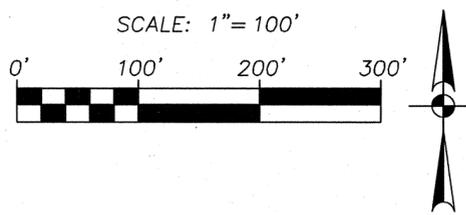
OPEN SPACE DESIGNATION NOTE:
 LOT 901 AND 902, BLOCK 79, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, DRAINAGE, AND SANITARY SEWER EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE ALAMO RANCH OWNERS' ASSOCIATION.

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.

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

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.



LINE TABLE

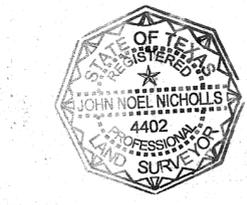
LINE #	BEARING	LENGTH
L1	N89°58'39"W	34.19'
L2	S00°01'21"W	50.00'
L3	S24°56'12"E	36.47'
L4	S44°53'05"E	28.89'
L5	N60°56'05"W	19.18'
L6	N56°22'11"W	37.37'
L7	N50°20'08"W	37.37'
L8	N44°18'06"W	37.37'
L9	N38°16'04"W	37.37'
L10	N32°14'02"W	37.37'
L11	N26°13'27"W	37.68'
L12	S23°54'31"E	1.99'
L13	S23°54'31"E	22.67'
L14	N23°54'31"W	24.66'
L15	N89°58'39"W	40.95'
L16	S67°03'46"W	28.00'
L17	N00°04'09"E	68.90'
L18	N00°01'21"E	95.10'
L19	S23°54'31"E	20.00'
L20	S66°05'29"W	50.00'
L21	N23°54'31"W	20.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	82°09'02"	S16°38'57"E	19.71'	21.51'
C2	50.00'	284°02'25"	N00°01'21"E	61.54'	247.87'
C3	15.00'	52°01'12"	S63°58'03"E	13.16'	13.62'
C4	15.00'	97°23'09"	S41°19'46"W	22.54'	25.50'
C5	175.00'	16°32'43"	S15°38'10"E	50.36'	50.53'
C6	185.00'	33°48'57"	S40°49'00"E	107.61'	109.19'
C7	235.00'	33°48'57"	N40°49'00"W	136.69'	138.70'
C8	225.00'	19°00'54"	N14°24'05"W	74.33'	74.67'
C9	15.00'	85°05'02"	N47°26'08"W	20.28'	22.27'
C10	15.00'	97°27'11"	S41°17'45"W	22.55'	25.51'
C11	175.00'	16°28'41"	S15°40'11"E	50.16'	50.33'
C12	225.00'	18°58'13"	N14°25'28"W	74.16'	74.50'
C13	15.00'	85°02'21"	N47°27'29"W	20.28'	22.26'
C14	15.00'	52°01'12"	S64°00'45"W	13.16'	13.62'

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

DETENTION NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.01 ACRES AND A VOLUME OF APPROXIMATELY 0.05 ACRE-Feet WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



ALAMO RANCH UNIT 44D PH 3B P.U.D. Civil Job No. 6782-79; Survey Job No. 9130-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 15

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

120470

Project Name:

Windcrest Heights Subdivision, Unit
1

Applicant:

Joseph C. Hernandez

Representative:

Harry Jewett Associates
c/o Harry B. Jewett

Owner:

KB Home Lonestar, Inc.

Staff Coordinator:

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

Property Address/Location:

North of Crestway Road, east of
Oriole

MAPSCO Map Grid (Ferguson):

553 D-6

Tract Size:

3.819 acres

Council District:

ETJ

Notification:

Published in Daily Commercial
Recorder on April 5, 2013
Internet Agenda posting April 19,
2013

REQUEST

Approval of a major plat to replat and subdivide 3.819-acre tract
of land to establish **Windcrest Heights Unit 1** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2013

CASE HISTORY

Area being replatted is a portion of Lot 1, CB 5051, out of the
Zink Subdivision plat, recorded in Volume 6500 Page 82, of the
Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixteen (16) single-family residential lots, one (1) non-single family lot and approximately five hundred thirty seven (537) 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 San Antonio River Authority Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 22, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 21, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

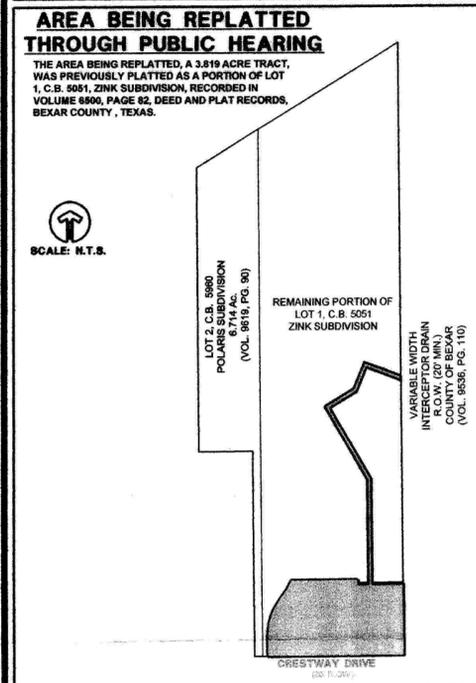
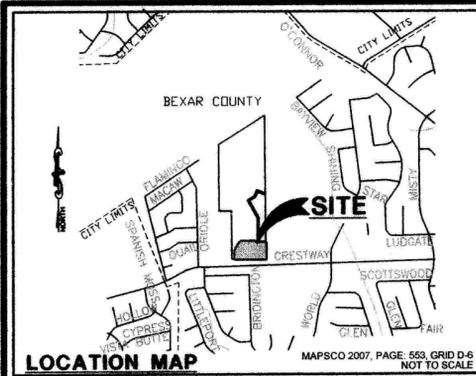
MDP 006-12 Windcrest Heights, accepted on December 11, 2012

III. RECOMMENDATION

Approval of the proposed **Windcrest Heights Unit 1** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ZINK SUBDIVISION, WHICH IS RECORDED IN VOLUME 6500, PAGE 82 BEJAR COUNTY PLAT 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 THE REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER ADDRESS:
KB HOME LONESTAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210) 342-5122

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 22 DAY OF March, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEJAR

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: HARRY B. JEWETT III, R.P.L.S.

Harry B. Jewett III
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEJAR

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.

Harry B. Jewett III
LICENSED PROFESSIONAL ENGINEER

C.P.S. NOTES:
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. 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 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 FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

BEJAR 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.

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

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

EDU NOTE: THE NUMBER OF WATER 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.

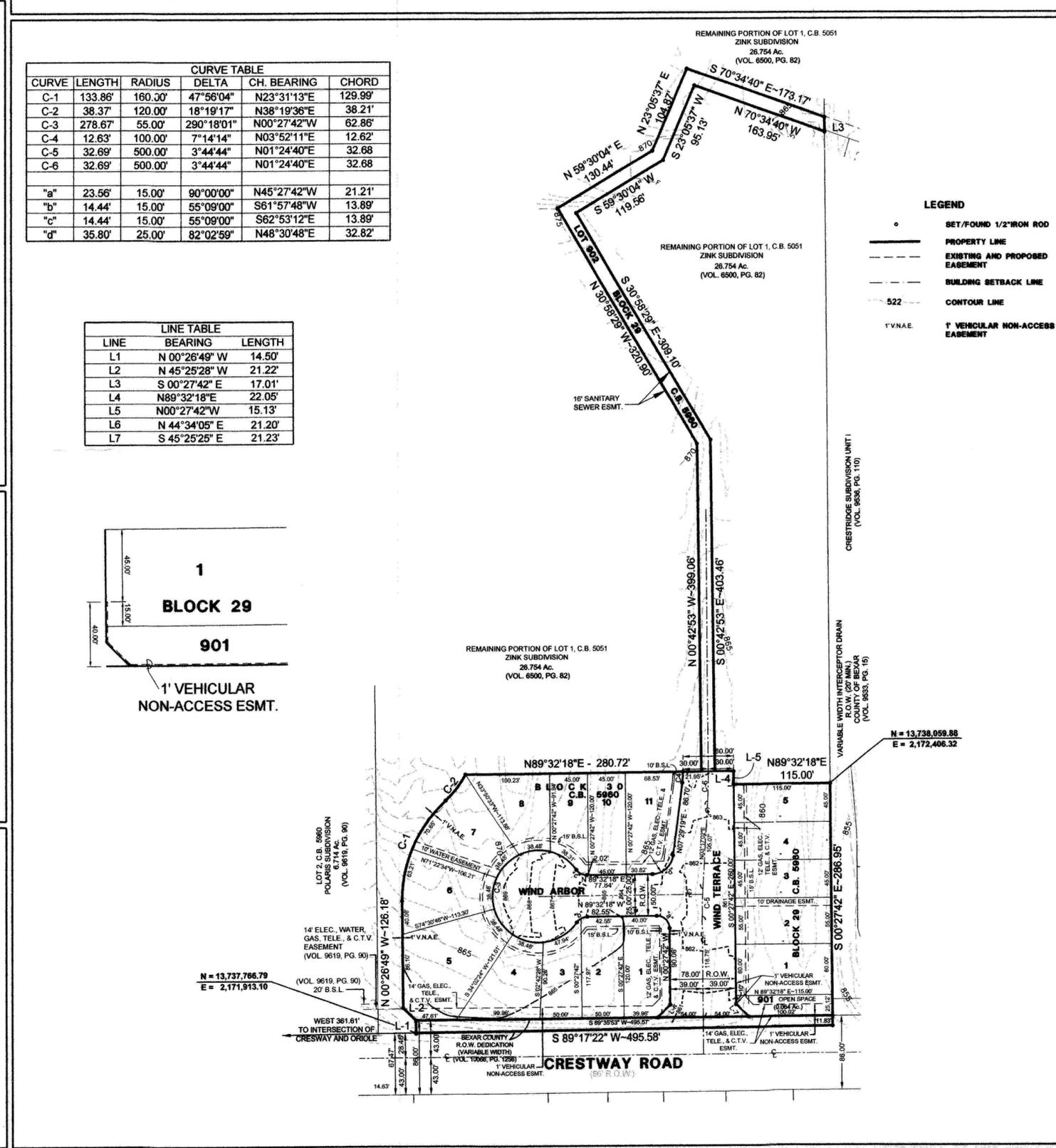
FIRE FLOW NOTE: THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.

IMPACT FEE PAYMENT: 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 AND/OR WASTEWATER SERVICE CONNECTION FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

BASIS OF BEARING: IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (83).

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

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



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C-1	133.86'	160.00'	47°56'04"	N23°31'13"E	129.99'
C-2	38.37'	120.00'	18°19'17"	N38°19'36"E	38.21'
C-3	278.67'	55.00'	290°18'01"	N00°27'42"W	62.86'
C-4	12.63'	100.00'	7°14'14"	N03°52'11"E	12.62'
C-5	32.69'	500.00'	3°44'44"	N01°24'40"E	32.68'
C-6	32.69'	500.00'	3°44'44"	N01°24'40"E	32.68'

LINE	BEARING	LENGTH
L1	N 00°26'49" W	14.50'
L2	N 45°25'28" W	21.22'
L3	S 00°27'42" E	17.01'
L4	N89°32'18"E	22.05'
L5	N00°27'42"W	15.13'
L6	N 44°34'05" E	21.20'
L7	S 45°25'25" E	21.23'

PLAT No. 120470

REPLAT ESTABLISHING WINDCREST HEIGHTS SUBDIVISION, UNIT I

BEING A 3.819 ACRE TRACT OUT OF A REMAINING PORTION OF LOT 1, C.B. 5051, ZINK SUBDIVISION AS RECORDED IN VOLUME 6500, PAGE 82, DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS; SAID 3.819 ACRES BEING OUT OF THE WILLIAM WINDFORD SURVEY NO. 326. BEING A 3.267 ACRE TRACT, A 0.402 ACRE SANITARY SEWER EASEMENT AND A 0.150 ACRE RIGHT-OF-WAY DEDICATION BEJAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners

307 West Phlego
San Antonio, TX 78209-3909
(800) 737-3407
(860) 737-3407
Fax (860) 739-5384

TEXAS LICENSED SURVEYING FIRM 100010-00
TEXAS REGISTERED ENGINEERING FIRM F-1225

SCALE: 1" = 100'

JOB NO: 12027
DATE: 03/21/13

STATE OF TEXAS
COUNTY OF BEJAR

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 ADDRESS:
KB HOME LONESTAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
(210) 342-5122

OWNER: Joseph C. Hernandez

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 22 DAY OF March, 2012.

Sharon Mercer Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 26, 2014

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS 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, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

THIS PLAT OF WINDCREST HEIGHTS SUBDIVISION UNIT I 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

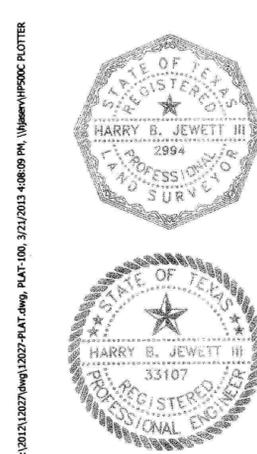
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR

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

BY: _____, DEPUTY

PAGE 1 OF 1



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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

130058

Project Name:

Kallison Ranch Unit 1 Lot 15 BSL

Applicant:

Juan Manuel & Maria E. Ruiz

Representative:

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

Owner(s):

Juan Manuel & Maria E. Ruiz

Staff Coordinator:

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

Property Address/Location:

Northwest of the intersection of
Cheyenne Pass and Wyoming Pass

MAPSCO Map Grid (Ferguson):

544 D-7

Tract Size:

0.178 Acres

Council District/ETJ:

ETJ

Notification:

Published in Daily Commercial
Recorder April 5, 2013
Notices Mailed April 5, 2013

- Nineteen (19) notices were sent to property owners within 200 feet

Internet Agenda posting
April 19, 2013

REQUEST

Approval of a minor plat to replat a 0.178-acre tract of land to relocate the twenty (20) foot side building setback line to fifteen (15) feet on Lot 15, Block 30, County Block 4451, out of **Kallison Ranch Unit 1 Lot 15 BSL**

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 5, 2013

CASE HISTORY

The area being replatted is Lot 15, Block 30, County Block 4451 of the Kallison Ranch Phase, 1 Unit 1 Subdivision, recorded in Volume 9572, Pages 119-124, 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 residential lot.

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 December 4, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 26, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has not received any written responses from the surrounding property owners.

B. Associated Application

MDP 838 Kallison Ranch, accepted on August 29, 2005

III. RECOMMENDATION

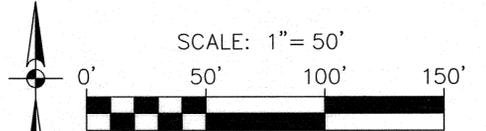
Approval of the proposed **Kallison Ranch Unit 1 Lot 15 BSL** Replat.

IV. ATTACHMENT

1. Proposed plat

REPLAT ESTABLISHING KALLISON RANCH UNIT 1 LOT 15 BSL

BEING 0.178 ACRES, LOT 15, BLOCK 30 CB 4451 OF THE KALLISON RANCH PHASE 1, UNIT 1 SUBDIVISION, PLAT NO. 060156, PREVIOUSLY RECORDED IN VOLUME 9572, PAGES 119-124, DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: December 14, 2012

STATE OF TEXAS COUNTY OF BEJAR

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 of Juan Manuel Ruiz and Maria E. Ruiz. OWNER/DEVELOPER: JUAN MANUEL RUIZ AND MARIA E. RUIZ 14503 WYOMING PASS, SAN ANTONIO, TEXAS 78254

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Juan Manuel Ruiz & Maria E. Ruiz KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF January, A.D. 2013.

D. RENEE COLLIER Notary Public, State of Texas My Commission Expires May 13, 2013

Signature of D. Renee Collier. NOTARY PUBLIC, BEJAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEJAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEJAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH UNIT 1 LOT 15 BSL 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.

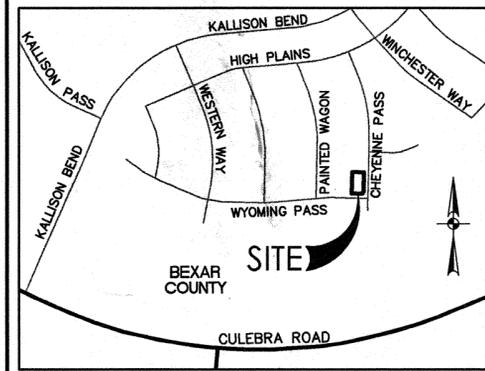
DATED THIS ___ DAY OF ___, A.D. 20__

BY: CHAIRMAN

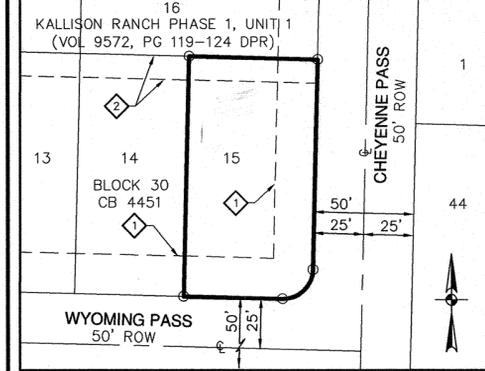
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEJAR I, COUNTY CLERK OF BEJAR 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 BEJAR 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, BEJAR COUNTY, TEXAS

KALLISON RANCH UNIT 1 LOT 15 BSL Civil Job No. 5416-48



LOCATION MAP MAPSCO MAP GRID: 544-D7 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE PURPOSE OF THE REPLAT IS TO REDUCE THE BUILDING SETBACK LINE ON THE CHEYENNE PASS STREET SIDE FROM 20' TO 15' FOR LOT 15, BLOCK 30, COUNTY BLOCK 4451 WHICH WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1, UNIT 1 SUBDIVISION, PLAT NO. 060156, WHICH IS RECORDED IN VOLUME 9572, PAGE(S) 119-124, OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEJAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1, UNIT 1 SUBDIVISION, PLAT NO. 060156, WHICH IS RECORDED IN VOLUME 9572, PAGE(S) 119-124, 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/DEVELOPER: Juan Manuel Ruiz and Maria E. Ruiz 14503 WYOMING PASS, SAN ANTONIO, TEXAS 78254

COUNTY OF BEJAR SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF January, A.D. 2013.

Notary Public D. Renee Collier, My Commission Expires May 13, 2013

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 BEJAR

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

Signature of Cara C. Tackett, Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEJAR

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 of G.E. Buchanan, Registered Professional Land Surveyor

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 SURVING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'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.

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.

LEGEND

- AC ACRE(S)
DPR DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEJAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
CB COUNTY BLOCK
VOL VOLUME
NRL NON-RESIDENTIAL LOT
● SET 1/2" IRON ROD (PD)
---1015--- EXISTING CONTOURS
① 20' BUILDING SETBACK (VOL 9572, PG 119-124, DPR)
② 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9572, PG 119-124, DPR)
③ 15' BUILDING SETBACK

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

IMPACT FEE PAYMENT DUE: 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.

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 BEJAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANOR'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.

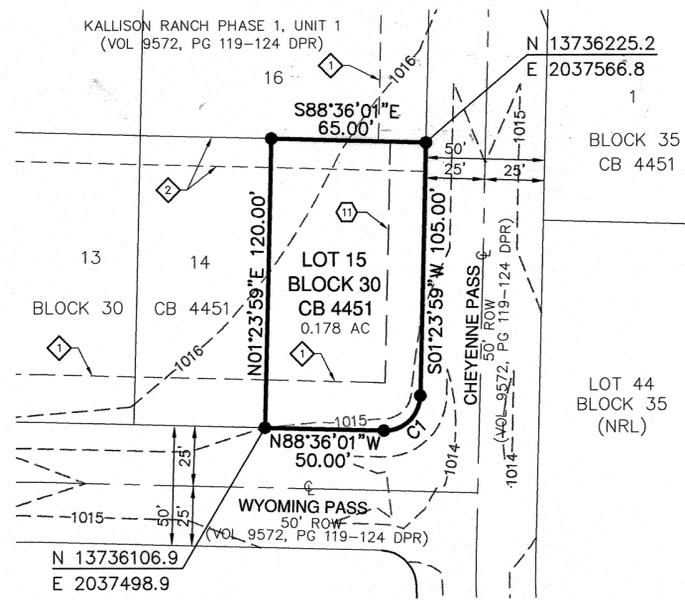
SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

GENERAL NOTE: INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

MAINTENANCE NOTE: THE MAINTENANCE OF 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 OR BEJAR COUNTY.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Row 1: C1, 15.00', 90°00'00", S46°23'59"W, 21.21', 23.56'





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 17

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

130097

Project Name:

Continental 157

Applicant:

A. Bradford Galo

Representative:

KFW Engineers.
c/o Craig P. Fletcher, P.E.

Owner:

Laredo S, Ltd.

Staff Coordinator:

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

Property Address/Location:

West of Westwood Loop, south of
Wild Pine

MAPSCO Map Grid (Ferguson):

578 A-3

Tract Size:

14.669 acres

Council District:

ETJ

Notification:

Internet Agenda posting April 19,
2013

REQUEST

Approval of a major plat to subdivide a 14.669-acre tract of land to establish **Continental 157** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 15, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one (1) non-single family lot.

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, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 15, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 808 Alamo Ranch, accepted on February 18, 2005

III. RECOMMENDATION

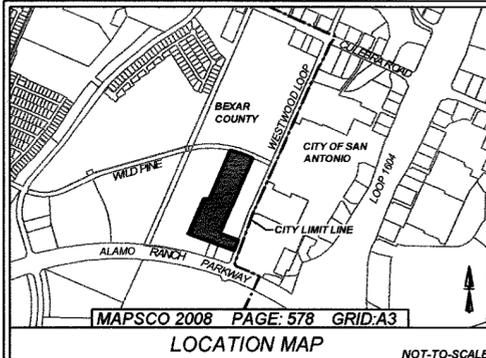
Approval of the proposed **Continental 157** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING CONTINENTAL 157

ESTABLISHING LOT 7, C.B. 4415, BEING A 14.669 ACRE TRACT OUT OF A REMAINING PORTION OF A 399.069 ACRE TRACT OF RECORD IN VOLUME 10939 PAGE 2325 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, THE A.J. LESLIE SURVEY 217, ABSTRACT 436, COUNTY BLOCK 4415 AND THE B.B.B. & C.R.R. SURVEY NO. 388, ABSTRACT 95, COUNTY BLOCK 4414, BEXAR COUNTY, TEXAS.



NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 GRANTORS 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 MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-50)(E)(9)

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN 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 GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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- 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.

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

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

LEGEND

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 355 OF 785, COMMUNITY PANEL NO. 48029C0355, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08).

F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
F.I.R. = FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON"
F.I.R. = FOUND 1/2" IRON ROD WITH CAP STAMPED "FLORES"

PROPERTY CURVE TABLE

Curve #	Length	Radius	Delta	CHORD	CHORD BEARING	TANGENT
C1	306.00'	1465.00'	11°58'03"	305.44'	S71° 55' 57"E	153.56'

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.

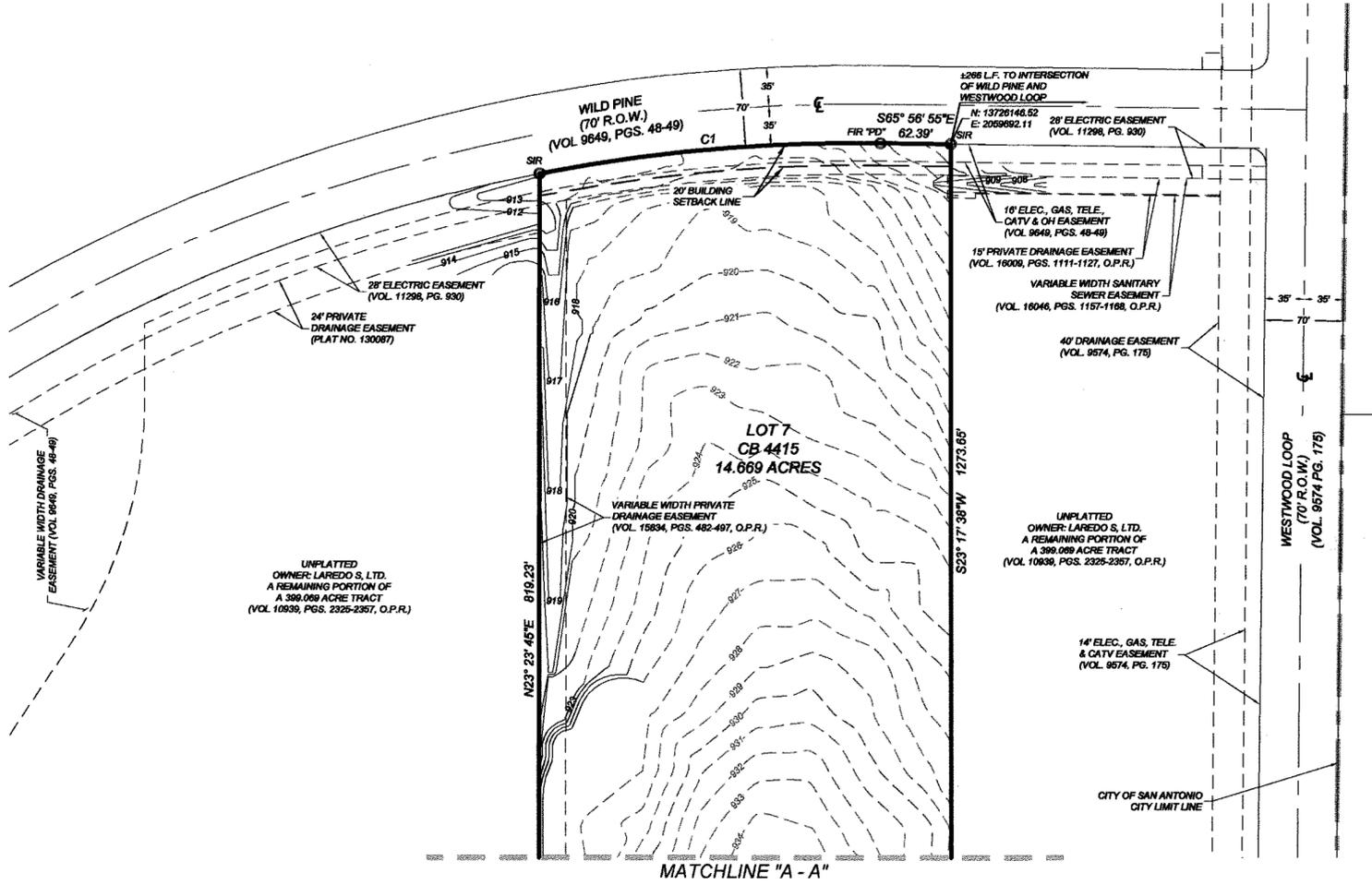
Theresa Seidel
OWNER:
LAREDO S, LTD.
1175 W. BITTERS ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
P. (210) 497-3395
F. (210) 495-2587

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 15 DAY OF April, A.D. 2013
Adrienne B. Martinez
ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES September 28, 2013
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SCALE: 1" = 100'

KFW ENGINEERS & SURVEYING
FIRM 953

14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

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 CONTINENTAL 157 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 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.

Craig P. Fletcher
CRAIG P. FLETCHER
90940
LICENSED PROFESSIONAL ENGINEER
4/15/2013

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.

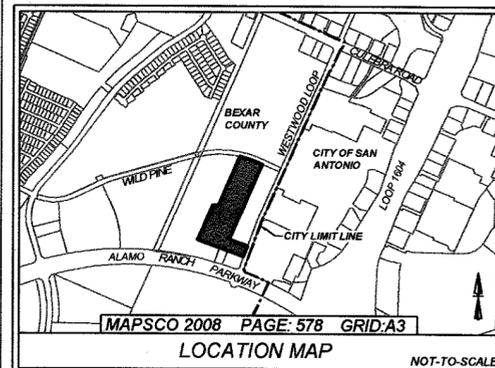
Theresa A. Seidel
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

F9513

4/15/2013

SUBDIVISION PLAT ESTABLISHING
CONTINENTAL 157

ESTABLISHING LOT 7, C.B. 4415, BEING A 14.669 ACRE TRACT OUT OF A REMAINING PORTION OF A 399.069 ACRE TRACT OF RECORD IN VOLUME 10939 PAGE 2325 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, THE A.J. LESLIE SURVEY 217, ABSTRACT 436, COUNTY BLOCK 4415 AND THE B.B.B. & C.R.R. SURVEY NO. 388, ABSTRACT 95, COUNTY BLOCK 4414, BEXAR COUNTY, TEXAS.



LEGEND

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S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
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"PAPE-DAWSON"
F.I.R. "FLORES" = FOUND 1/2" IRON ROD WITH CAP STAMPED "FLORES"

SURVEYOR NOTES

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
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5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

NOTES

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C.P.S. NOTES

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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.

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MAINTENANCE NOTE

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IMPACT FEE PAYMENT DUE

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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: LAREDO S, LTD.
1175 W. BITTERS ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
P: (210) 497-3385
F: (210) 495-2587

DULY AUTHORIZED AGENT: ADRIENNE B. MARTINEZ
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
A BRADFORD GALD 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 15 DAY OF April A.D. 2013
ADRIENNE B. MARTINEZ
NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

CRAIG P. FLETCHER
90940
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4/15/2013

STATE OF TEXAS
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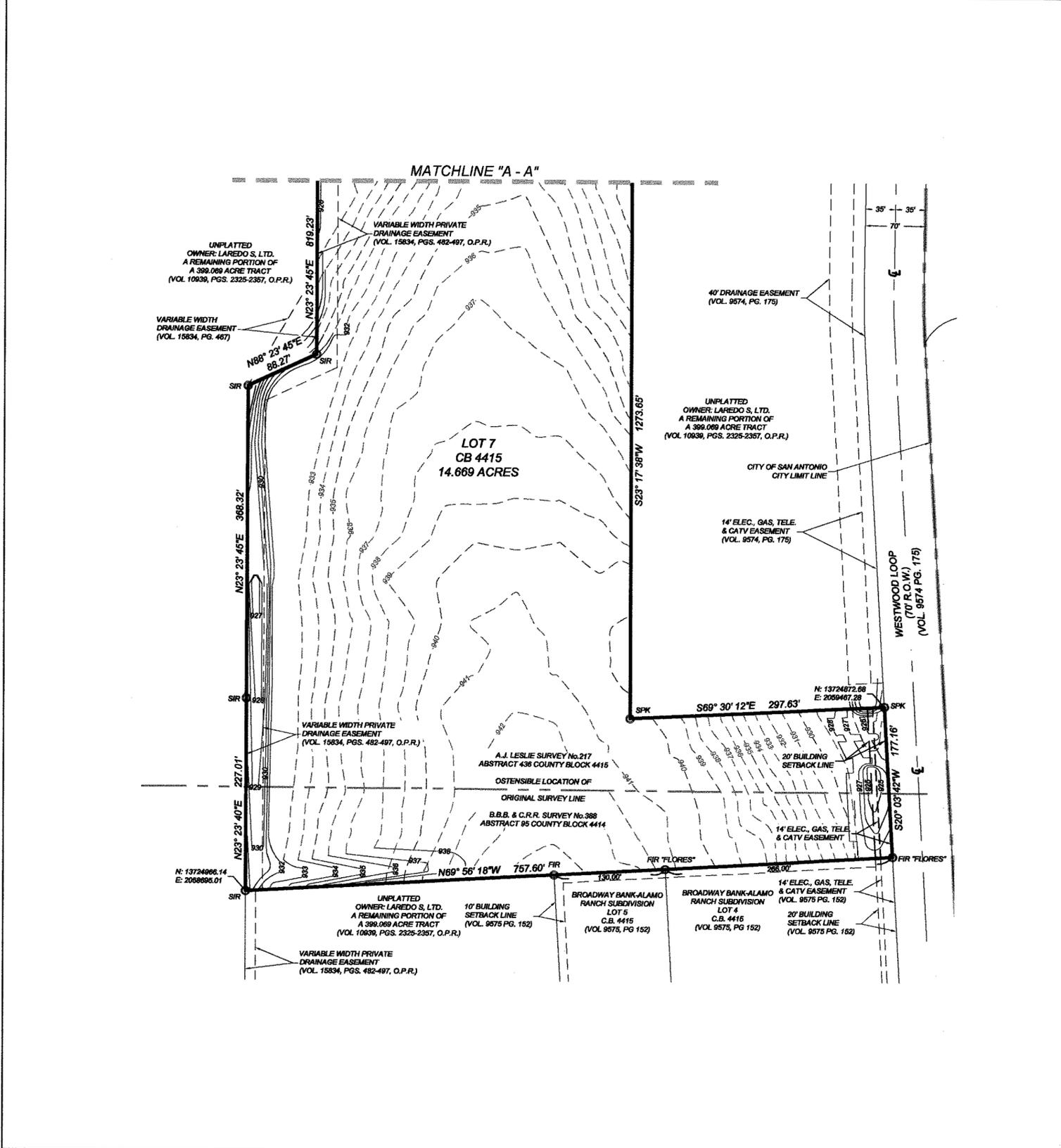
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TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14803 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14803 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



SCALE: 1" = 100'

KFW
ENGINEERS & SURVEYING
FIRM 933

14803 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

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 CONTINENTAL 157 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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2013

F9673
STATE OF TEXAS
CRAIG P. FLETCHER
90940
LICENSED PROFESSIONAL ENGINEER
4/15/2013

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
TERESA A. SEIDEL
5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14803 HUEBNER ROAD, BLDG. 40
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PHONE: 210-979-8444
FAX: 210-979-8441
4/15/2013



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS/DEVELOPMENT SERVICES DEPARTMENT

PLANNING & ENGINEERING/STORM WATER ENGINEERING/LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

1. FPV 13-003A
2. FPV 13-003B
3. Plat ID # 130055

Applicant:

John Beauchamp

Representative:

Pape-Dawson Engineers, Inc. c/o
Tom Carter, P.E.

Owner:

A.A. Seellingson, Jr. River North,
Ltd.

Staff Coordinator:

Sabrina Santiago, EIT, CFM
Senior Engineering Associate
(210)207-0182
Sabrina.santiago@sanantonio.gov
Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

Generally located south of IH-35
between Avenue A and Roy Smith

MAPSCO Map Grid (Ferguson)

617 A-3

Tract Size:

Tract 1 is 1.13 acres located north of
Roy Smith St. Tract 2 is 2.04 acres
south of Roy Smith St. Plat is 3.145
acres located south of IH-35 between
Avenue A and Roy Smith.

Council District(s):

1

Notification:

Internet Agenda Posting April 19,
2013

REQUEST

A request for approval of a floodplain variance **1. FPV 13-003A** and **2. FPV 13-003B** to Section 35-F124 (f) (20) and Section 35-F133 (c) (2) AND (c) (3) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **San Antonio River North Residences, Conditional Letter of Map Revision (CLOMR)**, a 3.17-acre tract of land within the San Antonio River watershed;
3. A request for approval of a minor plat #130055 to subdivide 3.145-acre tract of land to establish the **River North Apartments Formed Base Zoning District (FBZD) Subdivision Plat.**

APPLICATION TYPE:

Floodplain Variance and Plat

RECOMMENDED ACTION

Approval of the proposed variances to Section 35-F124 (f) (20) and Section 35-F133 (c) (2) and (c) (3). **Pending Approval** of Plat

ALTERNATIVE ACTIONS

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

DATE FILED

April 15, 2013

I. SYNOPSIS OF ANALYSIS

The applicant has submitted a Conditional Letter of Map Revision (CLOMR) and applied for a Floodplain Development Permit (FPDP) for reclamation of land from the 1% annual chance floodplain for a multi-family development. The application was reviewed by Planning & Engineering staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F124 (f) (20) which states that 1% annual chance (A.C.) floodplain reclamation in areas of ineffective flow where floodplain storage is lost to reclamation must be offset by comparable excavation within the same creek floodplain. In addition, Section 35-F133 (c) (2) & (c) (3) which states that no construction activity is allowed within the 1% A.C. floodplain prior to a CLOMR being submitted to FEMA. Also, no subdivision plats with easements that are based on the revisions

to a 1% A.C. current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA. Excluding capital improvement projects managed by a public agency, no construction that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA. Moreover, a letter from the Public Works Department (Attachment 2) was addressed to the applicant regarding the review of the CLOMR associated with this development not in compliance with the current floodplain ordinance (No. 57969) of the City of San Antonio, and the requirement to submit a variance to the aforementioned section(s) of the UDC prior to Public Works approval of the CLOMR, issuance of the Federal Emergency Management Agency (FEMA) MT-2 Form, and issuance of the FPDP.

A. Proposed Use

The proposed plat will consist of two (2) non-single-family residential lots

B. Zoning

“FBZ T6-2 RIO AHOD” Formed Base Zone Transect Zone 6-2 River Improvement Overlay Airport Hazard Overly District

C. Major Thoroughfare(s)

Interstate Highway 35 is a highway

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 18, 2013

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 9, 2013

II. SUPPLEMENTAL INFORMATION

A. Variance Request

The applicant submitted a variance request to UDC Section 35-F124 (c) (3) regarding the allowable development within the regulatory floodplain (Attachment 3)

III. RECOMMENDATION

The Director of Public Works recommends approval of the floodplain variance (Attachment 4) with the following conditions:

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
- The engineer of record has indicated that the fill to be placed within the 1% A.C. floodplain, cannot be offset with excavation due to the San Antonio River (SAR) Improvements done by the San Antonio River Authority (SARA). In addition, the concrete U-channel which makes up the SAR throughout the extents of the subject site will have to be disturbed to compensate for the lost storage due to fill. It is not feasible to disturb the improvements as well as the concrete U-channel to compensate for the amount of fill within the floodplain

- The engineer of record has indicated and been approved to be part of the Inner City Reinvestment/Infill Policy (ICRIP) program which has strict scheduling requirements. The River House construction is scheduled for mass grading of the site to occur May-June 2013 in order to complete construction by December 2014. If this deadline cannot be met, the development will lose the program waivers and will have to go thru City Council for another application and approval potentially delaying the completion of the project.
- The plat associated with the project (# 130055) shall not be recorded prior to a CLOMR being submitted to FEMA, FEMA case number issued, and a performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division, and the issuance of a FPDP by the Public Works/Storm Water Engineering Division.

The Director of Development Services recommendation for the **River North Apartments Formed Base Zoning District (FBZD) Subdivision** Plat (Attachment 6) is **Pending**.

IV. ATTACHMENTS

1. Flood Plain Development Permit
2. Flood Plain Permit Denial
3. Variance Request
4. Variance Response
5. Center City Development memo
6. Plat



CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 13-081

Date 4/11/2013

Permit Number 2013081

1. APPLICANT DATA (Owner)

Company Name A.A. Seelingson, Jr. River North, Ltd.

First Name John MI _____ Last Beauchamp

Address: Number 315 Street E. Commerce, Suite 300 City San Antonio

State TX Zip Code 78205 Phone (210) 225-3053

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other*

*If non-residential or other selected complete the following:

Type of use proposed: Proposed multi-family/condominium

Occupant Name _____ Phone _____

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Fill-Permanent Other (Describe): Proposing to reclaim the 1% annual chance floodplain from the subject site for the use of multi-family development.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____

Location Description: 102 & 132 Roy Smith

Permittee Print Name

Permittee Signature

Date

4/11/13

RECOMMEND FOR DISAPPROVAL

Date

4/18/13

for _____
FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



FOR OFFICE USE ONLY

Application Number 13-081

Date 4/11/2013

Permit 2013081

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

Other provisions:

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

This FPDP is for a disapproval as the proposed improvements within the 1% annual chance floodplain do not meet the UDC requirements per Section 35-F124 (f) (20) which state that 1% annual chance floodplain reclamation in areas of ineffective flow

where the floodplain storage volume is lost to reclamation must be offset by comparable excavation within the same creek.

In addition, Section 35-F133 (c) (2) & (3) which states that no construction activity that will result in a change in alignment, width, or elevation of the 1% annual chance floodplain is allowed prior to a CLOMR being submitted to FEMA. Additionally, no plats will be released prior to CLOMR being submitted to FEMA.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? No

Permit Application - Reviewed By: Sabrina Santiago, EIT, CFM

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

April 17, 2013

John Beauchamp
A.A. Seelingson, Jr. River North, Ltd.
315 E Commerce Street, Suite 300
San Antonio, TX 78205

**Re: Floodplain Variance
San Antonio River North Residences CLOMR & Plat #130055
FPV# 13-003A & FPV#13-003B**

Dear Mr. Beauchamp;

The Public Works/Storm Water Engineering Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the San Antonio River North Residences Plat #130055. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:

- Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that 1% annual chance (A.C.) floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain.
- Appendix F, Subdivision C, Section 35-F133 (c) (2) which states that no construction activity is allowed within the 1% A.C. floodplain prior to a CLOMR being submitted to FEMA. Additionally, no subdivision plats with easements that are based on the revisions to a 1% A.C. current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA.

AND

- Appendix F, Subdivision C, Section 35-F133 (c) (3) which also states that excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.

2. A variance to the above UDC requirements will be required prior to Public Works/Storm Water Engineering Division approval of the CLOMR, issuance of the FEMA MT-2 Form, issuance of the Floodplain Development Permit (FPDP), and release of the Plat #130055.
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

John Beauchamp
SAR North Residences CLOMR

April 17, 2013

Page 2 of 2

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
 - The engineer of record has indicated that the fill to be placed within the 1% A.C. floodplain, cannot be offset with excavation due to the San Antonio River (SAR) Improvements done by the San Antonio River Authority (SARA). In addition, the concrete U-channel which makes up the SAR throughout the extents of the subject site will have to be disturbed to compensate for the lost storage due to fill. It is not feasible to disturb the improvements as well as the concrete U-channel to compensate for the amount of fill within the floodplain
 - The engineer of record has indicated and been approved to be part of the Inner City Reinvestment/Infill Policy (ICRIP) program which has strict scheduling requirements. The River House construction is scheduled for mass grading of the site to occur May-June 2013 in order to complete construction by December 2014. If this deadline cannot be met, the development will lose the program waivers and will have to go thru City Council for another application and approval potentially delaying the completion of the project.
4. Public Works will support a variance to the above UDC requirements with the following conditions:
- The plat associated with the project (# 130055) shall not be recorded prior to a CLOMR being submitted to FEMA, FEMA case number issued, and a performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division.
 - Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division, and the issuance of a FPDP by the Public Works/Storm Water Engineering Division.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a floodplain development permit once the above conditions are met.

If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,



Christina De La Cruz, PE,
Interim Senior Engineer for Storm Water Engineering
Dept of Public Works

Attm(s): Exhibit 1-Vicinity Map

cc: Tom Carter, P.E., Pape-Dawson Engineers
City of San Antonio, Planning Commission

April 5, 2013

Administrative Exception Request
Mr. Majed A. Al-Ghafry, P.E.
Director of Public Works
City of San Antonio
City of San Antonio
114 W. Commerce, 6th Floor
San Antonio, TX 78205

Re: The River House
Variance Request
Section 35-F124 (f)(21) and 35F-133 (c)(3) of the UDC

Dear Mr. Al-Ghafry:

Kindly consider this letter as a formal request for an Administrative Exception to UDC Section 35-F124 (f)(20) "Allowable Development Within the Regulatory Floodplain" and UDC Section 35F-133(c)(3) "Permit Evaluation".

River North Residences is a proposed multi-family development that consists of two tracts. The site is located in central San Antonio, Texas wholly within the city of San Antonio's limits. Specifically, the tracts are located immediately south of IH-35 between Avenue A and the San Antonio River as shown in Exhibit 1.0. Tract 1 consists of 1.13 acres and is located north of Roy Smith Street, while Tract 2 is 2.04 acres and is on the south site of Roy Smith Street as shown in Exhibit 1.1.

The source of flooding for this site is the San Antonio River. Portions of the site lay within the 1% AC floodplain as shown on FEMA's Flood Insurance Rate Map (FIRM) Panel No. 48029C0415G, which is shown in Exhibit 2.0. As part of the development, the floodplain on the property will be reclaimed by filling and raising the site above the 1% Ultimate Development water surface elevations. Per UDC Section 35-F124 (f)(21) the "1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain", the reclamation of this ineffective flow area is acceptable.

The effective FEMA floodplain reflects the recently constructed San Antonio River Museum Reach (LOMR Case No. 11-06-0604P Effective Date: March 12, 2012). The effective hydraulic model has been updated to reflect site specific topography to create a corrected effective

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hydraulic model. The corrected effective model shows that the 1% AC floodplain does not reflect the site conditions and that floodplain encroachment is not as severe as shown in the effective FIRM Panel. The comparison of the effective and corrected effective 1% AC floodplain is shown Exhibit 3. This exhibit also shows locations where the developer of this site proposes the reclamation of the ineffective flow areas on the east bank of the San Antonio River. Flood depths in this overbank area are approximately 2 feet. The proposed grading and corresponding proposed 1% AC floodplain is provided as Exhibit 4.

This reclamation would require a compensating volume of 150 cubic yards; however, a comparable offset of this volume within the San Antonio River is neither feasible nor practical since the San Antonio River is severely channelized. Furthermore, the improvements along the San Antonio River have been recently constructed and it is not practical to disturb the improvements for the purpose of providing 150 cubic yards of floodplain storage. Lastly, the provision of compensating floodplain within the San Antonio River does not seem feasible due to the concrete lining and concrete sidewalks that span from Highway 281 down to the Riverwalk. Potential areas for the provision are upstream of Highway 281; however, coordination would be necessary with Brackenridge Golf Course or Brackenridge Park, which again is not practical. Note that Roy Smith Street will be cut into the existing ground thereby creating approximately 47 cubic yards of floodplain storage in the proposed road.

The River House construction scheduled is based on beginning mass grading of the site in May or June of 2013 in order to complete construction by December 2014. Our experience has been that FEMA CLOMR submittals take between 3 to 6 months for approval. Per UDC Section 35F-133(c)(3), *"Excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA."* However, waiting 3 to 6 months is too long of a time period to delay construction on 3.17 acres due to the reclamation of ± 0.18 acres of floodplain.

We are therefore asking that we be granted two variances. The first variance request is: (1) to exempt the provision of the compensating floodplain volume within the same creek floodplain as required by UDC Section 35-F124 (f)(20) and (2) to allow for construction prior to FEMA approval of the CLOMR which does not adhere to UDC Section 35F-133 (c)(3).

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.
(1) The provision of compensating floodplain storage within the San Antonio River is not possible without major disturbance to recent Riverwalk improvements. Without the reclamation of floodplain, the low area on the site will be prone to stagnant water and will significantly alter the layout of the proposed site plan.

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- (2) Allowing for the construction to commence prior to FEMA approval of the CLOMR is essential to the completion of construction by December 2014.*
2. The hardship relates to the applicant's land, rather than personal circumstance.
 - (1) This hardship is related to the applicants land rather than personal circumstance. The proximity to the San Antonio Riverwalk prevents this property owner from providing the required compensating fill in a practical and economical manner.*
 - (2) There is an unusual low in the site that has resulted in the floodplain encroachment on the subject property. The necessary FEMA approval is therefore a result of the land rather than personal circumstance.*
 3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.
(1 & 2) The floodplain in this area is unique to this tract.
 4. The hardship is not the result of the applicant's own actions.
(1& 2) The hardship is not the result of the applicant's actions but rather the nature of the floodplain and existing site conditions.
 5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.
(1 & 2) The proposed variance request will not be injurious to other properties. By filling the ineffective flow along the right overbank of the property, there are no adverse impacts to upstream or downstream property owners (i.e. no increases in the 1% AC storm water surface elevations as shown in Table 1 of the River North Residences CLOMR dated April 2, 2013).
 6. The variance is the minimum necessary, considering flood hazard, to afford relief.
 - (1) The variance is the minimum necessary to afford relief. The proposed development will not require any additional variances related to the floodplain.*
 - (2) The commencement of construction prior to FEMA CLOMR approval will expedite flood relief for the subject property.*
 7. There is good and sufficient cause.
(1& 2) There is good and sufficient cause to granting the two variances since the vacant lot currently has some old dilapidated structures that do not blend in with the River Walk ambiance. Secondly, there will be no adverse impact in 1% AC water surface elevations resulting from the proposed floodplain reclamation. Furthermore, allowing for the start of construction prior to CLOMR approval will expedite the construction schedule thereby minimizing the amount of time that construction activity disturbs nearby residences and Riverwalk visitors.

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8. Failure to grant the variance will result in exceptional hardship to the applicant.
- (1) *Failure to grant the variance will result in a significant amount of effort and coordination with the San Antonio River Authority as well as the City of San Antonio to find a practical and economical location to provide the compensating floodplain volume.*
- (2) *Failure to allow for the start of construction prior to the FEMA CLOMR approval will result in a delayed schedule which will increase construction costs and severely contribute to economic losses.*
9. The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.
- (1 & 2) *The variance will not result in increased flood heights during the 1% AC storm event off of the subject property nor cause additional threat to public safety.*

The granting of the variance will not create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances. On the contrary, providing the compensating floodplain volume will result in disturbance to the San Antonio River, which will impact the local residents and tourists who use the Riverwalk.

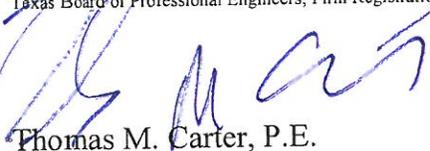
In our professional opinion, these Variance Requests remain in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

If you have questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration #470



Thomas M. Carter, P.E.
Vice President

Attachment

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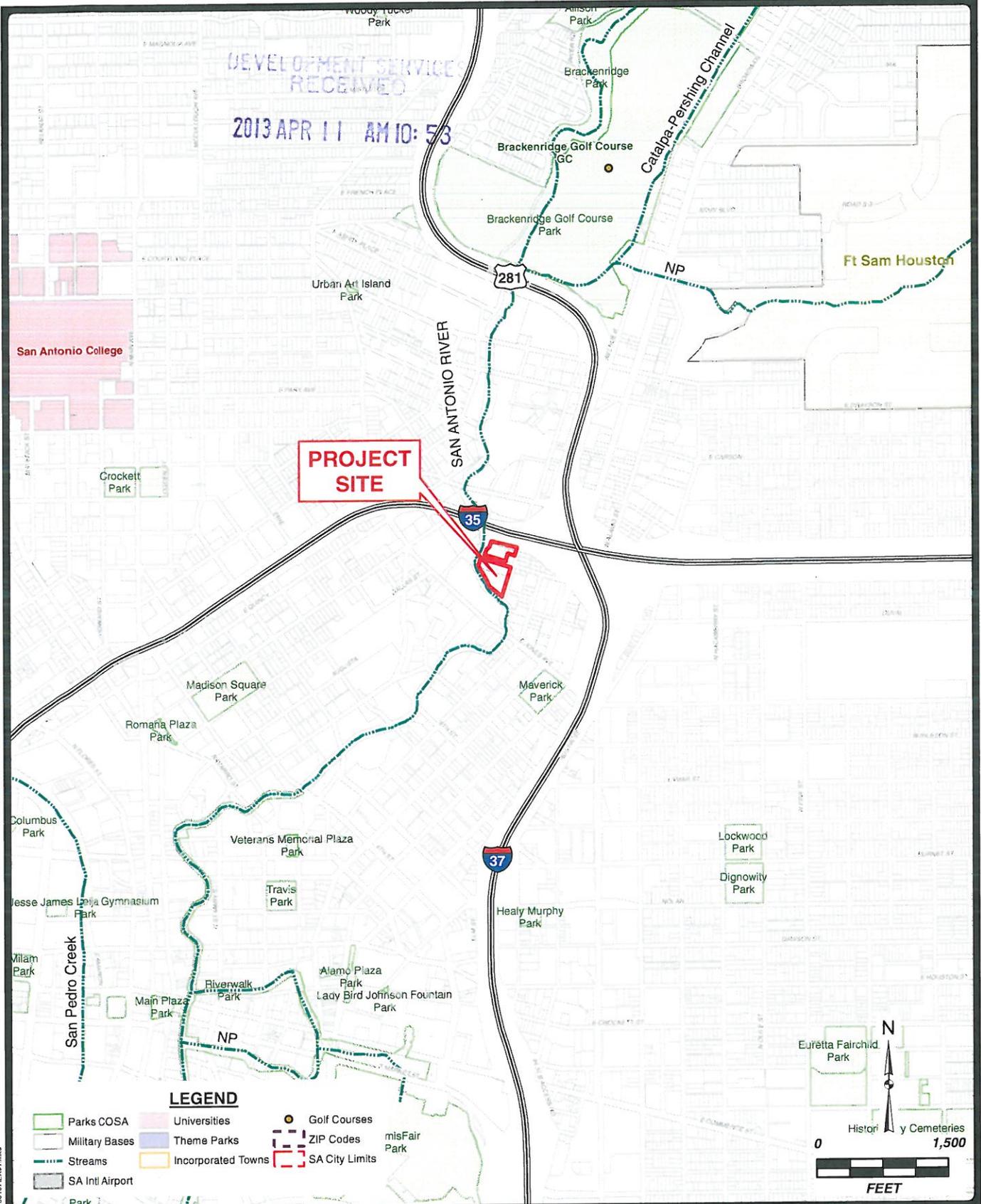
Mr. Majed A. Al-Ghafry, P.E.
The River House
April 5, 2013
Page 5 of 5

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<u>For Office Use Only:</u>	AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		
Signature:	_____	Date:	_____	
Printed Name:	_____	Title:	_____	
Comments:	_____ _____			

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JOB NO. 7691-04
 DATE Apr 2013
 DESIGNER SC
 CHECKED RE DRAWN SC
 SHEET 1.0

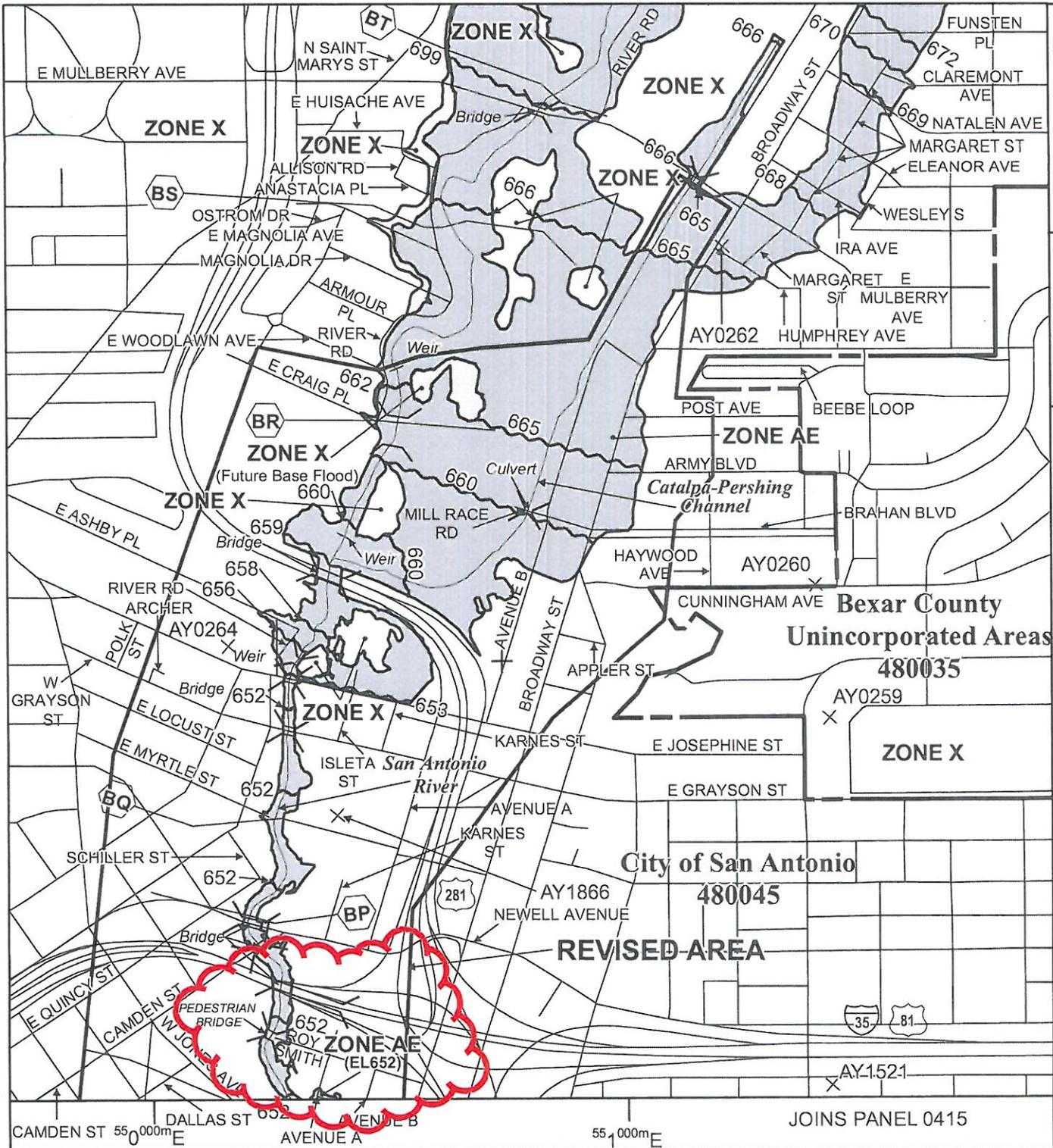
RIVER NORTH RESIDENCES
 VICINITY MAP
 SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

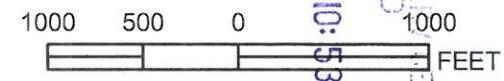
Date: Apr 02, 2013, 2:04:05 PM User: RE:scafil
 File: P:\769104\Design\GIS\MAPS-SA-130107\EX01.mxd



Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 1000'



PANEL 0405G

FIRM

FLOOD INSURANCE RATE MAP
 BEXAR COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 405 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALAMO HEIGHTS, CITY OF	480036	0405	G
BEXAR COUNTY	480035	0405	G
OLMOS PARK, CITY OF	481540	0405	G
SAN ANTONIO, CITY OF	481945	0405	G
TERRILL HILL, CITY OF	480048	0405	G

REVISED TO REFLECT LOMR EFFECTIVE: March 12, 2012

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



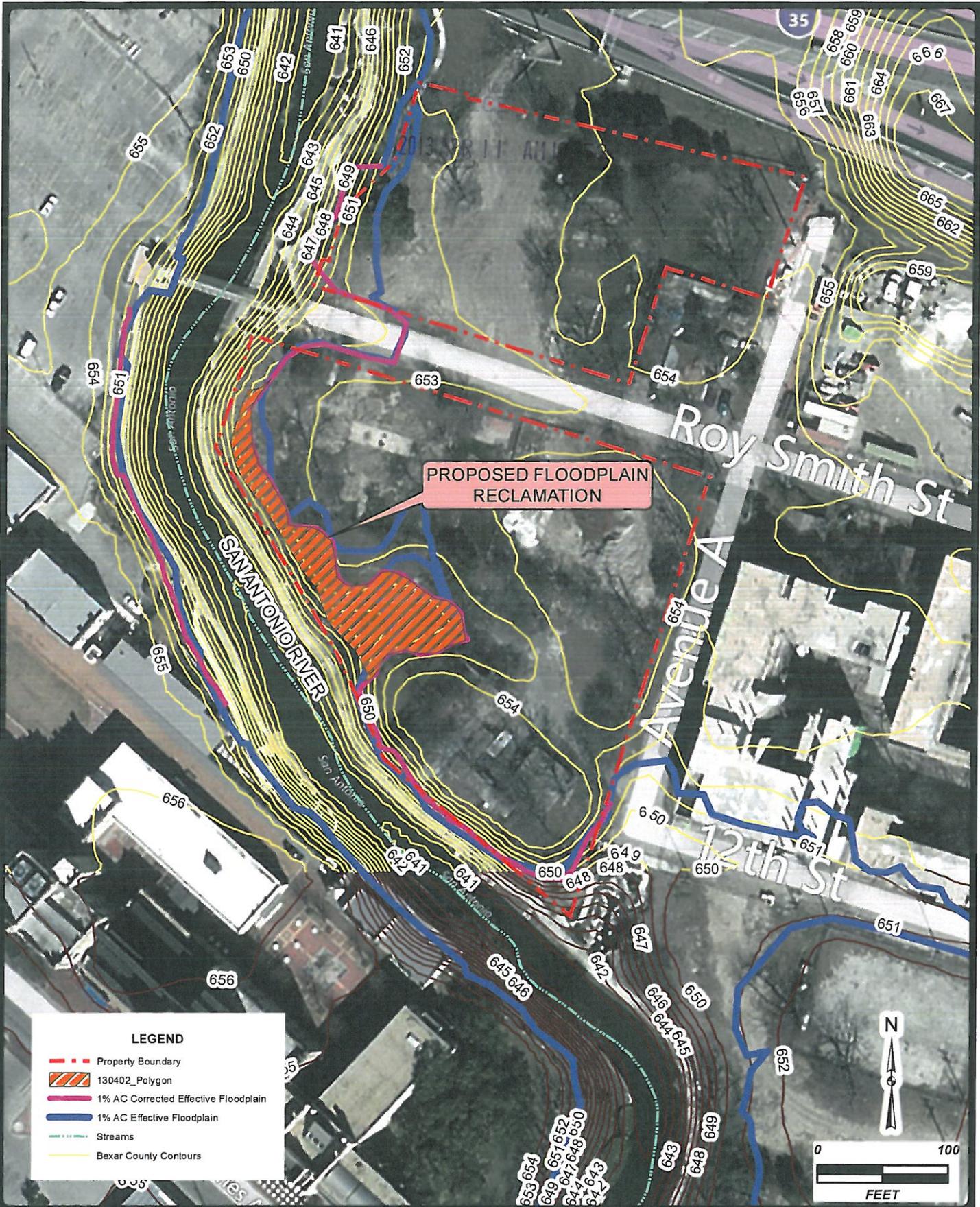
MAP NUMBER
48029C0405G

MAP REVISED
SEPTEMBER 29, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

DEVELOPMENT REVIEW RECEIVED APR 11 AM 10:53



LEGEND

- Property Boundary
- 130402_Polygon
- 1% AC Corrected Effective Floodplain
- 1% AC Effective Floodplain
- Streams
- Bexar County Contours

JOB NO. 7691-04
 DATE APR 2013
 DESIGNER SC
 CHECKED RE DRAWN SC
 SHEET 3

RIVER NORTH RESIDENCES
PROPOSED FLOODPLAIN RECLAMATION

PAPE-DAWSON ENGINEERS

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Apr 02, 2013 2:08:44 PM User: RESEARCH File: P:\7691\769104\DWG\TEXT\769104E02.mxd

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON ORIGINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CITY OF SAN ANTONIO
PUBLIC WORKS
Interdepartmental Correspondence

TO: Robert R., Chair
City of San Antonio Planning Commission

FROM: Christina De La Cruz P.E., Interim Stormwater Manager CD

COPIES TO: Jon Adame, P.E., Pape-Dawson Engineers

SUBJECT: Floodplain Variance FPV# 13-003A & FPV# 13-003B
SWE# 23762 San Antonio River North Residences CLOMR & Plat #130055

DATE: April 17, 2013

The Department of Public Works Storm Water Engineering has reviewed the Conditional Letter of Map Revision (CLOMR) for the San Antonio River North Residences CLOMR and Plat #130055. .

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that 1% annual chance (A.C.) floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain.
- Appendix F, Subdivision C, Section 35-F133 (c) (2) which states that no construction activity is allowed within the 1% A.C. floodplain is allowed prior to a CLOMR being submitted to FEMA. Additionally, no subdivision plats with easements that are based on the revisions to a 1% A.C. current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA.

AND

- Appendix F, Subdivision C, Section 35-F133 (c) (3) which also states that excluding CIP projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.

The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.

- The engineer of record has indicated that the fill to be placed within the 1% A.C. floodplain, cannot be offset with excavation due to the San Antonio River (SAR) Improvements done by the San Antonio River Authority (SARA). In addition, the concrete U-channel which makes up the SAR throughout the extents of the subject site will have to be disturbed to compensate for the lost storage due to fill. It is not feasible to disturb the improvements as well as the concrete U-channel to compensate for the amount of fill within the floodplain
- The engineer of record has indicated and been approved to be part of the Inner City Reinvestment/Infill Policy (ICRIP) program which has strict scheduling requirements. The River House construction is scheduled for mass grading of the site to occur May-June 2013 in order to complete construction by December 2014. If this deadline cannot be met, the development will lose the program waivers and will have to go thru City Council for another application and approval potentially delaying the completion of the project.

Public Works will support a variance to the above UDC requirements with the following conditions:

- The plat associated with the project (# 130055) shall not be recorded prior to a CLOMR being submitted to FEMA, FEMA case number issued, and a performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division, and the issuance of a FPDP by the Public Works/Storm Water Engineering Division.

If the Variance is approved by the Planning Commission, Public Works Department/Storm Water Engineering Division will issue a floodplain development permit for work associated with this project once the above conditions are met.

If you have additional questions, please contact Sabrina Santiago (210) 207-0182 or via email at sabrina.santiago@sanantonio.gov.

Attm(s) #: Exhibit 1-Vicinity Map



CITY OF SAN ANTONIO
CENTER CITY
DEVELOPMENT OFFICE

TO: Planning Commission

FROM: Ramiro Gonzales, Special Projects Manager, Center City Development Office

SUBJECT: Letter of Support for the River House Multifamily Project

DATE: April 17, 2013

Please accept this letter of support on behalf of The Center City Development Office for the River House Multifamily Project to be located at Roy Smith Street and Avenue A.

Since the inception of the project in 2011, the developer, Hixon Properties, has worked closely with our office, and has been awarded economic development incentives by the City Council to assist in its contribution to the River North area. This project represents a total investment of \$31 million including \$725,000 in public improvements, and will add 261 market rate rental housing units to the Center City. Based on these merits, City Council authorized an incentive package valued at \$3,853,515 on May 17, 2012. As part of the incentive agreement, the project is required to commence construction on or before August 17, 2013. If this cannot be achieved, City Council approval would be required to amend the agreement and grant an extension of the commencement date.

If our office can be of any assistance, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramiro Gonzales".

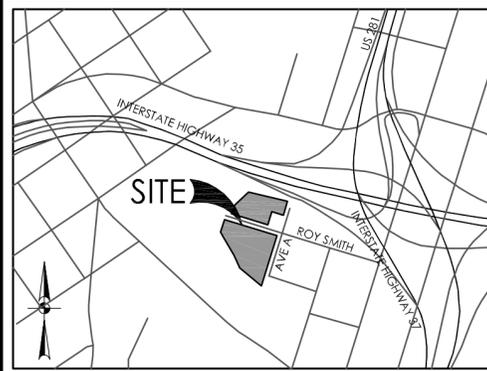
Ramiro Gonzales
Special Projects Manager
ramiro.gonzales@sanantonio.gov
(210) 207-3960

TARGET THE HEART. RENEW, RECONNECT, REVITALIZE.

PLAT NUMBER 130055

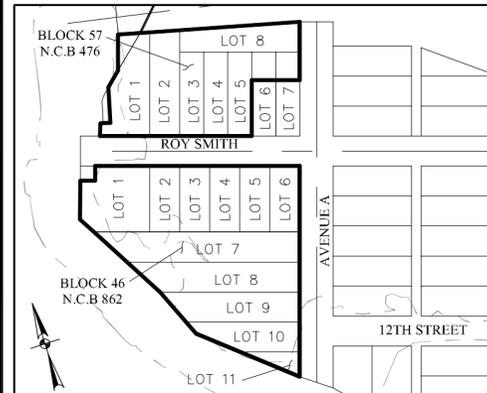
SUBDIVISION PLAT OF RIVER NORTH APARTMENTS (FBZD) (FORMED BASE ZONING DISTRICT)

ESTABLISHING LOT 9, BLOCK 57, NEW CITY BLOCK 476, AND LOT 12, BLOCK 46, NEW CITY BLOCK 862 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A TOTAL 3.145 ACRES COMPRISED OF SAID LOT 9 COMPRISED OF A PORTION OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5 & 8, AND THE NORTH 47 FEET OF LOTS 6 AND 7 OF BLOCK 57, NEW CITY BLOCK 476, CONVEYED AS TRACTS III, VI AND VII TO A. A. SEELIGSSON, JR., RIVER NORTH LTD. AS TRACT 3 IN VOLUME 14861, PAGES 1393-1402, AND SAID LOT 9 ALSO INCLUDING THAT 0.025 ACRE OF THE OLD SAN ANTONIO RIVER CONVEYED TO A.A. SEELIGSSON, JR., RIVER NORTH LTD. IN DEED RECORDED IN VOLUME 15923, PAGES 2217-2222; AND SAID LOT 12, COMPRISED OF THE REMAINDER OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5 AND 6 OF BLOCK 46, NEW CITY BLOCK 862 CONVEYED AS TRACT 1 TO A. A. SEELIGSSON, JR., CO. IN DEEDS RECORDED IN VOLUME 6978, PAGES 219-222 AND VOLUME 14192, PAGES 2151-2157, AND SAID LOT 12 ALSO INCLUDING LOTS 7, 8, 9, 10 AND 11 OF BLOCK 46, NEW CITY BLOCK 862 CONVEYED TO A. A. SEELIGSSON JR., RIVER NORTH, LTD. AS A 1.127 ACRE TRACT RECORDED IN VOLUME 15193, PAGES 1009-1014 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 617A3
NOT-TO-SCALE



SUBJECT AREA

SCALE: 1"=300'

BEING A PORTION OF ARBITRARY LOT 1, 6 & 7, AND ALL OF ARBITRARY LOTS 2-5 & 8, BLOCK 57, NCB 476 AS RECORDED IN VOLUME 6978, PAGES 219-222. ALSO BEING ARBITRARY LOTS 1-6, BLOCK 46, NCB 862 AS RECORDED IN VOLUME 6978, PAGES 219-222. AND ARBITRARY LOTS 7-11 BLOCK 46, NCB 862 AS RECORDED IN VOLUME 10499, PAGES 441-442. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LEGEND

- | | | | |
|--------|---|-----|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | DR | DEED RECORDS OF BEXAR COUNTY, TEXAS PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR) | ROW | RIGHT-OF-WAY |
| NCB | NEW CITY BLOCK | VOL | VOLUME |
| --- | EXISTING CONTOURS | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| --- | 1% ANNUAL CHANCE (100-YR) FLOODPLAIN PER CLOMR PAPE-DAWSON STUDY DATED 4/2/12 | ● | SET 1/2" IRON ROD |
| --- | LAND TIE/HOOK | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 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.

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC, DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDLING OR BURYING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY COST MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY C.P.S. ENERGY, 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 HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

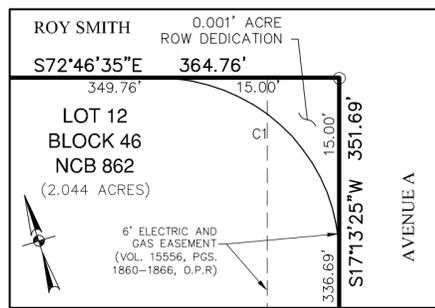
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

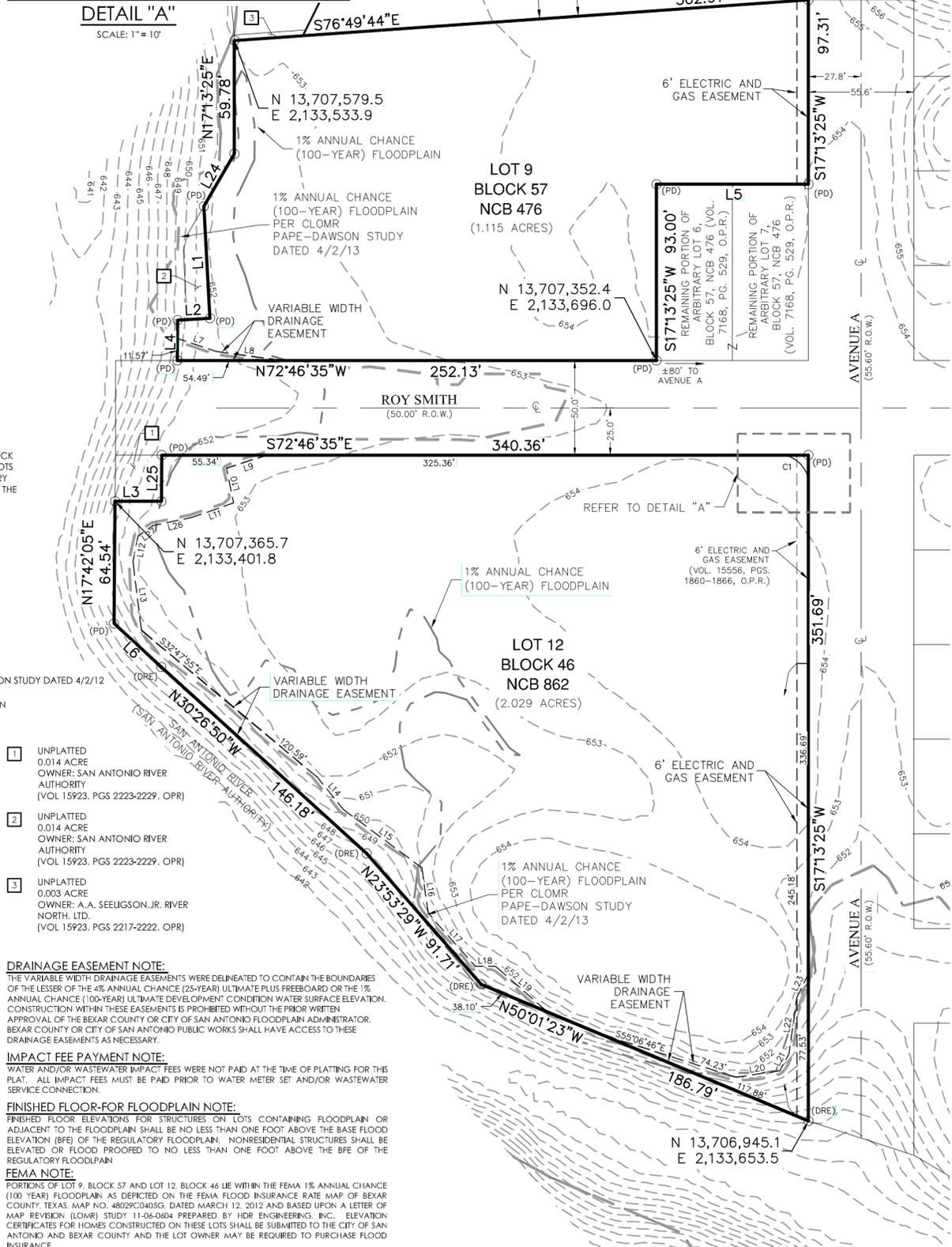
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



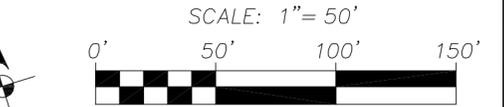
DETAIL "A"

SCALE: 1"=10'



LINE TABLE

LINE	BEARING	LENGTH
L1	N 14°04'26" E	59.19'
L2	S 75°55'34" E	17.09'
L3	S 72°46'35" E	24.40'
L4	N 17°26'34" E	21.29'
L5	N 72°46'35" W	80.00'
L6	N 30°02'28" W	33.87'
L7	S 54°09'55" E	21.57'
L8	S 64°56'10" E	34.32'
L9	S 89°23'21" W	22.35'
L10	S 05°49'09" W	18.83'
L11	S 88°03'26" W	23.32'
L12	S 29°04'13" W	13.57'
L13	S 10°04'32" W	36.79'
L14	S 21°48'51" E	22.06'
L15	S 36°01'45" E	51.56'
L16	S 09°32'02" W	24.06'
L17	S 24°10'04" E	37.55'
L18	S 73°19'38" E	10.52'
L19	S 31°37'31" E	36.83'
L20	S 81°33'40" E	23.26'
L21	N 45°18'45" E	10.10'
L22	N 25°06'13" E	30.11'
L23	N 43°52'05" E	13.62'
L24	N 47°17'57" E	32.12'
L25	N 17°42'05" E	24.40'
L26	N 84°32'36" W	20.79'
L27	S 71°47'24" W	9.66'



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

DATE OF PRINT: April 18, 2013

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N27°46'35"W	21.21'	23.56'

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: AA SEELIGSSON, JR., RIVER NORTH, LTD.
BY SEELIGSSON GP, LLC
BY JOHN BEAUCHAMP, VICE PRESIDENT
315 E. COMMERCE STREET, SUITE 300
SAN ANTONIO, TEXAS 78205
(210) 225-3053

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BEAUCHAMP 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

THIS PLAT OF RIVER NORTH APARTMENTS (FBZD) 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



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
April 24, 2013

Special Project Number:

S.P. 1704

Petitioner:

San Antonio Water System

Representative:

Bruce Haby, Corporate Real Estate Manager

Staff Coordinator:

Jesse Quesada, Management Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

The requested area is located south of Timber Hill Drive and the northwest corner of Ingram Road within NCBs 16931 and 18083

Tract Size:

3.659 acres (159,385 square feet)

Council District(s):

7

REQUEST

A resolution authorizing a Joint Use Agreement with the San Antonio Water System to use 3.659 acres (159,385 square feet) of vacant City-owned property located south of Timber Hill Drive and the northwest corner of Ingram Road within NCBs 16931 and 18083 for the relocation of a 36-inch wide main recycle water line and to increase the existing sewer main line from 24 inches in width to 42 inches in width in City Council District 8, as requested by the San Antonio Water System for a fee of \$16,500.00.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

This Joint Use Agreement is to relocate 36-inch wide main recycle water and to increase the existing sewer main line from 24 inches in width to 42 inches in width as part of the Bexar County Flood Control Capital Improvement Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project. Disapproval of this request would require the San Antonio Water System to find a different route for this project.

I. BACKGROUND

The San Antonio Water System (Petitioner) has requested a Joint Use Agreement from the City of San Antonio to use 3.659 acres (159,385 square feet) of vacant City-owned property, as shown on attached Exhibits "A" and "B" in Council District No. 7. The property is located within New City Blocks 16931 and 18083 south of Timber Hill Drive and northwest corner of Ingram Road. This vacant land is controlled by the Parks and Recreation Department and is part of the Leon Creek Greenway North Project. This land is used as green space and for hike and bike trails. The Parks and Recreation Department has reviewed and approved this request.

Petitioner has requested this agreement to relocate a 36-inch wide main recycle water line and to increase the existing sewer main line from 24 inches in width to 42 inches in width as part of the Bexar County Flood Control Capital Improvement Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project. The current 36-inch wide main recycle water line is located in the Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project area which is a conflict. The relocation of the 36-inch wide main recycle water line will rectify the conflict. Petitioner has indicated that the Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project will reduce structural flooding both in Leon Valley and the City of San Antonio.

II. SUPPLEMENTAL INFORMATION

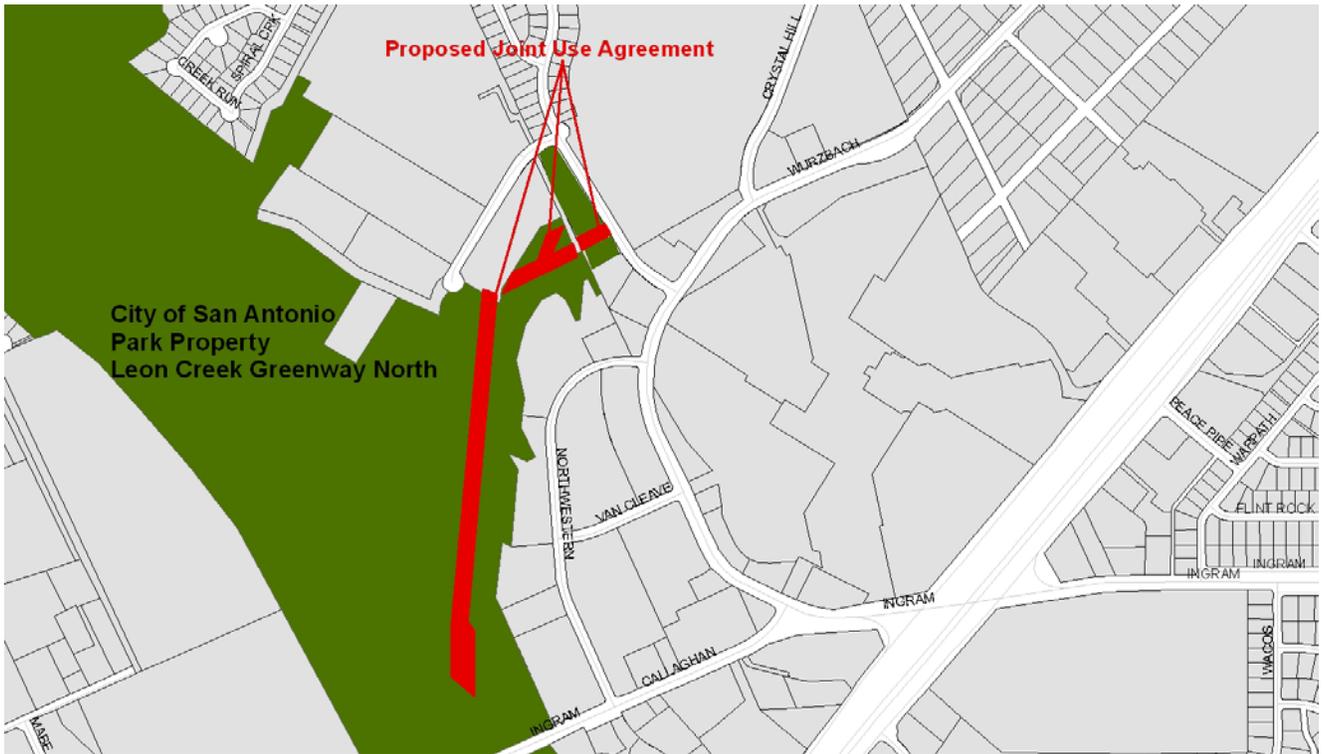
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

III. RECOMMENDATION

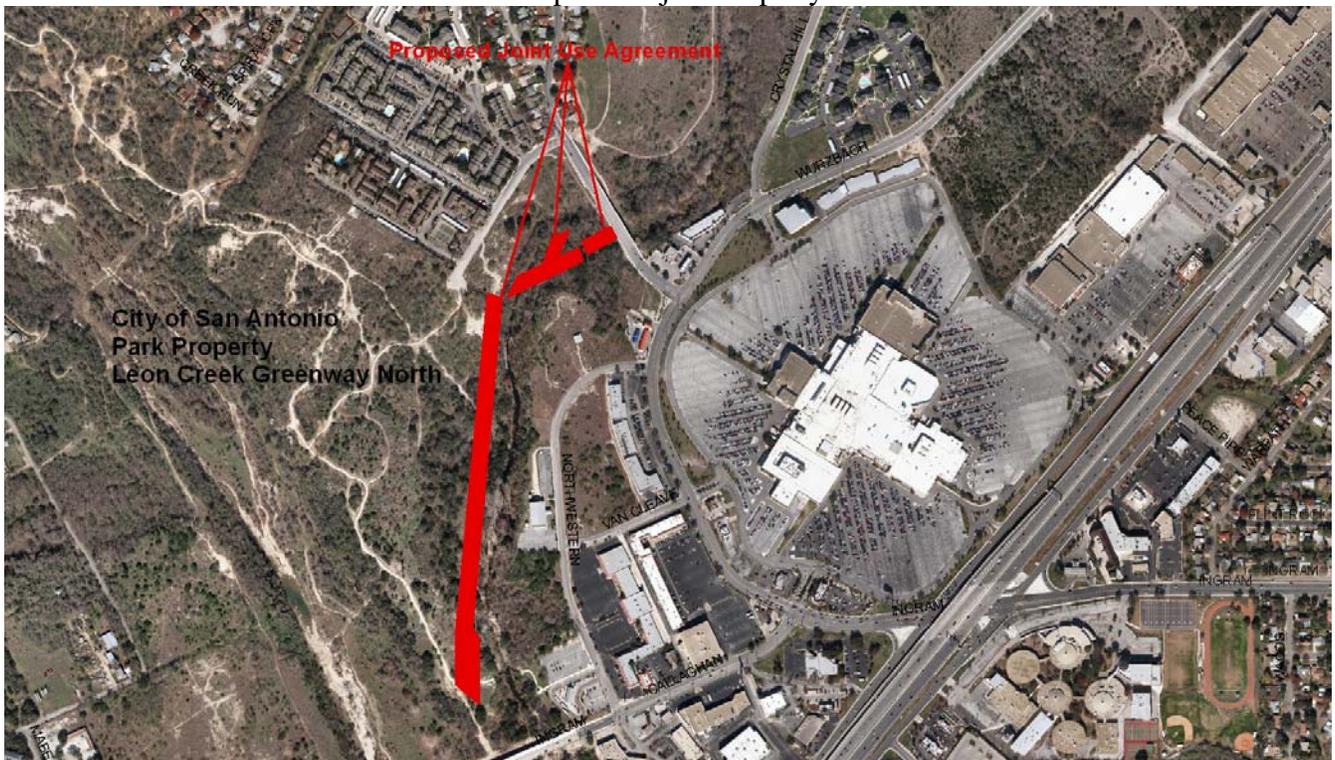
Staff recommends approval of this request to grant a Joint Use Agreement to use 3.659 acres (159,385 square feet) of vacant City-owned property. This action is consistent with City policy which requires City Council approval for any private use of property owned or controlled by the City.

IV. ATTACHMENTS

1. Exhibit "A"
2. Exhibit "B"
3. Letter of Agreement
4. Resolution
5. PowerPoint



Map of Subject Property



Aerial Photograph of Subject Property

MATKIN-HOOVER

ENGINEERING & SURVEYING

8 Spencer Road, Suite 300, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099

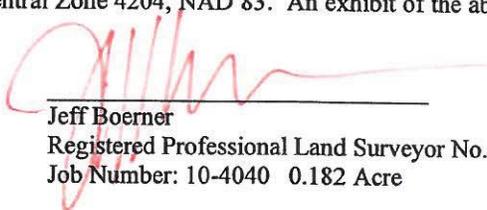
FIELD NOTES FOR A 0.182 OF AN ACRE (7,936.1 SQUARE FEET) 50 FOOT WIDE JOINT USE AREA

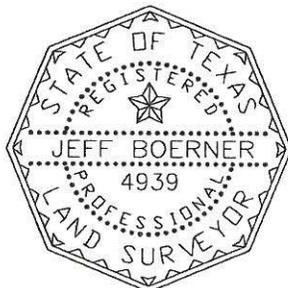
BEING A 0.182 OF AN ACRE (7,936.1 SQUARE FEET) 50 FOOT WIDE JOINT USE AREA OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 2.536 ACRE TRACT RECORDED IN VOLUME 12594, PAGES 1761-1769, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.182 OF ONE ACRE (7,936.1 SQUARE FEET) 50 FOOT WIDE JOINT USE AREA EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point for the south corner of the herein described tract, in the southwest boundary line of the called 2.536 acre tract, the northeast line of a 35 foot drainage easement shown on plat of Timbersedge subdivision, recorded in Volume 9000, Page 94, Deed and Plat Records of Bexar County, Texas, said point being North 24°31'28" West, a distance of 281.05 feet from the south corner of the called 2.536 acre tract;

- (1) Thence, North 24°31'28" West, along the southwest boundary line of the called 2.536 acre tract, the northeast line of the 35 foot drainage easement, a distance of 50.30 feet to a calculated point for west corner of the herein described tract;
- (2) Thence, North 59°12'02" East, departing the southwest boundary line of the called 2.536 acre tract, the northeast line of the 35 foot drainage easement, a distance of 155.94 feet to a calculated point for north corner of the herein described tract, in the southwest right-of-way line of Timber Drive, the northeast boundary line of the called 2.536 acre tract;
- (3) Thence, South 30°51'55" East, along the southwest right-of-way line of Timber Drive, the northeast boundary line of the called 2.536 acre tract, a distance of 50.00 feet to a calculated point for the east corner of the herein described tract;
- (4) Thence, South 59°12'02" West, departing the southwest right-of-way line of Timber Drive, the northeast boundary line of the called 2.536 acre tract, a distance of 161.50 feet to the Point of Beginning containing 7,936.0 square feet or 0.182 of one acre of land, more or less.

Note: This description is based on an on the ground survey performed in December of 2011. The bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. An exhibit of the above described joint use area was also prepared.


Jeff Boerner
Registered Professional Land Surveyor No.4939
Job Number: 10-4040 0.182 Acre

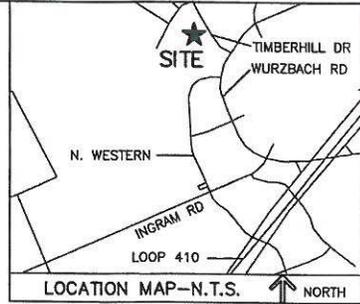


50 FOOT WIDE JOINT-USE AREA

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17
 SAWS PARCEL NUMBER: P12-038

SURVEY SHOWING A 0.182 ACRE, 7936.1 SQUARE FEET, 50 FOOT WIDE, JOINT-USE AREA LOCATED IN THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, AND BEING OUT OF THAT CERTAIN 2.536 ACRE TRACT OF LAND RECORDED IN VOLUME 12594, PAGES 1761-1769, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

NOTES:
 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.



SCALE: 1" = 50'

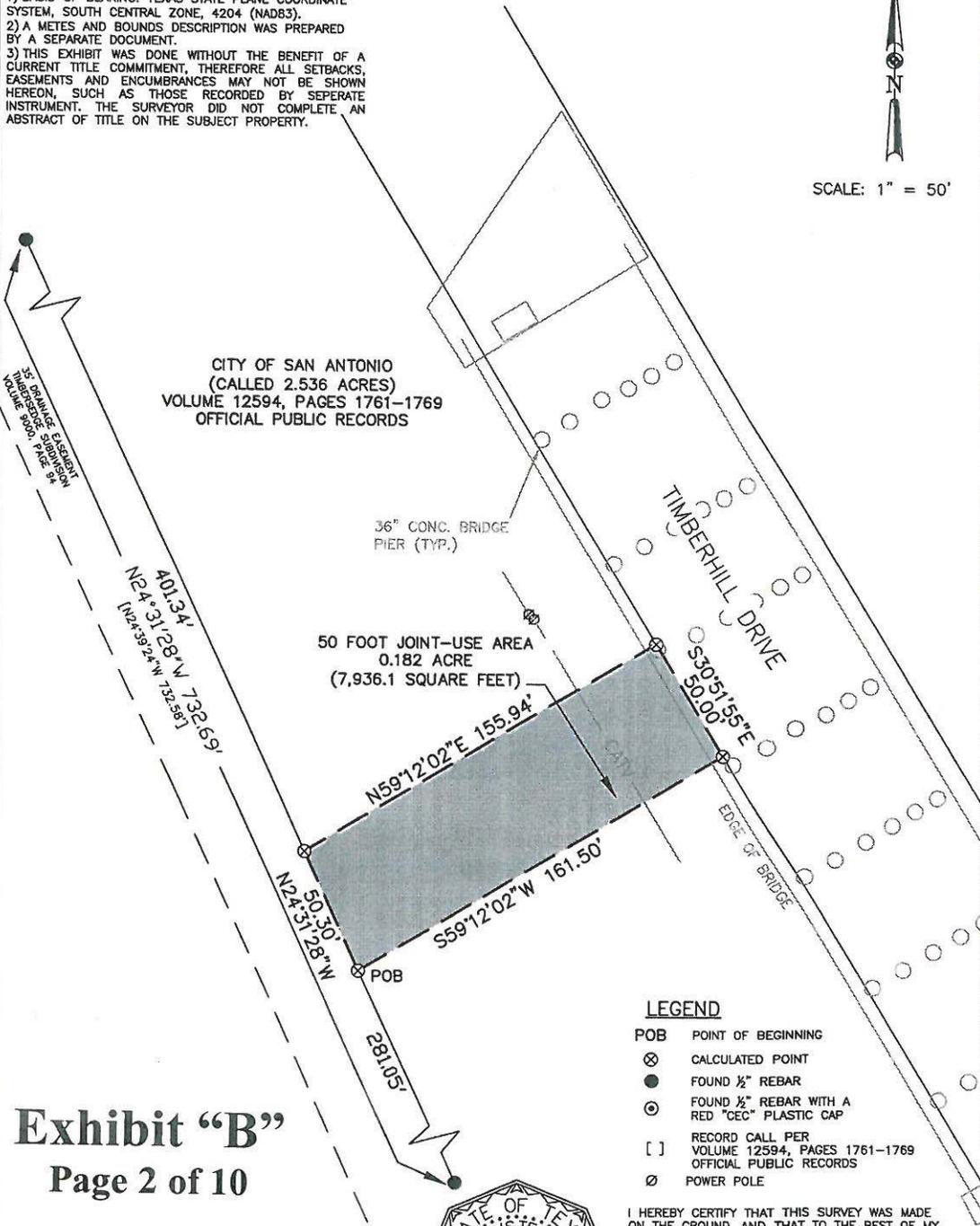


Exhibit "B"
 Page 2 of 10

LEGEND

- POB POINT OF BEGINNING
- ⊗ CALCULATED POINT
- FOUND 1/2" REBAR
- ⊙ FOUND 1/2" REBAR WITH A RED "CEC" PLASTIC CAP
- [] RECORD CALL PER VOLUME 12594, PAGES 1761-1769 OFFICIAL PUBLIC RECORDS
- ⊘ POWER POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Jeff Boerner
 JEFF BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 64939
 JOB NO. 10-4040-4

MATKINHOOPER
 P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING & SURVEYING



MATKIN-HOOVER

ENGINEERING & SURVEYING

8 Spencer Road, Suite 300, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099

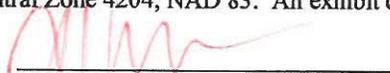
FIELD NOTES FOR A 1.384 OF AN ACRE (60,295.4 SQUARE FEET) 60 FEET WIDE JOINT USE AREA

BEING A 1.384 ACRE, 60,295.4 SQUARE FEET, 60 FEET WIDE, JOINT USE AREA OUT OF A CALLED 40.771 ACRE TRACT OF LAND RECORDED IN VOLUME 14313, PAGES 392-401, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAID 1.384 ACRE JOINT USE AREA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in a southwest line of the above referenced called 40.771 acre tract, a northeast line of a called 18.141 acre tract recorded in Volume 13803, Pages 2495-2499, Official Public Records of Bexar County, Texas, said point also being the southwest corner of the herein described joint use area and bears South 67°21'28" East, a distance of 519.59 feet from a ½" rebar found with a red "CEC" plastic cap at the northernmost corner of the called 18.141 acre tract, an interior corner of the called 40.771 acre tract;

- (1) **Thence, North 06°33'16" East**, departing a northeast boundary line of the called 18.141 acre tract, a distance of **1010.06 feet** to a calculated point in a northeast line of the called 40.771 acre tract, the southwest line of Lot 1, Block 2, NCB 18084, Border Brook Subdivision recorded in Volume 9559, Page 140, Deed and Plat Records of Bexar County, Texas, said point also being the northwest corner of the herein described joint use area and bears South 58°45'19" East, a distance of 105.49 feet from a ½" rebar found at a north corner of the called 40.771 acre tract;
- (2) **Thence, South 58°45'19" East**, along the southwest boundary line of Lot 1, Block 2, the northeast boundary line of the called 40.771 acre tract, a distance of **66.04 feet** to a calculated point for the northeast corner of the herein described joint use area, said point bears North 58°45'19" West, a distance of 55.03 feet from a ½" rebar found at an interior corner of the called 40.771 acre tract, the southernmost corner of Lot 1, Block 2;
- (3) **Thence, South 06°33'16" West**, departing the southwest boundary line of Lot 1, Block 2, along a west line of that certain easement and right-of-way line for sewer lines recorded in Volume 6907, Pages 758-760, Deed Records of Bexar County, Texas, a distance of **999.78 feet** to a calculated point in the northeast boundary line of the called 18.141 acre tract, a southwest boundary line of said 40.771 acre tract for the southeast corner of the herein described joint use area, said point bears North 67°21'28" West, a distance of 267.21 feet from a ½" rebar found with a red "CEC" plastic cap at the northeast corner of a called 1.332 acre tract recorded in Volume 13803, Pages 2489-2494, Official Public Records of Bexar County, Texas;
- (4) **Thence, North 67°21'28" West**, along a northeast boundary line of the called 18.141 acre tract, a southwest boundary line of the called 40.771 acre tract, a distance of **62.45 feet** to the **Point of Beginning** containing **60295.4 square feet** or **1.384 acres**.

Note: This description is based on an on the ground survey performed in December of 2011. The bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. An exhibit of the above described joint use area was also prepared.


Jeff Boerner
Registered Professional Land Surveyor No.4939
Job Number: 10-4040 1.384 Acre JUA

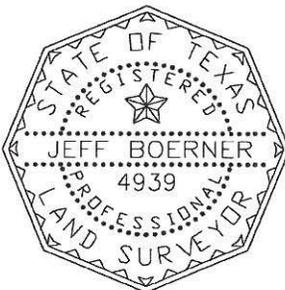


Exhibit "B"

Page 3 of 10

60 FEET WIDE JOINT-USE AREA

PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17
 SAWS PARCEL NUMBER: P12-041 Tract 1

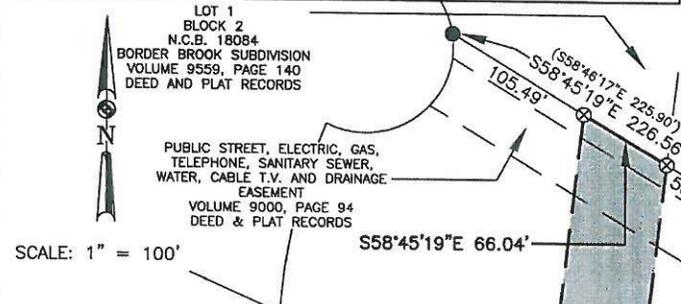
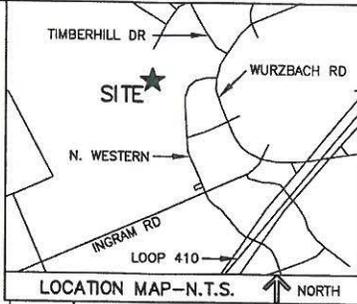


EXHIBIT SHOWING A 1.384 ACRE,
 60,295.4 SQUARE FEET, 60 FEET
 WIDE, JOINT USE AREA OUT OF THAT
 CERTAIN 40.771 ACRE TRACT OF
 LAND RECORDED IN VOLUME 14313,
 PAGES 392-401, OFFICIAL PUBLIC
 RECORDS, BEXAR COUNTY, TEXAS.

NOTES:

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
- 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPERATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

THE CITY OF SAN ANTONIO V.
 ALBERT WILLIAM VAN CLEAVE, III
 NOTICE OF LIS PENDENS
 (CALLED 40.771 ACRES)
 VOLUME 14313, PAGES 392-401
 OFFICIAL PUBLIC RECORDS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

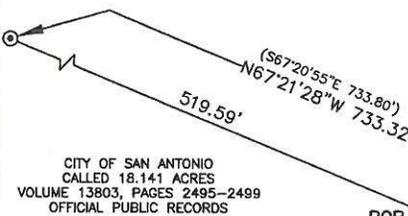
JEFF BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4939
 JOB NO. 10-4040-1B

THE CITY OF SAN ANTONIO V.
 ALBERT WILLIAM VAN CLEAVE, III
 NOTICE OF LIS PENDENS
 (CALLED 40.771 ACRES)
 VOLUME 14313, PAGES 392-401
 OFFICIAL PUBLIC RECORDS

Exhibit "B"
Page 4 of 10

LEGEND

- POB POINT OF BEGINNING
- ⊗ CALCULATED POINT
- FOUND 1/2" REBAR
- ⊙ FOUND 1/2" REBAR WITH A RED "CEC" PLASTIC CAP
- () RECORD CALL PER VOLUME 13803, PAGES 2495-2499 OFFICIAL PUBLIC RECORDS
- [] RECORD CALL PER VOLUME 14313, PAGES 392-401 OFFICIAL PUBLIC RECORDS



MATKINHOOPER
 P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING & SURVEYING

CITY OF SAN ANTONIO
 CALLED 1.332 ACRES
 VOLUME 13803
 PAGES 2489-2494
 OFFICIAL PUBLIC RECORDS

MATKIN-HOOVER**ENGINEERING & SURVEYING**8 Spencer Road, Suite 300, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099**FIELD NOTES FOR A****1.704 ACRES (74,219.6 SQUARE FEET)****VARIABLE WIDTH JOINT USE AREA**

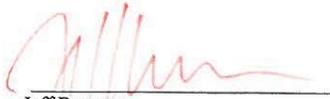
BEING A 1.704 ACRE, 74,219.6 SQUARE FEET, VARIABLE WIDTH, JOINT USE AREA OUT OF A CALLED 18.141 ACRE TRACT OF LAND RECORDED IN VOLUME 13803, PAGES 2495-2499, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAID 1.704 ACRE JOINT USE AREA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in a northeast line of the above referenced 18.141 acre tract, the southwest line of a called 40.771 acre tract recorded in Volume 14313, Pages 392-401, Official Public Records of Bexar County, Texas, said point also being the northwest corner of the herein described variable width joint use area and bears South 67°21'28" East, a distance of 519.59 feet from a ½" rebar found with a red "CEC" plastic cap at the northernmost corner of the called 18.141 acre tract, an interior corner of said 40.771 acre tract;

- (1) Thence, South 67°21'28" East, along a northeast line of the called 18.141 acre tract, the southwest line of the called 40.771 acre tract, a distance of 62.45 feet to a calculated point in a west line of an easement and right-of-way line for sewer lines recorded in Volume 6907, Pages 758-760, Deed Records of Bexar County, Texas, for the northeast corner of the herein described variable width joint use area, said point bears North 67°21'28" West, a distance of 267.21 feet from a ½" rebar found with a red "CEC" plastic cap at the northeast corner of that certain 1.332 acre tract recorded in Volume 13803, Pages 2489-2494, Official Public Records, Bexar County, Texas;
- (2) Thence, South 06°33'16" West, departing a southwest line of the called 40.771 acre tract, along a west line of the sewer easement and right-of-way, a distance of 622.18 feet to a calculated point for angle;
- (3) Thence, South 24°06'41" East, continuing along a west line of the sewer easement and right-of-way, a distance of 78.43 feet to a calculated point for angle;
- (4) Thence, departing a west line of the sewer easement and right-of-way, severing said 18.141 acre tract, the following two (2) courses and distances:
 - a. South 06°33'16" West, a distance of 87.26 feet to a calculated point for angle;
 - b. and South 13°26'46" West, a distance of 289.22 feet to a calculated point in a northeast line of Lot 1, recorded in Volume 9512, Pages 190-192, Deed and Plat Records of Bexar County, Texas, a southwest line of the called 18.141 acre tract for the south corner of the herein described variable width joint use area;
- (5) Thence, North 26°01'12" West, along a southwest line of the called 18.141 acre tract, a northeast line of Lot 1, a distance of 157.33 feet to a calculated point for corner, said point bears South 26°01'12" East, a distance of 548.95 feet from a ½" rebar found at an angle of the called 18.141 acre tract;
- (6) Thence, departing a northeast line of said Lot 1, severing said 18.141 acre tract, the following two (2) courses and distances:
 - a. North 13°26'46" East, a distance of 161.74 feet to a calculated point for angle;

- b. and North 06°33'16" East, a distance of 788.18 feet to the Point of Beginning containing 74219.6 square feet or 1.704 acres.

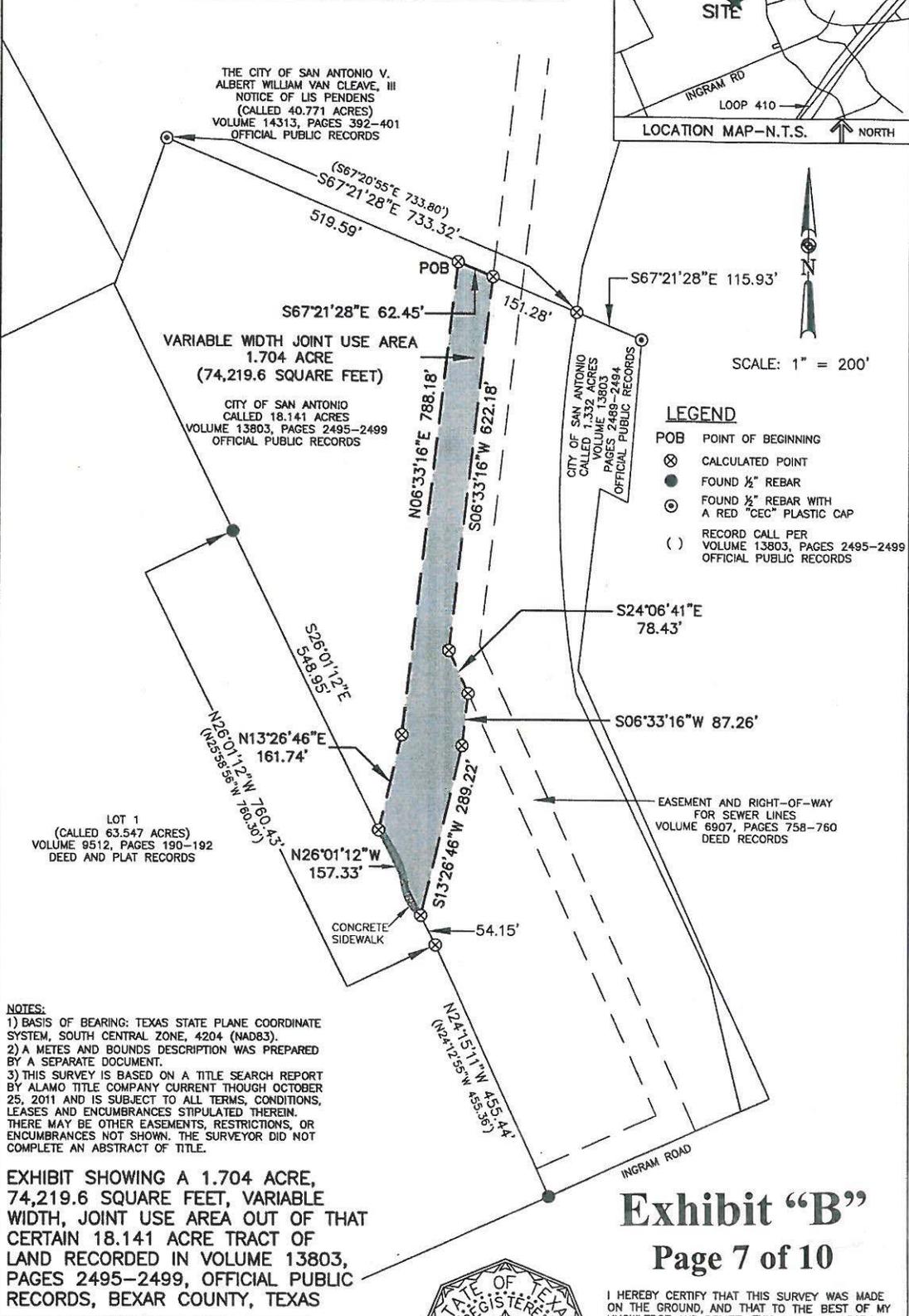
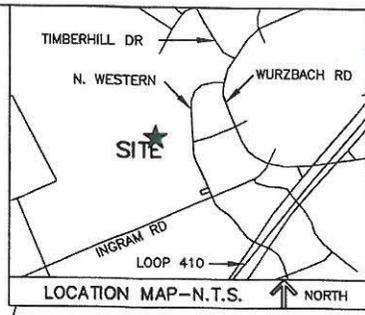
Note: This description is based on an on the ground survey performed in December of 2011. The bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. An exhibit of the above described joint use area was also prepared.



Jeff Boerner
Registered Professional Land Surveyor No.4939
Job Number: 10-4040 1.704 Acre JUA



VARIABLE WIDTH JOINT-USE AREA
PROJECT NAME: HUEBNER CREEK ENHANCED CONVEYANCE LC17
SAWS PARCEL NUMBER: P12-041 Tract 2



NOTES:
 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 3) THIS SURVEY IS BASED ON A TITLE SEARCH REPORT BY ALAMO TITLE COMPANY CURRENT THROUGH OCTOBER 25, 2011 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

EXHIBIT SHOWING A 1.704 ACRE, 74,219.6 SQUARE FEET, VARIABLE WIDTH, JOINT USE AREA OUT OF THAT CERTAIN 18.141 ACRE TRACT OF LAND RECORDED IN VOLUME 13803, PAGES 2495-2499, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

Exhibit "B"
Page 7 of 10

MATKINHOOPER
 P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099

ENGINEERING & SURVEYING
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Jeff Boerner
 JEFF BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4939
 JOB NO. 10-4040-1A

MATKIN-HOOVER

ENGINEERING & SURVEYING

8 Spencer Road, Suite 300, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.389 OF AN ACRE (16,933.9 SQUARE FEET) VARIABLE WIDTH JOINT USE AREA

BEING A 0.389 OF AN ACRE (16,933.9 SQUARE FEET) VARIABLE WIDTH JOINT USE AREA OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, BEXAR COUNTY, TEXAS, AND OUT OF A CALLED 40.771 ACRE TRACT OF LAND RECORDED IN VOLUME 14313, PAGES 392-401, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.389 OF ONE ACRE (16,933.9 SQUARE FEET) VARIABLE WIDTH JOINT USE AREA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a calculated point in the northeast boundary line of the called 40.771 acre tract, the southwest line of a 35 foot wide drainage easement shown on plat of Timbersedge subdivision, recorded in Volume 9000, Page 94, Deed and Plat Records of Bexar County, Texas, said point being North 24°19'09" West, a distance of 134.42 feet from the south corner of the 35 foot wide drainage easement;

- (1) Thence, South 59°12'02" West, departing the northeast boundary line of the called 40.771 acre tract, the southwest line of the 35 foot drainage easement, a distance of 89.05 feet to a calculated point for angle;
- (2) Thence, South 54°20'49" West, a distance of 270.73 feet to a calculated point for corner in the northwest boundary line of the called 40.771 acre tract, the southeast line of a variable width sewer easement shown on plat recorded in Volume 6907, Pages 758-760, Deed and Plat Records of Bexar County, Texas;
- (3) Thence, North 31°29'43" East, along the northwest boundary line of the called 40.771 acre tract, the southeast line of a variable width sewer easement, a distance of 128.75 feet to a calculated point for corner;
- (4) Thence, North 54°20'49" East, departing the northwest boundary line of the called 40.771 acre tract, the southeast line of a variable width sewer easement, a distance of 154.20 feet to a calculated point for angle;
- (5) Thence, North 59°12'02" East, a distance of 4.61 feet to a calculated point for interior corner;
- (6) Thence, North 15°58'34" East, a distance of 70.80 feet to a calculated point for corner in the northwest boundary line of the called 40.771 acre tract, the southeast line of the variable width sewer easement;
- (7) Thence, North 62°46'12" East, along the northwest boundary line of the called 40.771 acre tract, the southeast line of a variable width sewer easement, a distance of 32.93 feet to a calculated point for corner, said point being North 62°46'12" East, a distance of 13.00 feet from a ½" rebar found at the north corner of the called 40.771 acre tract;
- (8) Thence, South 15°58'34" West, departing the northwest boundary line of the called 40.771 acre tract, the southeast line of a variable width sewer easement, a distance of 67.81 feet to a calculated

point for interior corner;

- (9) Thence, North 59°12'02" East, a distance of 57.20 feet to a calculated point for corner in the northeast boundary line of the called 40.771 acre tract, the southwest line of the 35 foot wide drainage easement;
- (10) Thence, South 24°19'09" East, along the northeast boundary line of the called 40.771 acre tract, the southwest line of the 35 foot wide drainage easement, a distance of 50.32 feet to the Point of Beginning containing 16,933.9 square feet or 0.389 of one acre of land, more or less.

Note: This description is based on an on the ground survey performed in December of 2011. The bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. An exhibit of the above described joint use area was also prepared.

Jeff Boerner
Registered Professional Land Surveyor
No.4939
Job Number: 10-4040 0.389 Acre



VARIABLE WIDTH JOINT-USE AREA

PROJECT NAME: HEUBNER CREEK ENHANCED CONVEYANCE LC17
 SAWS PARCEL NUMBER: P12-041 Tract 3

SURVEY SHOWING A 0.389 OF ONE ACRE, 16,933.9 SQUARE FEET, VARIABLE WIDTH, JOINT USE AREA EASEMENT LOCATED IN THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, BEING OUT OF THAT CERTAIN 40.771 ACRE TRACT OF LAND RECORDED IN VOLUME 14313, PAGES 392-401 R392-401, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

LOT 2, BLOCK 2
 (CALLED 4.000 ACRES)
 VOLUME 9559, PAGE 140
 DEED AND PLAT RECORDS

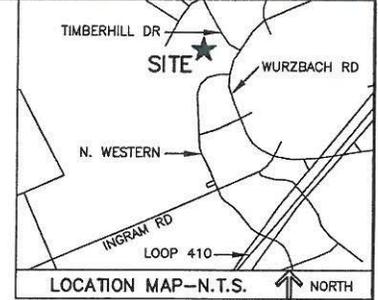
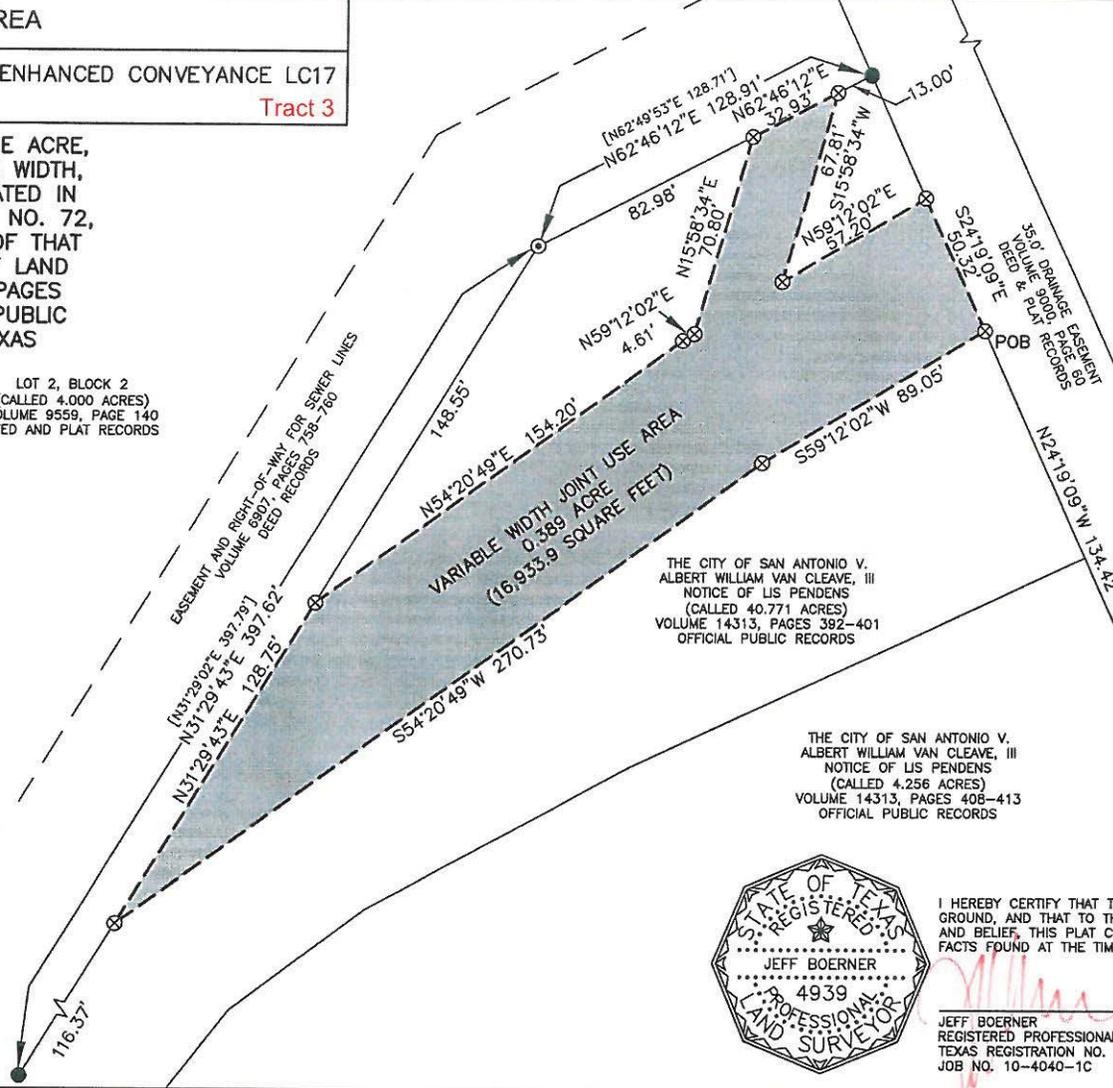
LEGEND

- POB POINT OF BEGINNING
- ⊗ CALCULATED POINT
- FOUND ½" REBAR
- ⊙ FOUND ½" REBAR WITH A RED "CEC" PLASTIC CAP
- [] RECORD CALL PER VOLUME 12594, PAGES 1761-1769 OFFICIAL PUBLIC RECORDS

NOTES:

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
- 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 3) THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.

MATKINHOOVER
 P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS
ENGINEERING & SURVEYING



CITY OF SAN ANTONIO
 VOLUME 12594, PAGES 1761-1769
 OFFICIAL PUBLIC RECORDS



SCALE: 1" = 50'

THE CITY OF SAN ANTONIO V.
 ALBERT WILLIAM VAN CLEAVE, III
 NOTICE OF LIS PENDENS
 (CALLED 40.771 ACRES)
 VOLUME 14313, PAGES 392-401
 OFFICIAL PUBLIC RECORDS

THE CITY OF SAN ANTONIO V.
 ALBERT WILLIAM VAN CLEAVE, III
 NOTICE OF LIS PENDENS
 (CALLED 4.256 ACRES)
 VOLUME 14313, PAGES 408-413
 OFFICIAL PUBLIC RECORDS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER DATE: 03/06/2012
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4939
 JOB NO. 10-4040-1C

Exhibit "B"
Page 10 of 10



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

February 13, 2013

San Antonio Water System (SAWS)
Attn: Bruce Haby
Corporate Real Estate Manager
P.O. Box 2449
San Antonio, TX 78212

S.P. No. 1704 – Request for a Joint Use Agreement to use 3.659 acres (159,386 square feet) of City-owned property located within New City Blocks 16931 and 18083 south of Timber Hill Drive and northwest of Ingram Road

Dear Mr. Haby:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your client's request subject to the following conditions:

PUBLIC WORKS DEPARTMENT: Right of Way Division: Contact and confirm with all utilities that there are no conflicts. **Planning & Engineering:** All permits required by the Development Services Department are obtained before the start of any construction. A floodplain development permit is required. **Operations:** All permits with the Corps of Engineers must be submitted based on the amount of acres being disturbed. **Director's Office:** The Public Works Department will not pay for any cost associated with the proposed improvements or maintenance after the proposed improvements are completed.

PARKS AND RECREATION DEPARTMENT: The Parks and Recreation Department must be notified of any change to the 100% construction documents dated 1/2/13. Brandon Ross is the contact person. His number is 210-207-6101.

CITY PUBLIC SERVICE ENERGY: Any construction and the new sewer/water line must be kept five feet from any CPS Energy equipment. Any existing underground electric facilities shall remain in place and any new facilities must keep a two (2) foot-wide separation.

DEVELOPMENT SERVICES DEPARTMENT: The project proposed for the property shall require a Tree Permit and tree preservation plan to comply with the 2010 Tree Ordinance.

OFFICE OF HISTORIC PRESERVATION: The Office of Historic Preservation approves this request with the condition that all applicable federal, state, and local cultural resources compliance responsibilities are met.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The fee established for this Joint Use Agreement is \$16,500.00 for an indefinite duration subject to rights of termination set out in the Joint Use Agreement. The City of San Antonio must be formally released from any and all liabilities, which may be incurred in connection with this request. Petitioner asserts that all evidence of ownership of the property proposed to be used is true and correct.

If you concur with the above-mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement, three (3) original Joint Use Agreements, the Memorandum of Permission (for recordation), and the fee, we will continue processing your request.

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

Sincerely,



Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

By:



VP, Operations Services
Title:

Date:

2/25/2013

RESOLUTION # _____

A RESOLUTION AUTHORIZING A JOINT USE AGREEMENT WITH THE SAN ANTONIO WATER SYSTEM TO USE 3.659 ACRES (159,385 SQUARE FEET) OF VACANT CITY-OWNED PROPERTY LOCATED SOUTH OF TIMBER HILL DRIVE AND THE NORTHWEST CORNER OF INGRAM ROAD WITHIN NEW CITY BLOCKS 16931 AND 18083 FOR THE RELOCATION OF A 36-INCH WIDE MAIN RECYCLE WATER LINE AND TO INCREASE THE EXISTING SEWER MAIN LINE FROM 24 INCHES IN WIDTH TO 42 INCHES IN WIDTH IN CITY COUNCIL DISTRICT 7, AS REQUESTED BY THE SAN ANTONIO WATER SYSTEM, FOR A FEE OF \$16,500.00

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the San Antonio Water System, LP has filed an application requesting a joint use agreement to use 3.659 acres (159,385 square feet) of vacant City-owned property located south of Timber Hill Drive and the northwest corner of Ingram Road, as identified in Exhibits A and B; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends for City Council to approve a joint use agreement 3.659 acres (159,385 square feet) of vacant City-owned property located south of Timber Hill Drive and the northwest corner of Ingram Road, within New City Blocks 16931 and 18083 for the relocation of a 36-inch wide main recycle water line and to increase the existing sewer main line from 24 inches in width to 42 inches in width.

SIGNED this 24th day of April, 2013

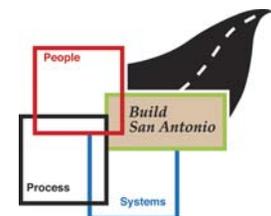
Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

**City of San Antonio
Capital Improvements Management
Services Department**

**Planning Commission Item
Special Project 1704
License Agreement
April 24, 2013**





Planning Commission Item

- The San Antonio Water System (Petitioner) has requested a Joint Use Agreement from the City of San Antonio to use 3.659 acres (159,385 square feet) of vacant City-owned property in City Council District No. 7
- The property is located south of Timber Hill Drive and northwest corner of Ingram Road
- This vacant land is controlled by the Parks and Recreation Department and is part of the Leon Creek Greenway North Project
- This land is used as green space and for hike and bike trails
- The Parks and Recreation Department has reviewed and approved this request



Background

- Petitioner has requested this agreement to relocate a 36-inch wide main recycle water line and to increase the existing sewer main line from 24 inches in width to 42 inches in width as part of the Bexar County Flood Control Capital Improvement Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project
- The current 36-inch wide main recycle water line is located in the Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project area which is a conflict

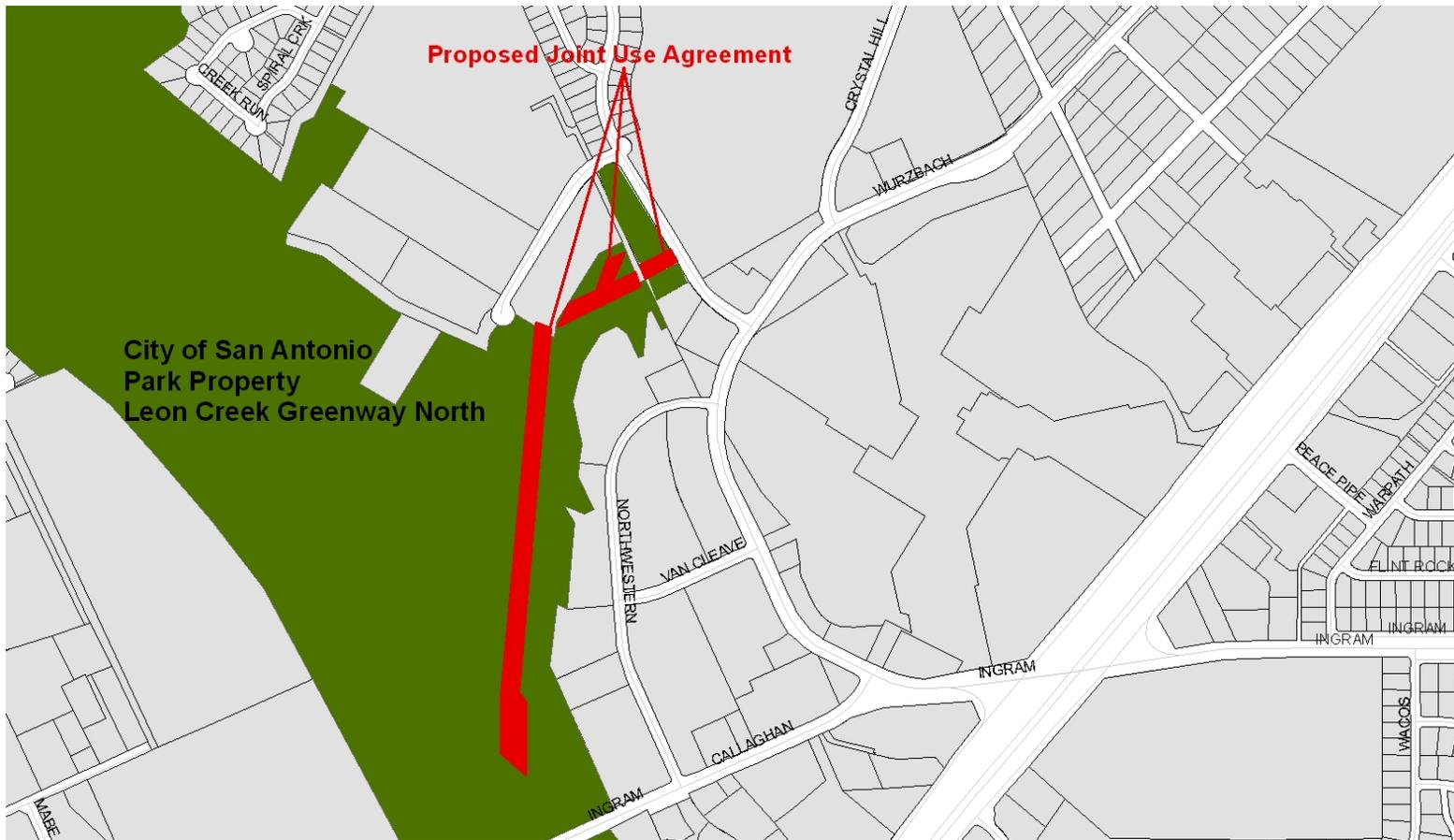


Background

- The relocation of the 36-inch wide main recycle water line will rectify the conflict
- Petitioner has indicated that the Huebner Creek Enhanced NWWC Segment 2 (LC-17) Project will reduce structural flooding both in Leon Valley and the City of San Antonio

Exhibit "A"

Map of Subject Property





Background (cont.)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner have agreed to comply with all conditions



Fiscal Impact

Financial Impact:

- The fee established for this joint use agreement is \$16,500.00



Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code which requires City Council approval for any private use of property owned or controlled by the City

Recommendation:

- Staff recommends approval of this request



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
April 24, 2013

Application/Case Number:

Project 40-00397

Applicant:

City of San Antonio
c/o J. Mark Wittlinger

Representative:

NA

Owner:

NA

Staff Coordinator:

J. Mark Wittlinger
(210) 207-2874
mark.wittlinger@sanantonio.gov

Property Address/Location:

North side of Callaghan Road and
east of Allentown Street, located in
Council District 7

MAPSCO Map Grid:

585C4

Legal Description:

Lot 1, Block 1, NCB 16029

Tract Size:

6.36 acre tract

Council District(s):

District 7

REQUEST

Consideration of a Resolution supporting and recommending City Council approval of the acquisition of fee simple title to privately-owned real property located in NCB 16029, needed for the Thunderbird Hills Park 2012, a 2012 bond project.

RECOMMENDED ACTION

Staff recommends **Approval**.

SYNOPSIS

A resolution recommending the acquisition through negotiation of fee simple title to a 6.36 acre tract of privately owned real property located in NCB 16029, Council District 7, needed for the Thunderbird Hills Park 2012, a 2012 bond project; and declaring it to be a public project and authorizing expenditures not to exceed \$510,000.00 payable to the selected title company for land and closing costs.

I. ANALYSIS

BACKGROUND:

As part of the 2012 Bond, a new park in Thunderbird Hills was identified as a community need. CIMS and Parks worked with the Thunderbird Hills neighborhood to identify suitable sites for possible neighborhood park. Members of the neighborhood association toured the available sites and recommended a 6.5 acre vacant tract of land at Allentown and Callaghan as a good site for a park. The property owner is willing to sell. The property is flat, is not in the floodplain and developable as a park. Improvements would include a walking trail and other park amenities.

ISSUE:

This ordinance will authorize the acquisition through negotiation, of fee simple interest to 277,042 square feet (6.360 acres) of privately-owned real property located at 4719 Callaghan Road in N.C.B. 16029, Council District 7 for the Thunderbird Hills Park Project: and declaring it to be a public project and authorizing expenditures not to exceed \$505,000.00, payable to the selected title company for land and closing costs.

Property acquisition is a required component to complete the Thunderbird Hills Park Project. Through this action, City Council authorizes the acquisition of this parcel of privately-owned real property through negotiation.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$510,000.00, which is included in the project funding. Funding is available from the 2012 Bond, Tax Notes Fy2012, and Certificates of Obligation and is authorized to be made payable to the selected title company for land and closing costs. The sales price is below the tax value as listed on Bexar County Appraisal District Tax Office.

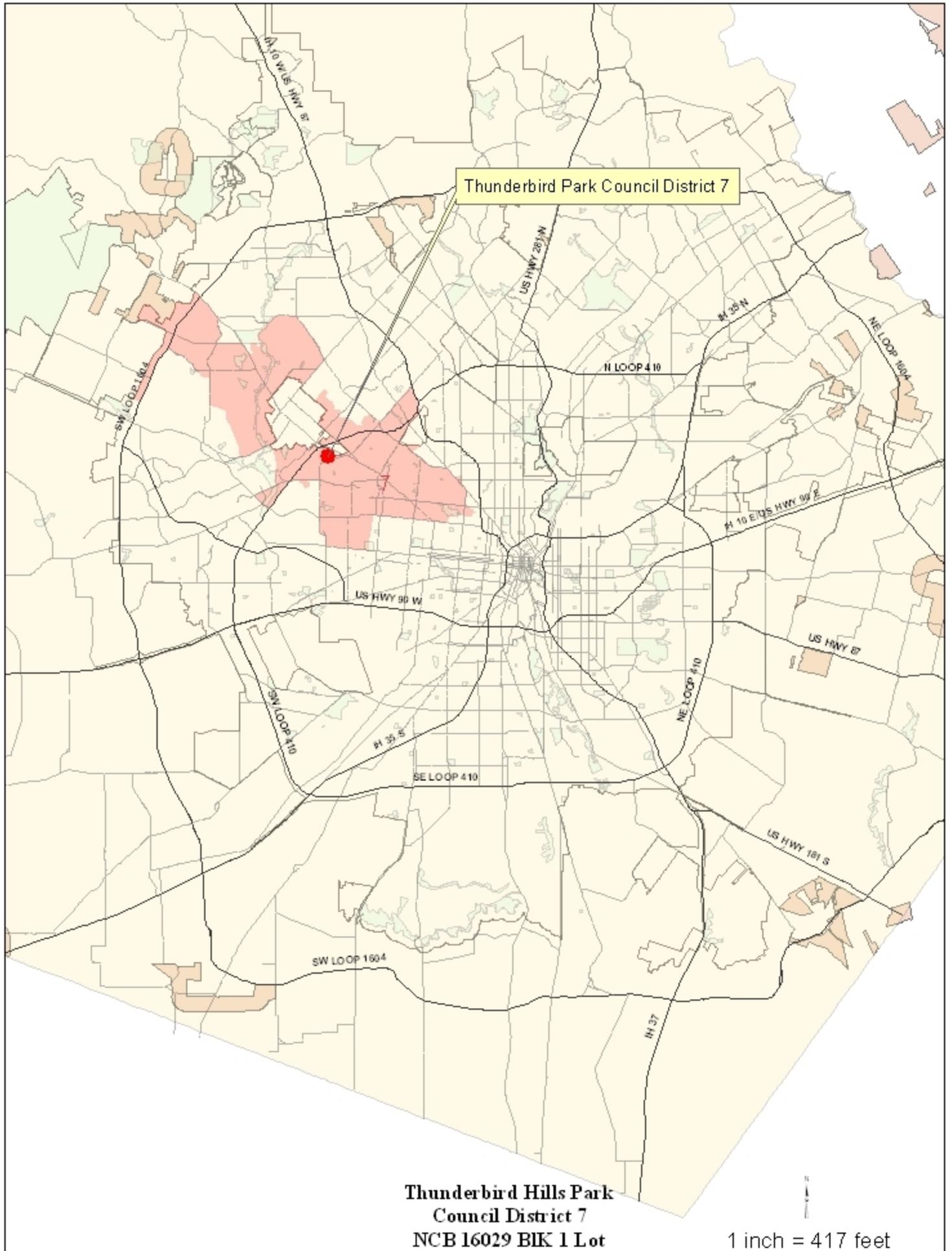
II. SUPPLEMENTAL INFORMATION

ALTERNATIVES:

City Council could choose not to authorize the acquisition of the property needed for this project; however, this action would result in the need to find another site and review it with the neighborhood association for a suitable park site.

III. ATTACHMENTS

1. Thunderbird Hills Park 2012 Area Map
2. Thunderbird Hills Park 2012 Site Map
3. Resolution



Thunderbird Park Council District 7

**Thunderbird Hills Park
Council District 7
NCB 16029 BIK 1 Lot**

1 inch = 417 feet



Thunderbird Hills Park
Council District 7
NCB 16029 BIK 1 Lot

1 inch = 417 feet

RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO PRIVATELY-OWNED REAL PROPERTY LOCATED IN NCB 16029, NEEDED FOR PROPERTY ACQUISITION FOR THE THUNDERBIRD HILLS PARK 2012 BOND PROJECT, LOCATED ON THE NORTHSIDE OF CALLAGHAN ROAD AND EAST OF ALLENTOWN STREET AND THREE QUARTERS OF A MILE NORTH OF INGRAM ROAD, AND MORE FULLY DESCRIBED AS:

LOT 1, BLOCK 1, NCB 16029 BEING 6.3 ACRES OUT OF NCB 15635 STEVES SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of land use to public hearing and approval by act of City Council; and

WHEREAS, The City of San Antonio is seeking to acquire the fee simple title to privately-owned real property located at Lot 1, Block 1, NCB 16029, needed for the Thunderbird Hills Park 2012 Bond Project; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking to acquire the fee simple title to privately-owned real property located in Lot 1, Block 1, NCB 16029, needed for the Thunderbird Hills Park 2012 Bond Project.

SIGNED this 24th Day of April, 2013

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission

Planning Commission

April 24, 2013

Resolution to Authorize the Acquisition of Property

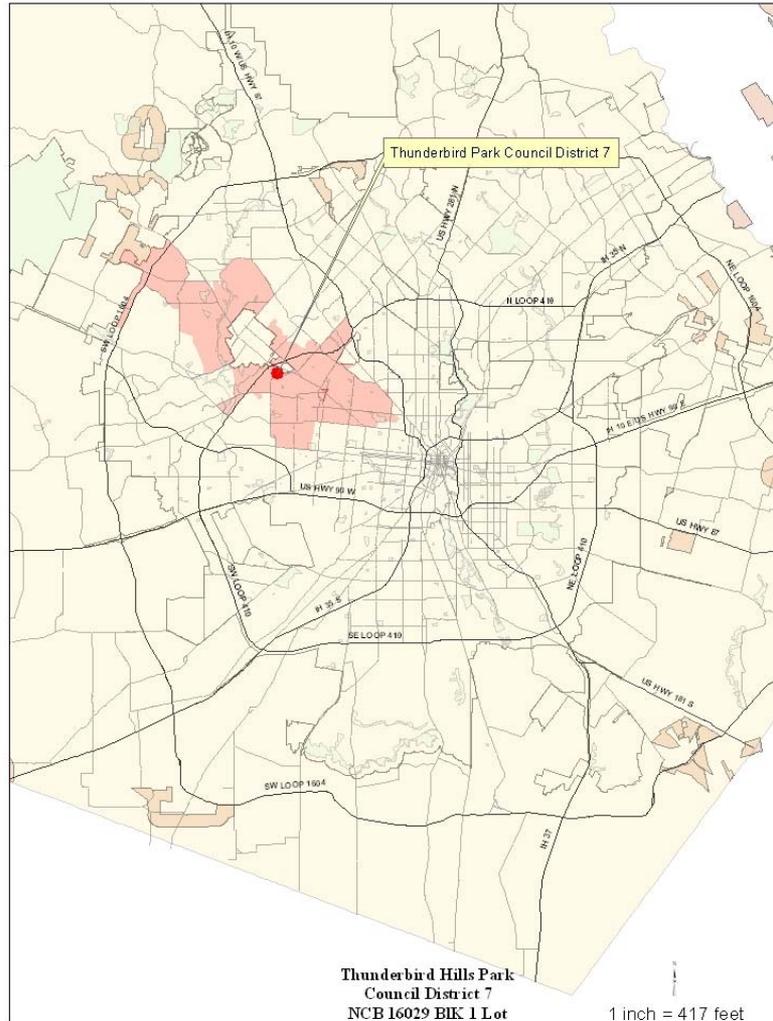
City of San Antonio

Capital Improvements Management Services Department
on behalf of Parks and Recreation Department

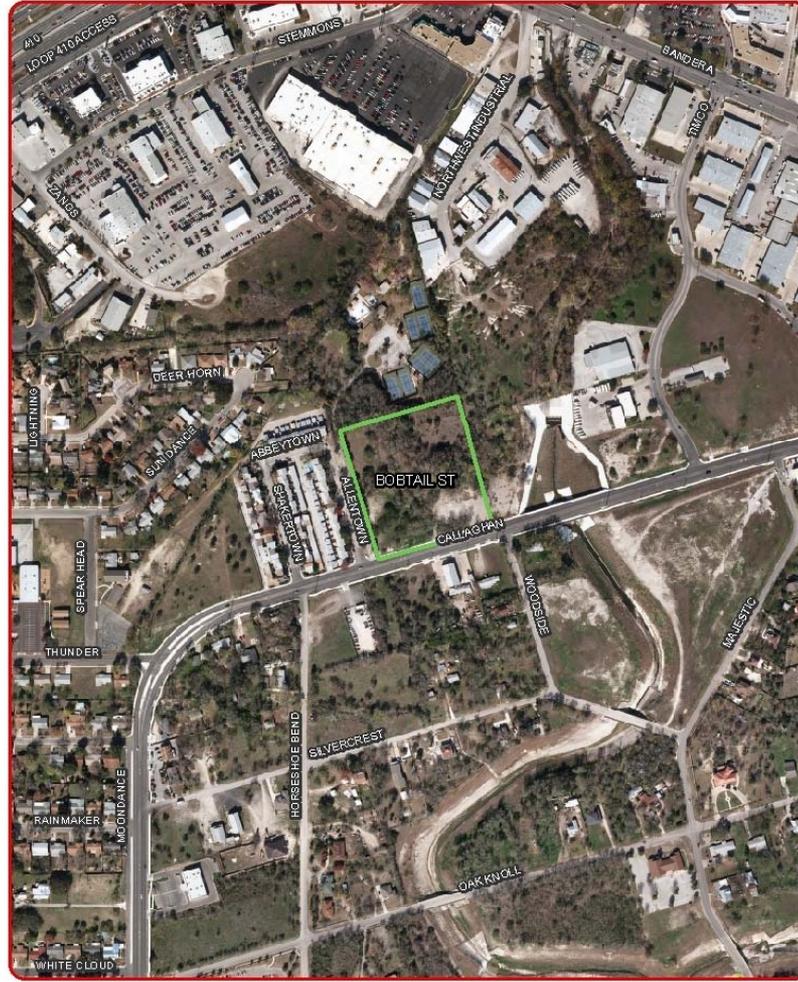
Background

- Parks & Recreation Department is requesting the acquisition of a property for a new city park in the Thunderbird Hills Neighborhood in City Council District 7 as part of the Thunderbird Hills Park 2012 Bond Project.
- Conveyance includes:
 - 6.36 acres, as Lot 1, Block 1, NCB 16029, San Antonio, Bexar County, Texas;
 - The tract for Thunderbird Hills Park is located on the north side of Callaghan Road, east of Allentown Street, three quarters of a mile north of Ingram Road. The acquisition will provide 6.36 acres that will be used as a recreational park with a trail, and other recreational amenities. A start date for Project construction has not been determined at this time.

Area Map



Site Map



Thunderbird Hills Park
Council District 7
NCB 16029 BIK 1 Lot

1 inch = 417 feet

Recommendation

- Staff recommends approval of this request.

Planning Commission

April 24, 2013

Resolution to Authorize
the Acquisition of Real Property
for a new city park in the Thunderbird Hills
Neighborhood.

City of San Antonio

Capital Improvements Management Services Department
on behalf of Parks and Recreation Department



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 21

Public Hearing:

Planning Commission
April 24, 2013

Case Number:

PA 13029

Applicant:

Brown and Ortiz, PC

Representative:

James Griffin

Owner:

West Hills Properties, LP

Staff Coordinator:

Tyler Sorrells, AICP, Planner
(210) 207-8318
tyler.sorrells@sanantonio.gov

Property Address/Location:

Northwest corner of Potranco Road
and Carson Hill Street, west of
Ellison Drive

Legal Description:

NCB 34393 Lot P-9

Tract Size:

17.14 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial
Recorder 3/22/13
Notices Mailed 3/28/13

- 73 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 35 to planning team members

Internet Agenda Posting 3/29/13

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the property subject to this application from Suburban Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed plan amendment would provide for residential and commercial uses that are compatible with adjacent uses. Furthermore, the subject property's proximity to established residential and commercial uses would facilitate efficient utility delivery in addition to protecting natural resources by concentrating development in a portion of the plan area that is developed.

Transportation:

Potranco Road and Ellison Drive are classified as Arterial roadways. Higher order roadways, such as arterials, are intended to accommodate increased levels of traffic. Therefore, it is anticipated that existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities:

The proposed amendment will provide a range of uses that are compatible with Stevens High School, and other, community facilities in the vicinity of the subject property.

CASE HISTORY

This case was continued from the April 10, 2013 Planning Commission meeting.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: N/A
<p>The subject property is in the vicinity of two elementary schools and a high school which should provide adequate educational infrastructure to serve the subject property. This supports Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments.</p> <p>The subject property’s location in the midst of an area with significant commercial and residential development will further concentrate development within an area away from environmentally sensitive areas, supporting Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed.</p> <p>Furthermore, an existing roadway on the subject property provides access to both Ellison Drive and Potranco Road. The existing roadway infrastructure, as constructed, conforms to Strategy TRAN 3.2 Ensure that new residential subdivisions offer multiple access points in and out of the subdivision. Additionally, both Potranco Road and Ellison Drive are classified as arterials in the Master Thoroughfare Plan. The subject property, with access to two major roadways, is anticipated to pose negligible traffic impacts on residential and commercial uses in the vicinity.</p> <p>Potranco Road, a Primary Arterial Type A, bisects two established residential subdivisions and functions as a major commercial corridor serving the area. The subject property is located on the periphery of the established residential subdivision to the north, which limits commercial encroachment into the existing subdivision to the north. The established residential land use pattern to the north would not be significantly impacted by the residential uses accommodated in the proposed land use classification. Furthermore, the commercial uses supported by the General Urban Tier are compatible with the established mix of uses situated at the intersection of Potranco Road and Ellison Drive. This is supported by Strategy LU-1.1 Limit encroachment of commercial uses into established low-density residential areas. At approximately 17 acres, the size and configuration of the subject property will provide adequate area for proper siting and buffering to minimize potential negative impacts on the residential properties immediately to the north of the subject property. This is supported by Strategy LU-1.3 Ensure that high density/intensity land uses are buffered and screened to reduce the impact on lower density/intensity land uses that are nearby.</p> <p>The West/Southwest Sector Plan Land Use minimizes the diversity of housing types available in the vicinity of the subject property by focusing a significant portion of medium and higher density residential land uses along SH 151 thus limiting the range of housing types available throughout the planning area. The proposed plan amendment would help diversify the range of residential housing types available thus supporting Strategy HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier: Suburban Tier land use includes low to medium density residential as well as neighborhood and community-scaled commercial uses. This land use classification is appropriate at the intersections of arterials and/or collectors. Uses accommodated in this classification should be accessible by all modes of transportation.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD, UD</p>

General Urban Tier: General Urban Tier includes medium to high density residential uses as well as community-scaled uses. Uses accommodated by this land uses should be located at the intersection of arterials and/or collectors. These uses should be accessible by pedestrians, bicyclists, and vehicles from a broader area. Parking for both cars and bikes should be located so as not to interfere with pedestrian circulation.

R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Vacant
North	Suburban Tier	Single-Family Homes
East	Suburban Tier	Veterinary Clinic, Auto Parts Store
South	Suburban Tier	Multi-tenant Commercial, Vacant
West	Suburban Tier	Single-Family Homes

Land Use: SECTOR PLAN CRITERIA FOR REVIEW:

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

A significant portion of the properties classified as General Urban Tier in the vicinity of the subject property are located along SH 151. There are no properties with this land use classification in the immediate vicinity of the subject property. The subject property’s location in the midst of an area with significant commercial and residential development will further concentrate development within an area that has an existing commercial and residential land use fabric thus assisting in the prevention of development of environmentally sensitive areas further from the urban core. The subject property, and its location in a developed urban area, would contribute toward the plan’s vision of environmental preservation by accommodating development in an area with an intensive development pattern rather than in a less intensively developed area further from the urban core.

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 proposed amendment, with the mix of housing uses that it accommodates, would provide additional housing opportunities for individuals wishing to live in a denser environment rather than contributing to encroachment into undeveloped portions of the plan area. In addition to providing additional housing opportunities for individuals within the Plan area the proposed amendment would help complete the land use fabric thus helping prevent development in portions of the planning area with sensitive habitat areas, viewsheds, and other natural features.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property’s location in proximity to existing developed areas will serve to preserve the natural resources found in less developed portions of 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 also, as a land use classification, provide opportunity 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 Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use pattern in this area is an established mix of commercial and residential. Development corresponding to the General Urban Tier classification would be consistent with the existing development pattern in the area. The subject property is immediately adjacent to existing residential and commercial development. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is outside the boundaries of the Lackland Air Force Base Military Influence Area and is not anticipated to pose negative impacts on military operations.

Transportation: Potranco Road is classified as a Primary Arterial Type A and Ellison Drive is classified as a Secondary Arterial Type A. There is a VIA bus stop located on the subject property. Higher order roadways, such as arterials, are intended to accommodate increased levels of traffic. Therefore, it is anticipated that existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The subject property is approximately 545 feet west of Stevens High School and is also approximately 650 feet north of True Vine Baptist Church. The proposed plan amendment is not anticipated to pose negative impacts to community facilities in the vicinity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: MF-25

Corresponding Zoning Case: Z2013100

Zoning Commission Public Hearing Date: April 30, 2013

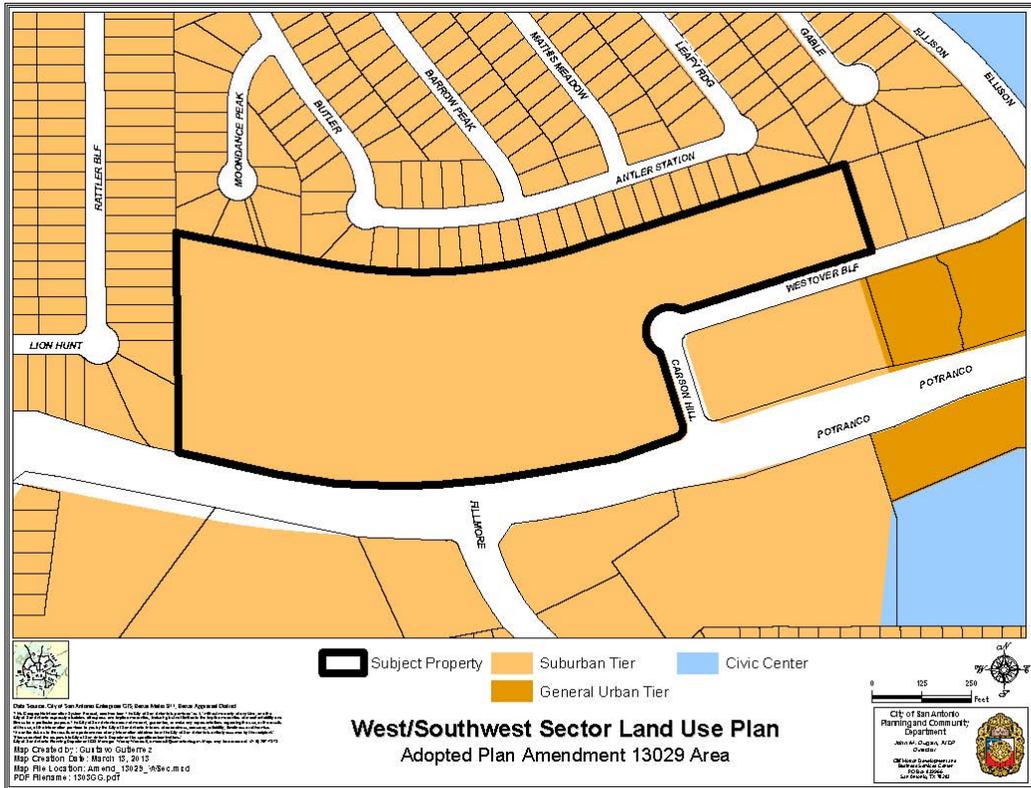
III. RECOMMENDATION

General Urban Tier is compatible with the development pattern in the vicinity of the subject property. The proposed plan amendment will also provide an array of community-oriented commercial and residential uses that are compatible with the residential subdivisions near the subject property.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



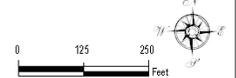
Proposed Amendment:





2012 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Date Source: City of San Antonio Engineering GIS, Esri ArcInfo 9.1.1, Esri ArcCatalog 9.1.1
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Map Created by: Gustavo Gutierrez
 Map Creation Date: March 13, 2013
 Map File Location: Amend_13029_WSec.mxd
 PDF Filename: 13036 G.pdf

West/Southwest Sector Land Use Plan

Proposed Plan Amendment 13029 Area

City of San Antonio
 Planning and Community
 Department

John M. Dugan, AICP
 Director
 City of San Antonio
 Planning and Community
 Department
 P.O. Box 950000
 San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 17.14 ACRES LOCATED AT THE NORTHWEST CORNER OF POTRANCO ROAD AND CARSON HILL, AND LEGALLY DESCRIBED AS NCB 34393 LOT P-9.

WHEREAS, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 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 24, 2013 and **APPROVED** the amendment on April 24, 2013; 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 West/Southwest 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 24TH DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
April 24, 2013

Case Number:

PA 13030

Applicant:

Brown & Ortiz, P.C.

Representative:

Brown & Ortiz, P.C.
James B. Griffin

Owner:

Galleria Venture, Ltd.
Cumberland Serengeti IH10 LP

Staff Coordinator:

Jacob T. Floyd, Senior Planner
(210) 207-8318
jacob.floyd@sanantonio.gov

Property Address/Location:

Southeast of the intersection of
Presidio Parkway and the IH-10 West
Access Road south of Presidio
Parkway

Legal Description:

14.564 acres out of NCB 14858

Tract Size:

14.564 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial
Recorder 4/5//2013

Notices Mailed 4/11/2013

- 2 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 41 to planning team members

Internet Agenda Posting 4/19/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Mixed Use Center to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Mixed Use Center to General Urban Tier.

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 proposed land use classification incorporates less intense residential and commercial uses that would pose fewer, and less significant, impacts on surrounding development. Additionally, as the General Urban Tier is in existence to the east of the subject property, the amendment maintains the character of the area.

Transportation:

The subject property has indirect access to two secondary arterial roadways, Vance Jackson Road and UTSA Boulevard, and IH-10 West via Presidio Parkway, a collector street. The amendment is not anticipated to negatively affect the transportation infrastructure.

Community Facilities:

UTSA Main Campus, Leon Creek Greenway, and Rawlinson Middle School are located within 1.5 miles of the subject property. The proposed amendment is not anticipated to significantly increase demand on these community facilities.

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: September 16, 2010	Update History: N/A
<p>The proposed amendment, by concentrating development in a developed area, will reduce demand for development in areas further from the urban core, thus, limiting sprawl in conformance with the North Sector Plan’s desire to preserve natural resources in the planning area. Furthermore the property is immediately adjacent to an established Mixed Use Center with a convenience store and restaurant. With proper site planning, future redevelopment on the subject property could provide uses that would be complimentary to the land use classification on the property to the southwest. This supports by Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.</p>	
<p>The housing types contained in the General Urban Tier are compatible with adjacent residential development and would also provide a transitional land use between multi-family development to the east of the subject property and the residential subdivision west of the subject property. This is supported by Strategy 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. Additionally, the proposed amendment is also supported by Housing Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Mixed Use Center: Mixed Use Centers accommodate high density detached, mid-high rise condominiums, apartment complexes, and row houses. This classification also accommodates detached or attached retail services such as convenience stores, live/work units, cafes, hotels, and other business uses.</p>	MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD
<p>General Urban Tier: General Urban Tier accommodates small tract detached multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes. This land use classification also accommodates walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, and clinics.</p>	R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use Center	Undeveloped
North	Mixed Use Center	Undeveloped
East	Mixed Use Center, General Urban Tier	Undeveloped
South	Mixed Use Center	Undeveloped
West	Mixed Use Center	Commercial, Auto Sales

Land Use:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, 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 subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the lesser intensity of the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by reducing the intensity of development in an area near environmentally sensitive features such as the Edwards Aquifer Recharge Zone and Upper Olmos Creek. The proposed General Urban Tier land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

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 subject property is located in the vicinity of the University of Texas, San Antonio Main Campus. The proposed amendment, with the mix of housing that it accommodates, would provide additional housing opportunities for individuals wishing to live in proximity to the university. This proximity would further reduce potential sprawl in parts of the planning area which are further from the urban core.

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 UTSA Main Campus, as well as its relative proximity to existing developed areas will serve to preserve the 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 also, as a land use classification, provide opportunity 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 remained undeveloped as region surrounding it has developed. The land use pattern existing in this area will not be significantly altered, as the requested General Urban Tier is already established to the east of the subject property. Likewise, the character of the immediate area will not be affected by the proposed amendment, as the Mixed Use Center classification allows for development that is compatible with the proposed General Urban Tier.

The site is within the Military Lighting Overlay District (MLOD) and must comply with its standards for outdoor lighting. This, along with the subject property's location approximately two miles distant from Camp Bullis should prevent any negative effects to the mission of Camp Bullis.

Transportation:

The subject property is located south of Presidio Parkway, between Vance Jackson Road and IH-10 West. UTSA Boulevard is approximately 1,500 feet south of the subject property. Vance Jackson Road and UTSA Boulevard are designated Secondary Arterial Type A roadways by the Major Thoroughfare Plan

while IH-10 West is a Freeway. Presidio Parkway is a collector street. There are no VIA bus stops in the immediate vicinity surrounding the subject property, although the University Park and Ride location is approximately 2,500 feet to the north. The proposed amendment is not anticipated to negatively affect the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities:

Nearby community facilities include the Leon Creek Greenway located west of the subject property, the University of Texas at San Antonio Main Campus, approximately 1.3 miles to the west, and Rawlinson Middle School, approximately 0.5 mile to the south. The proposed amendment is not anticipated to significantly increase demand on these community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3, MPCD, GC-1 (overlay), MLOD-1 (overlay)

Proposed Zoning: MF-33, MLOD-1 (overlay), GC-1 (overlay)

Corresponding Zoning Case: Z2013099

Zoning Commission Public Hearing Date: May 7, 2013

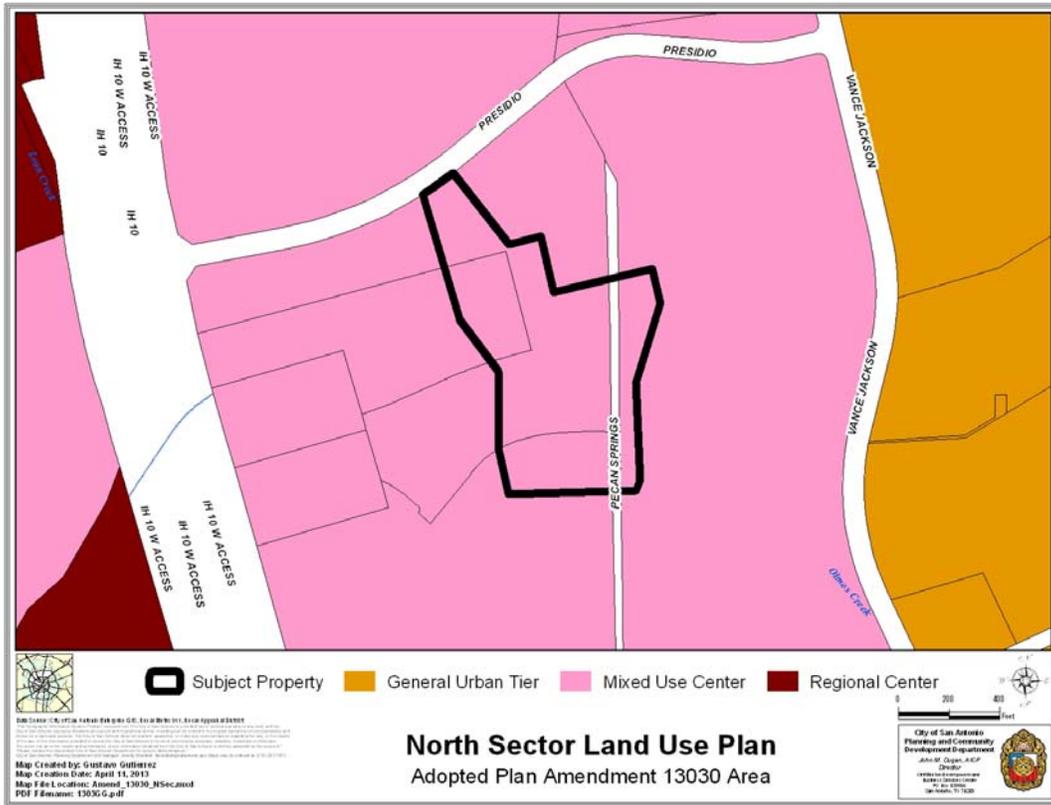
III. RECOMMENDATION

General Urban Tier is compatible with the development pattern in the vicinity of the subject property and consistent with the goals of the North Sector Plan. The proposed plan amendment may also provide an array of community-oriented commercial and residential uses that are compatible with the residential subdivisions near the subject property and supportive of major public uses in the vicinity such as UTSA.

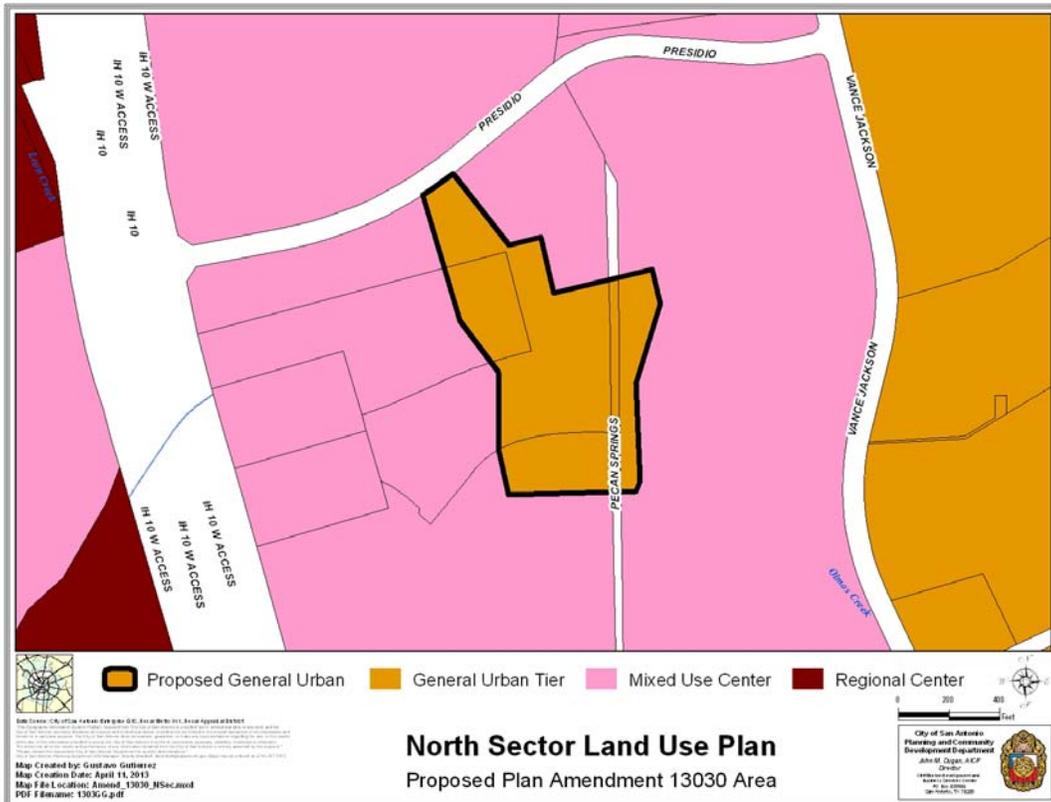
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE FUTURE 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 GENERAL URBAN TIER FOR AN AREA OF 14.564 ACRES OUT OF NCB 14858 AND NCB 15825, LOCATED SOUTHEAST OF THE INTERSECTION OF PRESIDIO PARKWAY AND THE IH-10 WEST ACCESS ROAD SOUTH OF PRESIDIO PARKWAY.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on September 16, 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 24, 2013 and **APPROVED** the amendment on April 24, 2013; 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 24th DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 23

Public Hearing:

Planning Commission
April 24, 2013

Case Number:

PA 13031

Applicant:

Kaufman & Killen, Inc.

Representative:

Kaufman & Killen, Inc.

Owner:

Montesan, Ltd.

Staff Coordinator:

John Osten, Senior Planner
(210) 207-2187
john.osten@sanantonio.gov

Property Address/Location:

137 Catalpa

Legal Description:

Lot 23, Block 3, NCB 3081

Tract Size:

0.3610 acres

Council District(s):

District 9

Notification:

Published in Daily Commercial
Recorder 4/5/2013
Notices Mailed 4/11/2013

- 13 to property owners within 200 feet
- Mahncke Park NA is the registered neighborhood association within 200 feet
- 21 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Mahncke Park Neighborhood Plan future land use classification for the property subject to this application from Low Density Mixed Use to Compact Multifamily Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification from Low Density Mixed Use to Compact Multifamily Residential.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Mahncke Park Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

Proposed use is consistent with the plan's goals and objectives as it provides appropriate transition between high intensity uses along Broadway and single-family residential neighborhood.

Transportation:

Existing transportation infrastructure can accommodate the impact of the proposed land use.

Community Facilities:

Existing community facilities can accommodate the impact of the proposed land use.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Mahncke Park Neighborhood Plan	
Plan Adoption Date: September, 2001	Update History: March 25, 2011 (MidTown Brackenridge TIRZ Plan.)
<p>Goal 2: Encourage transition from commercial to residential uses which does not damage the character of the neighborhood.</p> <p>The proposed compact multi-family residential use will provide appropriate transition between non-residential uses along Broadway corridor to the west and single-family residential neighborhood to the east.</p>	
<p>Goal 10, Objective 10.2: Provide housing options for those that cannot or chose not to remain in single-family homes yet desire to live in Mahncke Park neighborhood.</p> <p>The proposed compact multi-family residential use will contribute to provide desired housing option for the neighborhood.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Low Density Mixed Use: Provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a way manner that encourages walking to the different uses.</p> <p>Shared parking located to the rear of the structure, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping and a safe, attractive, and pedestrian bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.</p>	<p>MXD, TOD, IDZ, FBZD, UD, O-1, NC, C-1, R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, and MF-18</p>
<p>Compact Multifamily Residential: Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums, exhibiting a high density that generally is greater than 14 dwelling units per acre. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.</p>	<p>MF-25, MF-33, MF-40, IDZ</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Mixed Use	Parking lot and undeveloped land
North	Mixed Use	Vacant land, residential and office
East	Parks/ Open Space, Low Density Residential	Neighborhood Park, Single-Family Homes, Private School
South	Low Density Mixed Use	Commercial
West	Low Density Mixed Use	Commercial

Land Use: The subject property is located between Broadway and Catalpa Street, immediately east of the Chipotle restaurant, across from the Witte Museum. The subject property is classified as Low Density Mixed Use in the Mahncke Park Neighborhood Plan and it is partially undeveloped, and partially used as a parking lot.

The Midtown Brackenridge TIRZ Plan identifies this area as Neighborhood Core in the Upper Broadway section. The general character of Neighborhood Core is similar to Urban Core, but is less intense and smaller in scale. These areas along Broadway are intended to be secondary nodes of higher intensity development including urban residential. New development and redevelopment should appropriately transition to adjoining residential neighborhoods. The main streets that connect to the neighborhoods should provide a pedestrian-friendly and neighborhood scale environment with wide sidewalks, street trees, and complementary landscape features.

The following are the recommended character defining elements within the Neighborhood Core area: Up to 6 stories high buildings, build-to zone of 5'-10' of the property line with sidewalks, parking is located behind the buildings, on-site parking between the front façade and the street edge is not permitted; on-street parking can count towards parking requirements. The use, height, and scale of the proposed multi-story residential building, is consistent with the adopted Mahncke Park Neighborhood Plan and the update included in the Midtown Brackenridge TIRZ Plan. New surface parking lots at street intersections can be acceptable with screening from the street.

Since the project is located on a block that has frontage on Broadway, a high degree of urban character should be expected. However, the subject property is also located at the intersection of Catalpa and Carnahan Streets, both local residential streets. This side of the block is facing neighborhood-scale open spaces and single-family houses to the east. Therefore, a transition between Broadway to the west and the neighborhood to the east is essential to protect the existing character of the neighborhood that is comprised of mostly single-family homes. A mid-rise multi-family residential structure is appropriate for this transitional purpose.

Transportation: Broadway is a Primary Arterial Type B, and it is owned by TXDOT. Catalpa and Carnahan are local streets, but this portion of these streets function as minor collectors. There is a bus stop at the corner of Broadway and Carnahan for multiple VIA bus routes. No negative impacts to transportation infrastructure in the vicinity of the subject properties are anticipated.

Community Facilities: The subject property is located directly across from a small neighborhood-scale park called Blue Grass Lawn Park. There are two other similar size parks on the adjacent blocks along Catalpa Street. The Circle School is located 500 feet east from the subject property. The Witte Museum is opposite side of Broadway and it is only 900 feet from the subject property. The Brackenridge Park and the San Antonio Zoo is within walking distance. No negative impacts to community facilities in the vicinity of the subject properties are anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2 RIO-1 AHOD

Proposed Zoning: IDZ RIO-1 AHOD with uses permitted in “MF-50”.

Corresponding Zoning Case: Z2013113

Zoning Commission Public Hearing Date: May 7, 2013

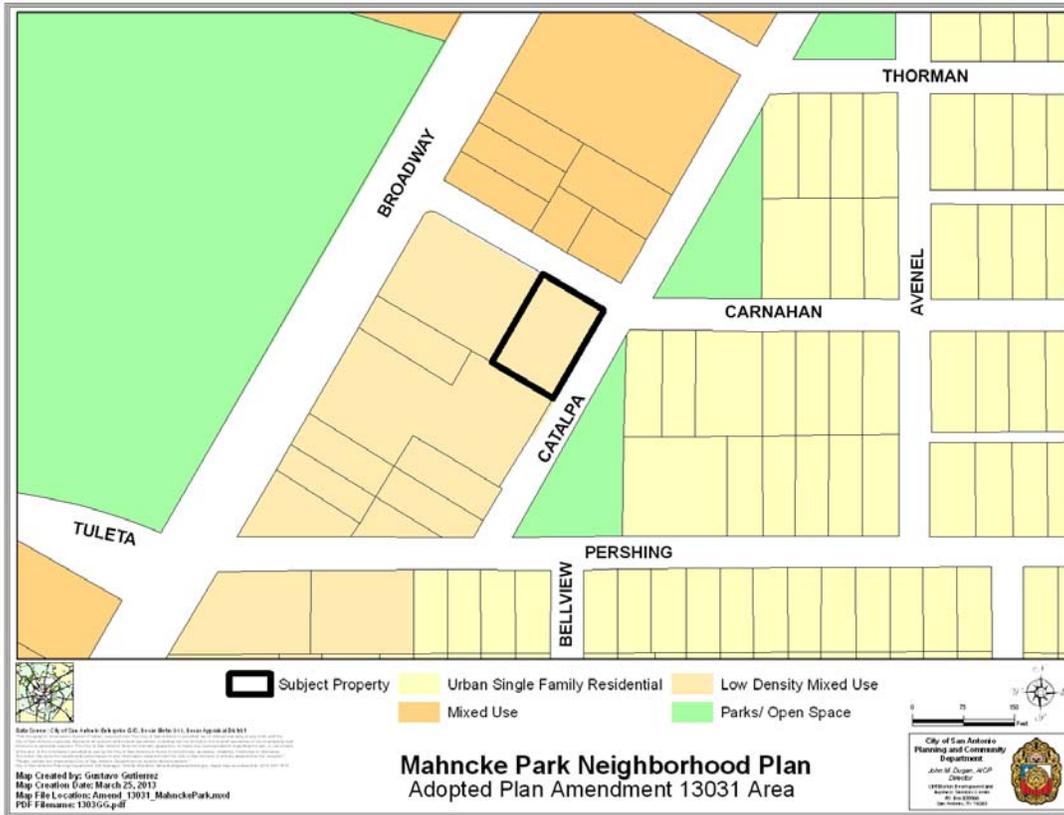
III. RECOMMENDATION

Compact Multifamily Residential is consistent with the Mahncke Park Neighborhood Plan. Proposed mid-rise residential building is an appropriate transitional use between the high intensity uses along Broadway to the west and low density residential neighborhood to the east. It is recommended that the applicant should take the Midtown Brackenridge TIRZ Plan Neighborhood Core design elements into consideration in order to create a more urban environment with a structure close to the property line with sidewalks.

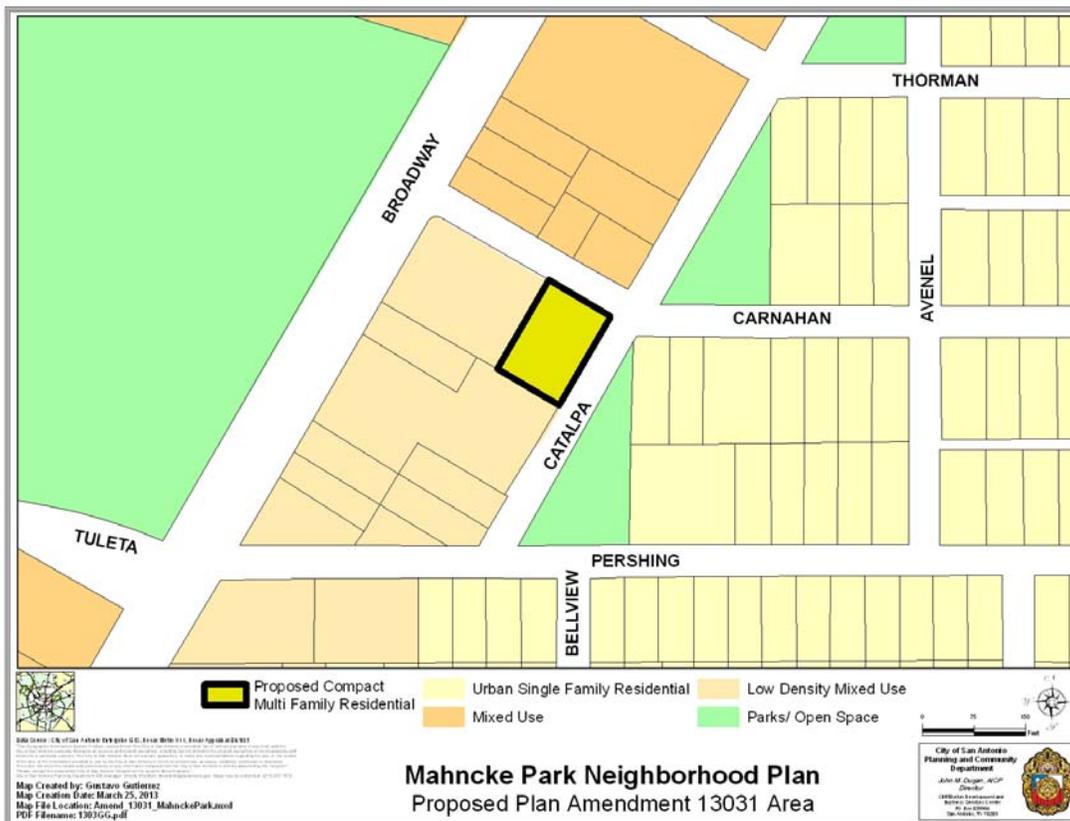
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

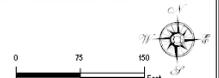
Subject Property



VIA Bus Stops



VIA Bus Routes



DATA SOURCE: CITY OF SAN ANTONIO GIS DEPARTMENT, 911, REAL APPRAISAL DISTRICT
 This map was created using data provided by the City of San Antonio GIS Department, 911, Real Appraisal District, and the City of San Antonio Economic Development. All names and labels are provided for informational purposes only and do not constitute a warranty of any kind. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: March 25, 2013
 Map File Location: Amend_13031_MahnckePark.mxd
 PDF Filename: 1303GG.pdf

Mahncke Park Neighborhood Plan Proposed Plan Amendment 13031 Area

**City of San Antonio
 Planning and Community
 Department**

John M. Dugan, AICP
 Director
 1500 Commerce Street
 San Antonio, TX 78203

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY MIXED USE TO COMPACT MULTIFAMILY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 0.3610 -ACRES LOCATED AT 137 CATALPA STREET.

WHEREAS, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Comprehensive Master Plan in September 2001; 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 24, 2013 and **APPROVED** the amendment on April 24, 2013; 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 Mahncke Park Neighborhood 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 24th DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission