SAN ANTONIO PLANNING COMMISSION AGENDA

April 13, 2011
2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst
Marcello Diego Martinez
Jody R. Sherrill
Lynda Billa Burke
Rolando H. Briones
Rob Rodriguez

The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

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

1. **PRELIMINARY ITEMS:**

   A. Work session, **1:15** P.M., Tobin Room
   - Agenda items may be discussed (Development Services Department)
   - Briefing on the Northwest Community Plan Update (Planning and Community Development)
   - Briefing regarding the proposed renaming of Durango Boulevard to Cesar E. Chavez Boulevard (Development Services Department)
   - United Southwest Community Plan Update by (Planning and Community Development)

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 090247	**West Pointe Gardens – Unit II** (On the east side of Spurs Ranch, at the extension of Evening Bell)	**OCL**	**646 A-3**
B. 110047	**Onofre** (West of Somerset Road, on the south side Lovett Avenue)	**4**	**649 D-6**

* Project is located in the Camp Bullis Notification Area.

C. 110051 **River Rock Ranch Gass, P.U.D.*** **OCL 447 B-8**
(North of Boerne Stage Road, on the southwest of side of River Ranch)

D. 110059 **Reserve at Lost Creek Unit 1A, Enclave*** **OCL 447 F-4**
(West of Ralph Fair Road, on the north side of Old Paseo Way)

REPLAT:

E. 110044 **KB Kitty Hawk** **OCL 553 F-6**
(On the northeast side of Miller Road, northwest of Kitty Hawk Drive)

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:

6. 090247 **West Pointe Gardens – Unit II** **OCL 646 A-3**
(On the east side of Spurs Ranch, at the extension of Evening Bell)

7. 110047 **Onofre** **4 649 D-6**
(West of Somerset Road, on the south side of Lovett Avenue)

8. 110051 **River Rock Ranch Gass, P.U.D.*** **OCL 447 B-8**
(North of Boerne Stage Road, on the southwest side of River Ranch)

9. 110059 **Reserve at Lost Creek Unit 1A, Enclave*** **OCL 447 F-4**
(West of Ralph Fair Road, on the north side of Old Paseo Way)

10. 110044 **KB Kitty Hawk** **OCL 553 F-6**
(On the northeast side of Miller Road, northwest of Kitty Hawk Drive)

PLATS:

11. 090198 **Army Residence Community** **OCL 553 F-8**
(On the southside of Miller Road, east of Glen Mont Drive)

12. 100019 **Kinder Parkway, Unit – 3*** **OCL 451 C-2**
(The extension of Kinder Parkway, west of Bulverde Road)

13.	100283	**Two Creeks, Unit -10 PUD*** (The extension of Buck Creek, north of Baywater Stage)	OCL	479 C-1
14.	100196	**Northeast Crossing TIF, Unit – 14A** (North of Midcrown Drive and the extension of Santa Catalina Cove)	2	585 C-3

DEFERRALS:

15.	110140	**Miguel's Somerset Place** (On the north side of Price Road, west of Fleming Street)	4	649 D-6

INDIVIDUAL CONSIDERATION

RESCIND PLAT:

16.	080263	**Bulverde Road North** (The extension of Bulverde Road from Classen Road)	10	518 B-4

PLAT:

17.	090343	**Alamo Ranch - Unit 19B-2** (Incomplete) (The extension of Palmetto Way, north of the extension of Texana Cove)	OCL	577 D-2

VARIANCES and APPEALS:

18.	050516	**Pleasanton Farms** (Time Extension) (On the east side of Pleasanton Road, north of Southeast Loop 410)	3	682 D-4
19.	060525	**Boulders at Canyon Springs, Unit 2 Enclave** (Time Extension) (West of Canyon Gold Road, south of Quiet Rapids)	OCL	451 A-7
20.	060588	**Alamo Ranch Unit 41-D PUD** (Time Extension) (Extending Desert Palm eastward from Alamo Ranch Unit 41C PUD)	OCL	577 D-5
21.	060608	**Glenloch Farms Unit 3** (Time Extension) (East of the intersection of Maiden Way and Binz Engleman Road)	OCL	586 B-7
22.	070066	**Silver Oaks Unit 11** (Time Extension) (On the east side of Silver Willow, north of Silver Pass)	OCL	545 E-7
23.	070186	**JMS – 281 Commercial A** (Time Extension) (Southeast of the intersection of U.S. Hwy. 281 and Stone Oak Parkway)	9	483 D-5
24.	070316	**Tausch Farms Unit 1A** (Time Extension) (On the west side of Leslie Road, north of Shaenfield Road)	7	546 C-7

25. 070645 Balcones Commercial Unit 1 (Time Extension) **OCL 412 D-8**
(On the west side I.H. 10 West, north of Dietz Elkhorn Road)

26. 080120 NEC Bulverde / 1604 2 (Time Extension) **10 518 C-3**
(On the north side of Loo1604, east of Bulverde Road)

LAND TRANSACTIONS:

27. S.P. No. 1531 - Request to close, vacate and abandon an unimproved portion of a 13-foot wide alley. (Capital Improvements Management Services by Jesse Quesada)

COMPREHENSIVE MASTER PLANS:

28. PA11020 - Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.995 acres located at the northwest corner of the intersection of Lake Valley Drive and Loop 410 from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

29. PA11022 - Public hearing and consideration of a resolution amending the land use plan contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0992 acres located at 321 Jackson Street from Medium Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by John Osten)

30. PA11015 - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.156 acres located at 3819 Harry Wurzbach from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

31. Public hearing and consideration of a resolution recommending the West/Southwest Sector Plan, an approximately 317 square mile area generally bounded by Highway 16, Loop 1604, Culebra Road, Grissom Road, and Bandera Road to the north; General McMullen, the north and east boundary of Port San Antonio, SW Military Drive, and Pleasanton Road to the east; Loop 410 and IH-35 to the south; and a meandering line following the City of San Antonio's Extra-territorial Jurisdiction western boundary to the west, to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, Section 35-420, pertaining to "Comprehensive, Neighborhood, Community, and Perimeter Plans." (Planning and Community Development Department by Ashley Parsons, Sr. Planner; Trish Wallace, Planning Manager)

OTHER ITEMS:

32. Approval of the minutes for the March 23, 2011 Planning Commission meeting

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

34. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

35. ADJOURNMENT

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A & 6 **April 13, 2011**

WEST POINTE GARDENS – UNIT II — MAJOR PLAT — 090247
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 A-3
OWNER: WPGL, LLC, by Lloyd Moody
ENGINEER: Gomez-Garcia & Associates, Inc., by Alejandro R. Gomez, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 25, 2011

Location: On the eastside of Spurs Ranch, at the extension of Evening Bell

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 003A-06, West Pointe Gardens, accepted on October 11, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **50.36** acres consisting of **112** single-family lots, **2** non-single family lots and **4,334** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 13, 2011. Seven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

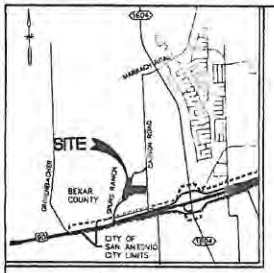
STAFF RECOMMENDATION:

Approval

PLAT NO. 090247

REPLAT AND SUBDIVISION PLAT ESTABLISHING
WEST POINTE GARDENS – UNIT II

BEING A 50.36 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
(NOT TO SCALE)
FERGUSON MAP NO. 646 A3

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.

STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN, P.I.D. AY0622.

COMBINED SCALE FACTOR IS 0.999863713

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

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

* THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0385F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF BEXAR COUNTY AND/OR THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.*

GOMEZ-GARCIA & ASSOCIATES, INC.
8722 GOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 821-6609 – (210) 820-8015 FAX
TBPE FIRM REGISTRATION #6302

NORTHSTAR LAND SURVEYING, INC.
9030 AERO ST., SUITE 108
SAN ANTONIO, TEXAS 78217
(210) 826-8288

OWNER/DEVELOPER: LLOYD MOODY
WPGL, LLC
9215 SOLON RD. SUITE 91, HOUSTON, TEXAS 77064
(281) 850-1144

LEGEND

•	1/2" IRON ROD FOUND (UNLESS NOTED)
750	EXISTING CONTOURS
F.I.R.	FOUND IRON ROD
750	PROPOSED CONTOURS
B.S.L.	BUILDING SETBACK LINE
E,G,T,CA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B.	COUNTY BLOCK
N.C.B	NEW CITY BLOCK
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
SS,D,E,G,T,CA	SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION

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.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF THE PARKS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

BEXAR COUNTY WILL NOT MAINTAIN DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

EASEMENT NOTE:
5' ELEC. ESM'T ARE ALSO DESIGNATED FOR GAS, TELE, AND CATV OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

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

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

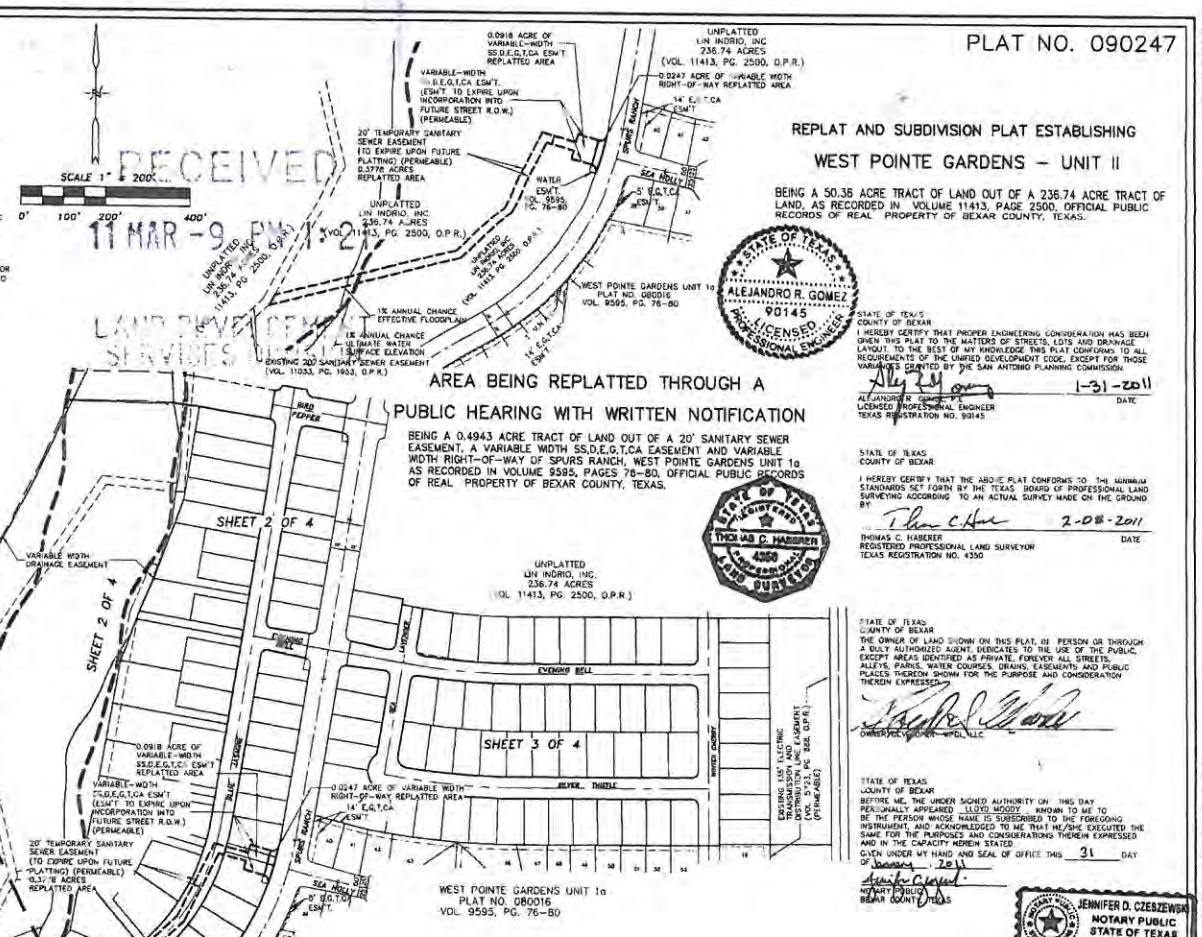
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YR ULTIMATE DEVELOPMENT FLOOD.

NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR FLOODPLAIN.

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

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

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



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.

1-31-2011
ALEJANDRO R. GOMEZ, P.E. — DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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

2-08-2011
THOMAS C. HABERER — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

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

OWNER/DEVELOPER: WPGL, LLC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January, 2011
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

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 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

BY: _____
NELSON W. WOLFF
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: _____
COUNTY CLERK
BEXAR COUNTY, TEXAS

THIS PLAT OF WEST POINTE GARDENS – UNIT II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

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

DEPUTY _____

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

OWNER/DEVELOPER: LIN INDRIO, INC.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January, 2011
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

STATE OF TEXAS
COUNTY OF BEXAR
THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WEST POINTE GARDENS UNIT 1a PLAT NO. 080016 WHICH IS RECORDED IN VOLUME 9595, PAGES 76-80, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF 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 REVOKE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 31 DAY OF January, 2011
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES June 26, 2013

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

SHEET 1 OF 4

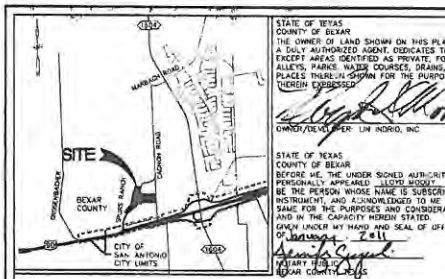
Date: Jan 31, 2011, 8:11am User ID: sam
File: K:\Projects\015\002\Unit2\dwg\WestPointe_Unit2 10-25-10.dwg

PLAT NO. 090247

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WEST POINTE GARDENS – UNIT II

BEING A 50.36 ACRE TRACT OF LAND OUT OF A 238.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
(NOT TO SCALE)
FERGUSON MAP NO. 645 A3

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

OWNER/DEVELOPER: LLOYD MOODY, INC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January 2011
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN, F.I.D. AY0622.
COMBINED SCALE FACTOR IS 0.999863713

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
700	EXISTING CONTOURS
F.I.R.	FOUND IRON ROD
766	PROPOSED CONTOURS
B.S.L.	BUILDING SETBACK LINE
E,G,T,CA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B.	COUNTY BLOCK
N.C.B	NEW CITY BLOCK
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
V.N.A.E	VEHICULAR NON-ACCESS EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
SS,D,E,G,T,CA	SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
M.F.F.	MINIMUM FINISHED FLOOR ELEVATION

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

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.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF THE PARKS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

BEXAR COUNTY WILL NOT MAINTAIN DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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.

EASEMENT NOTE:
5' ELEC. ESM'T ARE ALSO DESIGNATED FOR GAS, TELE, AND CATV. OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

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

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

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

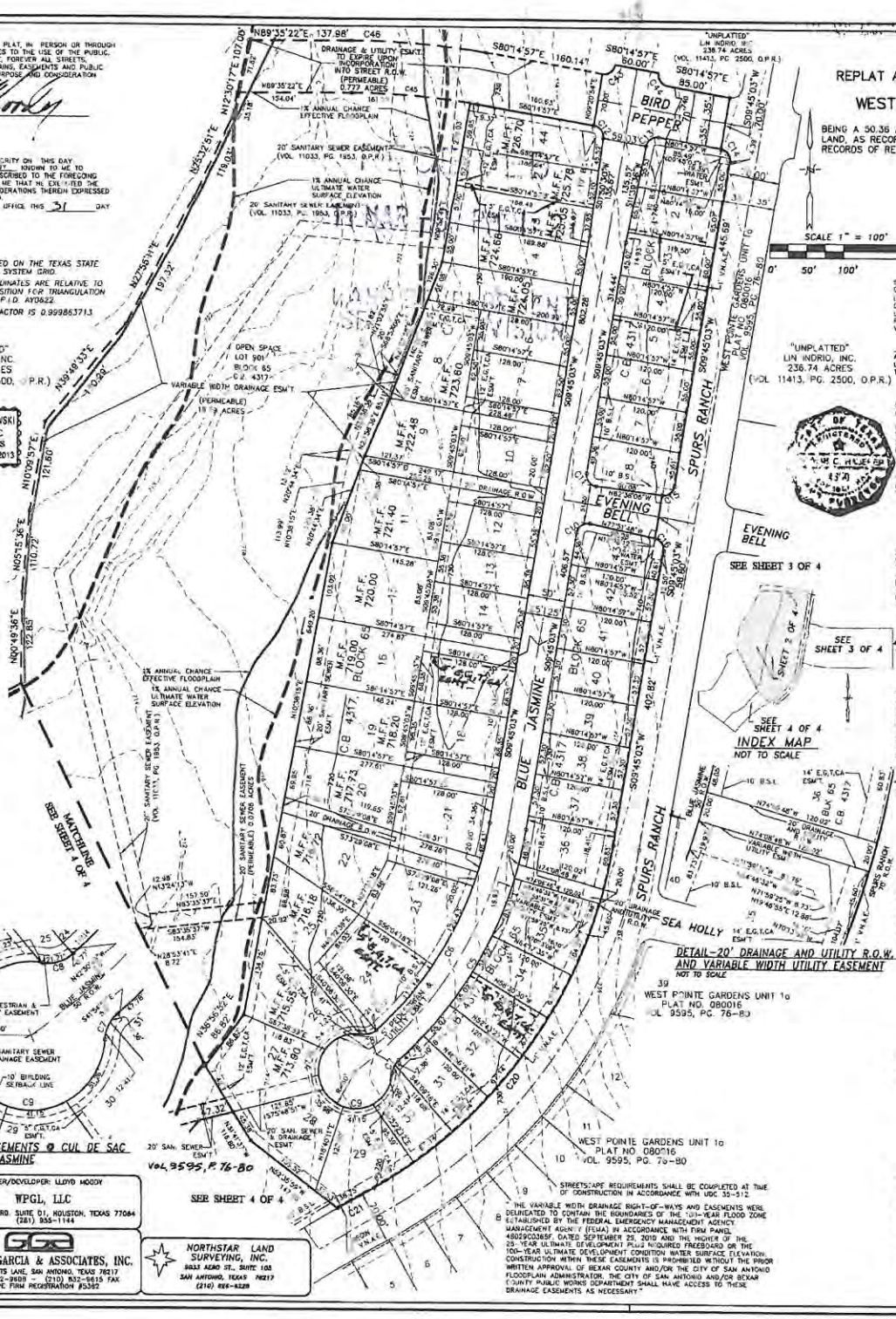
NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR FLOODPLAIN

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

UTILITY NOTES:
NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND 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, 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 LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

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

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



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.

ALEJANDRO R. GOMEZ
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145
DATE 1-31-2011

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:

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350
DATE 2-08-2011

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

OWNER/DEVELOPER: WPGL, LLC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January 2011
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

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 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

BY: _____
NELSON W. WOLFF
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: _____
COUNTY CLERK
BEXAR COUNTY, TEXAS

THIS PLAT OF WEST POINTE GARDENS – UNIT II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

_____
DEPUTY

OWNER/DEVELOPER: LLOYD MOODY
WPGL, LLC
9215 SOLON RD. SUITE 01, HOUSTON, TEXAS 77084
(281) 955-1144

GOMEZ-GARCIA & ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9808 – (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5392

NORTHSTAR LAND SURVEYING, INC.
5633 ACAD ST., SUITE 103
SAN ANTONIO, TEXAS 78217
(210) 826-4229

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF BEXAR COUNTY AND/OR THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512

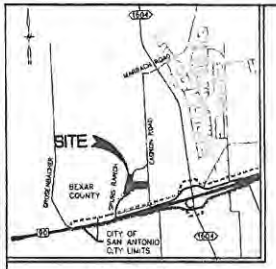
Date: Jan 31, 2011, 9:13am (User ID: user)
File: K:\Projects\0180001\UNIT2\dwg\WestPointe_Unit2 10-25-10.dwg

PLAT NO. 090247

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WEST POINTE GARDENS – UNIT II

BEING A 50.36 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
(NOT TO SCALE)
FERGUSON MAP NO. 646 A3

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.

STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN, P.I.D. AY0822.

COMBINED SCALE FACTOR IS 0.9998[illegible]713

NORTHSTAR LAND SURVEYING, INC.
9933 AERO ST., SUITE 105
SAN ANTONIO, TEXAS 78217
(210) 828-8228

STREETSCAPE NOTE:
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GGA
GOMEZ-GARCIA & ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 932-9608 – (210) 832-9815 FAX
TBPE FIRM REGISTRATION #5382

OWNER/DEVELOPER: LLOYD MOODY
WPGL, LLC
9215 SOLON RD. SUITE D1, HOUSTON, TEXAS 77064
(281) 955-1144

RECEIVED

SCALE 1" = 100'
1" = 100' 1:21

LAND DEVELOPMENT SERVICES DIVISION

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
750	EXISTING CONTOURS
F.I.R.	FOUND IRON ROD
788	PROPOSED CONTOURS
B.S.L.	BUILDING SETBACK LINE
E,G,T,CA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B.	COUNTY BLOCK
N.C.B	NEW CITY BLOCK
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
S,G,D,E,G,T,CA	SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
M.F.F.	MINIMUM FINISHED FLOOR ELEVATION

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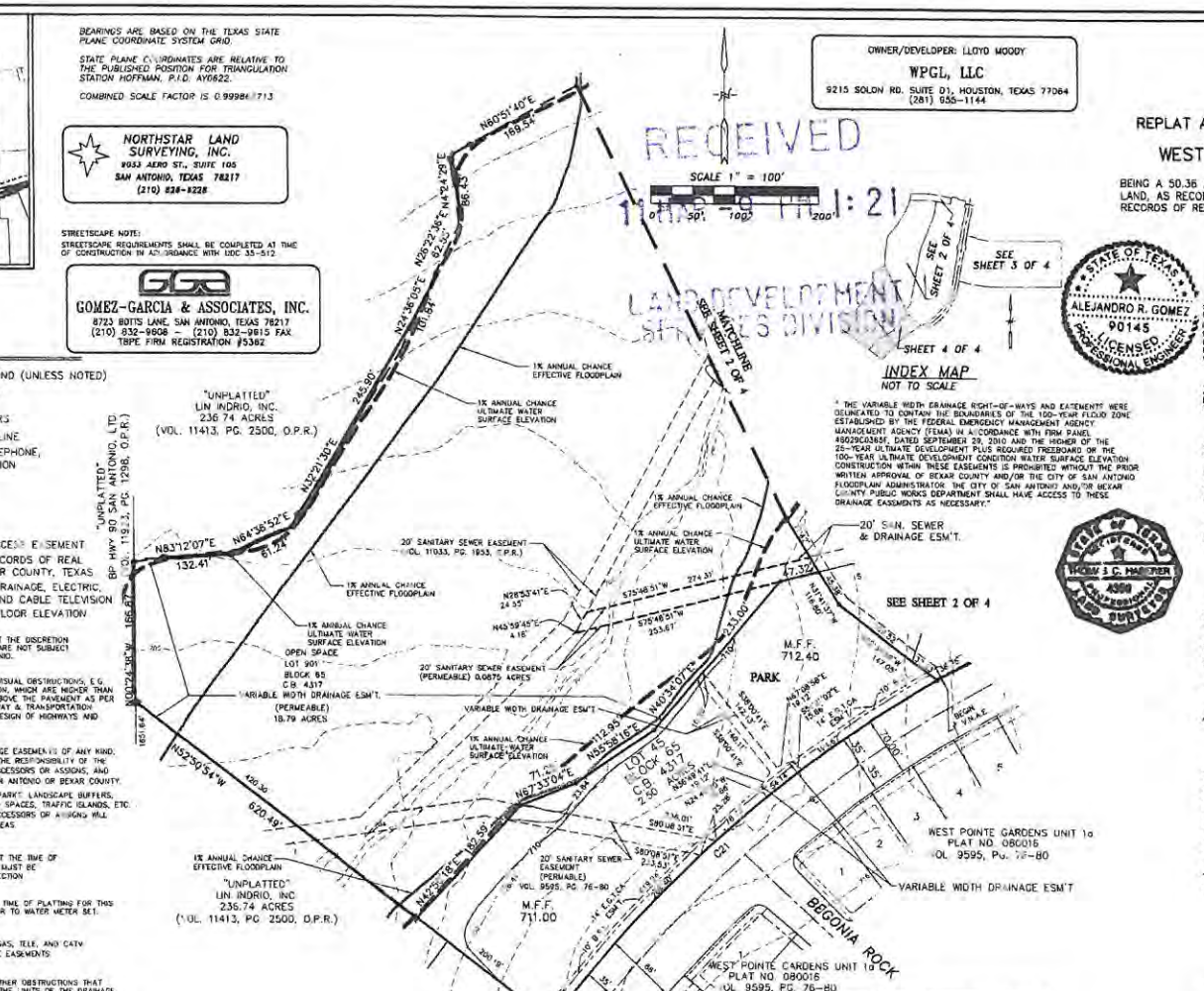

INDEX MAP
NOT TO SCALE

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CURVE	RADIUS	ANGLE	CURVE TABLE TANGENT	LENGTH	CHORD BEARING	CHORD
C5	565.00'	38°20'02"	189.93'	364.63'	N28°55'[illegible]"	357.[illegible]
C6	495.00'	37°44'12"	169.17'	326.02'	N28°27'[illegible]"	320.16
C7	25.00'	43°16'52"	10.41'	19.77'	[illegible]5°29'37"W	19.26
C8	25.00'	51°30'[illegible]"	12.86'	22.48'	N27°14'38"E	21.73'
C9	50.00'	276°13'50"	44.84'	241.06'	S38°06'54"E	66.[illegible]
C10	15.00'	92°23'09"	15.64'	24.19'	S55°36'38"W	21.6[illegible]
C11	15.00'	92°23'09"	15.64'	24.19'	S36°[illegible]'33"E	21.65
C12	15.00'	88°05'27"	14.51'	23.06'	N36°12'14"W	[illegible]
C13	15.00'	88°05'27"	14.51'	23.06'	S55°42'19"W	20.86'
C14	15.00'	90°[illegible]'02"	15.00'	23.56'	N35°14'57"W	21.21'
C15	15.00'	87°36'51"	14.39'	22.94'	N53°[illegible]'28"E	[illegible]'
C16	15.00'	87°36'51"	14.39'	22.94'	N34°03'22"W	20.77'
C18	1315.00'	9°48'49"	112.93'	225.30'	S85°24'57"E	225.[illegible]
C19	1855.00'	11°07'57"	180.78'	360.43'	[illegible]4°45'28"E	359.86
C20	665.00'	51°57'39"	324.06'	603.08'	N35°43'33"E	582.57'
C21	1535.00'	24°33'37"	334.12'	657.99'	S49°25'[illegible]"W	652.95'
C22	15.00'	87°36'51"	14.39'	22.94'	S53°33'[illegible]"W	20.77'
C23	15.00'	97°21'09"	15.64'	24.19'	N55°56'38"E	21.65
C24	15.00'	92°23'09"	15.64'	23.78'	S[illegible]°[illegible]'28"E	21.39
C25	15.00'	89°11'42"	14.79'	23.35'	S54°[illegible]'54"W	21.06
C26	15.00'	92°23'09"	15.64'	24.19'	N36°[illegible]'32"W	21.65
C27	1435.00'	9°13'[illegible]"	114.98'	[illegible]42'	S85°42'43"E	229.17'
C28	1435.00'	9°16'12"	119.13'	238.84'	S85°41'21"E	238.38'
C29	15.00'	89°47'46"	14.95'	23.51'	N44°46'39"E	21.18'
C31	15.00'	87°36'51"	14.39'	22.94'	N34°03'22"W	20.77'
C32	15.00'	90°12'12"	15.05'	23.62'	N45°13'21"W	21.[illegible]
C33	15.00'	89°47'46"	14.95'	23.51'	N44°46'39"E	21.18'
C34	15.00'	90°12'12"	15.05'	23.62'	N45°13'21"W	21.[illegible]
C35	1745.00'	9°30'26"	137.44'	274.[illegible]	S85°49'14"E	274.32'
C36	15.00'	39°32'03"	5.32'	10.22'	S79°09'5[illegible]"W	10.07'
C37	50.00'	169°49'00"	561.19'	148.18'	S31°26'34"E	99.61'
C38	15.00'	39°[illegible]'54"	5.47'	10.40'	N25°[illegible]'20"E	10.19'
C39	25.00'	61°33'41"	25.47'	39.73'	S35°46'47"E	[illegible]
C40	1695.00'	9°00'49"	133.60'	266.65'	S85°49'02"E	266.39'
C41	90.00'	4°21'03"	3.42'	6.83'	[illegible]°00'38"E	6.83'
C42	15.00'	90°00'00"	15.00'	23.56'	N54°45'03"E	21.21'
C44	15.00'	90°00'00"	15.00'	23.56'	S35°14'57"E	21.21'
C45	965.00'	10°09'41"	85.80'	171.14'	S85°19'47"E	170.[illegible]
C46	1035.00'	10°09'41"	92.72'	183.56'	S85°19'47"E	183.32'

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

OWNER/DEVELOPER: UN INDRIO, INC.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
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My Comm. Exp. 06-26-2013

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LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145
1-31-2011
DATE

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:

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350
2-08-2011
DATE

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

OWNER/DEVELOPER: WPGL, LLC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January, 2011
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER D. CZEBZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

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 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

BY: _____
NELSON W. WOLFF
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: _____
COUNTY CLERK
BEXAR COUNTY, TEXAS

THIS PLAT OF WEST POINTE GARDENS – UNIT II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

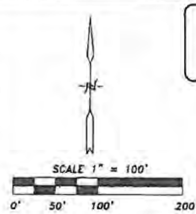
BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

Date: Jan 31, 2011, 8:16am User ID: ssw
File: K:\Projects\018\002\Unit2\dwg\WestPointe_Unit2 10-25-10.dwg

LOCATION MAP
(NOT TO SCALE)
FERGUSON MAP NO. 646 A3



STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

NORTHSTAR LAND SURVEYING, INC.	GOMEZ-GARCIA & ASSOCIATES, INC.	OWNER/DEVELOPER: LLOYD MOODY
9033 AERO ST., SUITE 105 SAN ANTONIO, TEXAS 78217 (210) 826-6228	8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217 (210) 832-9608 – (210) 832-9615 FAX TBPE FIRM REGISTRATION #5362	WPGL, LLC 9215 SOLON RD. SUITE D1, HOUSTON, TEXAS 77064 (281) 955-1144

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.

STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN, P.I.D AY0622.

COMBINED SCALE FACTOR IS 0.999863713

PLAT NO. 090247

PLAT NO. 090247

GENERAL NOTES:
" THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF BEXAR COUNTY AND/OR THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY."

RECEIVED
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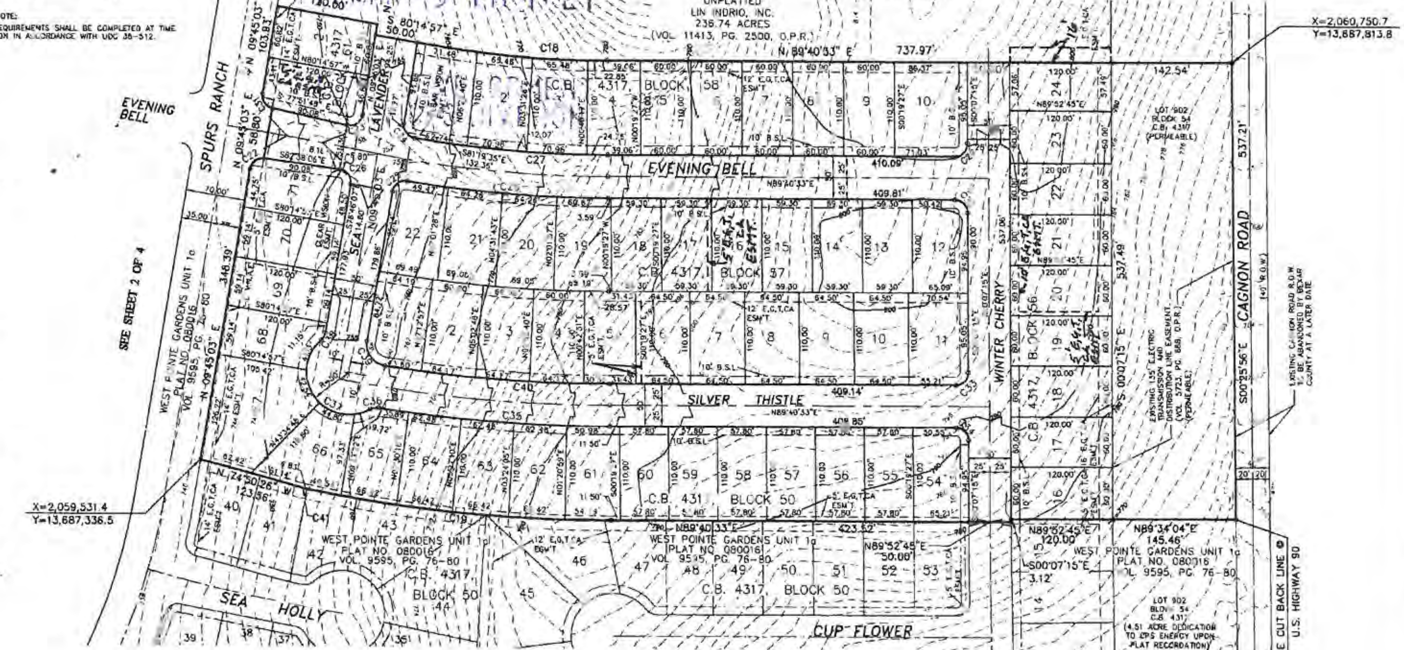


LEGEND

•	1/2" IRON ROD FOUND (UNLESS NOTED)
---750---	EXISTING CONTOURS
F.I.R.	FOUND IRON ROD
—[760]—	PROPOSED CONTOURS
B.S.L.	BUILDING SETBACK LINE
E,G,T,CA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B.	COUNTY BLOCK
N.C.B	NEW CITY BLOCK
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
SS,D,E,G,T,CA	SANITARY SEWER, DRAINAGE, ELECTRIC,

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.

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

MAINTENANCE NOTE:
THE MAINTENANCE OF THE PARKS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

BEXAR COUNTY WILL NOT MAINTAIN DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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.

EASEMENT NOTE:
5' ELEC. ESM'T ARE ALSO DESIGNATED FOR GAS, TELE, AND CATV. OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

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

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

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

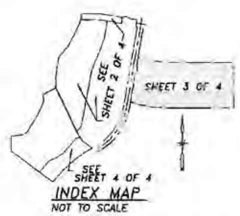
NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR FLOODPLAIN.

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

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

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

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



INDEX MAP
NOT TO SCALE

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

[signature]
OWNER/DEVELOPER: WPGL, LLC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January 2011

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

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

[signature]
OWNER/DEVELOPER: LIN INDRIO, INC.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January 2011

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-26-2013

STATE OF TEXAS
REGISTERED
THOMAS C. HABERER
4350
PROFESSIONAL LAND SURVEYOR

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WEST POINTE GARDENS – UNIT II

BEING A 50.38 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
ALEJANDRO R. GOMEZ
90145
LICENSED
PROFESSIONAL ENGINEER

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

[signature] 1-31-2011
ALEJANDRO R. GOMEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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:

[signature] 2-08-2011
THOMAS C. HABERER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

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 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

BY: ______
NELSON W. WOLFF
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: ______
COUNTY CLERK
BEXAR COUNTY, TEXAS

THIS PLAT OF WEST POINTE GARDENS – UNIT II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______
CHAIRMAN

BY: ______
SECRETARY

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

______
DEPUTY

WEST POINTE GARDENS UNIT II

Date: Jan 31, 2011, 9:14am User ID: user
File: K:\Projects\018\002\UNIT2\dwg\WestPointe_Unit2 10-25-10.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B & 7 **April 13, 2011**

ONOFRE SUBDIVISION	MINOR PLAT	110047
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 649 D-6
OWNER: Jose Elicio Montoya
ENGINEER: Seda Consulting Engineers, Inc., by Salah E. Diab, P.E.
CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: March 23, 2011

Location: West of Somerset Road, on the south side of Lovett Avenue

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-6 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.258** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 13, 2011. Twenty five notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Quintana Community Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

MAPSCO 2008 MAP 649 GRID # D6 & E6 LOCATION MAP

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NEW FENFIELD , FOURTH FILING #80502, WHICH IS RECORDED IN VOLUME 642, PAGE 139, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ______________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

____
OWNER

____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE __________ DAY OF __________ , 20 ______ .

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______________

LEGEND:

PROPOSED FINISHED CONTOURS	(576)
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	– – – – – –

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 55516

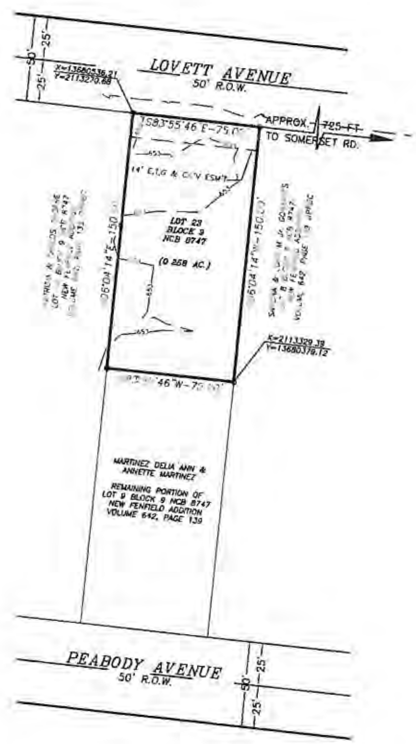
GENERAL NOTES:

1.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L AND G,E,T,CATV. EASEMENTS.
3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
4.) IMPACT FEES ARE 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.
5.) FLOOD NOTE: ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY, REFERENCE MAP, No 48029C0560 F, WITH AN EFFECTIVE DATE OF SEP. 29 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7.) 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.
8.) PRV NOTE: WHERE THE STATIC PRESSURE WILL EXCEED 80 PSI, AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
9.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
10.) SHARED CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).
11.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
12.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

C.P.S. NOTES:

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS 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, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') 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 FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

BEXARMET IMPACT FEE NOTE:
BEXARMET 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.

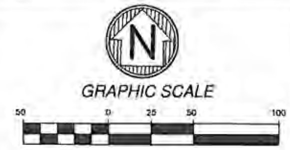


PLAT NUMBER 110047

REPLAT ESTABLISHING

ONOFRE SUBDIVISION

BEING 0.258 ACRES, LOT 23, FORMERLY KNOWN AS THE NORTH 150 FEET OF LOT 9, BLOCK 9, N.C.B. 8747, NEW FENFIELD, FORTH FILLING AS RECORDED IN VOLUME 642, PAGE 139, OF DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.

Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO:F-1601
6735 IH 10 W
SAN ANTONIO, TEXAS 78201
(210) 308-0057
FAX: (210) 308-8842
E-MAIL: SEDA@SATX.RR.COM
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

&

BARRERA WILKIE SURVEYING
Email: dbinsatx@yahoo.com
7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210) 523-9996

DATE: 02/18/2011 JOB # 1556

STATE OF TEXAS
COUNTY OF BEXAR

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

____
OWNER

____
DULY AUTHORIZED AGENT

OWNER / DEVELOPER ADDRESS:
JOSE ELICIO MONTOYA
C/O 216 LOVETT AVENUE
SAN ANTONIO, TX. 78211
PH: (210) 421-2622

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF __________ , ______

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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

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

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: ______________ , DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C & 8 **April 13, 2011**

RIVER ROCK
RANCH GASS, P.U.D. — MINOR PLAT — 110051
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 B-8
OWNER: Diana Suzanne Brooks - Gass
ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Raymond Tarin, Jr., P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: March 22, 2011

Location: North of Boerne Stage Road, on the southwest side of River Ranch

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 036A-06, River Rock Ranch, accepted on December 10, 2010
PUD 06-033A, River Rock Ranch, approved on December 10, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.301** acres consisting of **1** single family lot.

DISCUSSION:

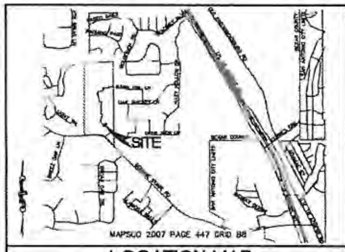
The Planning Commission will hold a public hearing on the proposed replatting of this property on April 13, 2011. Twelve notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

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

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU. However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

N.T.S.

C.P.S. NOTE

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

NOTES:

1. 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 FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FOURTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTE WATER EDU NOTE:

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

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT THAT INTERFERES WITH THE INTENDED PURPOSE OR USE OF THE DEDICATED DRAINAGE EASEMENT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE DESIGN OR 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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DEDICATED DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DRAINAGE EASEMENTS, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

SURVEY NOTES:

1. COORDINATES SHOWN HEREON ARE BASED PLAT RECORDED IN VOLUME 9581, PAGES 185-188, PLAT RECORDS.
2. BEARING ARE BASED ON PLAT RECORDED IN VOLUME 9581, PAGES 185-188, PLAT RECORDS.
3. CONTOURS ARE BASED ON PLAT RECORDED IN VOLUME 9581, PAGES 185-188, PLAT RECORDS.

OWNER / DEVELOPER

DIANA SUZANNE BROOKS-GASS
25411 RIVER RANCH
SAN ANTONIO, TEXAS 78255
TEL: (210) 380-0448

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH GASS, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ______ DAY OF ______ A.D. ______

BY ______________________ CHAIRMAN

BY ______________________ SECRETARY

PLAT NO. 110051

REPLAT AND SUBDIVISION PLAT ESTABLISHING

RIVER ROCK RANCH GASS, P.U.D.

0.301 ACRES BEING ALL OF LOT 6, BLOCK 65, C.B. 4709, RIVER RANCH SUBDIVISION, UNIT 1, VOLUME 9581, PAGES 185-188, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS.

SCALE: 1"=50'
50 25 0 50

MTR - Engineers - Surveyors - Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
JOB NO. 050740
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:
DIANA SUZANNE BROOKS - GASS

ADDRESS:
25411 RIVER RANCH
SAN ANTONIO, TX 78255

D. Suzanne Brooks-Gass
OWNER LOT 6 BLOCK 65

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 17th DAY OF MARCH. 2011

[signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 3, 2012

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:
GREEN LAND VENTURES, LTD.
DANA GREEN

ADDRESS:
505 MADISON OAK
SAN ANTONIO, TX 78258

[signature]
GREEN LAND VENTURES, LTD.
DANA GREEN

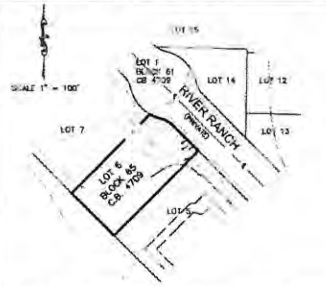
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dana Green KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 8th DAY OF March, 2011

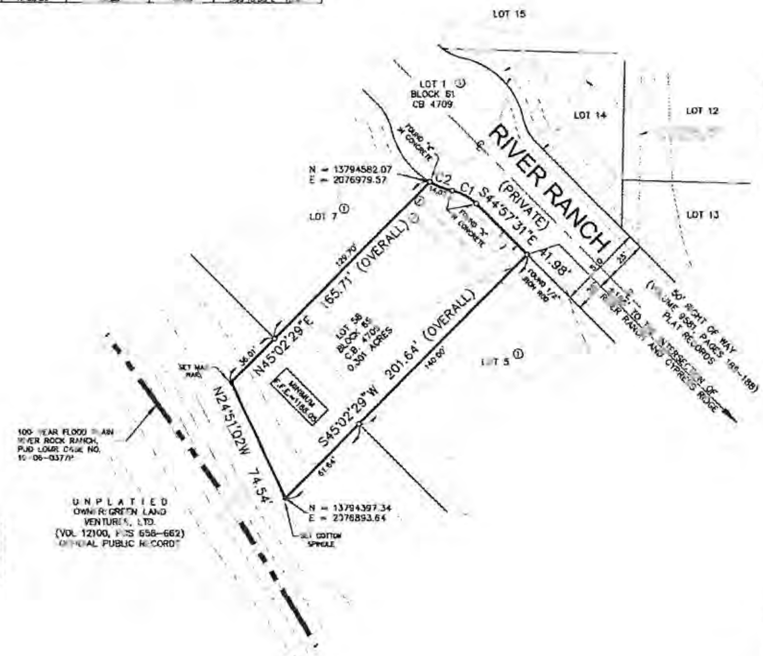
Rita A. Rankin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/5/2011

RITA A. RANKIN
Notary Public, State of Texas
My Commission Expires
April 05, 2011



CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	[illegible]15"	16.1[illegible]	28.00'	S81°30'09"E 15.95'
C2	7°28'26"	14.03	48.00'	S49°18'33"E 1[illegible]



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6 BLOCK 65 CB 4709 ON PLAT RIVER ROCK P.U.D. UNIT 1 PLAT NUMBER 060??8 WHICH IS RECORDED IN VOLUME 9581, PAGE 185-188, BEXAR COUNTY PLAT AND DEED RECORDS.

LEGEND

	EXISTING MAJOR CONTOURS	VOL.	VOLUME
	EXISTING MINOR CONTOURS	PG.	PAGE
E	ELECTRIC	CB	COUNTY BLOCK
T	TELEPHONE	℄	CENTERLINE
TV	CABLE TELEVISION	P.R.	PLAT RECORDS
G	GAS	O.P.R.	OFFICIAL PUBLIC RECORDS
①	RIVER ROCK RANCH P.U.D. UNIT 1 VOL. 9581, PGS. 185-188 P.R.	ESM'T.	EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (RIVER ROCK RANCH P.U.D. UNIT 1, PLAT# 060??8) WHICH IS RECORDED IN VOLUME 9581, PAGES 185-188, BEXAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ______________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

D. Suzanne Brooks-Gass
OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF MARCH 2011

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: JUNE 3, 2012

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE:(210)698-5051

RAYMOND TARIN JR.
P.E. #87060

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
RAYMOND TARIN, JR
87060
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:

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE:(210)698-5051

DONALD DEAN BOERNER
R.P.L.S. #5207

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL LAND SURVEYOR

2011 MAR 21 PM 12:25
DEVELOPMENT SERVICES
RECEIVED

MINOR PLAT:

THIS MINOR PLAT RIVER ROCK RANCH GASS, P.U.D. HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS ____________ DAY OF ______________________ A.D. 20 ______

BY ______________________ EXECUTIVE DIRECTOR OF INFRASTRUCTURE 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. 2010 AT ____ M. AND DULY RECORDED THE ____ DAY OF ________ A.D. 2010 AT ____ M. IN THE RECORDS OF AND ____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ________, A.D., 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

DATE: NOVEMBER 2010

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 50 & 9 **April 13, 2011**

RESERVE AT LOST CREEK UNIT 1A ENCLAVE REPLAT	MAJOR PLAT	110059
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 F-4
OWNER: Pulte Group, by Trey Marsh
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna Weaver, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: March 21, 2011

Location: West of Ralph Fair Road, on the north side of Old Paseo Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 828B, Lost Creek III, accepted on September 4, 2007

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.926** acres consisting of **39** single family lots, **1** non-single family lot and **1,568** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 13, 2011. One notice was mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

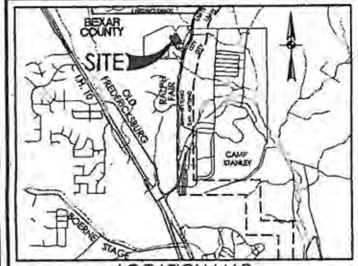
The dedicatory instrument (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with UDC provision 35-344(i).

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU. However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

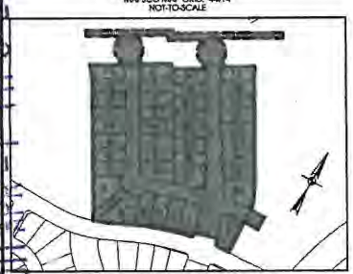
STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES RECEIVED
2011 APR -1 PM 3:26



LOCATION MAP
MAPSCO MAP GRID: 447F4
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 THRU 8, AND LOTS 30 THRU 37, BLOCK 38, LOTS 18 THRU 26, BLOCK 39, LOTS 1 THRU 14, BLOCK 40 LOT 1, BLOCK 55, ALL IN COUNTY BLOCK 4709, OF THE RESERVE OF LOST CREEK UNIT 1A PLAT, RECORDED IN VOLUME 9602, PAGES 101-102 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "THE RESERVE OF LOST CREEK, UNIT-1A" NO. 070019 WHICH IS RECORDED IN VOLUME 9602, PAGE(S) 101-102, 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.

Charles Marsh

OWNER/DEVELOPER: CHARLES MARSH
CENTEX HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

ROSE PORTILLO
My Commission Expires
August 19, 2013

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 21ST DAY OF March, A.D. 2011.

Rose Portillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/19/13

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

David A. Casanova 3-21-11
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°11'21"W	94.00'
L2	S64°51'04"W	101.10'
L3	N39°01'43"W	57.39'
L4	N59°35'01"E	98.69'
L5	S59°35'01"W	124.65'
L6	N59°35'01"E	310.16'
L7	S30°24'59"E	20.00'
L8	N59°35'01"E	107.52'
L9	S00°23'05"E	50.00'
L10	S03°13'20"E	120.00'
L11	S59°35'01"W	79.63'
L12	S59°35'01"W	125.32'
L13	N59°35'01"E	118.89'
L14	N59°35'01"E	123.75'
L15	N02°49'07"E	28.22'
L16	N39°01'43"W	8.88'
L17	N50°58'17"E	50.00'
L18	S39°01'43"E	8.88'
L19	N54°57'47"E	50.00'
L20	S31°36'04"E	54.82'
L21	S04°22'36"E	50.01'
L22	S38°08'48"E	29.05'
L23	N23°29'56"W	131.84'
L24	N24°44'21"E	32.35'
L25	N13°19'04"E	42.33'

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, 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.

OPEN SPACE NOTE:
LOT 903, BLOCK 40, CB 4709 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

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

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.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	930.00'	02°14'35"	S85°57'52"W	36.41'	36.41'
C2	15.00'	80°11'59"	N55°03'26"W	19.32'	21.00'
C3	1054.00'	00°51'12"	N15°23'03"W	15.70'	15.70'
C4	960.00'	00°03'39"	S15°46'50"E	1.02'	1.02'
C5	15.00'	93°01'20"	S30°45'39"W	21.77'	24.35'
C6	930.00'	12°25'15"	S71°03'42"W	201.21'	201.61'
C7	420.00'	06°27'24"	S68°04'46"W	47.30'	47.33'
C8	290.00'	08°36'45"	N34°43'21"W	43.55'	43.59'
C9	51.00'	90°36'31"	N15°18'22"W	72.51'	80.65'
C10	750.00'	01°39'46"	N32°39'24"W	21.77'	21.77'
C11	440.00'	01°30'01"	S33°34'06"E	11.52'	11.52'
C12	51.00'	96°38'16"	S53°39'11"E	76.18'	86.02'
C13	1145.00'	08°11'05"	S26°19'26"E	163.42'	163.56'
C14	1100.00'	02°37'46"	N88°18'02"E	50.48'	50.48'
C15	1050.00'	02°33'53"	S88°19'59"W	47.00'	47.00'
C16	600.00'	01°44'16"	N39°19'39"W	18.20'	18.20'
C17	51.00'	92°37'22"	N48°46'54"W	73.76'	82.45'
C18	460.00'	02°15'06"	S36°20'08"E	18.08'	18.08'
C19	51.00'	88°40'45"	S19°30'19"E	71.29'	78.93'
C20	960.00'	01°20'12"	N16°28'45"W	22.40'	22.40'
C21	970.00'	02°25'56"	N19°55'51"W	41.18'	41.18'
C22	15.00'	81°31'28"	N61°54'33"W	19.59'	21.34'
C23	1050.00'	10°37'51"	S72°00'48"W	194.54'	194.82'
C24	15.00'	41°52'32"	S45°45'[illegible]"W	10.72'	10.96'
C25	51.00'	168°24'44"	N70°58'18"W	101.48'	149.91'
C26	15.00'	42°33'30"	N08°02'41"W	10.89'	11.14'
C27	685.00'	01°05'33"	N29°52'12"W	13.06'	13.06'
C28	410.00'	08°36'45"	N34°43'21"W	61.57'	61.63'
C29	460.00'	08°36'45"	S34°43'21"E	69.08'	69.14'
C30	735.00'	01°41'27"	S29°34'15"E	21.69'	21.69'
C31	25.00'	84°55'21"	S71°11'12"E	33.75'	37.05'
C32	1100.00'	10°09'44"	N71°25'59"E	194.84'	195.10'
C33	15.00'	99°01'08"	N27°00'17"E	22.82'	25.92'
C34	489.00'	04°28'00"	N24°44'17"W	38.11'	38.12'
C35	1067.91'	02°00'16"	N27°58'25"W	37.36'	37.36'
C36	700.00'	04°37'14"	N32°43'36"W	56.44'	56.45'
C37	750.00'	04°37'14"	S32°43'36"E	60.47'	60.48'
C38	911.00'	03°09'57"	S30°01'06"E	50.33'	50.33'
C39	15.00'	70°02'10"	S63°27'12"E	17.22'	18.34'
C40	1100.00'	05°27'26"	N84°15'26"E	104.73'	104.77'
C41	1050.00'	03°51'28"	S85°07'18"W	70.69'	70.70'
C42	15.00'	103°12'24"	S31°35'22"W	23.51'	27.02'
C43	1044.00'	01°15'29"	S19°23'05"E	22.92'	22.92'
C44	1054.00'	01°27'19"	S16°32'19"E	26.77'	26.77'
C45	580.00'	07°07'23"	S33°58'40"E	72.06'	72.11'
C46	750.00'	02°18'13"	S36°11'19"E	30.15'	30.15'
C47	700.00'	02°16'00"	N36°10'13"W	27.69'	27.69'

PLAT NUMBER 110059

REPLAT ESTABLISHING

RESERVE OF LOST CREEK U1A, ENCLAVE

A 8.926 ACRE TRACT OF LAND BEING OUT OF THE RESERVE OF LOST CREEK, UNIT-1A, SUBDIVISION PLAT RECORDED IN VOLUME 9602, PAGES 101-102 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

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

DATE OF PRINT: March 18, 2011

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.

Charles Marsh

OWNER/DEVELOPER: CHARLES MARSH
CENTEX HOMES
1354 N. LOOP 1604 E., #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 21ST DAY OF March, A.D. 2011.

ROSE PORTILLO
My Commission Expires
August 19, 2013

Rose Portillo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RESERVE OF LOST CREEK U1A, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ 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.

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

SHEET 1 OF 2   BY: ______, DEPUTY

RESERVE OF LOST CREEK U1A, ENCLAVE

Civil Job No. 7525-01; Survey Job No. 9061-05

PLAT NUMBER 110059

REPLAT ESTABLISHING

RESERVE OF LOST CREEK U1-A, ENCLAVE

A 8.926 ACRE TRACT OF LAND BEING OUT OF THE RESERVE OF LOST CREEK, UNIT-1A, SUBDIVISION PLAT RECORDED IN VOLUME 9602, PAGES 101-102 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

LOCATION MAP

MAPSCO MAP GRID: 447F4
NOT-TO-SCALE

LEGEND

BLK	BLOCK
CB	COUNTY BLOCK
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
ROW	RIGHT-OF-WAY
VOL	VOLUME
"	REPETITIVE BEARING AND/OR DISTANCE
--1140--	EXISTING CONTOURS
—1140—	PROPOSED CONTOURS

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 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, 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.

OPEN SPACE NOTE:

LOT 903, BLOCK 40, CB 4709 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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.

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINISHED ADJACENT GRADE.

SETBACK NOTE:

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

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE 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 READING POLES, HANGING OF BUSTING 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 OF APPURTENANCES THEREIN. 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 OF 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 ANTICIPATE, ALTER, REALIGN 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 EASEMENT WITH LOTS AND 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 WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED 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.

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

(3) 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT

(4) 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT

(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

(6) VARIABLE WIDTH CLEAR VISION EASEMENT SEE DETAIL THIS SHEET

(11) 10' BUILDING SETBACK LINE

(12) 20' BUILDING SETBACK LINE

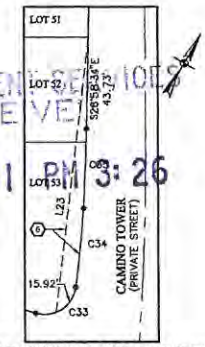
(13) VARIABLE WIDTH TURNAROUND, DRAINAGE, WATER, ACCESS, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (0.711 ACRES)

(14) 50'x50' DRAINAGE, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT TO EXPIRE INTO FUTURE PLATTED STREET (0.054 ACRES)

(15) 30' DRAINAGE, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT.

(1) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9595, PG 172-176, DPR)

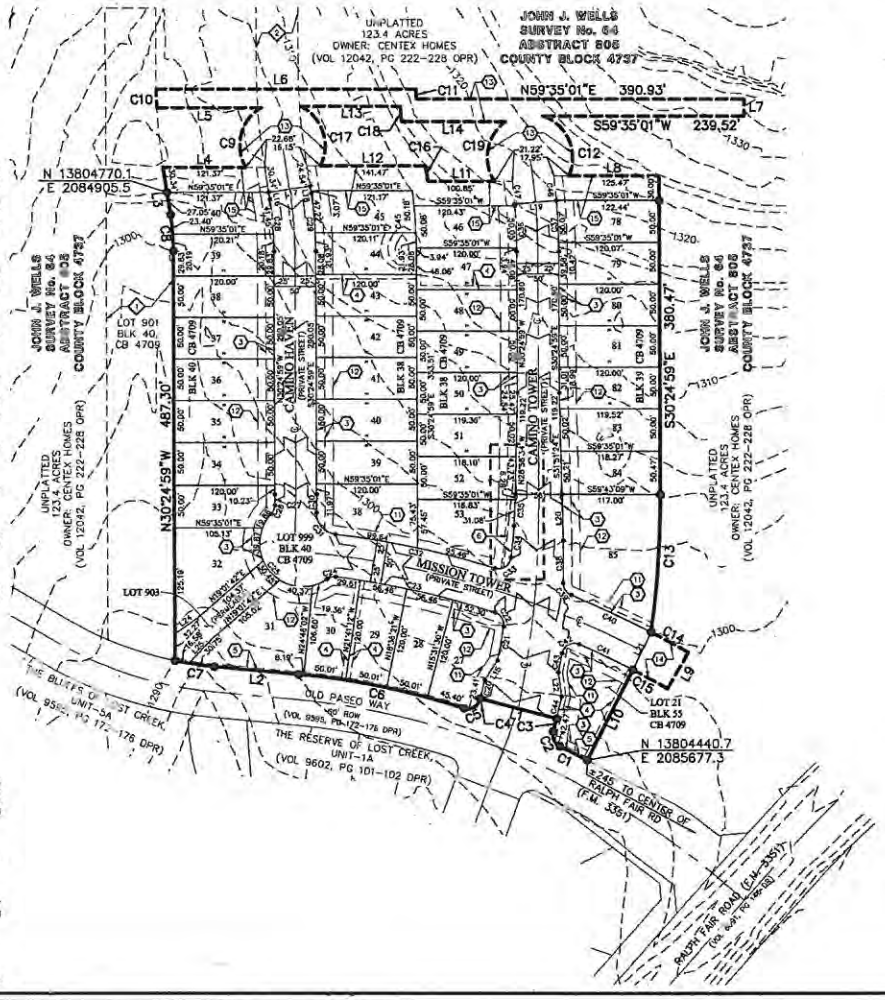
(2) 50' WATER, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 9595, PG 172-176, DPR)



CLEAR VISION EASEMENT DETAIL

SCALE: 1"=40'

DEVELOPMENT SERVICES RECEIVED
2011 APR -1 PM 3:26



SHEET 2 OF 2

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

DATE OF PRINT: March 18, 2011

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
CENTEX HOMES
1354 N. LOOP 1604 E., #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 21st DAY OF March, A.D. 2011

ROSE PORTILLO My Commission Expires August 19, 2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RESERVE OF LOST CREEK U1A, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ 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.

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

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.

3-21-11
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS SHAUNA L. WEAVER 89512 LICENSED PROFESSIONAL ENGINEER

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

RESERVE OF LOST CREEK U1A, ENCLAVE

Civil Job No. 7525-01; Survey Job No. 9061-05

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT

AGENDA ITEM NO: 5E & 10 **April 13, 2011**

KB KITTY HAWK	MAJOR PLAT	110044
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 553 F-6
OWNER: KB Home Lone Star, Inc., by Joseph C. Hernandez
ENGINEER: Jacobs Engineering, by David Brodbeck, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 25, 2011

Location: on the On the northeast side of Miller Road, northwest of Kitty Hawk Drive

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

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 001-11, KB Kitty Hawk, accepted on November 30, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **22.30** acres consisting of **89** single-family lots, **3** non-single family lots and **2,348** linear feet of public streets.

DISCUSSION:

The Development Services Department has cited: Section 35-506(c)(1) Table 506-1 regarding Functional Classification System Description – "Secondary Arterial Street – Connects adjacent sub regions and activity centers within sub regions – System Access to freeways, principal arterials, other arterials, and collectors; restrict direct land access." The applicant has submitted an administrative exception, development standard important to the health, safety and welfare of the community.

The Development Services Director has granted the administrative exception to the section noted above, as indicated in the attached report.

STAFF RECOMMENDATION:

Approval

PLAT NO. 110044

REPLAT ESTABLISHING

KB KITTY HAWK

BEING A 22.30 ACRE TRACT OF LAND LOCATED IN THE RICHARD BUSHEL SURVEY NO. 64, ABSTRACT 48, COUNTY BLOCK 5052 IN BEXAR COUNTY, TEXAS, SAID 22.30 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 4 OF SUMMIT RIDGE WEST, A SUBDIVISION OF RECORD IN VOLUME 9559, PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVS

2011 MAR 21 PM 12:07

MAPSCO 2008 PAGE 683 GRID F8

LOCATION MAP

NOT TO SCALE

NOTES:

1. SET ½ IRON PIN WITH ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983, GRID BEARINGS. DISTANCES AND AREA ARE SURFACE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLINGS UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
5. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
6. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
7. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
8. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "JACOBS PROP. COR." (UNLESS OTHERWISE NOTED).
9. BEXARMET IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON 1' ABOVE NATURAL GRADE AT PROPOSED DRAINAGE CHANNEL.
11. LOT 901 BLOCK 5, LOT 902 BLOCK 5, AND LOT 903 BLOCK 5 ARE GREENBELT/OPEN SPACE LOTS. 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 BEXAR COUNTY.
12. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
13. THE MAINTENANCE OF PRIVATE 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 BEXAR COUNTY.

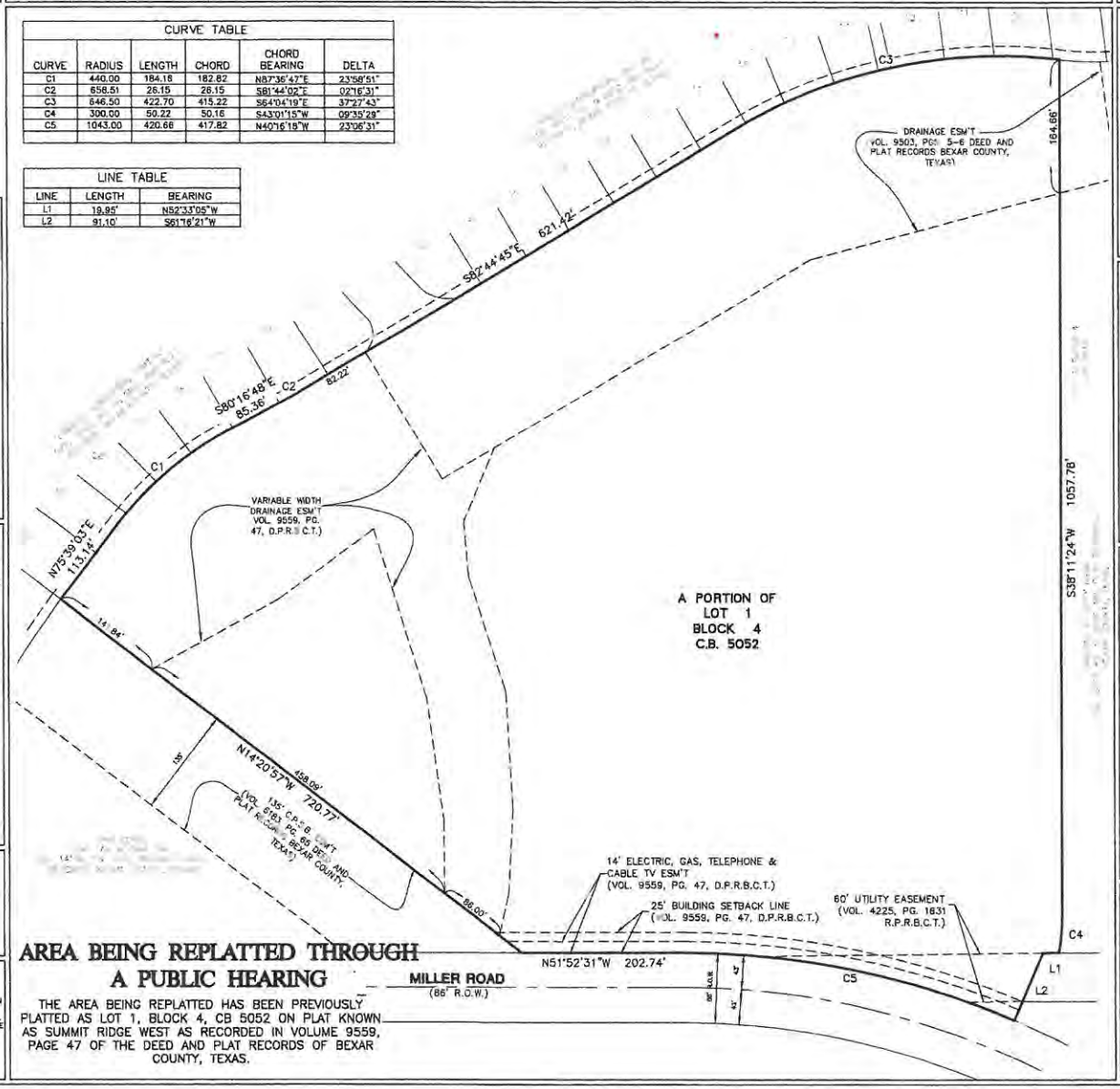
CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT 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 ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

DRAINAGE EASEMENT (VOLUME 9503, PAGES 5-6, D.P.R.B.C.T.); 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 9559, PAGE 47, D.P.R.B.C.T); 25' BUILDING SETBACK LINE (VOLUME 9559, PG 47 ,D.P.R.B.C.T) TO BE REPLACED WITH A 20' REAR BUILDING SETBACK LINE; 60' UTILITY EASEMENT (VOLUME 4225, PAGE 1631, R.P.R.B.C.T)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	440.00	184.18	182.82	N87°36'47"E	23°58'51"
C2	658.51	26.15	26.15	S81°44'02"E	02°16'31"
C3	646.50	422.70	415.22	S64°04'19"E	37°27'43"
C4	300.00	50.22	50.16	S43°01'15"W	09°35'29"
C5	1043.00	420.66	417.82	N40°16'18"W	23°06'31"

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.95'	N52°33'05"W
L2	91.10'	S61°16'21"W



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOT 1, BLOCK 4, CB 5052 ON PLAT KNOWN AS SUMMIT RIDGE WEST AS RECORDED IN VOLUME 9559, PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE: 1"=100'

JACOBS

TEXAS FIRM #F-2966
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 11/12/2010 JOB NO. WJXK3400

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (SUMMIT RIDGE WEST SUBDIVISION) WHICH IS RECORDED IN VOLUME 9559, PAGE 47, BEXAR COUNTY DEED AND PLAT RECORDS. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 301-2866

BY: _____
JOSEPH C. HERNANDEZ
DIRECTOR LAND PLANNING/LAND DEVELOPMENT

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF March A.D. 2011

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 7-26-2014

GRETCHEN M. HELDENFELS
Notary Public
State of Texas
My Commission Expires
July 26, 2014

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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.

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 301-2866

BY: _____
JOSEPH C. HERNANDEZ
DIRECTOR LAND PLANNING/LAND DEVELOPMENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF March 2011

_____
NOTARY PUBLIC.
MY COMMISSION EXPIRES: 7-26-2014

GRETCHEN M. HELDENFELS
Notary Public
State of Texas
My Commission Expires
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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.

_____
JEFFREY J. CURCI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5516

STATE OF TEXAS
REGISTERED
JEFFREY J. CURCI
5516
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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_____
DAVID BRODBECK
LICENSED PROFESSIONAL ENGINEER NO. 100203

STATE OF TEXAS
DAVID BRODBECK
100203
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ 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. , 2011.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2011 AT _____M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2011 AT _____M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. , 2011.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

MAPSCO 2008 PAGE 583 GRID F6

LOCATION MAP

NOT TO SCALE

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DEVELOPMENT SERVICES RECEIVED 2011 MAR 21 PM 12:07

PLAT NO. 110044

REPLAT ESTABLISHING

KB KITTY HAWK

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

JACOBS

TEXAS FIRM # F-2966
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-0088 FAX (210) 494-4525
DATE: 11/12/2010 JOB NO. WJXK3400

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	440.00'	184.16'	23°58'51"	N87°36'47"E	182.82'
C2	658.61'	28.15'	2°16'31"	S81°44'02"E	28.15'
C3	646.60'	422.70'	37°27'43"	S84°04'19"E	415.22'
C4	300.00'	133.46'	25°29'19"	S50°08'10"W	132.36'
C5	1043.00'	430.29'	23°38'14"	N40°00'27"W	427.24'
C6	10.00'	15.71'	90°00'00"	N06°48'32"W	14.14'
C7	10.00'	15.71'	90°00'00"	S83°11'28"W	14.14'
C8	15.00'	10.18'	38°52'48"	N71°14'56"W	9.98'
C9	50.00'	146.40'	167°45'37"	S08°48'32"E	99.43'
C10	15.00'	10.18'	38°52'48"	N57°37'52"E	9.98'
C11	24.00'	37.70'	90°00'00"	S06°48'32"E	33.94'
C12	[illegible]	[illegible]	18°32'24"	N28°55'16"E	257.74'
C13	850.00'	[illegible]	20°08'16"	N[illegible]°08'20"E	296.73'
C14	15.00'	10.56'	40°20'45"	N00°31'19"W	10.35'
C15	50.00'	115.45'	132°18'12"	S45°27'25"W	91.46'
C16	24.00'	22.90'	54°40'33"	S45°25'28"W	22.04'
C17	15.00'	9.71'	37°05'34"	S86°56'16"E	9.54'
C18	652.00'	259.05'	22°45'53"	S65°53'53"W	257.35'
C19	602.00'	257.51'	24°31'05"	S85°01'17"W	255.65'
C20	175.00'	94.41'	30°54'39"	N67°15'51"W	93.27'
C21	225.00'	121.39'	30°54'39"	N67°15'51"W	119.92'
C22	15.00'	10.18'	38°52'48"	S71°14'56"E	9.98'
C23	50.00'	146.40'	167°45'37"	N06°48'32"W	99.43'
C24	24.00'	37.70'	90°00'00"	N06°48'32"W	33.94'
C25	15.00'	10.18'	38°52'48"	S57°37'52"W	9.98'
C26	5.00'	7.85'	90°00'00"	N83°11'28"E	7.07'
C27	5.00'	7.85'	90°00'00"	N06°48'32"W	7.07'
C28	15.00'	13.62'	52°01'12"	N77°49'08"W	13.16'
C29	50.00'	247.67'	284°02'25"	S38°11'28"W	61.54'
C30	15.00'	13.62'	52°01'12"	S25°47'55"E	13.16'
C31	15.00'	10.18'	38°52'48"	S18°45'04"W	9.98'
C32	24.00'	37.70'	90°00'00"	N83°11'28"E	33.94'
C33	50.00'	146.40'	167°45'37"	N83°11'28"E	99.43'
C34	15.00'	10.18'	38°52'48"	N32°22'08"W	9.98'
C35	784.00'	403.19'	30°14'13"	N66°19'00"W	398.53'
C36	1053.00'	31.47'	1°42'44"	N48°14'09"W	31.47'
C37	1053.00'	30.15'	1°38'26"	N41°07'49"W	30.15'
C38	784.00'	20.63'	1°32'46"	N71°38'18"W	20.62'
C39	764.00'	55.12'	4°08'02"	N74°48'43"W	55.11'
C40	784.00'	44.63'	3°20'49"	N78°33'08"W	44.62'
C41	784.00'	40.83'	3°04'11"	N81°45'38"W	40.83'
C42	784.00'	45.50'	3°24'45"	N85°00'06"W	45.50'
C43	784.00'	45.50'	3°24'45"	N[illegible]°24'51"W	45.50'
C44	764.00'	45.50'	3°24'45"	S[illegible]°10'24"W	45.50'
C45	784.00'	45.50'	3°24'45"	S84°45'39"W	45.50'
C46	784.00'	45.50'	3°24'45"	S81°20'55"W	45.50'
C47	784.00'	14.37'	1°04'39"	S79°06'13"W	14.37'
C48	1043.00'	80.51'	4°25'22"	N30°24'01"W	80.49'
C49	1043.00'	55.68'	3°03'31"	N34°08'28"W	55.67'
C50	1043.00'	41.41'	2°16'30"	N36°48'28"W	41.41'
C51	1043.00'	41.01'	2°15'11"	N39°04'18"W	41.01'
C52	1043.00'	35.50'	1°57'01"	N41°10'24"W	35.50'
C53	1043.00'	90.90'	4°59'36"	N44°38'42"W	90.87'
C54	1043.00'	35.03'	1°55'27"	N48°06'14"W	35.02'
C55	1043.00'	40.02'	2°11'54"	N50°09'54"W	40.02'
C56	1043.00'	10.23'	0°33'42"	N51°32'43"W	10.23'
C57	300.00'	57.75'	11°01'48"	N58°11'57"E	57.66'
C58	300.00'	75.71'	14°27'34"	N45°27'17"E	75.51'
C59	15.00'	7.72'	29°29'32"	N37°03'46"W	7.64'
C60	15.00'	2.46'	9°23'16"	N17°37'22"W	2.45'
C61	50.00'	[illegible]	44°16'19"	S35°03'53"E	37.68'
C62	50.00'	28.42'	32°34'10"	S73°29'07"E	28.04'
C63	50.00'	28.42'	32°34'00"	N73°50'48"E	28.04'
C64	50.00'	32.81'	37°35'45"	N38°51'55"E	32.22'
C65	50.00'	18.11'	20°45'23"	N09°41'21"E	18.01'
C66	50.00'	10.60'	12°08'56"	N70°59'48"E	10.58'
C67	50.00'	35.69'	40°53'44"	N44°28'28"E	34.84'
C68	50.00'	37.18'	42°35'59"	N02°43'37"E	36.32'
C69	50.00'	40.11'	45°57'36"	N41°33'11"W	39.04'
C70	NOT USED				
C71	50.00'	22.83'	26°09'21"	N77°36'38"W	22.63'
C72	225.00'	35.42'	9°01'12"	N56°18'08"W	35.39'
C73	225.00'	37.24'	9°28'59"	N65°34'14"W	37.20'
C74	225.00'	37.24'	9°28'59"	N75°03'12"W	37.20'
C75	225.00'	11.48'	2°55'29"	N81°15'26"W	11.48'
C76	652.00'	6.55'	0°34'33"	N83°00'27"W	6.55'
C77	652.00'	38.83'	3°24'45"	N85°00'06"W	38.83'
C78	652.00'	[illegible]	3°24'45"	N[illegible]°24'31"W	38.83'
C79	652.00'	38.83'	3°24'45"	S88°10'24"W	38.83'
C80	652.00'	38.83'	3°24'45"	S84°45'39"W	38.83'
C81	652.00'	[illegible]	3°24'45"	S81°20'55"W	38.83'
C82	652.00'	38.83'	3°24'45"	S77°56'10"W	38.83'
C83	652.00'	19.51'	1°42'51"	S75°22'22"W	19.51'
C84	50.00'	11.67'	13°22'33"	N75°04'46"W	11.65'
C85	50.00'	37.62'	43°06'23"	S78°40'46"W	36.74'
C86	50.00'	31.30'	35°51'51"	S37°11'39"W	30.79'
C87	50.00'	34.87'	39°57'25"	S00°42'59"E	34.17'
C88	15.00'	9.86'	37°38'57"	N01°32'13"W	9.68'
C89	15.00'	0.71'	2°41'48"	N16°18'10"E	0.71'
C90	[illegible]	44.38'	3°10'41"	N21°14'25"E	44.37'
C91	[illegible]	50.00'	3°34'52"	N24°37'11"E	49.99'
C92	800.00'	45.23'	3°14'23"	N28°01'48"E	45.23'
C93	800.00'	45.23'	3°14'23"	N31°16'11"E	45.23'
C94	800.00'	45.23'	3°14'23"	N34°30'34"E	45.23'
C95	[illegible]	[illegible]	2°03'43"	N37°09'37"E	28.79'
C96	50.00'	18.58'	21°17'24"	[illegible]°25'34"W	18.47'
C97	50.00'	33.19'	38°01'59"	S36°45'53"W	32.58'
C98	50.00'	27.83'	31°53'14"	S01°46'17"W	27.47'
C99	50.00'	28.17'	32°16'41"	S30°16'41"E	27.80'
C100	50.00'	38.63'	44°16'19"	S[illegible]°33'11"E	37.68'
C101	15.00'	2.46'	9°23'16"	N85°59'42"W	2.45'
C102	15.00'	7.72'	29°29'32"	N66°33'18"W	7.64'
C103	50.00'	40.39'	46°16'51"	S80°41'16"E	39.30'
C104	50.00'	27.85'	31°54'47"	S41°35'29"E	27.49'
C105	50.00'	[illegible]	31°54'47"	S09°40'42"E	27.49'
C106	50.00'	27.85'	31°54'47"	S22°14'05"W	27.49'
C107	50.00'	27.85'	31°54'47"	S54°08'52"W	27.49'
C108	50.00'	27.85'	31°54'47"	S86°03'39"W	27.49'
C109	50.00'	27.85'	31°54'47"	N62°01'34"W	27.49'
C110	50.00'	40.39'	46°16'51"	N22°55'45"W	39.30'
C111	175.00'	31.58'	10°20'20"	N56°58'42"W	31.54'
C112	175.00'	62.83'	20°34'16"	N72°26'01"W	62.50'
C113	602.00'	11.68'	1°06'42"	N83°16'32"W	11.68'
C114	602.00'	47.05'	4°28'41"	S89°27'06"W	47.04'
C115	602.00'	47.05'	4°28'41"	S[illegible]°58'25"W	47.04'
C116	602.00'	47.05'	4°28'41"	S[illegible]°29'44"W	47.04'
C117	601.50'	57.73'	5°29'55"	S75°30'34"W	57.70'
C118	602.00'	47.05'	4°28'41"	N86°04'13"W	47.04'
C119	850.00'	49.32'	3°19'29"	N19°44'57"E	49.32'
C120	850.00'	39.06'	2°37'58"	N22°43'40"E	39.06'
C121	850.00'	39.06'	2°37'58"	N25°21'38"E	39.06'
C122	850.00'	39.06'	2°37'58"	N27°59'37"E	39.06'
C123	850.00'	39.06'	2°37'58"	N30°37'35"E	39.06'
C124	850.00'	37.66'	2°32'19"	N33°12'43"E	37.66'
C125	850.00'	35.04'	3°42'30"	N35°20'10"E	55.03'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N73°48'15"W	23.48'
L2	S02°14'32"E	23.30'
L3	S86°41'41"W	20.41'
L4	N38°11'28"E	31.00'
L5	N38°11'28"E	28.60'
L6	S[illegible]°43'10"E	60.73'
L7	N82°43'10"W	60.73'
L8	S51°48'32"E	54.59'
L9	S51°48'32"E	52.19'
L10	S51°48'32"E	[illegible]
L11	S51°48'32"E	58.77'
L12	N38°11'28"E	15.51'
L13	S74°06'23"W	45.35'
L14	S84°04'47"E	58.59'
L15	S51°48'32"E	30.77'
L16	S[illegible]°41'41"W	11.66'
L17	S38°11'28"W	99.66'
L18	S38°11'28"W	107.78'
L19	S02°14'32"E	18.00'
L20	S14°20'57"E	34.85'

LEGEND

- ● IRON ROD FOUND (1/2" UNLESS NOTED OTHERWISE)
- ⊙ IRON ROD W/ CAP FOUND (UNLESS NOTED OTHERWISE)
- ○ IRON ROD W/ CAP LABELED "JACOBS PROP.COR." SET UNLESS OTHERWISE NOTED
- ■ TxDOT TYPE III MONUMENT
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- —800— PROPOSED CONTOURS

- (A) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (B) 15' WIDE PRIVATE DRAINAGE EASEMENT
- (C) 16' WIDE SANITARY SEWER EASEMENT
- (D) 13' PRIVATE DRAINAGE EASEMENT
- (E) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- (F) 20' REAR BUILDING SETBACK LINE
- (G) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- (H) 15' FRONT BUILDING SETBACK LINE
- (I) 10' SIDE BUILDING SETBACK LINE

STATE OF TEXAS REGISTERED JEFFREY J. CURCI 5516 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS DAVID BRODBECK 100203 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:

JEFFREY J. CURCI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5516

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.

DAVID BRODBECK
LICENSED PROFESSIONAL ENGINEER NO. 100203

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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.

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 301-2866

GRETCHEN M. HELDENFELS
Notary Public
State of Texas
My Commission Expires
July 26, 2014

BY: [signature]
JOSEPH C. HERNANDEZ
DIRECTOR LAND PLANNING/LAND DEVELOPMENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF March, 2011

Gretchen M. Heldenfels
NOTARY PUBLIC.
MY COMMISSION EXPIRES: 7-26-2014

CERTIFICATE OF APPROVAL

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ____________ 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. , 2011.

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. 2011 AT ____M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 2011 AT ____M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ________, A.D. , 2011.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________, DEPUTY

JACOBS

911 Central Parkway N, Suite 425
San Antonio, TX 78232 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

December 28, 2010

Case Manager
City of San Antonio Development Services
1901 S. Alamo St.
San Antonio, Texas 78204

Subject: **KB Kitty Hawk – Administrative Exception #1**
Plat No. 110044

Sir or Madam:

Please accept this letter as the request for an Administrative Exception pertaining to the street design / layout for the KB Kitty Hawk Subdivision, Plat No. 110044. In particular we are requesting an administrative review to the following section of the City of San Antonio Unified development Code (UDC):

> **Section 35-506(c) Table 506-1** as it refers to the system access of local streets. Local streets shall connect to collectors or other Local Streets. The KB Kitty Hawk subdivision proposes to connect Hawk Run (Local "B") to Miller Road (Secondary Arterial).

Waving the hierarchy street requirement at the referenced street intersection will not adversely affect the safety of the public. The amount of traffic generated from the subdivision does not warrant the construction of a collector street. Based on the Institute of Transportation Engineers Trip Generation, the KB Kitty Hawk Subdivision is generating 899 vehicles per day (vpd) (Single Family residential, code 210, 10.10 vehicles per dwelling unit for a Saturday). Per Section 35-502 (e)(1)A, the daily traffic volume for a Local "A" street range between five hundred (500) to one thousand (1,000) vehicles per day (vpd). Therefore, the Local "B" street has sufficient capacity to handle the trips generated from the subdivision. The street design / layout does not violate the intent of the UDC.

Please approve this Administrative Exception request for the KB Kitty Hawk subdivision plat per the explanations indicated above. In my professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

We appreciate your time and consideration in this matter. Please contact our office should you have any questions or require any additional information.

Sincerely,

David Brodbeck, P.E.
Project Manager

Cc: Bexar County Infrastructure Services Department, Public Works Division

M:\WJXK3400 KB Kitty Hawk\docs\Platting\administratve exception letter - Collector Road.doc

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	KB Kitty Hawk
Address:	
A/P #/PPR #/Plat#:	Plat# 110044
AEVR #:	
AEVR Submittal Date:	12/28/2010
AEVR Submitted by:	David Brodbeck, P.E., Owner's Representative
Issue:	Functional Classification
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (c) (1) Table 506-1
By:	Jesse T. Muñiz, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Brodbeck's letter dated December 28, 2010. The project is located in the vicinity of Miller Road and Kitty Hawk Rd. Also refer to the applicant's letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (c) (1) Table 506-1, Functional Classification System Description - "Secondary Arterial Street – Connects adjacent sub regions and activity centers within sub regions – System Access to freeways, principal arterials, other arterials, and collectors; restrict direct land access." The applicant is requesting an exception to the UDC in order to waive the requirement to provide a collector street connection to a secondary arterial street. The DSD staff agrees with the applicant's analysis for the following reasons:

1. The required collector roadway would not continue beyond the boundary of this subdivision due to existing development.

2. The amount of traffic generated from the proposed subdivision does not warrant the construction of a collector roadway.

3. The traffic impact analysis was approved by Public Works with the Local B entry road.

The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF EXCEPTION:

Jesse T. Muñiz, P.E. — Date 4/4/11
Engineer
DSD – Land Development Engineering

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

Agree/Disagree:

Thomas L. Carrasco, P.E. — Date 4/4/2011
Development Services Engineer
DSD – Land Development Engineering

Barbara Nelson, AICP — Date 4/4/2011
Assistant Director
Development Services Department

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 11 **April 13, 2011**

ARMY RESIDENCE COMMUNITY — MAJOR PLAT — 090198
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 553 F-8
OWNER: Army Residence Community, by Bruce W. Chittenden
ENGINEER: Vickrey & Associates, Inc., by Jeffrey S. Tondre, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 25, 2011

Location: On the south side of Miller Road, east of Glen Mont Drive

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

Zoning: Outside San Antonio City Limits

Proposed Use: Retirement Community

APPLICANT'S PROPOSAL:

To plat **44.74** acres consisting of **1** non-single-family lot.

STAFF RECOMMENDATION:

Approval

PLAT NO. 090198

LOCATION MAP
NOT TO SCALE
MAPSCO MAP GRID 553 F8

LINE TABLE		
LINE	LENGTH	BEARING
L1	318.05'	S73°26'43"E
L2	74.20'	S87°31'25"E
L3	150.16'	N71°35'24"E
L4	[illegible].57'	S54°48'41"E
L5	181.64'	N71°16'16"E
L6	126.13'	S88°06'27"E
L7	121.20'	N15°32'46"E
L8	79.81'	S37°59'22"W
L9	112.87'	N84°58'17"W
L10	112.87'	S02°19'15"W
L11	257.30'	N75°11'09"W
L12	255.89'	N02°28'35"E
L13	120.00'	S87°31'25"E
L14	57.48'	N70°58'20"W
L15	54.41'	N63°17'15"W
L16	129.49'	N33°57'31"W
L17	75.98'	N22°14'42"W
L18	[illegible].03'	S[illegible]16"W
L19	117.70'	S70°2[illegible]'41"W
L22	75.31'	S87°31'25"E
L23	25.00'	N02°28'35"E
L24	60.80'	S87°31'25"E
L25	25.00'	S02°28'35"W
L26	60.80'	N87°31'25"W
L27	37.73'	N02°28'35"E
L28	59.69'	S87°31'25"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	77°39'44"	5.00'	6.78'	4.02'	N[illegible]21'17"W	6.27'

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.

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (93) SOUTH CENTRAL ZONE GRID.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (93) SOUTH CENTRAL ZONE, WITH DISTANCES CITED IN SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0001643853 FROM ORIGIN N:13735603.076 E:2178327.516

NOTE:
EXISTING 135' CPSB ESM'T CREATED AS FOLLOW:

1. ESTABLISHED BY EMINENT DOMAIN CASE #C-837, COUNTY CIVIL COURT AT LAW OF BEXAR COUNTY, TEXAS.
2. DEED RECORDED IN VOLUME 6169, PAGE 936, DEED RECORDS OF BEXAR COUNTY, TEXAS.
3. DEED RECORDED IN VOLUME 6151, PAGE 5, DEED RECORDS OF BEXAR COUNTY, TEXAS.
4. DEED RECORDED IN VOLUME 6365, PAGE 874, DEED RECORDS OF BEXAR COUNTY, TEXAS.

CPS NOTES:

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

SCALE: 1"=200'
0 100 200

LEGEND

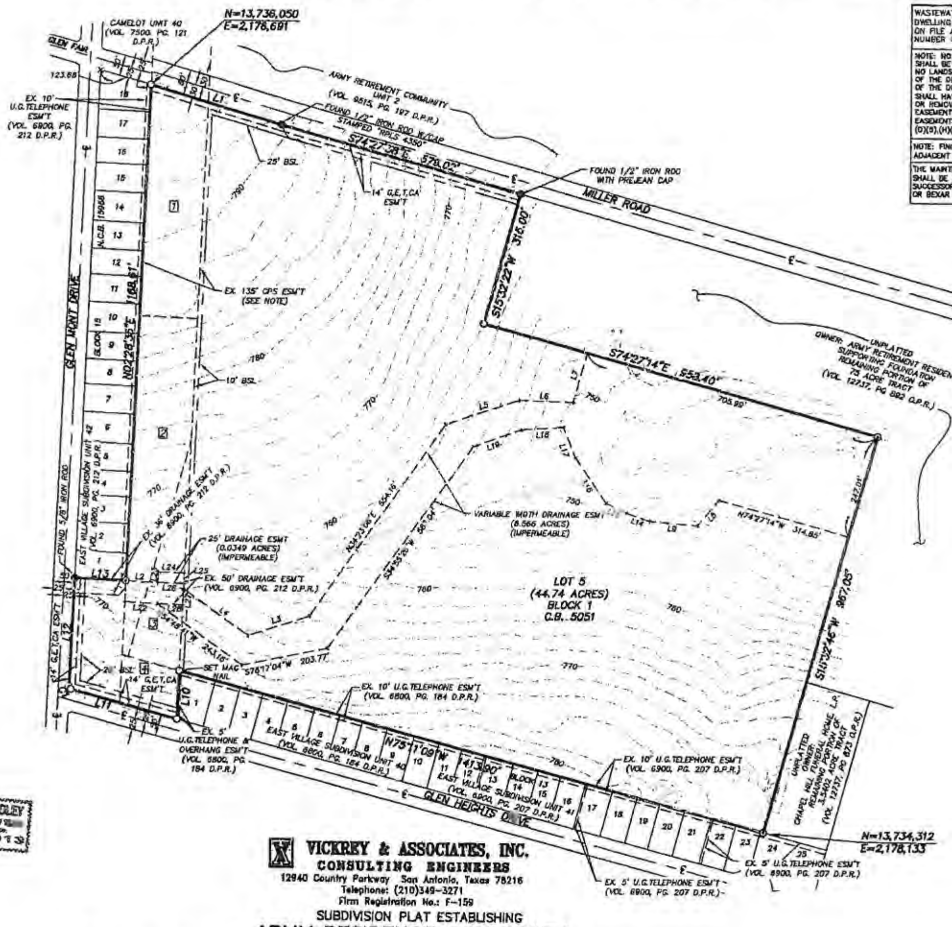
O	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP COR" UNLESS OTHERWISE NOTED.
--792--	EXISTING CONTOURS
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
ESM'T	EASEMENT
BSL	BUILDING SETBACK LINE
EX	EXISTING
U.G.	UNDER GROUND
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS.

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

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY OR REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 (TO ADD STATEMENT P-5-39 (D)(5),(H)(1)P-5-46 AND 35-505(G)(1) P-5-58.

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

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION PROPERTY OWNER, IT'S SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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
ARMY RESIDENCE COMMUNITY
7400 CRESTWAY
SAN ANTONIO, TEXAS 78239

Bruce W. Chittenden (signature)
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bruce W. Chittenden, 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 March, A.D. 2011

Mary Beth Bradley (signature)
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY BETH BRADLEY
02-28-2013

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: JEFFREY S. TONDRE, P.E.

(signature)
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JEFFREY S. TONDRE
86609
LICENSED PROFESSIONAL ENGINEER
3/15/11

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: JOHN E. DEHAN, R.P.L.S.

(signature)
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN E. DEHAN
6042
PROFESSIONAL LAND SURVEYOR
3.15.11

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271
Firm Registration No.: F-159

SUBDIVISION PLAT ESTABLISHING

ARMY RESIDENCE COMMUNITY

BEING A 44.74 ACRE TRACT OF LAND OUT OF THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT 798, COUNTY BLOCK 5051, BEXAR COUNTY, TEXAS AND OUT OF THE CHARLES IRWIN SURVEY NO. 43, ABSTRACT 367, COUNTY BLOCK 5072 AND 5073, BEXAR COUNTY, TEXAS, BEING COMPRISED OF A 6.000 ACRE TRACT CONVEYED FROM MAX MARTINEZ FUNERAL HOME TO ARMY RETIREMENT RESIDENCE FOUNDATION SAN ANTONIO, INC. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 8278, PAGE 1241, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, TRACT 32 (2.224 ACRES) IN COUNTY BLOCK 5051A, TRACT 10B AND 11C IN COUNTY BLOCK 5051B, AND P-7H (0.644 ACRES) IN COUNTY BLOCK 5073, CONVEYED FROM COUNTY OF BEXAR TO THE ARMY RETIREMENT RESIDENCE FOUNDATION BY DEED RECORDED IN VOLUME 8698, PAGE 733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND A 75.00 ACRE TRACT CONVEYED FROM RDJ WAG, LLC, ET AL TO THE ARMY RESIDENCE SUPPORTING FOUNDATION BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12187, PAGE 529, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND CORRECTED IN VOLUME 12737, PAGE 892, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ARMY RESIDENCE COMMUNITY 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. ____

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

SHEET 1 OF 1

JOB No. 1281-011-051 Date of Preparation: 03-15-11

Mar 15, 2011 – 11:32am

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 **April 13, 2011**

KINDER PARKWAY, UNIT-3 — MAJOR PLAT — 100019
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 C-2
OWNER: SA Kinder Ranch No. 1, LTD., by Lloyd A. Denton, Jr.
ENGINEER: Pape-Dawson Engineers Inc. , by Rick Wood, P.E.
CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: March 21, 2011

Location: The extension of Kinder Parkway, west of Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 824-A, Kinder Ranch, accepted on May 15, 2008
PUD 08-004, Kinder Northeast, approved on June 11, 2008

Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

To plat **7.531** acres consisting of **1** non-single family lot and **710.92** linear feet of public streets.

DISCUSSION:

The Bexar County Public Works Department has cited: Section 35-506(p) (8) of the UDC regarding Pavement Standards – Curb and Gutter; and 35-506(p) (10) Pavement Standards – Parkways. The applicant's engineer has submitted a request for administrative exception, development standard important to the health, safety and welfare of the community.

The Bexar County Director and Development Service Director have granted an administrative exception to Section 35-506(p) (8) of the UDC regarding Pavement Standards – Curbs and Gutter; and 35-506(p) (10) Pavement Standards – Parkways as indicated in the attached report.

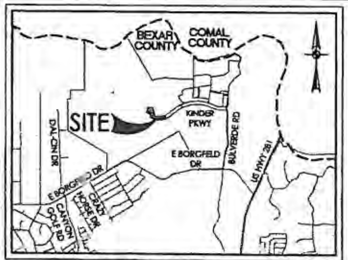
It is noted that because plat 080178 Kinder Parkway Unit-2 provides access to this development, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review

was not applicable in accordance with the executed MOU. However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

MAPSCO MAP GRID: 451C2
SCALE: NOT-TO-SCALE

LEGEND

OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
O	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
— - - —	ORIGINAL SURVEY/COUNTY LINE
- -1140- -	EXISTING CONTOURS
—1140—	PROPOSED CONTOURS
(11)	VARIABLE WIDTH DRAINAGE AND TEMPORARY TURN AROUND EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPATION INTO PLATTED STREET (0.832 ACRE PERMEABLE)
(12)	28' OVERHEAD ELECTRIC EASEMENT (VOLUME 14166, PAGES 1719-1726 OPR)
(13)	26' DRAINAGE EASEMENT (PERMEABLE) TO EXPIRE UPON FUTURE PLATTING (VOLUME 9619, PAGES 20-21 OPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

OPEN SPACE NOTE:

1. LOT 901, BLOCK 33, CB 4854 IS DESIGNATED AS OPEN SPACE & AS A PRIVATE DRAINAGE EASEMENT (PERMEABLE).

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE EASEMENT NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN KINDER PARKWAY, UNIT-3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE KINDER RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 33, C.B. 4854.

PLAT NUMBER 100019

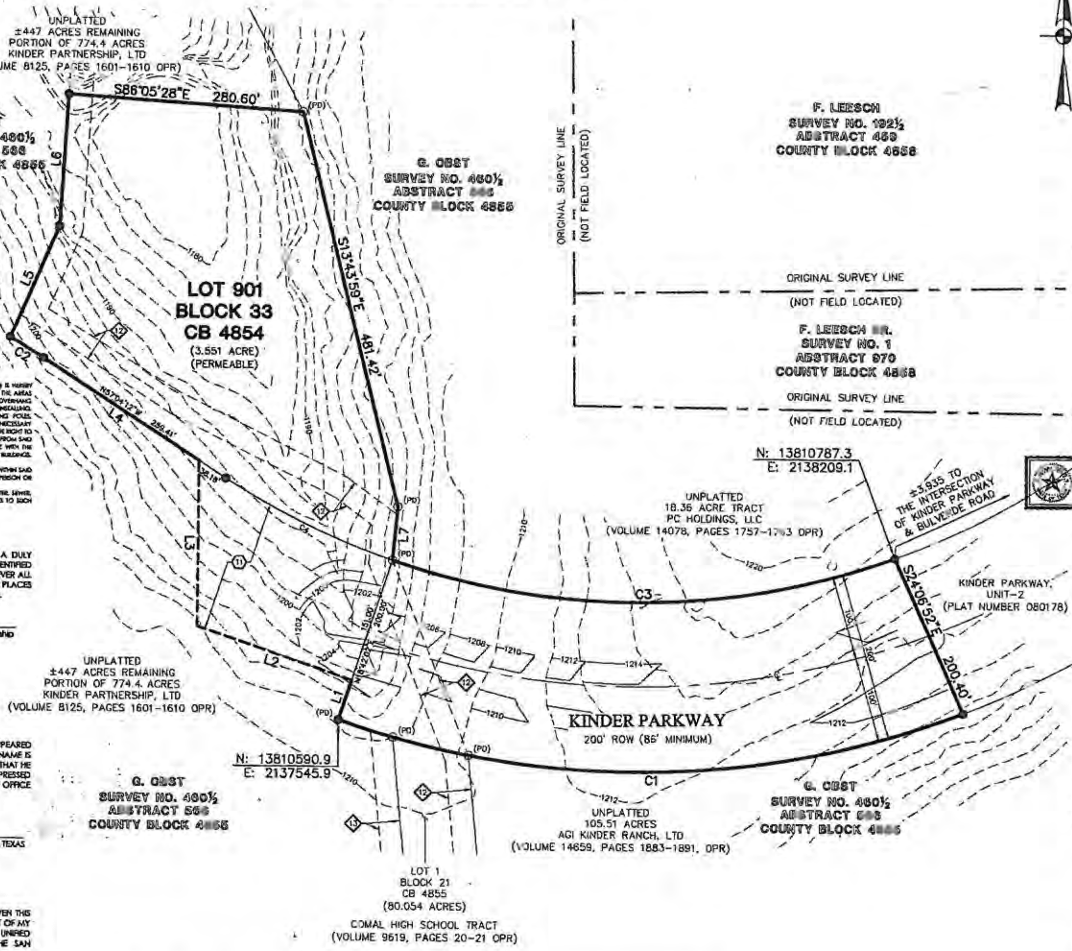
SUBDIVISION PLAT OF KINDER PARKWAY, UNIT-3

A 7.531 ACRE TRACT OF LAND BEING 2.773 ACRES OUT OF A REMAINING PORTION OF A 241.93 ACRE TRACT OF LAND CONVEYED TO SA KINDER RANCH NO. 1, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955 AND BEING 4.758 ACRES OUT OF A REMAINING PORTION OF A 774.4 ACRE TRACT OF LAND CONVEYED TO KINDER PARTNERSHIP, LTD. IN WARRANTY DEED RECORDED IN VOLUME 8125, PAGES 1601-1610, BOTH OUT OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

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

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

DATE OF PRINT: March 7, 2011



LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°42'02"E	49.00'
L2	N71°17'58"W	195.42'
L3	N00°33'40"E	197.82'
L4	N57°04'12"W	221.25'
L5	N23°58'32"E	144.43'
L6	N03°54'32"E	156.89'
L7	S05°43'02"W	64.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1099.81'	39°36'41"	S88°57'18"W	745.30'	760.35'
C2	1100.00'	02°26'39"	N58°17'32"W	46.92'	46.93'
C3	899.81'	38°53'53"	N89°19'30"E	599.22'	610.88'
C4	899.81'	14°09'21"	N64°08'53"W	221.75'	222.31'

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF 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: THE KINDER PARTNERSHIP, LTD., a Texas limited partnership
By Its Sole General Partner:
KINDER MANAGEMENT, INC., a Texas corporation
CHARLES ROLAND KINDER, President
610 ROCKHILL
SAN ANTONIO, TEXAS 78209
(210) 930-2777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES ROLAND KINDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF March, A.D. 20 11.

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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: LLOYD A. DENTON, JR.
SA KINDER RANCH NO. 1, LTD.
11 LYNN BATTS LANE, SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF MARCH, A.D. 20 11.

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

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

11 MAR -8 AM 11:12

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

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

BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

SHEET 1 OF 1

KINDER PARKWAY, UNIT-3

Civil Job No. 5953-55; Survey Job No. 5953-12

Date: Mar 07, 2011, 4:51pm User ID: JRios
File: P:\59\53\55\Design\Civil\Plat\PL595355.dwg

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
2011 MAR 18 AM 11:12

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

September 30, 2010

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

Re: Kinder Parkway Unit-3
Plat No. 100019 (ETJ)
UDC Article 35-506(p)(10)and 35-506(p)(8)
Administrative Exception

Dear Mr. Lombrano:

We hereby request an Administrative Exception from the following sections of the UDC: Article 35-506(p)(10) and 35-506(p)(8).

Kinder Parkway is a secondary arterial road, which runs through the Kinder Ranch MDP connecting from Bulverde Road to Borgfeld Road. Based on the traffic counts it was determined a secondary arterial would be required, even though Kinder Parkway is not on the major thoroughfare plan. The Developer is trying to create a road which compliments the existing topography and natural features similar to a Rogers Ranch Parkway. In order to accomplish this, the Developer has set aside 200-feet of right-of-way, as opposed to the required 86-foot right-of-way, in order to be able to save existing trees and reduce street grades by meandering the lanes within the right-of-way. In addition, an Alternative Pedestrian Circulation Plan was submitted and approved for Kinder Ranch to allow for a 10-foot multi-use pathway for pedestrian and bike traffic in lieu of standard sidewalks adjacent to the curbs. The overall purpose of the Developer to provide additional right-of-way and a 10-foot multi-use pathway in order to save as much natural vegetation and topography as possible to provide a natural atmosphere for the main roadway in Kinder Ranch.

At the beginning design stages of the project, the Developer and Pape-Dawson Engineers, Inc. met with the City of San Antonio and Bexar County to discuss the design plan of this road. Since this road was going to incorporate unique design traits, we felt it was important to get both the City's and County's input during the design stage. While the main focus of this meeting was the road slopes being greater than 5% due to the topography, the entire vision of the parkway, split centerlines of the lanes, saving trees, and aesthetic curb designs were discussed. The

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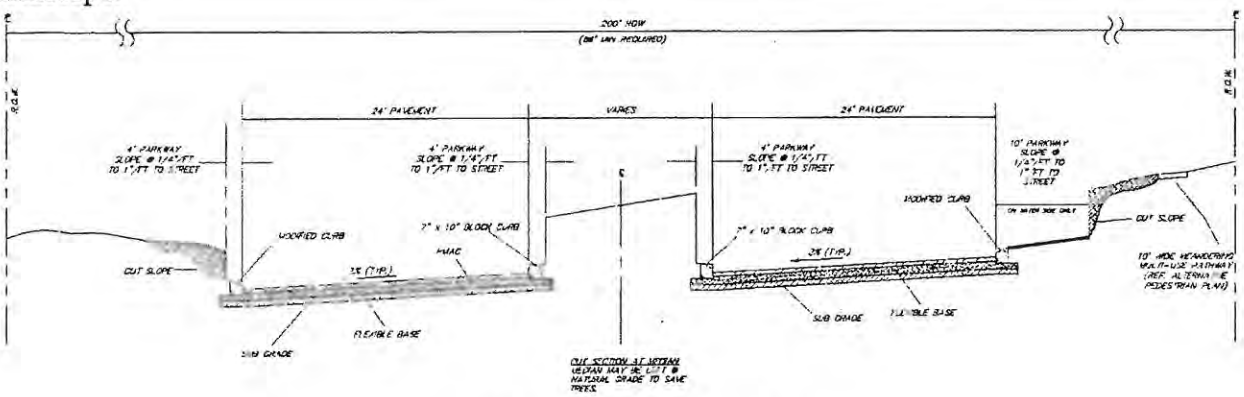
response from the City and County was favorable to the proposed design ideas being proffered used with Kinder Parkway. Although the design considerations were agreed to in principle, it was determined in this meeting that an Administrative Exception would be required for each plat associated with Kinder Parkway.

This request is for an Administrative Exception for the parkway slopes along Kinder Parkway. The design cross sections of the roadway call for 4-foot parkway graded at 2% at the medians and the outside curb of the eastbound land and a 10-foot parkway graded at 2% on the outside of the westbound lane for utilities, as shown in Figure 1, below. The remainder of the 200-foot granted right-of-way is set aside to preserve existing trees and vegetation and provide area for the 10-foot wide multiuse pathway. Grading the entire 200-foot right-of-way at a 2% slope would cause mass destruction to existing trees and vegetation. As with the roadway grades, effort was made to reduce the cross slope cuts along Kinder Parkway; however, some of the natural cross slopes in the parkway are greater than the standard 2% parkway slope. While the natural parkways are within the allowable limits for streets in heavy cuts (one inch per foot) some vertical cuts will be needed at the designed parkways listed above to preserve the natural landscape.



TYPICAL STREET SECTION
NOT-TO-SCALE

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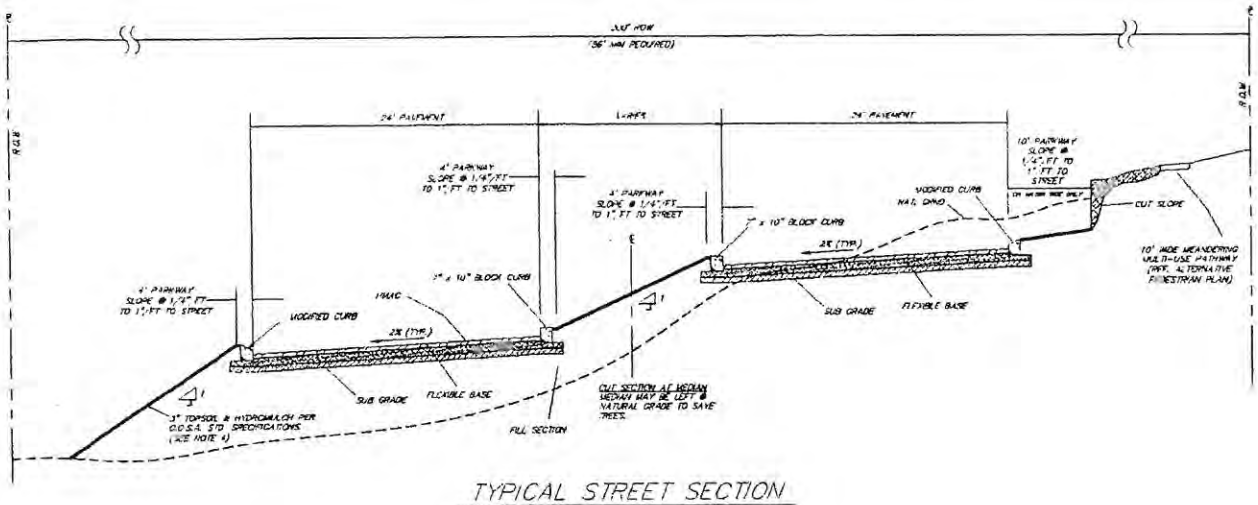
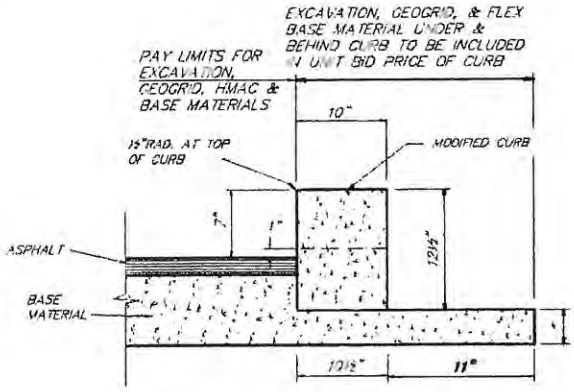


TYPICAL STREET SECTION

NOT-TO-SCALE

Figure 1

The Developer also requests an Administrative Exception from using COSA standard curb details, in order to install a more aesthetic curb section as detailed in the construction plans. The proposed aesthetic curb better matches and compliments the design efforts to preserve a more natural feel for the roadway. A curb section similar to these has been used on Rogers Ranch Parkway. These curb sections are still the same height as the City's standard curb, and therefore will maintain the same drainage characteristics. Details of the curb sections have been included below in Figure 2 and Figure 3.



7"X10" BLOCK CURB DETAIL

NOT-TO-SCALE

* DISTANCE VARIES BASED ON STREET TYPE AND PAVEMENT SECTION USED. (SEE STREET SECTIONS THIS SHEET)

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Figure 2

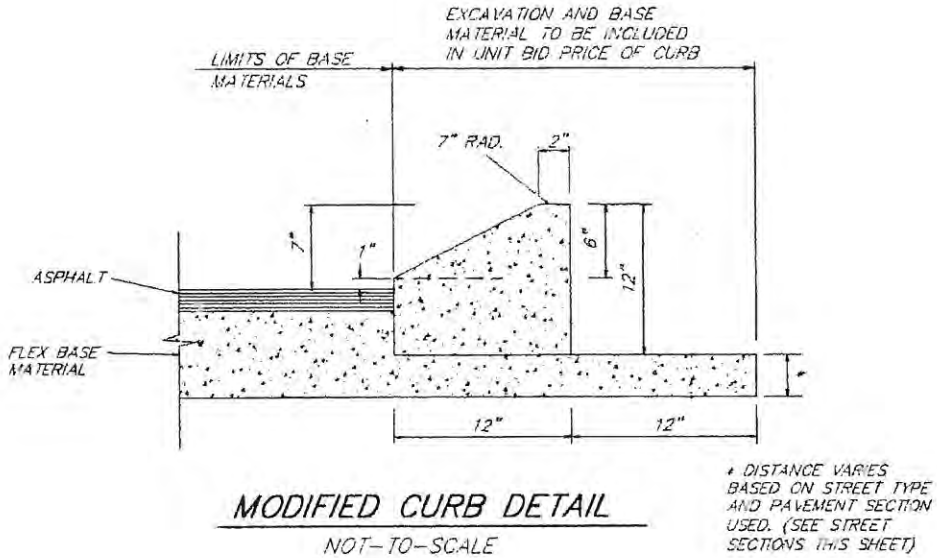

Figure 3

This Administrative Exception for Kinder Parkway was previously approved with Kinder Parkway Unit-1 (Plat #070562), Kinder Parkway Unit-2 (Plat #080178), and Kinder Parkway, Unit-4 (Plat #100208). The design of Kinder Parkway Unit-3 is a continuation of the design of Unit-1 and Unit-2. The approval of this Administrative Exception will allow Kinder Parkway to be extended under the previously approved design standards.

Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

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

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- 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.

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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

Caleb Chance, P.E.
Project Manager

Attachment(s)

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

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

P:\59\53\50\Word\Letters\091221a2.doc

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Kinder Parkway Unit 3 Subdivision plat totaling 7.531 acre with no residential lots to create ROW for the construction of a public road and establish one permeable lot.
Address:	Approximately 3,935 feet West of the intersection of Bulverde Road and Kinder Parkway Ferguson Map Grid 451/C-2
A/P #/PPR #/Plat #:	100019
AEVR #:	
AEVR Submittal Date:	09/30/10
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	Block Curbs, and Parkway Slopes
Code Sections:	2009 Unified Development Code (UDC), Section 35-506 (p)(8) – Pavement Standards – Curb and Gutter; and Section 35-506 (p)(10) – Pavement Standards – Parkways,
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chance's letter dated September 30, 2010. At issue are: the proposed construction of curbs; and parkway slopes within Kinder Parkway Unit 3.

Block curb is to be used throughout the development.

In the parkways, cut slopes will not exceed a height of 2.75 feet within the clear vision areas outside of the 4-foot parkway graded at 2% in the medians and outside curb of the eastbound lane, and the 10-foot parkway graded at 2% on the outside curb of the westbound lane. Additionally, the clear vision areas will be evaluated after the street is constructed to determine if any vegetative clearing or thinning will be required or if the cut slope height may need to be reduced.

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

1. ***Is the exception contrary to the spirit and intent of section?***
   a. Block curb. The proposed change will enhance the aesthetics of the development and will not affect the functionality of the pavement system. Since the proposed items are not of standard design, it is expected that these items will require a higher degree of maintenance, staff training, and the use of materials that are not available at the Service Centers.
   b. Parkway slopes. Due to the large width of the medians and the depth of some of the cuts to be made for the roadway and the use of an alternative pedestrian plan, additional clearing in these areas is not necessary. The modifications within the parkway slopes will save existing trees within the right-of-way (ROW). Public health, safety, and welfare will be protected through the establishment and evaluation of the clear vision areas outside the horizontal clear zones.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. In addition, the applicant will be creating a ROW agreement indicating who will be responsible for maintaining non-standard items used in the ROW and will participate in the evaluation of the project once the street is constructed to identify areas may require removal or thinning of vegetation or reducing the height of the cut slope to ensure the public health, safety, and welfare are protected. Within the agreement, provisions will address emergency repair in order to protect public health, safety and welfare.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, the public benefit is not only an enhanced aesthetic value to the development that is not available through the standard design, but also allows for preservation of the natural vegetation.

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

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

<u>RECOMENDATION: Approval of Administrative Exception</u>

Robert Brach

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

10/13/10
Date

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

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

10/14/10
Date

Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Development Services Department

10-18-10
Date

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **April 13, 2011**

TWO CREEKS, UNIT-10 (PUD) — MAJOR PLAT — 100283
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 479 C-1
OWNER: Bitterblue/Two Creeks Phase V, Ltd., by Lloyd A. Denton, Jr.
ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 16, 2011

Location: The extension of Buck Creek, north of Baywater Stage, from Two Creeks Unit 3

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 814-B, Two Creeks, accepted September 14, 2006
PUD 05-018B, Two Creeks, approved October 11, 2006

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **10.264** acres consisting of **56** single-family lots, **3** non-single family lots and **1,730** linear feet of private streets.

DISCUSSION:

The Development Services Department and Bexar County Infrastructure Services have cited: Section 35-506(s)(4) regarding Gated Subdivision Streets regarding Queuing. The applicant has submitted an administrative exception, development standard important to the health, safety and welfare of the community.

The Development Services Director and Bexar County Infrastructure Services Director have granted the administrative exception to the section noted above, as indicated in the attached report.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and Camp Bullis Military Installation. The Garrison Commander reiterates prior comments on the overall development and has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation for the potential golden-cheeked warbler habitat of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin; and
- Will comply with the dark sky lighting measures of July 22, 2008 Bexar County Court Order

The applicant's response to the Military's concerns is indicated in the attached letter.

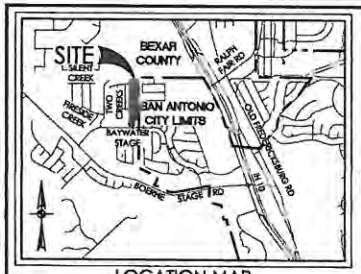
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100283

SUBDIVISION PLAT OF TWO CREEKS, UNIT-10 (PUD)

A 10.264 ACRE TRACT BEING ALL OF THE LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 14693, PAGES 2378-2391 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712 OF BEXAR COUNTY, TEXAS. SAID 10.26 ACRES INCLUDING A VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT OF THE TWO CREEKS UNIT 3 SUBDIVISION RECORDED IN VOLUME 9573, PAGES 63-64 AND PART OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE BOERNE STAGE ROAD ELEMENTARY SUBDIVISION RECORDED IN VOLUME 9571, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 479C1
NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°26'17"W	129.62'
L2	S13°44'44"W	51.92'
L3	S00°39'38"E	63.29'
L4	S89°20'24"W	80.00'
L5	N00°39'36"W	2.96'
L6	S89°26'17"W	114.81'
L7	N00°16'07"W	92.44'
L8	N00°55'35"W	50.00'
L9	S89°04'25"W	7.18'
L10	N89°26'17"E	18.34'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N00°33'43"W	164.77'
L12	N84°03'39"E	174.31'
L13	N89°22'20"E	104.82'
L14	N00°39'36"W	24.36'
L15	N13°44'44"E	92.11'
L16	S89°04'25"W	93.16'
L17	N89°04'25"E	93.67'
L18	S89°26'17"W	82.41'
L19	N89°26'17"E	60.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	300.00'	12°08'47"	S07°40'20"W	63.48'	63.60'
C2	275.00'	14°24'20"	S06°32'34"W	68.56'	69.14'
C3	325.00'	14°24'20"	N06°32'34"E	81.71'	81.50'
C4	250.00'	14°18'27"	N06°35'30"E	62.27'	62.43'
C5	15.00'	90°21'52"	N45°44'39"W	21.28'	23.66'
C6	15.00'	89°38'08"	N44°15'21"E	21.15'	23.47'
C7	15.00'	90°00'00"	N45°33'43"W	21.21'	23.56'
C8	15.00'	52°41'41"	N63°05'26"E	13.31'	13.80'
C9	51.00'	183°51'18"	S51°19'45"E	101.94'	163.65'
C10	15.00'	41°09'36"	S20°01'05"W	10.55'	10.78'
C11	300.00'	14°18'27"	S06°35'30"W	74.72'	74.91'

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
(PUD)	PLANNED UNIT DEVELOPMENT
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
1227.54	FINISHED FLOOR ELEVATION
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	CITY OF SAN ANTONIO LIMITS
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
11	MINIMUM 10' FRONT BUILDING SETBACK LINE
12	MINIMUM 5' SIDE BUILDING SETBACK LINE
13	7' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9572, PAGE 12 DPR)
2	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9572, PAGE 12 DPR)
3	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9572, PAGE 12 DPR)
4	VARIABLE WIDTH DRAIN ROW (VOLUME 9572, PAGE 12 DPR)
5	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9566, PAGES 3-4 DPR)
6	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9566, PAGES 3-4 DPR)
7	10' DRAINAGE EASEMENT (VOLUME 9566, PAGES 3-4 DPR)
8	20' DRAINAGE EASEMENT (VOLUME 9566, PAGES 3-4 DPR)
9	30' DRAINAGE EASEMENT (VOLUME 9566, PAGES 3-4 DPR)
10	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 11896, PAGES 1662-1667 OPR)
11	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9573, PAGE 56 DPR)
12	10' DRAINAGE EASEMENT (VOLUME 9573, PAGE 56 DPR)
13	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9573, PAGE 56 DPR)
14	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9591, PAGE 65 DPR)
15	CLEAR VISION EASEMENT (VOLUME 9591, PAGE 65 DPR)
16	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9571, PAGE 200 DPR)
17	20 BUILDING SETBACK LINE (VOLUME 9571, PAGE 200 DPR)

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

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.

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

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

OPEN SPACE NOTE:
1. LOT 901, BLOCK 22, CB 4712, LOT 902, BLOCK 25, CB 4712 & LOT 902, BLOCK 27, CB 4712 ARE DESIGNATED AS OPEN SPACE & AS A COMMON AREA/GREENSPACE (PERMEABLE).

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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "GUYS EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EREC[illegible] POLES, HANGING OF SUSPENDED WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, 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. THEREIN, 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 DIRECTLY RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, REVOKE, 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 WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. BOOK OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

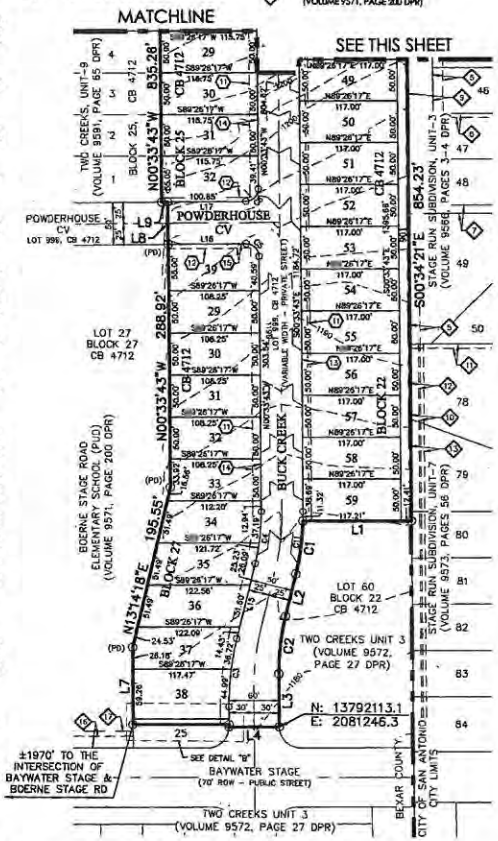
STATE OF TEXAS
COUNTY OF BEXAR

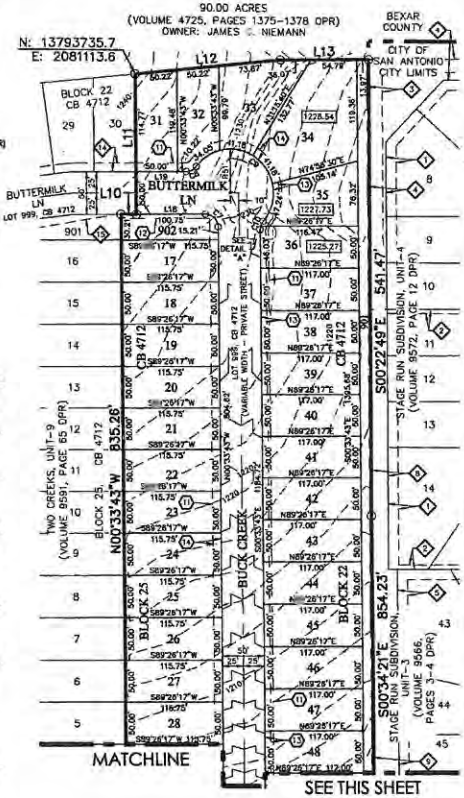
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

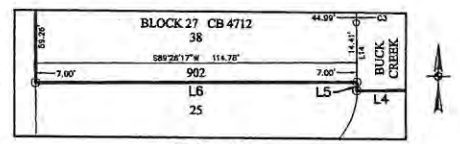
REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR







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

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

DATE OF PRINT: March 7, 2011

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: BERG LLOYD A. DENTON, JR.
BITTERSWEET/TWO CREEKS PHASE V, LTD.
11 LYNN BATTS LANE SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF MARCH, A.D. 2011.

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

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

THIS PLAT OF TWO CREEKS, UNIT-10 (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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

SHEET 1 OF 1

TWO CREEKS, UNIT-10 (PUD)

Civil Job No. 5605-20; Survey Job No. 9022-04

Date: Mar 07, 2011, 7:01am User ID: JRiva
File: P:\5605\05\251\Design\Civil\Plat\PL5605050.dwg

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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2011 JAN 14 PM 3:10

January 14, 2011

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

Re: Two Creeks, Unit-10
Plat No. 100283 (ETJ)
UDC: Article 35-506, Section (s) (4)

Dear COSA DSD:

We hereby request an administrative exception variance from UDC Article 35-506, Section (s) (4), Gated Subdivision Streets, Queuing. This request is being made with regard to the security gate, previously approved with Two Creeks PUD Plan (#05-018B), having an adequate amount of space for vehicles to queue and turnaround without any interference with passing cars.

Two Creeks, Unit-10 is part of the approved Two Creeks PUD Plan (#05-018B). The gate entry detail into Two Creeks, Unit-10 was approved with the PUD Plan as a resident's only gate for both entering and exiting traffic. Therefore, this entry will not include a call box or key pad for guest to enter the development, and will be clearly signed as a "Resident's Only" gate. The residents will use a gate transmitter to open the gate to enter, and the gate will be triggered by censors for cars trying to exit. The guests will be required to enter the main entry located on Two Creeks, which was constructed with Two Creeks, Unit-5.

The approved gate detail shown on the PUD plan has 40 feet of pavement. The current plan submitted with the Two Creeks Unit-10 plat has the same pavement width. This pavement width along with the added hammerhead area will allow enough room for a passenger and/or a SU-30 vehicle, which mistakenly turns and tries to enter the gate, to turn-a-round without any interference with traffic on Baywater Stage.

In addition, this gate entry will be equipped with a Siren Operated Sensor to allow emergency vehicles to enter the subdivision at this location. A fire truck or an ambulance that turns down this street will be able to open the gate using the Siren Operated Sensor and drive into the Two Creeks subdivision. Therefore, they will not be required to turn-a-round at this gate.

SAN ANTONIO / AUSTIN / HOUSTON

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

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Approval of this request should not create any adverse impacts on the public health, safety and public works.

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

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- 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

Caleb Chance, P.E.
Project Manager

Attachment(s)

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

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

P:\56\05\20\WORD\LETTERS\110112A1 ADMINISTRATIVE EXCEPTION.DOC

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) ~ 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Two Creeks Unit 10 Subdivision plat totaling 10.264 acres with 56 residential lots and 3 "900" series lot
Address:	Located at the NW corner of Two Creeks and Fireside Creek Ferguson Map Grid 479/C-1
A/P #/PPR #/Plat #:	100283
AEVR #:	
AEVR Submittal Date:	January 18, 2011
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	Gated Entry Configuration
Code Sections:	2009 Unified Development Code (UDC), Section35-506(s)(4) Gated Subdivision Streets – Queuing
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chance's letter dated January 14, 2011. An issue is the construction and layout of the proposed gated entry at Twin Acres and Two Creeks. The gate will serve as a secondary access point for the residents of the development and will serve as an exit point for all traffic within the development. While the gated entry does not conform to the standard gated entry detail, the entry will accommodate for a delivery vehicle to turn around without having to back onto Two Creeks. The UDC does not address the amount of queuing at clicker activated gates. The code only addresses the minimum amount of queue for gated entries that have a call box. The configuration exceeds the one provided on the Two Creeks PUD plan (05-018B) since it provides for a turnaround movement of a SU-30 (Delivery Truck) vehicle. The entry is constricted due to the elementary school located to the West and a Water Quality Pond located to the East.

In addition, on March 9, 2010, Bexar County Commissioners Court adopted a Court Order regulating electric-operated gates pursuant to Texas Local Government Code, Chapter 352. The Court Order requires that all electric-operated gates be equipped with a Siren Operated Sensor to allow for faster access by emergency vehicles into gated residential areas and multi-unit housing projects.

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

1. ***Is the exception contrary to the spirit and intent of section?*** The proposed changes are not contrary to the spirit or intent of the referenced sections. The residents of the gated community will have access through both gates. Residents and their guests will be able to exit through either gate. Emergency vehicles will be able to access the gate through the use of a Siren Operated Sensor on the electric gate. Vehicles that mistakenly turn onto the street will have enough area to turn their vehicle around without having to back into Two Creeks.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. The entries have been designed to prevent vehicles from backing onto Two Creeks and will equip the electric gates with Siren Operated Sensors.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest. The gates at these entrances will be electrically operated and are required to have a Siren Operated Sensor (Bexar County Court Order adopted March 9, 2010).

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

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

RECOMENDATION: Approval of an Administrative Exception to allow 40 feet of queue measured from the gate to the ROW with a turnaround configuration that will allow a SU-30 (Delivery Vehicle) to turnaround.

Robert Brach, P.E.
Development Services Engineer

2/8/11
Date

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

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

2/11/11
Date

Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Planning and Development Services Department

2-15-11
Date

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

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2010 AUG 30 PM 3:03

REPLY TO
ATTENTION OF

JUL 0 9 2009

Office of the Commander

Roderick J. Sanchez,
Director, Planning and Development Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's June 23, 2009 notification on Rights Determination 09-06-008 Two Creeks, a 281 acre single family housing development (771 lots) about one mile west of Camp Bullis near the Ralph Fair Rd Exit on IH-10. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that parts of the tract are heavily wooded with old growth juniper and oak. We also note that about half of the 281 acre housing tract has already been cleared.

The tract is within the Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:

DEVELOPMENT SERVICES
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2010 AUG 30 PM 3:03

1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
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2010 AUG 30 PM 3:03

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

August 27, 2010

Ms. Luz Gonzales
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Two Creeks, Unit-10
Plat # 100283

Dear Ms. Gonzales:

Please accept this letter acknowledging receipt of the letter from Colonel Mary E. Garr with the Department of the Army pertaining to the above referenced project. Two Creeks, Unit-10 has been designed and submitted in accordance with the City of San Antonio's current Unified Development Code. The letter with the Army's concerns will be provided to the owners for consideration with future development plans.

If you have any 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

Caleb Chance, P.E.
Project Manager

P:\56\05\20\Word\Letters\100827a1_LuzG.doc

SAN ANTONIO / AUSTIN / HOUSTON
555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **April 13, 2011**

NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A	MAJOR PLAT	100196
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 585 C-3
OWNER: Neighborhood Revitalization Initiative, Ltd., by Gordon Hartman
ENGINEER: KFW Engineers & Surveying, by George L. Weron, P.E.
CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: March 29, 2011

Location: North of Midcrown Drive and the extension of Santa Catalina Cove

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-4 Residential Single Family District

Plat is associated with:
MDP 304-F, New World Sudivision, accepted on March 29, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **28.70** acres consisting of **138** single family lots, **6** non-single family lots and **5,035** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100196

LOCATION MAP N.T.S.

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY, TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATION MUST BE MINIMUM OF (18) INCHES ABOVE FINAL ADJACENT GRADE. (35-506(b)(1) & 3-40)
3. WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 57, "IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT"

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OF SUPPING 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 SHALL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY PUBLIC UTILITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

OWNER/DEVELOPER:
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

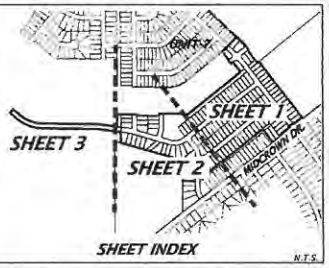
KFW ENGINEERING & SURVEYING
FIRM 383
7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

SCALE : 1" = 100'
0' 50' 100' 150' 200'

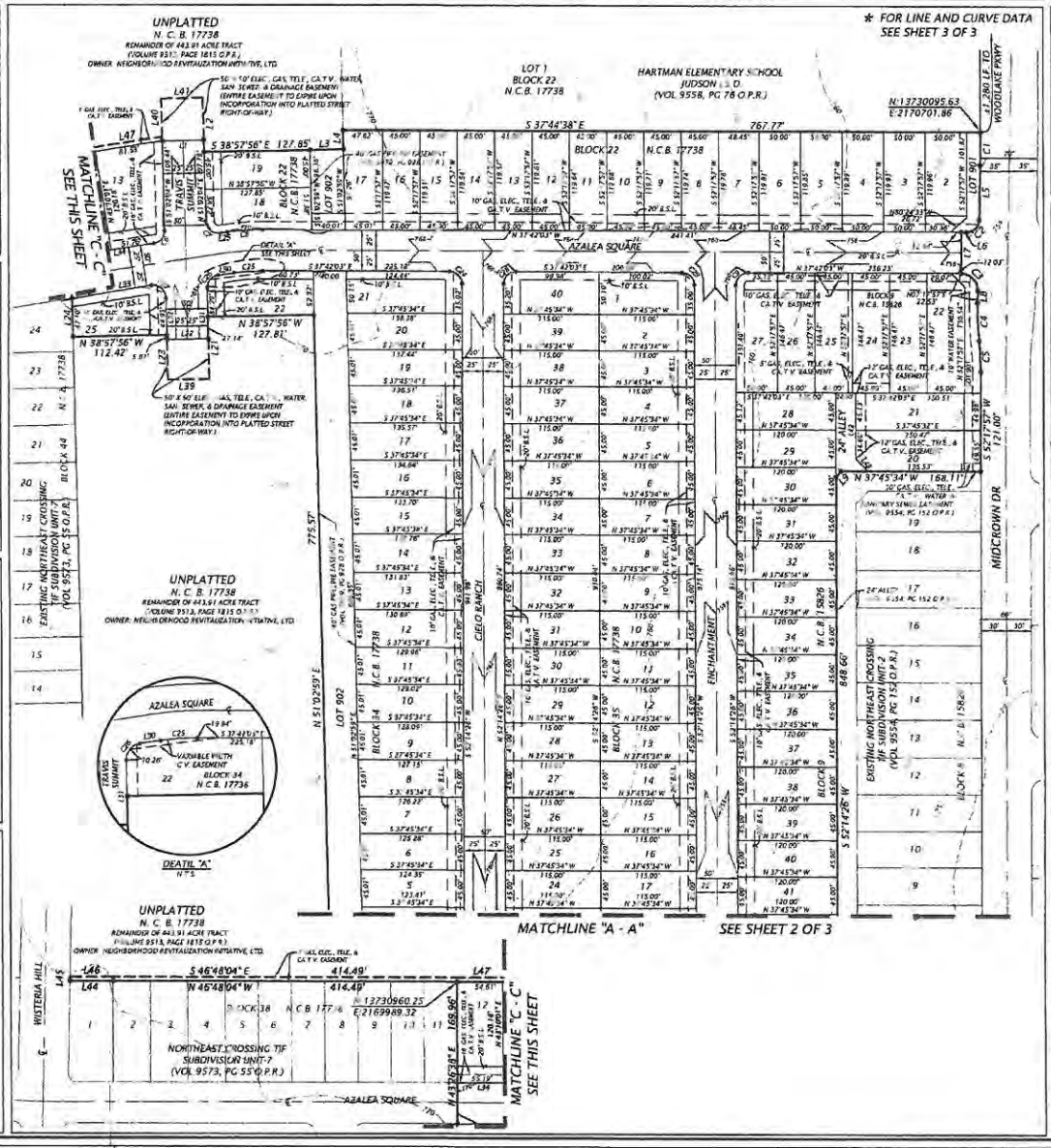
PLAT ESTABLISHING

NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A

BEING 28.70 ACRES OF LAND IN NEW CITY BLOCKS 15826 AND 17738, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



SHEET INDEX N.T.S.



LEGEND

F.I.R. = FOUND ½" IRON ROD
S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS
B.S.L. = BUILDING SETBACK LINE

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 430 OF 785, COMMUNITY PANEL NO. 48029C0430 G, DATED SEPTEMBER 22, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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

OWNER/DEVELOPER: NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF March A.D. 2011

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS 03-06-2012

THIS PLAT OF NORTHEAST CROSSING TIF SUBDIVISION UNIT-14A 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. 11 AT ___ M. AND DULY RECORDED THE ___ DAY OF _____ A.D. 11 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. 10

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GEORGE L. WERON
98203
LICENSED
PROFESSIONAL ENGINEER
3/25/2011

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
7400 BLANCO, SUITE 261
SAN ANTONIO, TEXAS 78216
PHONE: 210-979-8444
FAX: 210-979-0499

STATE OF TEXAS
REGISTERED
TERESA A. SEIDEL
5672
PROFESSIONAL
LAND SURVEYOR
3/25/2011

DRAWN BY: CI

Date: Mar 25, 2011, 10:33am User ID: Administrator
File: P:\2009\2011\Design\Civil\PLAT\P2010201.dwg

PLAT NUMBER 100196

LOCATION MAP N.T.S.

SHEET INDEX N.T.S.

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)) (s 5-4[illegible])
3. WATER, WASTEWATER & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 593. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.

C.P.S. NOTES:

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

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.

OWNER/DEVELOPER:
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

KFW ENGINEERS & SURVEYING
FIRM 9513
7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

SCALE: 1" = 100'
0' 50' 100' 150' 200'

LEGEND

- F.I.R. = FOUND ½" IRON ROD
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- B.S.L. = BUILDING SETBACK LINE

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 430 OF 785, COMMUNITY PANEL NO. 48029C0403 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

* FOR LINE AND CURVE DATA SEE SHEET 3 OF 3

PLAT ESTABLISHING

NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A

BEING 28.70 ACRES OF LAND IN NEW CITY BLOCKS 15826 AND 17738, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF March A.D. 2011

NOTARY PUBLIC BEXAR COUNTY TEXAS

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-06-2013

RECEIVED 2011 MAR 28 PM 2:35 LAND DEVELOPMENT SERVICES

THIS PLAT OF NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A 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. 11 AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 11 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. 10

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS GEORGE L. WERON 98203 LICENSED PROFESSIONAL ENGINEER
3/25/11

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
7400 BLANCO, SUITE 261
SAN ANTONIO, TEXAS 78216
PHONE: 210-979-8444
FAX: 210-979-0499

STATE OF TEXAS REGISTERED TERESA A. SEIDEL 5672 PROFESSIONAL LAND SURVEYOR
3/25/2011

DRAWN BY: CI

Date: Mar 25, 2011, 10:33am User ID: Administrator

LOCATION MAP N.T.S.

SHEET INDEX N.T.S.

LEGEND

F.I.R. = FOUND ½" IRON ROD
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SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000[illegible].
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 430 OF 785, COMMUNITY PANEL NO. 48[illegible]C0430 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)(p 5-40)
3. WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. [illegible]. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.

C.P.S. NOTES:

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4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
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WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OWNER/DEVELOPER:
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

PLAT NUMBER 100196

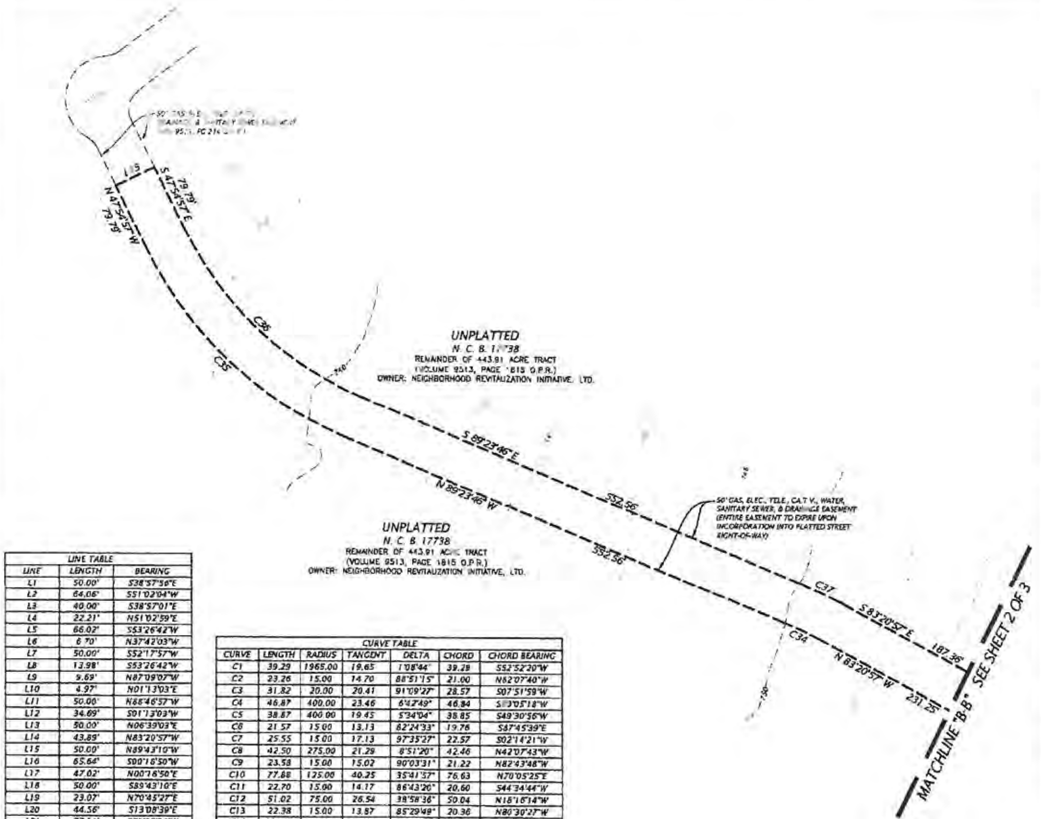
KFW ENGINEERS & SURVEYING
FIRM 993

7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

SCALE : 1" = 100'
0' 50' 100' 150' 200'

PLAT ESTABLISHING
NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A

BEING 28.70 ACRES OF LAND IN NEW CITY BLOCKS 15826 AND 17738, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	S38°57'56"E
L2	64.06'	S51°02'04"W
L3	40.00'	S38°57'01"E
L4	22.21'	N51°02'59"E
L5	66.02'	S53°26'42"W
L6	6.70'	N37°42'03"W
L7	50.00'	S52°17'57"W
L8	13.98'	S53°26'42"W
L9	9.69'	N87°09'07"W
L10	4.97'	N01°13'03"E
L11	50.00'	N88°46'57"W
L12	34.69'	S01°13'03"W
L13	50.00'	N06°39'03"E
L14	43.89'	N83°20'57"W
L15	50.00'	N89°43'10"W
L16	65.64'	S00°16'50"W
L17	47.02'	N00°16'50"E
L18	50.00'	S89°43'10"E
L19	23.07'	N70°45'27"E
L20	44.56'	S13°08'39"E
L21	77.14'	S51°02'04"W
L22	50.00'	N38°57'56"W
L23	55.81'	N51°02'04"E
L24	47.10'	N51°01'40"E
L25	8.91'	N46°33'22"W
L26	71.61'	S83°20'57"E
L27	71.61'	S83°20'57"E
L28	67.62'	S15°32'23"W
L29	67.66'	S15°32'23"W
L30	19.57'	N46°33'22"W
L31	61.43'	N51°02'04"E
L32	50.77'	N51°02'04"E
L33	98.29'	N46°33'22"W
L34	106.95'	N46°33'22"W
L35	50.00'	N42°04'54"E
L36	50.00'	N00°16'50"E
L37	50.00'	S89°43'10"E
L38	22.53'	S00°16'50"W
L39	50.00'	S38°57'56"E
L40	44.95'	N51°02'04"E
L41	50.00'	S38°57'56"E
L42	79.79'	N52°14'26"E
L43	21.05'	N07°14'28"E
L44	52.52'	N46°43'39"W
L45	5.00'	N44°[illegible]'26"E
L46	52.41'	N46°43'39"W
L47	136.83'	S46°47'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	39.29	1965.00	19.65	1°08'44"	39.29	S52°52'20"W
C2	23.26	15.00	14.70	88°51'15"	21.00	N82°07'40"W
C3	31.82	20.00	20.41	91°09'27"	28.57	S07°51'59"W
C4	46.87	400.00	23.46	6°42'49"	46.84	S[illegible]°05'18"W
C5	38.87	400.00	19.45	5°34'04"	38.85	S49°30'56"W
C6	21.57	15.00	13.13	82°24'33"	19.76	S87°45'39"E
C7	25.55	15.00	17.13	97°35'27"	22.57	S02°14'21"W
C8	42.50	275.00	21.29	8°51'20"	42.46	N42°07'43"W
C9	23.58	15.00	15.02	90°03'31"	21.22	N82°43'48"W
C10	77.88	125.00	40.25	35°41'57"	76.63	N70°05'25"E
C11	22.70	15.00	14.17	86°43'20"	20.60	S44°34'44"W
C12	51.02	75.00	26.54	38°58'36"	50.04	N18°16'14"W
C13	22.38	15.00	13.87	85°29'49"	20.36	N80°30'27"W
C14	191.73	225.00	102.12	48°49'27"	185.98	N81°09'22"E
C15	27.24	175.00	13.65	8°55'02"	27.21	N78°53'26"W
C16	27.13	225.00	13.58	6°54'28"	27.11	N79°53'43"W
C17	27.04	15.00	18.95	103°16'41"	23.52	N51°55'11"E
C18	19.56	15.00	11.45	74°42'44"	18.20	S37°04'32"E
C19	23.57	15.00	15.01	90°01'43"	21.22	N60°33'14"E
C20	19.97	75.00	10.05	15°15'33"	19.92	N07°54'36"E
C21	33.29	125.00	16.74	15°15'33"	33.19	N07°54'36"E
C22	23.55	15.00	14.99	89°58'17"	21.21	S29°26'46"E
C23	162.88	175.00	87.88	53°19'39"	157.06	N78°54'16"E
C24	23.55	15.00	14.98	89°56'29"	21.20	N07°16'12"E
C25	34.78	225.00	17.42	8°51'20"	34.74	N42°07'43"W
C26	21.57	15.00	13.13	82°24'33"	19.76	N87°45'39"W
C27	25.55	15.00	17.13	97°35'27"	22.57	N02°14'21"E
C28	23.58	15.00	15.02	90°03'31"	21.22	N82°43'48"W
C29	23.55	15.00	14.98	89°56'29"	21.20	N07°16'12"E
C30	41.31	75.00	21.19	31°33'37"	40.79	N68°01'15"E
C31	24.59	15.00	16.06	93°55'35"	21.93	S49°14'09"E
C32	77.42	125.00	40.00	35°29'11"	76.19	N20°00'57"W
C33	23.56	15.00	15.00	89°59'59"	21.21	S07°14'27"W
C34	50.13	475.00	25.09	6°02'49"	50.11	N86°22'21"W
C35	325.79	450.00	170.40	41°28'49"	318.72	N68°39'22"W
C36	289.59	400.00	151.47	41°28'49"	283.30	S68°39'22"E
C37	55.41	525.00	27.73	6°02'49"	55.38	N86°22'21"W
C38	13.80	15.00	7.43	52°41'41"	13.31	N26°04'01"W
C39	254.03	51.00	38.86	285°23'23"	61.82	S89°43'10"E
C40	13.80	15.00	7.43	52°41'41"	13.31	S26°37'40"W

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible], 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 05 DAY OF March A.D. 2011

NOTARY PUBLIC BEXAR COUNTY TEXAS

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2013

THIS PLAT OF NORTHEAST CROSSING TIF SUBDIVISION, UNIT-14A 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

RECEIVED 11 MAR 28 PM 2:57 DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, ____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 11 AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 11 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. 10.

COUNTY CLERK, BEXAR COUNTY, TEXAS

____, 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS GEORGE L. WERON 98203 LICENSED PROFESSIONAL ENGINEER
3/25/11

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
7400 BLANCO, SUITE 261
SAN ANTONIO, TEXAS 78216
PHONE: 210-979-8444
FAX: 210-979-0499

STATE OF TEXAS REGISTERED TERESA A. SEIDEL 5672 PROFESSIONAL LAND SURVEYOR
3/25/2011

DRAWN BY: CL
Date: Mar 25, 2011, 10:33am User ID: Administrator
File: [illegible]

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 15 **April 13, 2011**

MIGUEL'S SOMERSET PLACE
SUBDIVISION NAME:

110140
PLAT #

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 649 D-6
OWNER: Miguel Gonzalez
ENGINEER: Torres Engineering, by Xavier Torres, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: On the north side of Price Road, west of Fleming Street

Zoning: R-6 Residential Single-Family District

Proposed use: Residential

APPLICANT'S PROPOSAL:

To defer platting for **1** single family lot consisting of **0.859** acres.

APPLICANT'S REQUEST:

The applicant is requesting a building permit and temporary utility service prior to plat approval and recordation.

STAFF RECOMMENDATION:

The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

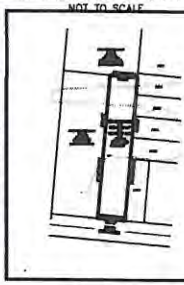
1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

110140

DEVELOPMENT SERVICES RECEIVED

2011 MAR -3 PM 4

LOCATION MAP MAP GRID: 751 C3
NOT TO SCALE



AREA NOW DEDICATED

THE AREA NOW DEDICATED WAS PREVIOUSLY PLATTED AS
LOT 12, BLOCK 5
OF THE [illegible] SUBDIVISION, UNIT-17
[illegible] AS RECORDED IN VOLUME 9563, PAGE 139
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

"SURVEYOR NOTES"

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARINGS SHOWN HEREON ARE REFERENCED TO SUBDIVISION PLAT RECORDED IN BEXAR COUNTY DEED OF PLAT RECORDS VOL. 6564, PAGE.127
3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – TEXAS SOUTH CENTRAL ZONE.
4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR IS 0.99986.

"C.P.S. NOTES AND LEGEND"

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

LICENSED PROFESSIONAL ENGINEER
XAVIER A. TORRES, P.E.

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:

KEVIN WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5787

"GENERAL NOTES"

1.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ———————— E.T.TV.E.
2.) ELECTRIC & CABLE TELEVISION EASEMENT ———————— E.TV.E.
3.) TELEPHONE & CABLE TELEVISION EASEMENT ———————— T.TV.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— G.E.T.TV.E.
5.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
6.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (D)(2))
7.) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

NOTE:

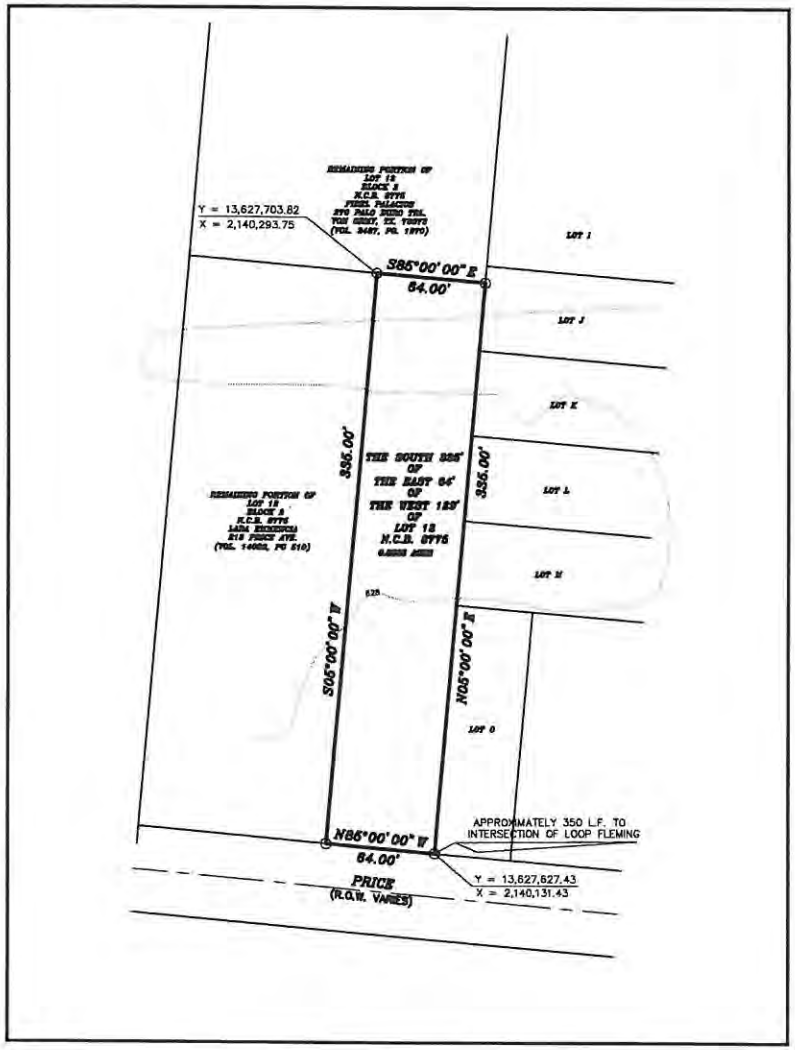
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

WASTEWATER EQUIVALENT 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 DEVELOPMENT SERVICES DEPARTMENT.

LEGEND

FOUND IRON PIN ——— O



SUBDIVISION PLAT ESTABLISHING

MIGUEL'S SOMERSET PLACE

ESTABLISHING LOTS 1, NCB 8775. BEING ONE (1) TRACTS OF LAND OUT OF LOT 13, NCB 8775 OF PLAT SOMERSET PLACE AS RECORDED IN VOLUME 842, PG. 16, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

JOB NO.: 09.101.00.00 DATE: 4/02/09

CIVIL ENGINEER:
XAVIER A TORRES
9151 BRASWELL
SAN ANTONIO, TX 78254
PH: 210-834-4123

SURVEYOR:
C&W SURVEYING
KEVIN WILSON R.P.L.S.
P.O. BOX 692202
SAN ANTONIO, TX 78269
PH: 210-613-2097

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER ADDRESS: 208 PRICE
SAN ANTONIO, TEXAS 78211

OWNER: MR. MIGUEL GONZALEZ

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____A.D., 2010.

NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF MIGUEL'S SOMERSET PLACE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____A.D., 2010.

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

THIS MINOR PLAT BIRTELO RANCH HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

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

BY _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ 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

DEVELOPMENT SERVICES
RECEIVED

2011 MAR -3 PM 4: 17

MARCH 3, 2011

TO: CITY OF SAN ANTONIO DEVELOPMENT
SERVICES – SUBDIVISION SECTION

SUBJECT: REQUEST FOR PLAT DEFERRAL

REFERENCE PROPERTY: MIGUEL'S SOMERSET PLACE . 110140
209 PRICE
SAN ANTONIO, TEXAS, 78211

PLANNING COMMISSION COMISSIONORS:

THIS LETTER IS A FORMAL REQUEST FOR PLAT DEFERRAL OF THE ABOVEMENTIONED PROPERTY.

XAVIER TORRES, P.E. 9151 BRASWELL SAN ANTONIO, TEXAS 78254 HAS BEEN RETAINED AS ENGINEER TO PREPARE THE REQUIRED PLAT.

A PLAT DEFERRAL IS REQUESTED IN ORDER TO EXPEDITE THE PROCESS OF ISSUING A BUILDING PERMIT.

I HAVE BEEN DELAYED ON THIS PROJECT DUE TO UNEXPECTED CIRCUMSTANCE. BECAUSE OF THIS DELAY, I STAND TO UNDERGO SEVERE ECONOMIC HARDSHIP IF THE DEFERRAL IS NOT GRANTED.

SINCERELY,

MIGUEL GONZALEZ

Individual Consideration

PLANNING COMMISSION
RESCIND PLAT APPROVAL

AGENDA ITEM NO: 16 **April 13, 2011**

BULVERDE ROAD NORTH	MAJOR PLAT	080263
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 518 B-4
OWNER: Bulverde Marketplace Partners, Ltd., by Jack Braha
ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.
CASE MANAGER: Luz M. Gonzales, Planner. (207-7898)

Location: The extension of Bulverde Road from Classen Road

Zoning: C-2 General Commercial District
ERZD Edwards Recharge Zone District

PLAT is associated with:
MDP 014-08, Bulverde Market, accepted on December 26, 2008

APPLICANT'S PROPOSAL:

Applicant is requesting that the Planning Commission rescind the January 28, 2009 plat approval.

DISCUSSION:

The purpose of this request is to rescind the plat approval of the Bulverde Road North Subdivision, Plat No. 080263. The new Bulverde Road right-of-way re-alignment was established by the Bulverde Market 2 Subdivision, Plat No. 090326, and approved by the Planning Commission on February 9, 2011.

STAFF RECOMMENDATION:

Approval

RECEIVED

11 MAR 23 PM 2: 13

LAND DEVELOPMENT
SERVICES DIVISION

March 10, 2011

Mr. Roderick Sanchez, Director
Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

RE: Bulverde Road North Subdivision (ID No. 080263)

Dear Mr. Sanchez:

We are requesting that the above mentioned subdivision approved by the Planning Commission on January 28, 2009, be rescinded on the next available agenda.

The purpose of this request is due to the re-alignment of the proposed Bulverde Road right-of-way. The current Bulverde Road North Subdivision (ID No. #080263) does not reflect this new alignment.

The Bulverde Market 2 Subdivision (ID No. 090326) approved by the Planning Commission on February 9, 2011, reflects this new right-of-way alignment and this request would replace the Bulverde Road North Subdivision (ID No. #080263).

If you have any questions or need additional information please feel free to contact us.

Sincerely,

BULVERDE MARKETPLACE PARTNERS, LTD.

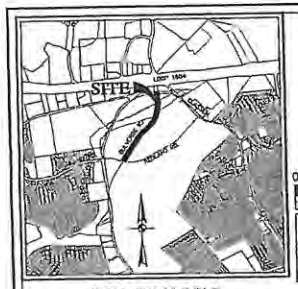
Jack Braha

JB/jv

Attachment:

C:\Documents and Settings\lisa\Local Settings\Temporary Internet Files\Content.Outlook\0CQRBNKD\Rescind_Sanchez 031011.doc

PLAT NO. 080263



LOCATION MAP
NOT-TO-SCALE MAPSCO MAP 518, GRID B4

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

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

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

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.

3. DIMENSIONS SHOWN ARE SURFACE.

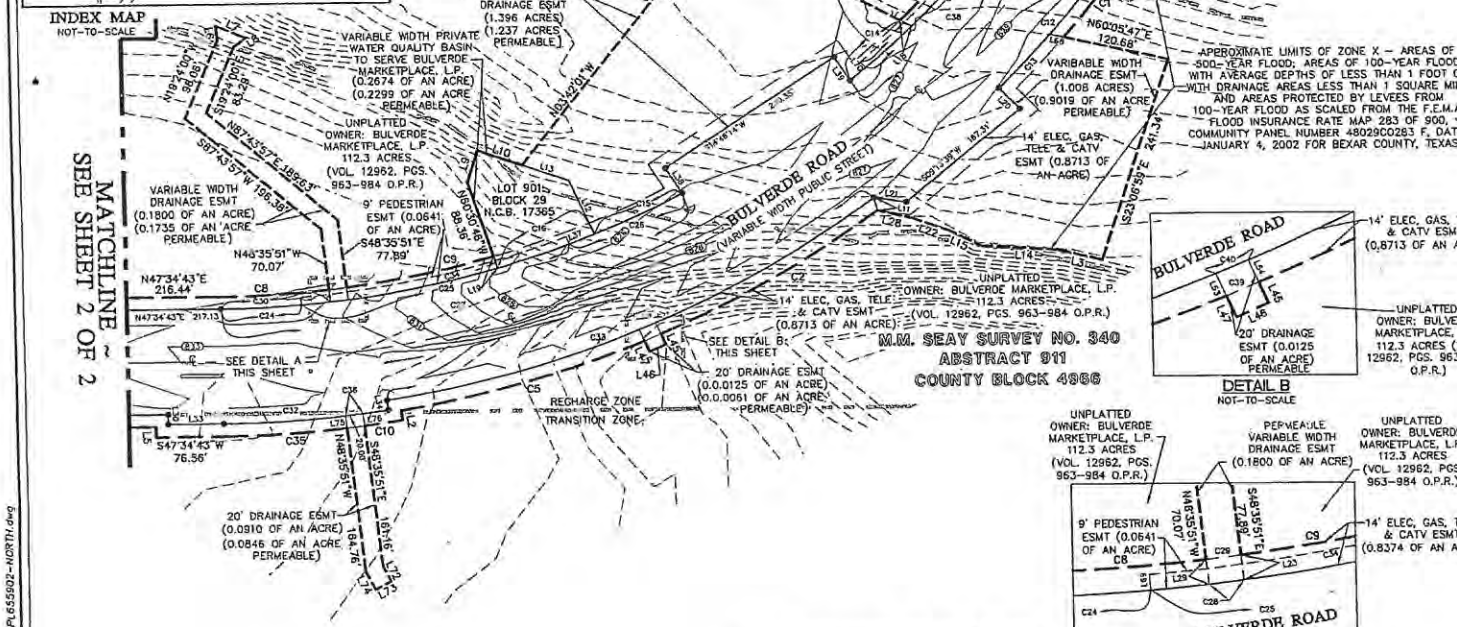
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

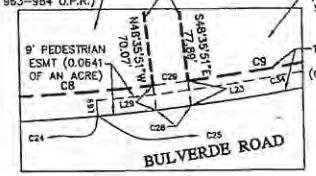
6. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PLAT.

LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TV
ESMT = EASEMENT
F.I.R. = FOUND ½" IRON ROD
D.R. = DEED RECORDS OF BEXAR COUNTY, TX
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
(8) = PROPOSED CONTOURS
535 = EXISTING CONTOURS

INDEX MAP
NOT-TO-SCALE



DETAIL B
NOT-TO-SCALE



DETAIL A
NOT-TO-SCALE

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

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

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 30-512 OF THE UDC.

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

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

FLOOD PLAIN NOTES:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENT OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. BULVERDE MARKETPLACE, L.P. AND/OR ITS ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
BULVERDE MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: HPI-BULVERDE, L.P.,
A TEXAS LIMITED PARTNERSHIP,
ITS GENERAL PARTNER,

BY: HPI-BULVERDE MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
MARK D. GRANADOS, MANAGER
BULVERDE MARKETPLACE, L.P.
10101 REUNION PLACE, SUITE 160
SAN ANTONIO, TEXAS 78216
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF August 2009

_____
NOTARY PUBLIC

CLAUDIA AYARZAGOITIA
Notary Public, State of Texas
My Commission Expires
August 12, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF
BULVERDE ROAD NORTH

BEING 11.86 ACRES OF LAND OUT OF A 112.3 ACRE TRACT DESCRIBED IN CONVEYANCE TO BULVERDE MARKETPLACE L.P. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12962, PAGES 963-984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966, IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

2009 JAN -9 PM 4:18
RECEIVED
DEVELOPMENT SERVICES

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

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

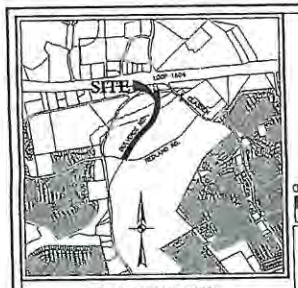
Date: Aug 18, 2008, 8:40am User ID: smiley
File: P:\65399\02\DESIGN\CIVIL\PLAT\Bulverde Road North\P655902-NORTH.dwg

SHEET 1 OF 2

JOB NO. 6559-02

1

PLAT NO. 080263



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP 518, GRID B4

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

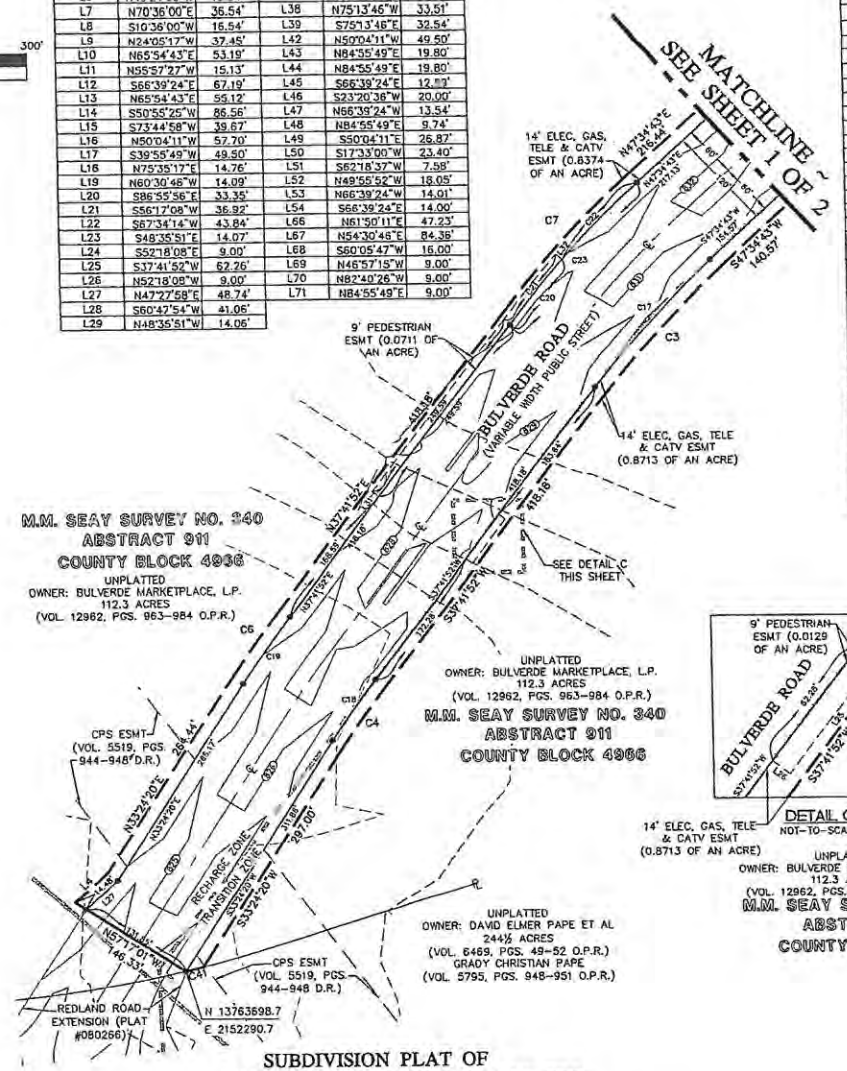
LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TV
ESMT = EASEMENT
F.I.R. = FOUND ½" IRON ROD
D.R. = DEED RECORDS OF BEXAR COUNTY, TX
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
(512) PROPOSED CONTOURS
534 EXISTING CONTOURS

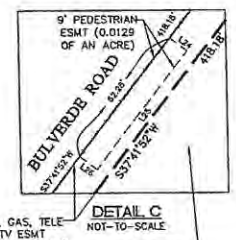
LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°55'49"W	57.70'
L2	S50°33'53"E	11.00'
L3	S61°12'17"W	51.31'
L4	N47°27'58"E	50.70'
L5	N42°25'17"W	11.00'
L6	N49°24'00"W	16.54'
L7	N70°36'00"E	36.54'
L8	S10°36'00"W	16.54'
L9	N24°05'17"W	37.45'
L10	N65°54'43"E	53.19'
L11	N55°57'27"W	15.13'
L12	S66°39'24"E	67.19'
L13	N65°54'43"E	55.12'
L14	S50°55'25"W	86.56'
L15	S73°44'58"W	39.67'
L16	N50°04'11"W	57.70'
L17	S39°55'49"W	49.50'
L18	N75°35'17"E	14.76'
L19	N60°30'46"W	14.09'
L20	S86°55'56"E	33.35'
L21	S56°17'08"W	36.92'
L22	S67°34'14"W	43.84'
L23	S48°35'51"E	14.07'
L24	S52°18'08"E	9.00'
L25	S37°41'52"W	62.26'
L26	N52°18'08"W	9.00'
L27	N47°27'58"E	48.74'
L28	S60°42'54"W	41.06'
L29	N48°35'51"W	14.06'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N42°25'17"W	11.00'
L31	N52°18'08"W	9.00'
L32	S47°55'49"E	9.00'
L33	S47°34'43"W	52.56'
L34	S50°33'53"E	11.00'
L37	S62°45'11"E	9.02'
L38	N75°13'46"W	33.51'
L39	S75°13'46"E	32.54'
L42	N50°04'11"W	49.50'
L43	N84°55'49"E	19.80'
L44	N84°55'49"E	19.80'
L45	S66°39'24"E	12.[illegible]
L46	S23°20'36"W	20.00'
L47	N66°39'24"W	13.54'
L48	N84°55'49"E	9.74'
L49	S50°04'11"E	26.87'
L50	S17°33'00"W	23.40'
L51	S62°18'37"W	7.58'
L52	N49°55'52"W	18.05'
L53	N66°39'24"W	14.01'
L54	S66°39'24"E	14.00'
L66	N61°50'11"E	47.23'
L67	N54°30'46"E	84.36'
L68	S60°05'47"W	16.00'
L69	N46°57'15"W	9.00'
L70	N82°40'26"W	9.00'
L71	N84°55'49"E	9.00'

LINE TABLE		
LINE	BEARING	LENGTH
L72	S69°57'04"E	19.38'
L73	S20°02'56"W	20.00'
L74	N69°57'04"W	23.15'
L75	N48°35'51"W	14.00'
L76	N48°35'51"W	14.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	87.11'	1274.00'	43.57'	03°55'03"	S03°06'40"E	87.09'
C2	284.94'	1274.00'	143.07'	12°48'52"	S18°20'09"W	284.34'
C3	194.18'	1126.00'	97.33'	09°52'51"	S42°38'17"W	193.94'
C4	84.35'	1126.00'	42.19'	04°17'31"	S35°33'06"W	84.33'
C5	287.01'	1274.00'	144.11'	12°54'27"	S32°05'48"W	286.40'
C6	95.44'	1274.00'	47.74'	04°17'31"	N35°33'06"E	95.41'
C7	219.70'	1274.00'	110.13'	09°52'51"	N42°38'17"E	219.43'
C8	122.58'	1128.85'	61.35'	06°13'18"	N44°28'03"E	122.52'
C9	169.60'	1128.85'	84.96'	08°36'29"	N36°02'15"E	169.44'
C10	43.27'	1285.00'	21.64'	01°55'46"	S39°31'22"W	43.27'
C11	182.59'	1126.00'	91.49'	09°17'27"	N00°25'28"W	182.39'
C12	178.95'	1260.00'	89.63'	08°08'15"	S01°00'04"E	178.80'
C13	85.11'	1260.00'	42.57'	03°52'13"	S01°07'57"W	85.09'
C14	94.44'	1140.00'	47.25'	04°44'48"	S06°21'26"W	94.42'
C15	109.63'	1140.00'	54.86'	05°30'36"	S23°04'59"W	109.59'
C16	116.64'	1140.00'	58.37'	05°51'44"	S28°46'08"W	116.59'
C17	196.60'	1140.00'	98.54'	09°52'51"	S42°38'17"W	196.35'
C18	85.40'	1140.00'	42.72'	04°17'31"	S35°33'06"W	85.38'
C19	94.39'	1260.00'	47.22'	04°17'31"	N35°33'06"E	94.37'
C20	94.00'	1260.00'	47.02'	04°16'28"	S39°50'08"W	93.98'
C21	94.69'	1270.00'	47.37'	04°16'19"	N39°50'01"E	94.67'
C22	123.29'	1260.00'	61.69'	05°36'22"	S44°46'31"W	123.24'
C23	217.29'	1260.00'	108.91'	09°52'51"	N42°38'17"E	217.02'
C24	90.19'	1140.00'	45.12'	04°31'58"	S45°18'44"W	90.16'
C25	311.29'	1140.00'	156.62'	15°38'43"	S35°13'23"W	310.[illegible]
C26	140.72'	1140.00'	70.45'	07°04'21"	S23°51'51"W	14[illegible]
C27	542.20'	1140.00'	276.33'	27°15'02"	N33°57'12"E	53[illegible]
C28	20.00'	1140.00'	10.00'	01°00'19"	N40°52'25"E	20.00
C29	20.00'	1128.85'	10.00'	01°00'55"	N40°50'57"E	20.00'
C30	123.40'	1140.00'	61.76'	06°12'06"	N44°28'39"E	123.34'
C31	249.58'	1131.00'	125.30'	12°38'37"	N01°15'07"E	249.07'
C32	186.31'	1271.00'	93.32'	08°23'56"	S43°22'45"W	186.15'
C33	604.93'	1260.00'	308.41'	27°30'28"	S25°25'24"W	599.14'
C34	255.85'	1130.00'	128.47'	12°58'21"	S33°52'41"W	255.30'
C35	139.03'	1285.00'	69.58'	06°11'57"	S44°28'44"W	138.97'
C36	20.00'	1271.00'	10.00'	00°54'06"	N40°55'41"E	20.00'
C37	251.53'	1140.00'	126.28'	12°38'30"	S01°15'04"W	251.02'
C38	274.58'	1140.00'	137.98'	13°48'01"	N01°49'50"E	273.92'
C39	20.01'	1274.00'	10.01'	00°54'00"	S25°11'35"W	20.01'
C40	20.01'	1260.00'	10.01'	00°54'36"	N25°12'49"E	20.01'
C41	20.42'	1457.00'	10.21'	00°48'11"	S76°41'17"W	20.42'





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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

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

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

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

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

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POE1.

3. DIMENSIONS SHOWN ARE SURFACE.

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

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

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

FLOOD PLAIN NOTES:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENT OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. BULVERDE MARKETPLACE, L.P. AND/OR ITS ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

8/18/08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
BULVERDE MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: HPI-BULVERDE, L.P.,
A TEXAS LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: HPI-BULVERDE MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
MARK D. GRANADOS, MANAGER
BULVERDE MARKETPLACE, L.P.
10101 REUNION PLACE, SUITE 160
SAN ANTONIO, TEXAS 78216
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF August 2008

NOTARY PUBLIC

CLAUDIA AYARZAGOITIA
Notary Public, State of Texas
My Commission Expires
August 12, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____, DEPUTY

SUBDIVISION PLAT OF
BULVERDE ROAD NORTH

BEING 11.88 ACRES OF LAND OUT OF A 112.3 ACRE TRACT DESCRIBED IN CONVEYANCE TO BULVERDE MARKETPLACE L.P. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12962, PAGES 963-984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966, IN NEW CITY BLOCK (N.C.B.) 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

SHEET 2 OF 2

JOB NO. 6559-02

#7

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

Date: Aug 18, 2008, 8:30am User: ID Stanley
File: P:\6559\02\DESIGN\CIVIL\PLAT\Bulverde Road North\PL6559002-NORTH.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 17 **April 13, 2011**

ALAMO RANCH - UNIT 19B-2 | MAJOR PLAT | 090343
SUBDIVISION NAME | | **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-2
OWNER: Continental Homes of Texas, L.P., by Chris Lindhorst
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: Pending

Location: The extension of Palmetto Way, north of the extension of Texana Cove

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 808-G, Alamo Ranch, accepted on July 12, 2010

Proposed Use: Residential

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

---

APPLICANT'S PROPOSAL:

To plat **10.924** acres consisting of **53** single family lots, **3** non-single family lots and **1,672** linear feet of public streets.

STAFF RECOMMENDATION:

Pending

PLAT NUMBER 090343

SUBDIVISION PLAT OF ALAMO RANCH - UNIT 19B-2

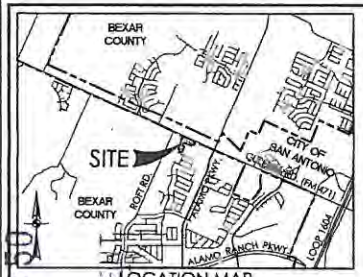
A 10.924 ACRE TRACT OF LAND OUT OF A 377.273 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11543, PAGES 1365-1372 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

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

DATE: March 28, 2011



LOCATION MAP

(MAPSCO MAP GRID: 577D2)
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	*	REPETITIVE BEARING AND/OR DISTANCE
DRR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR) (TYPE 1 OR 2 OR 3)	FOUND TxDOT MONUMENTATION
PG	PAGE(S)	—1140—	EXISTING CONTOURS
ROW	RIGHT-OF-WAY	—1140—	PROPOSED CONTOURS
			CITY OF SAN ANTONIO LIMITS

OPEN SPACE NOTE:
LOTS 901, 902, 903, BLOCK 2, CB 4411 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (ZERO (0) ACCESS POINT ALONG FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1090.15'.

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

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

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

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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "GUYWIRE EASEMENT", "OVERHANG EASEMENT", "STREET EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECUTING POLES, HANGING OF WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, 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 SHALL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONUMENT LOST 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 ABANDON, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G. E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED SHAUNA L. WEAVER 87512 LICENSED PROFESSIONAL ENGINEER

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°52'09"E	53.45'
L2	N66°01'31"W	120.20'
L3	S23°58'29"W	39.79'
L4	N66°01'31"W	15.00'
L5	S23°58'29"W	101.99'
L6	N66°01'31"W	290.53'
L7	S23°58'29"W	15.00'
L8	N66°01'31"W	30.00'
L9	S26°11'01"E	96.82'
L10	N66°01'31"W	78.67'
L11	N23°58'29"E	139.27'
L12	N66°01'31"W	51.52'
L13	N23°58'29"E	50.00'
L14	S66°01'31"E	30.00'
L15	N18°29'51"E	52.31'
L16	N57°08'12"E	24.87'
L17	N32°50'34"W	88.76'
L18	N23°37'27"E	63.82'
L19	S23°58'29"W	30.00'
L20	S66°01'31"E	15.00'
L21	S23°58'29"W	101.99'
L22	N66°01'31"W	290.53'
L23	N23°58'29"E	15.00'
L24	N66°01'31"W	38.47'
L25	N23°58'29"E	124.99'
L26	N26°11'01"E	12.43'
L27	N66°01'31"W	104.41'
L28	N23°58'29"E	50.00'
L29	S66°01'31"E	105.00'
L30	S23°58'29"W	96.66'
L31	N66°01'31"W	50.00'
L32	N23°58'29"E	99.99'
L33	S66°01'31"E	107.35'
L34	S23°58'29"W	50.00'
L35	N66°01'31"W	104.96'
L36	S21°45'57"W	28.02'
L37	N19°32'49"W	88.60'
L38	S84°58'57"E	14.44'
L39	S84°52'09"E	53.84'
L40	S23°37'27"W	20.73'
L41	S57°08'12"W	86.48'
L42	N64°58'5[illegible]"W	2.47'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N12°26'38"E	42.14'
L44	N77°33'22"W	10.93'
L45	S46°32'51"W	5.76'
L46	N43°27'09"W	16.00'
L47	N48°32'51"E	14.24'
L48	S77°33'22"E	19.42'
L49	N12°26'38"E	86.29'

DETAIL "A"
SCALE: 1"=40'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11419.16'	01°31'00"	S65°37'39"E	302.26'	302.27'
C2	28.00'	90°00'00"	S68°58'29"W	39.60'	43.98'
C3	15.00'	87°47'28"	S70°04'45"W	20.80'	22.99'
C4	8.00'	90°00'00"	S68°58'29"W	11.31'	12.57'
C5	15.00'	92°12'32"	N19°55'15"W	21.62'	24.14'
C6	15.00'	90°00'00"	N68°58'19"E	21.21'	23.56'
C7	485.00'	11°31'51"	N18°12'34"E	93.42'	93.58'
C8	15.00'	45°25'15"	N10°15'59"W	11.58'	11.89'
C9	51.00'	192°22'21"	N63°12'34"E	101.41'	171.23'
C10	15.00'	45°25'15"	S43°18'53"E	11.58'	11.89'
C11	15.00'	44°30'15"	S88°16'38"E	11.36'	11.65'
C12	51.00'	179°00'31"	S21°01'31"E	102.00'	159.34'
C13	15.00'	44°30'15"	S46°13'37"W	11.36'	11.65'
C14	25.00'	90°00'00"	N21°01'31"W	35.36'	39.27'
C15	25.00'	101°31'51"	S63°12'34"W	38.73'	44.30'
C16	515.00'	06°05'31"	S15°29'24"W	54.73'	54.76'
C17	15.00'	84°33'40"	S23°44'41"E	20.18'	22.14'
C18	15.00'	90°00'00"	S68°58'29"W	21.21'	23.56'
C19	11399.16'	01°31'00"	S65°37'39"E	301.73'	301.74'

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

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.

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.

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(9) 16' SANITARY SEWER EASEMENT
(11) 10' BUILDING SETBACK LINE
(12) 20' BUILDING SETBACK LINE
(13) 20' DRAINAGE EASEMENT, TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY (0.193 OF AN ACRE)
(14) 20' DRAINAGE AND SANITARY SEWER EASEMENT (0.016 OF AN ACRE)
(15) 15' DRAINAGE EASEMENT
(16) ENTIRE PERMEABLE 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY (0.0344 OF AN ACRE EACH)
(17) 20' RIGHT-OF-WAY DEDICATION (0.500 OF AN ACRE)
(18) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.048 OF AN ACRE)
(19) VARIABLE WIDTH DRAINAGE EASEMENT (0.347 OF AN ACRE) PERMEABLE
(1) 20' BUILDING SETBACK LINE (PLAT NO. 090342)
(2) 20' WATER EASEMENT (VOL 11314, PG 1091-1096)
(3) 16' PERMANENT SANITARY SEWER EASEMENT (VOL 14542, PG 644-650)

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: CHRIS LINDHORST
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 494-2468

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF April, A.D. 2011

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH - UNIT 19B-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

RECEIVED
APR - 4 2011

ALAMO RANCH - UNIT 19B-2

Civil Job No. 7529-03; Survey Job No. 7529-02

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 18 **April 13, 2011**

PLEASANTON FARMS
SUBDIVISION NAME

050516
PLAT #

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 682 D-4
OWNER: 100 S.A. Pleasanton, Ltd., by Charles Claiborne
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: On the east side of Pleasanton Road, north of Southeast Loop 410

Plat status: The Planning Commission approved this plat on May 9, 2007. The plat has not been recorded. The Planning Commission granted the applicant a one (1) year time extension on April 28, 2010 to expire on May 8, 2011.

APPLICANT'S REQUEST:

The applicant is requesting a two (2) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The owner further asserts the two (2) year time extension will allow for the completion of the pending improvements. The percentages of improvements completed are as follows:

- Drainage 75%
- Streets 90%
- Sidewalk 0%
- Water Infrastructure - N/A
- Sanitary Sewer 75%

STAFF RECOMMENDATION:

Approval

Plat No. 050516

SUBDIVISION PLAT ESTABLISHING

PLEASANTON FARMS SUBD.

Being 26.599 Acres of land area situated in the Domingo Bustillo Survey No. 31, Abstract No. 44, New City Block 11156, in the city of San Antonio, Bexar County, Texas, and being out of a 43.465 acre tract of land and a 12.576 acre tract of land as recorded in Volume 7321, Page 1116, official public records of real property of Bexar County, Texas.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper Engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Licensed Professional Engineer

STATE OF TEXAS
COUNTY OF BEXAR

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

JERRY D. WILKIE, JR R.P.L.S. 4724
by:

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF BEXAR

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

Owner

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this _____ day of _____

Notary Public
Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

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

Owner (WL2004 L.L.C.)

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this _____ day of _____

Notary Public
Bexar County, Texas

This plat of Pleasanton Farms Subd. has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

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

By: _____
Chairman

By: _____
Secretary

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY

Seda Consulting Engineers, Inc.
8735 IH-10 West
San Antonio, Texas 78231
(210) 308-0057
Fax: (210) 308-8842
E-Mail: seda@seda.n.net
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER
and
WILKIE SURVEYING
10815 PERRIN BEITEL # 208
SAN ANTONIO, TEXAS 78217
210-650-9990

SHEET 1 OF 2

DEVELOPMENT SERVICES RECEIVED
2011 MAR -2 PM 1:28

DEVELOPMENT SERVICES
RECEIVED
2011 MAR -2 PM 1:28

Plat No. 050516

SUBDIVISION PLAT ESTABLISHING

PLEASANTON FARMS SUBD.

Being 26.599 Acres of land area situated in the Domingo Bustillo Survey No. 31, Abstract No. 44, New City Block 11156, in the city of San Antonio, Bexar County, Texas, and being out of a 43.465 acre tract of land and a 12.576 acre tract of land as recorded in Volume 7321, Page 1116, official public records of real property of Bexar County, Texas.

LOCATION MAP
NOT TO SCALE

OWNER:
100 SA PLEASANTON, LTD.
4210 SPICEWOOD SPRINGS, SUITE # 200
AUSTIN, TX. 78259
ATTN: Mr. CHARLES CLAIBORNE
PHONE # (512)426-8298

DEVELOPER:
CF LAND, LLC
4210 SPICEWOOD SPRINGS, SUITE # 200
AUSTIN, TX. 78259

GENERAL NOTES

1.) PROPOSED FINISHED CONTOUR ——— (570) ———
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED ——— ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED ——— ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT ——— E.T.G & CATV ESM'T
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
B.S.L. = BUILDING SETBACK LINE
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND BUILDING EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND THE G.E.T.&ATV. EASEMENTS.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) A. IMPACT FEE PAYMENT DUE:
THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
B. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
8.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP. NO.48029C0020 E, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
9.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
10.) 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 THE DEVELOPMENT SERVICES DEPARTMENT.
11.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE (IF APPLICABLE) WILL BE SUBMITTED WITH THE BUILDING PERMIT.

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 EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

TxDOT NOTES:

(1). For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
(2). Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
(3). Maximum access points to State highway from this property will be regulated as directed by Regulations for Access Driveways to State Highways. This property is eligible for a maximum combined total of one access point, based on the overall platted highway frontage of 695.33'.
(4). If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right-of-way shall be as directed by TxDOT.

Curve Table					
Curve	Radius	Delta	Length	Chd Brg	Chord
C2	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C3	5.00'	90°00'00"	7.85'	S45°22'00"E	7.07'
C4	15.00'	89°59'59"	23.56'	S31°08'26"W	21.21'
C5	10.00'	103°42'20"	18.10'	S51°59'24"E	15.73'
C6	130.00'	23°44'45"	53.88'	N12°00'37"W	53.49'
C7	70.00'	23°31'00"	28.73'	S12°07'29"E	28.53'
C8	5.00'	89°59'17"	7.85'	S45°22'21"E	7.07'
C9	51.00'	169°50'17"	151.18'	S44°38'00"W	101.60'
C10	15.00'	39°55'09"	10.45'	S70°24'25"E	10.24'
C11	15.00'	39°55'09"	10.45'	N20°19'34"W	10.24'
C12	15.00'	88°13'06"	23.10'	N43°44'33"E	20.88'
C13	15.00'	91°46'54"	24.03'	N46°15'27"W	21.54'
C14	15.00'	39°53'07"	10.44'	N19°34'34"E	10.23'
C15	5.00'	90°00'03"	7.85'	N44°37'59"E	7.07'
C16	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C17	51.00'	169°22'09"	150.76'	S45°09'57"E	101.56'
C18	15.00'	39°53'07"	10.44'	S70°05'33"W	10.23'
C19	5.00'	90°00'00"	7.85'	N45°22'00"W	7.07'
C20	130.00'	23°31'00"	53.36'	S12°07'29"E	52.98'
C21	15.00'	76°39'27"	20.07'	N14°26'45"E	18.61'
C22	50.00'	134°36'07"	117.46'	S14°31'35"E	92.25'
C23	15.00'	81°41'24"	21.39'	N40°58'56"W	19.62'
C24	10.00'	76°17'40"	13.32'	N38°00'36"E	12.35'
C25	75.00'	13°52'41"	18.17'	N83°05'46"E	18.12'
C26	125.00'	13°52'41"	30.28'	N83°05'46"E	30.20'
C27	15.00'	90°00'01"	23.56'	N58°50'34"W	21.21'
C28	5.00'	91°27'32"	7.98'	S44°14'08"E	7.16'
C29	125.00'	15°20'12"	33.46'	N06°10'28"W	33.36'
C30	5.00'	90°00'00"	7.85'	S44°57'54"E	7.07'
C31	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C32	125.00'	13°52'40"	30.28'	N06°54'14"W	30.20'
C33	75.00'	13°28'34"	17.64'	S07°06'17"E	17.60'
C34	5.00'	90°00'00"	7.85'	N45°02'06"E	7.07'
C35	5.00'	90°00'00"	7.85'	N44°38'00"E	7.07'
C36	5.00'	90°00'00"	7.85'	N45°22'00"W	7.07'
C37	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C38	5.00'	90°00'00"	7.85'	S45°22'00"E	7.07'
C39	75.00'	13°52'40"	18.17'	N06°54'14"W	18.12'
C40	5.00'	90°00'00"	7.85'	N45°22'00"W	7.07'
C41	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C42	125.00'	13°28'34"	29.40'	S07°06'17"E	29.33'
C43	5.00'	90°00'00"	7.85'	S44°57'54"E	7.07'
C44	75.00'	13°52'40"	18.17'	S06°58'26"W	18.12'
C45	125.00'	14°16'46"	31.15'	N06°46'23"E	31.07'
C46	5.00'	90°00'00"	7.85'	N45°22'00"W	7.07'
C47	5.00'	90°00'00"	7.85'	S44°38'00"W	7.07'
C48	5.00'	90°00'00"	7.85'	N45°02'06"E	7.07'
C49	125.00'	13°52'40"	30.28'	S06°58'26"W	30.20'
C50	25.00'	89°35'54"	39.09'	S45°09'57"E	35.23'
C51	25.00'	90°00'00"	39.27'	S44°38'00"W	35.36'
C52	5.00'	90°00'00"	7.85'	N45°22'00"W	7.07'
C53	75.00'	14°16'46"	18.69'	N06°46'23"E	18.64'
C55	75.00'	13°28'34"	17.64'	S07°06'17"E	17.60'
C56	125.00'	13°28'34"	29.40'	S07°06'17"E	29.33'
C57	10.00'	103°52'41"	18.13'	S36°05'46"W	15.75'
C58	15.00'	77°45'12"	20.36'	S52°43'11"E	18.83'
C59	51.00'	257°45'13"	229.43'	N37°16'50"E	79.41'
C60	5.00'	80°18'26"	7.01'	N49°48'40"W	6.45'
C61	125.00'	4°11'07"	9.13'	S11°45'01"E	9.13'
C62	75.00'	15°20'12"	20.08'	N06°10'28"W	20.02'
C63	5.00'	88°32'28"	7.73'	N45°45'52"E	8.98'
C64	20.00'	92°04'59"	32.14'	S46°05'24"E	28.79'
C65	15.00'	87°55'01"	23.02'	S43°53'36"W	20.82'

Line Table		
Line	Length	Bearing
L1	50.00'	N13°50'35"W
L2	0.29'	S76°09'25"W
L3	50.00'	S00°22'00"E
L4	23.63'	N00°22'00"W
L5	50.00'	S00°22'00"E
L6	23.63'	N00°22'00"W
L7	4.60'	N23°52'59"W
L8	27.43'	S76°09'25"W
L9	5.67'	N89°33'16"E
L10	17.35'	S00°02'06"W
L11	23.91'	N00°22'00"W
L12	37.37'	S13°50'34"E
L13	17.35'	S00°02'06"W
L14	37.37'	S13°50'34"E
L15	37.59'	S00°02'06"W
L16	16.47'	S13°54'46"W
L17	37.59'	S00°02'06"W
L18	16.47'	S13°54'46"W
L19	11.90'	N13°50'35"W
L20	37.20'	N89°38'01"E
L21	10.06'	S76°09'25"W
L22	14.11'	S01°29'38"W
L23	15.63'	S01°29'38"W
L24	40.30'	N83°07'00"E
L25	35.36'	S58°50'34"E
L26	35.36'	S31°09'26"W

STATE OF TEXAS
COUNTY OF BEXAR

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

Owner (WL,2004 L.L.C.)

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this _____ day of _____.

Notary Public
Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that 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: JERRY D. WILKIE, JR R.P.L.S. 4724

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF BEXAR

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

Owner

Duly Authorized Agent

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this _____ day of _____.

Notary Public
Bexar County, Texas

This plat of Pleasanton Farms Subd. has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

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

By: _____
Chairman

By: _____
Secretary

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY

Seda Consulting Engineers, Inc.
8735 IH-10 West
San Antonio, Texas 78201
(210) 308-9057
Fax: (210) 308-6842
E-Mail: seda@swbell.com
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

and

WILKIE SURVEYING
10515 PERRIN BEITEL # 206
SAN ANTONIO, TEXAS 78217
210-650-9990

J:\SEDA\1317\Pleasanton Farms\1317-Plat-P1-DWG

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
2011 MAR -2 PM 1:28

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 28, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Pleasanton Farms Subdivision
Plat # 050516

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Pleasanton Farms Subdivision, Plat No. 050516, which was approved by the City of San Antonio Planning Commission on May 5, 2007. A one year time extension was previously granted on April 28, 2010. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Pleasanton Farms Subdivision Plat.

Completion of this phase was halted due to sales dropping in 2008. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 2-year time extension of the plat in order to allow time for completion of the proposed improvements for Pleasanton Farms Subdivision.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

P:\77\49\00\WORD\TIME EXTENSION.DOC

SAN ANTONIO / AUSTIN / HOUSTON
555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 19 **April 13, 2011**

BOULDERS AT CANYON SPRINGS, UNIT 2 ENCLAVE
SUBDIVISION NAME

060525
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 A-7
OWNER: Texas Community Bank, N.A., by Tom J. McSpadden, Executive Vice President.
CASE MANAGER: Luz M. Gonzales, (207-7898)

Location: West of Canyon Gold Road, south of Quiet Rapids

Plat status: The Planning Commission approved this plat on June 11, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

The applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

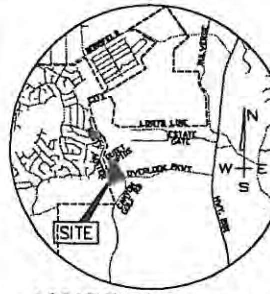
DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

STAFF RECOMMENDATION:

Approval



LOCATION MAP
Not To Scale

Ferguson Map Grid: 451-A7

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DIST.
C1	75.93	250.00	17°24'07"	N18°43'47"W	75.64
C2	7.85	5.00	90°00'00"	S18°04'44"W	7.07
C3	7.85	5.00	89°56'33"	S71°57'00"E	7.07
C4	131.21	330.00	22°46'50"	N51°41'18"E	130.34
C5	87.42	270.01	18°33'05"	S49°34'27"W	87.04
C6	38.93	25.00	84°38'40"	N70°49'40"W	33.87
C7	114.10	857.00	7°37'03"	N31°21'48"W	113.96
C8	7.83	5.00	89°40'08"	N18°14'40"E	7.05
C9	7.88	5.00	90°18'34"	N71°45'20"W	7.09
C10	71.13	1243.00	3°16'45"	S28°11'38"E	71.12
C11	97.80	225.00	24°54'21"	S77°32'30"W	97.04
C14	8.63	10.00	49°23'15"	N51°40'01"W	8.36
C15	164.78	50.00	188°49'15"	S18°02'29"W	99.70
C16	8.62	10.00	49°22'54"	N87°48'10"E	8.35
C17	9.48	10.00	54°18'53"	N36°03'17"E	9.13
C18	173.68	50.00	199°01'55"	N71°44'12"W	98.63
C19	9.49	10.00	54°21'10"	S00°30'11"W	9.13
C20	39.41	25.00	90°19'34"	N71°45'20"W	35.48
C21	39.30	25.00	90°03'27"	S18°03'00"W	35.37
C22	7.85	5.00	89°56'57"	S44°56'58"W	7.07
C24	7.85	5.00	90°00'00"	N45°00'00"W	7.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.94	S26°35'23"E
L2	13.24	N43°27'36"E

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

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

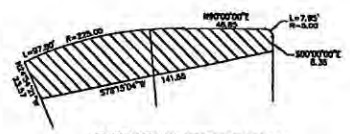
CLEAR VISION:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS. E.G. STRUCTURES, WALL, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC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

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

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

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

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



CLEAR VISION EASEMENT DETAIL
Scale: 1"=50'

SHEET INDEX
Not To Scale

SCALE: 1"=100'

ABBREVIATIONS

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

LEGEND

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

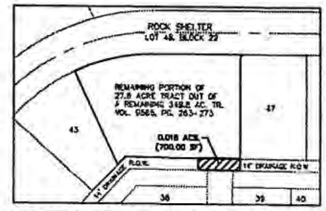
PLAT NOTES:
1. THIS PLAT CONTAINS 40 RESIDENTIAL LOTS.
2. LOT 18, BLOCK 22, C.B. 4848 IS RESERVED FOR T.C.E.Q. WATER QUALITY B.M.P. AND VARIABLE WIDTH DRAINAGE EASEMENT.
3. LOT 15, BLOCK 22, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
4. LOT 12, BLOCK 13, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
5. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

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

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



AREA BEING REPLATTED

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

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

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

STATE OF TEXAS:
COUNTY OF BEXAR:

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

____
107 CALLE DEL NORTE, SUITE IC
LAREDO, TEXAS 78041

STATE OF TEXAS:
COUNTY OF BEXAR:

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

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

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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

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

SURVEY PREPARED BY:

BAKER
SURVEYING
PH. (210) 853-7270
FAX. (830) 833-2250
2250 US 281 N.
BLANCO, TEXAS 78606

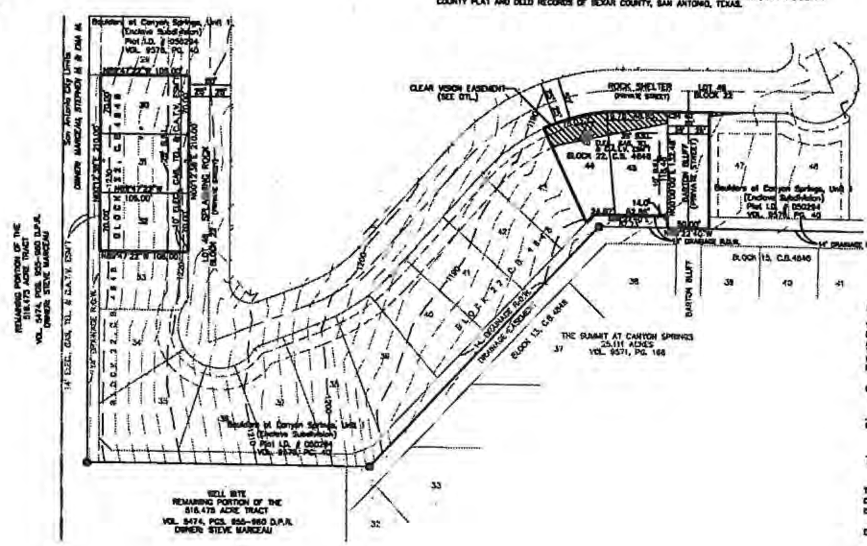
CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

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

____
GARY A. GIBBONS #4716 DATE

DATED: 04/29/08



REPLAT AND SUBDIVISION PLAT
ESTABLISHING
BOULDERS AT CANYON SPRINGS, UNIT 2
(ENCLAVE SUBDIVISION)

A 10.75 ACRE (468,270.00 SF) TRACT OF LAND, MORE OR LESS, ESTABLISHING LOTS 30-32, AND LOTS 44, 45, BLOCK 22, C.B. 4843, AND A 50-FOOT RIGHT-OF-WAY PRIVATE STREET KNOWN AS BARTON BLUFF, LOT 48, BLOCK 22, C.B. 4848, AND LOTS 4-23, BLOCK 22, AND LOTS 7-12, BLOCK 12, AND LOTS 1-12, BLOCK 13, C.B. 4848, OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 OF BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

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

ON THIS THE ______ DAY OF __________, 2008.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE SUBDIVISION) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF __________ A.D., 2008.

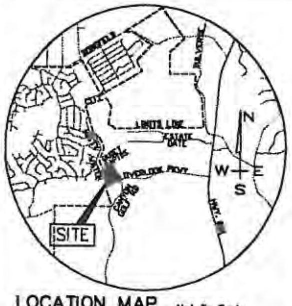
BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

STATE OF TEXAS:
COUNTY OF BEXAR:

I, ____________________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF __________ A.D. 2008 AT __________
RECORDED THE ______ DAY OF __________ A.D. 2008
__________ M. IN THE RECORDS OF
AT OF SAID COUNTY IN BOOK VOLUME ______ ON PAGE ______
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS ______ DAY OF __________, A.D. 2008

____________________ ____________________
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY



LOCATION MAP Not To Scale

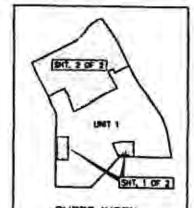
Ferguson Map Grid: 451-A7

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DIST.
C1	75.93	250.00	17°24'07"	N18°45'47"W	75.64
C2	7.85	5.00	90°00'00"	S18°04'44"W	7.07
C3	7.85	5.00	89°56'33"	S71°57'00"E	7.07
C4	131.21	330.00	22°46'50"	N81°41'18"E	13[illegible].34
C5	87.42	270.01	18°33'06"	S49°34'27"W	87.04
C6	38.93	25.00	84°38'40"	N78°49'40"W	33.67
C7	114.10	857.00	7°37'39"	N31°20'48"W	113.96
C8	7.83	5.00	89°40'06"	N18°14'40"E	7.05
C9	7.88	5.00	90°19'54"	N71°45'20"W	7.09
C10	71.13	1243.00	3°16'43"	S28°11'36"E	71.12
C11	97.80	225.00	24°54'21"	S77°32'50"W	97.04
C14	8.67	10.00	49°23'18"	N31°40'01"W	8.36
C15	184.78	50.00	169°49'15"	S18°07'39"W	99.70
C16	8.63	10.00	49°22'54"	N87°48'10"E	8.35
C17	9.48	10.00	54°18'53"	N38°58'17"E	9.13
C18	173.86	50.00	199°59'35"	N71°44'12"W	98.63
C19	9.49	10.00	54°21'10"	[illegible]°23'11"W	9.13
C20	39.41	25.00	90°19'54"	N71°45'20"W	35.46
C21	39.30	25.00	90°03'27"	S18°03'00"W	35.37
C22	7.85	5.00	89°56'37"	S44°58'56"W	7.07
C24	7.85	5.00	90°00'00"	N45°00'00"W	7.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.94	[illegible]°35'22"E
L2	13.34	N43°27'36"E

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

PLAT NO. 060525



SHEET INDEX
Not To Scale

SCALE: 1"=100'

ABBREVIATIONS

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

LEGEND

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

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

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

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO ANY APPROVED PLAN AS REQUIRED BY 30 TAC 213.6 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

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

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

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

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

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

BEXAR COUNTY NOTES:
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS (LOT 46, BLOCK 22, C.B. 4848), DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND (LOT 19, BLOCK 22, C.B. 4848), GREENBELTS, OPEN SPACES (LOT 12, BLOCK 13, C.B. 4848, AND LOT 15, BLOCK 22, C.B. 4848), TRAFFIC ISLANDS, ETC. THE "BOULDERS AT CANYON SPRINGS HOME OWNERS ASSOCIATION" WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

PLAT NOTES:
1. THIS PLAT CONTAINS 40 RESIDENTIAL LOTS.
2. LOT 19, BLOCK 22, C.B. 4848 IS RESERVED FOR T.C.E.Q. WATER QUALITY B.M.P. AND VARIABLE WIDTH DRAINAGE EASEMENT.
3. LOT 15, BLOCK 22, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
4. LOT 12, BLOCK 13, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
5. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

STATE OF TEXAS:
COUNTY OF BEXAR:

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

____
107 CALLE DEL NORTE, SUITE IC
LAREDO, TEXAS 78041

STATE OF TEXAS:
COUNTY OF BEXAR:

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

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

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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

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

SURVEY PREPARED BY:

BAKER SURVEYING
PH. (210) 853-7270
FAX. (830) 833-7250
2250 US 281 N.
BLANCO, TEXAS 78606

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

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

____
GARY A. GIBBONS #4718 DATE

DATED: 04/29/08

SUBDIVISION PLAT
ESTABLISHING
BOULDERS AT CANYON SPRINGS, UNIT 2
(ENCLAVE SUBDIVISION)

A 10.75 ACRE (468,270.00 SF) TRACT OF LAND, MORE OR LESS, ESTABLISHING LOTS 30-32, AND LOTS 44, 45, BLOCK 22, C.B. 4848, AND A 50-FOOT RIGHT-OF-WAY PRIVATE STREET KNOWN AS BARTON BLUFF, LOT 46, BLOCK 22, C.B. 4848, AND LOTS 4-23, BLOCK 22, AND LOTS 7-12, BLOCK 12, AND LOTS 1-12, BLOCK 13, C.B. 4848, OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 8565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 OF BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

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ON THIS THE ______ DAY OF __________, 2008.

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COUNTY JUDGE, BEXAR COUNTY, TEXAS

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS ______ DAY OF __________ A.D., 2008.

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

STATE OF TEXAS:
COUNTY OF BEXAR:

I, ____________________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ________ A.D. 2008 AT ________
RECORDED THE ______ DAY OF __________ A.D. 2008
____________________ M. IN THE RECORDS OF
AT OF SAID COUNTY IN BOOK VOLUME ______ ON PAGE ______
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS ______ DAY OF ________ A.D. 2008

____________________ __________
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

TexasCommunityBank

DEVELOPMENT SERVICES
RECEIVED

2011 FEB -3 PM 1:38

January 12, 2011

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

Re: Subdivision Plat Time Extension Request for
Boulders at Canyon Springs Unit 2 (Enclave Subdivision)
Plat No. 060525
UDC Sections 35-430 (f)(2) / 35-432(h)(3)

Administrative Exception

Environmental Variance

X Subdivision Platting Variance – Time Extension

Dear Mr. Sanchez,

Pursuant to Sections 35-430(f)(2) and 35-432(h)(3) of the City of San Antonio Unified Development Code (UDC), we respectfully request a three year time extension for the completion of improvements and subdivision plat approval for Boulders at Canyon Springs Unit 2 (Enclave Subdivision), Plat No. 060525, which was approved by the City of San Antonio Planning Commission on June 8, 2008. The project is a multi-lot residential subdivision located at the southwest corner of Golf Canyon Road and Quiet Rapids in the Extra Territorial Jurisdiction (ETJ) of the City of San Antonio in Bexar County. The project does require the extension of public infrastructure to the site.

Due to the economic conditions during the past couple of years that have severely impacted residential development, no end users were found for this property within the time frame allotted under the UDC. As a result, a hardship has developed resulting in this request for a time extension on the project.

- If the applicant complies strictly with the provisions of these regulations, the applicant can make no reasonable use of the property as the timing of the plat expiration and depressed economic conditions prohibit the property's development at this time;

- The hardship relates to the applicant's land and not personal circumstances as existing residential development surrounding the property and planned development limit its use;
- The hardship is unique, or nearly so, and is not one shared by many surrounding properties;
- The hardship is not the result of the applicant's own actions;
- The granting of the exception / variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

DEVELOPMENT SERVICES
RECEIVED
2011 FEB -3 PM 1:38

It is the applicant's opinion that the proposed variance for a time extension remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. We would greatly appreciate the City's favorable consideration of this request. Enclosed is a copy of the plat and the $300.00 filing fee. If you have any questions or need anything else, please let me know.

Sincerely,

Texas Community Bank, N.A.

By: _____
Tom J. McSpadden
Executive Vice President

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

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 20 **April 13, 2011**

ALAMO RANCH UNIT 41-D PUD
SUBDIVISION NAME

060588
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of Texas, L.P., by Trey Marsh
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: Extending Desert Palm eastward from Alamo Ranch Unit 41C PUD

Plat status: The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

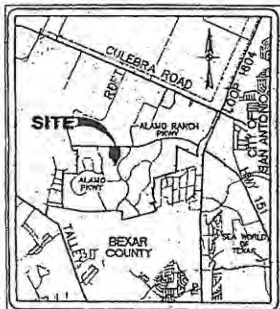
DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

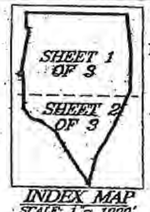


LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND

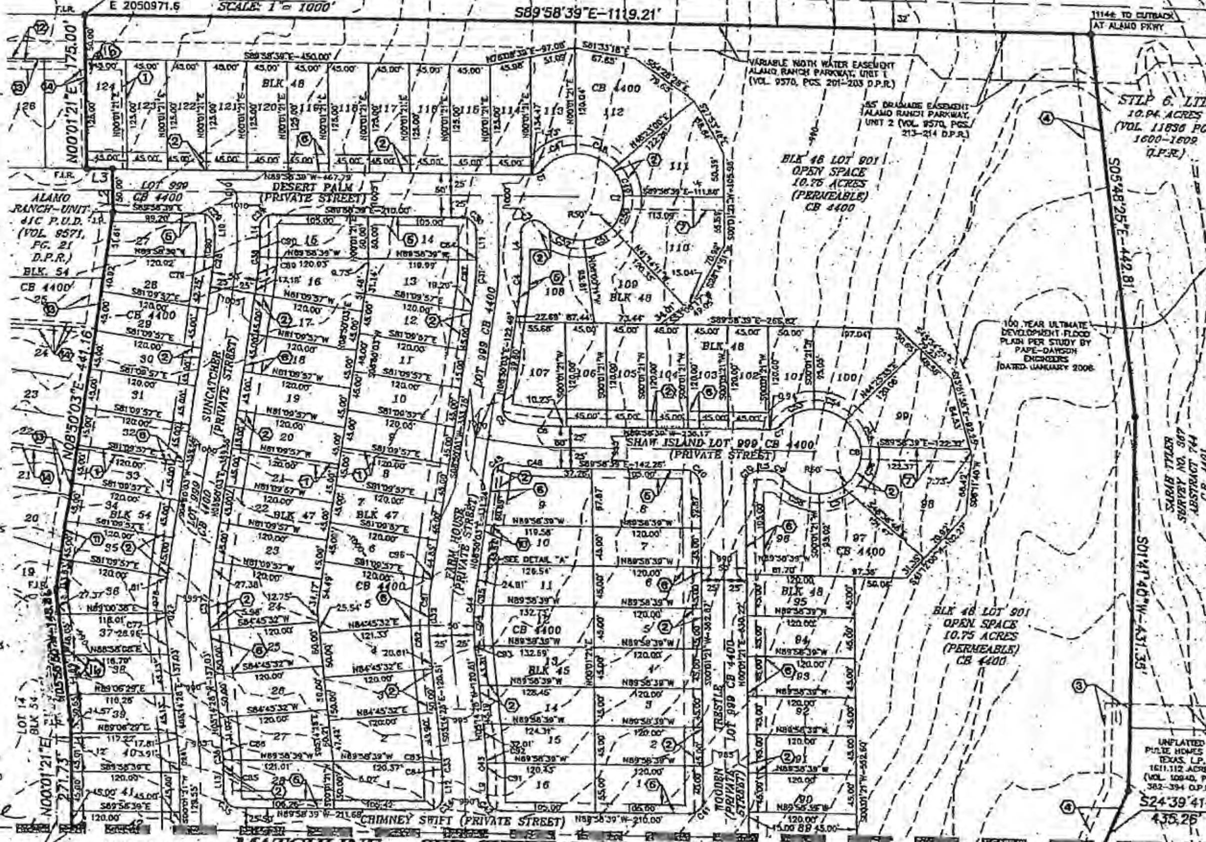
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- C.B. COUNTY BLOCK
- BLK BLOCK
- —1140— EXISTING 10' CONTOURS
- —1140— EXISTING 2' CONTOURS
- —1140— PROPOSED 5' CONTOURS
- —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



INDEX MAP
SCALE: 1" = 1000'

SHEET 3 OF 3 LINE AND CURVE TABLES

PLAT NO. 060588



GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-36, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS; PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 999, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

C.P.S. NOTES:

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

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

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

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

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

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

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

NOTES:

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

   DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
   DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.654 W0972030.031
   AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.040 W0970332.219
4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH, A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY, U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 496-2086

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Laurie Dabbell, 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 01 DAY OF April A.D. 20 08

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

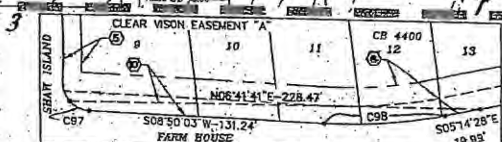
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
6. 20' SETBACK LINE
7. 15' DRAINAGE EASEMENT
8. 25' SANITARY SEWER AND DRAINAGE EASEMENT
9. 16' SANITARY SEWER EASEMENT
10. CLEAR VISION EASEMENT
11. 14' DRAINAGE EASEMENT
12. ALAMO RANCH UNIT 41C P.U.D. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9571, PG. 21 D.P.R)
13. ALAMO RANCH UNIT 41C P.U.D. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
14. ALAMO RANCH UNIT 41C P.U.D. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
15. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
16. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT



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

SUBDIVISION PLAT OF ALAMO RANCH UNIT 41D, P.U.D.

(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 41D, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______
CHAIRMAN

BY: ______
SECRETARY

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: ______, DEPUTY

PAPE-DAWSON ENGINEERS

SHEET 1 OF 3

JOB NO. 5629-10

Date: Feb 07, 2007, 3:41pm User ID: RMontez
File: P:\56\29\10\Design\Civil\PLAT\PL582910.dwg

MATCHLINE - SEE SHEET 1 OF 3

PLAT NO. 060588

LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND

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

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W098343.880
DF4371 TXCC CORPUS CHRIST R2 CORS ARP N274438.654 W097263.031
AF8488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W097032.219
4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH, A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY, U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 494-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lauren Dowell, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECGING 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 07 DAY OF April A.D. 20 08

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

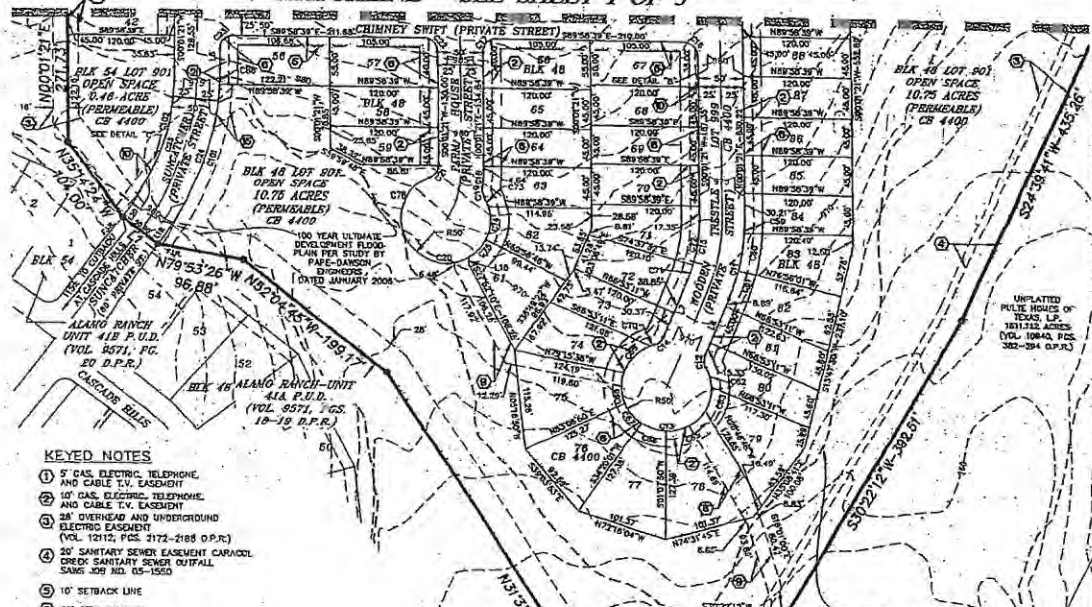
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | SAN MARCOS | FORT WORTH



KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
6. 20' SETBACK LINE
7. 15' DRAINAGE EASEMENT
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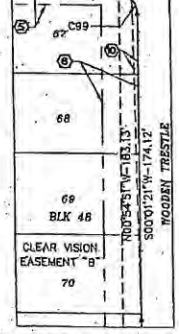
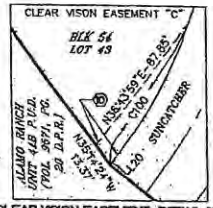
12. ALAMO RANCH UNIT 41C P.U.D. 5' VEHICULAR NON-ACCESS EASEMENT (VOL. 9571, PG. 21 D.P.R)
13. ALAMO RANCH UNIT 41C P.U.D. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
14. ALAMO RANCH UNIT 41C P.U.D. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
15. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
16. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT



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



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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-36, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INFEDE 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 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 SUCH OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS, AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLEMENT BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 599, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS; THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

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

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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052182) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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

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

CERTIFICATE OF APPROVAL:

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ 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

SHEET 2 OF 3 BY: _____ DEPUTY

SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 41D, P.U.D.
(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 41D, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

ALAMO RANCH UNIT 41D, P.U.D.

JOB NO. 5629-10

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LOCATION MAP
NOT-TO-SCALE

1 INCH = 100 FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N52°04'45"W
L2	50.00'	N00°01'21"E
L3	28.44'	N89°58'39"W
L4	31.04'	S00°01'21"W
L5	13.80'	N89°58'39"W
L6	69.22'	S23°06'49"W
L7	69.22'	N23°06'49"E
L8	21.35'	S00°01'21"W
L9	23.31'	N00°01'21"E
L10	10.44'	N00°01'21"E
L11	32.79'	S00°01'21"W
L12	23.31'	S00°01'21"W
L13	28.20'	N00°01'21"E
L14	10.44'	N00°01'21"E
L15	8.53'	N00°01'21"E
L16	NOT USED	
L17		
L18		
L19	3.20'	S37°55'15"W
L20	3.20'	N37°55'15"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	13.62'	15.00'	7.32'	52°01'12"	13.16'	N64°00'45"E
C2	246.14'	50.00'	40.45'	282°03'37"	62.89'	N00°58'03"W
C3	36.66'	15.00'	41.25'	140°02'24"	28.19'	S70°02'33"W
C4	49.98'	325.00'	25.04'	08°48'42"	49.93'	N04°25'42"E
C5	23.21'	15.00'	14.65'	88°38'43"	20.98'	S38°29'18"E
C6	48.80'	275.00'	24.46'	10°09'59"	48.73'	S84°53'40"E
C7	13.62'	15.00'	7.32'	52°01'12"	13.16'	S64°00'45"W
C8	247.87'	50.00'	39.04'	284°02'25"	61.54'	N00°01'21"E
C9	13.62'	15.00'	7.32'	52°01'12"	13.16'	S63°58'03"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C11	90.68'	225.00'	45.96'	23°05'28"	90.07'	N11°34'05"E
C12	13.62'	15.00'	7.32'	52°01'12"	13.16'	N02°53'47"W
C13	247.87'	50.00'	39.04'	284°02'25"	61.54'	S66°53'11"E
C14	13.62'	15.00'	7.32'	52°01'12"	13.16'	S49°07'25"W
C15	70.53'	175.00'	35.75'	23°05'28"	70.05'	N11°34'05"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C18	20.17'	125.00'	10.11'	09°14'37"	20.14'	N04°38'39"E
C19	10.62'	15.00'	5.54'	40°34'11"	10.40'	N11°01'08"W
C20	245.15'	50.00'	41.27'	280°55'33"	63.68'	S78°50'27"E
C21	18.22'	15.00'	10.43'	69°35'59"	17.12'	N34°49'20"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C24	214.97'	325.00'	111.58'	37°53'54"	211.07'	N18°58'18"E
C25	181.90'	275.00'	94.42'	37°53'54"	178.60'	N18°58'18"E
C26	25.26'	275.00'	12.64'	05°15'49"	25.25'	N02°38'34"W
C27	55.27'	225.00'	27.78'	14°04'31"	55.14'	S01°47'47"W
C28	42.29'	275.00'	21.19'	08°48'42"	42.25'	N04°25'42"E
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C31	42.29'	275.00'	21.19'	08°48'42"	42.25'	N04°25'42"E
C32	79.84'	325.00'	40.12'	14°04'31"	79.64'	S01°47'47"W
C33	25.26'	275.00'	12.64'	05°15'49"	25.25'	N02°36'34"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°01'21"W
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°58'39"W
C36	29.86'	325.00'	14.94'	05°15'49"	29.85'	N02°38'34"W
C37	42.99'	175.00'	21.60'	14°04'31"	42.88'	N01°47'47"E
C38	49.98'	325.00'	25.04'	08°48'42"	49.93'	N04°25'42"E
C39	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C40	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C41	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°01'21"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C43	29.86'	325.00'	14.94'	05°15'49"	29.85'	N02°36'34"W
C44	67.56'	275.00'	33.95'	14°04'31"	67.39'	S01°47'47"W
C45	23.83'	15.00'	15.27'	91°02'09"	21.40'	N54°21'08"E
C46	55.86'	325.00'	28.00'	09°50'52"	55.79	S85°03'13"E
C47	42.93'	50.00'	22.89'	49°11'45"	41.62'	S62°38'01"W
C48	45.52'	50.00'	24.47'	52°09'44"	43.98'	N86°43'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C49	32.88'	50.00'	17.08'	37°40'55"	32.99'	N21°47'55"W
C50	40.13'	50.00'	21.21'	45°58'58"	39.08'	N20°02'01"E
C51	35.76'	50.00'	18.69'	40°58'20"	35.00'	N63°30'39"E
C52	48.93'	50.00'	26.62'	56°03'57"	47.00'	S67°58'13"E
C53	43.22'	50.00'	23.07'	49°31'53"	41.89'	S62°46'05"W
C54	37.89'	50.00'	19.91'	43°25'08"	36.99'	N70°45'25"W
C55	35.29'	50.00'	18.42'	40°26'34"	34.56'	N28°49'33"W
C56	55.92'	50.00'	31.28'	64°05'01"	53.05'	N23°26'14"E
C57	28.58'	50.00'	14.69'	32°45'13"	28.20'	N71°51'21"E
C58	46.96'	50.00'	25.37'	53°48'35"	45.25'	S64°51'44"E
C59	14.80'	225.00'	7.40'	03°46'05"	14.79'	N01°54'23"E
C60	42.99'	225.00'	21.56'	10°58'49"	42.92'	N09°15'50"E
C61	32.89'	225.00'	16.48'	08°22'34"	32.86'	N18°55'32"E
C62	23.10'	50.00'	11.76'	26°28'09"	22.89'	N15°40'19"W
C63	29.37'	50.00'	15.12'	33°39'27"	28.95'	N14°23'29"E
C64	2.21'	275.00'	1.11'	00°27'40"	2.21'	S00°15'11"W
C65	52.28'	50.00'	28.82'	59°54'38"	49.93'	N61°10'31"E
C66	28.98'	50.00'	14.91'	33°12'11"	28.57'	S72°16'04"E
C67	30.15'	50.00'	15.55'	34°33'10"	29.70'	S38°23'24"E
C68	35.83'	50.00'	18.72'	41°03'37"	35.07'	S00°35'08"E
C69	43.84'	50.00'	23.44'	50°14'13"	42.45'	S45°03'55"W
C70	04.32'	50.00'	02.16	04°56'59"	04.32'	S72°39'32"W
C71	18.64'	175.00'	09.33'	06°06'06"	18.63'	S20°03'46"W
C72	51.89'	175.00'	26.14'	16°59'22"	51.70'	S08°31'02"W
C73	11.13'	50.00'	5.59'	12°45'22"	11.11'	N24°55'32"W
C74	39.79'	50.00'	21.02'	45°36'05"	38.75'	N04°15'11"E
C75	28.37'	50.00'	14.58'	32°30'52"	27.99'	N43°18'40"E
C76	165.85'	50.00'	569.44'	190°03'13"	99.62'	S25°24'17"E
C77	16.93'	225.00'	8.47'	04°18'43"	16.93'	S03°05'07"E
C78	38.34'	225.00'	19.22'	09°45'48"	38.29'	S03°57'09"W
C79	16.70'	275.00'	8.35'	03°28'45"	16.70'	S07°05'40"W
C80	25.59'	275.00'	12.81'	05°19'57"	25.58'	S02°41'19"W
C81	49.96'	325.00'	25.03'	08°48'28"	49.91'	S04°21'06"W
C82	29.44'	325.00'	14.73'	05°11'21"	29.43'	S02°38'48"E
C83	8.57'	275.00'	4.28'	01°47'04"	8.56'	S04°20'56"E
C84	16.70'	275.00'	8.35'	03°28'45"	16.70'	S01°43'02"E
C85	11.81'	325.00'	5.90'	02°04'62"	11.80'	N01°01'05"W
C86	18.05'	325.00'	9.03'	03°10'57"	18.05'	N03°39'00"W
C87	40.08'	275.00'	20.08'	08°21'02"	40.04'	S04°39'32"W
C88	18.66'	325.00'	9.33'	03°17'24"	18.66'	N01°40'03"E
C89	25.40'	325.00'	12.71'	04°28'42"	25.40'	N06°35'42"E
C90	24.58'	325.00'	12.30'	04°20'00"	24.57'	N02°11'21"E
C91	16.70'	325.00'	8.35'	02°56'36"	16.69'	N01°26'57"W
C92	13.16'	325.00'	6.58'	02°19'13"	13.16'	N04°04'52"W
C93	1.88'	275.00'	0.94'	0°23'33"	1.88'	N05°02'42"W
C94	45.05'	275.00'	22.58'	09°23'10"	45.00'	N00°08'21"W
C95	20.62'	275.00'	10.32'	04°17'48"	20.62'	N06°41'09"E
C96	0.44'	325.00'	0.22'	00°04'44"	0.45'	S08°47'41"W
C97	12.05'	15.00'	6.37'	46°02'48"	11.73'	S31°51'26"E
C98	67.58'	275.00'	33.95'	14°04'31"	67.39'	N01°47'47"E
C99	9.64'	15.00'	4.99'	36°49'34"	9.48'	S18°23'26"E
C100	90.11'	275.00'	45.46'	18°46'31"	89.71'	S28°31'59"W
C101	196.31'	325.00'	101.25'	34°36'30"	193.34'	N20°37'00"E
C102	181.90'	275.00'	94.42'	37°53'54"	178.60'	S18°58'18"W

LEGEND

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

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

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

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274420.834 W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.

5. COMBINED SCALE FACTOR USED IS 0.99983.

6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH, A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY, U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Louis Darnell, 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 01 DAY OF April A.D. 20 08

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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CHAVEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-09-2008

KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
6. 20' SETBACK LINE
7. 15' DRAINAGE EASEMENT
8. 25' SANITARY SEWER AND DRAINAGE EASEMENT
9. 16' SANITARY SEWER EASEMENT
10. CLEAR VISION EASEMENT
11. 14' DRAINAGE EASEMENT
12. ALAMO RANCH UNIT 41C P.U.D. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9571, PG. 21 D.P.R)
13. ALAMO RANCH UNIT 41C P.U.D. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
14. ALAMO RANCH UNIT 41C P.U.D. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
15. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
16. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT

PAPE-DAWSON ENGINEERS

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

SUBDIVISION PLAT OF ALAMO RANCH UNIT 41D, P.U.D.

(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 41D, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

PLAT NO. 060588

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-38, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 999, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

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

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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052182) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

SHEET 3 OF 3 BY: ______ DEPUTY

ALAMO RANCH UNIT 41D, P.U.D.

JOB NO. 5629-10

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
2011 MAR -2 PM 1:29

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 28, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Alamo Ranch Unit 41D
Plat # 060588

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Alamo Ranch Unit 41D, Plat No. 060588, which was approved by the City of San Antonio Planning Commission on June 25, 2008. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Alamo Ranch Unit 41D Plat.

Completion of this phase was halted due to the severe economic downturn in 2008. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements for Alamo Ranch Unit 41D.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

P:\56\29\10\WORD\LETTERS\TIME EXTENSION.DOC

SAN ANTONIO / AUSTIN / HOUSTON
555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 21 April 13, 2011

GLENLOCH FARMS UNIT 3 — 060608
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 B-7
OWNER: Tenotex Partners, Inc., by Israel Fogiel
ENGINEER: Jacobs Engineering, by David Brodbeck, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: East of the intersection of Maiden Way and Binz Engleman Road

Plat status: The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

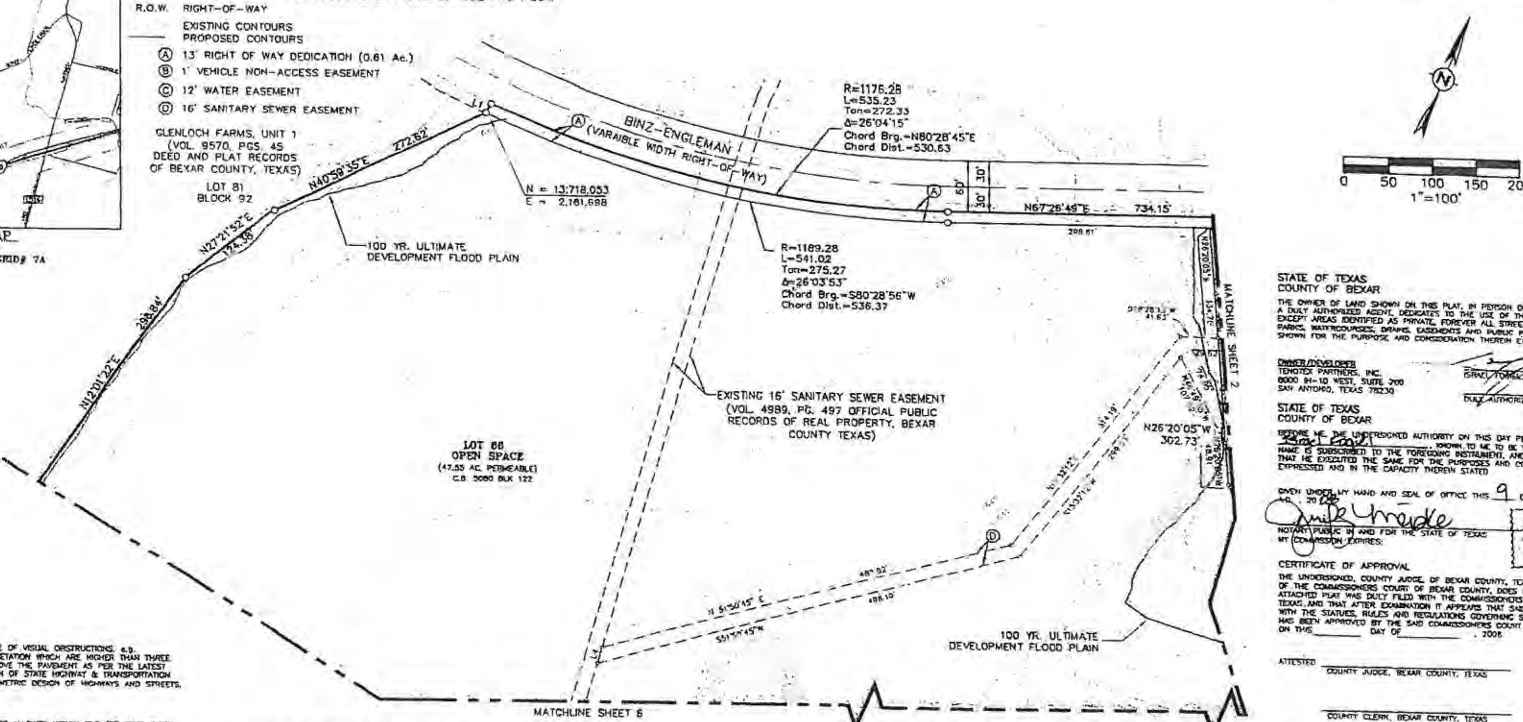
STAFF RECOMMENDATION:

Approval

LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- O SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- Ⓐ 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- Ⓑ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓒ 12' WATER EASEMENT
- Ⓓ 16' SANITARY SEWER EASEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N02°20'[illegible]"E
L2	4.67'	N24°52'[illegible]"E
L3	14.14'	N45°22'18"E
L4	18.88'	N06°04'44"W
L5	16.27'	S21°30'06"E
L6	19.52'	N21°30'06"W
L7	8.25'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N88°50'44"E
L11	13.85'	N82°[illegible]'44"E
L12	21.21'	N23°29'32"E
L13	21.21'	S65°30'08"E
L14	13.96'	S00°08'16"E
L15	39.47'	N86°30'22"W
L16	48.03'	N65°14'00"E
L17	42.27'	S65°14'00"W
L18	17.42'	N26°20'05"W
L19	18.69'	S23°04'26"E
L20	28.37'	S23°04'26"E
L21	14.69'	S49°[illegible]'31"W
L22	11.91'	N28°59'34"W
L23	42.36'	S34°32'13"W
L24	19.61'	N54°27'27"W
L25	42.48'	N34°32'33"E
L26	13.87'	S56°42'06"W
L27	17.65'	S56°40'06"W

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

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

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

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 84 AND 86 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 86, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

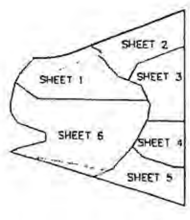
16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

SANITARY SEWER NOTE:
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.

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



SHEET INDEX
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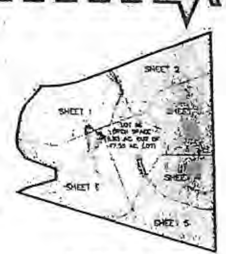


SHEET INDEX
SCALE: 1" = 1,000'

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2008 Carter and Burgess, Inc.
DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel, 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 9 DAY OF June A.D., 2008

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

JENNIFER R ME
NOTARY PUBL
State of Texa
Comm. Exp. 10-05

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF __________, 2008.

ATTESTED ______________________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

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: CARTER AND BURGESS.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 88805

STATE OF TEXAS
COUNTY OF BEXAR

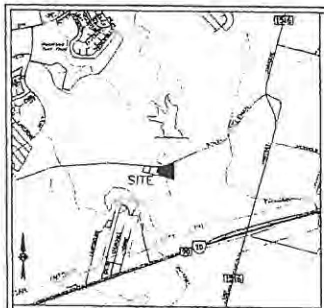
I, ______________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ______ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 20__ AT ______ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF __________ A.D., 20___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

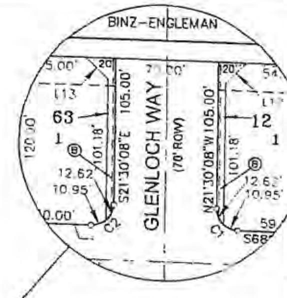
Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:13am



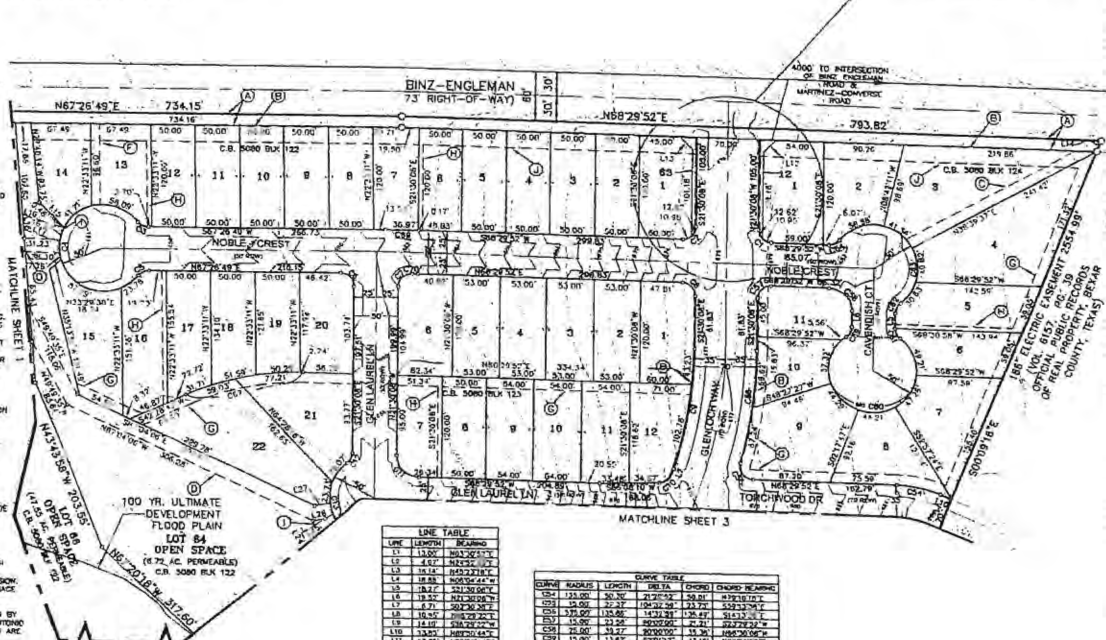
LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 588 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- ------ PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 10' WATER EASEMENT
- (G) 12' E.G.T.CA.TV EASEMENT
- (H) 5' E.G.T.CA.TV EASEMENT
- (I) VARIABLE WIDTH DRAINAGE EASEMENT
- (J) 20' E.G.T.CA.TV EASEMENT



PLAT NO. 060608



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

SANITARY SEWER NOTE:
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.

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

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

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

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°28'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'5[illegible]"E
L2	4.07'	N24°52'[illegible]"E
L3	16.14'	N45°23'18"E
L4	18.88'	N06°04'44"W
L5	19.27'	S21°30'08"E
L6	19.52'	N21°30'08"W
L7	6.71'	S02°30'38"E
L8	10.95'	[illegible]°29'22"E
L9	14.10'	S68°29'22"W
L10	13.85'	N89°30'44"E
L11	13.85'	N89°30'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.95'	S00°09'18"E
L15	39.47'	N88°30'22"W
L16	48.85'	N85°14'00"E
L17	42.22'	S85°14'00"W
L18	17.42'	N20°20'05"W
L19	10.62'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.80'	S49°37'31"W
L22	11.81'	N26°09'54"W
L23	42.38'	S34°32'33"W
L24	19.81'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C54	135.00'	50.30'	21°21'52"	50.01'	N79°10'16"E
C55	15.00'	27.37'	104°32'59"	23.73'	S59°33'36"E
C56	535.00'	135.86'	14°32'59"	135.49'	S14°33'[illegible]"E
C57	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C58	25.00'	39.27'	90°00'00"	35.36'	N66°30'08"W
C59	15.00'	13.62'	52°01'13"	13.18'	N04°30'29"E
C60	50.00'	247.87'	284°02'25"	61.54'	S68°29'52"W
C61	15.00'	13.62'	52°01'12"	13.18'	S47°30'44"E
C62	15.00'	13.62'	52°01'35"	13.18'	S04°30'40"W
C63	50.00'	169.38'	194°03'10"	99.27'	S88°30'08"E
C64	15.00'	13.62'	52°01'35"	13.18'	N42°29'05"E
C65	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C67	300.00'	136.24'	26°01'13"	135.07'	S55°29'16"W
C68	1975.00'	7.32'	0°12'44"	7.32'	S73°30'46"E
C69	2025.00'	37.14'	1°03'03"	37.14'	S67°58'21"W
C70	1975.00'	6.57'	0°11'26"	6.57'	N68°24'09"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	15.00'	23.56'	90°00'00"	21.21'	S68°30'08"E
C2	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C3	15.00'	13.62'	52°01'12"	13.18'	N80°32'35"W
C4	50.00'	247.87'	284°02'24"	61.54'	S22°33'11"E
C5	15.00'	13.62'	52°01'12"	13.18'	N41°28'13"E
C6	15.00'	23.84'	91°03'03"	21.41'	S67°01'38"E
C7	15.00'	23.51'	89°46'34"	21.18'	N23°24'09"E
C8	15.00'	23.56'	90°00'00"	21.21'	S65°30'08"E
C9	[illegible].00'	148.07'	17°59'30"	145.47'	S12°30'23"E
C10	15.00'	16.23'	89°38'40"	17.13'	S31°18'48"W
C11	25.00'	39.27'	90°00'00"	35.34'	N66°30'08"W
C12	15.00'	13.62'	52°01'13"	13.18'	S04°30'29"W
C13	50.00'	[illegible]	194°02'25"	99.25'	N60°30'08"W

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
TEXOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 2008

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2006.

ATTESTED ______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UINT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

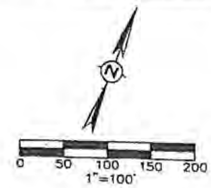
Drawing Name: U:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:17am

LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 588 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 17' DRAINAGE EASEMENT
- (G) 12' E.G.T.CA.TV EASEMENT
- (H) 5' E.G.T.CA.TV EASEMENT
- (I) VARIABLE WIDTH DRAINAGE EASEMENT

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



SANITARY SEWER NOTE:
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.

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'32"E
L2	4.57'	N24°32'35"E
L3	14.14'	N45°22'18"E
L4	16.06'	N05°04'44"W
L5	16.27'	S21°30'05"E
L6	19.57'	N21°30'08"W
L7	6.71'	S03°30'38"E
L8	10.05'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.90'	S00°00'16"E
L15	39.47'	N68°30'22"W
L16	48.63'	N85°[illegible]E
L17	42.22'	[illegible]14'00"W
L18	17.42'	N28°20'05"W
L19	19.89'	S73°04'26"E
L20	28.37'	S73°04'29"E
L21	14.09'	S48°57'31"W
L22	11.91'	N28°09'34"W
L23	42.36'	S34°32'33"W
L24	19.61'	N53°27'27"W
L25	42.48'	N34°32'35"E
L26	12.82'	S38°47'06"W
L27	17.63'	S36°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C13	50.00'	169.[illegible]	194°02'25"	90.25'	N60°30'08"W
C14	15.00'	13.82	52°01'12"	13.18'	N42°29'16"E
C15	15.00'	27.32'	172°07'45"	23.82'	S56°04'31"E
C16	500.00'	30.73'	3°31'19"	30.73'	S05°16'16"E
C17	500.00'	30.73'	3°31'19"	30.73'	N05°16'18"W
C18	225.00'	39.15'	9°58'12"	39.10'	N05°29'45"W
C19	175.11'	27.84'	9°06'23"	27.81'	N00°53'24"W
C44	225.00'	41.21'	10°29'41"	41.10'	S08°14'01"E
C45	175.00'	30.49'	9°58'13"	30.41'	S08°29'45"E
C46	500.00'	30.[illegible]	3°31'19"	30.73'	S01°44'59"E
C47	15.00'	22.94'	88°28'41"	20.55'	S43°13'01"W
C48	15.00'	13.82'	52°01'12"	13.18'	N67°38'02"W
C49	50.00'	247.87'	284°02'25"	61.54'	S03°30'38"E
C50	15.00'	13.62'	52°01'13"	13.18'	N60°29'46"E
C51	15.00'	23.56'	90°00'00"	21.21'	S48°30'38"E
C52	15.00'	18.85'	72°00'30"	17.84'	S32°29'37"W
C53	65.00'	24.22'	21°20'32"	24.08'	S79°19'18"W
C69	2025.00'	37.14'	1°03'03"	37.14'	S87°50'21"W
C70	1975.00'	8.57'	0°11'26"	8.57'	N68°24'09"E
C71	24.51'	15.56'	36°37'02"	15.30'	N13°21'16"E
C72	24.51'	13.07'	30°2[illegible]'35"	12.86'	S18°11'36"E
C73	44.22'	50.27'	65°08'16"	47.61'	N00°29'12"W
C74	44.31'	51.31'	66°05'07"	48.52'	S01°23'12"E
C75	24.31'	14.03'	32°47'36"	13.84'	N16°33'05"W
C76	24.31'	14.0[illegible]	32°47'[illegible]	13.84'	S16°55'33"W

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

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

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED)

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD

Drawing Name: H:\310171.072 Glenloch Farms, Unit 3\dwg\31017107 2PL.dwg Jun 05, 2008 - 10:12am

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

[signature] ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 20 08.

[signature] Jennifer Meiske
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ________ DAY OF ________ 2006.

ATTESTED ________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________
CHAIRMAN

BY: ________
SECRETARY

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: CARTER AND BURGESS

[signature] Drew A. Mawyer
DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature] Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS · ISHTIAQUE SALEH · 86805 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________ A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

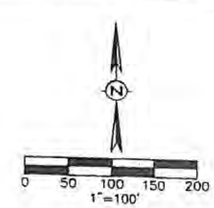
LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 588 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 16' DRAINAGE EASEMENT
- (G) 12' E,G,T,CA,TV EASEMENT
- (H) 5' E,G,T,CA,TV EASEMENT

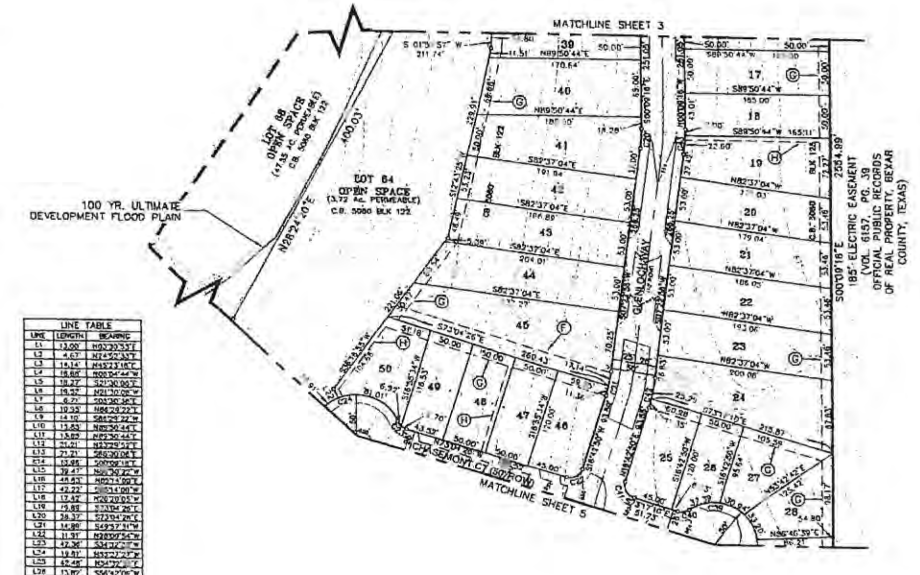
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

PLAT NO. 060608



SANITARY SEWER NOTE:
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 GRANTOR'S 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.

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



NOTES:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

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

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARK/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 88 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 88, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

LINE TABLE

LINE	LENGTH	BEARING
L1	13.00'	N03°20'35"E
L2	4.67'	N74°52'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N00°04'44"W
L5	18.27'	S21°30'00"E
L6	19.57'	N21°30'00"W
L7	6.71'	S03°30'38"E
L8	10.55'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.89'	N89°50'44"E
L12	21.21'	N23°29'57"E
L13	71.71'	S85°30'06"E
L14	13.98'	S00°09'18"E
L15	39.47'	N[illegible]°30'22"W
L16	48.83'	N00°14'09"E
L17	42.22'	[illegible]°14'00"W
L18	17.47'	N20°20'05"W
L19	19.89'	S73°04'26"E
L20	38.37'	S73°04'26"E
L21	14.80'	S49°57'31"W
L22	11.91'	N28°00'54"W
L23	47.36'	S34°22'2[illegible]"W
L24	19.81'	N53°22'22"W
L25	42.48'	N34°22'[illegible]"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°4[illegible]'06"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C20	175.00'	23.07'	7°33'12"	23.00'	N03°35'00"E
C21	175.00'	26.50'	9°19'54"	26.47'	N12°02'53"E
C22	15.00'	23.67'	90°12'44"	21.25'	N61°49'17"E
C23	15.00'	13.67'	52°31'12"	13.18'	N47°03'50"W
C24	50.00'	169.33'	194°02'25"	99.23'	S61°35'[illegible]"W
C39	50.00'	164.58'	188°34'05"	99.72'	S31°01'20"E
C40	15.00'	13.67'	52°01'13"	13.18'	N80°47'12"E
C41	15.00'	23.56'	90°00'00"	21.21'	S28°17'10"E
C42	225.00'	30.[illegible]'	7°19'54"	30.00'	S12°02'53"E
C43	225.00'	29.60'	7°32'12"	29.58'	S03°35'50"W

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 20 08

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2008.

ATTESTED __________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: __________
CHAIRMAN

BY: __________
SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______, A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: __________, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am

PLAT NO. 060608

LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

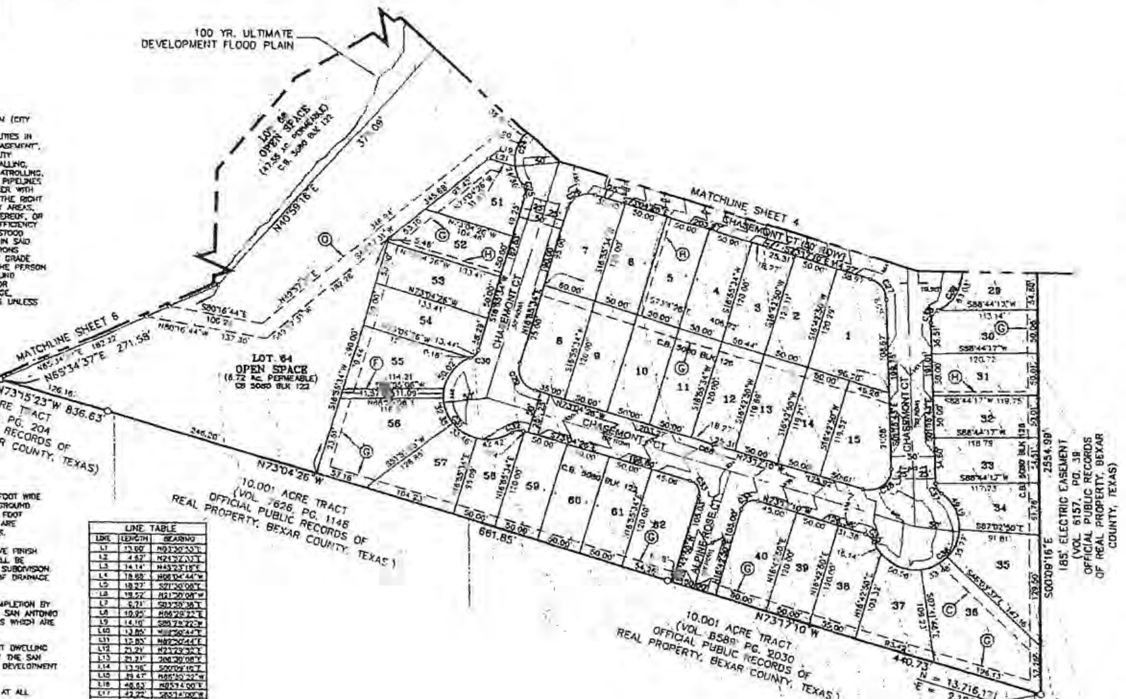
LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 11' DRAINAGE RIGHT OF WAY
- (G) 12' E.G.T.CA.TV EASEMENT
- (H) 5' E.G.T.CA.TV EASEMENT

SANITARY SEWER NOTE:
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.

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

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	4.62'	N21°32'33"E
L3	14.14'	N45°23'15"E
L4	18.88'	N08°04'44"W
L5	18.27'	S21°20'08"E
L6	18.27'	N21°20'08"W
L7	6.73'	S03°30'36"E
L8	10.95'	N06°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N[illegible]°50'44"E
L11	13.85'	N82°50'44"E
L12	21.21'	N23°29'32"E
L13	21.21'	S00°30'08"E
L14	13.96'	S00°09'16"E
L15	39.47'	N05°30'22"W
L16	46.63'	N05°14'00"E
L17	47.22'	S85°14'00"W
L18	17.42'	N29°20'05"W
L19	19.69'	S73°04'26"E
L20	76.37'	S73°04'26"E
L21	14.09'	S48°[illegible]'31"W
L22	12.51'	N78°09'34"W
L23	47.36'	S34°32'33"W
L24	19.61'	N53°27'27"W
L25	42.48'	N34°32'33"E
L26	13.67'	S36°42'06"W
L27	17.85'	S36°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C24	50.00'	169.33'	194°02'25"	99.25'	S01°35'24"W
C25	15.00'	13.62'	52°01'13"	13.16'	S09°05'02"E
C26	25.00'	39.27'	90°00'00"	35.36'	N61°[illegible]'34"E
C27	25.00'	31.43'	72°01'2[illegible]"	29.40'	S37°10'26"E
C28	25.00'	47.11'	107°58'3[illegible]"	40.44'	S57°43'34"W
C29	25.00'	39.27'	90°00'00"	35.36'	N28°04'26"W
C30	15.00'	13.62'	52°01'12"	13.16'	N47°08'10"E
C31	50.00'	169.[illegible]'	194°02'25"	99.25'	N78°04'26"W
C32	15.00'	13.62'	52°01'13"	13.16'	[illegible]°04'38"W
C33	15.00'	23.51'	89°47'16"	21.17'	N28°10'48"W
C34	15.00'	23.56'	90°00'00"	21.21'	S01°42'50"W
C35	15.00'	13.62'	52°01'12"	13.16'	N47°10'35"W
C36	50.00'	185.43'	212°29'45"	96.09'	S52°28'32"W
C37	15.00'	13.85'	52°59'00"	13.19'	S27°20'13"E
C38	15.00'	16.19'	84°31'26"	15.91'	S31°00'00"W
C39	50.00'	164.36'	188°34'06"	99.72'	S31°01'20"E
C68	1075.00'	2.32'	0°12'44"	2.32'	S73°10'48"E
C77	[illegible]	6.43'	0°12'44"	6.43'	[illegible]73°10'48"E

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

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

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N87°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BRIZ-ENGLEMAN ROAD.

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2008 Carter and Burgess, Inc.

DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 20 08

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2011

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ________ DAY OF ________, 2008.

ATTESTED ________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________ CHAIRMAN

BY: ________ SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS [illegible] PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT [illegible] MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS [illegible] DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED [illegible] PLANNING COMMISSION.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

ISHTIAQUE SALEH 86805 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

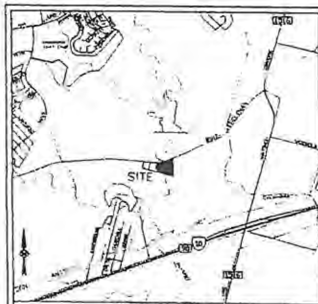
I, ________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 20__ AT ____ M IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________ A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am



LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 566 GRID# 7A

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

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NOTES:

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

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14) 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.

15) OPEN SPACE (LOT 84 AND 88, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

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Drawing Name: u:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am

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LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
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- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
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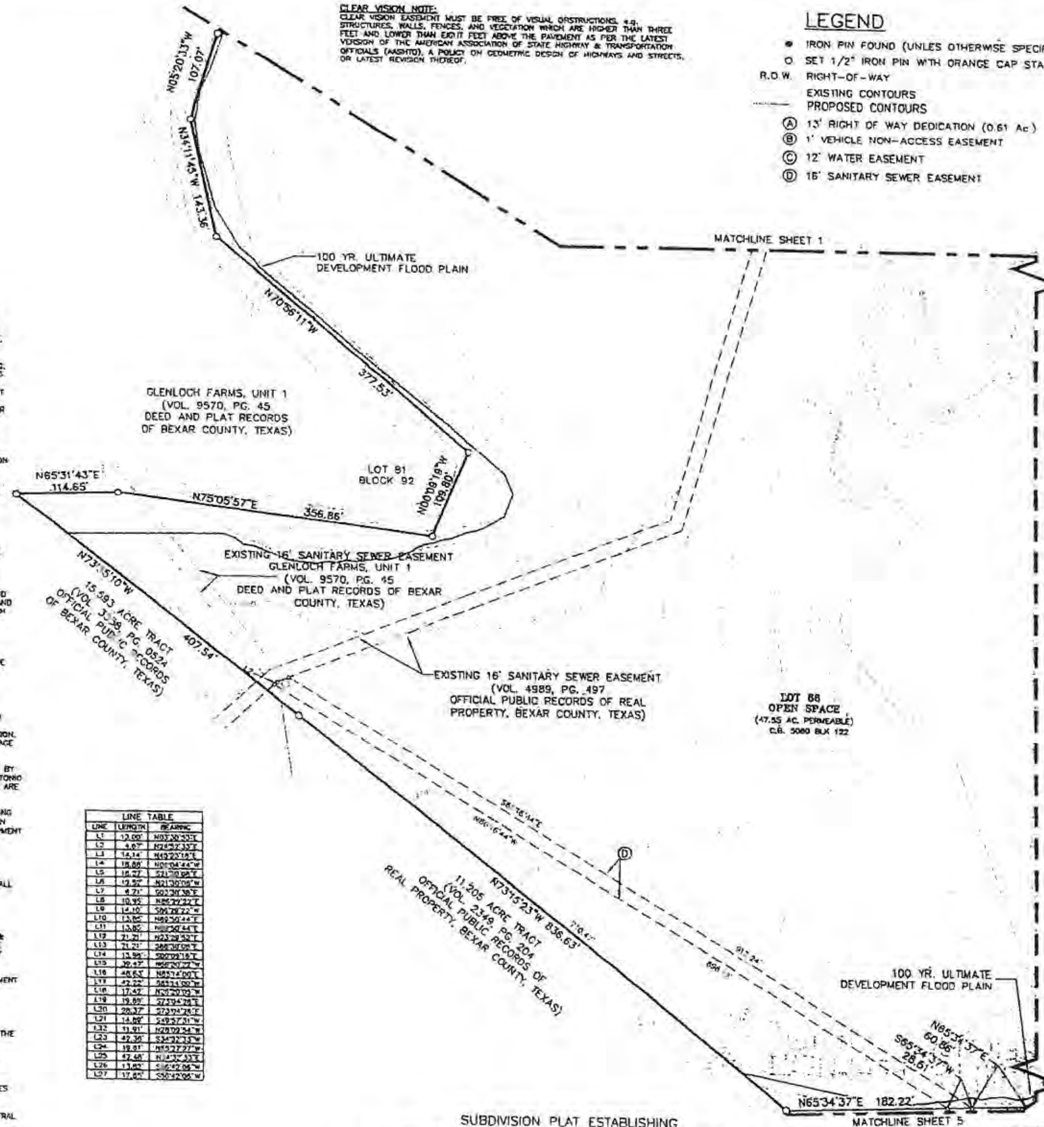
- (D) 16' SANITARY SEWER EASEMENT

PLAT NO. 060608



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N03°30'55"E
L2	4.67'	N74°52'35"E
L3	14.14'	N49°22'18"E
L4	18.88'	N00°04'44"W
L5	18.27'	S21°30'08"E
L6	12.52'	N21°30'08"W
L7	4.71'	S02°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S06°29'22"W
L10	13.86'	N89°50'44"E
L11	13.86'	[illegible]°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.99'	S02°09'18"E
L15	39.47'	N66°29'22"W
L16	46.63'	N85°14'00"E
L17	42.22'	S85°14'00"W
L18	17.42'	N20°20'09"W
L19	19.89'	S73°04'28"E
L20	28.37'	S73°04'28"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	42.38'	S34°32'33"W
L24	19.81'	N55°27'27"W
L25	47.48'	N[illegible]°32'33"E
L26	13.82'	S[illegible]°42'06"W
L27	17.65'	S50°42'06"W

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
6000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

[signature]
ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 2008

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISK
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-20

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2008

ATTESTED ______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______
CHAIRMAN

BY: ______
SECRETARY

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: CARTER AND BURGESS

[signature]
DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS ISHTIAQUE SALEH 86805 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______ A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter :: Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525

© COPYRIGHT 2008 Carter and Burgess, Inc.

DATE: 05/28/2008 JOB NO. 310171.072

JACOBS

911 Central Parkway N, Suite 425
San Antonio, TX 78232 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

DEVELOPMENT SERVICES
RECEIVED

2011 MAR 28 AM 11:46

March 24, 2011

Mr. Roderick Sanchez
Director of Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: Plat No. 060608
Glenloch Farms Unit 3
Recordation Extension Request

Dear Mr. Sanchez:

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to fulfill the improvements required by the approval of the Glenloch Farms Unit 3 Subdivision. The current expiration date for plat recording is set for June 25, 2011.

The improvements have been delayed due to the economic downturn, which halted the completion of this project. Below is a list showing the completion percentage of each component of the project:

Streets – 0%
Drains – 0%
Sidewalks – 0%
Water Infrastructure – 0%
Sanitary Sewer – 0%

We appreciate your time and consideration on this project, please do not hesitate to contact our office should you have any questions or require additional information.

Sincerely,

David Brodbeck, P.E.
Project Manager
JACOBS
Firm No. F-2966

M:\310171.072 Glenloch Farms, Unit 3\docs\letters\Glenloch Farms Unit 3 Time Extension Letter.doc

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 22 **April 13, 2011**

SILVER OAKS UNIT 11
SUBDIVISION NAME

070066
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 E-7
OWNER: Centex Homes, by Charles Marsh
ENGINEER: Denham-Ramones Engineering, by Paul Denham, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the east side of Silver Willow, north of Silver Pass

Plat status: The Planning Commission approved this plat on May 14, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

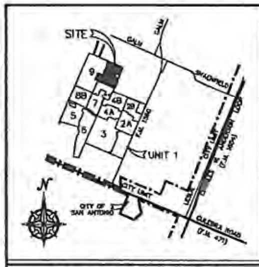
DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP
*● = 1/2" IRON ROD FOUND W/DR-E CAP
*○ = 1/2" IRON ROD SET W/DR-E CAP

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SILVER OAKS UNIT 11 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 80.

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.

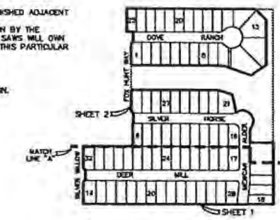
PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PGS. 177-179, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 4B VOL. 9672, PGS. 197-200, D.P.R.

LEGEND

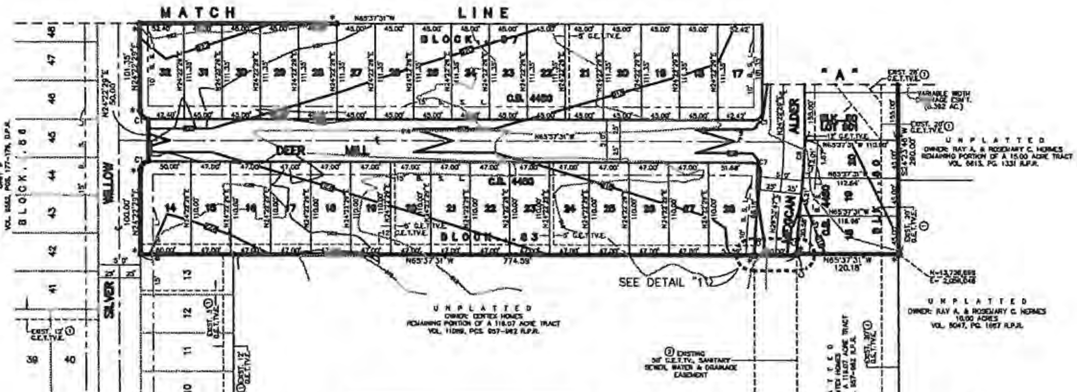
1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
8.) PROPOSED FINISHED CONTOUR — [910]
9.) 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.
COMBINED SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°16'24"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-5, BLOCK 87, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N65°37'31"W ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGES 177-179, D.P.R., BEXAR COUNTY, TEXAS.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
17.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

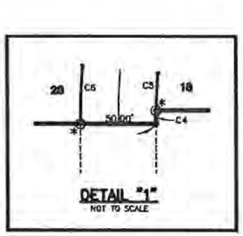
PLAT No. 070066

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985



INDEX MAP





DETAIL "1"
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SHEET 1 OF 2

80 LOTS

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	10.00'	10.[illegible]'	15.71'	14.14'
C2	182°18'45"	51.00'	327.18'	144.45'	100.78'
C3	36°09'33"	29.00'	9.46'	18.29'	17.99'
C4	0°22'20"	275.00'	0.93'	1.87'	1.87'
C5	5°08'38"	275.00'	12.29'	24.59'	24.55'
C6	5°30'18"	325.00'	15.63'	31.23'	31.21'
C7	95°30'18"	10.00'	11.01'	16.67'	14.80'
C8	5°30'18"	325.00'	15.63'	31.23'	31.21'
C9	90°00'00"	2[illegible]'	25.00'	39.27'	35.36'
C10	47°32'45"	29.00'	12.77'	24.07'	23.38'
C11	275°05'30"	51.00'	48.66'	244.88'	[illegible]'

SUBDIVISION PLAT OF
SILVER OAKS SUBDIVISION UNIT 11

BEING AN 8.872 ACRE TRACT AND A 4.059 ACRE TRACT OF LAND BOTH OUT OF THE REMAINING PORTION OF A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PGS. 957-962, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS. FOR A TOTAL OF 12.931 ACRES.

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

________ COUNTY CLERK, BEXAR COUNTY, TEXAS

________ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

STATE OF TEXAS
COUNTY OF BEXAR

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

____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER

BY: ________
CHARLES MARSH

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 & SEAL OF OFFICE THIS ______ DAY OF ________ A.D., 2008.

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ________ A.D., 2008.

BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

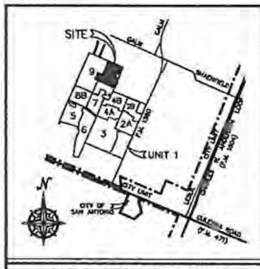
Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

2011 MAR 14 AM 11:14
DEVELOPMENT SERVICES RECEIVED

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 10, 2011, 12:14pm User ID: BatesTom File: H:\Land Projects 3\Centex-Silver Oaks U11\dwg\Silver Oaks Unit 11.dwg

PLAT No. 070066



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SILVER OAKS UNIT 11 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 80.

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.

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PGS. 177–179, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 4B VOL. 9572, PGS. 197–200, D.P.R.

LEGEND

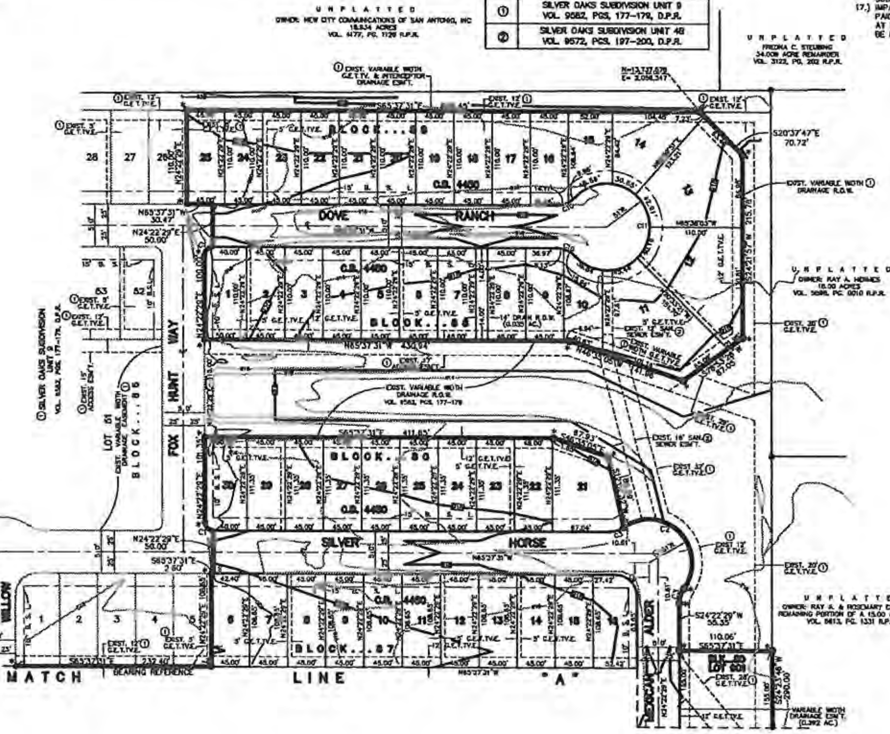
1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
8.) PROPOSED FINISHED CONTOUR — [910]
9.) 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.
COMBINED SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°16'24"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-3, BLOCK 87, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N65°37'31"W ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGES 177-179, D.P.R., BEXAR COUNTY, TEXAS.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
17.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP
*● = 1/2" IRON ROD FOUND W/DR-E CAP
*○ = 1/2" IRON ROD SET W/DR-E CAP

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

DEVELOPMENT SERVICES RECEIVED
2011 MAR 14 AM 11:14



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SHEET 2 OF 2

80 LOTS

SUBDIVISION PLAT OF

SILVER OAKS SUBDIVISION UNIT 11

BEING AN 8.872 ACRE TRACT AND A 4.059 ACRE TRACT OF LAND BOTH OUT OF THE REMAINING PORTION OF A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PGS. 957-962, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS. FOR A TOTAL OF 12.931 ACRES.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER

BY: ______________
CHARLES MARSH

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 & SEAL OF OFFICE THIS ______ DAY OF ______________ A.D., 2008.

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______________ DAY OF ______________ A.D., 2008.

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______________ AND THAT AFTER EXAMINATION IT 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. 20______

ATTESTED:

____
COUNTY CLERK
BEXAR COUNTY, TEXAS

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

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

____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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

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 10, 2011, 12:15pm User ID: BoteeTom File: H:\Land Projects 3\Centex-Silver Oaks U11\dwg\Silver Oaks Unit 11.dwg

Centex®

Centex Homes
San Antonio Division
1354 N. Loop 1604 E. Ste. 108
San Antonio, TX 78232

DEVELOPMENT SERVICES
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2011 MAR 14 AM 11: 14

March 7, 2011

Mr. Roderick Sanchez
Director of Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Plat No. 070066
Silver Oaks Subdivision Unit 11

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year extension in order to fulfill the improvements required by the approval of the *Silver Oaks Subdivision Unit 11* Plat. The current expiration date for the plat recording is set for *May 14, 2011*.

Silver Oaks Subdivision Unit 11 was approved by the Planning Commission on *May 14, 2008*. This project is the continuation following the prior completed units.

Sales have dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the $300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely,

Charles Marsh

1354 N. Loop 1604 E
Suite 108
San Antonio, Texas 78232

Ph: (210) 496-1985
Fax: (210) 496-0449

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 23 **April 13, 2011**

JMS – 281 COMMERCIAL A
SUBDIVISION NAME

070186
PLAT #

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 D-5
OWNER: JMS Family Ltd. Partnership, by James M. Stoltz
ENGINEER: M.W. Cude Engineers, L.L.C., by Robert R. Delgado, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: Southeast of the intersection of U. S. Hwy 281 and Stone Oak Parkway

Plat status: The Planning Commission approved this plat on March 26, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

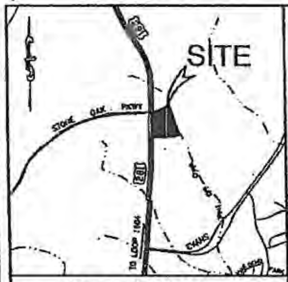
DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



LOCATION MAP NOT TO SCALE

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.

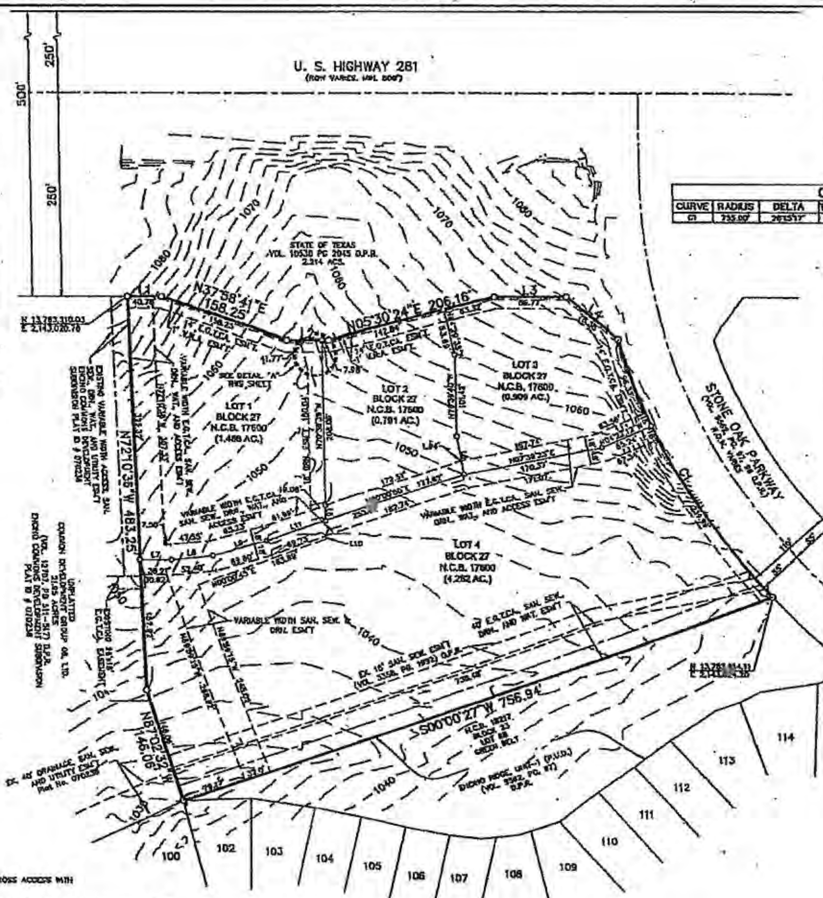
1/2" IRON PINS WITH RED CAPS MARKED "MWCUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 88, BLOCK 23 N.C.B. 18217 CALLED N00°00'27"E ON PLAT OF ENCINO RIDGE UNIT 1 VOL. 9582, PG 97,98 D.P.R.

SCALE: 1" = 100'

OWNER/DEVELOPER:

JMS FAMILY LTD. PARTNERSHIP
P.O. BOX 790890
SAN ANTONIO, TEXAS 78279
J. STOLTZ, 210-882-7700



LEGEND	
o	= INDICATES IRON PINS SET OR FOUND
— —ELEV— —	= EXISTING CONTOUR
	= PROPOSED CONTOUR
G.E.T.CA	= GAS, ELECTRIC, TELEPHONE, CABLE TV
SAN. SEW.	= SANITARY SEWER
R.P.R.	= REAL PROPERTY RECORDS
B.S.L.	= BUILDING SETBACK LINE
O.P.R.	= OFFICIAL PUBLIC RECORDS
D.P.R.	= DEED AND PLAT RECORDS
V.N.A.	= VEHICULAR NON-ACCESS
ESMT.	= EASEMENT

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	735.00'	29°15'17"	190.03'	372.32'	368.58'	N60°11'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.75'	N19°32'34"E
L2	49.75'	N19°32'34"E
L3	86.77'	N19°32'34"E
L4	78.38'	N57°51'02"E
L5	48.58'	N79°59'19"W
L6	19.08'	N70°38'39"W
L7	37.86'	N19°34'07"E
L8	49.88'	N13°52'22"E
L9	87.42'	N04°08'57"E
L10	3.88'	N70°38'39"W
L11	73.49'	N00°00'30"E

PLAT NO. 070186

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: RAYMOND TARIN, JR., P.E.

SUBDIVISION PLAT
ESTABLISHING

JMS - 281 COMMERCIAL A

7.450 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 18217 AND 18218 OUT OF A 9.660 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 9030, PAGES 1039-1043 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM BRISBIN SURVEY NO. 396 1/2, ABSTRACT No. 55, COUNTY BLOCK 4923 AND THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

JMS FAMILY LTD. PARTNERSHIP
P.O. BOX 790890
SAN ANTONIO, TEXAS 78279
J. STOLTZ, 210-882-7700

[signature] G.P.
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7TH DAY OF MARCH A.D. 2008.

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LUIS PABLO LOPEZ
MY COMMISSION EXPIRES
April 11, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
RAYMOND TARIN, JR., P.E.

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
RAYMOND TARIN, JR.
87060
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF JMS - 281 COMMERCIAL A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

BY ______________________
CHAIRMAN

BY ______________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I ______________________ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ______ A.D. ______ 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

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

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 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 MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

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

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

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

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

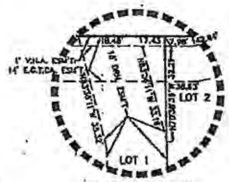
CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

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

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

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 820.09'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.



ENLARGED DETAIL 'A'
NOTE: TOPO NOT SHOWN FOR CLARITY
N.T.S.

#201107 MARCH 2008 SHEET 1 OF 1

DEVELOPMENT SERVICES
RECEIVED

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March 17, 2011

Development Services
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: JMS – 281 Commercial A
Plat ID # 070186

To Whom It May Concern:

In accordance with Chapter 35, Section 35-430 (f) (3), Performance Agreements, Time Extension Granted by Planning Commission, Unified Development Code City of San Antonio, Texas, on behalf of JMS Family Ltd. Partnership, the following request is being submitted for consideration by the Planning Commission.

We wish to request a Time Extension of one year, and in support of this request the following is provided:

Due to the present economy, development of commercial properties is at a minimum and sales are at a minimum. It is because of this we are requesting the one year extension to give the economy a chance to turn-around.

Please review this request for plat extension and inform me as to your staff recommendations prior to placing the plat on the Planning Commission Agenda.

Should you need additional information, please call.

Sincerely,

Robert R. Delgado, P.E.
Project Manager

CUDE
ENGINEERS

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 24 **April 13, 2011**

TAUSCH FARMS UNIT 1A — 070316
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 546 C-7
OWNER: Shannon Linvingston Companies, by Shannon Livingston
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: On the west side of Leslie Road, north of Shaenfield Road

Plat status: The Planning Commission approved this plat on April 9, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

PLAT NO. 070316

54607

LOCATION MAP

SCALE: 1"=5000'

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Shannon Livingston
OWNER: SHANNON LIVINGSTON COMPANIES (1.003 AC)
SHANNON LIVINGSTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF March, 2008.

Lisa Fratangelo
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____________

LISA FRATANGELO
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
[illegible] 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.

David M. Quebedeaux 3-14-08
DAVID M. QUEBEDEAUX, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56916

STATE OF TEXAS
DAVID M. QUEBEDEAUX
56916
REGISTERED
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:

Thomas C. Haberer
THOMAS C. HABERER, R.P.L.S. #4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST. SUITE 207
SAN ANTONIO, TEXAS 78217

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT TO LESLIE ROAD/ LP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 339.62'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

WASTEWATER EDU NOTE:

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

STREETSCAPE NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Alma V. Tausch
OWNER: TAUSCH LAND AND CATTLE, LTD. (4.305 AC.)

BEFORE ME, THE UNDER SIGNED 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 THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF March 2008

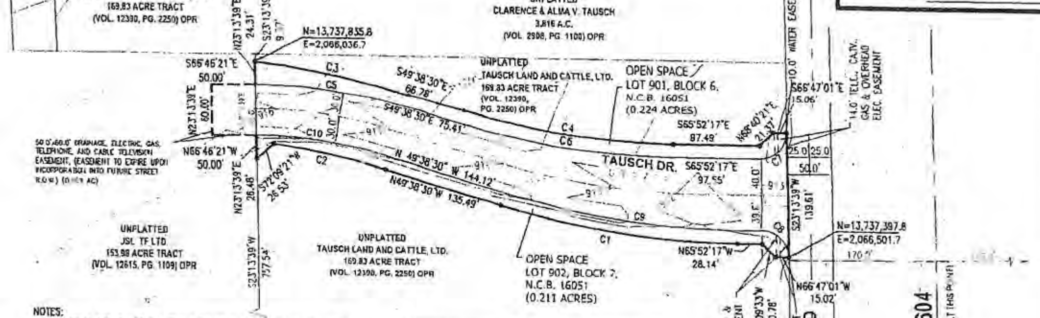
Herminia Chapa
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES August 22, 2010

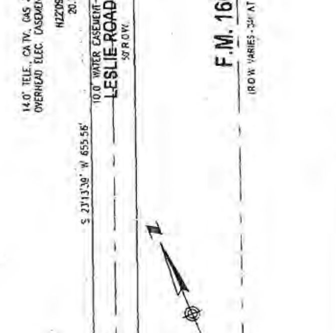
HERMINIA CHAPA

OWNER/DEVELOPER:
SHANNON LIVINGSTON COMPANIES
13300 OLD BLANCO RD., STE. 325
SAN ANTONIO, TX 78216
(210) 479-3300

LJA Engineering & Surveying, Inc.
13300 Old Blanco Road
Building B, Suite 105
San Antonio, Texas 78216
Phone 210 678 4700
Fax 210 678 4[illegible]

NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST., SUITE 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228





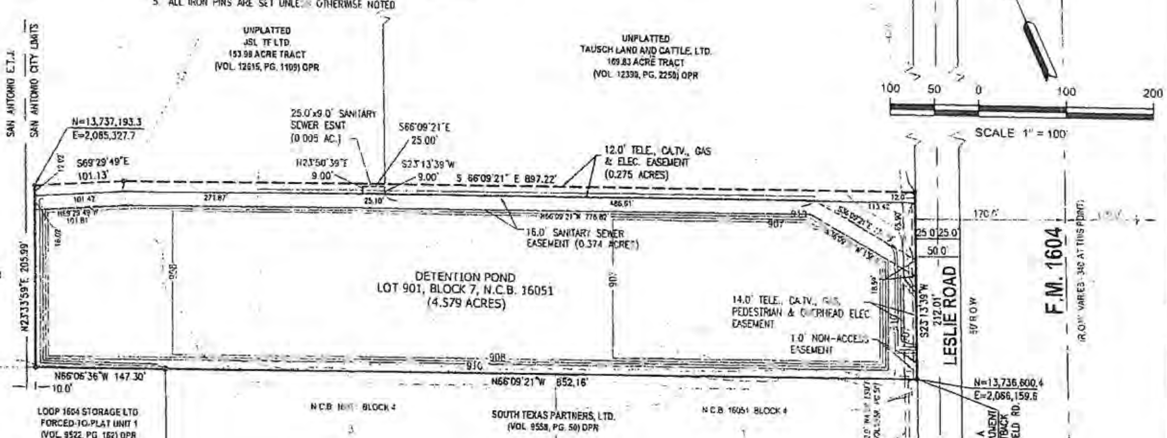
NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID. STATE PLANE COORDINATES ARE BASED ON THE CURRENT PUBLISHED POSITION OF TRIANGULATION STATION HOFFMAN. THE COMBINED SCALE FACTOR IS 1.00017.
2. CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, DETENTION POND, ETC. LOT 901, BLOCK 6, LOT 901, BLOCK 7, AND LOT 902, BLOCK 7 TAUSCH FARMS HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
3. LOT 901, BLOCK 6, OPEN SPACE, LOT 902, BLOCK 7, OPEN SPACE AND LOT 901, BLOCK 7, DETENTION POND ARE PERMEABLE UNLESS OTHERWISE NOTED.
4. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. ALL IRON PINS ARE SET UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
[illegible]	955.00'	270.52'	16°13'47"	269.[illegible]	N57°45'24"W
[illegible]	855.00	129.63'	8°41'12"	129.50'	N53°59'06"W
C3	945.00'	176.[illegible]	10°4[illegible]	176.51'	[illegible]
C4	84[illegible]	239.35'	16°13'47"	238.56'	S57°45'24"E
[illegible]	[illegible]	162.48'	17°33'55"	161.85	N58°[illegible]W
C6	860.00'	243.61'	16°13'47"	242.79'	S57°45'24"E
C7	30.00'	47.60'	90°54'03"	42.76'	N68°40'41"E
C8	30.00'	47.52'	90°45'50"	42.71'	N22°09'16"W
[illegible]	940.00'	293.58'	17°5[illegible]	292.37'	S58°[illegible]E
[illegible]	4[illegible]	144.54'	[illegible]°37'1[illegible]	143.98'	N58°[illegible]W

LEGEND

- 500 - - EXISTING CONTOURS
- 500 —— PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS
- DPR DEED AND PLAT RECORDS



SUBDIVISION PLAT ESTABLISHING

TAUSCH FARMS UNIT-1A

BEING 6.309 ACRES COMPRISED OF 4.575 ACRES OUT OF THE REMAINING PORTION OF A 169.83 ACRE TRACT RECORDED IN VOLUME 12390, PAGE 2250, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.895 ACRES OUT OF A 153.98 ACRE TRACT RECORDED IN VOLUME 12615, PAGE 1109, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE C. VILLANUEVA SURVEY NUMBER 95, ABSTRACT NUMBER 774, NEW CITY BLOCK 16051, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF TAUSCH FARMS UNIT-1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________ DEPUTY

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 25, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

RECEIVED
11 MAR 25 PM 1:58
LAND DEVELOPMENT SERVICES DIVISION

Re: Tausch Farms Unit 1A
Plat # 2007000316

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Tausch Farms Unit 1A, Plat No. 2007000316, which was approved by the City of San Antonio Planning Commission on April 9, 2008. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Tausch Farms Unit 1A Plat.

Completion of this phase was halted due to the severe economic downturn in 2008. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements for Tausch Farms Unit 1A.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

P:\76\32\00\WORD\LETTERS\TIME EXTENSION.DOC

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 25 **April 13, 2011**

BALCONES COMMERCIAL UNIT 1 — 070645
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 412 D-8
OWNER: American Bank of Texas, Inc., by Chris Daniel, Executive Vice President
ENGINEER: Jones & Carter, Inc., by C. Grady Koehl, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

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

Plat status: The Planning Commission approved this plat on April 23, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

The applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. As the new property owner, the American Bank of Texas, Inc. asserts the three (3) year time extension will allow for the completion and acceptance of the pending improvements. The percentages of improvements completed are as follows:

- Drainage 80%
- Streets 80%
- Sidewalk 0%
- Water Infrastructure – N/A
- Sanitary Sewer – N/A

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING

070645

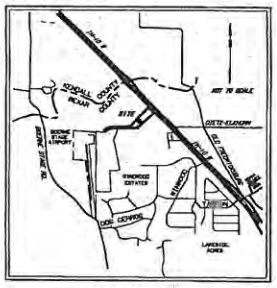
BALCONES COMMERCIAL UNIT 1

BEING 11.976 ACRES OF LAND SITUATED IN COUNTY BLOCKS 4707 AND 4708, BEXAR COUNTY, TEXAS, CONTAINING PORTIONS OF THE FOLLOWING FIVE (5) TRACTS OF LAND:
1. ALAMO COMMUNITY COLLEGE DISTRICT: 68.869 ACRES, VOL. 12915, PG. 801, B.C.R.P.R., C.B. 4707
2. ALAMO COMMUNITY COLLEGE DISTRICT: 43.3146 ACRES, VOL. 12114, PG. 1923, B.C.R.P.R., C.B. 4708
3. ALAMO COMMUNITY COLLEGE DISTRICT: 5.25 ACRES, VOL. 12132, PG. 490, B.C.R.P.R., C.B. 4709
4. BP BALCONES CROSSING, LTD: 137.848 ACRES, VOL. 12064, PG. 2075, B.C.R.P.R., C.B. 4707
5. BP BALCONES CROSSING, LTD: 9.22 ACRES, VOL. 12216, PG. 1738, B.C.R.P.R., C.B. 4708

CERTIFICATE OF APPROVAL

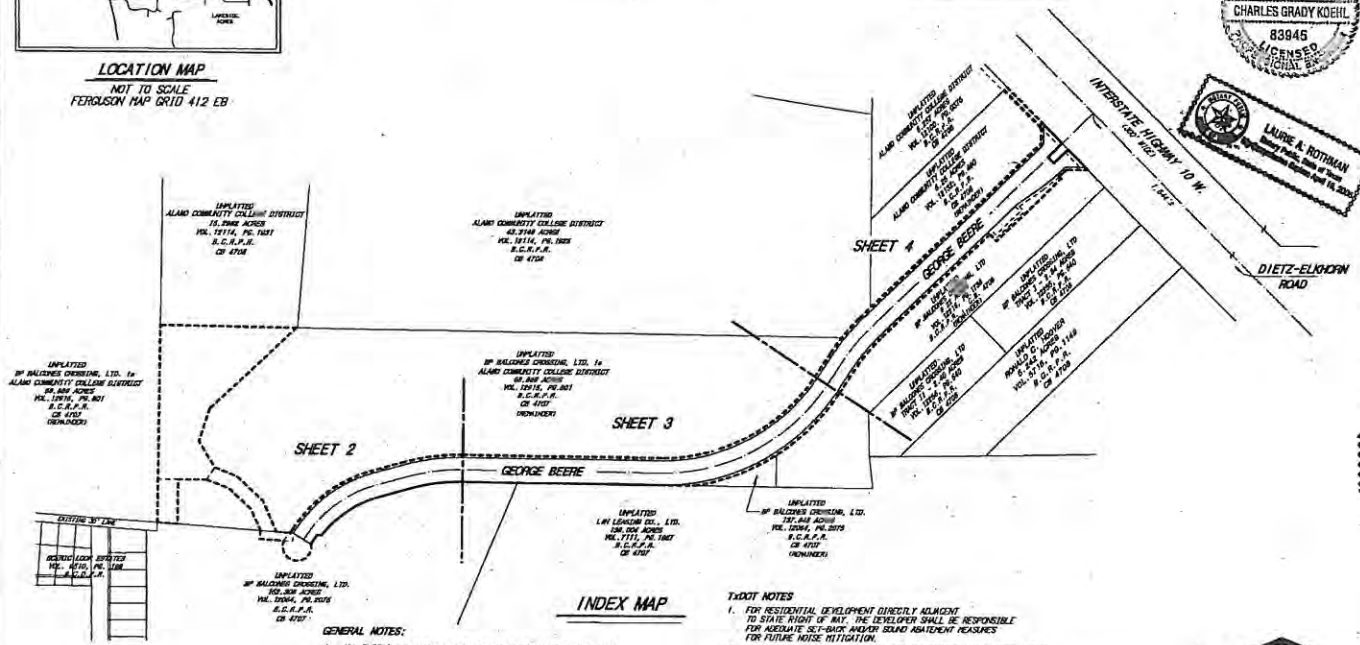
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 2007.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID 412 E8

SCALE 1" = 300'
300' 150' 0 300'



INDEX MAP

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 48029C0080E, AND 48029C0085E; EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
4. THE BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.000117.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-6121) DURING ANY CONSTRUCTION PHASE.
9. 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.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHALL BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
11. NEITHER THE CITY OF SAN ANTONIO NOR BEXAR COUNTY WILL MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE SUBDIVISION HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

TxDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG I.H. 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 382.97'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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.

C.P.S.B. NOTES:

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

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

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT (5')-WIDE EASEMENTS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

DRAINAGE NOTES:

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

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

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

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

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

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER
by SHAUL BARUCH, ITS MANAGER
303 E. IH-10 WEST, SUITE 201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

STATE OF TEXAS CHARLES GRADY KOEHL 83945 LICENSED PROFESSIONAL ENGINEER

3-24-08
LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 24 day of March A.D., 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 18, 2010

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Collin

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Collin

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 21st day of March A.D., 2008

Bonnie Quesada Azulai My Commission Expires 03/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

BALCONES COMMERCIAL UNIT 1
has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

3-20-2008
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 20 day of March A.D., 2008

LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 18, 2010

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: CAM APP: MSB/MAR

SHEET 1 OF 4

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-018-19 BCS-5 DATE: 03/20/2008

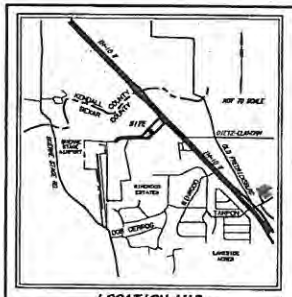
SUBDIVISION PLAT ESTABLISHING

070645

BALCONES COMMERCIAL UNIT 1

BEING 11.976 ACRES OF LAND SITUATED IN COUNTY BLOCKS 4707 AND 4708, BEXAR COUNTY, TEXAS, CONTAINING PORTIONS OF THE FOLLOWING FIVE (5) TRACTS OF LAND:

1. ALAMO COMMUNITY COLLEGE DISTRICT: 68.869 ACRES, VOL. 12915, PG. 801, B.C.R.P.R., C.B. 4707
2. ALAMO COMMUNITY COLLEGE DISTRICT: 43.3146 ACRES, VOL. 12114, PG. 1923, B.C.R.P.R., C.B. 4708
3. ALAMO COMMUNITY COLLEGE DISTRICT: 5.25 ACRES, VOL. 12132, PG. 490, B.C.R.P.R., C.B. 4708
4. BP BALCONES CROSSING, LTD: 137.848 ACRES, VOL. 12064, PG. 2075, B.C.R.P.R., C.B. 4707
5. BP BALCONES CROSSING, LTD: 9.22 ACRES, VOL. 12216, PG. 1738, B.C.R.P.R., C.B. 4708



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID 412 E8

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
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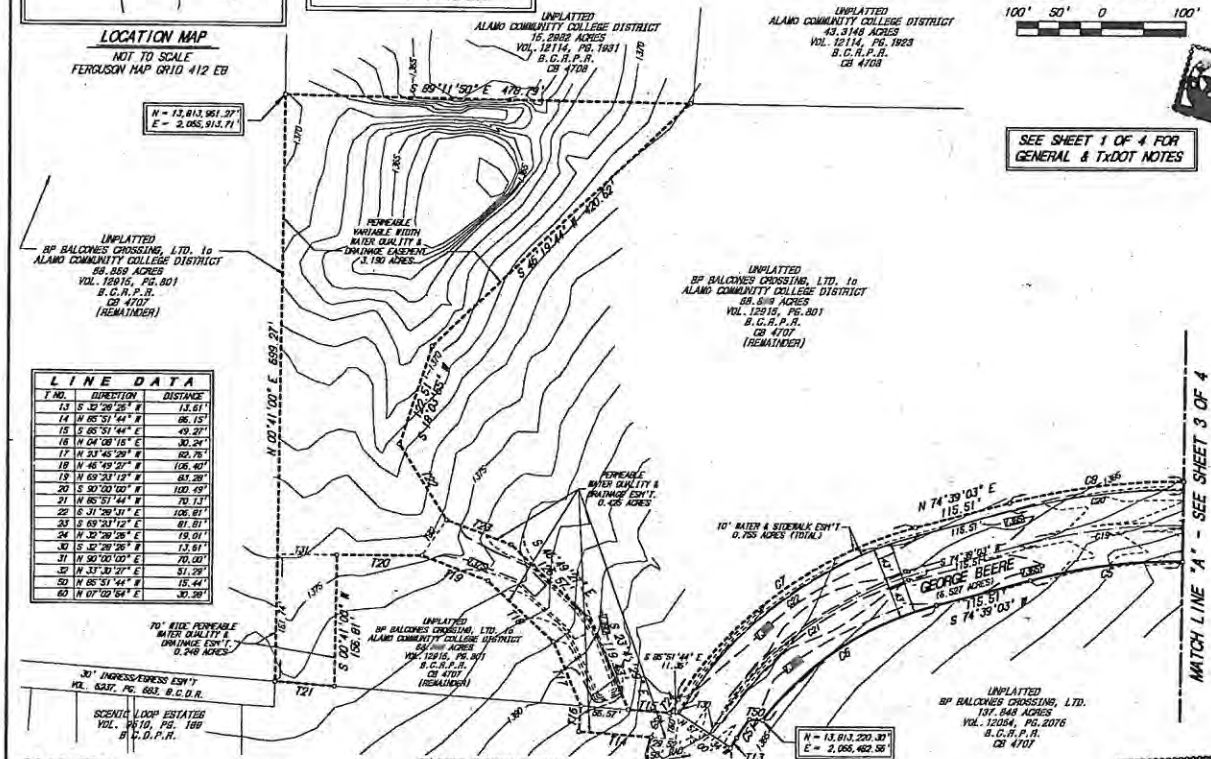
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
5	016°53'44"	657.00'	91.72'	192.27'	S 82°35'55" W	191.69'
6	027°13'49"	389.00'	131.93'	252.77'	S 58°02'09" W	248.34'
7	042°10'39"	485.00'	187.03'	357.03'	N 53°33'45" E	349.01'
8	015°53'44"	753.00'	105.13'	208.90'	N 82°35'55" E	208.23'
19	015°53'44"	700.00'	97.73'	194.20'	S 82°35'55" W	193.59'
20	015°53'44"	743.00'	103.73'	205.13'	S 82°35'55" W	205.47'
21	042°10'37"	432.00'	166.59'	318.01'	S 53°33'45" W	310.87'
22	042°10'37"	475.00'	183.18'	349.65'	S 53°33'45" W	341.82'
50	214°51'08"	50.00'	—	187.49'	N 83°12'48" W	95.41'
51	003°44'19"	402.00'	13.12'	26.33'	S 34°20'35" E	26.32'
52	051°22'30"	50.00'	24.06'	44.83'	N 49°24'01" E	43.35'

SCALE 1" = 100'

100' 50' 0 100'



SEE SHEET 1 OF 4 FOR GENERAL & TxDOT NOTES

LINE DATA

I NO.	DIRECTION	DISTANCE
L3	S 32°28'25" W	13.61'
L4	N 65°51'44" W	86.15'
L5	S 65°51'44" E	49.27'
L6	N 04°08'16" E	30.24'
L7	N 33°45'29" W	60.75'
L8	N 46°49'27" W	106.40'
L9	N 69°31'13" W	81.28'
L20	S 90°00'00" W	100.49'
L21	N 65°51'44" W	70.13'
L22	S 31°28'31" E	106.81'
L33	S 69°31'12" E	81.81'
L34	N 32°28'26" E	19.01'
L40	S 32°28'26" W	13.61'
L31	N 90°00'00" E	70.00'
L32	N 33°30'27" E	51.29'
L50	N 65°51'44" W	15.44'
L60	N 07°00'64" E	30.38'

C.P.S.B. NOTES:

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

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

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

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

DRAINAGE NOTES:

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

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

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

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 200_
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER.
By SHAUL BARUCH, ITS MANAGER
9.3535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 672-0009

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

STATE OF TEXAS
CHARLES GRADY KOEHL
83945
LICENSED
PROFESSIONAL ENGINEER

3-24-08
LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me, this the 24 day of March A.D., 2008.

Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 18, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 21st day of March A.D., 2008

Bonnie Quesada Aguilar
My Commission Expires
03/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES COMMERCIAL UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200_.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

3-20-2008
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me, this the 20 day of March A.D., 2008.

Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 18, 2009

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAM APP: HSB/MAR

SHEET 2 OF 4

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-018-19 BGS-5 DATE: 03/20/2008

SUBDIVISION PLAT ESTABLISHING

070645

BALCONES COMMERCIAL UNIT 1

BEING 11.976 ACRES OF LAND SITUATED IN COUNTY BLOCKS 4707 AND 4708, BEXAR COUNTY, TEXAS, CONTAINING PORTIONS OF THE FOLLOWING FIVE (5) TRACTS OF LAND:

1. ALAMO COMMUNITY COLLEGE DISTRICT: 68.869 ACRES, VOL. 12915, PG. 801, B.C.R.P.R., C.B. 4707
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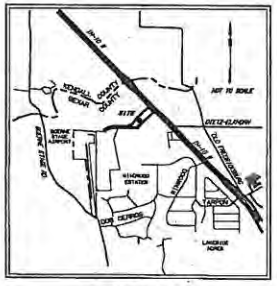

LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID 412 E8

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
4	047°57'04"	753.00'	334.87'	630.19'	S 57°13'22" W	611.96'
9	057°17'57"	647.00'	353.48'	647.04'	N 61°53'49" E	620.41'
16	057°17'57"	743.00'	405.81'	743.04'	S 61°53'49" W	712.46'
17	057°17'57"	700.00'	382.44'	700.04'	S 61°53'49" W	671.33'
18	057°17'57"	657.00'	359.06'	657.04'	S 61°53'49" W	630.00'

LINE DATA		
LINE NO.	DIRECTION	DISTANCE
12	N 89°27'13" W	122.31'

SCALE 1" = 100'

100' 50' 0 100'

SEE SHEET 1 OF 4 FOR GENERAL & TxDOT NOTES

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.

3-24-08
LICENSED PROFESSIONAL ENGINEER

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BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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3-20-2008
REGISTERED PROFESSIONAL LAND SURVEYOR

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BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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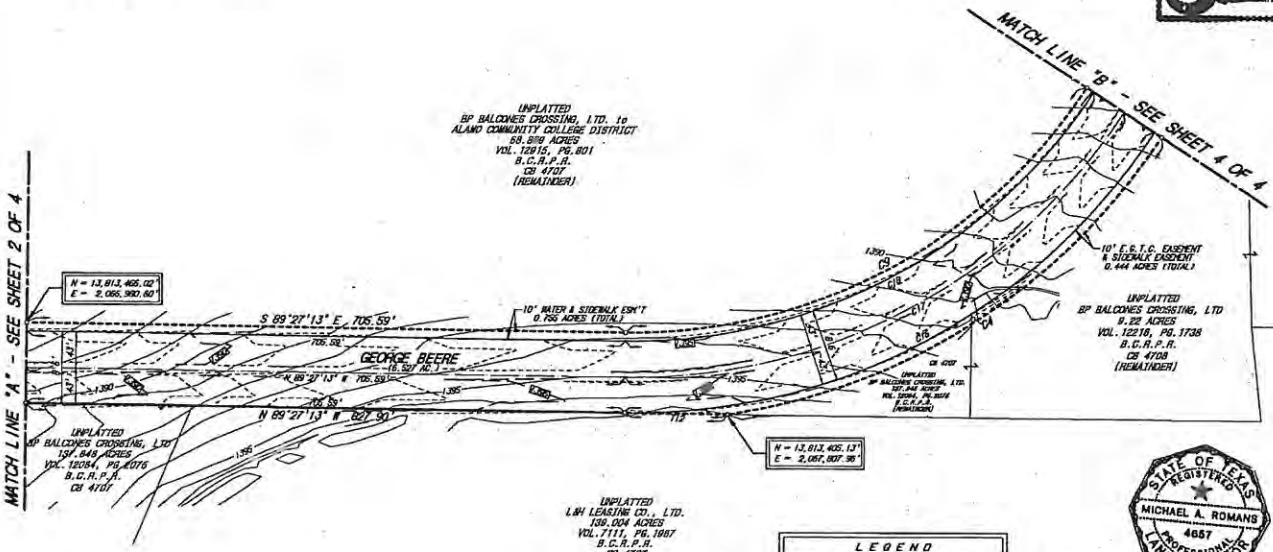
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
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R.O.W.	RIGHT OF WAY
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B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
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E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

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

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

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

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

DRAINAGE NOTES:

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

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

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

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT
ON THIS THE _____ DAY OF _____, 200__.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP B LCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
23535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.

DIM: CAM APP: HSB/MAR

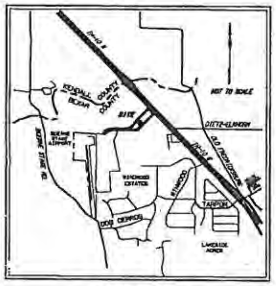
SHEET 3 OF 4

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-018-19 BCS-5 DATE: 03/20/2008

SUBDIVISION PLAT ESTABLISHING
BALCONES COMMERCIAL UNIT 1

BEING 11.976 ACRES OF LAND SITUATED IN COUNTY BLOCKS 4707 AND 4708, BEXAR COUNTY, TEXAS, CONTAINING PORTIONS OF THE FOLLOWING FIVE (5) TRACTS OF LAND:
1. ALAMO COMMUNITY COLLEGE DISTRICT; 68.869 ACRES, VOL. 12915, PG. 801, B.C.R.P.R., C.B. 4707
2. ALAMO COMMUNITY COLLEGE DISTRICT; 43.3146 ACRES, VOL. 12114, PG. 1923, B.C.R.P.R., C.B. 4708
3. ALAMO COMMUNITY COLLEGE DISTRICT; 5.25 ACRES, VOL. 12132, PG. 490, B.C.R.P.R., C.B. 4708
4. BP BALCONES CROSSING, LTD; 137.848 ACRES, VOL. 12064, PG. 2075, B.C.R.P.R., C.B. 4707
5. BP BALCONES CROSSING, LTD; 9.22 ACRES, VOL. 12216, PG. 1738, B.C.R.P.R., C.B. 4708



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID 412 E8

CERTIFICATE OF APPROVAL

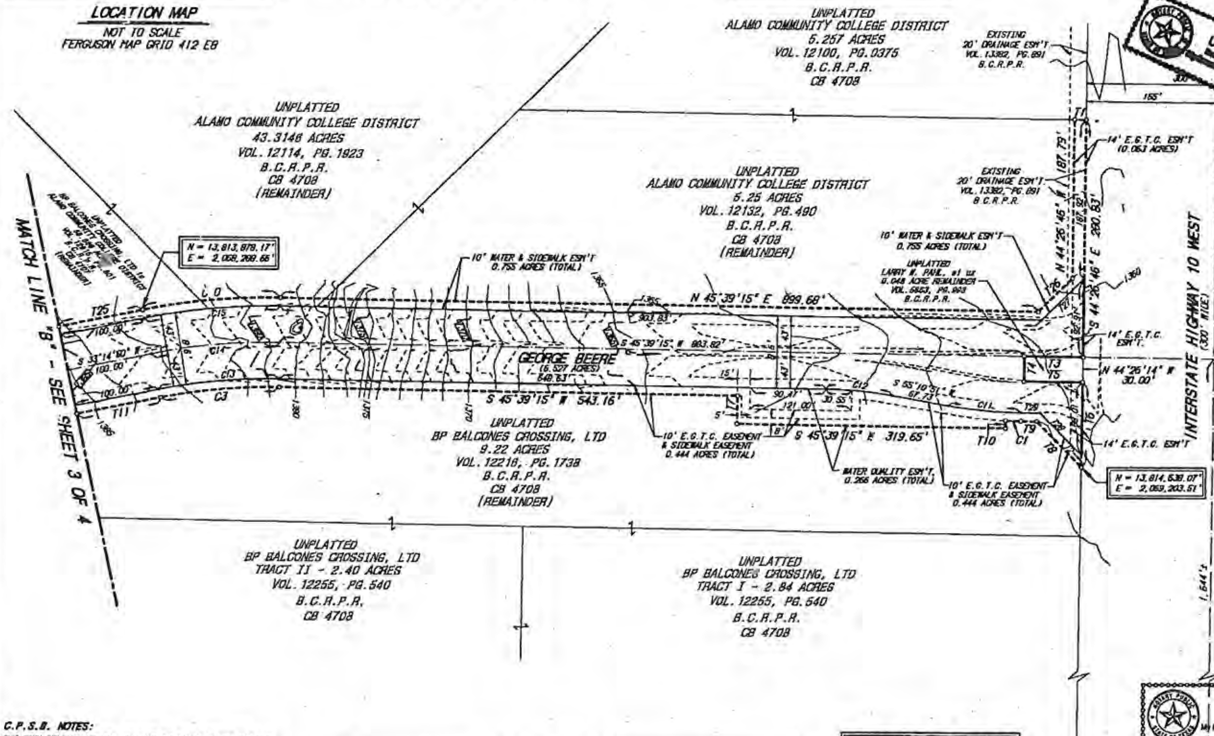
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE ____ DAY OF ____________ 200_.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX   COUNTY CLERK, BEXAR COUNTY, TX

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

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SCALE 1" = 100'



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

CHARLES GRADY KOEHL 83945 LICENSED PROFESSIONAL ENGINEER (seal)

[signature] 3-24-08
LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 24 day of March A.D., 2008.

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN, Notary Public, State of Texas (seal)

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Collin

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

[signature]
SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Collin

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 21st day of March A.D. 2008.

Bonnie Quesada Azulai, My Commission Expires 03/10/2012 (seal)

[signature]
NOTARY PUBLIC
~~BEXAR~~ Collin COUNTY, TEXAS

This plat of BALCONES COMMERCIAL UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _______________ A.D., 200__.

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

MICHAEL A. ROMANS 4657 REGISTERED PROFESSIONAL LAND SURVEYOR (seal)

[signature] 3-20-2008
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 20 day of March A.D., 2008.

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN, Notary Public, State of Texas, My Commission Expires April 19, 2008 (seal)

2011 MAR 12 PM 12:09 (stamp)

STATE OF TEXAS
COUNTY OF BEXAR

I, _______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _______________ A.D., 200_ at _____ M. and duly recorded the _____ day of _______________ A.D., 200_ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _______, on page _______.
In testimony whereof, witness my hand and official seal of office, this _____ day of _______________ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _______________, DEPUTY

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CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	001°56'37"	534.00'	9.06'	18.12'	S 46°37'33" W	18.11'
3	012°24'25"	647.00'	70.33'	140.10'	S 39°27'03" W	139.83'
10	012°24'25"	753.00'	81.85'	163.05'	N 39°27'03" E	162.74'
11	009°31'36"	524.00'	43.66'	87.13'	S 50°25'03" W	87.03'
12	009°31'36"	476.00'	39.66'	79.14'	S 50°25'03" W	79.05'
13	012°24'25"	657.00'	71.41'	142.27'	S 39°27'03" W	141.99'
14	012°24'26"	700.00'	76.09'	151.58'	S 39°27'03" W	151.28'
15	012°24'26"	743.00'	80.76'	160.89'	S 39°27'03" W	160.57'

LINE DATA

T NO.	DIRECTION	DISTANCE
1	N 45°40'42" E	14.00'
2	S 44°26'46" E	14.13'
3	S 45°39'15" W	70.00'
4	S 44°41'25" E	30.00'
5	N 45°39'15" E	69.66'
6	S 44°15'57" E	102.14'
7	N 44°20'45" W	33.98'
8	N 89°19'21" W	76.54'
9	S 45°39'15" W	18.73'
10	S 44°20'45" E	9.29'
11	S 33°14'50" W	100.00'
25	N 33°14'50" E	100.00'
26	N 00°36'15" E	56.59'
27	S 00°36'15" W	70.53'
28	N 89°19'21" W	70.67'
29	S 45°39'15" W	22.88'

DRAINAGE NOTES:

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SEE SHEET 1 OF 4 FOR GENERAL & TxDOT NOTES

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
23535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

DWN: CAM APP: MSB/MAR

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-018-19 BCS-5 DATE: 03/19/2008

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 Central Parkway N., Suite 100
San Antonio, Texas 78232-5050

TEL 210 494 5511
FAX 210 494 5519

AUSTIN
HOUSTON
SAN ANTONIO
COLLEGE STATION
DALLAS
BRENHAM
ROSENBERG
THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

DEVELOPMENT SERVICES
RECEIVED
2011 MAR -4 PM 12: 09

March 3, 2011

Roderick J. Sanchez, AICP, CBO
Director of Development Services
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: Balcones Commercial Unit 1
Plat #070645
Planning Commission Approval April 23, 2008

Dear Mr. Sanchez:

On behalf of the owner, American Bank of Texas, Inc. (the bank) we are requesting a 3-year performance agreement time extension as per UDC 35-430(f). This request is based upon the following issues:

1. Economic conditions over the past few years have significantly impacted the sale of single-family residential homes in the adjacent proposed subdivision, Balcones Creek Subdivision Unit 1. The original developer, BP Balcones Crossing, Ltd., is no longer involved with the project, and American Bank of Texas, Inc. now owns the property. As owner of the property, the bank is going to move forward to complete the improvements and obtain City and County acceptance.

2. Construction on the project was begun under the previous developer and is in excess of 75% complete. The proposed 4' width concrete sidewalk on the south side of George Beere has been constructed, and the proposed 8' multi-use path on the north side of George Beere will be completed within the next three (3) years. The expiration of the performance agreement and subsequent expiration of the approved subdivision plat would create hardship for the owner in the form of the additional cost of plat re-approval.

3. The extension requested will allow the bank time to complete the construction of the required improvements, including the 8' multi-use path, in a timely fashion, and record the plat after construction acceptance.

An 8-1/2" x 11" reduction of the referenced subdivision plat, variance-time extension application, and a processing fee check in the amount of $300.00 are enclosed.

Please advise if you have any questions or need additional information.

Sincerely,

C. Grady Koehl, P.E.

CGK/lar
Enclosures
Job #735-001-00

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 26 **April 13, 2011**

NEC BULVERDE/1604 2
SUBDIVISION NAME

080120
PLAT #

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 518 C-3
OWNER: NECBUL, Ltd., by Greg Mann
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the north side of Loop 1604, east of Bulverde Road

Plat status: The Planning Commission approved this plat on June 11, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

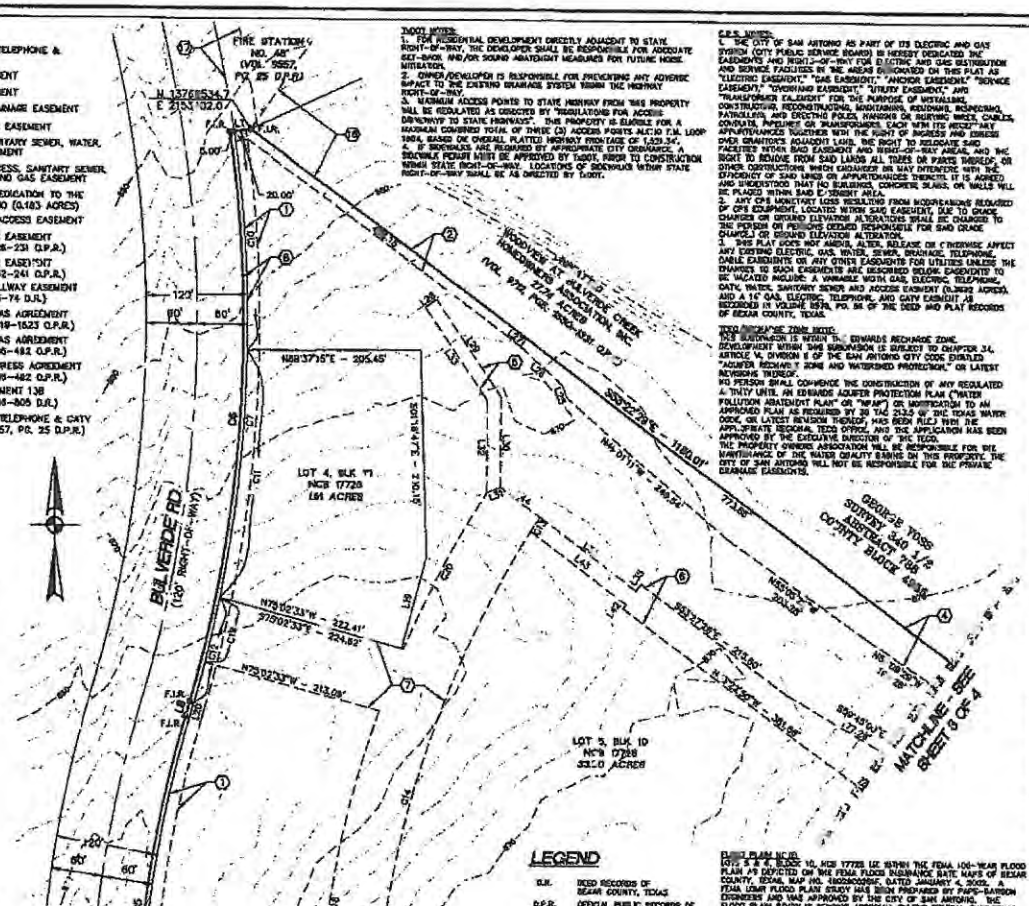
Approval

PLAT NO. 080120

LOCATION MAP
NOT-TO-SCALE
SCALE : 1"=100'
0' 100' 200' 300'

KEY NOTES

1. 14' GAS, ELECTRIC, TELEPHONE & CAT EASEMENT
2. 12' DRAINAGE EASEMENT
3. 15' DRAINAGE EASEMENT
4. VARIABLE WIDTH DRAINAGE EASEMENT
5. 15' SANITARY SEWER EASEMENT
6. VARIABLE WIDTH SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
7. VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, AND GAS EASEMENT
8. 5' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.183 ACRES)
9. 1' NON-VEHICULAR ACCESS EASEMENT
10. 10' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 228-231 O.P.R.)
11. 15' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 232-241 O.P.R.)
12. VARIABLE WIDTH SPILLWAY EASEMENT (VOL. 8005, PGS. 65-74 D.R.)
13. 14' ELECTRIC AND GAS AGREEMENT (VOL. 7005, PGS. 1519-1523 O.P.R.)
14. 14' ELECTRIC AND GAS AGREEMENT (VOL. 6705, PGS. 486-492 O.P.R.)
15. 40' INGRESS AND EGRESS AGREEMENT (VOL. 6705, PGS. 489-492 O.P.R.)
16. CONSERVATION EASEMENT 138 (VOL. 9603, PGS. 788-805 D.R.)
17. 25' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT. (VOL. 9557, PG. 25 D.P.R.)



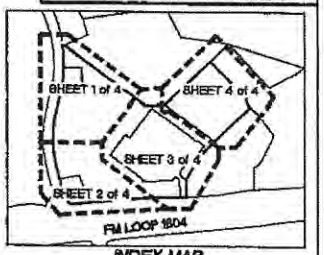
LEGEND

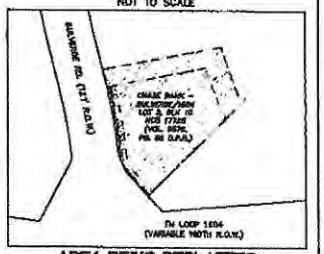
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
1140	EXISTING 10' CONTOURS
1140	PROPOSED 5' CONTOURS
	100 YEAR FLOODPLAIN

REPLAT AND SUBDIVISION PLAT ESTABLISHING
NEC BULVERDE/1604 2

A 60.05 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 2, BLOCK 10, CHASE BANK – BULVERDE/1604 SUBDIVISION, RECORDED IN VOLUME [illegible], PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 26.45 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11233, PAGES 170-175, AND A 10.50 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11233, PAGES 177-1/2, AND A PORTION OF A [illegible] ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME [illegible], PAGE [illegible] OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ABSTRACT 262, COUNTY BLOCK 4986, IN NEW CITY BLOCK 17728, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

INDEX MAP
NOT TO SCALE





AREA BEING REPLATTED THROUGH PUBLIC HEARING

AREA BEING REPLATTED IS CHASE BANK – BULVERDE/1604 PLAT, RECORDED IN VOLUME 9576, PAGE 86 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS, COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 070166 "CHASE BANK – BULVERDE/1604 SUBDIVISION" WHICH IS RECORDED IN VOLUME 9576, PAGE 86, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO AREA OF THIS REPLAT WAS DEDICATED OR RESERVED FOR OTHER THAN HOMES OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR BY THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

CHASE BANK

OWNER'S DULY AUTHORIZED AGENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF May, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 3/1/09

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: DREW MUNN
MANAGER OF THE GENERAL PARTNER
NECBUL 1604, LTD.
8000 IH 10 WEST, STE. 200
SAN ANTONIO, TX 78230
(210) 349-7711

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C.D. MANN, 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 16 DAY OF May, A.D. 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: PAUL D. PAGE
MANAGER OF THE GENERAL PARTNER
SOLBERT/1604, LTD.
400 CONCORD PLAZA DR., STE. 300
SAN ANTONIO, TX 78216
(210) 583-1441

STATE OF TEXAS

COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MAY, A.D. 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JEANNE S. GARCIA
Notary Public, State of Texas
My Commission Expires
November 30, 2010

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

THIS PLAT OF NEC BULVERDE/1604 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 4

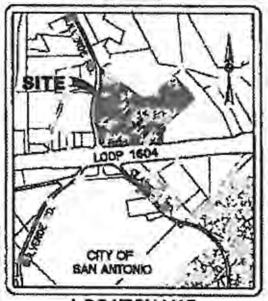
JOB NO. 5229-21

DENNIS R. RIOS 67109 LICENSED

B.E. BUCHANAN 4999 LICENSED LAND SURVEYOR

Date: May 06, 2008, 3:30pm User: [illegible]
File: P:\52\29\21\Design\C-3\Plat

PLAT NO. 080120



LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=100'

0' 100' 200' 300'

C.P.S. N[illegible]

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. EASEMENTS TO BE VACATED INCLUDE: A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV, WATER, SANITARY SEWER AND ACCESS EASMENT (0.3912 ACRES), AND A 14' GAS, ELECTRIC, TELEPHONE, AND CATV EASMENT AS RECORDED IN VOLUME 9576, PG. 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE WEST LINE OF LOT 2, CHASE BANK – BULVERDE/1604 SUBDIVISION RECORDED IN VOLUME 9576, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITH THE DRAINAGE EASEMENT/100 YEAR FLOODPLAIN.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN NEC BULVERDE/1604 2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 10. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

EDWARDS RE[illegible] ZONE NOTE:

THIS SUB[illegible] IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER QUALITY BASINS ON THIS PROPERTY. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR THE PRIVATE DRAINAGE EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	245.45'	194.[illegible]'	141.99'	72°07'33"	229.88'	S[illegible]°34'57"E
C2	173.99'	1250.00'	[illegible]	08°00'10"	175.85'	N02°14'41"W
C3	125.50'	1335.79'	62.80'	05°23'28"	125.45'	N22°23'10"W
C4	25.17'	1235.00'	12.94'	01°10'34"	25.17'	N13°50'49"W
C5	784.51'	1445.00'	402.18'	31°06'24"	774.91'	N01°08'50"E
C6	671.67'	1535.00'	341.18'	24°44'34"	[illegible]6.46'	N04°17'41"E
C7	673.83'	1560.00'	342.25'	24°44'34"	668.60'	S04°17'41"W
C8	781.00'	1440.00'	400.79'	31°05'24"	772.23'	S01°08'50"W
C9	26.21'	1280.00'	13.10'	01°11'30"	26.21'	S13°50'31"E
C10	256.62'	1560.00'	128.60'	09°25'31"	256.33'	S03°22'01"E
C11	290.34'	1560.00'	1[illegible]	10°38'49"	289.92'	N08°40'39"E
C12	126.87'	1580.00'	63.47'	04°36'34"	126.83'	S14°20'21"W
C13	20.03'	1182.00'	10.02'	00°[illegible]'15"	20.03'	N33°29'45"E
C14	892.14'	1162.00'	522.80'	48°25'39"	[illegible]33.17'	S09°46'33"W
C15	102.84'	375.00'	51.74'	15°42'44"	102.51'	S22°17'36"E
C16	33.99'	30.00'	19.08'	64°55'08"	32.20'	S[illegible]°36'34"E
C17	35.01'	515.00'	17.51'	03°53'42"	35.00'	N81°12'56"E
C18	741.58'	1230.00'	382.44'	34°32'39"	730.40'	N[illegible]°59'03"E
C19	77.54'	1580.00'	38.78'	02°50'52"	77.53'	N13°29'59"E
C20	208.48'	1250.00'	104.50'	09°[illegible]2'43"	2[illegible].24'	N28°38'00"E
C21	30.32'	39.50'	15.95'	43°58'54"	29.58'	S86°23'22"E
C22	11.13'	14.50'	5.38'	43°58'53"	10.86'	N66°23'22"W

LEGEND

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

KEY NOTES

1. 14' GAS, ELECTRIC, TELEPHONE & CATV EASEMENT
2. 12' DRAINAGE EASEMENT
3. 18' DRAINAGE EASEMENT
4. VARIABLE WIDTH DRAINAGE EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. VARIABLE WIDTH SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
7. VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, AND GAS EASEMENT
8. 5' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.163 ACRES)
9. 1' NON-VEHICULAR ACCESS EASEMENT
10. 16' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 224–231 O.P.R.)
11. 16' SANITARY SEWER EASEMENT (VOL. 834[illegible] PGS. 232–241 O.P.R.)
12. VARIABLE WIDTH SPILLWAY EASEMENT (VOL. 6003, PGS. 63–74 D.R.)
13. 14' ELECTRIC AND GAS AGREEMENT (VOL. 7005, PGS. 1619–1623 O.P.R.)
14. 14' ELECTRIC AND GAS AGREEMENT (VOL. 8705, PGS. 486–492 O.P.R.)
15. 40' INGRESS AND EGRESS AGREEMENT (VOL. 8705, PGS. 486–492 O.P.R.)
16. CONSERVATION EASEMENT 138 (VOL. 6603, PGS. 786–805 D.R.)
17. 28' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT, (VOL. 9557, PG. 25 D.P.R.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.00'	N81°59'14"E
L2	135.80'	N44°57'04"E
L3	68.31'	S02°14'44"E
L4	137.46'	S29°31'33"W
L5	10.06'	S84°35'52"W
L6	124.32'	N41°58'36"W
L7	[illegible].85'	N14°20'16"W
L8	18.08'	N16°40'08"E
L9	36.29'	S68°22'50"E
L10	75.32'	[illegible]°22'50"E
L11	83.28'	S34°37'10"W
L12	79.26'	[illegible]°37'10"W
L13	30.37'	S02°22'50"E
L14	91.95'	S47°10'00"E
L15	64.08'	N53°22'50"W
L16	54.81'	S38°37'10"W
L17	23.31'	N02°12'23"W
L18	61.00'	S53°22'50"E
L19	110.68'	S15°32'20"W
L20	18.08'	S16°40'08"W
L21	25.96'	S14°26'16"E
L22	24.00'	S36°37'10"W
L23	50.27'	N53°22'50"W
L24	46.91'	N70°08'42"W
L25	13.6[illegible]'	N10°01'31"W
L26	66.79'	N47°59'51"W
L27	12.00'	N36°37'31"E
L[illegible]	16.00'	N53°37'10"E
L29	135.05'	S34°22'50"E
L30	105.85'	S00°37'10"W
L31	17.22'	S[illegible]°53'36"W
L32	107.18'	N00°37'10"E
L33	130.01'	N34°22'50"W
L34	141.30'	S53°22'50"E
L35	9.64'	N[illegible]°37'10"E
L36	52.64'	S44°23'55"E
L37	52.84'	N44°23'55"W
L38	78.36'	N53°22'50"W
L39	32.00'	S36°37'10"W
L40	20.00'	N53°22'50"W
L41	39.80'	S36°37'10"W
L42	8.00'	N36°37'10"E
L43	140.20'	N53°22'50"W
L44	58.15'	S53°22'50"E
L45	95.95'	S14°26'16"E
L46	27.89'	S53°22'50"E
L47	71.40'	N36°37'10"E
L48	104.34'	S53°22'50"E
L49	35.05'	N09°2[illegible]'30"W
L50	15.00'	S02°15'54"E
L51	29.13'	S87°45'02"W
L[illegible]	12.27'	N47°24'58"W
L53	140.35'	N23°44'32"W
L54	8.97'	N70°16'05"E
L55	167.09'	N53°08'47"E
L56	101.29'	N14°20'18"W
L57	72.42'	S[illegible]°22'50"E
L58	233.28'	S02°15'54"E
L59	204.48'	N02°15'54"W
L60	21.[illegible]'	[illegible]°8'21"W
L61	50.33'	N41°58'36"W
L62	73.94'	N41°58'36"W
L63	60.87'	N41°58'36"W
L64	8.84'	N48°01'24"E
L65	78.[illegible]'	S[illegible]°58'39"E
L66	22.49'	S58°58'36"E
L67	11.06'	N40°54'44"E
L68	88.09'	N02°15'54"W
L69	14.17'	N17°15'54"W
L70	42.22'	N02°15'54"W
L71	11.50'	S[illegible]°15'54"E
L72	28.58'	S43°20'05"W
L73	117.47'	S[illegible]°15'54"E
L74	38.47'	S47°16'34"E
L75	16.18'	N36°37'10"E
L76	88.25'	S44°52'46"E
L77	81.81'	S53°22'50"E
L78	25.[illegible]'	S[illegible]°37'10"W
L79	81.35'	N53°22'50"W
L80	66.04'	N44°52'48"W
L81	30.37'	N25°02'08"W
L82	5.00'	S78°16'03"W
L83	65.[illegible]'	S79°51'33"W
L84	40.82'	S02°15'54"E
L85	33.68'	S42°44'08"W
L86	68.00'	S[illegible]°30'18"W
L87	61.37'	N[illegible]°21'30"W
L[illegible]	34.38'	N[illegible]°12'25"E
L89	64.41'	N59°50'18"E
L90	23.22'	N42°44'08"E
L91	42.28'	N02°15'54"W
L92	77.27'	N02°14'44"W

FIRE PROTEC[illegible] NOTE:

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

SHARE C[illegible] ACC[illegible] NOTE:

OWNER SHALL PR[illegible] [illegible]RED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS R[illegible]PONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG F.M. LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,601.34'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

FLOOD PLAIN NOTE:

LOTS 8 & 6, BLOCK 10, NCB 17728 LIE WITHIN THE FEMA 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 480[illegible]C0235F, DATED JANUARY 4, 2002. A FEMA LOMR FLOOD PLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO. THE FLOOD PLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOOD PLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100-YEAR FLOOD PLAIN, HOWEVER, UNTIL THE FLOOD PLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100-YEAR FLOOD PLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR BUILDINGS CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

STREETS[illegible] NOTE:

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

IMPACT FEE PAYMENT DUE:

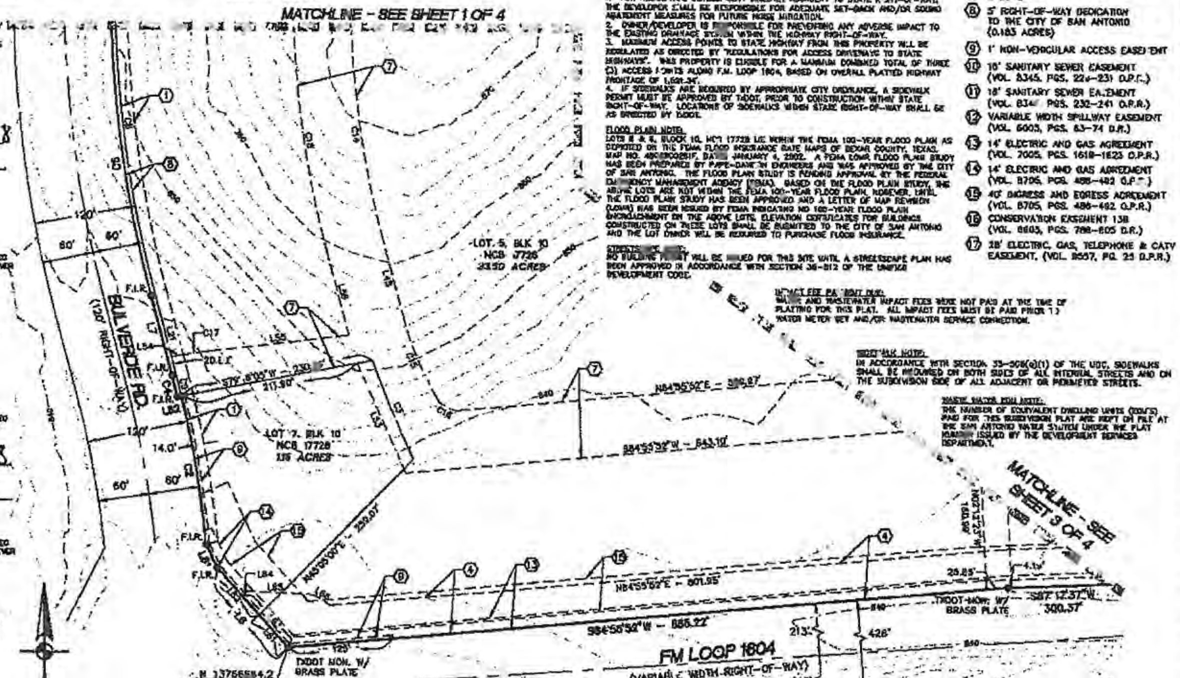
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SIDEWALK NOTE:

IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

SAWS WATER EDU NOTE:

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



REPLAT AND SUBDIVISION PLAT
ESTABLISHING
NEC BULVERDE/1604 2

A 60.05 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 2, BLOCK 10, CHASE BANK – BULVERDE/1604 SUBDIVISION, RECORDED IN VOLUME 9576, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 28.45 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 170–176, AND A 10.50 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 177–182, AND A PORTION OF A 67.04 ACRE TRACT OF LAND CONVEYED TO SOLSBERY/1604, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5060, PA[illegible], ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOL'S SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955, AND OUT OF THE M. GOLL SURVEY NUMBER 352, ABSTRACT 282, COUNTY BLOCK 4965, IN NEW CITY BLOCK 17726, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS, COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT #070182 "CHASE BANK – BULVERDE/1604 SUBDIVISION" WHICH IS RECORDED IN VOLUME 9576, PAGE 56, BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT WITH THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

[signature]
GREG MANN
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 16 DAY OF May, 2008
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 3/1/09
[signature: Tiffany Sanders]
NOTARY PUBLIC

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER: GREG MANN,
MANAGER OF THE GENERAL PARTNER
NECBUL 1604, LTD.
1700 N 10 WEST, STE. 200
SAN ANTONIO, 78230
(210) 340-7711

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG MANN, 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 16 DAY OF May A.D. 2008.

[signature: Tiffany Sanders]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

JEANNE S. GARCIA
Notary Public, State of Texas
My Commission Expires
November 26, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER: PAUL D. PACE,
MANAGER OF THE GENERAL PARTNER
SOLSBERY/1604, LTD.
400 CONCORD PLAZA DR., STE. 300
SAN ANTONIO, TX 78216
(210) 393-1441

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MAY A.D. 2008.

[signature: Jeanne S. Garcia]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

THIS PLAT OF NEC BULVERDE/1604 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________________ CHAIRMAN

BY: ________________ SECRETARY

PAPE-DAWSON ENGINEERS

FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 6, BLK 10 IS 832.00'

CLEAR VISION NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________, DEPUTY

SHEET 2 OF 4

Date: May 16, 2008, 2:17pm User ID: MBailey
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JOB NO. 6229-21

PLAT NO. 080120

LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=100'

0' 100' 200' 300'

STATE OF TEXAS, COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLE "CHASE BANK – BULVERDE/1604 SUBDIVISION" WHICH IS RECORDED IN VOLUME 9576, PAGE 58, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 16 DAY OF May 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 3/1/09

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER GREG MARK, MANAGER OF THE GENERAL PARTNER NECESSI, MGM, LTD. 8000 IH 10 WEST, STE. 800 SAN ANTONIO, TX 78230 (210) 348-7711

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 16 DAY OF May A.D. 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER PAUL D. PAGE, MANAGER OF THE GENERAL PARTNER SOLE 207/1604, LTD. 400 CONCORD PLAZA DR., STE. 300 SAN ANTONIO, TX 78216 (210) 525-1441

STATE OF TEXAS

COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MAY A.D. 2008

JEANNE S. GARCIA
Notary Public, State of Texas
My Commission Expires
November 26, 2010

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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

Date: May 17, 2008, 2:10pm User: [illegible]
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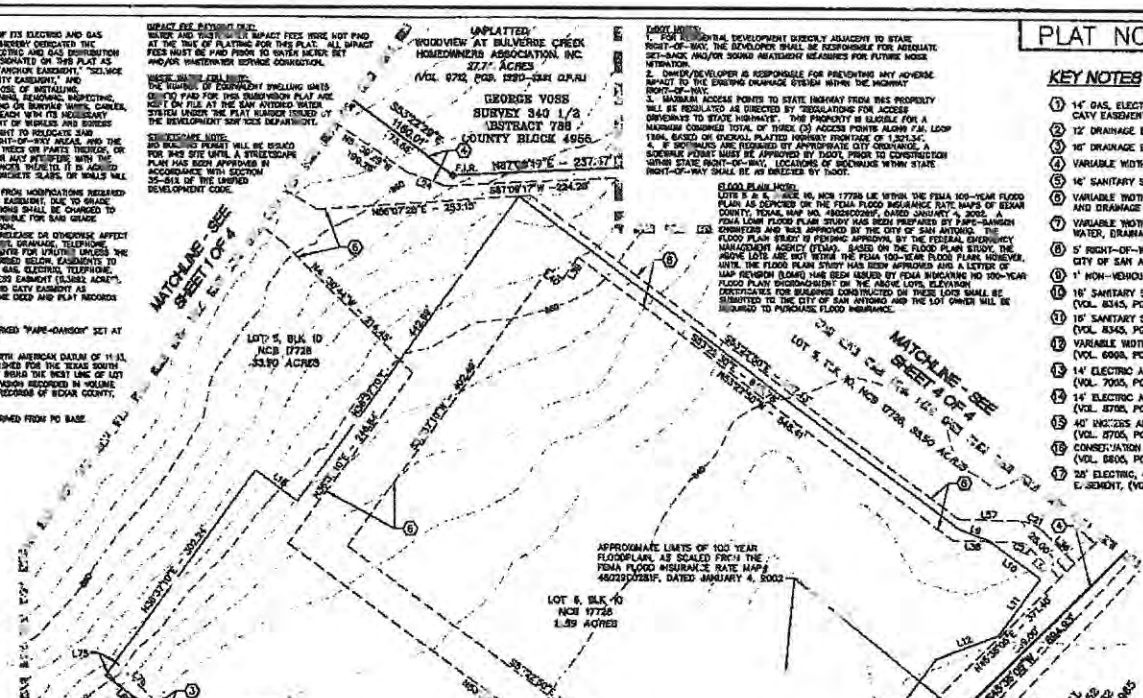


KEY NOTES

1. 14' GAS, ELECTRIC, TELEPHONE & CATV EASEMENT
2. 12' DRAINAGE EASEMENT
3. 10' DRAINAGE EASEMENT
4. VARIABLE WIDTH DRAINAGE EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. VARIABLE WIDTH SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
7. VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, AND GAS EASEMENT
8. 5' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.183 ACRES)
9. 1' NON-VEHICULAR ACCESS EASEMENT
10. 16' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 229-231 O.P.R.)
11. 16' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 232-241 O.P.R.)
12. VARIABLE WIDTH SPILLWAY EASEMENT (VOL. 6008, PGS. 63-74 D.R.)
13. 14' ELECTRIC AND GAS AGREEMENT (VOL. 7005, PG. 1819-1823 O.P.R.)
14. 14' ELECTRIC AND GAS AGREEMENT (VOL. 8705, PGS. 488-492 O.P.R.)
15. 40' INGRESS AND EGRESS AGREEMENT (VOL. 8705, PGS. 488-492 O.P.R.)
16. CONSERVATION EASEMENT 138 (VOL. 8806, PGS. 788-805 D.R.)
17. 25' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT, (VOL. 8557, PG. 25 O.P.R.)

LEGEND

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING

NEC BULVERDE/1604 2

A 90.05 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 2, BLOCK 10, CHASE BANK – BULVERDE/1604 SUBDIVISION, RECORDED IN VOLUME 9576, PAGE 58 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 28.45 ACRE TRACT OF LAND CONVEYED TO NECSUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 170-179, AND A 10.50 ACRE TRACT OF LAND CONVEYED TO NECSUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 173-182, AND A PORTION OF A 27.64 ACRE TRACT OF LAND CONVEYED TO SOLIDCITY/1604, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9576, PAGES 174-179, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4956, AND OUT OF THE M. DOLL SURVEY NUMBER 352, ABSTRACT 282, COUNTY BLOCK 4965, IN NEW CITY BLOCK 17728, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NEC BULVERDE/1604 2 HAS BEEN SUBMITTED TO AND COMPLIES BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PAPE-DAWSON ENGINEERS

SAN ANTONIO | SAN MARCOS | PHONE: 210.545.9480

SHEET 3 OF 4

JOB NO. 6229-21

COUNTY OF BEXAR

_____, 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

LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=100'

0' 100' 200' 300'

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. EASEMENTS TO BE VACATED INCLUDE: A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV, WATER, SANITARY SEWER AND ACCESS EASEMENT (0.3892 ACRES), AND A 14' GAS, ELECTRIC, TELEPHONE, AND CATV EASEMENT AS RECORDED IN VOLUME 9576, PG. 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG F.M. LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,521.34'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE WEST LINE OF LOT 2, CHASE BANK – BULVERDE/1604 SUBDIVISION RECORDED IN VOLUME 9576, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

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.

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

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

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

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

FLOOD PLAIN NOTE:
LOTS 5 & 6, BLOCK 10, NCB 17728 LIE WITHIN THE FEMA 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0281F, DATED JANUARY 4, 2002. A FEMA LOMR FLOOD PLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO. THE FLOOD PLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOOD PLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100-YEAR FLOOD PLAIN. HOWEVER, UNTIL THE FLOOD PLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100-YEAR FLOOD PLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR BUILDINGS CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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

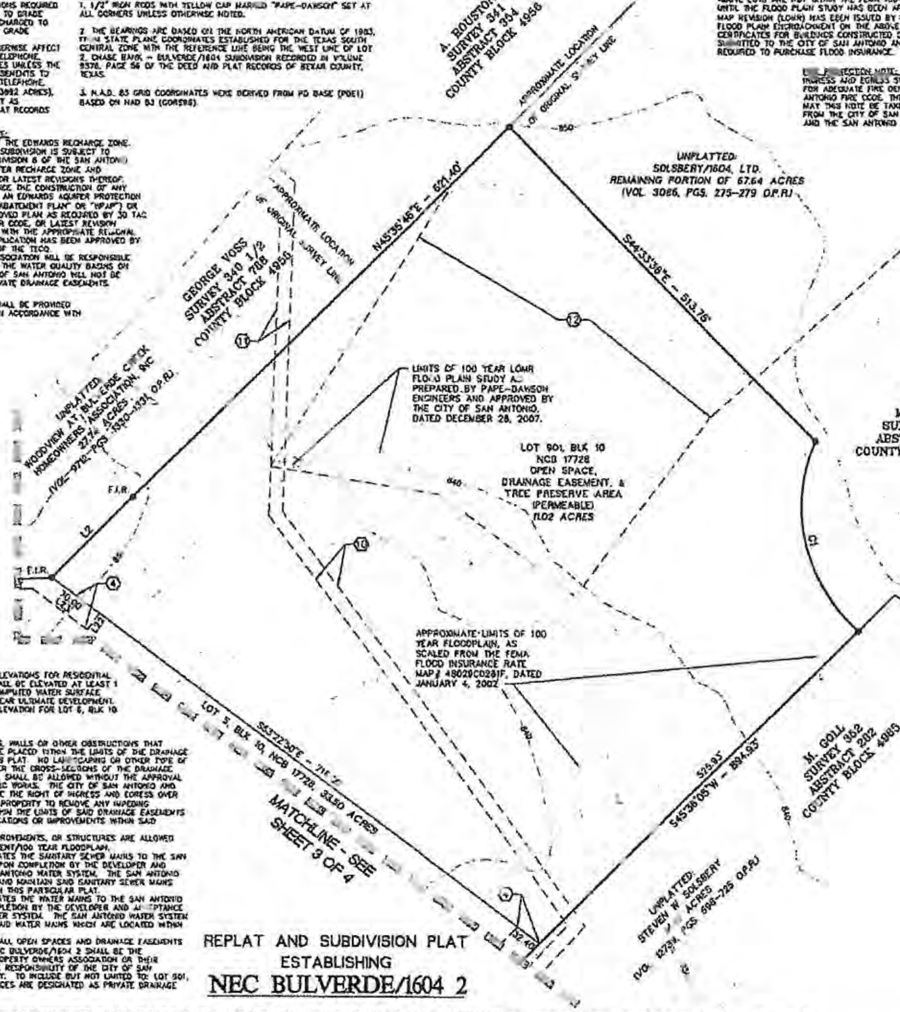
PLAT NO. 080120

TCEQ/RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER QUALITY BASINS ON THIS PROPERTY. THE CITY OF SAN ANTONIO WILL NOT BE RESPONSIBLE FOR THE PRIVATE DRAINAGE EASEMENTS.

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

LEGEND

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



KEY NOTES

1. 14' GAS, ELECTRIC, TELEPHONE & CATV EASEMENT
2. 12' DRAINAGE EASEMENT
3. 16' DRAINAGE EASEMENT
4. VARIABLE WIDTH DRAINAGE EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. VARIABLE WIDTH SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
7. VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, AND GAS EASEMENT
8. 5' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.183 ACRES)
9. 1' NON-VEHICULAR ACCESS EASEMENT
10. 16' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 226–231 O.P.R.)
11. 16' SANITARY SEWER EASEMENT (VOL. 8345, PGS. 232–241 O.P.R.)
12. VARIABLE WIDTH SPILLWAY EASEMENT (VOL. 6005, PGS. 63–74 D.R.)
13. 14' ELECTRIC AND GAS AGREEMENT (VOL. 7005, PGS. 1619–1623 O.P.R.)
14. 14' ELECTRIC AND GAS AGREEMENT (VOL. 8705, PGS. 486–492 O.P.R.)
15. 40' INGRESS AND EGRESS AGREEMENT (VOL. 8705, PGS. 486–492 O.P.R.)
16. CONSERVATION EASEMENT 138 (VOL. 6605, PGS. 786–805 D.R.)
17. 28' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT, (VOL. 9557, PG. 25 D.P.R.)

STATE OF TEXAS, COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT #070182 "CHASE BANK – BULVERDE/1604 SUBDIVISION" WHICH IS RECORDED IN VOLUME 9576, PAGE 56, BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

GREG MANN
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 16 DAY OF May, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 3/1/09

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: GREG MANN,
MANAGER OF THE GENERAL PARTNER
NECBUL 1604, LTD.
6000 IH 10 WEST, STE. 200
SAN ANTONIO, TX 78230
(210) 349-7711

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG MANN, 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 16 DAY OF May A.D. 2008

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: PAUL D. PACE,
MANAGER OF THE GENERAL PARTNER
SOLSBERY/1604, LTD.
400 CONCORD PLAZA DR., STE. 300
SAN ANTONIO, TX 78216
(210) 593-1441

JEANNE S. GARCIA
Notary Public, State of Texas
My Commission Expires
November 26, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF MAY A.D. 2008

Jeanne S. Garcia
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Date: May 15, 2008, 2:18pm User ID: MBailey
File: P:\62\29\21\Design\Civil\Plat\PL622921.dwg

DETAILED FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 6, BLK 10 IS 832.00'

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITH THE DRAINAGE EASEMENT/100 YEAR FLOODPLAIN.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN NEC BULVERDE/1604 2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 10. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

NEC BULVERDE/1604 2

A 60.05 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 2, BLOCK 10, CHASE BANK – BULVERDE/1604 SUBDIVISION, RECORDED IN VOLUME 9576, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 28.45 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 170–176, AND A 10.50 ACRE TRACT OF LAND CONVEYED TO NECBUL 1604, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11235, PAGES 177–182, AND A PORTION OF A 67.64 ACRE TRACT OF LAND CONVEYED TO SOLSBERY/1604, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3086, PAGES 275–279, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4956, AND OUT OF THE M. GOLL SURVEY NUMBER 352, ABSTRACT 282, COUNTY BLOCK 4965, IN NEW CITY BLOCK 17728, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NEC BULVERDE/1604 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 4 OF 4

JOB NO. 6229-21

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

DEVELOPMENT SERVICES RECEIVED
2011 FEB 24 AM 9:44

February 23, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: NEC Bulverde/1604 2
Plat # 080120

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for NEC Bulverde/1604 2, Plat No. 080120, which was approved by the City of San Antonio Planning Commission on June 11, 2008. In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of NEC Bulverde/1604 2 Plat.

Due to the severe economic downturn, it has been unfeasible to commence construction with this project. The owner is planning, with serious intent, to complete the project. The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements for NEC Bulverde/1604 2.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

P:\62\29\21\WORD\LETTERS\TIME EXTENSION.DOC

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item No. 27

TO: Planning Commission **Individual Consideration**

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1531 - Request to close, vacate and abandon an unimproved portion of a 13-foot wide alley

DATE: March 28, 2011

PETITIONER: Samuel Dean Sheet Metal, Inc.
C/o Jackson and Jackson, Attorneys at Law, P.C.
Attn: Charles H. Jackson III
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on April 13, 2011.

BACKGROUND

Samuel Dean Sheet Metal (petitioner) is requesting the closure, vacation and abandonment of an unimproved portion of a 13 foot-wide alley Public Right of Way adjacent to New City Block 2020 in City Council District 1, as shown on attached Exhibits "A" and "B." The proposed closure is located between the Union Pacific Railroad Right of Way and St. Ann Street. The proposed closure consists of 1,793 square feet or .041 of an acre. The alley dead ends at the Union Pacific Railroad Right of Way and is closed at that point. The closure of this portion of the alley would move the termination of the alley east.

The petitioner owns all of the abutting properties and has a portion of a two story building on the alley. Code Compliance has cited the petitioner for blocking the alley. In order to remedy the situation, the petitioner's options are to either remove the portion of the building from the alley or to close, vacate and abandon the portion of the alley. Closing the portion of the alley would be more cost effective for the petitioner than to remove the building.

COORDINATION AND FINANCIAL IMPACT

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 the petitioner agrees with all the conditions imposed through this canvassing is attached for your review.

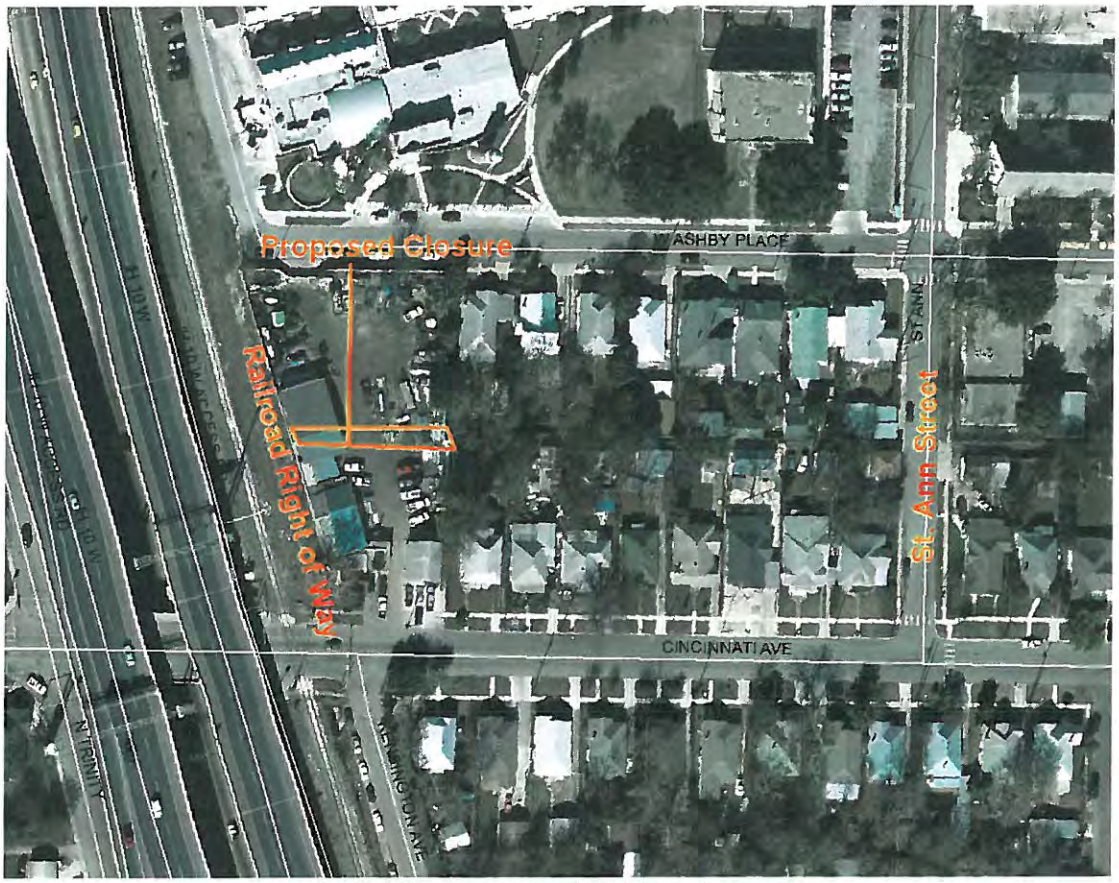
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Site Map of Subject Property

Map of Subject Property

Exhibit "A"



Aerial Photograph of Subject Property

Exhibit "A"

METES AND BOUNDS

Being 0.041 of an acre tract of land, more or less, and being a portion of a 13 foot wide alley, Block 9, New City Block 2020, City of San Antonio, Texas, said 0.041 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found in the South Right-of-Way line of W. Ashby Place for the northeast corner of the West 40 feet of Lot 9, same being the northwest corner of the East 10 feet of Lot 9 and the **POINT OF COMMENCEMENT;**

THENCE along the line common to said West 40 feet of Lot 9 and said East 10 feet of Lot 9, South 00 degrees 00 minutes 00 seconds East, a distance of 144.85 feet to a 1/2 inch iron rod set for the southeast corner of said West 40 feet of Lot 9, same being the southwest corner of said East 10 feet of Lot 9 and in the North line of said 13 foot wide alley;

THENCE along the North line of said 13 foot wide alley, North 90 degrees 00 minutes 00 seconds West, a distance of 1.36 feet to a calculated point for the northeast corner of this 0.041 of an acre tract, same being the **POINT OF BEGINNING;**

THENCE along the East line of this 0.041 of an acre tract, South 00 degrees 07 minutes 32 seconds West, a distance of 13.02 feet to a calculated point for the southeast corner of this 0.041 of an acre tract, same being in the South line of said 13 foot wide alley and in the North Line of Lot 13;

THENCE along the South line of said 13 foot wide alley, South 90 degrees 00 minutes 00 seconds West, a distance of 135.63 feet to calculated point for the southwest corner of this 0.041 of an acre tract, same being in the West line of Block 9, New City Block 2020 and the northwest corner of Lot 12;

THENCE along the West line of said Block 9, North 17 degrees 20 minutes 36 seconds West, a distance of 13.64 feet to a calculated point for the northwest corner of this 0.041 of an acre tract, same being the southwest corner of Lot 11 and in the North line of said 13 foot wide alley;

THENCE along the North line of said 13 foot wide alley, North 90 degrees 00 minutes 00 seconds East, a distance of 139.73 feet to the **POINT OF BEGINNING,** and containing 0.041 of an acre of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

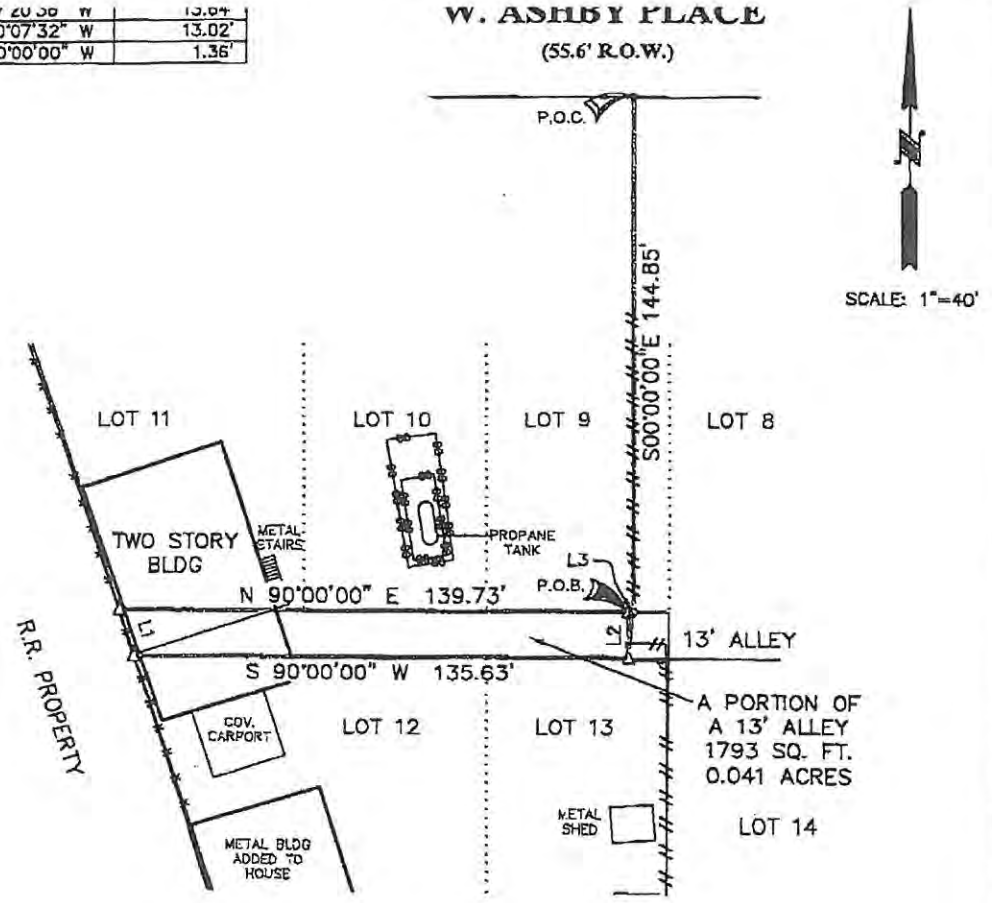
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 14, 2010

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

Exhibit B
Page 1 of 2

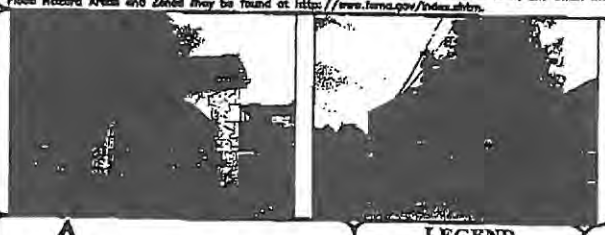
W:\Word\Metes and Bounds\48060.doc

L1	N 17°20'56" W	13.64'
L2	S 00°07'32" W	13.02'
L3	N 90°00'00" W	1.36'



NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.
NOTE:
TITLE REPORT INDICATES THERE ARE NO RESTRICTIONS OR COVENANTS OF RECORD.
NOTE:
PRIOR SURVEY (WESTAR JOB #47416) WAS USED FOR REFERENCE.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290 , Panel No. 0435 F , which is Dated 06/18/2007 . By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X . Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.



Property Address:
429 CINCINNATI AVENUE
Property Description:
BEING A PORTION OF A 13' ALLEY, BLOCK 9, NEW CITY BLOCK 2020, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
SAMUEL DEAN SHEETMETAL, INC.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
o = 1/2" IRON ROD TO BE SET
● = FND 1/2" IRON ROD
Δ = CALCULATED POINT
( ) = RECORD INFORMATION
B.S. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
—//— = WOOD FENCE
—□— = METAL SHEET FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A	JOB NO. 48060	DRAWN BY: JC	TITLE COMPANY: N/A	DATE: 7-14-10

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

February 25, 2011

Samuel Dean Sheet Metal, Inc.
C/o Jackson and Jackson, Attorneys at Law, P.C.
Attn: Charles H. Jackson III
115 E. Travis St., Suite 1040
San Antonio, Texas 78205

S.P. No. 1531 - Request to close, vacate and abandon an unimproved portion of a 13-foot wide alley

Dear Mr. Jackson:

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:

DEVELOPMENT SERVICES DEPARTMENT: The site must be assembled with petitioner's property and platted in accordance with code.

PUBLIC WORKS DEPARTMENT: The property owner shall meet all the Unified Development Code standards when developing, shall insure existing drainage patterns are maintained and insure that any development does not adversely impact other properties.

CPS ENERGY: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

SAN ANTONIO WATER SYSTEM: Petitioner must agree to reserve a perpetual easement for existing sewer facilities located within the alley to allow access for inspection, operational and maintenance purposes or the petitioner may seek to relocate the sewer infrastructure with the express permission and coordination of the San Antonio Water System at the sole expense of the petitioner.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioners.

Petitioner agrees to pay a total closure fee of $7,448.00 which includes the assessed value of the Public Right of Way and an additional fee of $48.00 for the recording fees. This closure fee will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total closure fee and the Discretionary Contracts Disclosure Form, (to be completed on the http://www.sanantonio.gov/atty/ethics/forms.asp website link then printed and signed), we will continue processing your request.

Sincerely,

for Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

Samuel Dean Sheet Metal, Inc.

Thomas Black
By:

PRESIDENT
Title:

3/3/11
Date:

City of San Antonio
Capital Improvements Management Services Department

April 13, 2011

Agenda Item:

Petitioner: Samuel Dean Sheet Metal, Inc.
Request to close, vacate and abandon
Public Right of Way

Planning Commission Item

- Samuel Dean Sheet Metal Inc. (petitioner) is requesting the closure, vacation and abandonment of an unimproved portion of a 13 foot-wide alley Public Right of Way in City Council District 1
- The proposed closure is located between the Rail Road Right of Way and St. Ann Street adjacent to New City Block 2020
- The proposed closure consists of 1,793 square feet or .041 of an acre

Background

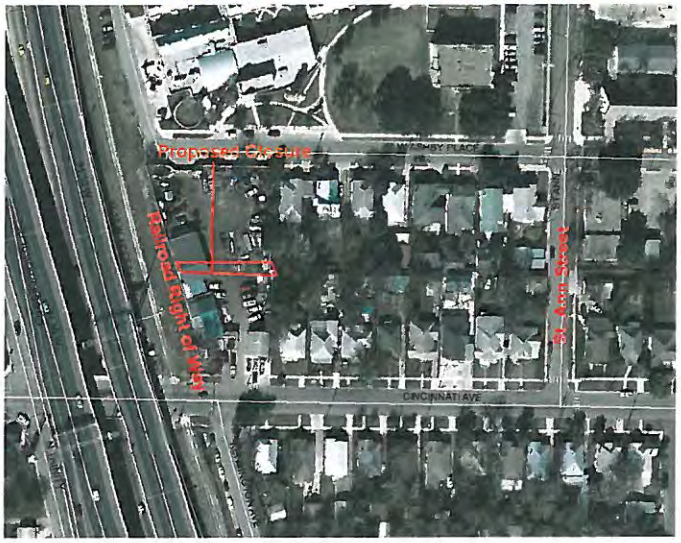
Purpose:

- The petitioner owns all of the abutting properties to the proposed closure and has a portion of a two story building on the alley
- Code Compliance has cited the petitioner for blocking the alley
- In order to remedy the situation, the petitioner's options are to either remove the portion of the building from the alley or to close, vacate and abandon the portion of the alley
- Closing the portion of the alley would be more cost effective for the petitioner than to remove the building

Exhibit "A"
Site Map of Proposed Closure

Exhibit "A" (Cont.)
Map of Proposed Closure

Exhibit "A" (cont.)
Aerial Photograph of Proposed Closure



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
- Petitioners have agreed to comply with all conditions

Fiscal Impact

Financial Impact:

- The fee established for this closure is $7,400.00
- In addition, the petitioner will pay $48.00 for recording the ordinance, for a total fee of $7,448.00
- In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of subject property was based upon an independent State of Texas Certified Professional Appraisal Report obtained at the expense of the petitioner

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED PORTION OF A 13-FOOT WIDE ALLEY ADJACENT TO NEW CITY BLOCK 2020 IN CITY COUNCIL DISTRICT 1, AS REQUESTED BY SAMUEL DEAN SHEET METAL, INC.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, the City Code further subjects approval of street and alley closures to a public hearing and approval by act of City Council; and

WHEREAS, the Samuel Dean Sheet Metal, Inc. filed an application requesting closure of an unimproved portion of a 13-foot wide alley adjacent to New City Block 2020 and 429 Cincinnati Avenue, 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 City Council approve the attached application seeking closure of an unimproved portion of a 13-foot wide alley.

SIGNED this 13th day of April, 2011.

_____

Amelia Hartman, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11020 Item No. 28

Council District: **4** City Council Meeting Date: **5/19/2011**

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

Summary:

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**
The applicant requests to amend the Land Use Plan designation *from* **Community Commercial** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: Jerry Arredondo
Owner: Twisted Sisters, LP
Property Location: Northwest corner of Lake Valley Drive and Southwest Loop 410
Acreage: 4.995
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Community Commercial (vacant)
E: Freeway and Community Commercial (vacant)
S: Public Institutional (church)
W: Medium Density Residential (duplexes)

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 4.99 acre undeveloped tract located at the northwest corner of the intersection of Lake Valley Drive and Southwest Loop 410. The current land use designation for the property is Community Commercial land use. Surrounding land uses include Public Institutional land use to the south, Community Commercial land use to the north and Medium Density Residential to the west. The Southwest Loop 410 access road is immediately adjacent to the east and the neighboring properties on the eastern side of Southwest Loop 410 are categorized as Community Commercial land use.

The subject property is currently designated Community Commercial land use classification. The United Southwest Communities Plan defines Community Commercial land use as providing for offices, professional services and retail uses accessible to both bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections. Parking areas should be located behind the building with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Examples of uses found in this land use classification include offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics

The proposed amendment is to change the land use designation for this property to Regional Commercial land use. The Regional Commercial land use classification includes high intensity development that draws its customer base from a larger region. Regional Commercial land uses are typically located at intersection nodes along major arterial roadways and are twenty acres or larger in size. Lake Valley Drive is a local street. Regional Commercial land use at this location would not meet the locational criteria for Regional Commercial. Examples of uses found in the Regional Commercial land use classification include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, and automobile dealerships.

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

The subject property is also located in the proposed West/Southwest Sector Plan planning area. The sector plan designates this property as within the Suburban Tier. This classification corresponds to the Community Commercial land use classification contained within the United Southwest Communities Plan. This tier recommends commercial uses in suburban areas that serve both neighborhood and community scale markets. The Suburban Tier land use classification recommends that Community Commercial land uses be located at the intersections of arterials and/or collectors. Additionally, the intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. The proposed plan amendment would conflict with the proposed West/Southwest Sector Plan and require an amendment to the proposed plan to Regional Center. An appropriate location for this use would be in one of the sector plan's designated Regional Center areas. Regional Centers are intended to accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Internal access and circulation is important and pedestrians and bicyclists should be able to travel safely within the development. The nearest Regional Center is located approximately two miles to the south of the subject property at the intersection of Old Pearsall Road and Southwest Loop 410. During the West/Southwest Sector planning process this area was not identified as a potential Regional Center.

Goal 1, United Southwest Communities Plan, Economic Development, calls for the recruitment of new businesses and services to the United Southwest planning area. Action Step 1.1.1. seeks commercial zoning along Southwest Loop 410 from Valley Hi Drive to Old Pearsall Road. The current land use classification allows commercial development on the subject property and the associated zoning also supports Action Step 1.1.1. In conclusion, the land use plan in both the United Southwest Communities Plan and the West/Southwest Sector Plan do not support this intensity of commercial use at this location. The proposed amendment for Regional Commercial land use could pose a negative impact to the adjacent medium density residential properties to the west.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Southwest Loop 410 is classified as a Freeway with 250 feet to 500 feet of right-of-way.
Other streets: Lake Valley Drive is classified as a Local.
Comments: A VIA bus stop is located at the northeast corner of Sun Valley Drive and Lake Valley Drive.
☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: The subject property is approximately 965 feet south of the Johnson Branch Library and approximately 420 feet north of the Valley Hi Baptist Academy.
Comments:
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☒ Denial ☐ Alternate Recommendation:
Comments: The proposed amendment is inconsistent with the adopted United Southwest Communities Plan and proposed update as well as the West/Southwest Sector Plan. The subject property was not identified as a potential Regional Commercial or Regional Commercial node. The current land use classification and zoning allows for commercial uses on the subject property. However, Regional

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

Commercial land use is not recommended due to its intensity. Additionally, the proposed use could pose negative traffic impacts on neighboring residential properties. Staff recommends denial.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 13, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: March 24, 2011

No. Notices mailed 10 days prior to Public Hearing: 22 notices were mailed to property owners within 200 feet of the subject property. Three notices were sent to People Active in Community Effort Neighborhood Association, Valley Forest Neighborhood Association, and Solana Ridge Homeowners Association.

Registered Neighborhood Association(s) Notified: People Active in Community Effort Neighborhood Association, Valley Forest Neighborhood Association, and Solana Ridge Homeowners Association.

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011068S

Current zoning district: C-3 NA

Proposed zoning district: C-3 NA with a Specific Use Authorization for equipment sales.

Zoning Commission Public Hearing Date: April 19, 2011

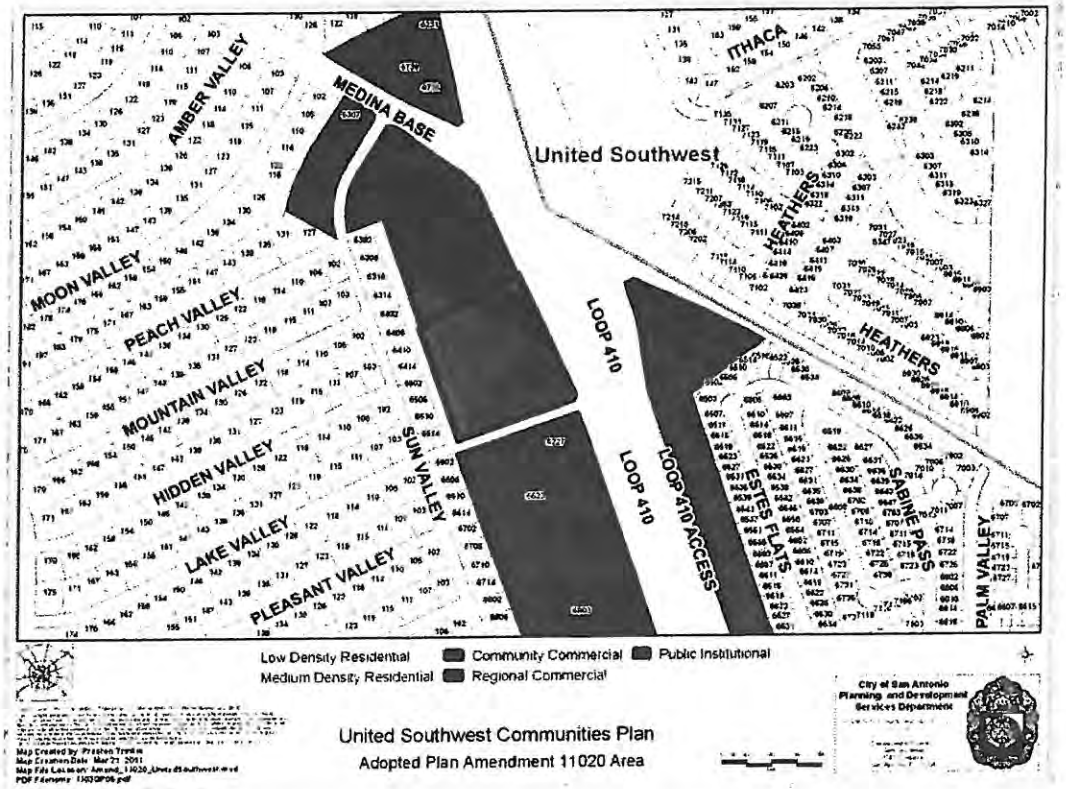
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

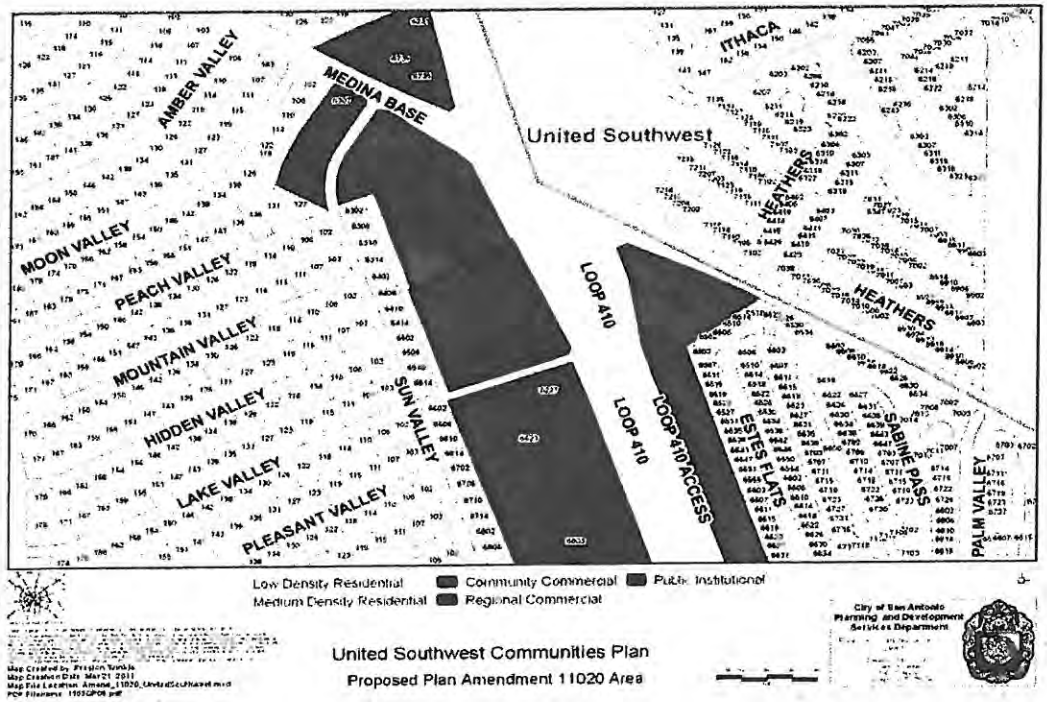
Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

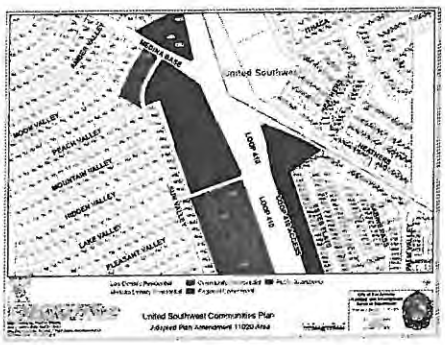
Master Plan Amendment 11020

United Southwest Communities Plan

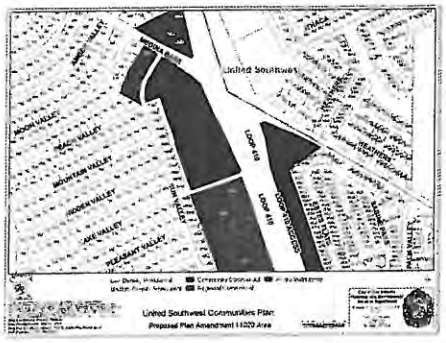
Planning Commission
April 13, 2011
Agenda Item No. ~~XX~~ 28

Amendment 10002

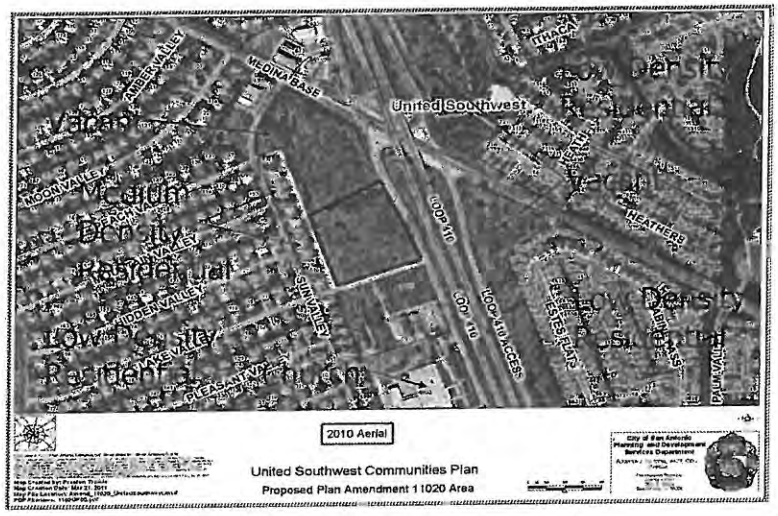
Plan as adopted:



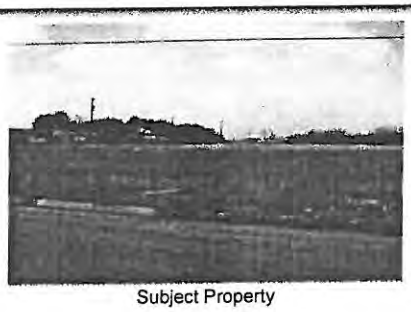
Proposed amendment:



Surrounding Land Uses



Area Images


Subject Property

East

South

West

Staff Recommendation

Denial of the request to amend from Community Commercial land use to Regional Commercial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.99-ACRES LOCATED AT THE NORTHWESTERN CORNER OF LAKE VALLEY DRIVE AND SOUTHWEST LOOP 410.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on August 4, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 13, 2011 and **DENIED** the amendment on April 13, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

SECTION 1: The amendment to the United Southwest Communities Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF APRIL 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11022 Item No. 29

Council District: **1** City Council Meeting Date: **5/19/2011**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Five Points Neighborhood Plan**
The applicant requests to amend the Land Use Plan designation *from* **Medium Density Residential** land use *to* **Low Density Mixed Use** land use.

Background Information:

Applicant: Kevin and Jennifer Hays
Owner: Kevin D. Hays and Jennifer A. Hays
Property Location: 321 Jackson Street
Acreage: 0.0992
Current Land Use of site: Vacant single-family dwelling
Adjacent Land Uses:
N: Medium Density Residential (vacant lot)
E: Community Commercial (gas station)
S: Medium Density Residential (duplex)
W: Low Density Residential (multi-family residential)

Issue:

LAND USE ANALYSIS:

The subject property is situated on the west side of Jackson Street on the block bound by West Euclid Avenue to the north and West Elmira Street to the south. The parcels on the east side of Jackson Street are all Community Commercial uses and are facing San Padre Avenue. The parcel abutting the subject property to the north is a vacant parcel located at the southwest corner of the Jackson Street and West Euclid Avenue intersection. The parcel south of the subject property is occupied by a duplex structure. The parcel to the west of the subject property is occupied with attached multi-family housing units. Parcels located on the east side of Jackson Street are designated as Community Commercial land use. Parcels located on the west side of Jackson Street are designated as Medium Density Residential uses. West of the subject property is designated as Low Density Residential.

The subject property is currently designated as Medium Density Residential land use. Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to eighteen residential units per acre on individual lots. It is preferable that all structures maintain or complement the historic residential structures of the neighborhood. Medium Density Residential structures should also be well integrated into the area, and not secluded through the use of fences, hedges or streetscreens.

The applicant is requesting to change the land use category for the subject property to Low Density Mixed Use land use. The Low Density Mixed Use land use category includes a mix of low intensity residential and commercial uses. Examples of permitted uses include neighborhood commercial, office, small lodging, and medium density residential uses mixed within buildings and along block faces. Shared parking among adjacent uses is encouraged. Walkability is an important factor for this land use category. Buildings should be designed to encourage walkable spaces.

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

The structure located at 321 Jackson was constructed in 1903 as a residential structure and is currently vacant. From the exterior, the property appears to be in despair. The applicant proposes to reuse the structure at 321 Jackson Street as a professional office. If the requested land use change is approved, the applicant may proceed with a zoning change request to allow for such a use.

The Medium Density Residential land use designated on the west side of Jackson Street serves as a transitional space between Low Density Residential uses which can be found in the interior of the neighborhood and Community Commercial land uses which are located along San Pedro Avenue to the east of the subject property. San Pedro Avenue is classified as a Primary Arterial Type B on the Major Thoroughfare Plan and provides easy access to downtown and the nearby highway. The bus stop that is located at the corner of San Pedro Avenue and West Euclid provides access to seven different VIA bus routes. Interstate Highway 35 North is located only a block away to the south from the subject property. These major roads provide easy access to the subject property which will eliminate the necessity of driving through the neighborhood.

The applicant is proposing to rehabilitate the existing structure and maintain the historic characteristic of the house which is supported by the community. Goal 2: "Promote Responsible Economic Development" and Objective 2.2: "Work with the developers so that new and renovated buildings do not overwhelm the architectural character of the neighborhood" support the proposed conversion of a residential structure to be reused as an office. The property has a driveway on the north side of the lot and if necessary, on-street parking will be available. The uses allowed in Low Density Mixed Use land use will enhance the transition between Community Commercial land use along San Pedro and Low Density Residential land use in the interior of the neighborhood.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: None.

Comments: The existing transportation infrastructure could support any additional trips generated by the requested land use change. Jackson Street and Euclid are local streets. San Pedro Avenue is a Primary Arterial Type B with minimum 70 feet right-of-way. Interstate Highway 35 is within 100 yards from the subject property. San Pedro Avenue serves as a major VIA corridor and provides many different bus routes.

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

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: The subject property is within the walking distance to nearby schools, Austin Academy Elementary School, Positive Solutions Charter School and San Antonio College and a park (San Pedro Park).

Comments: The existing community facilities could support any additional trips generated by the requested land use change.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

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

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments: The proposed land use change would not adversely impact the character of the existing neighborhood and would provide responsible economic development for the area. Due to the easy access to the existing major road network, the proposed plan amendment would not cause any impact to the neighborhood. Rehabilitation and adoptive reuse of a residential structure without changing its character is an acceptable request. Low Density Mixed Use land use is a suitable buffer between Community Commercial land use to the east and Low Density Residential land use to the west.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 13, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 3/25/2011

No. Notices mailed 10 days prior to Public Hearing: 41

Registered Neighborhood Association(s) Notified: Five Points Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Zoning Case #: Z2011094

Current zoning district: RM-4 Proposed zoning district: NC

Zoning Commission Public Hearing Date: 4/19/2011

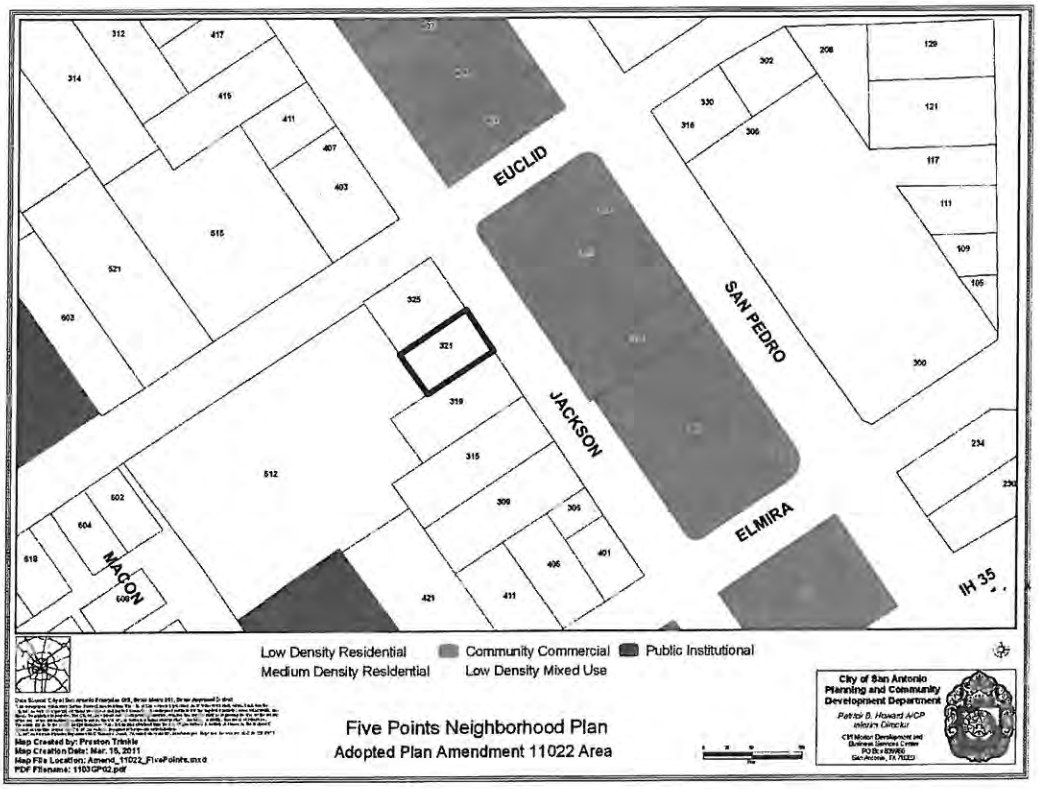
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

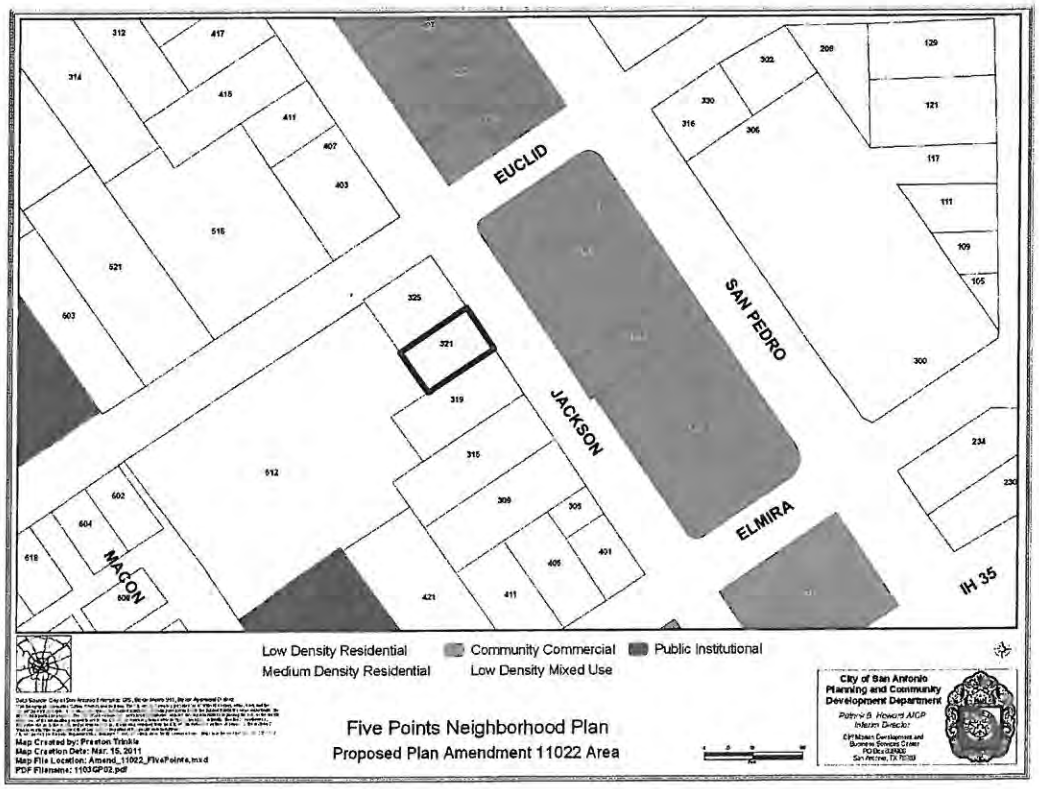
Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Case Manager: John Osten	Sr. Planner	Phone No.:207-2187

Attachment 1

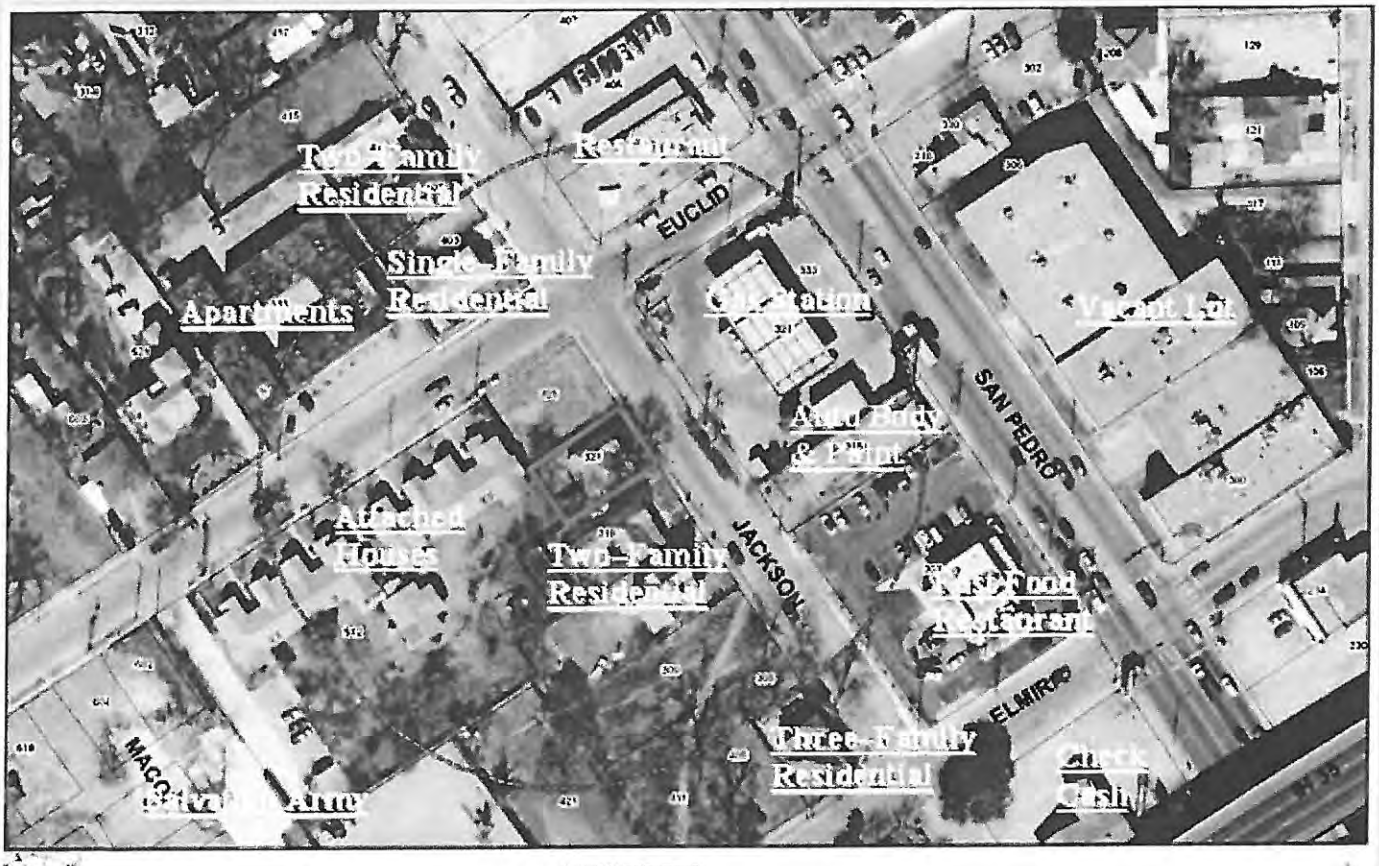
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2010 Aerial

Properties within 200' buffer

Five Points Neighborhood Plan

Proposed Plan Amendment 11022 Area

City of San Antonio
Planning and Community
Development Department

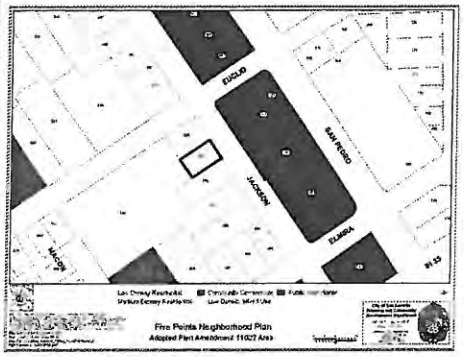
Master Plan Amendment 11022

Five Points Neighborhood Plan

Planning Commission
April 13, 2011
Agenda Item No.

Amendment 11022

Plan as adopted:



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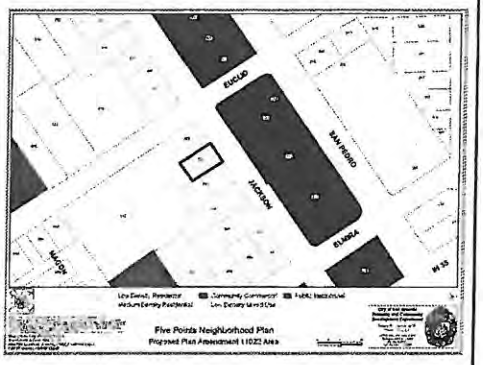
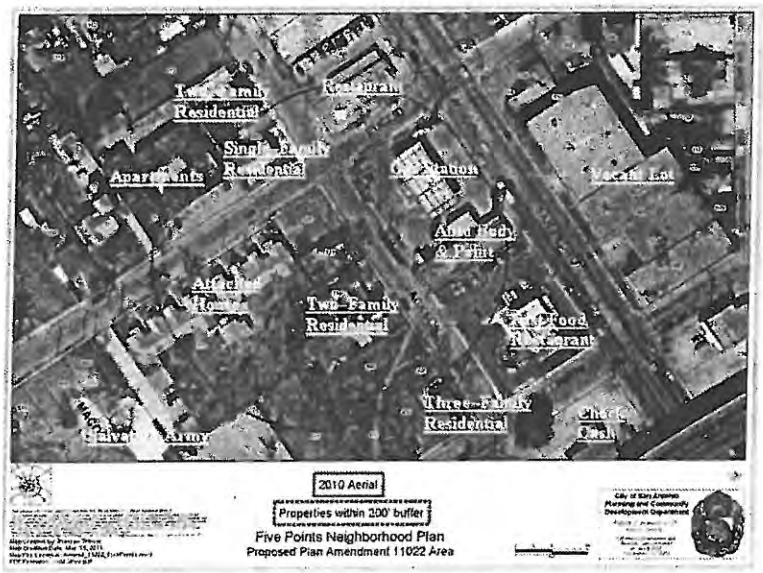


Surrounding Land Uses



Area Images

Subject Property – 321 Jackson

East view from the subject property

North view from the subject property

Light Industrial Proposed for 1.254 acres

Staff Recommendation

Approval of the request to amend from Medium Density Residential land use to Low Density Mixed Use land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY LAND USE TO LOW DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.0992 -ACRES LOCATED AT 321 JACKSON STREET.

WHEREAS, City Council approved the Five Points Neighborhood Plan as an addendum to the Master Plan on August 6, 2009; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 13, 2011 and **APPROVED** the amendment on April 13, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** 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 Five Points 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 13th DAY OF APRIL 2011.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Amelia Hartman, Chair San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11015 Item No. 30

Council District: **10** City Council Meeting Date: **5/19/2011**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Northeast Inner Loop Neighborhood Plan**
The applicant requests to amend the Land Use Plan designation *from* **High Density Residential** land use *to* **Community Commercial** land use.

Background Information:

Applicant: Brown and Ortiz, PC
Owner: Village at Oakwell Farms, LTD
Property Location: 3819 Harry Wurzbach
Acreage: 8.156
Current Land Use of site: Vacant
Adjacent Land Uses:
N: designated Public/ Institutional; occupied by church and school
E: designated Neighborhood Commercial, Open Space, Medium Density; occupied by single family
S: designated Low Density Residential; occupied by single family homes
W: designated Low Density Residential; occupied by single family homes

Issue:

LAND USE ANALYSIS:

The subject property is located along the western side of Harry Wurbach Road and is bound by Urban Crest Drive on the north, Dove Haven Drive on the south and Robin Rest Drive on the west in the Northeast Inner Loop Neighborhood Plan. Harry Wursbach serves as the eastern boundary of the neighborhood plan. The subject property is approximately 8.156 acres in size and is currently vacant. It is located along an edge of an area that is single family residential in character on the east, south and west and occupied by single family homes and a school and church to the north. The Northeast Inner Loop Neighborhood Plan designates the properties to south and west as Low Density Residential land use and the properties to the north as Public/ Institutional land use. The properties to the east which are outside the neighborhood plan are classified by the San Antonio International Airport Vicinity Plan as Neighborhood Commercial, Open Space and Medium Density Residential land use.

The neighborhood plan designates the subject property as High Density Residential land use. High Density Residential land use includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways.

The applicant is requesting to change the future land use designation for the subject property to Community Commercial land use. Community Commercial land use provides for medium intensity land use that draws its customer base from two or more neighborhoods. Community Commercial uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential use.

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

The applicant is requesting this plan amendment and associated zoning change in order to construct a community commercial development. Changing the future land use designation for the subject property would open the subject property to development that is not consistent with the area which is predominately single family residential. A Community Commercial land use at this location would provide no buffer or transition to the established single family neighborhood immediately adjacent to the south and west. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development as a place where their "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop-410 and the major intersection of Austin Highway and Harry Wurzbach Road.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Harry Wurzbach is a Secondary Arterial Type A.
Other streets: Urban Crest Dr., Dove Haven Dr. and Robin Rest are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is also a VIA bus stop at Harry Wursbach and Urban Crest Drive.
Comments: This request will add additional traffic to local streets. Community Commercial uses, as described in the plan are typically located on arterial roads near intersections or in established commercial areas.

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

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: St. Pius X Catholic Church and School, Northwood Presbyterian Church and Northwood Elementary School are adjacent and within walking distance. Garner Middle School and Oakwell Public Library are also nearby.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☒ Denial ☐ Alternate Recommendation:
Comments: Changing the future land use designation for the subject property to Community Commercial land use would open the subject property to development that is not consistent with the area which is predominately single family residential and provide no buffer or transition from a potentially intense commercial use to the established residential neighborhood. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development to become a place where a "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop 410 and the major intersection of Austin Highway and Harry Wurzbach Road.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: April 13, 2011
☐ Approval ☐ Denial ☐ Resolution Attached

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

Newspaper Publication Date of Public Hearing: 3/4/2011
No. Notices mailed 10 days prior to Public Hearing: 45 to property owners, 28 to Planning Team members and 3 to neighborhood associations.
Registered Neighborhood Association(s) Notified: Oak Park-Northwood, Oakwell Farms HOA and Wilshire Village

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011072

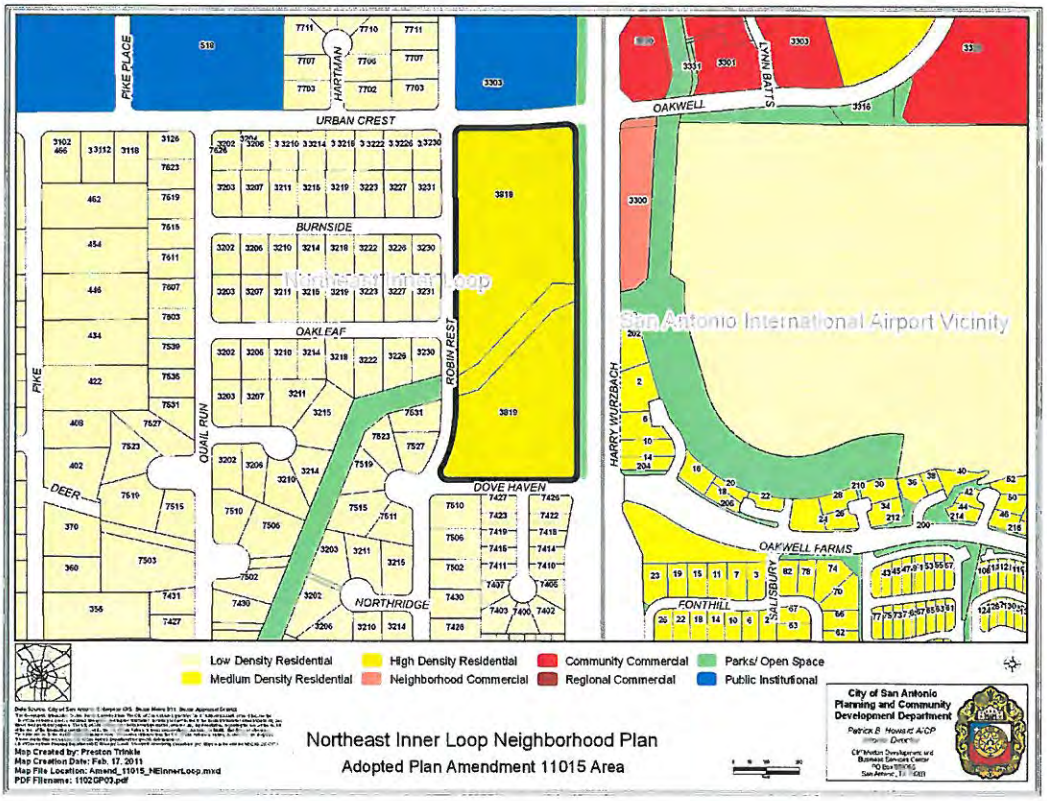
Current zoning district: O-2 Proposed zoning district: C-2
Zoning Commission Public Hearing Date: 4/19/2011
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

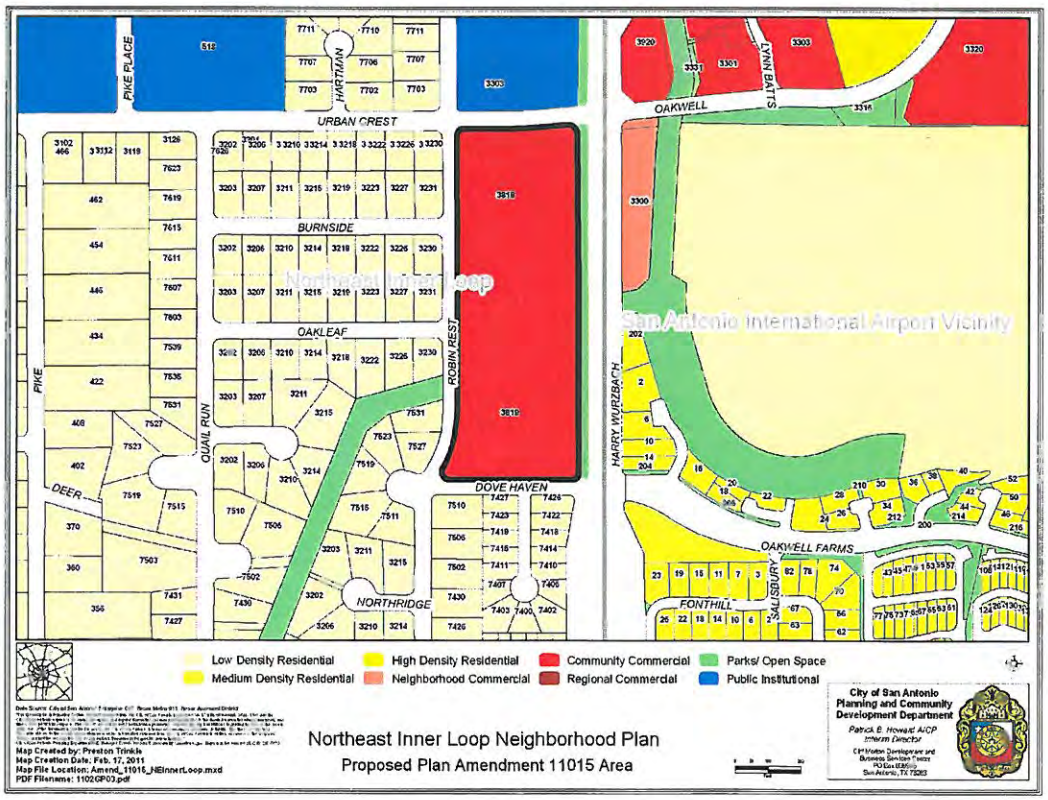
Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Robert C. Acosta	Planner	Phone No.: 201-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

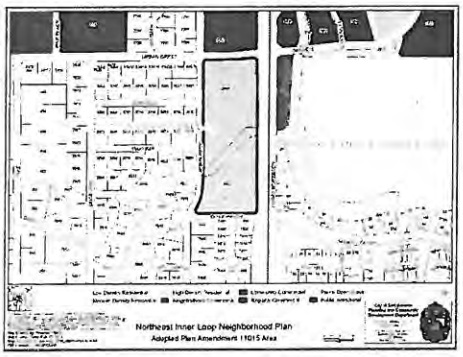
Master Plan Amendment 11015

Northeast Inner Loop Neighborhood Plan

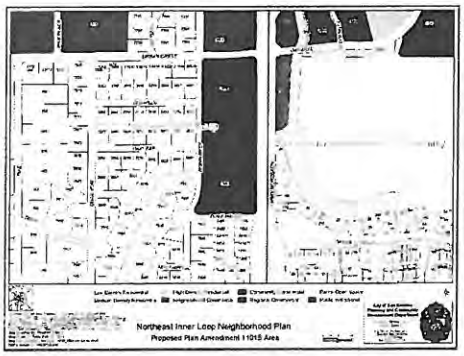
Planning Commission
April 13, 2011
Agenda Item No. 30

Amendment 11015

Plan as adopted:



Proposed amendment:



Surrounding Land Uses

Area Images

View from Harry Wurzbach

View from Robin Rest Drive

Looking South from Subject Property

Looking West from Subject Property

Staff Recommendation

Denial of the request to amend from High Density Residential land Use to Community Commercial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.156 ACRES LOCATED AT 3819 HARRY WURZBACH ROAD.

WHEREAS, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 7, 2008; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 13, 2011 and **DENIED** the amendment on April 13, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Northeast Inner Loop Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF APRIL 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

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

Council District: **3, 4, 5, 6, and 7** City Council Meeting Date: **April 21, 2011**

Item No. 31

Plan Boundaries:

N: Highway 16, Loop 1604, Culebra Road, Grissom Road, and Bandera Road
E: General McMullen, the north and east boundary of Port San Antonio, Military Dr. SW, and Pleasanton Road
S: Loop 410 and IH-35
W: Western boundary of the City of San Antonio's Extra-territorial Jurisdiction (ETJ)

Plan Area: 317 square miles
Population: Approximately 322,410 (Nielsen Company Claritas 2008 PopFacts)
Online Draft: www.sanantonio.gov/planning/wsw_sector_plan.asp

☒Planning Area Boundary – Attachment 1
☒Future Land Use Plan – Attachment 2
☒Goals and Strategies – Attachment 3

Summary:

The West/Southwest Sector Plan has been developed as part of the Comprehensive Planning Program adopted by City Council in December 2009. A summary of the plan's goals and strategies may be found in Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the area and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

At the April 13th Planning Commission meeting, staff will request a resolution from the Planning Commission to recommend to the City Council that the West/Southwest Sector Plan become a component of the City's Master Plan. A public hearing is scheduled at City Council for April 21st. Staff recommends approval.

Background Information:

The West/Southwest Sector Plan is the third Sector Plan being considered for adoption by the City of San Antonio. In total, five sector plans will be developed for adoption by the City of San Antonio to encompass the City's boundaries and its Extraterritorial Jurisdiction (ETJ). City Council adopted the North Sector Plan in August 2010 and the Heritage South Sector Plan in September 2010. The West/Southwest Sector Plan represents a partnership of work, spanning over approximately eight months, between the City of San Antonio, the West/Southwest Sector Planning Team, and community-wide stakeholders. Created by residents, businesses, neighborhood association members, community organizations, property owners, and other interested groups, the West/Southwest Sector Plan is a blueprint for action. Through the identification of values and issues, a unified vision for the future with recognized goals and strategies has been crafted. This plan organizes many of the West/Southwest Sector stakeholders ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for

implementation from the City of San Antonio, the West/Southwest Sector Plan shall be used as a guide for decision making.

Issue:

Process and Outreach

The planning effort began in September 2010 and included three public meetings, eight Planning Team meetings, and two community meetings held in the community between September 2010 and March 2011. Over 211 different individuals from the community attended one or more of the public and planning team meetings to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Community Development Department, together with area neighborhood associations, professional and community organizations and City Council Offices, worked to encourage participation in the Sector planning process. Notification of the planning process was sent to more than 300 residents, neighborhood associations, community organizations, property owners, and other interested citizens. Additionally, well over 300 emails were sent to various email lists before each meeting. In addition, the Planning and Community Development Department purchased advertisement space in La Prensa and the Southside Reporter to provide notice for all three public meeting. News releases were sent to local media regarding the public meetings. Meeting notices were published through the City's social networking sites and publications. Flyers were posted at all public libraries within the Sector. A website, www.sanantonio.gov/planning/wsw_sector_plan.asp, was created to disseminate information to the public regarding the planning process and the development of the plan document.

Planning Team meetings held in September and October gave community stakeholders the opportunity to identify values and issues in the planning area as well as area assets. Throughout the meetings, the Planning Team, stakeholders, and City Staff drafted a vision statement and goals and strategies for future desired conditions of the West/Southwest Sector. Representatives from City of San Antonio departments and partnering agencies were also given a chance to participate and contribute to the drafting of the plan components. The final stage of the planning process involved a public open house held on March 22, 2011, in which West/Southwest Sector community members and stakeholders were invited to review the draft document and submit comments and suggestions.

Coordination:

Review of the West/Southwest Sector Plan was coordinated with the following departments: Animal Care Services, Capital Improvement and Management Services, City Attorney's Office, Economic Development, Office of Environmental Policy, Fire, Grants Monitoring and Administration, Office of Historic Preservation, Housing and Neighborhood Services, Library, Metro Health, Office of Military Affairs, Parks and Recreation, Police, and Public Works. Additional review and coordination was received from: Alamo Area Council of Governments, Alamo Colleges, Bexar County, Bexar Metropolitan Water District, Lackland Air Force Base, Port San Antonio, West San Antonio Chamber of Commerce, Hispanic Chamber of Commerce, San Antonio Real Estate Council, San Antonio-Bexar County Metropolitan Planning Organization, Northside Independent School District (ISD), Edgewood ISD, Harlandale ISD, San Antonio ISD, South San ISD, Southwest ISD, San Antonio Housing Authority, San Antonio Housing Trust, Scenic San Antonio, San Antonio Water Systems, CPS Energy, Texas Parks and Wildlife, San Antonio River Authority, Texas Department of Transportation, St. Mary's University, Lone Star Rail District, Alamo RMA, and VIA Metropolitan Transit.

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

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Staff recommends APPROVAL of the West/Southwest Sector Plan and inclusion of the plan as part of the City of San Antonio Master Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 13' 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: March 25, 2011
Registered Neighborhood Associations/Home Owner Associations Notified: 25

Planning and Community Development Department Staff:

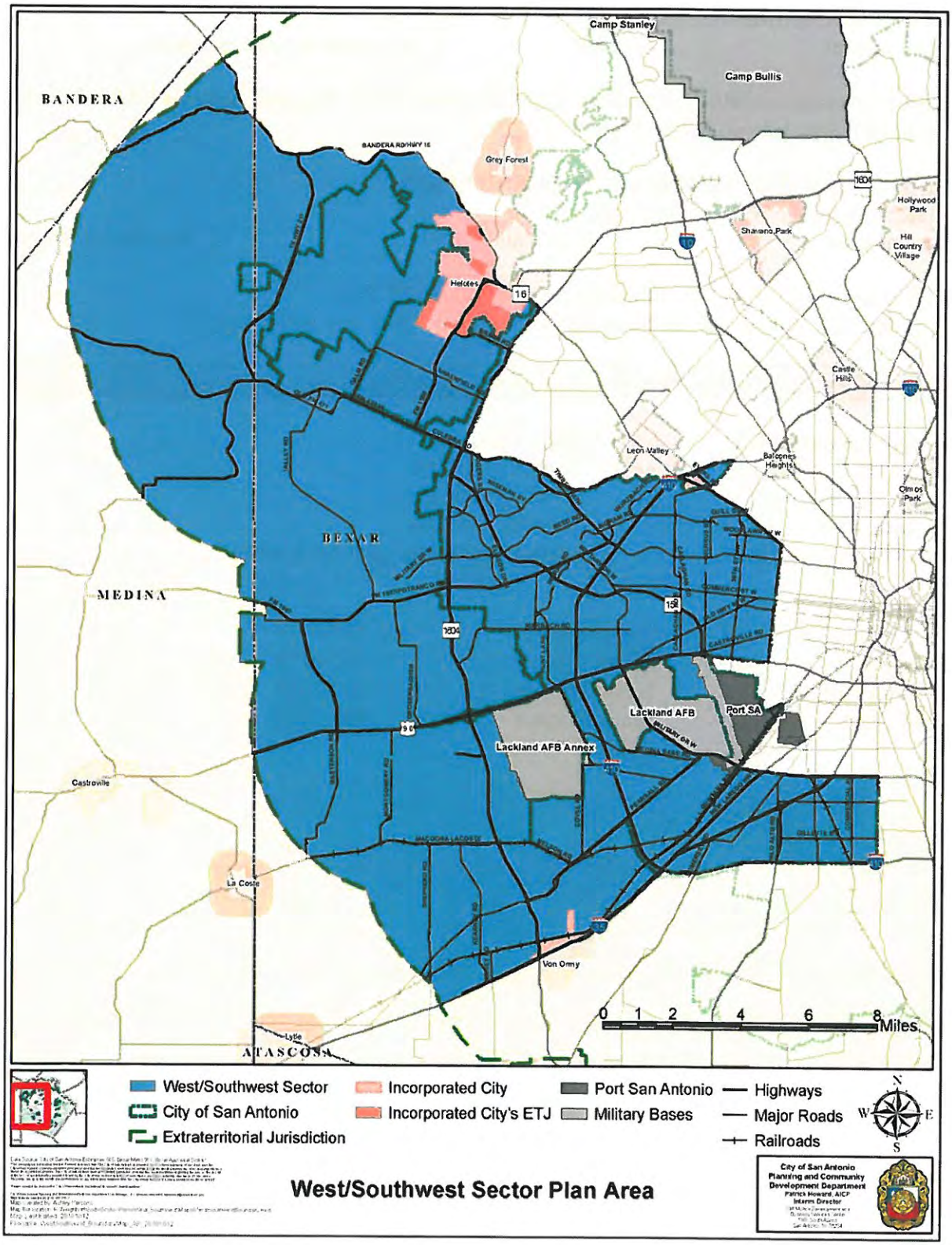
Patrick Howard, AICP,	Interim Director
Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Planning Manager
Andrea Gilles	Planning Manager
Michael Taylor, AICP	Interim Senior Management Analyst

Project Planners:

Ashley Parsons	Senior Planner	207-8187
Gary Edenburn	Senior Planner	207-0139
Richard Martinez	Senior Planner	207-7937
John Osten	Senior Planner	207-2187

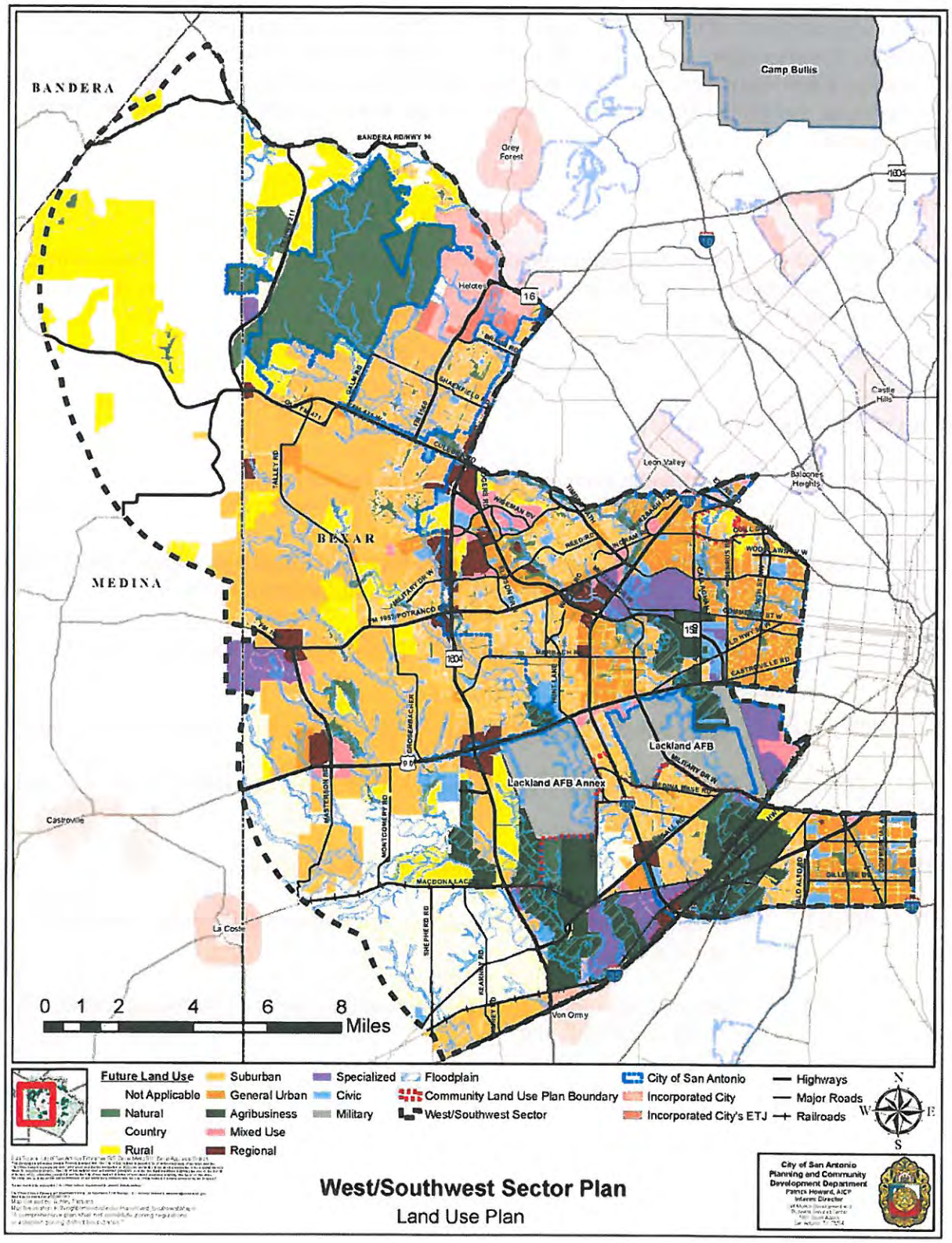
City of San Antonio Planning and Community Development Department
Plan Adoption Recommendation

Attachment 1: Planning Area Boundary



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

Attachment 2: Land Use Plan



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

Attachment 3: Vision and Goals

The Vision and Goals of the West/Southwest Sector Plan are organized around the following elements: Transportation; Utilities and Storm Water Infrastructure; Economic Development; Housing; Education; Community Services; Parks and Natural Resources; Land Use, Urban Design, and Historic Preservation; and Military Compatibility. Below are the Vision and the Goals identified for each of the elements.

VISION

The West/Southwest Sector Plan will guide development to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources – cultural, agricultural, military, historic, natural, recreational, and economic – are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow.

TRANSPORTATION GOALS

TRAN-1	Affordable alternative transportation options exist to lessen congestion, improve air quality and public health, and minimize impact on the environment
TRAN-2	Transportation planning, construction, and maintenance is coordinated with area stakeholders and public/private transportation entities
TRAN-3	Vehicular road network is well connected, efficient, and provides multiple route options
TRAN-4	Roadway design is compatible with the character of the surrounding area
TRAN-5	Pedestrian and bicycle facilities, and roadways are safe and well maintained

UTILITIES AND STORM WATER INFRASTRUCTURE GOALS

UTI-1	Watersheds are regionally managed to protect water quality, floodplains, and wildlife habitat
UTI-2	Storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution
UTI-3	Utility investments and improvements are coordinated and based on adopted land use policies

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

ECONOMIC DEVELOPMENT GOALS

ED-1	The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
ED-2	Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
ED-3	The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
ED-4	Infill and redevelopment opportunities are well planned and incentivized within Loop 410

HOUSING GOALS

HOU-1	Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
HOU-2	New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments
HOU-3	Housing is well maintained to help ensure the long-term viability of neighborhoods
HOU-4	New and existing housing incorporates green building technology to improve energy efficiency and reduce resource consumption

EDUCATION GOALS

EDU-1	Strong public schools and educational partnerships exist in the West/Southwest Sector
EDU-2	Educational and community facilities are designed to be shared by students and non-students
EDU-3	Capital improvement and maintenance projects located near schools are prioritized
EDU-4	University and college campuses expand to serve future populations while maintaining compatibility with adjacent neighborhoods
EDU-5	Quality and affordable workforce development and vocational training are encouraged and accessible

COMMUNITY SERVICES GOALS

COM-1	A network of quality, affordable health care services and facilities is conveniently located and available to all residents
COM-2	Police and emergency services provide an efficient level of service
COM-3	A variety of community gathering sites are conveniently located and accessible to all residents
COM-4	Responsible pet ownership and animal care services are promoted
COM-5	Brush and bulky items are disposed of properly and regularly

PARKS AND NATURAL RESOURCES GOALS

NR-1	Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed
NR-2	Edwards Aquifer Recharge and Contributing Zones and other groundwater sources are protected
NR-3	Parks are located within a reasonable walking distance (10-20 minutes) from every neighborhood within an urbanized area
NR-4	Linear Greenways Program continues to expand and connect communities
NR-5	Dark skies are protected to support Lackland's training missions and to decrease light pollution

LAND USE, URBAN DESIGN, AND HISTORIC PRESERVATION GOALS

LU-1	Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
LU-2	The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles
LU-3	Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community
LU-4	Scenic transportation corridors are identified and protected to preserve their cultural, aesthetic, and natural value
LU-5	Pedestrians are provided safe and accessible routes

LU-6	Tools are developed and strategies implemented so that established farms/ranches can be preserved
LU-7	Historic sites and structures are rehabilitated, maintained, preserved, and utilized to promote the area's character for years to come
LU-8	Established rural communities maintain their rural character

MILITARY COMPATIBILITY GOALS

MC-1	The mission of Lackland Air Force Base is supported and promoted
MC-2	The area around Lackland Air Force Base is revitalized and improved
MC-3	Neighborhoods around Lackland Air Force Base are safe and not unreasonably impacted by military related activities

CITY OF SAN ANTONIO

West/Southwest Sector Plan

Shaping the Future of San Antonio

Changes to the West/Southwest Sector Plan document since the last version dated March 22, 2011

Contact Info:
Ashley Parsons: 207-8187 or Ashley.Parsons@SanAntonio.gov
Gary Edenburn: 207-0139 or Gary.Edenburn@SanAntonio.gov
For information on-line, visit: **www.sanantonio.gov/planning/sectorplan**

Goal TRAN-4	*Roadway design is compatible with the character of the surrounding area*

Strategies:

TRAN-4.1 Promote context sensitive street design standards

TRAN-4.2 Promote design standards for corridors, which transition from urban to rural areas, that will preserve scenic views

TRAN-4.3 Preserve natural open spaces along corridors and parkways

TRAN-4.4 Designate and preserve historic bridges and routes

TRAN-4.5 Discourage billboards and distracting signs

TRAN-4.6 Encourage the use of Sign Master Plan Development Agreements and other sign consolidation incentives to reduce the number, height, and message area of free-standing signs

Goal TRAN-5	*Pedestrian and bicycle facilities, and roadways are safe and well maintained*

Strategies:

TRAN-5.1 Use complete street design concepts for both retrofits and new construction when and where appropriate

TRAN-5.2 Promote the construction and maintenance of pedestrian and bicycle facilities where appropriate, especially in older neighborhoods

TRAN-5.3 Ensure ADA compliance on street and sidewalk projects

TRAN-5.4 Include drainage improvements in street reconstruction projects

TRAN-5.5 Promote the timely clean up of debris from roadways (especially after a storm)

Goal UTI-2	***Storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution***	
	UTI-2.1	Ensure the natural rate of storm water flow pre-development is the same as post development
	UTI-2.2	Utilize low impact development and best management practices to minimize impervious cover
	UTI-2.3	Maintain natural drainage ways and minimize alterations of natural floodplains and stream channels where appropriate
	UTI-2.4	Increase the number of pocket parks and open spaces to provide permanent pervious cover so that rain water can percolate into the ground
	UTI-2.5	Promote the retention of existing trees on developing properties
	UTI-2.6	Discourage development within 100-year floodplain
	UTI-2.7	Foster joint planning, land acquisitions, and capital improvement projects between Bexar County and the City of San Antonio
	UTI-2.8	Increase inspections and maintenance of retention/detention areas

Goal UTI-3	***Utility investments and improvements are coordinated and based on adopted land use policies***	
Strategies:	**UTI-3.1**	Requests for expansion of Certificate of Convenience and Necessity (CCN) for sewer and water should be consistent with the West/ Southwest Sector Land Use Plan
	UTI-3.2	Include area residents in discussions regarding the expansion/ improvements of infrastructure
	UTI-3.3	Consider new funding strategies to extend utility services to existing urban and suburban residential areas that are not served by central sewer or water services
	UTI-3.4	Discourage the provision of central water and sewer systems to rural areas where it would allow for high density residential development next to established farms and ranches
	UTI-3.5	Explore the use of utility rights of way as open space, parks, and hike/ bike trails where appropriate
	UTI-3.6	Encourage placing utility lines underground where feasible to increase walkability and to provide an aesthetically pleasing environment

Figure 3-1: Land Use Plan

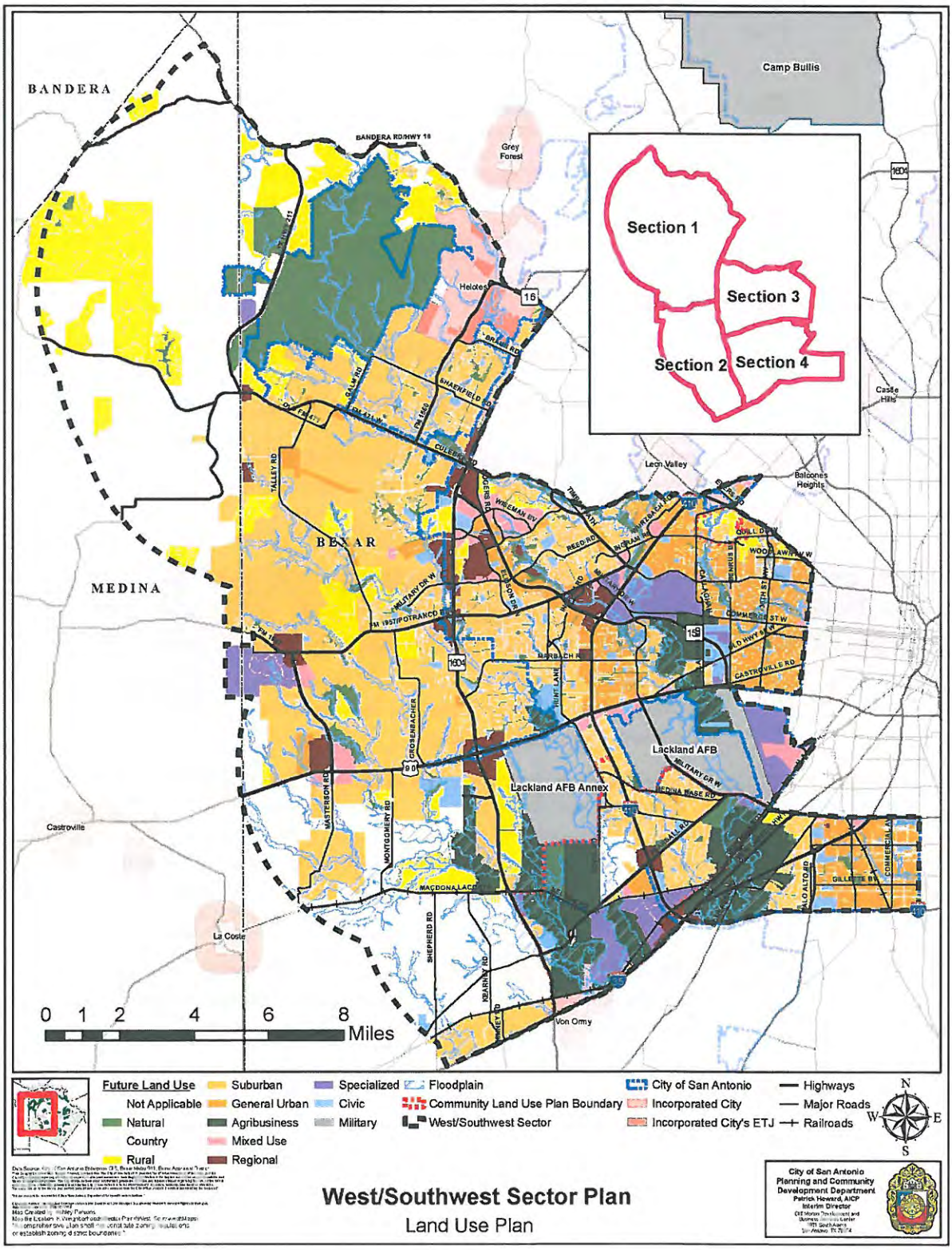


Figure 3-2: Section 1 of Land Use Plan

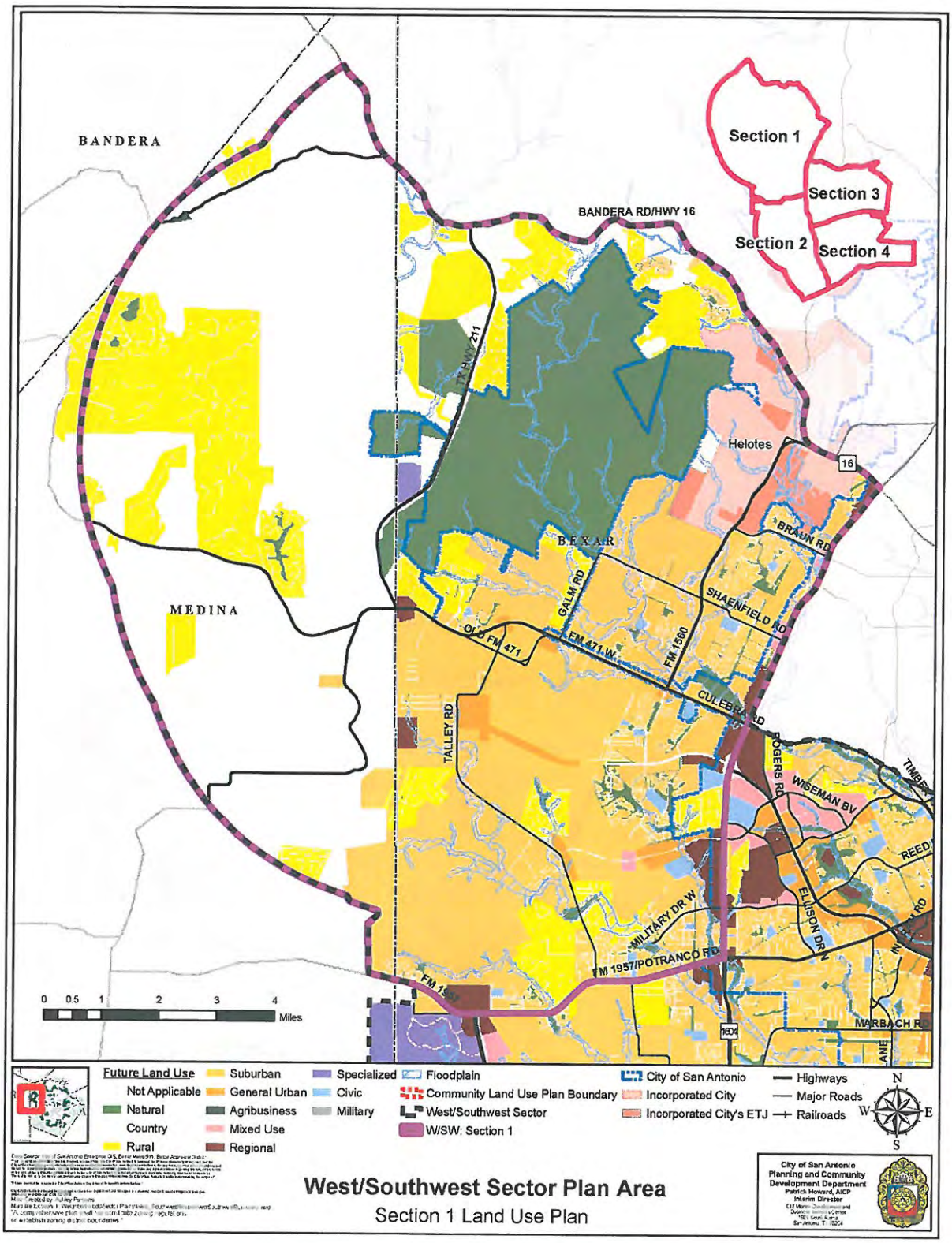


Figure 3-3: Section 2 of Land Use Plan

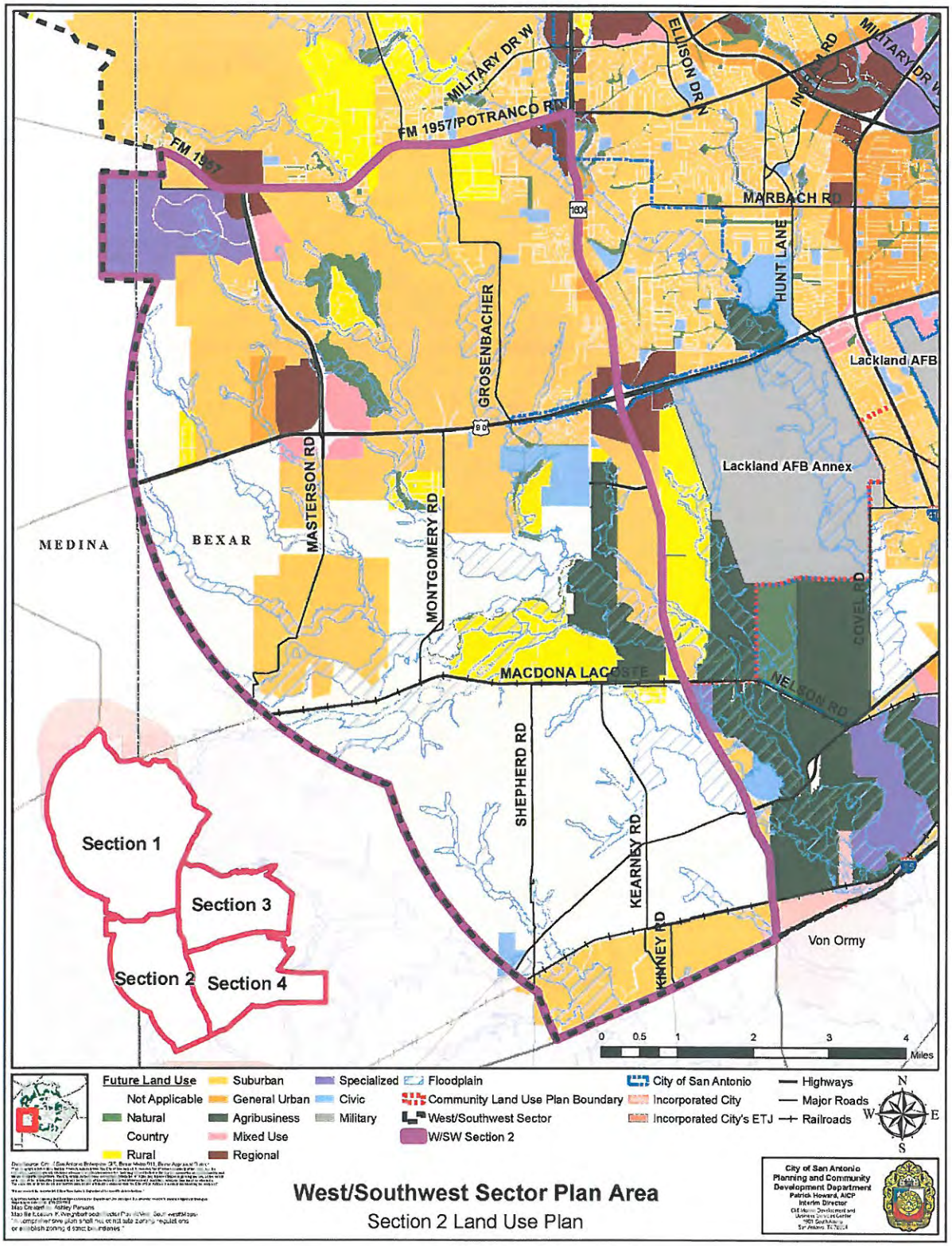


Figure 3-4: Section 3 of Land Use Plan

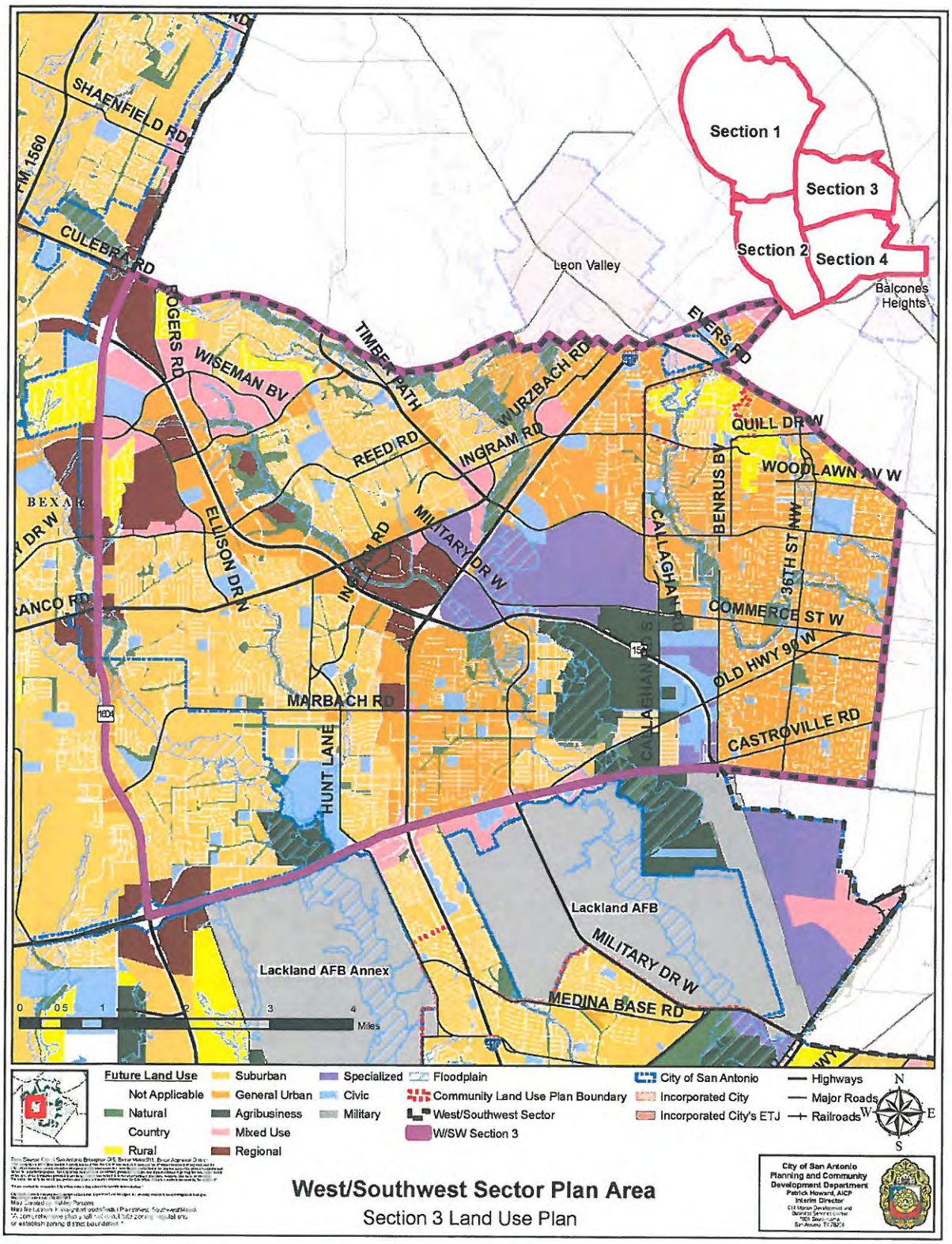
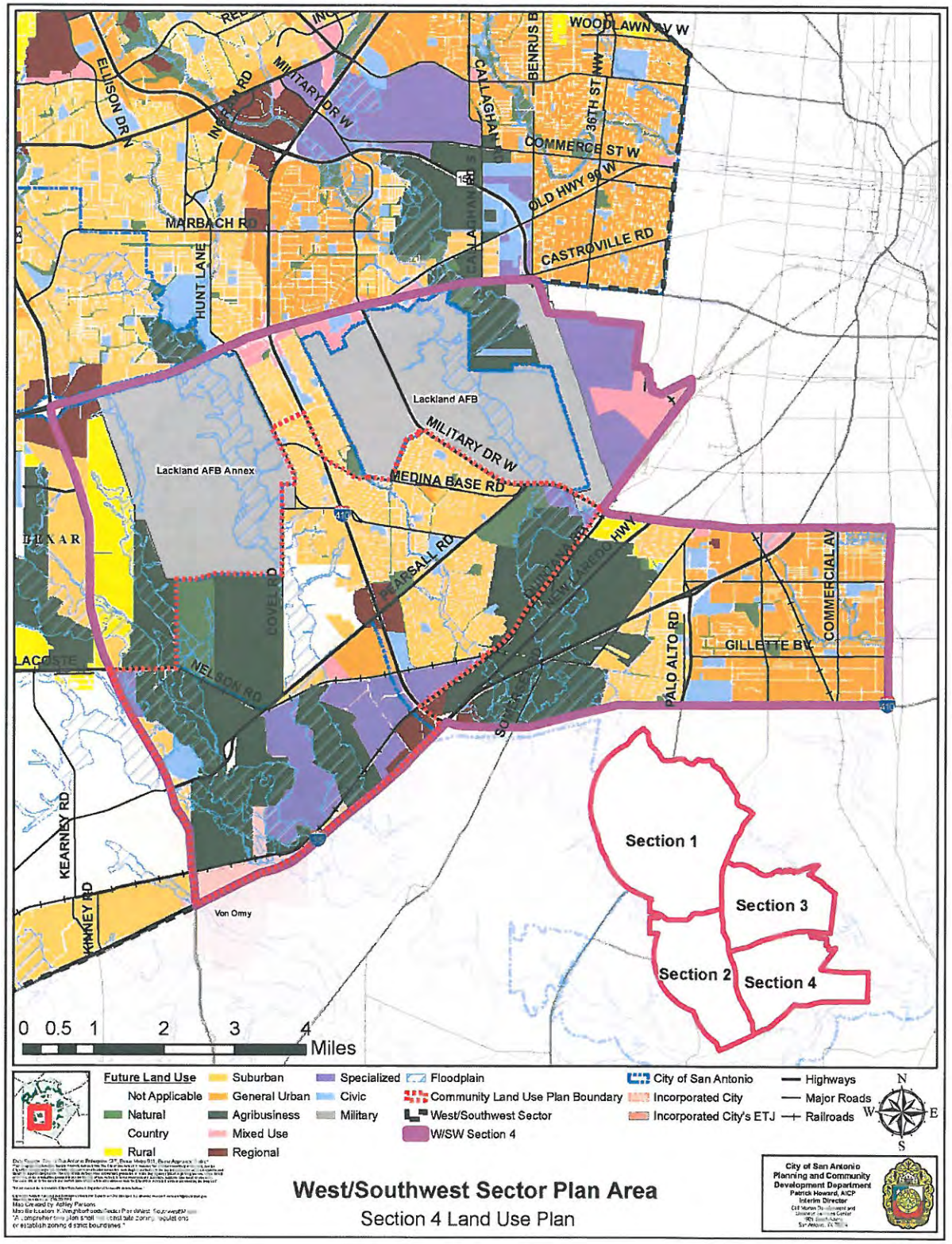


Figure 3-5: Section 4 of Land Use Plan



Community Services

Hospitals

The West/Southwest Sector is served by three hospitals. The Southwest General Hospital is located in the southeast portion of the Sector. It is a 327 bed facility offering comprehensive health care services, emergency care, and advanced medical technology services.

University Family Health Center- Southwest is part of the University Health System. Located at the eastern edge of the Sector, the facility provides family medical care, community health education, and lab, x-ray, and other allied health science services.

CHRISTUS Santa Rosa Hospital - Westover Hills, located on Highway 151 at the intersection with Westover Hills Blvd., is a full-service health care campus offering in-patient and out-patient surgeries, imaging, ICU, and 24/7 emergency care. The hospital has approximately 150 beds.

Additionally, over 40 private direct care patient facilities serve the West/Southwest Sector.

Public Health

The San Antonio Metropolitan Health District (MetroHealth) serves residents within the San Antonio City limits and the unincorporated areas of Bexar County. Metro Health focuses on preventing illness and injury, promoting healthy behaviors, and protecting against health hazards for citizens and families. Vaccine preventable diseases, food safety, healthy food and drink choices, teen pregnancy prevention, physical activity, and chronic health conditions such as asthma and diabetes are some of the areas that MetroHealth focuses on.

Clean air and water and proper sanitation, along with a host of other environmental factors, help control preventable illness. Healthy environments are critical to insuring public health. MetroHealth professionals provide expertise, guidance, surveillance, and testing to prevent environmental risks and help manage surrounding influences.

Emergency Services

The availability of emergency services is essential to residents in the West/Southwest Sector. Several emergency service districts are located within the Sector and are intended to help manage and coordinate the efficiency of service delivery. The City of San Antonio is responsible for providing emergency services within the City limits, while Bexar County and other agencies serve areas outside the City of San Antonio, including the City's Extraterritorial Jurisdiction (ETJ).

The City of San Antonio provides eight fire stations to serve the portion of the Sector within the City limits. In addition, the City's Fire Training Academy is located within the Sector and has provided regional training for departments outside of San Antonio. Six volunteer fire departments service unincorporated areas of the West/Southwest Sector: Southwest VFD, Northwest VFD, Geronimo Village VFD #1, Geronimo Village VFD #2, Geronimo Village VFD #3, and the Helotes VFD.

Police service within the City limits is managed in part by the Culebra Police Substation. County sheriffs and other support agencies are responsible for unincorporated areas of the West/Southwest Sector and may issue warrants and traffic control citations within incorporated areas.

Animal Care Services

The primary animal care facility for the City of San Antonio is located in the West/Southwest Sector area. Located off the Highway 151 access road near Old Highway 90, the facility sits on 15 acres and features more than 100 dog runs, expanded dog and cat kennels, veterinarian facilities and services, separate sick bay kennels, and special housing area for feral cats. Additionally, the shelter includes covered stalls for livestock.

Opened in 2009, the facility offers a variety of educational and informational programs for the public. Rescue, spay and neuter, lost and found, and pet adoptions are among the many services provided by the facility.

The Animal Care Services Department of the City of San Antonio is responsible for animal care services and enforcement of the Animal Control Code (Chapter 5 of the City Code). Through an inter-local agreement between the City and Bexar County, the Department receives animals considered nuisances from unincorporated areas of the County.

Code Compliance and Enforcement

The City of San Antonio's Code Enforcement Services Department is responsible for enforcing public health and safety codes within the City limits. These codes include graffiti abatement, vacant dangerous premises and structures, junked vehicles, weeded vacant lots, zoning, illegal dumping, minimum housing, unsanitary premises, and front yard parking. Other codes include water, sewer alley and right-of-way violations, water leaks or discharges of wastewater on private or public property, monthly inspections of salvage/junk yards, monitoring and enforcing materials received at salvage/ junk yard, and garage sale permits.

In addition, the Department has several community outreach programs, such as the Citizens Academy, Targeted Neighborhood Sweeps, and Extreme Targeted Sweeps.

Bexar and adjacent counties are responsible for code enforcement in unincorporated areas of the Sector.

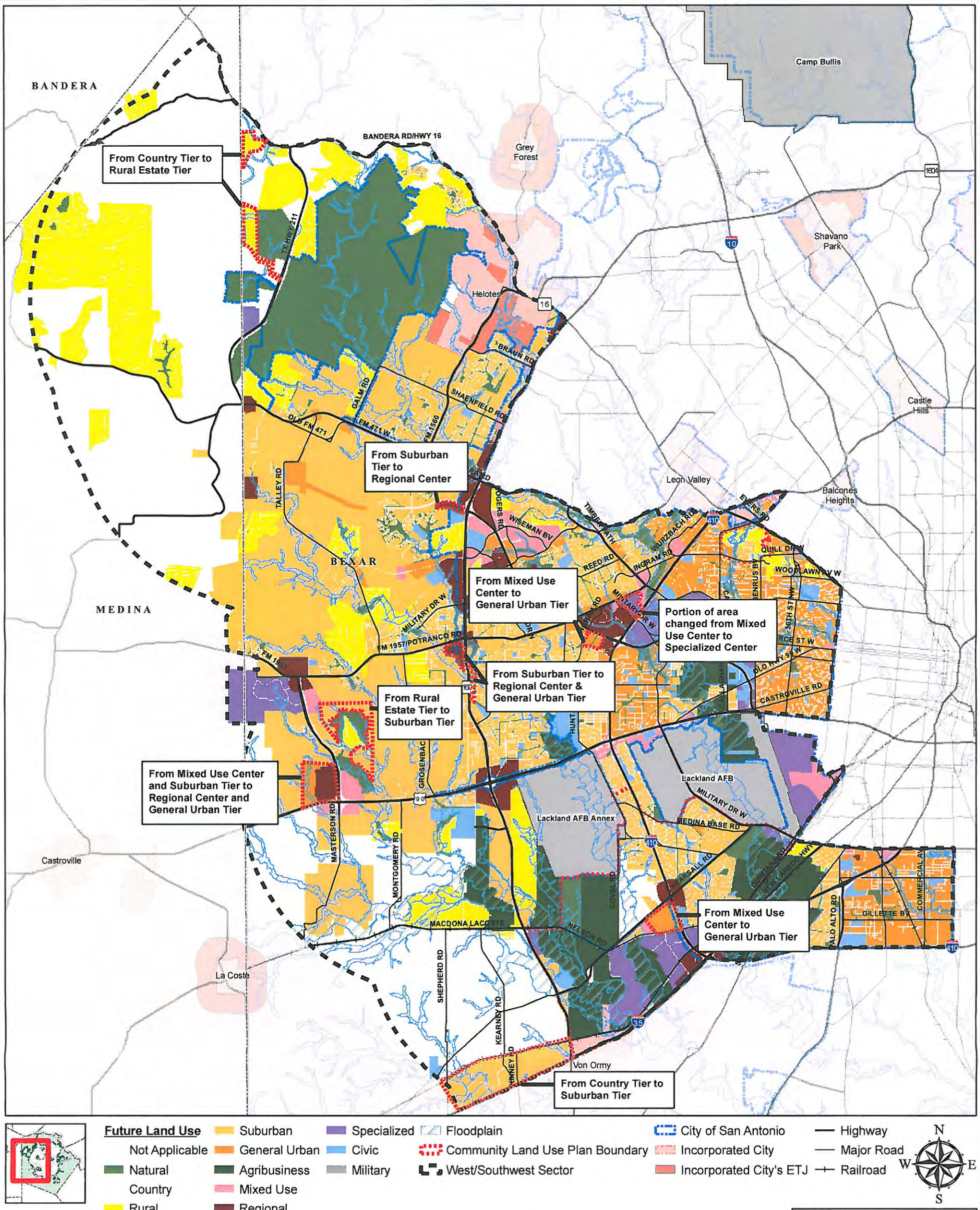
MetroHealth provides food establishment inspections, vector (mesquito) control, and environmental health services for the City of San Antonio as well as the unincorporated areas of Bexar County. Environmental health inspections include, but are not limited to, sewage discharges, water or general sanitation complaint investigations, stream pollution, and water well samples.

Libraries

The San Antonio Public Library, the City's educational arm, provides library services to the citizens of San Antonio and Bexar County. For more than 100 years, the library has been a vital center for free learning, attainment of knowledge, and cultural enlightenment. The Library supports literacy, formal and self-guided education, and business development and expansion. With 26 libraries located throughout the city, a bookmobile, and outstanding online resources, the San Antonio Public Library is as close as around the corner or the nearest computer.

The West/Southwest Sector is currently served by five public libraries, all of which are located within Loop 410, see ***Figure A-19: Community Facilities***:

- *Cortez Branch Library, 2803 Hunter Ave.*
- *Forest Hills Branch Library, 5245 Ingram Rd.*
- *Guerra Branch Library, 7978 Military Drive West*
- *Johnston Branch Library, 6307 Sun Valley*
- *Memorial Branch Library, 3222 Culebra*



Changes since March 22, 2011

Land Use Components

Land Use Category	Land Uses
Natural Tier Related Zoning Districts RP, G	RESIDENTIAL: None NON-RESIDENTIAL: Limited Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses SUMMARY: The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation
Country Tier Related Zoning Districts RP, FR	RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; served by well water and septic systems; lots greater than 10 acres NON-RESIDENTIAL: Agriculture, Commercial Generally: Outlying areas with farms or ranches that produce, process, and/or distribute agricultural products and/or livestock. Also includes farmer markets, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate LOCATION: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.
Rural Estate Tier Related Zoning Districts RP, RE, R-20, O-1, NC, C1, RD	RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; served by central water and septic systems; lots greater than 1/2 acre. NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.
Suburban Tier Related Zoning Districts 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 (Conservation Subdivision), UD	RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadplex); town homes, garden homes, and condominiums NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.
General Urban Tier Related Zoning Districts 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	RESIDENTIAL: Medium to High Density Generally: Small tract detached single family, Multifamily including apartments, quadplexes, triplexes, duplexes, and town homes (condominiums) NON-RESIDENTIAL: Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.
Urban Core Tier Related Zoning Districts D, FBZD, TOD, MXD, MPCD	RESIDENTIAL / NON-RESIDENTIAL: Mixed Use Generally: High density detached, attached multifamily, such as mid to high rise apartment buildings, lofts, condos. Mixed use blocks and buildings with a high concentration of attached office, hotels, and retail/services in mid to high rise buildings are appropriate. LOCATION: The Urban Core serves a mix of residential and commercial uses. The compatibility of these uses in a dense urban environment is dependent upon the urban design of the buildings and the public realm. The street pattern should be conducive to pedestrians, bikes, cars, and have appropriate access for commercial vehicles. In this environment, the form of the development takes precedence over the location of the use.
Agribusiness Tier Related Zoning Districts FR, I-1, MI-1, BP, L, RP, L	RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate. NON-RESIDENTIAL: Agriculture and Light Industry Generally: Isolated areas where businesses that produce, process, and/or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Land Use Category	Land Uses
Mixed Use Center Related Zoning Districts MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2 C-2P, UD, FBZD, TOD, MXD, MPCD	RESIDENTIAL: Very High Density Generally: High density detached, mid to high rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.
Regional Center Related Zoning Districts MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P C-3, UD	RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; mid to high rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Regional Commercial, Office Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.
Specialized Center Related Zoning Districts O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD	RESIDENTIAL: None NON-RESIDENTIAL: Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services LOCATION: Heavy industrial uses should be located near expressways, arterials, and railroad lines. This use is not compatible with residential uses. Business/office park uses should take the form of a cohesive campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.
Civic Center 	RESIDENTIAL: Generally: Dormitories and/or student housing NON-RESIDENTIAL: Office, Educational, Governmental, Religious Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations
Military Center Related Zoning Districts MR	RESIDENTIAL: Generally: Permanent or temporary housing for military personnel and civilians on military installations NON-RESIDENTIAL: Generally: Federal or state military installations and uses associated with military readiness and related military services and offices
Military Influence Overlay Related Zoning Districts MLOD, MSAO	RESIDENTIAL: Generally: Compatible Development Guidelines will be established for the Overlay NON-RESIDENTIAL: Generally: Compatible Development Guidelines will be established for the Overlay

West/Southwest Sector -

Planning Commission Public Hearing

April 13, 2011

Item No. 31

CITY OF SAN ANTONIO

West/Southwest Sector Plan

Shaping the Future of San Antonio

Comprehensive Planning Program

LEVEL ONE:
CITYWIDE MASTER PLANS
(e.g. Master Plan Policies, Major Thoroughfare Plan)

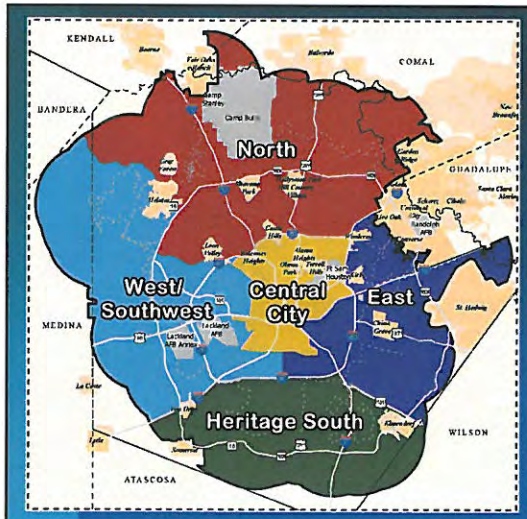
LEVEL TWO:
LARGE AREA SECTOR PLANS
Growth Strategies for Large Areas
(e.g. 50-400 square miles)
(e.g. North Sector Plan)

LEVEL THREE:
NEIGHBORHOOD AND COMMUNITY PLANS
(e.g. United Southwest)

LEVEL FOUR:
COMMUNITY DEVELOPMENT PROJECT PLANS
(e.g. Reinvestment Plans)

Sector Planning Background

- Five sector plans
  - General plan for future growth and redevelopment, benefiting regional coordination
- Provides guidance where Community or Neighborhood Plans do not exist
- Focuses on areas within the City of San Antonio limits and the City's ETJ

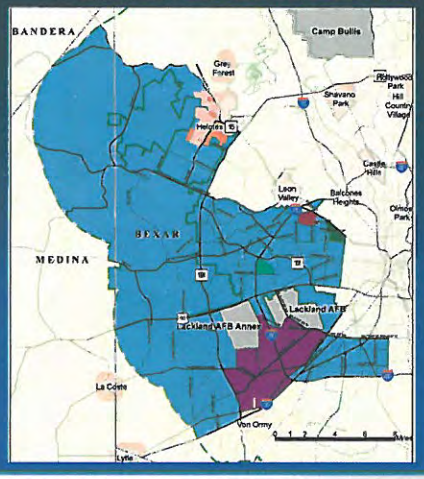


Sector Plan Areas

Boundaries:

- Community and Neighborhood Plans
- Registered neighborhood associations
- Natural edges such as major roads and arterials
- Areas that have similar development pattern

West/Southwest Sector Boundary



Boundaries:

- North: Hwy 16, Culebra, & Grissom
- East: General McMullen, east boundary of Port SA, & Pleasanton
- South: Loop 410 & IH-35
- West: CoSA ETJ boundary

Public Involvement Process

- Planning Team Meetings (8) - 66 Member Team
- Public Meetings (3)
  - Flyers (3)
  - Emails (350 + per meeting)
  - Twitter Postings (4)
  - Facebook Postings (4)

- Community Organization Meetings (2)
- Website (continually updated throughout process)
- 45 Member Technical Committee
- Planning Commission Briefings/Hearings (3)
- Press Releases (4)
- Television coverage by Media

Sector Plan Document Outline

Foreword

Chapter 1: Planning Into Practice

Chapter 2: Sector Planning Area

Chapter 3: Elements

Transportation; Utilities & Storm Water Infrastructure; Housing; Economic Development; Parks & Natural Environment; Education; Community Services; Land Use, Urban Design, and Historic Preservation; Military Compatibility

Chapter 4: Neighborhood & Community Plans

Chapter 5: Action Plan

Appendix

West/Southwest Sector Vision

- The West/Southwest Sector Plan will guide development to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources – cultural, agricultural, military, historic, natural, recreational, and economic – are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow

Summary of Goals

- Transportation
  - Affordable alternative transportation
  - Well connected & efficient roadway network
- Utilities and Storm Water Infrastructure
  - Regionally managed watersheds
- Economic Development
  - Economically sustainable community
  - Strong business activities at commercial nodes
  - Well planned & incentivized development opportunities inside Loop 410
- Housing
  - Diverse and well maintained housing stock
  - Developments locate near existing schools, facilities & infrastructure
- Education
  - Strong public schools
  - Shared educational & community facilities
  - University & college campuses serve future populations

Summary of Goals (cont.)

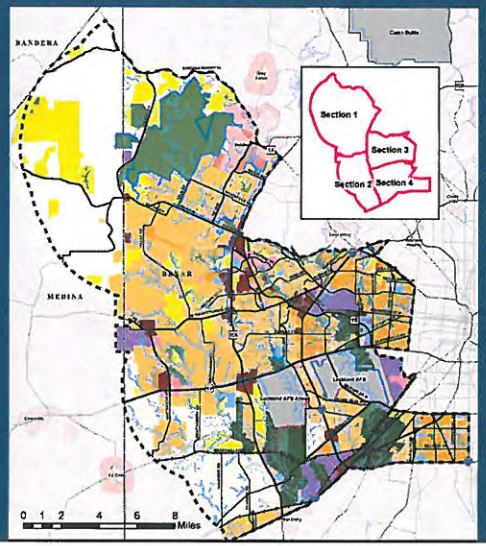
- Community Services
  - Quality, affordable network of health care services
  - Efficient level of police & emergency services
- Parks & Natural Resources
  - Sensitive environmental features preserved
  - Groundwater sources protected
  - Every neighborhood within urbanized area has access to parks
- Land Use, Urban Design, & Historic Preservation
  - Compatible & appropriate adjacent land uses
  - Built environment that promotes healthy lifestyles & supports locally grown food initiatives
  - Pedestrian oriented environments
- Military Compatibility
  - Lackland AFB supported

West/Southwest Sector Land Use

- Provides framework for future development

Tiers	Centers
Natural Tier	Mixed Use Center
Country Tier	Regional Center
Rural Estate Tier	Specialized Center
Suburban Tier	Civic Center
General Urban Tier	Military Center
Urban Core Tier	
Agribusiness Tier	

West/Southwest Sector Land Use Plan



Staff Recommendation and Next Steps

- Recommend the West/Southwest Sector Plan be forwarded to City Council for adoption as a component of the City's Comprehensive Master Plan
- City Council Public Hearing: April 21, 2011

RESOLUTION NO. _____

RECOMMENDING THE WEST/SOUTHWEST SECTOR PLAN, AN APPROXIMATELY 317 SQUARE MILE AREA BOUNDED BY HIGHWAY 16, LOOP 1604, CULEBRA ROAD, GRISSOM ROAD, AND BANDERA ROAD TO THE NORTH; GENERAL MCMULLEN, THE NORTH AND EAST BOUNDARY OF PORT SAN ANTONIO, MILITARY DR. SW, AND PLEASANTON ROAD TO THE EAST; LOOP 410 AND IH-35 TO THE SOUTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION WESTERN BOUNDARY TO THE WEST TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the West/Southwest Sector Plan and found the 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

WHEREAS, a public hearing was held on April 13, 2011.

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

SECTION 1: The West/Southwest Sector Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF April 2011.

Approved:

_____
Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

West				
Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 6	West Pointe Gardens - Unit II	WPGL, LLC	Lloyd Moddy	
5B & 7	Onefre		Jose Elicio Montoya	
5C & 8	River Rock Ranch Gass, P.U.D.		Diana Suzanne Brooks-Gass	
5D & 9	Reserve at Lost Creek Unit 1A, Envlave	Pulte Group	Trey Marsh	
5E & 10	KB Kitty Hawk	KB Home Lone Star, Inc.	Joseph C. Hernandez	
11	Army Residence Community	Army Residence Community	Bruce W. Chittenden	
12	Kinder Parkway, Unit - 3	SA Kinder Ranch No. 1, LTD.	Lloyd A. Denton, Jr.	
13	Two Creeks, Unit - 10 PUD	Bitter/Two Creeks Phase V, Ltd.	Lloyd A. Denton, Jr.	
14	Northeast Crossing TIF, Unit - 14A	Neighborhood Revitalization Initiative, Ltd.	Gordon Hartman	
15	Miguels Somerset Place		Miguel Gonzalez	
16	Bulverde Road North	Bulverde Marketplace Partners, Ltd.	Jack Braha	
17	Alamo Ranch - Unit 19B-2	Continental Homes of Texas, L.P.	Chris Lindhorst	