



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

PLANNING COMMISSION AGENDA
☞ August 14, 2013 ☞
2:00 P.M.

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

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call
4. Citizens to be heard

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

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

City Budget

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2014 – FY 2019 Proposed Capital Improvement Plan. (Presented by Maria Villagomez, Director, Office of Management & Budget and Michael Frisbie, Director, Capital Improvements Management Services)

Plats

6. **070327:** Request by BHA Financial, L.P., request to **rescind** the approval of Plat 070327, Lindsay Ranch Unit 1A Subdivision. The subject property is located on the west side of Foster Road, north of F.M. 1346. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
7. **070418:** Request by BHA Financial, L.P., request to **rescind** the approval of Plat 070418, Lindsay Ranch Unit 1B Subdivision. The subject property is located on the west side of Foster Road, north of F.M. 1346. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
8. **120092*:** Request by Tivoli, S.A., LLC., for approval of a major plat to replat and subdivide a 40.628 acre tract of land to establish the **Clementson Ranch Unit 4 PUD** Subdivision, generally located east of Blanco Road, south of Clementson Drive. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
9. **120289*:** Request by Bitterblue – Two Creeks North, LTD., for approval of a major plat to subdivide a 23.07 acre tract of land to establish the **Two Creeks, Unit-11 (Enclave)** Subdivision, generally located west of IH 10; north of Boerne Stage Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **120315*:** Request by Bitterblue – Two Creeks North, LTD., for approval of a major plat to subdivide a 22.29 acre tract of land to establish the **Two Creeks, Unit-12 (Enclave)** Subdivision, generally located west of IH 10; north of Boerne Stage Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **120363:** Request by Habitat for Humanity of San Antonio, Inc., for approval of a major plat to replat and subdivide a 5.194 acre tract of land to establish the **Cornerstone Village** Subdivision, generally located east of General Hudnell, north of Calle Del Sol. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **120430*:** Request by IH-10 Partners, Ltd., for approval of a major plat to subdivide a 26.27 acre tract of land to establish the **Ridge Creek, Unit-2A (PUD)** Subdivision, generally located south of the intersection of Nichols Pass and Nichols Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **130010:** Request by K/T Tx Holdings, L.L.C., for approval of a major plat to replat a 0.384 -acre tract of land to establish the **Uptown Modern Subdivision (IDZ)**, generally located northwest of the

intersection of Dewey Place and Ogden, **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

14. **130029:** Request by Armadillo Construction Company, LTD., for approval of major plat to replat and subdivide establish a 32.667 acre tract of land to establish the **Wolf Creek Subdivision, Unit 5 and 6B**, generally located northeast of the intersection of Marbach Road and Big Wolf Creek, **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
15. **130030:** Request by Armadillo Construction Company, LTD., for approval of a major plat to replat and subdivide a 7.916-acre tract of land to establish the **Windfield Unit 7R** Subdivision, generally located southeast of the intersection of Foster Fields and Penta Fields. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
16. **130056*:** Request by S.A. Hardy Oaks LP, for approval of a major plat to replat and subdivide a 24.487-acre tract of land to establish the **Terra Bella Subdivision Unit 4A PUD**, generally located west of the intersection of Prestige Drive and Viendo Point. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
17. **130099:** Request by Wal-Mart Real Estate Business Trust, for approval of a major plat to replat and subdivide a 28.665-acre tract of land to establish the **Walzem Shopping Center** Subdivision, generally located at the southwest corner of F.M. 1976 (Walzem Road) and Parkcrest Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
18. **130264:** Request by Milestone Potranco Development, Ltd., for approval of a major plat to subdivide a 11.08 acre tract of land to establish the **American Lotus Subdivision Unit-3**, generally located south of the intersection of Poppy Sands and Smoky Fennel. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
19. **130500:** Request by Beth A. Muench, for approval of a minor plat to replat a 0.2512 acre tract of land to establish the **Building Setback Line Plat of La Villa Subdivision**, generally located southeast of the intersection of Buckwheat and Uhr Lane. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
20. **130515:** Request by Erik K Weitzel and Shari Mao, for approval of a minor plat to replat a 0.253 acre tract of land to establish the **Terrell Heights, Unit 3 BSL**, located west of Chevy Chase Drive and Covington Drive. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Alternative Pedestrian Plan (APP)

21. **13.00001*:** Request by Bitterblue Inc., for approval of **Shavano Highlands Alternative Pedestrian Plan**, generally located northeast of the intersection of NW Military Highway and Loop 1604. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD) Plans

22. **08-004C***: Request by SA Kinder Ranch No. 1, LTD., for approval of **Kinder Northeast PUD Plan** (major amendment), generally located southwest of Obst Road and west of Bulverde Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
23. **13-00001***: Request by GKH Developments, Ltd., for approval of **Dominion Unit 13-A PUD Plan**, generally located south of the intersection Dominion Drive and Westcourt Lane. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
24. **13-00003***: Request by Shavano Rogers Ranch No. 3, LTD, for approval of **Shavano Highlands Units 1 and 2 P.U.D. Plan**, generally located north of Loop 1604 and East of Shavano Ranch. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transaction

25. A request by Capital Improvements Management Services for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 8,346 square feet (.1916 acres) located in NCB 15708 for the construction of a cul-de-sac to accommodate emergency vehicle turn-around, due to the closure of Viewcrest Road at Higgins Road. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services).

Comprehensive Master Plan Amendments

26. **PA 13040**: A request by Mario Elizondo, Jr., for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately .075 acres of land out of NCB 1937, Block 35, located on a portion of 1633 West Kings Highway from “Medium Density Residential” to “Neighborhood Commercial”. **Staff recommendation: Denial.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
27. A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately nine (9) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA). The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. **Staff recommendation: Denial as requested by the applicant, but approval of an alternate recommendation.** (Rudy Nino, Jr., AICP, Planning Manager, (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning and Community Development)

Other Items

28. Approval of the minutes for the July 24, 2013 Planning Commission meeting.
29. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
30. Adjournment.

Agenda Item #5

City Budget



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

070327

Project Name:

Lindsay Ranch Unit 1A

Applicant:

Norman Dugas

Representative:

Pape-Dawson Engineers, Inc., c/o Jon
Adame, P.E.

Owner:

BHA Financial, L.P.

Staff Coordinator:

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

Property Address/Location:

On the west side of Foster Road,
north of F. M 1346

MAPSCO Map Grid (Ferguson):

619 D4

Tract Size:

36.02 acres

Council District:

ETJ

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 070327, Lindsay Ranch Unit 1A. The applicant proposes to change the use of the property from residential to industrial to be consistent with the neighborhood pattern within the area.

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 070327 was approved by the Planning Commission on January 9, 2008. Furthermore, a three year time extension was granted by the Planning Commission on January 12, 2011.

ATTACHMENTS

1. Plat
2. Rescind request letter



LOCATION MAP
NOT TO SCALE

NOTE:
THE STRIPES 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.

UNPLATTED
80.23 ACRES
OWNER: FOSTER RIDGE DEVELOPMENT, INC.
(VOL. 12310, PGS. 1042-1047 D.P.R.)

J.J. SANCHEZ
SURVEY NO. 34, ABSTRACT 665
COUNTY BLOCK 5100

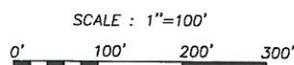
LEGEND
ELEC = ELECTRIC
TELE = TELEPHONE
CABLE = CABLE TELEVISION
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.A.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
5' ESMT. = 5' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
7' ESMT. = 7' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
10' ESMT. = 10' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
11' ESMT. = 11' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
14' ESMT. = 14' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
C.V. ESMT. = CLEAR VISION EASEMENT

PLAT NO. 070327

SURVEYOR'S NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1883 FROM SIX TIE BEARS COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE LINE OF THE OFFICIAL PUBLIC RECORDS IN VOLUME 12310, PAGES 1042-1047 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDEI) BASED ON NAD 83 (CORSEAS).
4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BOUNDING THE PROPERTY.

C.P.S. NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, HOULINGS 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, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY GPS MONITARY LOGS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED 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 OR 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 SAID LOTS ARE SERVED ONLY BY NEAR 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.



NOTE: LOTS DESIGNATED WITH THE SYMBOL (circle with a dot) SHALL HAVE THE STANDARD CONSTRUCTION WITH A FINISH GRADE PER CURRENT AIA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THE CRITERIA AS GIVEN ON THE ENGINEER'S CONSTRUCTION PLANS FOR THIS SUBDIVISION.

UNPLATTED
80.23 ACRES
OWNER: FOSTER RIDGE DEVELOPMENT, INC.
(VOL. 12310, PGS. 1042-1047 D.P.R.)

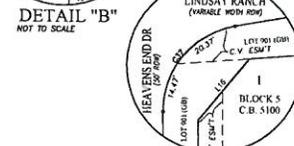
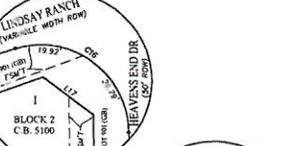
J.J. SANCHEZ
SURVEY NO. 34, ABSTRACT 665
COUNTY BLOCK 5100

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

NOTE FOR PROPOSED CONTOURS: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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



IF LOTS 20 THRU 30, BLOCK 2 ARE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 482890333C, DATED FEBRUARY 15, 1995, A FIRM FLOOD INSURANCE STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS CONFORMANT WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE FLOODPLAIN STUDY. THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. THE FLOORPLAN ELEVATION FOR THE 100 YEAR FLOODPLAIN HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA. INSURING NO 100 YEAR FLOODPLAIN DISBURSEMENT ON THE ABOVE LOTS. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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 _____ DAY OF _____ A.D. 20____. EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

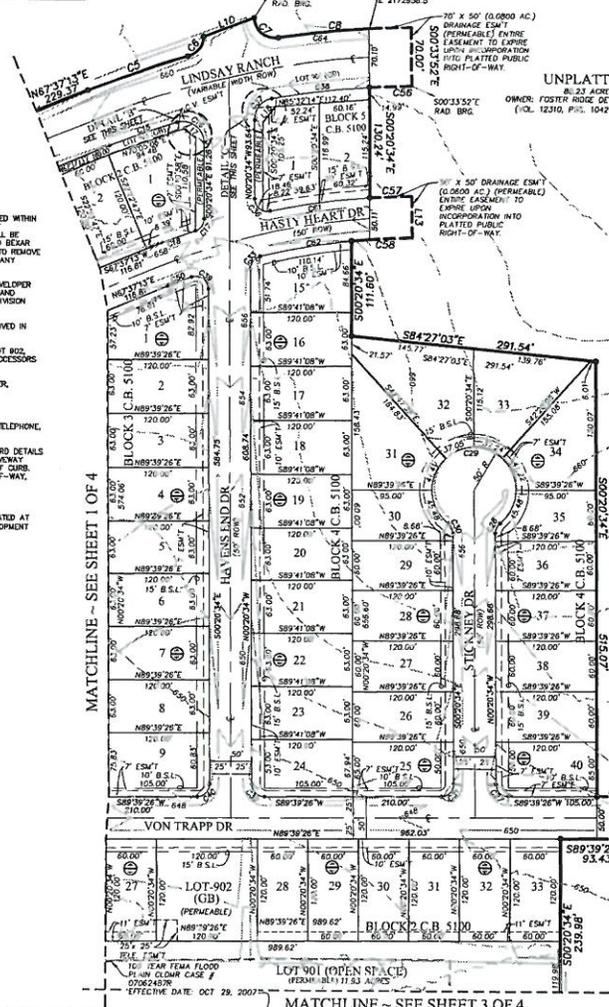
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ DEPUTY



OWNER/DEVELOPER:
FOSTER RIDGE DEVELOPMENT, INC.
14502 BROOK HOLLOW, SUITE 5
SAN ANTONIO, TEXAS 78232

SUBDIVISION PLAT OF
LINDSAY RANCH UNIT-1A

BEING A 36.02 ACRE TRACT OF LAND OUT OF AN 80.23 ACRE TRACT CONVEYED TO FOSTER RIDGE DEVELOPMENT, INC., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12310, PAGES 1042-1047 AND OUT OF A 158.013 ACRE TRACT OF LAND CONVEYED TO GEORGE C. VAUGHAN AND SONS, INC. RECORDED IN VOLUME 7977, PAGES 808-810 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 34, ABSTRACT 665, COUNTY BLOCK 5100 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF LINDSAY RANCH UNIT 1-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. 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

SHEET 2 OF 4

- GENERAL NOTES:**
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPES 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 IMPERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 2. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 3. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETCLOSURE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.
 4. THE MAINTENANCE OF GREENBELT AND OPEN PERMEABLE SPACES, LOT 900, BLOCK 2 & 5, AND LOT 902, BLOCK 2, SHALL BE THE RESPONSIBILITY OF THE LINDSAY RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 5. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN, AND CABLE T.V. EASEMENT.
 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINISHED ADJACENT GRADE.
 7. LOTS 801 & 802 BLOCK 2, AND LOT 801 BLOCK 5 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE, TV, SANITARY SEWER, WATER, AND GRADE EASEMENTS.
 8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICE LINES AND STREET STORM WATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROPOSED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
 9. ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.
 10. THE MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

STATE OF TEXAS
COUNTY OF BEXAR

13 JUN 12 AM 11:22
RECEIVED
COUNTY CLERK'S OFFICE

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: FOSTER RIDGE DEVELOPMENT, INC.
DULY AUTHORIZED AGENT

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

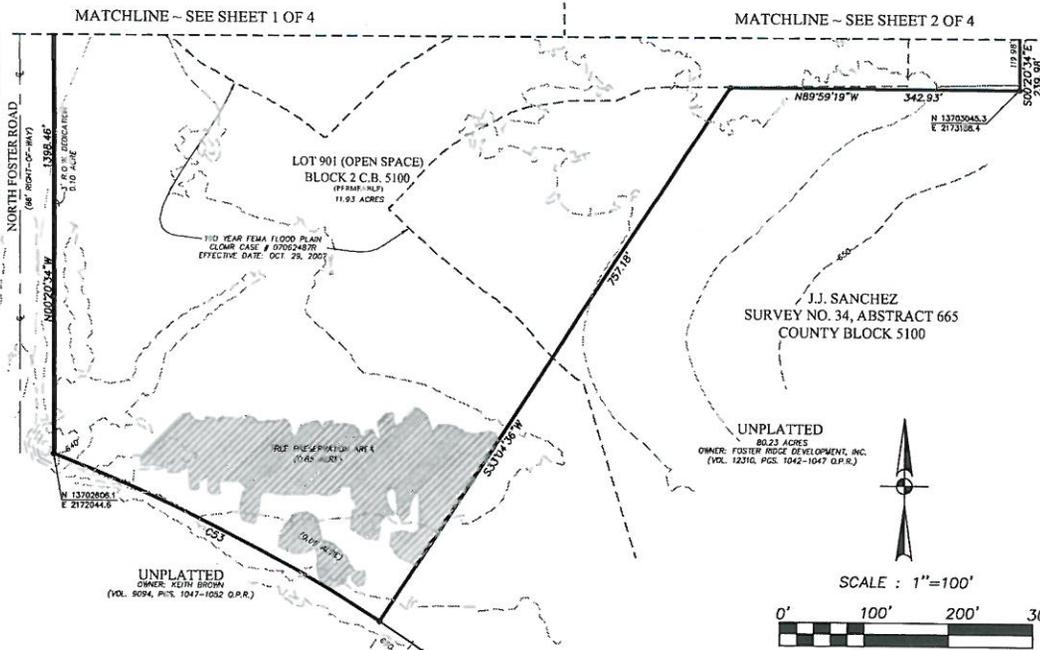


381 EAST BRADLEY | SAN ANTONIO, TEXAS 78204 | PHONE: (512) 382-0000 | FAX: (512) 382-0490



LOCATION MAP NOT TO SCALE

- GENERAL NOTES**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS WHICH WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH WOULD INTERFERE WITH THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 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 SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - 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.
 - THE MAINTENANCE OF GREENBELT AND OPEN PERMEABLE SPACES, LOT 901, BLOCK 2 AND LOT 902, BLOCK 3, SHALL BE THE RESPONSIBILITY OF THE LINDSAY RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - OPEN SPACE SHALL BE DESIGNED AS VARIABLE WIDTH DRAINAGE, ELECTRIC GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN, AND CABLE T.V. EASEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
 - LOTS 901 & 902 BLOCK 2, AND LOT 903 BLOCK 3 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.
 - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICES LINES AND STREET STORM WATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT IS LOCATED TO THE RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
 - ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.
 - THE MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1" HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.



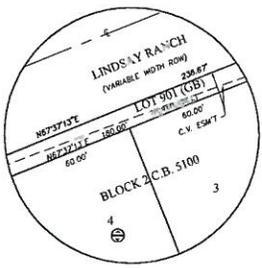
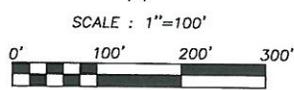
- SURVEYOR'S NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1883 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE WEST LINE OF THE 80.23 ACRE TRACT RECORDED IN VOLUME 12310, PAGES 1042-1047 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDC) BASED ON NAD 83 (CORSEM).
 - THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS SURROUNDING THE PROPERTY.

C.P.S. NOTE:

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

- ANY OPEN MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED IN SA 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.
- THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER OR GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- LEGEND**
- ELEC = ELECTRIC
 - TELE = TELEPHONE
 - CATV = CABLE TELEVISION
 - ESM = EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - F.I.R. = FOUND 1/2" IRON ROD
 - N.C.B. = NEW CITY BLOCK
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.A.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - PAID. BRO. = PAID BROTHERHOOD BEARING
 - 5' ESMT. = 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - 7' ESMT. = 7' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - 10' ESMT. = 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - 14' ESMT. = 14' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - C.V. ESMT. = CLEAR VISION EASEMENT
 - TR = TREE PRESERVATION AREA



DETAIL "A" (FROM SHEET 1 OF 4)

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.

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

NOTE FOR PROPOSED CONTIGUOUS: CONTIGUOUS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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.

*LOTS 901, 902, 903, BLOCK 2 & 3 ARE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 40020C0002E, DATED FEBRUARY 15, 2004. A FEMA FLOOD FLOORPLAN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LDMR) HAS BEEN ISSUED BY FEMA INDICATING AN 100 YEAR FLOODPLAIN DISCREPANCY ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

RECEIVED JUN 12 AM 11:23

LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
FOSTER RIDGE DEVELOPMENT, INC.
14502 BROOK HOLLOW, SUITE 5
SAN ANTONIO, TEXAS 78232

SUBDIVISION PLAT OF LINDSAY RANCH, UNIT-1A

BEING A 36.02 ACRE TRACT OF LAND OUT OF AN 80.23 ACRE TRACT CONVEYED TO FOSTER RIDGE DEVELOPMENT, INC., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12310, PAGES 1042-1047 AND OUT OF A 159.613 ACRE TRACT OF LAND CONVEYED TO GEORGE C. VAUGHAN AND SONS, INC. RECORDED IN VOLUME 7977, PAGES 808-810 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SANCHEZ SURVEY NUMBER 34, ABSTRACT 665, COUNTY BLOCK 5100 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ LINDSAY RANCH UNIT 1-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. 20____.



313 EAST RANGER | SAN ANTONIO, TEXAS 78216 | PHONE: 781.200.0000 | FAX: 781.200.1100

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, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 20____ 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

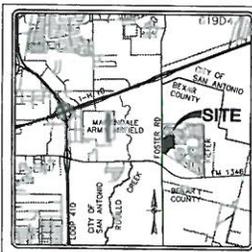
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP NOT TO SCALE

GENERAL NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

2. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION OF THE WATER AND SANITARY SEWER MAINS SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS...

3. NOT BUILDING PERMIT WILL BE REQUIRED FOR THIS SITE UNTIL A STREETCROSSING PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 26-3-315 OF THE UNITED DEVELOPMENT CODE...

4. THE MAINTENANCE OF DRENCHBELL AND OPEN PERMEABLE SPACES, LOT 801, BLOCK 2 & 3, AND LOT 802, BLOCK 2, SHALL BE THE RESPONSIBILITY OF THE LINDSAY RANCH HOMEOWNERS ASSOCIATION...

5. OPEN SPACE SHALL BE DESIGNED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PESTICIDE, AND CABLE T.V. EASEMENT.

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

7. LOTS 801 & 802 BLOCK 2, AND LOT 801 BLOCK 5 SHALL BE DESIGNATED AS AN EASEMENT, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONTACT WITH UTILITY SERVICE LINES AND STREET STORM WATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY ONE SHALL BE EQUAL TO OR GREATER THAN THE ELEVATION OF THE ADJACENT SIDEWALK...

9. ALL DRENCHBELLS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. THE MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ALLUVIAL FLOODPLAIN FLOOD.

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: FOSTER RIDGE DEVELOPMENT, INC. DULY AUTHORIZED AGENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, I KNOW 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. DAY OF A.D. 20

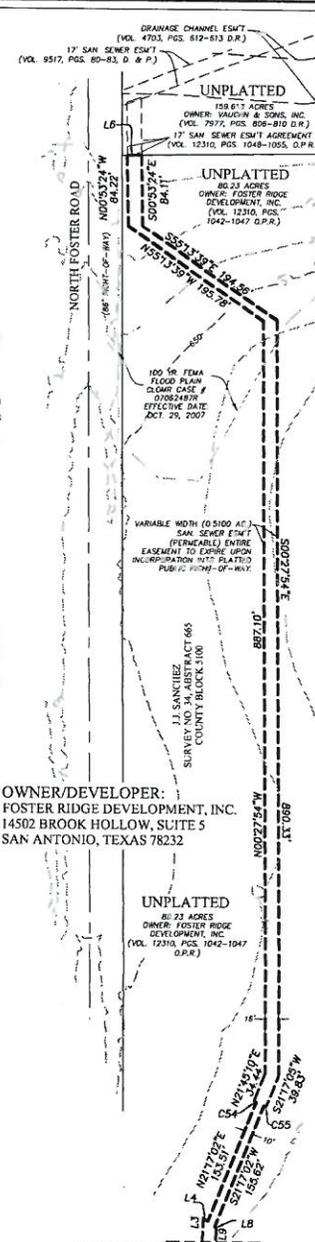
STATE OF TEXAS COUNTY OF BEXAR NOTARY PUBLIC BEXAR COUNTY, TEXAS

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L21 with their respective measurements.

NOTE: LINE TAGS L5, L7, L11 AND L12 NOT USED. CURVE TAGS C9, C10, C11, C21, C22, C23, C24, C25, C26, C34, C35, C51, C52, C59, C60, AND C63 NOT USED.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C71 with their respective measurements.

SUBDIVISION PLAT OF LINDSAY RANCH, UNIT-1A

BEING A 36.02 ACRE TRACT OF LAND OUT OF AN 80.23 ACRE TRACT CONVEYED TO FOSTER RIDGE DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12310, PAGES 1042-1047 AND OUT OF A 153.613 ACRE TRACT CONVEYED TO GEORGE C. VAUGHAN AND SONS, INC. RECORDED IN VOLUME 7977, PAGES 806-810 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE J.J. SANCHEZ SURVEY NUMBER 34, ABSTRACT 665, COUNTY BLOCK 5100 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF LINDSAY RANCH, UNIT 1-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. 20

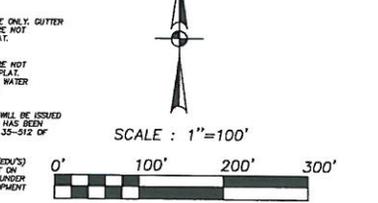
By: [Signature] CHAIRMAN By: [Signature] SECRETARY

- LEGEND: ELE = ELECTRIC, TEL = TELEPHONE, CATV = CABLE TELEVISION, ESM = EASEMENT, B.S.L. = BUILDING SETBACK LINE, F.L.R. = FOUND 1/2" IRON ROD, N.C.B. = NEW CITY BLOCK, D.A.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS, R.A.D. = RADIAL BEARING, ESM = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT, 7' ESM = 7' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT, 10' ESM = 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT, 14' ESM = 14' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT, C.V. ESM = CLEAR VISION EASEMENT

- SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. THE BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. 3. H.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (FOET) BASED ON NAD 83 COORDS. 4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BURDENING THE PROPERTY.

- C.P.S. NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, MAINTAINING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR OTHER STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY EPS MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER 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 EASEMENT AREAS. 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 WITH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXIST WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

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.



* LOTS 20 THRU 26, BLOCK 2 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 480000000E, DATED FEBRUARY 18, 1998. A FEMA FLOODPLAIN FLOODPLAIN PLAN HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN, HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LMR) HAS BEEN ISSUED BY FEMA, INDICATING NO 100 YEAR FLOODPLAIN DISCREPANCY ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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

DATED THIS DAY OF A.D.

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.

By: [Signature] COUNTY CLERK, BEXAR COUNTY, TEXAS

BHA FINANCIAL, L.P.
14502 Brook Hollow Blvd.
San Antonio, Texas 78232
(210) 402-0866

RECEIVED
13 JUN 12 AM 11:22

LAND DEVELOPMENT
SERVICE DIVISION

May 2, 2013

Mr. Roderick Sanchez
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Lindsay Ranch Unit 1A, Plat #070418
Lindsay Ranch Unit 1B, Plat #070327
Rescission of Plat Approval

Dear Mr. Sanchez:

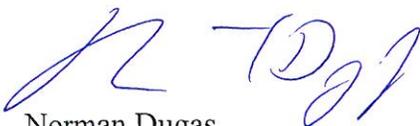
Please consider this letter our request to apply for a rescission of the plat approval of Lindsay Ranch Unit 1A, Plat # 070418 and Lindsay Ranch Unit 1B, Plat #070327. The subdivision plats were approved by the City of San Antonio Planning Commission on January 9, 2008 and were both granted a time extension on January 12, 2011 that extends the approval until January 7, 2014. A reduced copy of each subject subdivision plat is attached with this letter.

We plan to change the usage of the property from residential to industrial to be consistent with the neighborhood pattern within the area.

In conjunction with the rescission of these two (2) plats is a separate request for nullifying the force and effect of Foster Ridge II, MDP #035-06 that was approved on November 26, 2006 and is validated by the two above referenced plats.

Your consideration of this application is greatly appreciated. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,



Norman Dugas
BHA Financial



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

070418

Project Name:

Lindsay Ranch Unit 1B

Applicant:

Norman Dugas

Representative:

Pape-Dawson Engineers, Inc., c/o Jon
Adame, P.E.

Owner:

BHA Financial, L.P.

Staff Coordinator:

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

Property Address/Location:

On the west side of Foster Road,
north of F. M 1346

MAPSCO Map Grid (Ferguson):

619 D4

Tract Size:

27.25

Council District:

ETJ

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 070418, Lindsay Ranch Unit 1B. The applicant proposes to change the use of the property from residential to industrial to be consistent with the neighborhood pattern within the area.

RECOMMENDED ACTION

Approval

CASE HISTORY

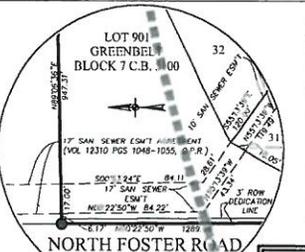
Plat No. 070418 was approved by the Planning Commission on January 9, 2008. Furthermore, a three year time extension was granted by the Planning Commission on January 12, 2011.

ATTACHMENTS

1. Plat
2. Rescind request letter

PLAT NO. 070418

SHEET 1 OF 2



LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	S82°02'59"E
L2	50.00'	S07°57'01"W
L3	51.36'	N82°12'58"W
L4	46.32'	S84°23'52"E
L5	47.14'	S86°25'09"E
L6	64.39'	S88°19'47"W
L7	26.26'	S89°39'26"W
L8	20.27'	S07°57'01"W
L9	50.00'	S07°57'01"W
L10	50.00'	S00°07'48"E
L11	19.85'	S02°32'2"E
L12	45.12'	S29°10'21"W
L13	15.60'	N37°13'14"E
L14	18.08'	S49°43'25"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	91.57'	625.00'	45.87'	08°23'40"	91.49'	S85°28'51"E
C2	43.07'	25.00'	29.08'	98°35'43"	37.91'	N40°35'08"E
C3	42.90'	325.00'	23.89'	08°20'16"	42.90'	S07°57'01"W
C4	40.62'	275.00'	20.04'	08°20'16"	39.98'	S03°47'24"W
C5	122.08'	71.00'	87.19'	98°54'45"	113.72'	S48°55'09"W
C6	89.07'	574.90'	44.62'	08°32'37"	88.98'	N08°17'17"W
C7	81.64'	1615.00'	40.79'	04°39'50"	81.52'	S84°47'06"W
C8	43.18'	25.31'	29.25'	98°57'09"	38.01'	S49°52'03"E
C9	32.21'	26.61'	19.17'	74°37'58"	30.43'	S37°05'31"E
C10	172.63'	101.00'	62.89'	06°57'16"	125.55'	S71°05'59"W
C11	82.41'	330.00'	41.47'	15°44'29"	81.25'	S72°29'24"W
C12	74.62'	535.00'	37.37'	07°59'28"	74.56'	S39°01'50"W
C13	148.14'	584.00'	74.46'	14°17'20"	147.25'	S32°34'46"W
C14	114.46'	825.00'	62.33'	07°37'01"	114.39'	N86°01'29"W
C15	23.58'	15.00'	15.00'	90.00°00'	21.21'	S02°59'01"W
C16	39.98'	275.00'	20.02'	08°20'16"	39.74'	S03°47'24"W
C17	24.92'	15.00'	16.42'	95°17'27"	22.15'	S17°28'22"E
C18	96.95'	625.00'	48.57'	08°53'14"	96.85'	S85°27'27"W
C19	102.80'	574.90'	50.54'	10°14'35"	112.66'	S84°11'39"W
C20	203.80'	15.00'	12.50'	79°57'41"	19.28'	S39°19'22"W
C21	28.75'	15.00'	21.34'	109°47'59"	24.54'	N55°17'28"W
C22	21.58'	565.00'	10.79'	02°11'18"	21.58'	S68°42'53"W
C23	68.35'	179.00'	14.62'	22°22'47"	67.66'	S78°48'37"W
C24	10.44'	15.00'	5.44'	39°53'18"	10.33'	S03°47'24"W
C25	150.29'	51.00'	549.64'	169°23'51"	101.56'	N45°11'22"W
C26	10.44'	15.00'	5.44'	39°53'18"	10.33'	N19°33'55"E
C27	10.47'	15.00'	5.46'	39°58'58"	10.26'	N22°12'11"E
C28	113.63'	625.00'	60.81'	170°24'42"	101.64'	N44°48'38"E
C29	10.47'	15.00'	5.46'	39°58'58"	10.26'	S72°03'11"E
C30	92.27'	775.00'	48.70'	07°12'27"	92.20'	N86°24'16"E
C31	23.76'	15.00'	15.20'	90°45'34"	21.35'	N37°25'46"W
C32	47.24'	325.00'	23.66'	08°19'45"	47.20'	S03°47'24"W
C33	13.62'	15.00'	7.35'	50°01'12"	13.10'	N23°52'52"E
C34	247.87'	50.00'	39.04'	284°02'25"	61.94'	N03°37'18"E
C35	13.62'	15.00'	7.32'	52°01'12"	13.16'	S26°23'20"E
C36	39.98'	275.00'	20.02'	08°20'16"	39.84'	S03°47'24"W
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	S89°29'09"E
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	N37°25'46"W
C39	47.25'	325.00'	23.66'	08°19'45"	47.10'	S03°47'24"W
C40	19.07'	15.00'	11.07'	22°51'31"	17.81'	N30°02'09"E
C41	50.26'	625.00'	50.26'	04°24'58"	50.25'	S70°17'18"W
C42	48.82'	125.00'	24.73'	22°22'47"	48.51'	N78°48'37"E
C43	39.10'	26.00'	24.84'	89°37'16"	35.24'	S48°11'39"W
C44	39.44'	26.00'	25.17'	90°22'44"	35.47'	S44°48'38"W
C45	128.52'	1045.00'	64.24'	07°02'22"	128.44'	N71°08'37"E
C46	86.77'	1045.00'	43.41'	04°45'27"	86.70'	S61°00'27"W

NOT TO SCALE

LEGEND

TELE - TELEPHONE
 ELEC - ELECTRIC
 CATV - CABLE TELEVISION
 EASEMENT - EASEMENT
 B.S.L. - BUILDING SETBACK LINE
 F.I.R. - FOUND 1 1/2" IRON ROD
 N.C.R. - NEW CITY BLOCK
 O.P.R. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 D.E.P. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 D.R. - DEED RECORDS OF BEAR COUNTY, TEXAS
 5 GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 9 GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 10 GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 11 GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 12 GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 13 CLEAR VISION EASEMENT

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED WITHIN THE LIMITS OF THE CROSS-SECTIONS OF THE CROSS-SECTIONS OF OTHER TRACTS OF LAND, UNLESS THE CROSS-SECTIONS OF OTHER TRACTS OF LAND ARE FIRST APPROVED BY THE CITY OF SAN ANTONIO IN WRITING. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REVOKE THE APPROVAL OF THE CITY OF SAN ANTONIO IN WRITING. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REVOKE THE APPROVAL OF THE CITY OF SAN ANTONIO IN WRITING. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REVOKE THE APPROVAL OF THE CITY OF SAN ANTONIO IN WRITING.

2. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE DEVELOPER SHALL MAINTAIN AND REPAIR THE WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULATED PLOT.

3. NO BUILDING FOOTING SHALL BE SITUATED FOR THIS SITE UNTIL A STRUCTURE PLAN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO IN WRITING.

4. THE MAINTENANCE OF CURBS AND OPEN PERMEABLE SPACES WITHIN EACH BLOCK AND LOT SHALL BE THE RESPONSIBILITY OF THE LANDS/RANCH HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS, ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

5. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE CANALS, TELEPHONE, WATER, SANITARY SEWER, FIBEROPTIC AND CABLE T.V. EASEMENT.

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

7. LOTS 901 BLOCK 7, AND LOT 901 BLOCK 8 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO THE UTILITY SERVICE LINES AND STREET STORM WATER DRAINAGE LOTS. DRIVEWAYS SHALL BE CONSTRUCTED TO THE SAME FOR THE PURPOSES OF GREATER THAN THE PROJECTED TON OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, FIBEROPTIC AND CABLE T.V. EASEMENT IS LOCATED ABOVE THE DRIVEWAY, THE DRIVEWAY SHALL BE EQUAL TO THE TON OF CURB.

9. ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. THE MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE QUARTER MILE SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

4 LOTS 30 WITH 47' BLOCK 7 LE WITH THE FEMA 100 YEAR FLOODPLAIN AS INDICATED ON THE FEMA FLOOD INSURANCE RATE FLOODPLAIN MAP. THE ABOVE LOTS ARE 40% DEVELOPED. FEBRUARY 16, 1996. A FEMA FLOOD INSURANCE STUDY HAS BEEN COMPLETED FOR THE ABOVE LOTS. THE FLOODPLAIN STUDY IS BEING APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FEMA 100 YEAR FLOODPLAIN, HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN, THE FLOODPLAIN STUDY IS BEING APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE FLOODPLAIN STUDY IS BEING APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FEMA 100 YEAR FLOODPLAIN, HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN, THE FLOODPLAIN STUDY IS BEING APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE FLOODPLAIN STUDY IS BEING APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FEMA 100 YEAR FLOODPLAIN, HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN, THE FLOODPLAIN STUDY IS BEING APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY.

STATE OF TEXAS
 COUNTY OF BEAR

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 IDENTIFIED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
 COUNTY OF BEAR

OWNER: FOSTER RIDGE DEVELOPMENT, INC.
 DULY AUTHORIZED AGENTS

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 HE EXTENDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

STATE OF TEXAS
 COUNTY OF BEAR

NOTARY PUBLIC
 COUNTY, TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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
 COUNTY OF BEAR

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR



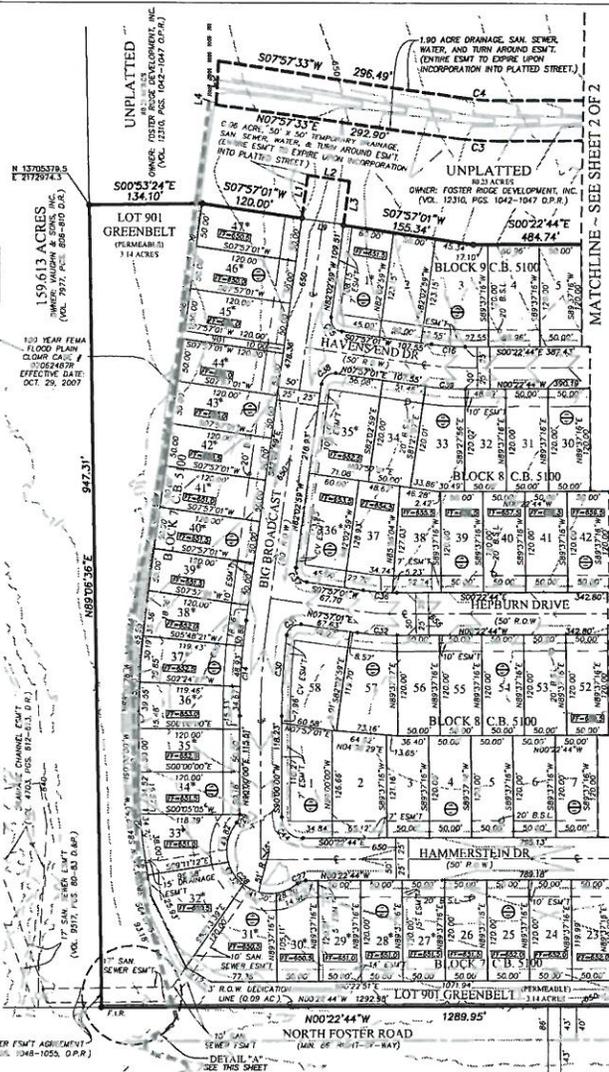
SCALE: 1"=100'

OWNER/DEVELOPER:
 FOSTER RIDGE DEVELOPMENT, INC.
 14502 BROOK HOLLOW SUITE 5
 SAN ANTONIO, TX 78232

PAPE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF BEAR



SUBDIVISION PLAT OF
LINDSAY RANCH, UNIT 1-B

BEING A 27.25 ACRE TRACT OF LAND OUT OF AN 80.23 ACRE TRACT CONVEYED TO FOSTER RIDGE DEVELOPMENT, INC., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12310, PAGES 1042-1047 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS OUT OF THE J.J. SANCHEZ SURVEY NUMBER 34, ABSTRACT 865, COUNTY BLOCK 5100 OF BEAR COUNTY, TEXAS.

THIS PLAT OF LINDSAY RANCH, UNIT 1-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
 _____ SECRETARY

SURVEYOR'S NOTES:

1. 1 1/2" IRON ROD 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 BEARING BEING THE WEST LINE OF THE 80.23 ACRE TRACT RECORDED IN VOLUME 12310, PAGES 1042-1047 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

3. NAD 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD01) BASED ON NAD 83 CORNER.

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BURDENING THE PROPERTY.

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, REPLACING, AND OPERATING SUCH FACILITIES, INCLUDING Wires, Cables, Conduits, Pipelines or Transformers, EACH WITH ITS NECESSARY APPURTENANCES, INCLUDING THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MORTGAGE LOST RESULTING FROM MODIFICATIONS REQUIRED BY CPS EASEMENTS, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER EASEMENT ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS FACILITIES.

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

PLAT ACCESS NOTE:

LINDSAY RANCH UNIT 1-B (PLAT NO. 070327) PROVIDES ACCESS TO LINDSAY RANCH UNIT 1-B. THE PROVISIONS OF PLAT NO. 070327 MUST BE ACCORDED PRIOR TO AND CONCURRENTLY WITH THE PROVISIONS OF LINDSAY RANCH UNIT 1-B.

IMMEDIATE PAYMENT NOTE:

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

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.

WASTEWATER FEE NOTE:

THE NUMBER OF WASTEWATER INDIVIDUAL DWELLING UNITS (DWUs) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SURVEYOR.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 20____ AND THAT AN EXAMINATION BY APPLICANT THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

Date: Jun 12, 2013, 8:28am User ID: clow
 File: P:\04195102\Design\070418\Plat\070418.dwg

Job No. 4495-02
 Drawn by: GBU

BHA FINANCIAL, L.P.
14502 Brook Hollow Blvd.
San Antonio, Texas 78232
(210) 402-0866

RECEIVED
13 JUN 12 AM 11:22

LAND DEVELOPMENT
SERVICE DIVISION

May 2, 2013

Mr. Roderick Sanchez
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Lindsay Ranch Unit 1A, Plat #070418
Lindsay Ranch Unit 1B, Plat #070327
Rescission of Plat Approval

Dear Mr. Sanchez:

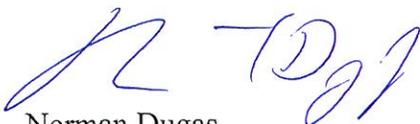
Please consider this letter our request to apply for a rescission of the plat approval of Lindsay Ranch Unit 1A, Plat # 070418 and Lindsay Ranch Unit 1B, Plat #070327. The subdivision plats were approved by the City of San Antonio Planning Commission on January 9, 2008 and were both granted a time extension on January 12, 2011 that extends the approval until January 7, 2014. A reduced copy of each subject subdivision plat is attached with this letter.

We plan to change the usage of the property from residential to industrial to be consistent with the neighborhood pattern within the area.

In conjunction with the rescission of these two (2) plats is a separate request for nullifying the force and effect of Foster Ridge II, MDP #035-06 that was approved on November 26, 2006 and is validated by the two above referenced plats.

Your consideration of this application is greatly appreciated. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,



Norman Dugas
BHA Financial



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

120092

Project Name:

Clementson Ranch Unit 4 PUD

Applicant:

James Japhet

Representative:

MW. Cude Engineers, LLC, c/o
Christopher Dice, P.E.

Owner:

Tivoli S.A., LLC

Staff Coordinator:

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

Property Address/Location:

Generally located east of Blanco
Road, south of Clementson Drive

MAPSCO Map Grid (Ferguson):

450 A-7

Tract Size:

40.628

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder July 26, 2013

Notices mailed July 25, 2013

- Four (4) to property owners
within 200 feet of subdivision

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to replat and subdivide a 40.628-acre tract of land to establish the **Clementson Ranch Unit 4 PUD** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 24, 2013

CASE HISTORY

Area being replatted was previously platted as a portion of a 20' ingress/egress easement and an 8' water easement of the Clementson Ranch Unit 1 PUD Subdivision, recorded in Volume 9558, Pages 27 to 31, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of fifty-six (56) single-family residential lots, two (2) non-single family residential lots and approximately three thousand three hundred ninety (3,390) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 25, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 674B (LDS 13-00005), Clementson Ranch, accepted on July 24, 2013

PUD 00-014B (LDS 13-00005, Clementson Ranch, approved on July 24, 2013

B. Notices

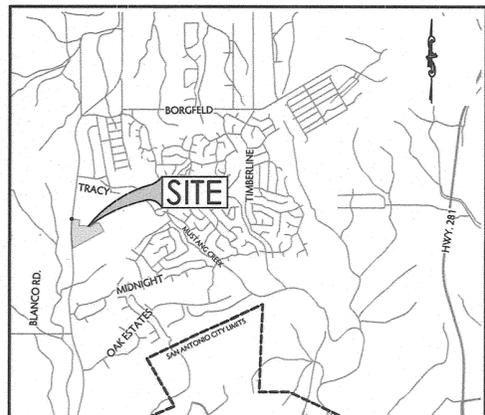
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Clementson Ranch Unit 4 PUD** Replat and Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID 450 A7 NOT TO SCALE

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

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 NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
ALL PRIVATE STREETS (LOT 999, BLOCK 5; TIVOLI MANOR, TIVOLI MEADOW, TIVOLI HILL, TIVOLI WOODS, TIVOLI MESA & CLEMENTSON DRIVE) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN CLEMENTSON RANCH SUBDIVISION UNIT 4 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UNDER 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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
1/2" IRON RODS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
TDDOT NOTES
FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1775.99'.

PLAT NUMBER: 120092
REPLAT & SUBDIVISION PLAT
ESTABLISHING
CLEMENTSON RANCH SUBDIVISION
UNIT 4 PUD
BEING 40.628 ACRES OF LAND, BEING ALL OF A CALLED 40.612 ACRE TRACT OF LAND DESCRIBED BY DEED AS RECORDED IN VOLUME 15297, PAGES 1652-1657, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 149, ABSTRACT NO. 261, COUNTY BLOCK 4843, THE J. POINTEVENT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4843, BEXAR COUNTY TEXAS, AND ALL OF A 20' INGRESS/EGRESS EASEMENT AND A PORTION OF AN 8' WATER EASEMENT DESCRIBED BY PLAT OF CLEMENTSON RANCH UNIT 1 P.U.D. RECORDED IN VOLUME 9558, PAGES 27-31, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

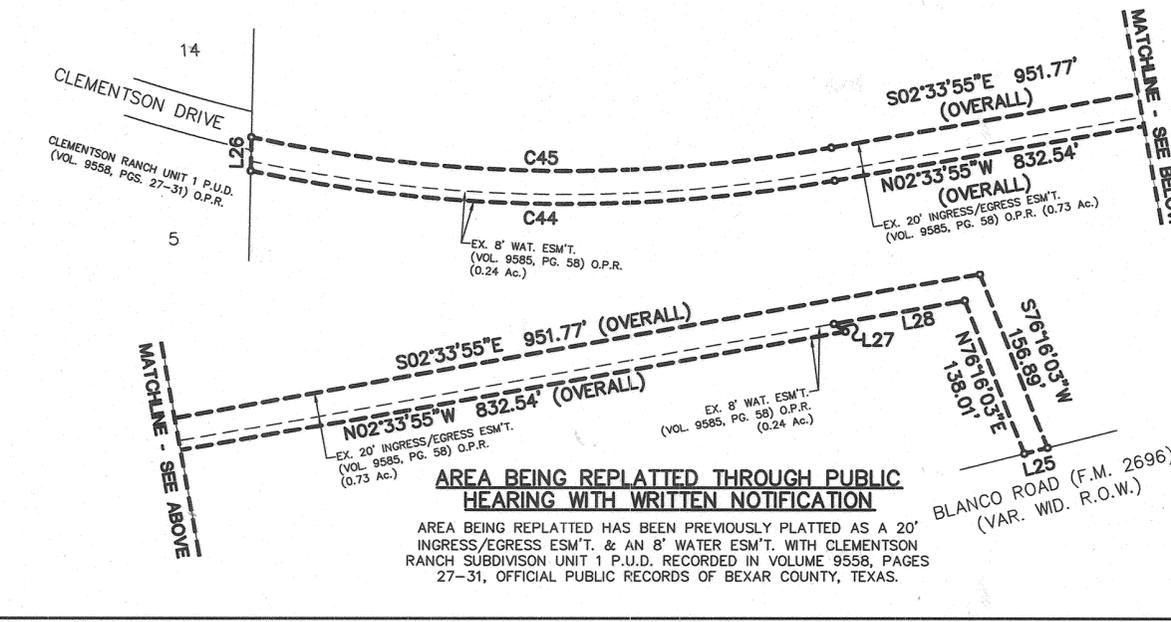
SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CLEMENTSON RANCH, UNIT 1 P.U.D. WHICH IS RECORDED IN VOLUME 9558, PAGE 27-31, BEXAR COUNTY OFFICIAL PUBLIC 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
Jan Japhet
OWNER
DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF JULY 2013.
Robert Orme
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: August 20, 2013
ROBERT ORME
Notary Public, State of Texas
My Commission Expires August 20, 2013

CURVE TABLE						CURVE TABLE						LINE TABLE			LINE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
C1	50.00'	292°58'50"	---	255.67'	55.21'	S52°25'07"W	C36	1016.00'	03°35'14"	31.82'	63.61'	63.60'	N87°55'10"W	L1	9.27'	S28°36'29"E	L33	33.01'	S27°07'54"E
C2	25.00'	68°56'08"	17.16'	30.08'	28.30'	N15°33'32"W	C37	984.00'	03°35'14"	30.81'	61.61'	61.60'	S87°55'10"E	L2	9.27'	N28°36'29"W	L34	60.21'	N28°36'29"W
C3	84.00'	77°06'47"	66.95'	113.05'	104.71'	N88°34'59"W	C38	184.00'	37°25'36"	62.33'	120.19'	118.07'	N71°34'25"E	L3	132.56'	N86°07'33"W	L35	50.18'	N051°44'1"W
C4	216.00'	37°25'36"	73.17'	141.10'	138.60'	S71°34'25"W	C39	116.00'	84°23'04"	105.15'	170.84'	155.82'	S84°56'51"E	L4	42.45'	S85°56'59"W	L36	34.09'	N27°07'54"W
C5	18.00'	90°04'40"	18.02'	28.30'	25.47'	S45°14'53"W	C40	25.00'	51°18'59"	12.01'	22.39'	21.65'	S68°24'48"E	L5	59.41'	S85°57'00"W	L37	22.47'	N621°8'40"E
C6	184.00'	28°49'02"	47.27'	92.54'	91.57'	S14°11'58"E	C41	1266.00'	03°10'31"	35.08'	70.15'	70.14'	N18°11'04"E	L6	42.05'	S40°56'59"W	L38	22.47'	S621°8'40"W
C7	25.00'	56°51'41"	13.53'	24.81'	23.80'	S57°02'19"E	C42	50.00'	26°43'01"	---	232.75'	72.71'	S63°14'18"W	L7	42.71'	S49°03'01"E	L39	25.68'	N7411°47"E
C8	50.00'	293°43'22"	---	256.32'	54.67'	S61°23'31"W	C43	20.00'	90°01'03"	20.01'	31.42'	28.29'	S25°06'41"E	L8	60.12'	N85°56'59"E	L40	25.68'	S7411°47"W
C9	25.00'	56°51'41"	13.53'	24.81'	23.80'	N00°10'38"W	C44	1274.00'	22°13'04"	250.15'	494.02'	490.93'	N08°38'37"E	L9	42.45'	N85°56'59"E	L41	10.11'	N82°43'38"E
C10	216.00'	28°50'23"	55.54'	108.72'	107.58'	N14°11'17"E	C45	1246.00'	22°27'59"	247.47'	488.58'	485.45'	S08°40'05"W	L10	80.95'	N07°36'22"E	L42	10.11'	S65°39'56"W
C11	18.00'	89°56'42"	17.98'	28.26'	25.44'	N44°44'26"W	C49	11.50'	88°29'12"	11.20'	17.76'	16.05'	S68°06'00"W	L11	80.95'	S07°36'22"W	L43	61.58'	N7411°47"E
C12	84.00'	07°55'28"	5.82'	11.62'	11.61'	S00°05'17"E	C50	38.50'	26°12'28"	8.96'	17.61'	17.46'	S80°45'38"E	L12	71.66'	S04°03'01"E	L44	76.62'	S7411°47"W
C13	18.00'	90°00'00"	18.00'	28.27'	25.46'	S48°52'27"W	C51	58.50'	50°01'56"	27.30'	51.08'	49.48'	S871°9'38"W	L13	2.25'	S03°52'27"W	L45	81.97'	N41°56'46"E
C14	284.00'	09°34'15"	23.78'	47.44'	47.38'	S08°50'08"E	C52	31.50'	50°01'56"	14.70'	27.51'	26.64'	N87°19'38"E	L14	66.24'	N28°36'29"W	L46	81.47'	S41°56'46"W
C15	25.00'	63°34'02"	15.49'	27.74'	26.34'	S45°24'16"E	C53	66.50'	31°11'11"	18.56'	36.20'	35.75'	N46°43'04"E	L15	70.29'	N28°36'29"W	L47	16.53'	S751°2'39"W
C16	50.00'	293°18'25"	---	255.96'	54.97'	S69°27'55"W	C54	93.50'	31°11'11"	26.09'	50.89'	50.27'	S46°43'04"W	L16	77.43'	N28°36'29"W	L48	10.05'	N80°55'18"E
C17	25.00'	51°24'28"	12.03'	22.43'	21.69'	N10°24'54"E	C55	58.50'	43°04'19"	23.09'	43.98'	42.95'	N52°39'38"E	L17	77.45'	N28°36'29"W	L49	32.07'	N751°2'39"E
C18	316.00'	11°14'19"	31.09'	61.98'	61.88'	N09°40'10"W	C56	31.50'	43°04'19"	12.43'	23.68'	23.13'	S52°39'38"W	L18	53.68'	N06°06'04"W	L50	10.05'	S69°30'01"W
C19	18.00'	82°04'32"	15.67'	25.78'	23.64'	N45°05'17"E	C57	28.00'	32°15'01"	8.10'	15.76'	15.55'	N58°04'17"E	L19	48.68'	N06°06'04"W	L51	100.31'	N58°59'43"E
C20	18.00'	97°56'28"	20.68'	30.76'	27.15'	S44°54'43"W	C58	28.00'	33°15'53"	8.36'	16.26'	16.03'	S58°34'43"W	L20	52.66'	N06°06'04"W	L52	122.01'	S58°59'43"W
C21	25.00'	56°51'41"	13.53'	24.81'	23.80'	S32°28'51"E	C59	34.00'	16°12'57"	4.84'	9.62'	9.59'	N67°06'11"E	L21	92.03'	N16°18'59"E	L53	29.75'	N35°23'45"W
C22	50.00'	293°43'22"	---	256.32'	54.67'	S85°56'59"W	C60	40.00'	20°07'12"	7.10'	14.05'	13.97'	S69°03'19"W	L22	18.52'	N58°54'36"W	L54	33.02'	N09°10'31"W
C23	25.00'	56°51'41"	13.53'	24.81'	23.80'	N24°22'50"E	C61	40.00'	17°30'29"	6.16'	12.22'	12.18'	N70°21'40"E	L23	35.05'	N82°51'47"E	L55	29.92'	S07°37'22"W
C24	16.00'	90°00'00"	16.00'	25.13'	22.63'	N49°03'01"W	C62	40.00'	18°49'09"	6.63'	13.14'	13.08'	S71°01'01"W	L24	20.15'	N06°46'44"W	L56	19.78'	S28°38'04"E
C25	16.00'	31°59'01"	4.59'	8.93'	8.82'	S69°57'28"W	C63	40.00'	19°02'09"	6.71'	13.29'	13.23'	N70°54'30"E	L25	20.15'	N06°46'44"W	L57	10.76'	N64°42'21"E
C26	89.40'	31°58'54"	25.62'	49.90'	49.26'	S69°57'25"W	C64	492.50'	05°49'47"	25.08'	50.11'	50.09'	N58°28'32"E	L26	11.62'	S40°56'59"W	L58	10.05'	S53°17'05"W
C27	89.40'	31°58'54"	25.62'	49.90'	49.26'	S78°03'27"E	C65	116.20'	23°21'48"	23.98'	47.30'	46.97'	S16°55'35"E	L27	111.22'	N02°33'59"W	L59	69.55'	N58°59'43"E
C28	16.00'	31°59'01"	4.59'	8.93'	8.82'	S78°03'30"E	C66	84.00'	21°53'13"	16.24'	32.09'	31.89'	S16°11'17"E	L28	28.53'	S81°16'36"E	L60	58.91'	S58°59'43"W
C29	16.00'	90°00'00"	16.00'	25.13'	22.63'	N40°56'59"E	C67	84.00'	23°21'48"	17.37'	34.25'	34.02'	N16°55'35"W	L29	203.31'	S04°03'01"E	L61	210.75'	N79°06'55"E
C30	516.00'	11°39'23"	52.67'	104.98'	104.80'	N01°46'41"E	C68	116.20'	21°53'13"	22.43'	44.31'	44.04'	N16°11'17"W	L30	224.24'	N04°03'01"E	L62	209.34'	S79°06'55"W
C31	25.00'	56°51'41"	13.53'	24.81'	23.80'	N20°49'28"W	C69	6.50'	89°32'14"	6.45'	10.16'	9.16'	N16°10'15"E	L31	67.10'	S28°36'29"E	L63	179.96'	S61°36'26"W
C32	50.00'	293°43'22"	---	256.32'	54.67'	S82°23'38"E	C70	1234.00'	00°09'53"	1.77'	3.55'	3.55'	S19°58'47"W	L32	50.18'	S051°44'1"E	L64	179.96'	S61°36'26"W
C33	25.00'	56°51'41"	13.53'	24.81'	23.80'	S36°02'13"W													
C34	484.00'	11°39'23"	49.40'	98.47'	98.30'	S01°46'41"W													
C35	18.00'	82°04'32"	15.67'	25.78'	23.64'	S45°05'17"E													

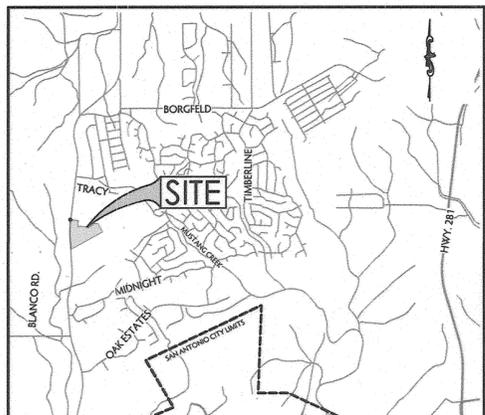
LEGEND
Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
C. = CURVE NUMBER
C.B. = COUNTY BLOCK
CPS = CITY PUBLIC SERVICE
C.V.E. = CLEAR VISION EASEMENT
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
EX. = EXISTING
F.R. = FOUND IRON ROD
F.M. = FARM TO MARKET
G.P.M. = GALLONS PER MINUTE
LI = LINE NUMBER
NAD = NORTH AMERICAN DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.S.I. = POUNDS PER SQUARE INCH
P.U.D. = PLANNED UNIT DEVELOPMENT
R.O.W. = RIGHT-OF-WAY
VAR. = VARIABLE
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
VOL. = VOLUME
WAT. = WATER
WD. = WIDTH
---ELEV--- = PROPOSED CONTOUR
---ELEV--- = STREET CENTERLINE
---ELEV--- = EXISTING GROUND MAJOR CONTOUR
---ELEV--- = EXISTING GROUND MINOR CONTOUR
---ELEV--- = EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

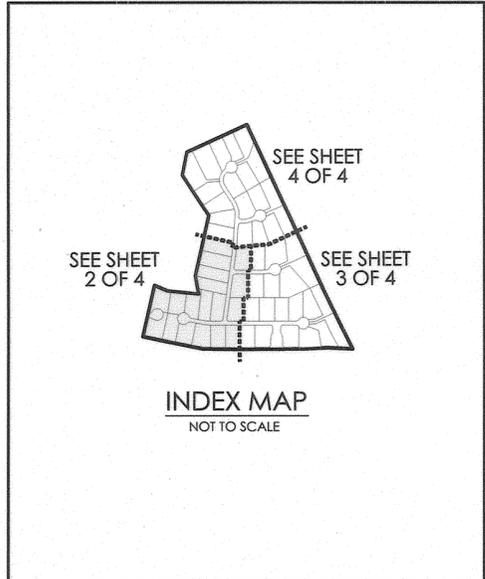


COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF CLEMENTSON RANCH SUBDIVISION UNIT 4 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY
JULY 2013 SHEET 1 OF 4





LOCATION MAP
MAPSCO MAP GRID 450 A7 NOT TO SCALE



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPS = CITY PUBLIC SERVICE
- C.V.E. = CLEAR VISION EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
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- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.S.I. = POUNDS PER SQUARE INCH
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- W.D. = WATER
- WD. = WIDTH
- ELEV--- = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- ELEV--- = EXISTING GROUND MAJOR CONTOUR
- ELEV--- = EXISTING GROUND MINOR CONTOUR
- ELEV--- = EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSMISSIONS, TOGETHER 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 5; TIVOLI MANOR, TIVOLI MEADOW, TIVOLI HILL, TIVOLI WOODS, TIVOLI MESA & CLEMENTSON DRIVE) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN CLEMENTSON RANCH SUBDIVISION UNIT 4 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

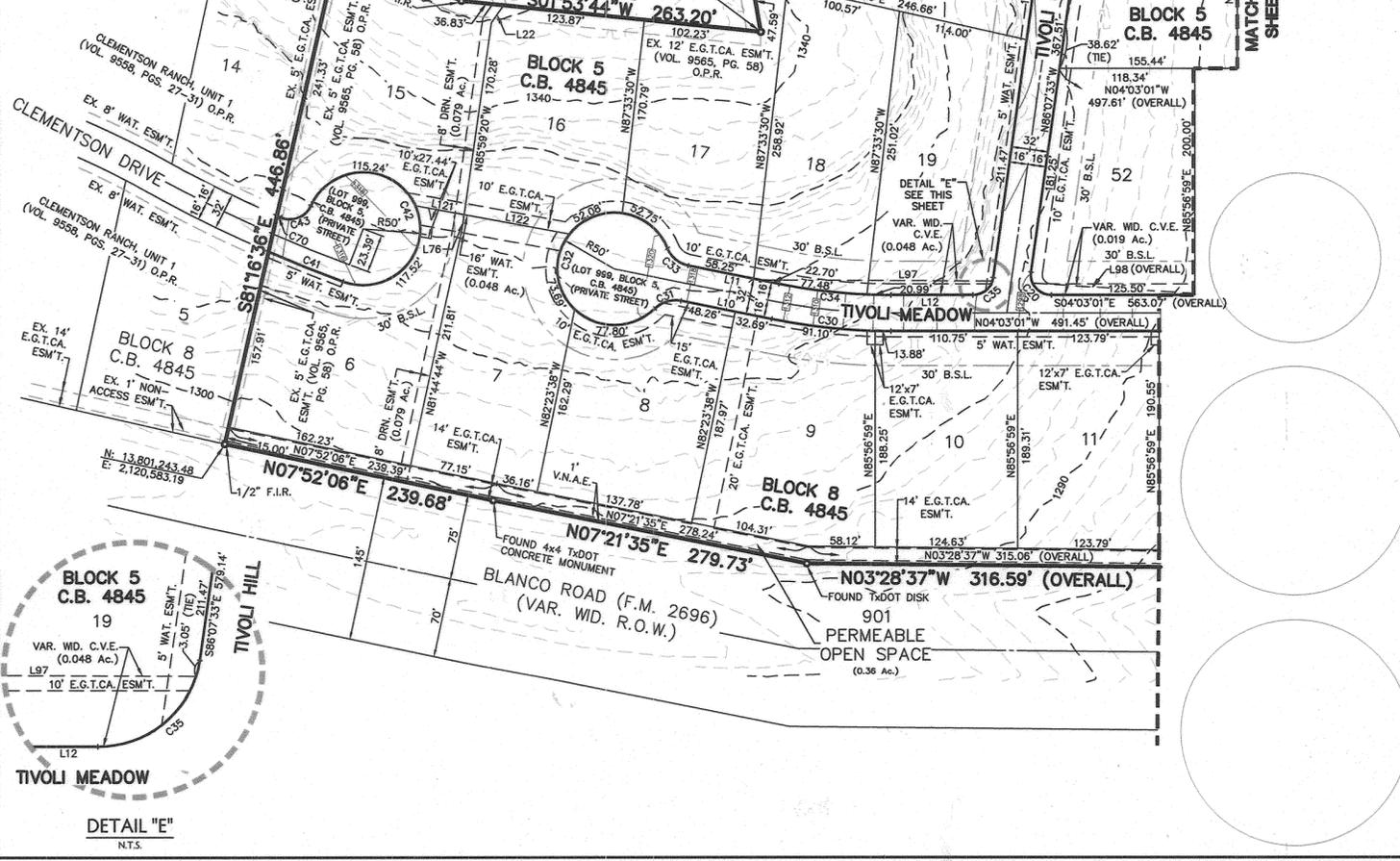
BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

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

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

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1775.99'.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L64	151.47	N61°36'26"E	L88	61.21	S75°12'39"W	L105	78.32	S87°31'04"W
L65	27.43	N28°36'29"W	L90	14.34	S23°51'24"W	L106	70.02	N71°34'25"E
L66	32.74	N14°14'31"W	L91	7.64	N04°28'39"W	L107	55.45	N06°45'12"W
L67	21.85	S29°29'51"W	L92	53.93	S40°56'59"W	L108	121.26	N04°28'39"W
L68	23.99	S25°45'33"E	L93	11.62	N02°33'55"W	L109	214.47	N28°35'52"W
L69	14.19	N61°36'26"E	L94	73.69	N40°56'59"E	L110	10.59	N09°18'28"W
L70	46.17	N80°25'35"E	L95	52.07	N13°30'26"W	L111	102.00	N28°35'52"W
L71	46.28	S80°25'35"W	L96	146.43	N00°21'28"W	L113	240.11	N60°56'22"E
L72	17.81	S61°23'26"W	L97	203.63	S03°46'57"E	L114	10.11	N69°28'09"E
L73	7.75	N61°23'26"E	L98	163.34	S00°15'41"E	L115	195.06	N60°56'22"E
L74	10.31	S47°21'15"W	L99	164.47	N82°22'27"W	L116	624.90	N61°07'35"E
L75	10.31	N75°25'36"E	L100	83.58	S68°12'11"W	L117	10.11	N69°35'46"E
L76	13.33	N85°59'20"W	L101	134.79	N85°13'43"W	L118	416.16	N61°11'36"E
L77	172.87	N61°23'26"E	L102	53.41	N78°32'57"E	L119	260.15	N60°26'40"E
L78	198.71	S61°23'26"W	L103	82.98	N60°23'04"E	L120	280.49	N59°23'14"E
L79	172.72	N55°33'39"E	L104	53.98	S76°13'56"W	L121	43.34	N06°32'11"E
L80	205.26	S55°33'39"W				L122	93.82	N06°32'11"E
L81	5.90	N07°26'37"E				L123	4.54	N89°42'47"W
L82	14.08	S07°26'37"W						
L83	67.96	N28°36'29"W						
L85	10.94	S20°29'19"E						
L86	10.68	N04°26'54"W						
L87	53.23	N75°12'39"E						



PLAT NUMBER: 120092

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CLEMENTSON RANCH SUBDIVISION
UNIT 4 PUD

BEING 40.628 ACRES OF LAND, BEING ALL OF A CALLED 40.612 ACRE TRACT OF LAND DESCRIBED BY DEED AS RECORDED IN VOLUME 15297, PAGES 1652-1657, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF THE GUADALUPE COLLEGE SURVEY NO. 149, ABSTRACT NO. 261, COUNTY BLOCK 4845, THE J. PONTREVEAU SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, BEXAR COUNTY TEXAS, AND ALL OF A 20' INGRESS/EGRESS EASEMENT AND A PORTION OF AN 8' WATER EASEMENT DESCRIBED BY PLAT OF CLEMENTSON RANCH UNIT 1 P.U.D. RECORDED IN VOLUME 9558, PAGES 27-31, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TPE FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 02758.000

SCALE: 1"=100'

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.

OWNER/DEVELOPER
TIVOLI S.A., L.L.C.
3619 PAESANOS PARKWAY, STE. 110
SHAVANO PARK, TX. 78231
PHONE: (210) 448-0800
FAX: (210) 448-0805
CONTACT PERSON: JAMES JAPHET

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JULY, A.D. 2013.

Robert Orme
IN AND FOR THE STATE OF TEXAS

ROBERT ORME
Notary Public, State of Texas
My Commission Expires
August 20, 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 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 THAT 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 CLEMENTSON RANCH SUBDIVISION UNIT 4 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 REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

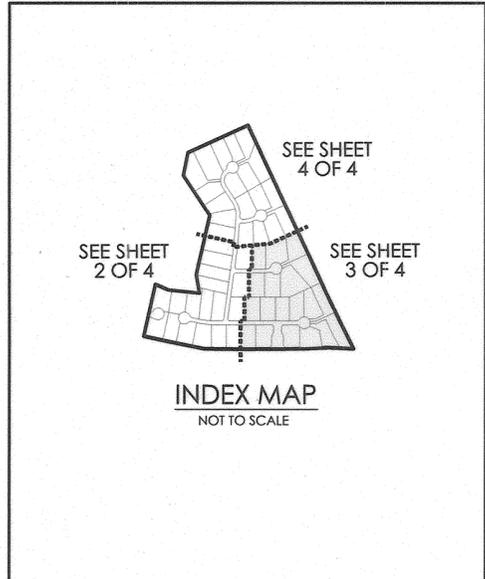
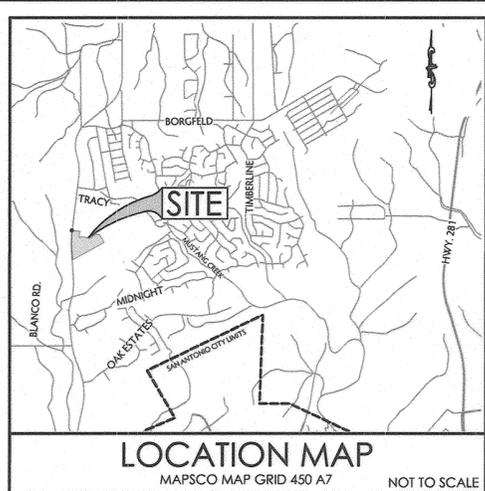
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY
JULY 2013 SHEET 2 OF 4





LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CI	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
EX.	= EXISTING
F.I.R.	= FOUND IRON ROD
F.M.	= FARM TO MARKET
G.P.M.	= GALLONS PER MINUTE
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.S.I.	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
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ELEV.	= PROPOSED CONTOUR
-ELEV.-	= STREET CENTERLINE
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STATE OF TEXAS
COUNTY OF BEXAR

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

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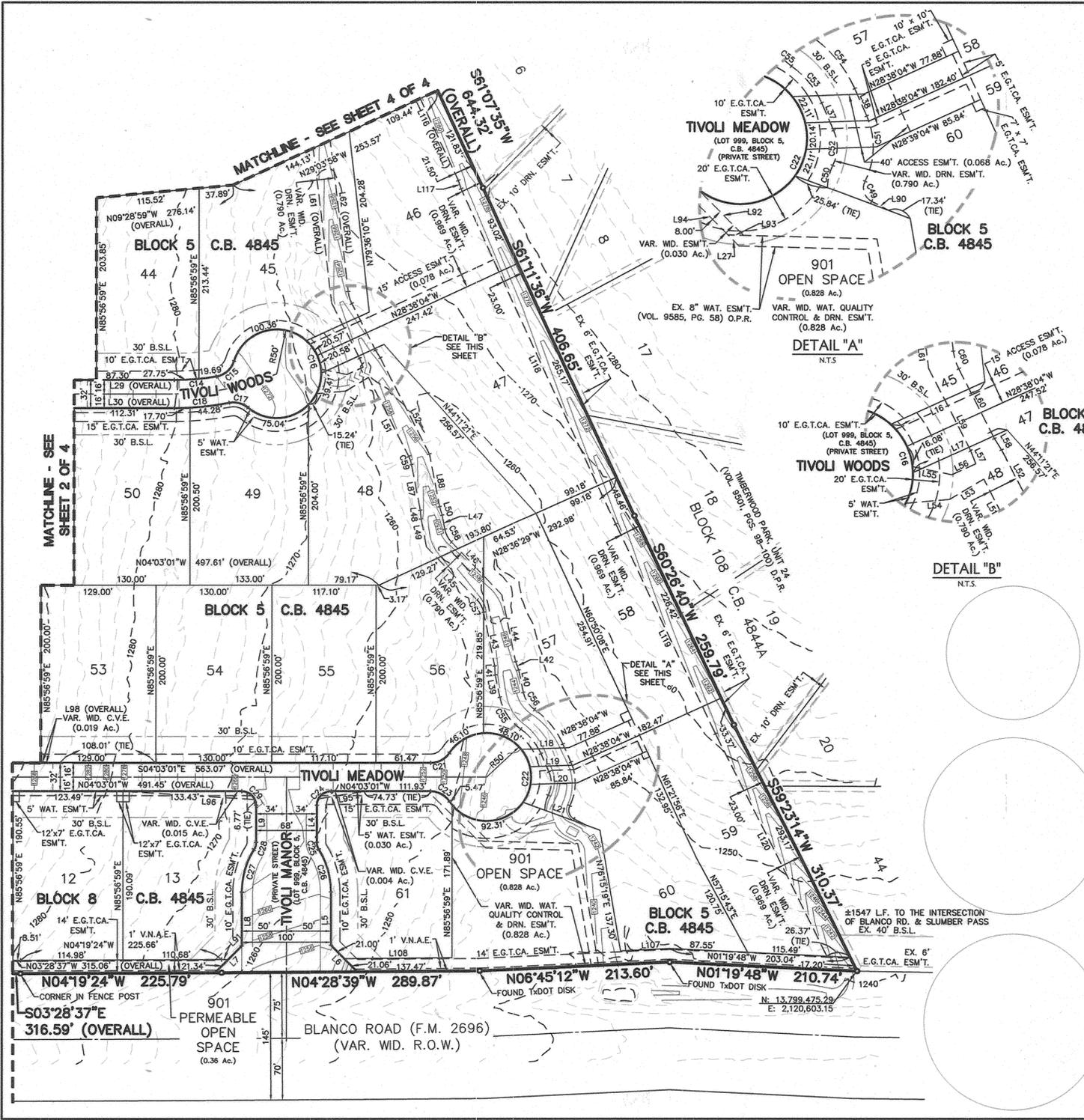
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

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

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

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PLAT NUMBER: 120092

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CLEMENTSON RANCH SUBDIVISION
UNIT 4 PUD

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SCALE: 1"=100'

100 50 0 100

CUDE ENGINEERS
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TBP FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 02758.000

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.

OWNER/DEVELOPER
TIVOLI S.A., L.L.C.
3619 PAESANOS PARKWAY, STE. 110
SHAVANO PARK, TX 78231
PHONE: (210) 448-0800
FAX: (210) 448-0805
CONTACT PERSON: JAMES JAPHET

James Japhet
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JULY, A.D. 2013.

Robert Orme
IN AND FOR THE STATE OF TEXAS

ROBERT ORME
Notary Public, State of Texas
My Commission Expires August 20, 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 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 CLEMENTSON RANCH SUBDIVISION UNIT 4 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 REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

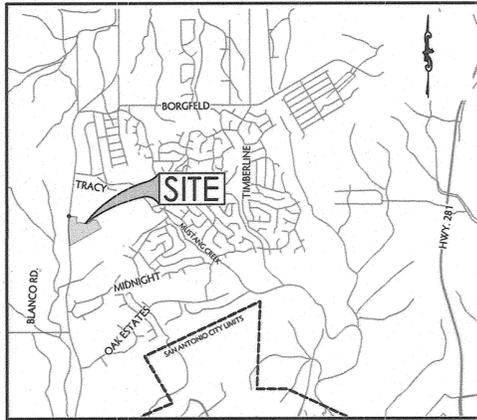
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

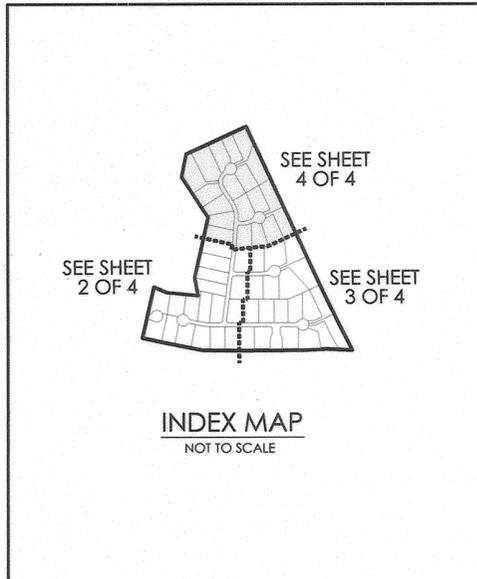
BY: _____, DEPUTY
JULY 2013 SHEET 3 OF 4





LOCATION MAP
MAPSCO MAP GRID 450 A7

NOT TO SCALE



INDEX MAP

NOT TO SCALE

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C2	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
EX.	= EXISTING
F.I.R.	= FOUND IRON ROD
F.M.	= FARM TO MARKET
G.P.M.	= GALLONS PER MINUTE
L.N.	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.S.I.	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WD.	= WIDTH
---ELEV---	= PROPOSED CONTOUR
---ELEV---	= STREET CENTERLINE
---ELEV---	= EXISTING GROUND MAJOR CONTOUR
---ELEV---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

M.W. CUDE ENGINEERS L.L.C.
STEVEN LEE WRIGHT, R.P.L.S.

Steven Lee Wright
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 5; TIVOLI MANOR, TIVOLI MEADOW, TIVOLI HILL, TIVOLI WOODS, TIVOLI MESA & CLEMENTSON DRIVE) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN CLEMENTSON RANCH SUBDIVISION UNIT # P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

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

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

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

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

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1775.99'.



PLAT NUMBER: 120092

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CLEMENTSON RANCH SUBDIVISION
UNIT 4 PUD

BEING 40.628 ACRES OF LAND, BEING ALL OF A CALLED 40.612 ACRE TRACT OF LAND DESCRIBED BY DEED AS RECORDED IN VOLUME 15297, PAGES 1652-1657, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF THE GUADALUPE COLLEGE SURVEY NO. 149, ABSTRACT NO. 261, COUNTY BLOCK 4843, THE J. PONTEVANT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, BEXAR COUNTY TEXAS, AND ALL OF A 20' INGRESS/EGRESS EASEMENT AND A PORTION OF AN 8' WATER EASEMENT DESCRIBED BY PLAT OF CLEMENTSON RANCH UNIT 1 P.U.D. RECORDED IN VOLUME 9558, PAGES 27-31, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TPE FIRM #455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 02758.000

SCALE: 1"=100'

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.

OWNER/DEVELOPER
TIVOLI S.A., L.L.C.
3619 PAESANOS PARKWAY, STE. 110
SHAVANO PARK, TX. 76231
PHONE: (210) 448-0800
FAX: (210) 448-0805
CONTACT PERSON: JAMES JAPHET

James Japhet
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JULY A.D. 2013

Robert Orme
IN AND FOR THE STATE OF TEXAS

ROBERT ORME
Notary Public, State of Texas
My Commission Expires August 20, 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 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 CLEMENTSON RANCH SUBDIVISION UNIT 4 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 REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

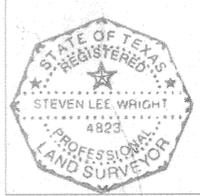
BY: _____
CHAIRMAN

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

BY: _____, DEPUTY
JULY 2013 SHEET 4 OF 4





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

120289

Project Name:

Two Creeks, Unit-11(Enclave)

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers, Inc., c/o
Rick Wood, P.E.

Owner:

Bitterblue – Two Creeks North, Ltd.

Staff Coordinator:

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

Property Address/Location:

Located on the west side of IH 10;
north of Boerne Stage Road

MAPSCO Map Grid (Ferguson):

447 D-8

Tract Size:

23.07

Council District(s):

ETJ

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to subdivide a 23.07-acre tract of land to establish the **Two Creeks, Unit-11 (Enclave)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 29, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of thirty-six (36) single-family residential lots, three (3) non-single family residential lots, approximately two thousand thirty-six (2,036) linear feet of private streets and approximately one thousand two hundred thirty-three linear feet (1,233) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfare

I H 10 is a freeway.

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 17, 2013.

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 18, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

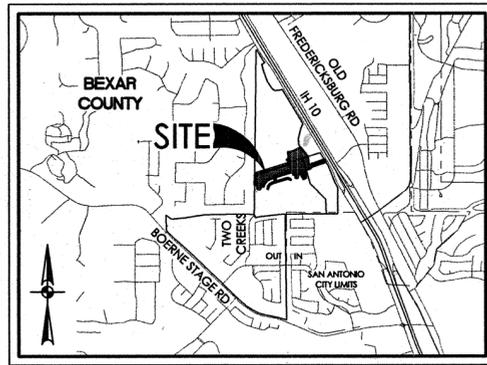
MDP 814C, Two Creeks, accepted on May 4, 2012

III. RECOMMENDATION

Approval of the proposed **Two Creeks, Unit-11 (Enclave)** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



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

LEGEND

- DPR DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEJAR COUNTY, TEXAS
RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS
DR DEED RECORDS OF BEJAR COUNTY, TEXAS
CB COUNTY BLOCK
ROW RIGHT-OF-WAY
O FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
-1140 EXISTING CONTOURS
-1140 PROPOSED CONTOURS
1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6 VARIABLE WIDTH CLEAR VISION EASEMENT
9 16' SANITARY SEWER EASEMENT
11 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12 VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (0.089 OF AN ACRE)
13 VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT, OFF-LOT (0.013 OF AN ACRE)
14 VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (0.680 OF AN ACRE)
15 50' x 50' DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (0.261 OF AN ACRE)
16 50' x 50' DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (0.057 OF AN ACRE)
17 VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (0.149 OF AN ACRE)
18 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19 VARIABLE WIDTH CONSTRUCTION AND PEDESTRIAN EASEMENT
20 MINIMUM 10' FRONT BUILDING SETBACK LINE
21 MINIMUM 5' SIDE BUILDING SETBACK LINE
22 16' WATER EASEMENT
23 20' SANITARY SEWER EASEMENT (VOLUME 12834, PAGES 1347-1387 OPR)
24 10' UNDERGROUND TELEPHONE EASEMENT (VOLUME 1319, PAGES 231-233 OPR)
25 28' ELECTRIC & GAS EASEMENT (VOLUME 15972, PAGES 287-293 OPR)

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 824 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0095F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEJAR COUNTY FLOODPLAIN ADMINISTRATOR. BEJAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

OPEN SPACE NOTE:

LOTS 901, BLOCK 40, & 901, BLOCK 42, CB 4712 IS DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (PERMEABLE).

STREETScape NOTE:

STREETScape SHALL BE REQUIRED PER 35-512. STREET TREES SHALL BE LARGE TREE (APPENDIX E), ONE (1) LARGE STREET TREE SHALL BE REQUIRED EVERY FIFTY (50) FEET OF THE STREET FRONTAGE. IRRIGATION SHALL BE PROVIDED FOR PLANTED STREET TREES FOR A MINIMUM OF THREE (3) YEARS FOR ESTABLISHMENT.

TxDOT NOTE:

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 ONE (1) ACCESS POINT ALONG IH 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 87.55'.

FEMA NOTE:

AT THE TIME OF THIS PLAT APPROVAL LOT 1, BLOCK 40, COUNTY BLOCK 4712, CURRENTLY LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEJAR COUNTY, TEXAS, MAP NO. 48029C0095F DATED SEPTEMBER 29, 2010. A FEMA CLOM/FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEJAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOT IS NOT WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR BUILDINGS ON THIS LOT SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

SURVEYOR'S NOTES:

- 1. 23.07 ACRE TRACT OF LAND COMPRISED OF 17.550 ACRES OUT OF THAT 105.304 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 1901-1919 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, AND 4.102 ACRES OUT OF THAT 89.18 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 2049-2054 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEJAR COUNTY, TEXAS.
2. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
3. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
4. DIMENSIONS SHOWN ARE SURFACE.
5. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PRIVATE STREET NOTE:

LOT 999, BLOCK 36, CB 4712, (TWO SPRINGS, TWO WINDS & TIDAL CRK) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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 BEJAR COUNTY. LOT 1, BLOCK 40, CB 4712 (3.752 ACRES), LOT 901, BLOCK 40, CB 4712 (3.858) AND LOT 901, BLOCK 42, CB 4712 (1.027 ACRES) ARE DESIGNATED AS A COMMON AREA/GREENSPACE.

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

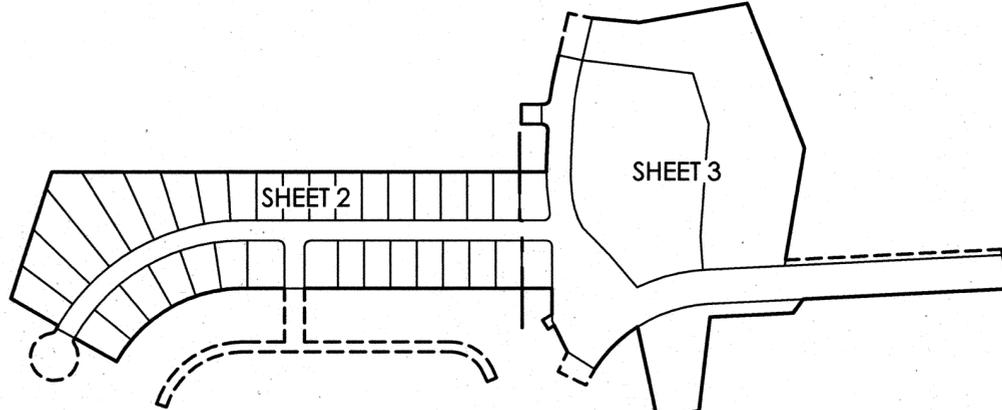
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET INDEX
SCALE: 1" = 300'

Table with 5 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curve data for the plat.

Table with 3 columns: LINE, BEARING, LENGTH. Contains line data for the plat.

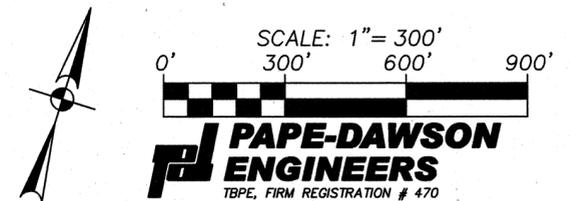
Table with 3 columns: LINE, BEARING, LENGTH. Contains line data for the plat.



PLAT NUMBER 120289

SUBDIVISION PLAT OF TWO CREEKS, UNIT-11 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION



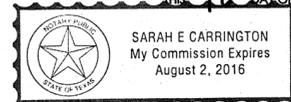
STATE OF TEXAS
COUNTY OF BEJAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
BITTERBLUE - TWO CREEKS NORTH, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 628-6131

STATE OF TEXAS
COUNTY OF BEJAR

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 HIS CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF JULY, A.D. 2012.



Sarah E Carrington
NOTARY PUBLIC, BEJAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-11 (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

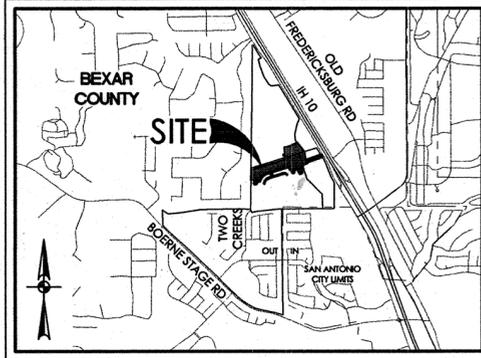
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR

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

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 447D8
NOT-TO-SCALE

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 PLAN 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, HANGINGS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THE PLAN 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 BEAR 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.

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120289
SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-11 (ENCLAVE)
 SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION

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
 DATE OF PRINT: July 16, 2013 | FAX: 210.375.9010

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
 BITTERBLUE-TWO CREEKS NORTH, LTD.
 11 LYNN-BATTS LANE, SUITE 100
 SAN ANTONIO, TEXAS 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 HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF JULY, A.D. 2013.

SARAH E CARRINGTON
 My Commission Expires August 2, 2016
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-11 (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.

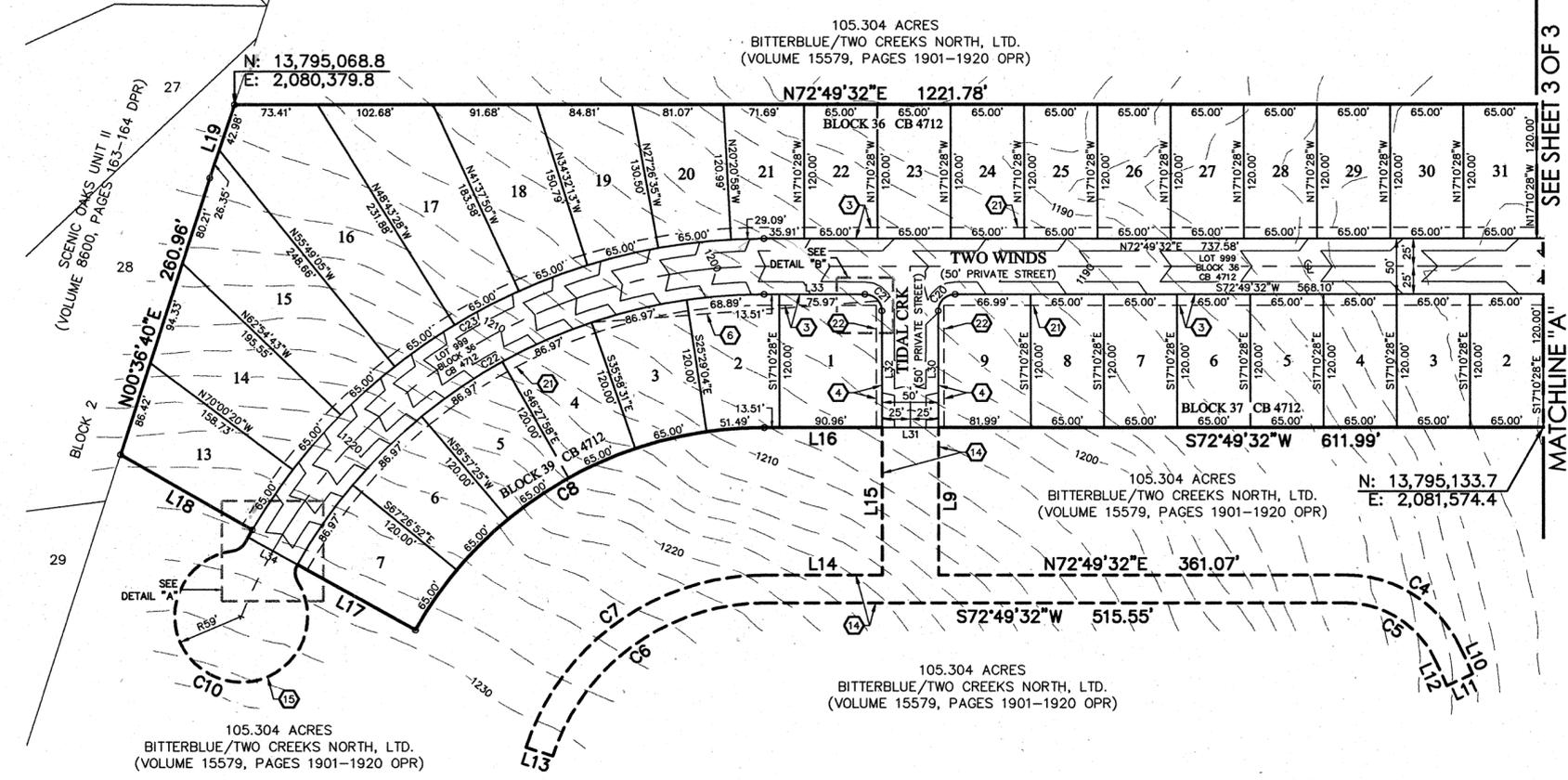
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

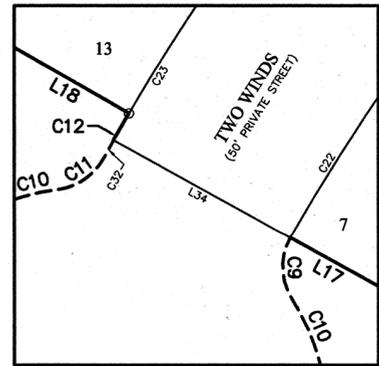
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

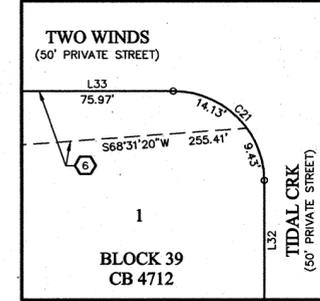


SEE SHEET 3 OF 3

MATCHLINE "A"



DETAIL "A"
SCALE: 1"=30'



DETAIL "B"
SCALE: 1"=20'

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.

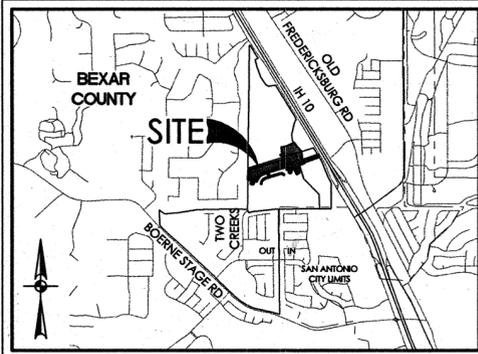
Rick Wood
 LICENSED PROFESSIONAL ENGINEER

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.

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP

MAPSCO MAP GRID: 447D8
NOT-TO-SCALE

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 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 SETTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED OR EXISTED WITHIN SAID EASEMENT AREA.
2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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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.

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120289

**SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-11 (ENCLAVE)**

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION

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



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 17, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNERS/DEVELOPER: LLOYD A. DENTON, JR.
BITTERBLUE - TWO CREEKS NORTH, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 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 HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF JULY, A.D. 2013.

SARAH E. CARRINGTON
My Commission Expires August 2, 2016

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-11 (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

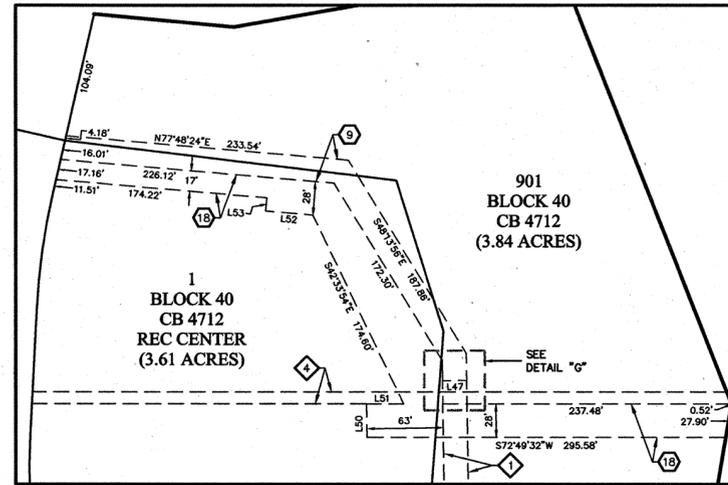
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

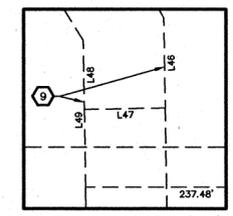
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

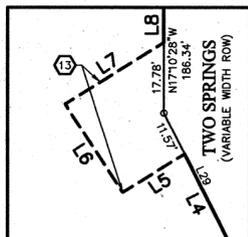
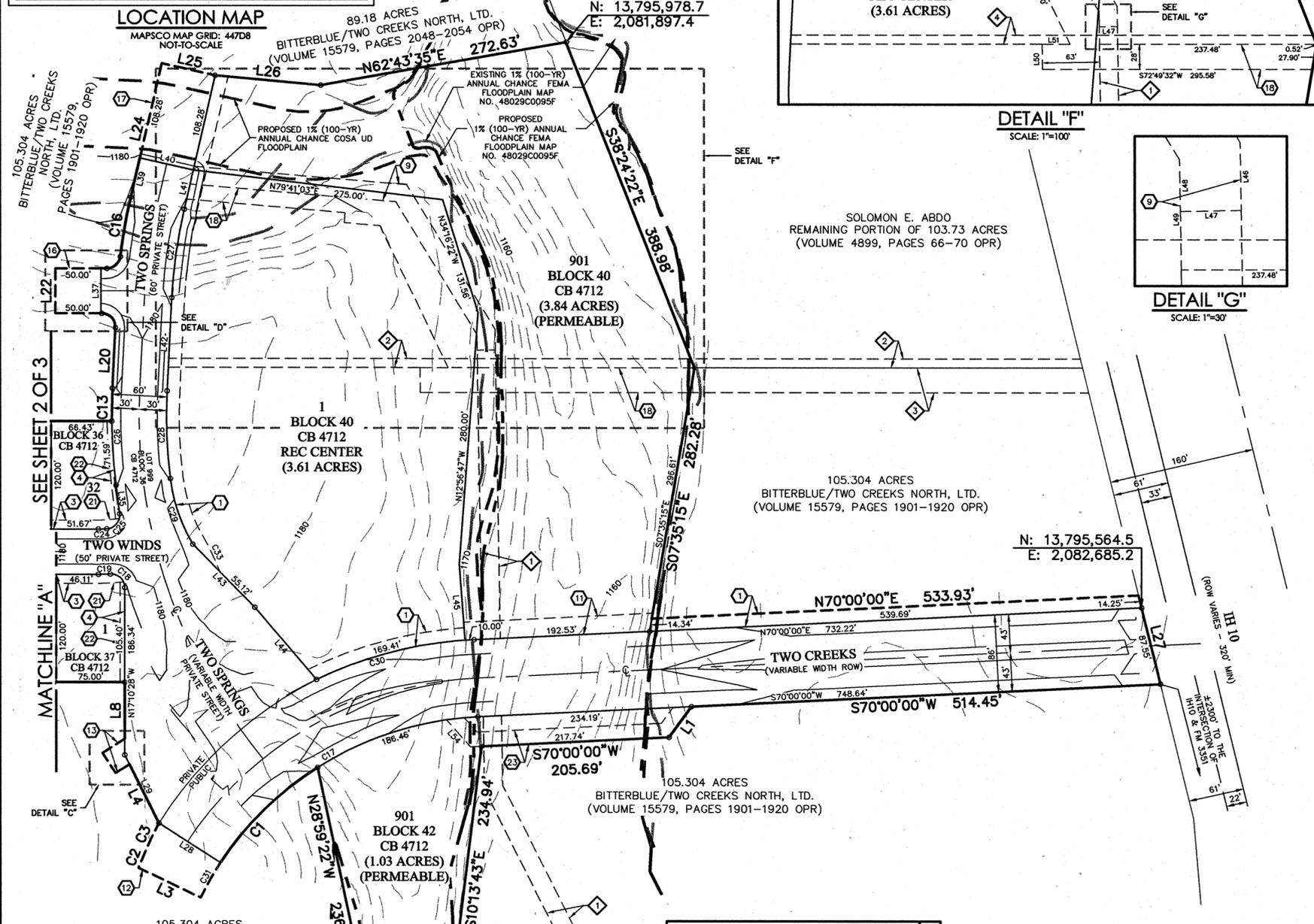
BY: _____ DEPUTY



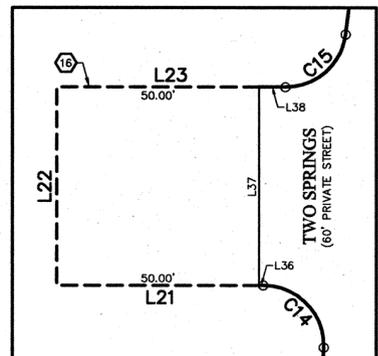
DETAIL "F"
SCALE: 1"=100'



DETAIL "G"
SCALE: 1"=30'



DETAIL "C"
SCALE: 1"=30'



DETAIL "D"
SCALE: 1"=30'

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.

John Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

120315

Project Name:

Two Creeks, Unit-12(Enclave)

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers, Inc., c/o
Rick Wood, P.E.

Owner:

Bitterblue – Two Creeks North, Ltd.

Staff Coordinator:

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

Property Address/Location:

Located on the west side of IH 10;
north of Boerne Stage Road

MAPSCO Map Grid (Ferguson):

447 D-8

Tract Size:

22.29

Council District(s):

ETJ

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to subdivide a 22.29-acre tract of land to establish the **Two Creeks, Unit-12 (Enclave)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 30, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of sixty-seven (67) single-family residential lots, four (4) non-single family residential lots, approximately one thousand nine hundred and sixty-one (1,161) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 17, 2013.

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

Moreover, the Two Creeks, Unit-11, Plat No. 120289 provides access to this plat, therefore, must be approved and recorded prior to this plat.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 14, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

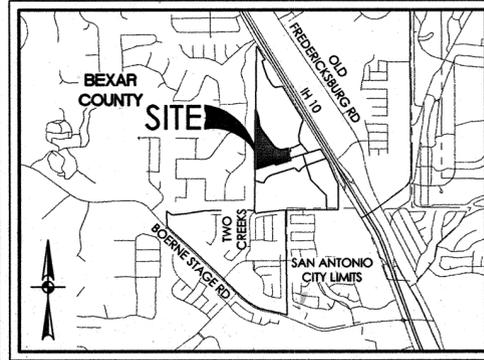
MDP 814C, Two Creeks, accepted on May 4, 2012

III. RECOMMENDATION

Approval of the proposed **Two Creeks, Unit-12 (Enclave)** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID: 47D8
NOT-TO-SCALE

SURVEYOR'S NOTES:

- A 22.29 ACRE TRACT OF LAND COMPRISED OF 1.665 ACRES OUT OF THAT 105.304 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 1901-1919 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 20.772 ACRES OUT OF THAT 89.18 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 2048-2054 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J. M. McCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PRIVATE STREET NOTE:

LOT 999, BLOCK 32, CB 4712, (TWO FALLS, WATER ST & NABBY COVE RD) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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. LOT 902, BLOCK 36, CB 4712 (1.43 ACRES), LOT 903, BLOCK 36, CB 4712, (6.14 ACRES), LOT 904, BLOCK 36, CB 4712 (0.49 OF AN ACRE) & LOT 905, BLOCK 36, CB 4712, (0.11 OF AN ACRE) IS DESIGNATED AS A COMMON AREA/GREENSPACE (PERMEABLE).

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 824 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL 48029C0095F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR NOTE:

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

FEMA NOTE:

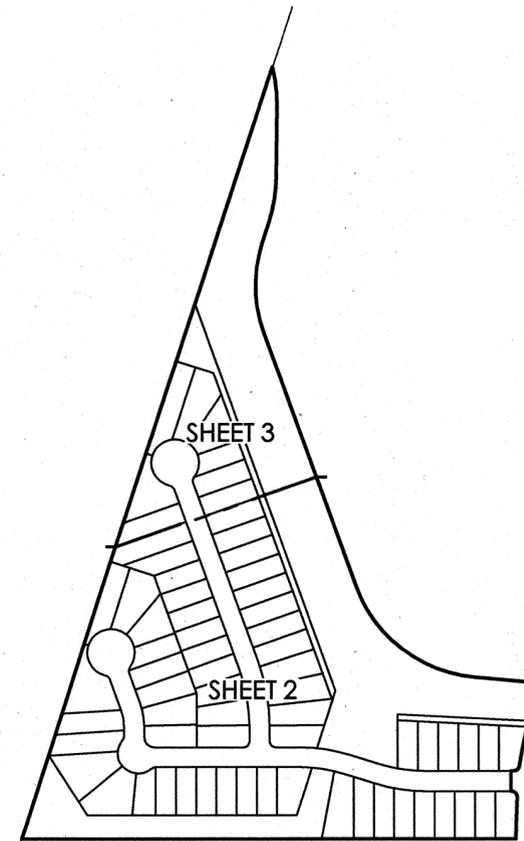
AT THE TIME OF THIS PLAT APPROVAL LOT 98 AND 99, BLOCK 36, COUNTY BLOCK 4712, CURRENTLY LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0095F DATED SEPTEMBER 29, 2010. A FEMA CLOWR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BASED ON THE FLOODPLAIN STUDY. THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR BUILDINGS ON THIS LOT SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- CB COUNTY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- - 1140 - - EXISTING CONTOURS
- - 1140 - - PROPOSED CONTOURS
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑪ MINIMUM 10' FRONT BUILDING SETBACK LINE
- ⑫ MINIMUM 5' SIDE BUILDING SETBACK LINE
- ① 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TWO CREEKS, UNIT-11 (ENCLAVE) PLAT NO. 120289)
- ② 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TWO CREEKS, UNIT-11 (ENCLAVE) PLAT NO. 120289)
- ⑤ VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET, OFF-LOT (0.149 OF AN ACRE) (TWO CREEKS, UNIT-11 (ENCLAVE) PLAT NO. 120289)
- ⑥ 20' DRAINAGE EASEMENT (VOLUME 8500, PAGES 186-187 DPR)
- ⑦ 10' TELEPHONE EASEMENT (VOLUME 8500, PAGES 186-187 DPR)
- ⑧ 20' DRAINAGE EASEMENT (VOLUME 8600, PAGES 163-164 DPR)
- ⑨ 10' TELEPHONE EASEMENT (VOLUME 8600, PAGES 163-164 DPR)
- ⑩ 10' UNDERGROUND TELEPHONE EASEMENT (VOLUME 1319, PAGES 231-233 RPR)
- ⑬ THE PORTION OF THE EASEMENT IN LOTS 33-42 & 902, BLOCK 36, CB 4712 IS TO BE VACATED BY SEPARATE DOCUMENT.
- ⑭ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TWO CREEKS, UNIT-11 (ENCLAVE) PLAT NO. 120289)
- ⑮ MINIMUM 5' SIDE BUILDING SETBACK LINE (TWO CREEKS, UNIT-11 (ENCLAVE) PLAT NO. 120289)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	405.00'	14°18'45"	S23°30'33"E	100.91'	101.17'
C2	405.00'	17°02'01"	S07°50'10"E	119.96'	120.40'
C3	347.13'	37°44'00"	S18°03'55"E	224.50'	228.61'
C4	345.00'	65°00'00"	S69°18'57"E	370.74'	391.39'
C5	630.00'	06°06'17"	S07°22'05"E	67.09'	67.12'
C6	15.00'	83°14'46"	S31°12'09"W	19.93'	21.79'
C7	15.00'	92°51'30"	S60°44'42"E	21.74'	24.31'
C8	630.00'	03°20'10"	S15°59'02"E	36.68'	36.68'
C9	425.00'	17°30'00"	S81°34'32"W	129.30'	129.81'
C10	375.00'	17°30'00"	S81°34'32"W	114.09'	114.54'
C11	15.00'	40°44'57"	S52°27'04"W	10.44'	10.67'
C12	51.00'	171°29'53"	N62°10'28"W	101.72'	152.65'
C13	15.00'	40°44'57"	N03°12'01"E	10.44'	10.67'
C14	130.00'	19°38'30"	N26°59'42"W	44.35'	44.57'
C15	15.00'	57°16'46"	N65°27'20"W	14.38'	15.00'
C16	59.00'	294°33'33"	N53°11'03"E	63.78'	303.32'
C17	15.00'	57°16'46"	S08°10'34"E	14.38'	15.00'
C18	180.00'	19°38'30"	S26°59'42"E	61.40'	61.71'
C19	25.00'	90°00'00"	S62°10'28"E	35.36'	39.27'
C20	15.00'	90°00'00"	N27°49'32"E	21.21'	23.56'
C21	440.00'	19°38'30"	N26°59'42"W	150.10'	150.84'
C22	15.00'	57°16'46"	N65°27'20"W	14.38'	15.00'
C23	59.00'	294°33'33"	N53°11'03"E	63.78'	303.32'
C24	15.00'	57°16'46"	S08°10'34"E	14.38'	15.00'
C25	490.00'	19°38'30"	S26°59'42"E	167.16'	167.98'
C26	15.00'	90°00'00"	S62°10'28"E	21.21'	23.56'
C27	425.00'	17°30'00"	N81°34'32"E	129.30'	129.81'
C28	375.00'	17°30'00"	N81°34'32"E	114.09'	114.54'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°23'52"E	63.27'
L2	S16°21'11"E	175.00'
L3	S00°40'50"W	48.54'
L4	N78°11'03"E	154.99'
L5	S04°18'57"E	145.06'
L6	S72°49'32"W	6.49'
L7	S17°10'28"E	50.00'
L8	N72°49'32"E	1.00'
L9	S14°18'57"E	67.67'
L10	N89°40'28"W	76.40'
L11	N17°10'28"W	22.75'
L12	N36°48'57"W	80.55'
L13	S36°48'57"E	80.55'
L14	S17°10'28"E	25.84'
L15	N17°10'28"W	35.84'
L16	S17°10'28"E	35.84'
L17	N72°49'32"E	57.50'
L18	S89°40'28"E	76.40'
L19	N89°38'36"W	10.00'
L20	N89°12'12"W	16.10'



SHEET INDEX
SCALE: 1"=300'

PLAT NUMBER 120315
SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-12 (ENCLAVE)

SEE SURVEYOR NOTE FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3

SCALE: 1" = 300'

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

DATE OF PRINT: July 17, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *[Signature]*
LLOYD A. DENTON, JR.
BITTERBLUE, TWO CREEKS NORTH, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 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 16 DAY OF JULY, A.D. 2013.



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 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-12 (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

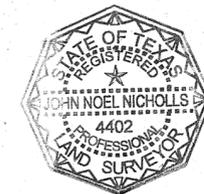
BY: _____ SECRETARY

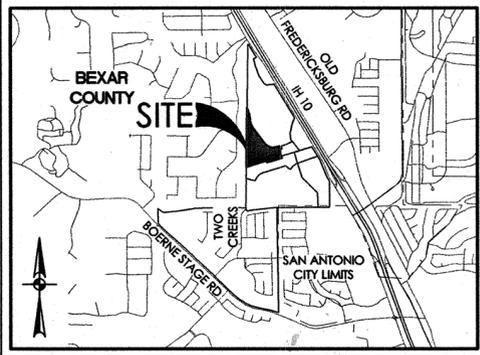
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY





LOCATION MAP
MAPSCO MAP GRID: 47D8
NOT-TO-SCALE

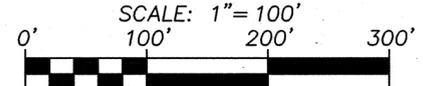
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT,"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

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120315

**SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-12 (ENCLAVE)**

SEE SURVEYOR NOTE FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3



**PAPE-DAWSON
ENGINEERS**
TPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 17, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
BITTERBLUE/TWO CREEKS NORTH, LTD.
11 LYNN BAYTS LANE, SUITE 100
SAN ANTONIO, TEXAS 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 17th DAY OF July, A.D. 2013.

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-12 (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 _____

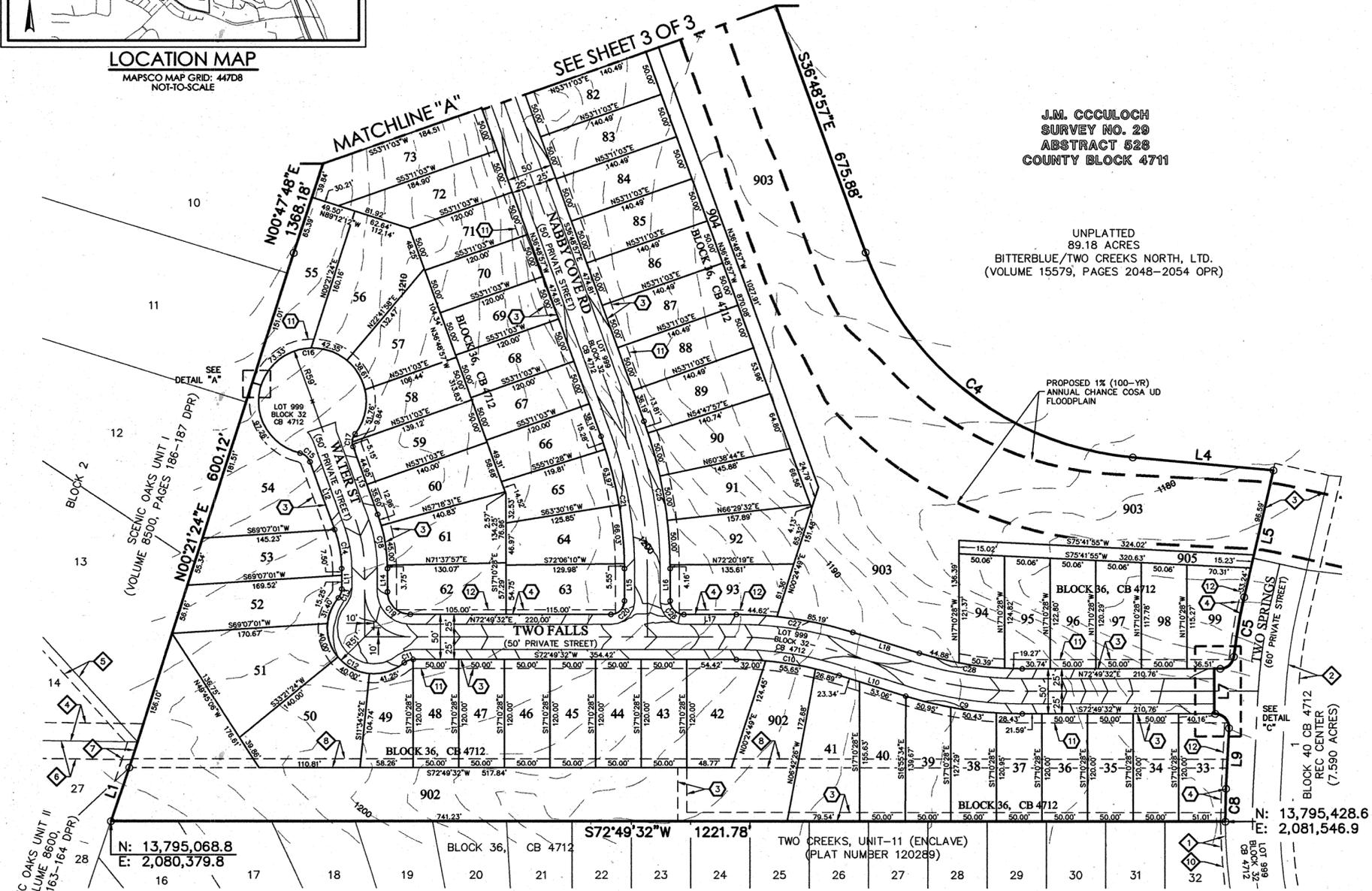
BY: _____ CHAIRMAN

BY: _____ SECRETARY

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



J.M. CCCULUCH
SURVEY NO. 29
ABSTRACT 528
COUNTY BLOCK 4711

UNPLATTED
89.18 ACRES
BITTERBLUE/TWO CREEKS NORTH, LTD.
(VOLUME 15579, PAGES 2048-2054 OPR)

PROPOSED 1% (100-YR)
ANNUAL CHANCE COSA UD
FLOODPLAIN

N: 13,795,068.8
E: 2,080,379.8

N: 13,795,428.6
E: 2,081,546.9

STATE OF TEXAS
COUNTY OF BEXAR

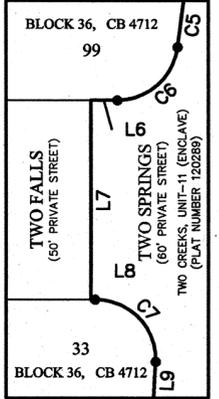
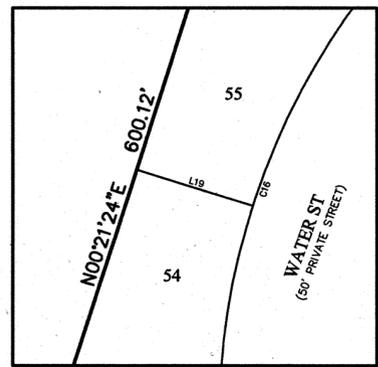
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

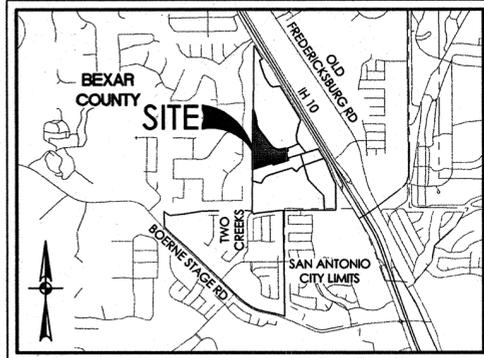
STATE OF TEXAS
COUNTY OF BEXAR

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.

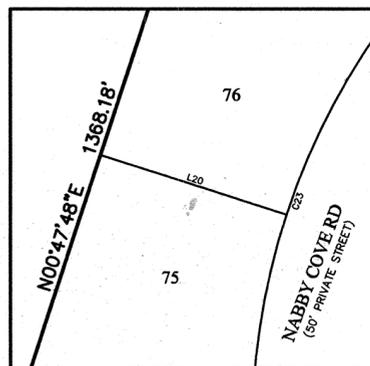
John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



TWO CREEKS, UNIT-12 (ENCLAVE)
Civil Job No. 7831-15; Survey Job No. 9231-11



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



DETAIL "B"
SCALE: 1"=10'

C.P.S. NOTES:

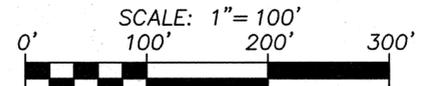
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NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120315

**SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-12 (ENCLAVE)**

SEE SURVEYOR NOTE FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3



**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 17, 2013 | FAX: 210.375.9010

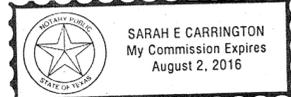
STATE OF TEXAS
COUNTY OF BEXAR

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.
BITTERBLUE - TWO CREEKS NORTH, LTD.
11 LYNN BARTS LANE, SUITE 100
SAN ANTONIO, TEXAS 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 HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF JULY, A.D. 2013.



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 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-12 (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

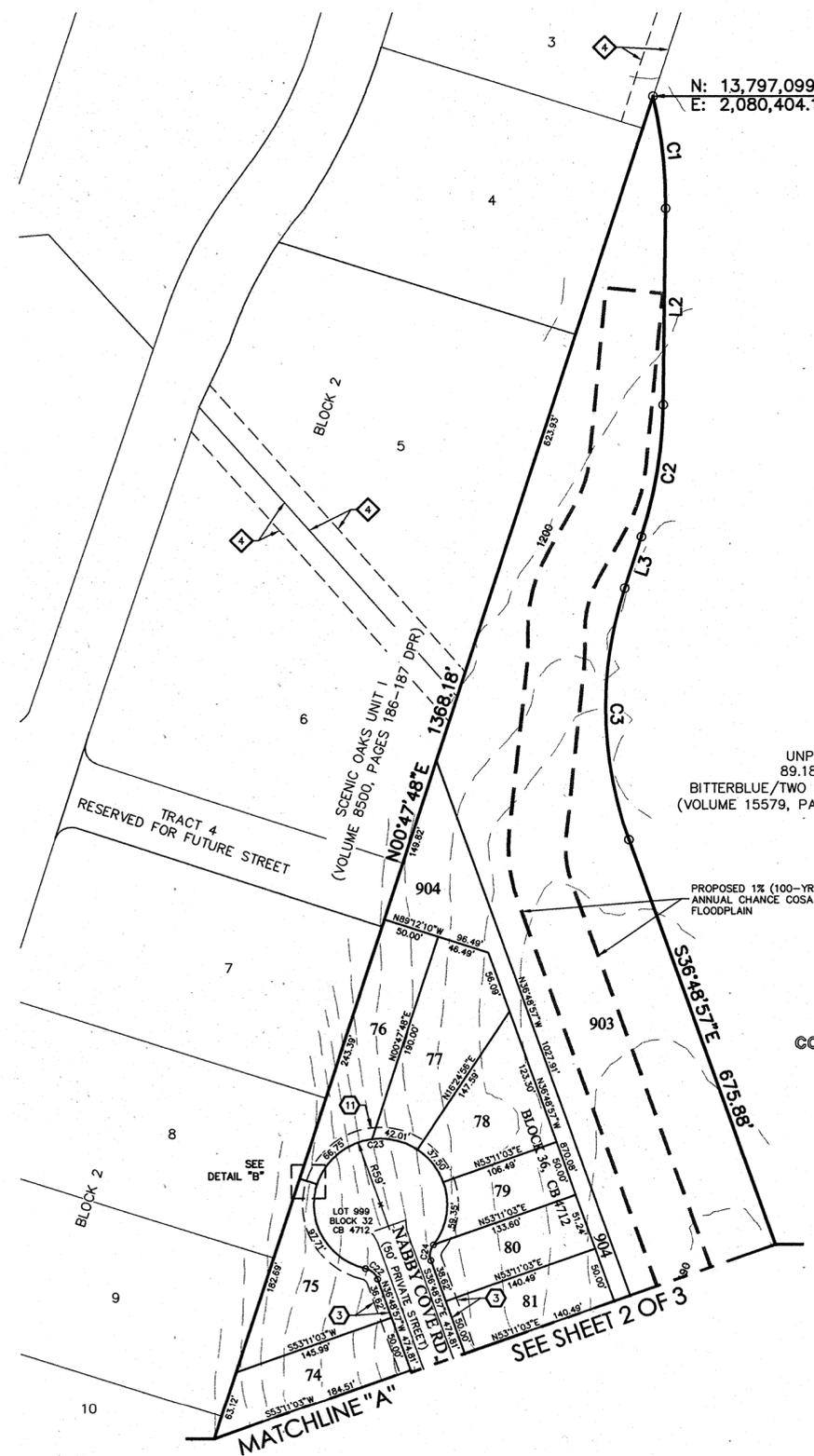
BY: _____ SECRETARY

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



N: 13,797,099.0
E: 2,080,404.1

UNPLATTED
89.18 ACRES
BITTERBLUE/TWO CREEKS NORTH, LTD.
(VOLUME 15579, PAGES 2048-2054 OPR)

PROPOSED 1% (100-YR)
ANNUAL CHANCE COSA UD
FLOODPLAIN

J.M. CCCULOCK
SURVEY NO. 20
ABSTRACT 528
COUNTY BLOCK 4711

SEE SHEET 2 OF 3

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.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

120363

Project Name:

Cornerstone Village

Applicant:

Natalie Griffith

Representative:

Briones Engineering, Ltd.
c/o Brian A. Crowell, P.E.

Owner:

Habitat for Humanity of San Antonio,
Inc.

Staff Coordinator:

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

Property Address/Location:

East of General Hudnell, north of
Calle Del Sol

MAPSCO Map Grid (Ferguson):

649 E-2

Tract Size:

5.194

Council District:

6

Notification:

Published in Daily Commercial
Recorder July 26, 2013

Notices mailed July 26, 2013

- One (1) to property owners
within 200 feet within the
subdivision

Internet Agenda posting
August 9, 2013

REQUEST

Approval of a major plat to replat and subdivide a 5.194-acre tract of land to establish **Cornerstone Village** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 19, 2013

CASE HISTORY

Area being replatted is a portion of Lot 1, Block 1, NCB 6801; out of the Kelly Elementary School Subdivision plat, recorded in Volume 9544, Page 19, and the remaining portions of Lots 27-30 out of the Industry Center plat, recorded in Volume 642, Page 161 of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-seven (27) single-family residential lots and approximately seven hundred twenty five (725) linear feet of public streets.

B. Zoning

“R-6 and RM-4” Residential Single-Family and Residential Mixed District

C. Major Thoroughfare

General Hudnell, Super Arterial Type A, 200-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 26, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 25, 2013.

II. Supplemental Information

A. Notices

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

III. RECOMMENDATION

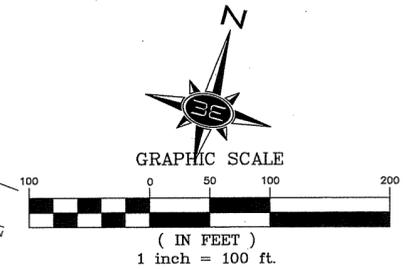
Approval of the proposed **Cornerstone Village** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

REPLAT
ESTABLISHING
**CORNERSTONE VILLAGE
SUBDIVISION**

BEING 5.194 ACRES, ESTABLISHING LOTS 18-29, BLOCK 7,
N.C.B. 13477, LOTS 17-23, BLOCK 6, N.C.B. 13477, AND
LOTS 25-32, BLOCK 1, N.C.B. 13472, SAN ANTONIO,
BEXAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax
TBPE FIRM REG. NO. F-5028

BARRERA LAND SURVEYING
7718 BRINDLEWOOD PL
SAN ANTONIO, TEXAS 78250
(210) 837-4338 PHONE
DRENTX@YAHOO.COM

COUNTY OF BEXAR
STATE OF TEXAS
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 PARKED
UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Natalie Griffith
OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
NATALIE GRIFFITH, PRESIDENT & C.E.O.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
NATALIE GRIFFITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND
SEAL OF OFFICE THIS 18 DAY OF JULY, 2013.

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 29, 2015

J. R. Gonzalez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

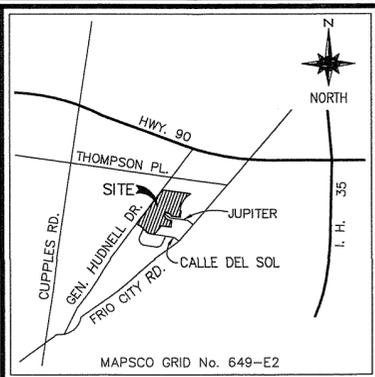
OWNER/DEVELOPER:
HABITAT FOR HUMANITY
OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
TELEPHONE: (210) 223-5203
FAX: (210) 223-5536

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
O.P.R.	= OFFICIAL PUBLIC RECORDS
G.E.T.V.E.	= GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
U.E.	= UTILITY EASEMENT
B.S.L.	= BUILDING SETBACK LINE
FND. I.R.	= FOUND IRON ROD
B.C.R.P.R.	= BEXAR COUNTY REAL PROPERTY RECORDS
R.P.R.	= REAL PROPERTY RECORDS
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT
680	= PROPOSED CONTOUR
---680---	= EXISTING CONTOUR

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

NOTES

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GULBEAU, P.L.D. AY 0950.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- 5.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- 6.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 7.) 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.

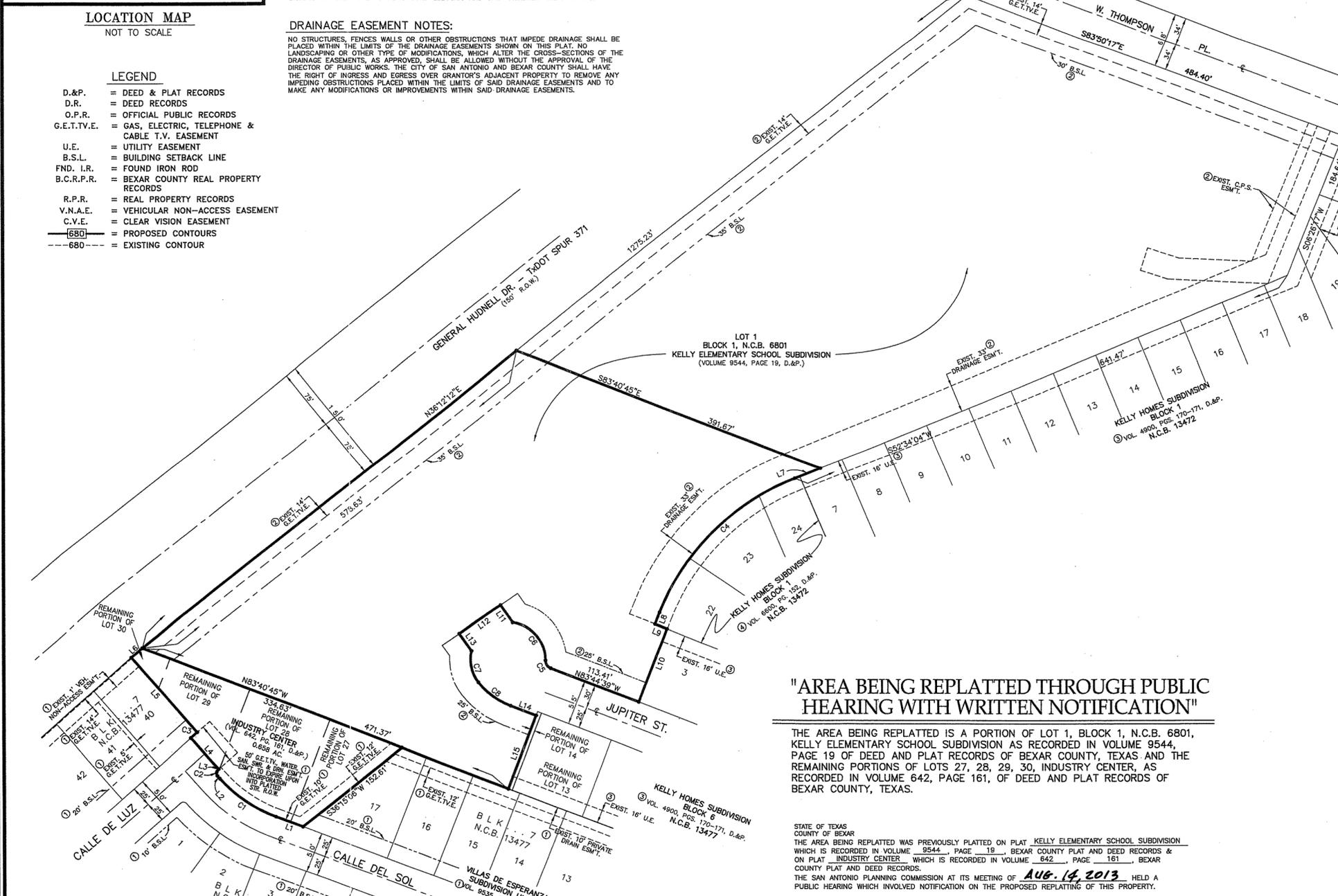
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

TXDOT NOTES:

- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND / OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG GENERAL HUDNELL (TODOT SPUR 371), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 578.63'.

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



"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED IS A PORTION OF LOT 1, BLOCK 1, N.C.B. 6801, KELLY ELEMENTARY SCHOOL SUBDIVISION AS RECORDED IN VOLUME 9544, PAGE 19 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINING PORTIONS OF LOTS 27, 28, 29, 30, INDUSTRY CENTER, AS RECORDED IN VOLUME 642, PAGE 161, OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KELLY ELEMENTARY SCHOOL SUBDIVISION WHICH IS RECORDED IN VOLUME 9544, PAGE 19, BEXAR COUNTY PLAT AND DEED RECORDS & ON PLAT INDUSTRY CENTER WHICH IS RECORDED IN VOLUME 642, PAGE 161, BEXAR COUNTY PLAT AND DEED RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUG. 14, 2013 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.
Natalie Griffith
OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
NATALIE GRIFFITH, PRESIDENT & C.E.O.

SWORN AND SUBSCRIBED BEFORE ME THIS 18 DAY OF JULY, 2013.

J. R. Gonzalez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11-29-2015

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 29, 2015



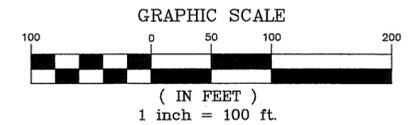
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
B. Crowell
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 DAVID BARBERA, R.P.L.S.
David Barbera
REGISTERED PROFESSIONAL LAND SURVEYOR

7-18-13

REPLAT
ESTABLISHING
**CORNERSTONE VILLAGE
SUBDIVISION**

BEING 5.194 ACRES, ESTABLISHING LOTS 18-29, BLOCK 7,
N.C.B. 13477, LOTS 17-23, BLOCK 6, N.C.B. 13477, AND
LOTS 25-32, BLOCK 1, N.C.B. 13472, SAN ANTONIO,
BEXAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.

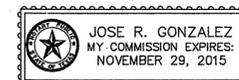
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax
TBPE FIRM REG. NO. F-5028



COUNTY OF BEXAR
STATE OF TEXAS
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.

Natalie Griffith
OWNER, HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
NATALIE GRIFFITH, PRESIDENT & C.E.O.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
NATALIE GRIFFITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND
SEAL OF OFFICE THIS 18 DAY OF JULY, 20 13.



J.R. Gonzalez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
HABITAT FOR HUMANITY
OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
TELEPHONE: (210) 223-5203
FAX: (210) 223-5536

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

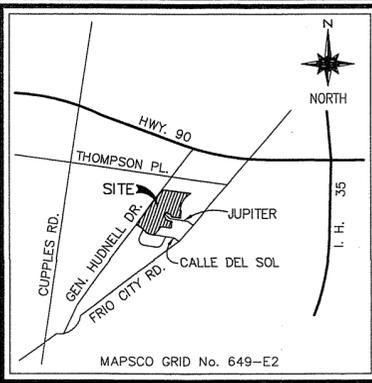
BY: _____ DEPUTY

CITY PUBLIC SERVICE NOTES:

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

DRAINAGE EASEMENT NOTES:

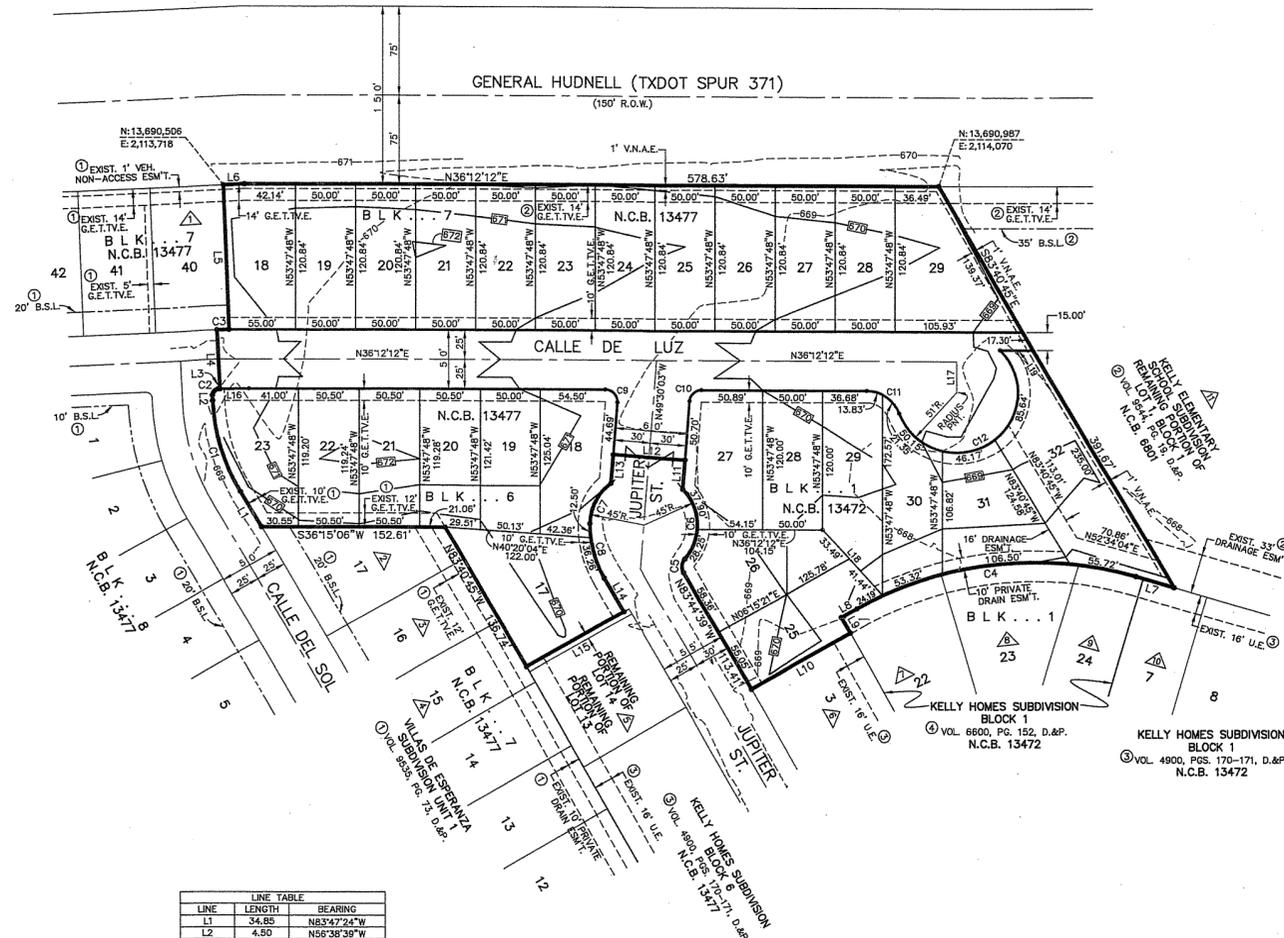
NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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



LOCATION MAP
NOT TO SCALE

LEGEND

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- U.E. = UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- FND. I.R. = FOUND IRON ROD
- B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
- R.P.R. = REAL PROPERTY RECORDS
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- 680--- = PROPOSED CONTOURS
- - - - -680 - - - - - = EXISTING CONTOUR



ADJACENT PROPERTY OWNERS

OWNERS	VOLUME / PAGE
RENE F. CASSO	7311 / 1521 D.R.
RICHARD C. VALENZUELA III	14615 / 926 D.R.
JAMES E. & SANDRA A. MARTINEZ	7080 / 124 D.R.
JUAN G. MARTINEZ	8858 / 1273 D.R.
LUPE L. SOLIS	6736 / 132 D.R.
GLORIA A. FRANCO	8140 / 1913 D.R.
JOSE I. & PAULINE FRANCO	12562 / 921 D.R.
FELIPA DE LA ROSA ALVAREZ	3811 / 131 D.R.
RALPH & OLGA V. PEREZ	6711 / 691 D.R.
ESTATE OF STELLA PENA	6486 / 799 D.R.
SAN ANTONIO L.S.D.	9544 / 19 D.&P.

LINE TABLE

LINE	LENGTH	BEARING
L1	34.85	N83°47'24"W
L2	4.50	N56°38'38"W
L3	1.54	N33°21'21"E
L4	50.00	N56°38'38"W
L5	120.06	N56°04'44"W
L6	17.66	N33°21'21"E
L7	33.14	S52°34'04"W
L8	14.98	S06°15'03"W
L9	15.44	S83°11'07"E
L10	95.04	S89°14'07"W
L11	25.64	N49°30'03"W
L12	60.00	S40°22'57"W
L13	25.64	S49°30'03"W
L14	32.72	S83°44'39"E
L15	93.98	S08°01'34"W
L16	24.13	N35°16'33"E
L17	26.00	N53°47'48"W
L18	74.93	S84°20'39"W
L19	27.16	N38°12'12"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	175.00	82.91	42.25	27°08'42"	82.14
C2	5.00	7.85	5.00	89°57'16"	7.07
C3	1025.00	10.11	5.05	0°33'54"	10.11
C4	296.57	236.74	126.85	46°18'50"	233.57
C5	10.00	12.27	7.04	70°18'07"	11.51
C6	45.00	66.15	40.68	84°13'29"	60.35
C7	45.00	40.29	21.59	31°15'11"	38.93
C8	88.74	48.78	28.00	31°37'53"	48.16
C9	10.00	16.46	10.78	84°17'45"	14.66
C10	10.00	14.98	9.28	85°42'15"	13.60
C11	29.00	35.18	20.12	69°30'46"	33.07
C12	51.00	181.95	---	204°24'49"	99.69

ADJACENT SUBDIVISIONS

UNIT	VOLUME & PAGE
1	VILLAS DE ESPERANZA SUBDIVISION UNIT 1 9535 & 73, D.&P.
2	KELLY ELEMENTARY SCHOOL SUBDIVISION 9544 & 19, D.&P.
3	KELLY HOMES SUBDIVISION 4900 & 170-171, D.&P.
4	KELLY HOMES SUBDIVISION 6600 & 152, D.&P.



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.

B. Crowell
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 DAVID BARRERA, P.L.S.

David Barrera
REGISTERED PROFESSIONAL LAND SURVEYOR



7-18-13



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

120430

Project Name:

Ridge Creek, Unit-2A (PUD)

Applicant:

Lloyd T. Booth

Representative:

Pape-Dawson Engineers, Inc.
c/o Rick Wood, P.E.

Owner:

IH-10 Partners, Ltd.

Staff Coordinator:

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

Property Address/Location:

South of the intersection of Nichols
Pass and Nichols Creek

MAPSCO Map Grid (Ferguson):

447 B-4

Tract Size:

26.27

Council District:

ETJ

Notification:

Internet Agenda posting
August 9, 2013

REQUEST

Approval of a major plat to subdivide a 26.27-acre tract of land to establish **Ridge Creek, Unit-2A (PUD)** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 30, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-one (41) single-family residential lots, two (2) non-single family lots and approximately one thousand eight hundred forty six (1,846) linear feet of private streets.

B. Zoning

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

C. Major Thoroughfare

IH-10 is a freeway.

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 013B-06 Ridge Creek, accepted on June 27, 2013.

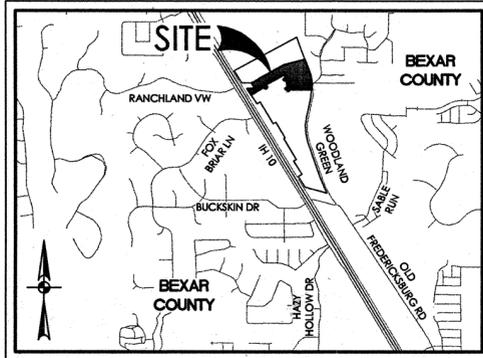
PUD 07-009A Fuentes Property, approved on June 27, 2013.

III. RECOMMENDATION

Approval of the proposed **Ridge Creek, Unit-2A (PUD)** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP
MAPSCO MAP GRID: 447B4 & C4
NOT-TO-SCALE

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0085F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR NOTE:

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

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS 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 PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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. LOT 901, BLOCK 26, CB 4709 (2.00 ACRES) AND LOT 902, BLOCK 26, CB 4709 (14.03 ACRES) IS DESIGNATED AS A COMMON AREA/GREENSPACE (PERMEABLE).

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

C.P.S. NOTES:

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

Rich 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.

David A. Sanova
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

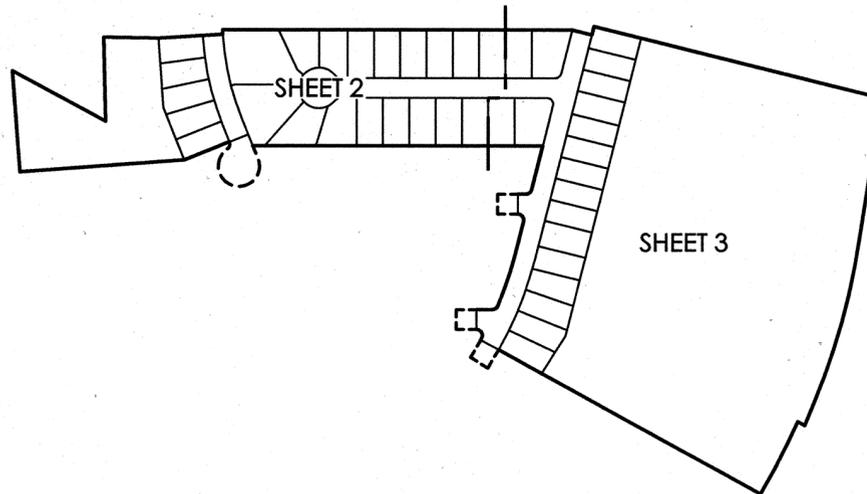
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- (PUD) PLANNED UNIT DEVELOPMENT
- CB COUNTY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- [1300.00] FINISHED FLOOR ELEVATION
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑧ 10' DRAINAGE EASEMENT
- ⑪ 5' PEDESTRIAN AND UTILITY EASEMENT
- ⑫ VARIABLE WIDTH TURN-AROUND, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, OFF-LOT (0.217 OF AN ACRE)
- ⑬ VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, OFF-LOT (0.057 OF AN ACRE)
- ⑭ VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, OFF-LOT (0.057 OF AN ACRE)
- ⑮ 5' DRAINAGE EASEMENT
- ⑯ MINIMUM 10' FRONT BUILDING SETBACK LINE
- ⑰ MINIMUM 5' SIDE BUILDING SETBACK LINE
- ⑱ VARIABLE WIDTH PERMANENT WATER EASEMENT (VOLUME 13022, PAGES 1398-1415 OPR)
- ⑲ 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOLUME 9596, PAGES 58-62 DPR)
- ⑳ 20' SANITARY SEWER EASEMENT (VOLUME 13022, PAGES 1383-1390 OPR)
- ㉑ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9596, PAGES 58-62 DPR)
- ㉒ CLEAR VISION EASEMENT (VOLUME 9596, PAGES 58-62 DPR)
- ㉓ CHANNEL EASEMENT (VOLUME 5221, PAGES 611-631 OPR)

PRIVATE STREET NOTE:

LOT 999, BLOCK 26, CB 4709, (DANA CREEK DR, NICHOLS STONE, & NICHOLS PASS) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

OPEN SPACE NOTE:

LOT 901, BLOCK 26, CB 4709 (2.00 ACRES) AND LOT 902, BLOCK 26, CB 4709 (14.03 ACRES) IS DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE EASEMENT.

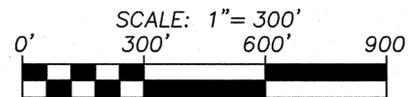


SHEET INDEX

NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	675.00'	00°58'48"	N31°41'10"W	11.55'	11.55'
C2	1767.00'	13°49'33"	S13°34'23"E	425.36'	426.39'
C3	1837.70'	06°21'07"	S01°54'31"E	203.62'	203.73'
C4	925.00'	03°16'27"	S01°55'31"W	52.85'	52.86'
C5	875.00'	03°34'52"	N01°46'18"E	54.68'	54.69'
C6	15.00'	118°49'43"	N59°25'59"W	25.83'	31.11'
C7	15.00'	67°05'51"	N27°36'14"E	16.58'	17.57'
C8	875.00'	08°50'50"	N10°22'06"W	134.98'	135.11'
C9	15.00'	104°03'19"	N66°49'11"W	23.65'	27.24'
C10	15.00'	75°56'41"	N23°10'49"E	18.46'	19.88'
C11	51.00'	257°45'12"	N78°07'27"E	79.41'	229.43'
C12	15.00'	77°45'12"	N11°52'33"W	18.83'	20.36'
C13	675.00'	18°34'35"	S41°27'52"E	217.89'	218.85'
C14	725.00'	18°34'35"	N41°27'52"W	234.03'	235.06'
C15	925.00'	15°04'49"	S07°15'07"E	242.76'	243.46'
C16	875.00'	00°18'26"	N00°08'05"E	4.69'	4.69'
C17	15.00'	104°03'19"	N66°49'11"W	23.65'	27.24'
C18	15.00'	52°41'41"	S34°48'19"W	13.31'	13.80'
C19	51.00'	285°23'23"	N28°50'51"W	61.82'	254.03'
C20	15.00'	52°41'41"	N87°30'00"E	13.31'	13.80'
C21	15.00'	75°56'41"	N23°10'49"E	18.46'	19.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°04'03"E	134.59'
L2	N57°49'26"E	159.82'
L3	N75°12'29"E	50.00'
L4	N14°47'31"W	21.35'
L5	S06°43'39"E	59.73'
L6	N89°18'42"W	20.10'
L7	N86°26'16"W	50.00'
L8	S61°09'09"W	50.00'
L9	N28°50'51"W	50.00'
L10	N61°09'09"E	88.79'
L11	N14°47'31"W	86.77'
L12	S61°09'09"W	50.00'
L13	N28°50'51"W	50.00'
L14	N61°09'09"E	70.03'
L15	N14°47'31"W	112.00'
L16	S50°45'09"E	33.48'
L17	S39°14'51"W	120.00'
L18	N57°49'26"E	50.00'
L19	S50°45'09"E	39.94'
L20	S39°14'51"W	50.00'
L21	N50°45'09"W	39.94'
L22	N89°42'43"W	50.00'
L23	N28°50'51"W	50.00'
L24	N61°09'09"E	38.79'
L25	N28°50'51"W	50.00'
L26	N61°09'09"E	20.03'
L27	S50°45'09"E	64.50'
L28	N78°21'20"W	20.00'
L29	S47°46'59"W	9.08'



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 CORN 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.

PLAT NUMBER 120430

SUBDIVISION PLAT

**OF
RIDGE CREEK, UNIT-2A (PUD)**

A 26.27 ACRE TRACT OF LAND OUT OF A 52.90 ACRE AND 85.39 TRACT CONVEYED TO IH-10 PARTNERS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12011, PAGES 1402-1416, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 18, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Lloyd T. Booth*
LLOYD T. BOOTH
IH-10 PARTNERS, LTD.
4079 DE ZAVALA ROAD
SAN ANTONIO, TEXAS 78249
(210) 614-3811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD T. BOOTH 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 22nd DAY OF July, A.D. 2013.



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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RIDGE CREEK, UNIT-2A (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

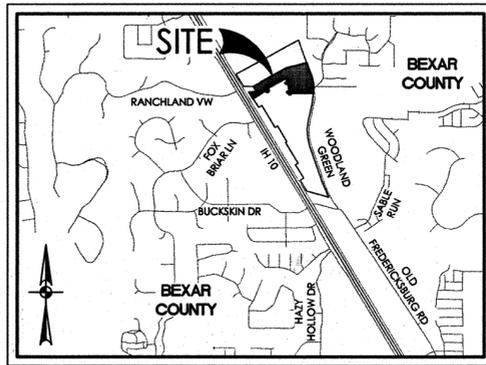
STATE OF TEXAS
COUNTY OF BEXAR

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

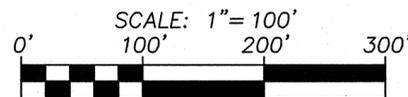
BY: _____ DEPUTY





LOCATION MAP
MAPSCO MAP GRID: 44784 & C4
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.



PLAT NUMBER 120430
SUBDIVISION PLAT
OF
RIDGE CREEK, UNIT-2A (PUD)

A 26.27 ACRE TRACT OF LAND OUT OF A 52.90 ACRE AND 85.39 ACRE TRACT CONVEYED TO IH 10 PARTNERS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12011, PAGES 1402-1416, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

Pape-Dawson Engineers
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 18, 2013 | FAX: 210.375.9010

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 T. Booth
LLOYD T. BOOTH
IH-10 PARTNERS, LTD.
4079 DEZAVALA ROAD
SAN ANTONIO, TEXAS 78249
(210) 614-3811

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD T. BOOTH, 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 18th DAY OF July, A.D. 2013.



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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIDGE CREEK, UNIT-2A (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 _____

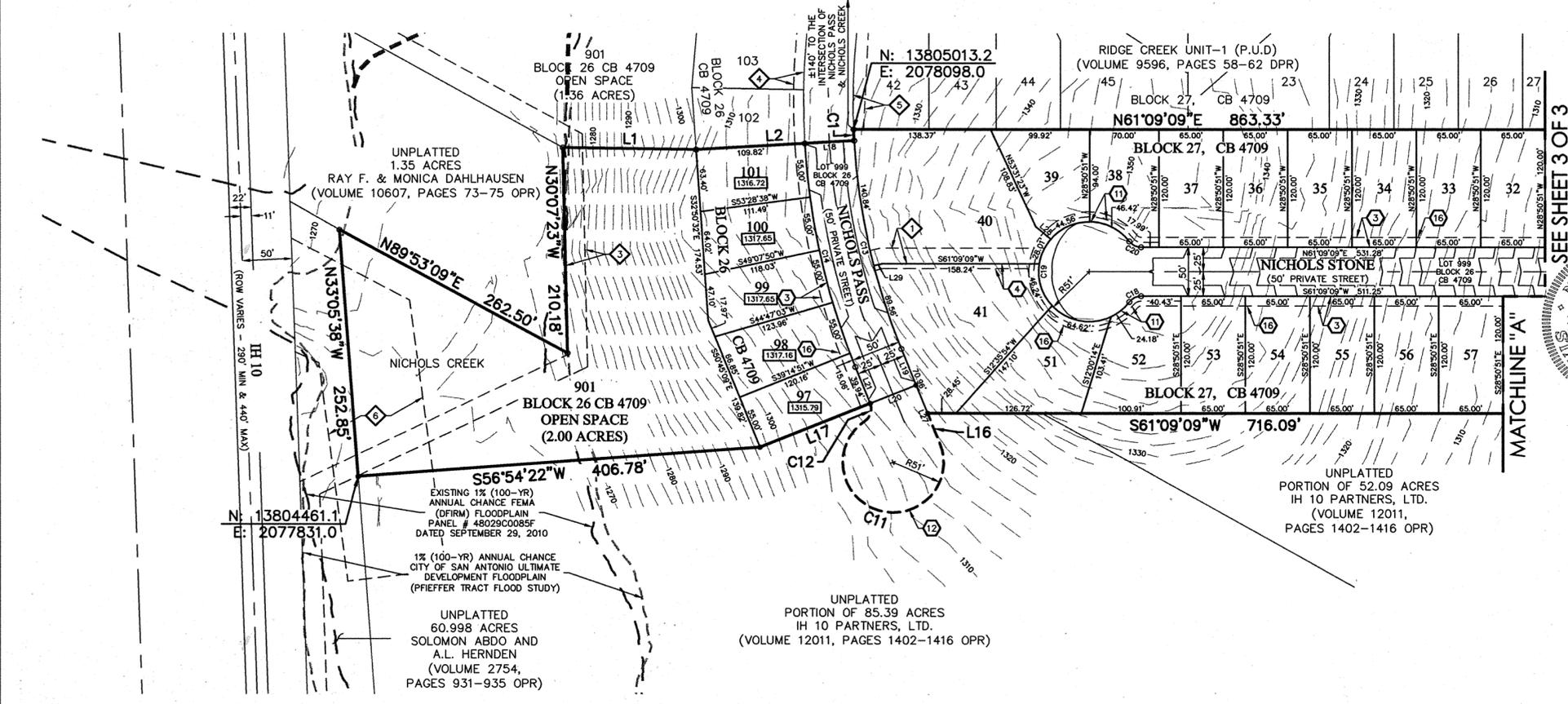
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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 _____

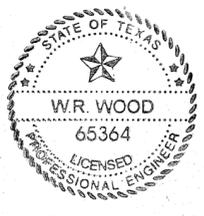
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

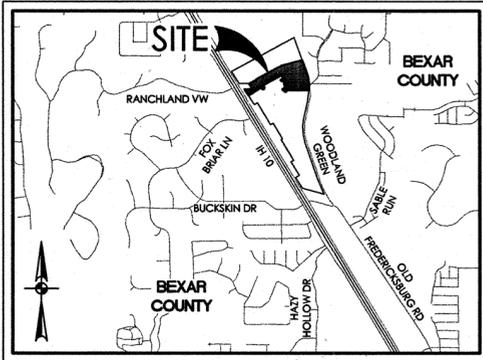


C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

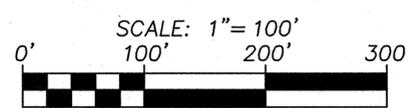


RIDGE CREEK, UNIT-2A (PUD) Civil Job No. 6427-61; Survey Job No. 9007-06



LOCATION MAP
MAFSCO MAP GRID: 447B4 & C4
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.



PLAT NUMBER 120430
SUBDIVISION PLAT
OF
RIDGE CREEK, UNIT-2A (PUD)

A 26.27 ACRE TRACT OF LAND OUT OF A 52.90 ACRE AND 85.39 TRACT CONVEYED TO IH 10 PARTNERS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12011, PAGES 1402-1416, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

Pape-Dawson ENGINEERS
TBP, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: July 18, 2013 | FAX: 210.375.9010

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.

Lloyd T. Booth
OWNER/DEVELOPER: LLOYD T. BOOTH
IH-10 PARTNERS, LTD.
4079 DE ZAVALA ROAD
SAN ANTONIO, TEXAS 78249
(210) 614-3811

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RIDGE CREEK, UNIT-2A (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

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

STATE OF TEXAS
COUNTY OF BEXAR

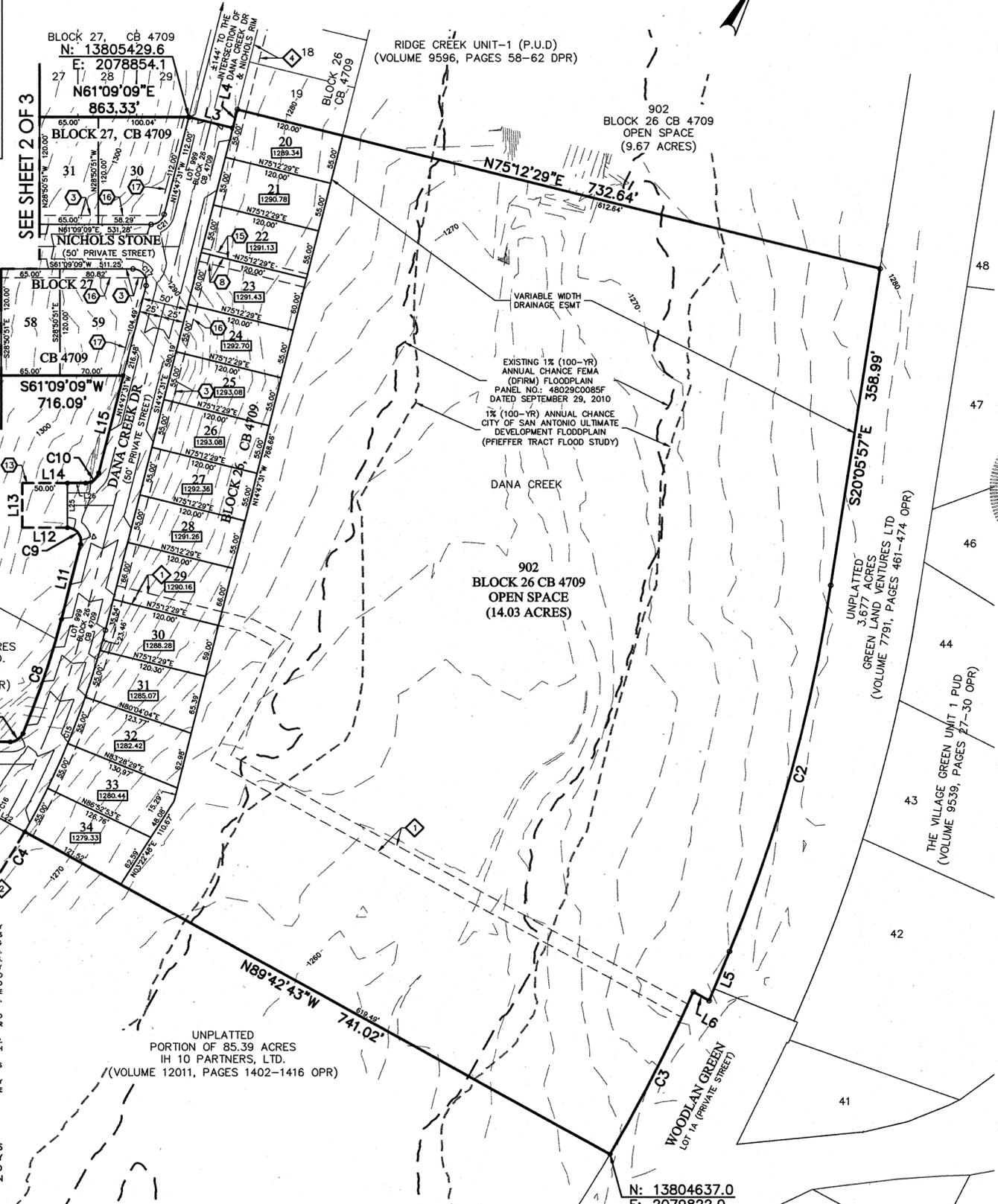
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rich 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.

Alta A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



48
47
46
44
43
42
41

RIDGE CREEK, UNIT-2A (PUD) Civil Job No. 6427-61; Survey Job No. 9007-06



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130010

Project Name:

Uptown Modern Subdivision (IDZ)

Applicant:

Charlie Turner

Representative:

Briones Consulting & Engineering
Ltd. c/o Andy Rodriguez, P.E.

Owner:

K/T Tx Holding, LLC

Staff Coordinator:

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

Property Address/Location:

Northwest of the intersection of
Dewey Place and Ogden.

MAPSCO Map Grid (Ferguson):

616-E2

Tract Size:

0.384

Council District:

1

Notification:

Published in Daily Commercial
Recorder July 25, 2013
Notices mailed July 24, 2013

- One (1) to property owner
within 200 feet of
subdivision
- The Tobin Hill Community
Association

Internet Agenda posting August 9,
2013

REQUEST

Approval of a major plat to replat a 0.384-acre tract of land to
establish **Uptown Modern Subdivision (IDZ)**.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 19, 2013

CASE HISTORY

Area being replatted was previously platted as Lots 13-18 Block
5, NCB 1727, out of Brownstone Townhome Unit 4 and
Brownstone Townhome Unit 5, as recorded in Volume 9573,
Pages 202-203, being out of the Deed and Plat Records of Bexar
County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of nine (9) single family residential lots.

B. Zoning

“IDZ” Infill Development Zone

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 22, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Uptown Modern Subdivision (IDZ) Replat**

IV. ATTACHMENT

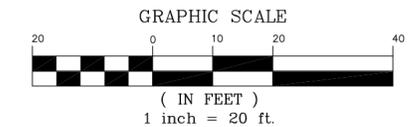
1. Proposed plat

PLAT NO. 130010

REPLAT
ESTABLISHING
**UPTOWN MODERN
SUBDIVISION (IDZ)**

BEING A TOTAL OF 0.384 ACRES, ESTABLISHING LOTS
21-29, BLOCK 5, N.C.B. 1727, IN SAN ANTONIO, BEXAR
COUNTY, TEXAS.

LOT #	S.F.
21	2,226
22	1,779
23	1,884
24	1,884
25	1,779
26	2,226
27	1,865
28	1,495
29	1,584



BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax
TBPE FIRM REG. NO. F-5028

BLS BARRERA LAND SURVEYING
7715 MAINLAND #114
SAN ANTONIO, TEXAS 78250
(210) 837-4328 PHONE
DBINSATX@YAHOO.COM

OWNER/DEVELOPER:

K/T TX HOLDINGS, L.L.C.
3425 HWY. 6, SUITE 110
SUGAR LAND, TEXAS 77478
TELEPHONE: (281) 240-9300
FAX: (281) 656-6622

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: _____

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 _____, 20____.

SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 29, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF UPTOWN MODERN SUBDIVISION (IDZ) 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 SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

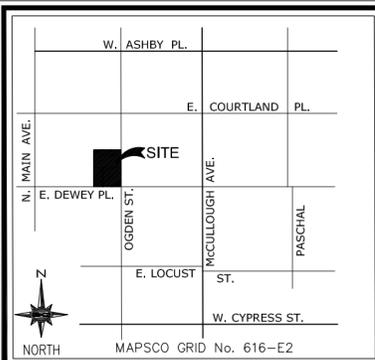
BY: _____ DEPUTY

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

- EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE:**
- IMPACT FEE PAYMENT DUE: WATER AND WASTEWASTE 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	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	90°00'00"	5.00'	7.85'	5.00'	7.07'

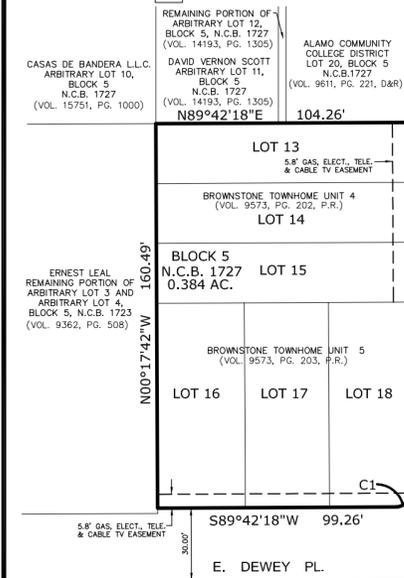


LOCATION MAP

NOT TO SCALE

LEGEND

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- R.P.R. = REAL PROPERTY RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- V.N.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- 698- = EXISTING CONTOURS
- 698- = PROPOSED CONTOURS



"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 13, 14 & 15, BLOCK 5, N.C.B. 1727, BROWNSTONE TOWNHOME UNIT 4 AS RECORDED IN VOLUME 9573, PAGE 202, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS & LOTS 16, 17, & 18, BLOCK 5, N.C.B. 1727, BROWNSTONE TOWNHOME UNIT 5, AS RECORDED IN VOLUME 9573, PAGE 203, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BROWNSTONE TOWNHOME UNIT 4 WHICH IS RECORDED IN VOLUME 9573, PAGE 202, BEXAR COUNTY PLAT AND DEED RECORDS & ON PLAT BROWNSTONE TOWNHOME UNIT 5 WHICH IS RECORDED IN VOLUME 9573, PAGE 203, 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.

OWNER: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 29, 2015

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
COUNTY OF BEXAR

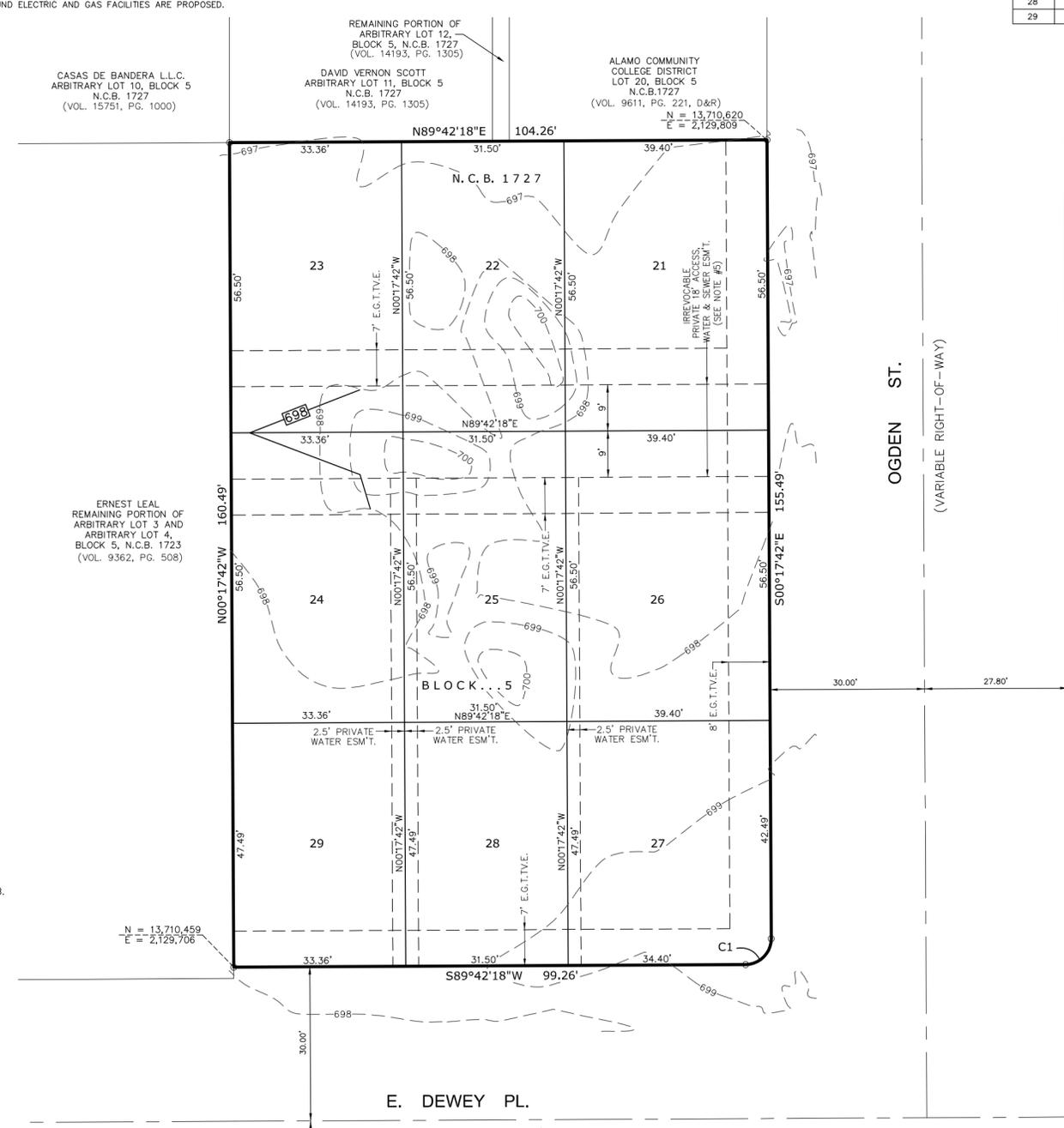
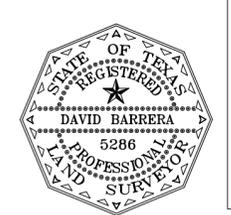
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DAVID BARRERA, R.P.L.S.

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 DAVID BARRERA, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130029

Project Name:

Wolf Creek Subdivision, Unit 5 & 6B

Applicant:

Jeffery Czar, Jr.

Representative:

Denham-Ramones Engineering &
Associates, INC. c/o Paul W.
Denham, P.E.

Owner:

Armadillo Construction Company,
LTD

Staff Coordinator:

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

Property Address/Location:

Northwest of the intersection of
Marbach Road and Big Wolf Creek.

MAPSCO Map Grid (Ferguson):

612 B-7

Tract Size:

32.667

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder July 26, 2013
Notices mailed July 24, 2013

- One (1) to property owner within
200 feet of the subdivision

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to replat and subdivide a 32.667-acre tract of land to establish the **Wolf Creek Subdivision, Unit 5 & 6B**

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 23, 2013

CASE HISTORY

Area being replatted was previously platted as a 16 foot sanitary sewer easement of the Wolf Creek Subdivision Unit 2, as recorded in Volume 9566, Pages 87-88; and a 16 foot sanitary sewer easement of the Wolf Creek Subdivision Unit 3, as recorded in Volume 9569, Pages 54-55 both of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one hundred and ten (**110**) single family residential lots, two (**2**) non-single family residential lots, and approximately three thousand five hundred seventy-seven (**3,577**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 26, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 25, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 771-B, Wolf Creek, accepted on October 27, 2011

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Wolf Creek Subdivision, Unit 5 & 6B** Subdivision plat.

IV. ATTACHMENT

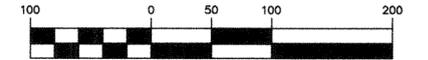
1. Proposed Plat

REPLAT & SUBDIVISION PLAT ESTABLISHING

WOLF CREEK SUBDIVISION UNIT 5 & 6B

BEING A REPLAT OF 0.487 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 2, RECORDED IN VOLUME 9566, PAGES 87-88, AND A REPLAT OF 0.156 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 3, RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 32.024 ACRE TRACT OF LAND OUT OF THE 32.667 ACRE TRACT, RECORDED IN VOLUME 15874, PAGE 2102, REAL PROPERTY RECORDS, OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT NO. 544, C.B. 5197, BEJAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 32.667 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE (210) 682-0066 FAX (210) 798-5062

Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX 78232 (210) 495-3100 OFFICE (210) 495-3122 FAX FRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS COUNTY OF BEJAR

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

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

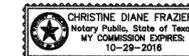
DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17th DAY OF July A.D., 2013.



Christine Diane Frazier, Notary Public, Bejar County, Texas

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 5 & 6B

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

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____ CHAIRMAN

STATE OF TEXAS COUNTY OF BEJAR BY: _____ SECRETARY

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, BEJAR COUNTY, TEXAS

BY: _____ DEPUTY

BUILDING SETBACK NOTE

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

EDU NOTE:

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.

FLOODPLAIN NOTE:

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

Table with 2 columns: PLAT REFERENCE and Description. Includes entries for Wolf Creek Subdivision Units 6C, 7, 3, 4, 6A, and 2.

OTHER NOTES:

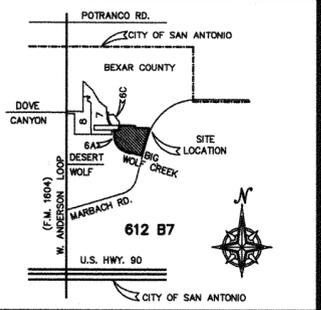
- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE 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.
4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEJAR COUNTY.
5.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6.) 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 BEJAR 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.
7.) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
8.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
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°00'00".
10.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF THE EXISTING LOT 901, BLOCK 42 BETWEEN FOUND MONUMENTS SHOWN HEREON AND CALLED S89°59'24"E ON THE PLAT OF WOLF CREEK SUBDIVISION UNIT 6A, RECORDED IN VOLUME 9560, PAGE 97-98, D.P.R.
12.) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPED CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF BEJAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEJAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

"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.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

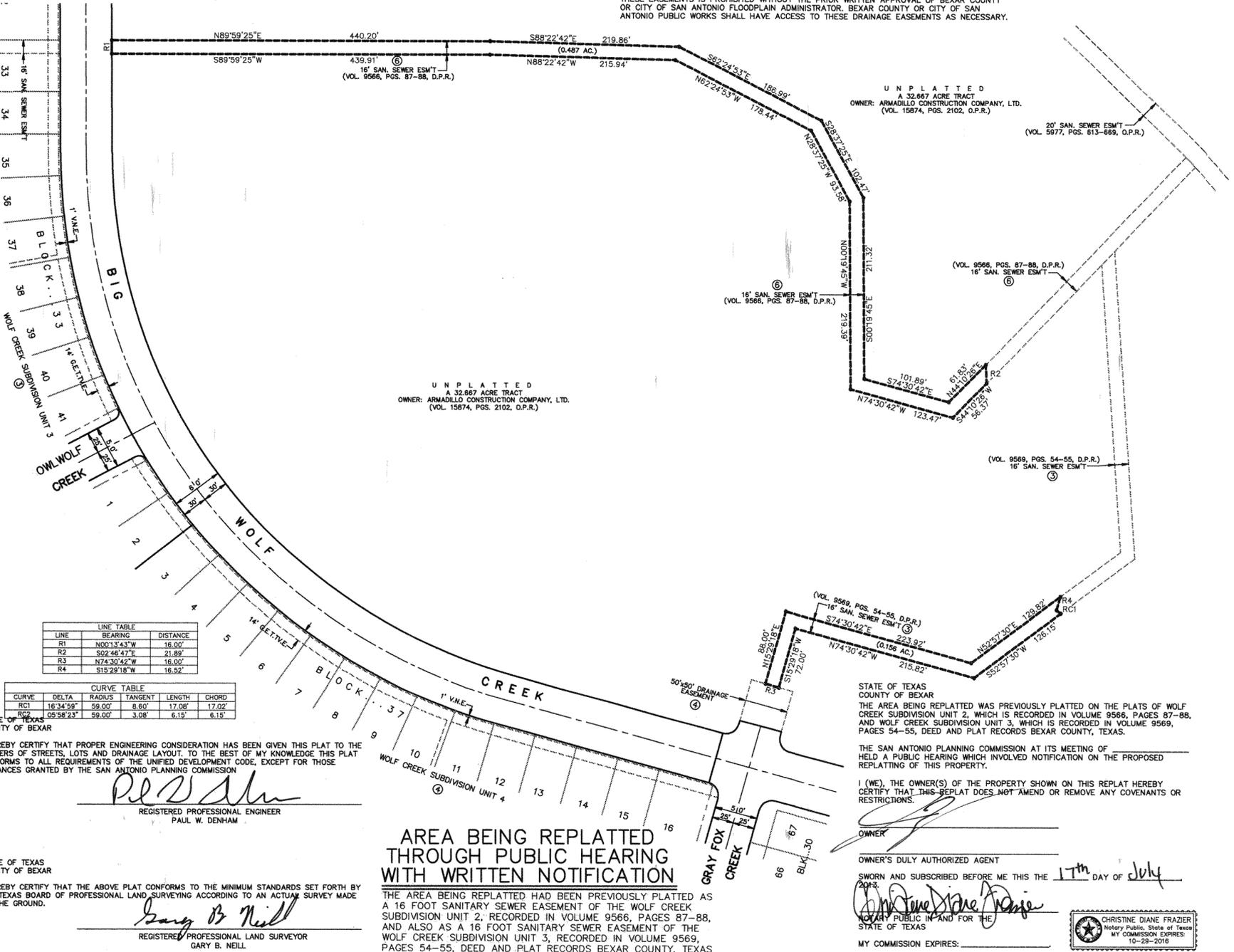
- = 1/2" L.R.F. W/CARTER BURGESS CAP
* = 1/2" L.R.F. W/D-R E CAP
○ = 1/2" L.R.S. W/D-R E CAP



LOCATION MAP NOT TO SCALE

LEGEND table listing symbols for building setback line, clear vision easement, electric & cable television easement, telephone & cable television easement, gas, electric, telephone & cable television easement, vehicular non-access easement, electric, gas, telephone & cable television easement, D.P.R., proposed finished contour, and minimum finished floor elevation.

1.) BUILDING SETBACK LINE
2.) CLEAR VISION EASEMENT
3.) ELECTRIC & CABLE TELEVISION EASEMENT
4.) TELEPHONE & CABLE TELEVISION EASEMENT
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6.) VEHICULAR NON-ACCESS EASEMENT
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
8.) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEJAR COUNTY, TEXAS.
9.) D.P.R. = DEED AND PLAT RECORDS, BEJAR COUNTY, TEXAS.
10.) PROPOSED FINISHED CONTOUR = 910
11.) MINIMUM FINISHED FLOOR ELEVATION = 765.7 FF



LINE TABLE and CURVE TABLE with columns for line bearing, distance, curve delta, radius, tangent, length, and chord.

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

Paul W. Denham, Registered Professional Engineer

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

Gary B. Neill, Registered Professional Land Surveyor

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS A 16 FOOT SANITARY SEWER EASEMENT OF THE WOLF CREEK SUBDIVISION UNIT 2, RECORDED IN VOLUME 9566, PAGES 87-88, AND ALSO AS A 16 FOOT SANITARY SEWER EASEMENT OF THE WOLF CREEK SUBDIVISION UNIT 3, RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS BEJAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEJAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLATS OF WOLF CREEK SUBDIVISION UNIT 2, WHICH IS RECORDED IN VOLUME 9566, PAGES 87-88, AND WOLF CREEK SUBDIVISION UNIT 3, WHICH IS RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS BEJAR COUNTY, TEXAS.

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'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF July 2013.

Christine Diane Frazier, Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 10-29-2016



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.

Vertical text on the right edge: Date: Jul 08, 2013, 4:29pm User: ID: RAMONES\JSSA File: H:\Land Projects\310B-Wolfcreek-5-6B\Wolfcreek-5-6B.dwg

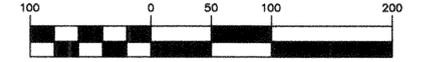
PLAT No. 130029
SHEET 2 OF 4

110 LOTS

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WOLF CREEK SUBDIVISION
UNIT 5 & 6B

BEING A REPLAT OF 0.487 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 2, RECORDED IN VOLUME 9566, PAGES 87-88, AND A REPLAT OF 0.156 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 3, RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A SUBDIVISION PLAT OF A 32.024 ACRE TRACT OF LAND OUT OF THE 32.667 ACRE TRACT, RECORDED IN VOLUME 15874, PAGE 2102, REAL PROPERTY RECORDS, OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT NO. 544, C.B. 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 32.667 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

Denham-Ramones Engineering
and Associates, Inc.
1380 PANTHEON WAY, SUITE 290
SAN ANTONIO, TX. 78232
(210) 495-3100 OFFICE
(210) 495-3122 FAX
FPM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 10023700

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

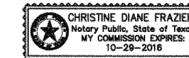
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 1th DAY OF July A.D., 2013.



Christine Diane Frazier
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, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 5 & 6B

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

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____
CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

BY: _____
SECRETARY

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

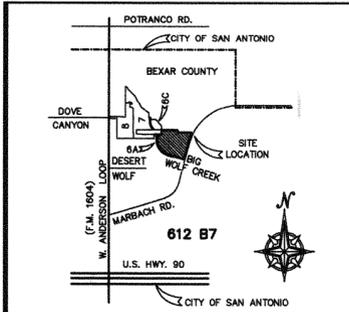
ON PAGE _____

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

_____ DAY OF _____ A.D. _____

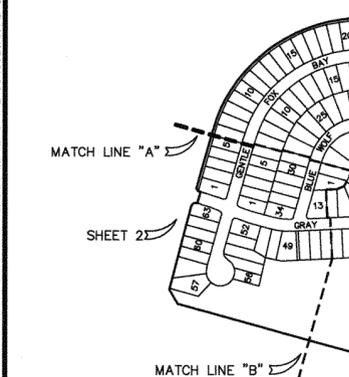
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE

- 1) BUILDING SETBACK LINE
2) CLEAR VISION EASEMENT
3) ELECTRIC & CABLE TELEVISION EASEMENT
4) TELEPHONE & CABLE TELEVISION EASEMENT
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6) VEHICULAR NON-ACCESS EASEMENT
7) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
8) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
9) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10) PROPOSED FINISHED CONTOUR
11) MINIMUM FINISHED FLOOR ELEVATION



INDEX MAP
1"=500'

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Contains curve data for various sections of the plat.

- "C.P.S. NOTES"
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM...
2) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS...
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT...
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE...
5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS...

- MONUMENT NOTE:
• = 1/2" I.R.F. W/CARTER BURGESS CAP
* = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

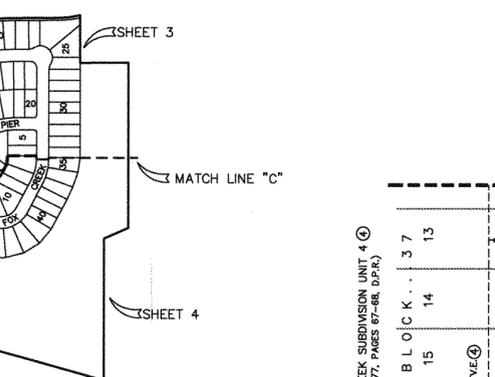
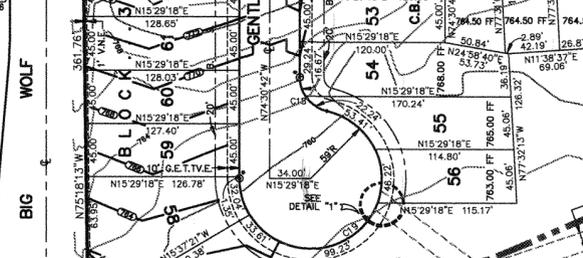
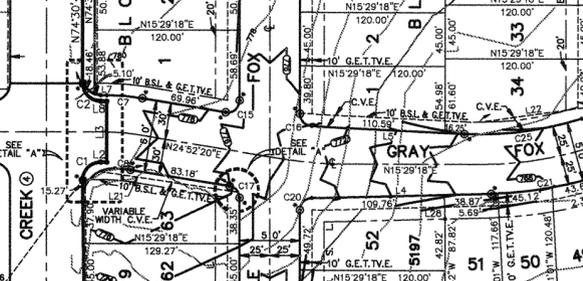
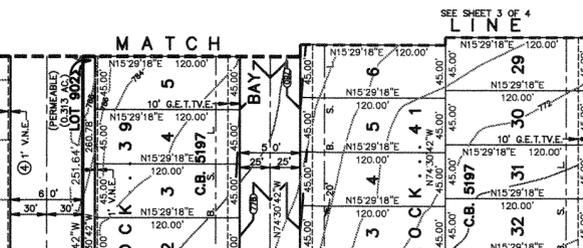


Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for various sections of the plat.

- OTHER NOTES:
1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS...
2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE...
3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS...
4) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS...
5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE...
6) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE...
7) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID...
8) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS...
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...
10) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS...
11) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF THE EXISTING LOT 901, BLOCK 42...
12) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPED CONDITION WATER SURFACE ELEVATION...
COMBINED SCALE FACTOR IS 1.00007
ROTATION GRID TO PLAT IS 0°00'00"

- 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.

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



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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

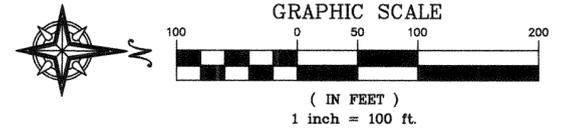
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.



REPLAT & SUBDIVISION PLAT ESTABLISHING WOLF CREEK SUBDIVISION UNIT 5 & 6B

BEING A REPLAT OF 0.487 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 2, RECORDED IN VOLUME 9566, PAGES 87-88, AND A REPLAT OF 0.156 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 3, RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 32.024 ACRE TRACT OF LAND OUT OF THE 32.667 ACRE TRACT, RECORDED IN VOLUME 15874, PAGE 2102, REAL PROPERTY RECORDS, OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT NO. 544, C.B. 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 32.667 ACRES OF LAND.

GRAPHIC SCALE



DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE (210) 862-0066 FAX (210) 798-5062

Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX 78232 (210) 495-3100 OFFICE (210) 495-3122 FAX FRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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

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

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17th DAY OF July A.D., 2013.



Christine Diane Frazier, Notary Public, Bexar County, Texas

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 5 & 6B

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

DATED THIS ___ DAY OF ___ A.D., 2013.

BY: CHAIRMAN

STATE OF TEXAS COUNTY OF BEXAR BY: SECRETARY

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

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

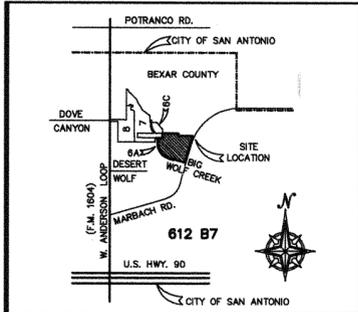
DAY OF ___ A.D. AT ___ M, IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME

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

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

BY: DEPUTY



LOCATION MAP NOT TO SCALE

- LEGEND: 1. BUILDING SETBACK LINE, 2. CLEAR VISION EASEMENT, 3. ELECTRIC & CABLE TELEVISION EASEMENT, 4. TELEPHONE & CABLE TELEVISION EASEMENT, 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, 6. VEHICULAR NON-ACCESS EASEMENT, 7. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT, 8. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, 9. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 10. PROPOSED FINISHED CONTOUR, 11. MINIMUM FINISHED FLOOR ELEVATION.

"CLEAR VISION EASEMENT"

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

"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 THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 3. 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. 4. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. 5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. 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. 7. SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. 8. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL. 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°00'00". 10. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 11. BEARING REFERENCE SOURCE IS THE SOUTH LINE OF THE EXISTING LOT 901, BLOCK 42 BETWEEN FOUND MONUMENTS SHOWN HEREON AND CALLED 58°59'24"E ON THE PLAT OF WOLF CREEK SUBDIVISION UNIT 6A, RECORDED IN VOLUME 9850, PAGE 97-98 D.P.R. 12. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPED CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

BUILDING SETBACK NOTE

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

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.

FLOODPLAIN NOTE:

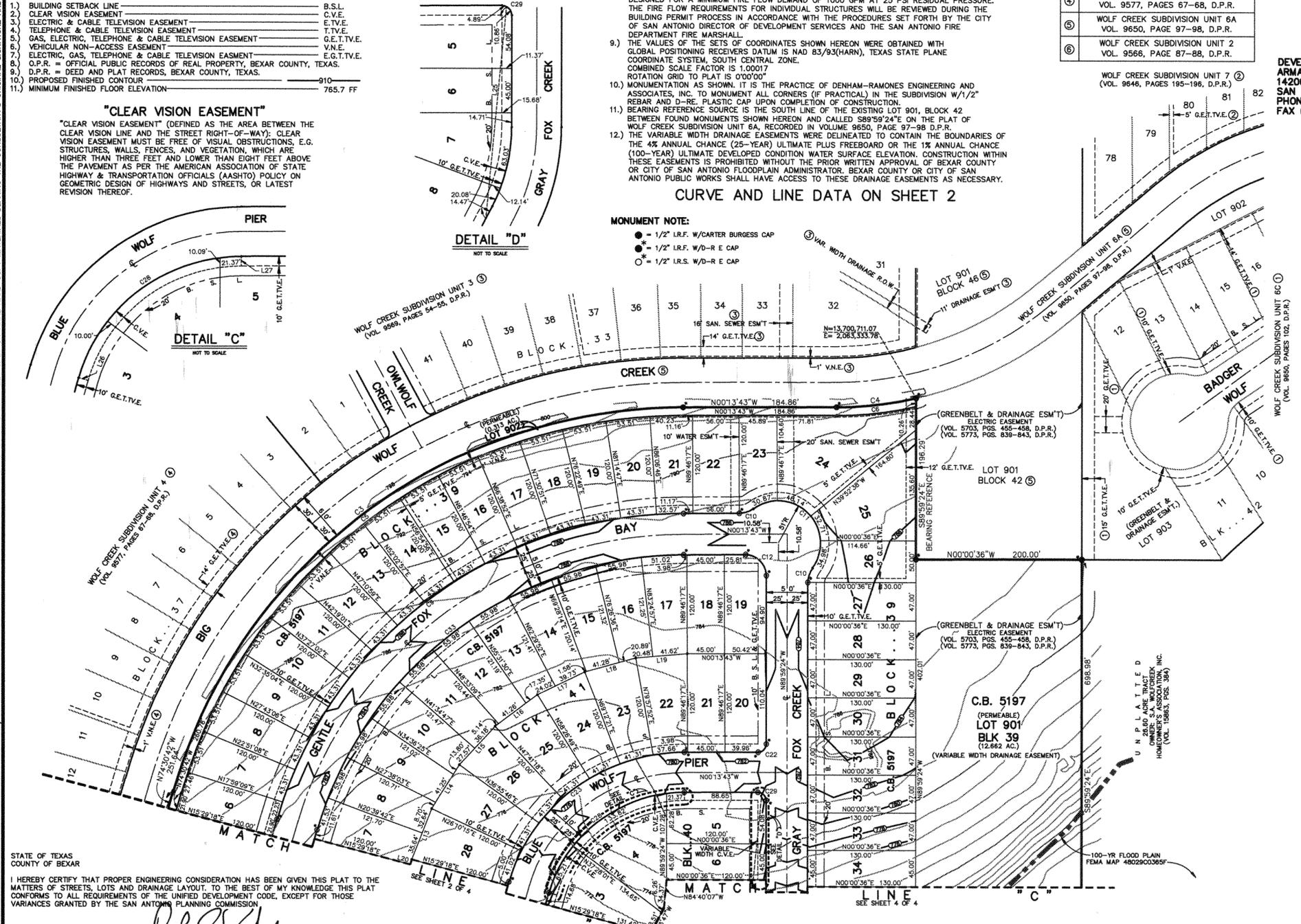
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Wolf Creek Subdivision Units 6C, 7, 3, 4, 6A, and 2.

CURVE AND LINE DATA ON SHEET 2

MONUMENT NOTE:

- 1/2" I.R.F. W/CARTER BURGESS CAP, 1/2" I.R.F. W/D-R E CAP, 1/2" I.R.S. W/D-R E CAP



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. Paul W. Denham, Registered Professional Engineer, Paul W. Denham. Gary B. Neill, Registered Professional Land Surveyor, Gary B. Neill.

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. Gary B. Neill, Registered Professional Land Surveyor, Gary B. Neill.

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

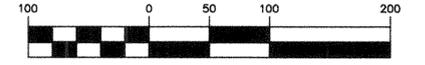


PLAT No. 130029
SHEET 4 OF 4
[110 LOTS]

REPLAT & SUBDIVISION PLAT
ESTABLISHING
**WOLF CREEK SUBDIVISION
UNIT 5 & 6B**

BEING A REPLAT OF 0.487 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 2, RECORDED IN VOLUME 9566, PAGES 87-88, AND A REPLAT OF 0.156 ACRES OF LAND OUT OF WOLF CREEK SUBDIVISION UNIT 3, RECORDED IN VOLUME 9569, PAGES 54-55, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 32.024 ACRE TRACT OF LAND OUT OF THE 32.667 ACRE TRACT, RECORDED IN VOLUME 15874, PAGE 2102, REAL PROPERTY RECORDS, OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT NO. 544, C.B. 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 32.667 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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



1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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

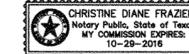
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17th DAY OF JULY A.D., 2013.



Christine Diane Frazier
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 5 & 6B

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

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
BY: _____ SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

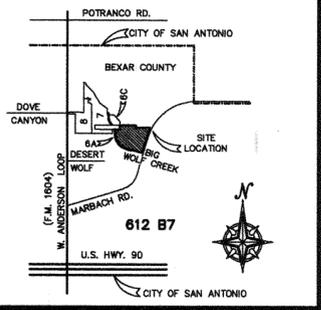
ON PAGE _____

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

_____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE

LEGEND

1.) BUILDING SETBACK LINE	_____	B.S.L.
2.) CLEAR VISION EASEMENT	_____	C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT	_____	E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT	_____	T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	_____	G.E.T.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT	_____	V.N.E.
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT	_____	E.G.T.V.E.
8.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.		
9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.		
10.) PROPOSED FINISHED CONTOUR	_____	910
11.) MINIMUM FINISHED FLOOR ELEVATION	_____	765.7 FF

- "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 DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, 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 AREAS.
 - 2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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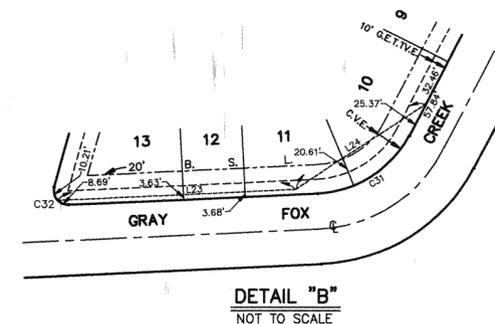
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FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE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

PLAT REFERENCE	
①	WOLF CREEK SUBDIVISION UNIT 6C VOL. 9650, PAGE 102, D.P.R.
②	WOLF CREEK SUBDIVISION UNIT 7 VOL. 9646, PAGES 195-196, D.P.R.
③	WOLF CREEK SUBDIVISION UNIT 3 VOL. 9569, PAGES 54-55, D.P.R.
④	WOLF CREEK SUBDIVISION UNIT 4 VOL. 9577, PAGES 67-68, D.P.R.
⑤	WOLF CREEK SUBDIVISION UNIT 6A VOL. 9650, PAGE 97-98, D.P.R.
⑥	WOLF CREEK SUBDIVISION UNIT 2 VOL. 9566, PAGE 87-88, D.P.R.

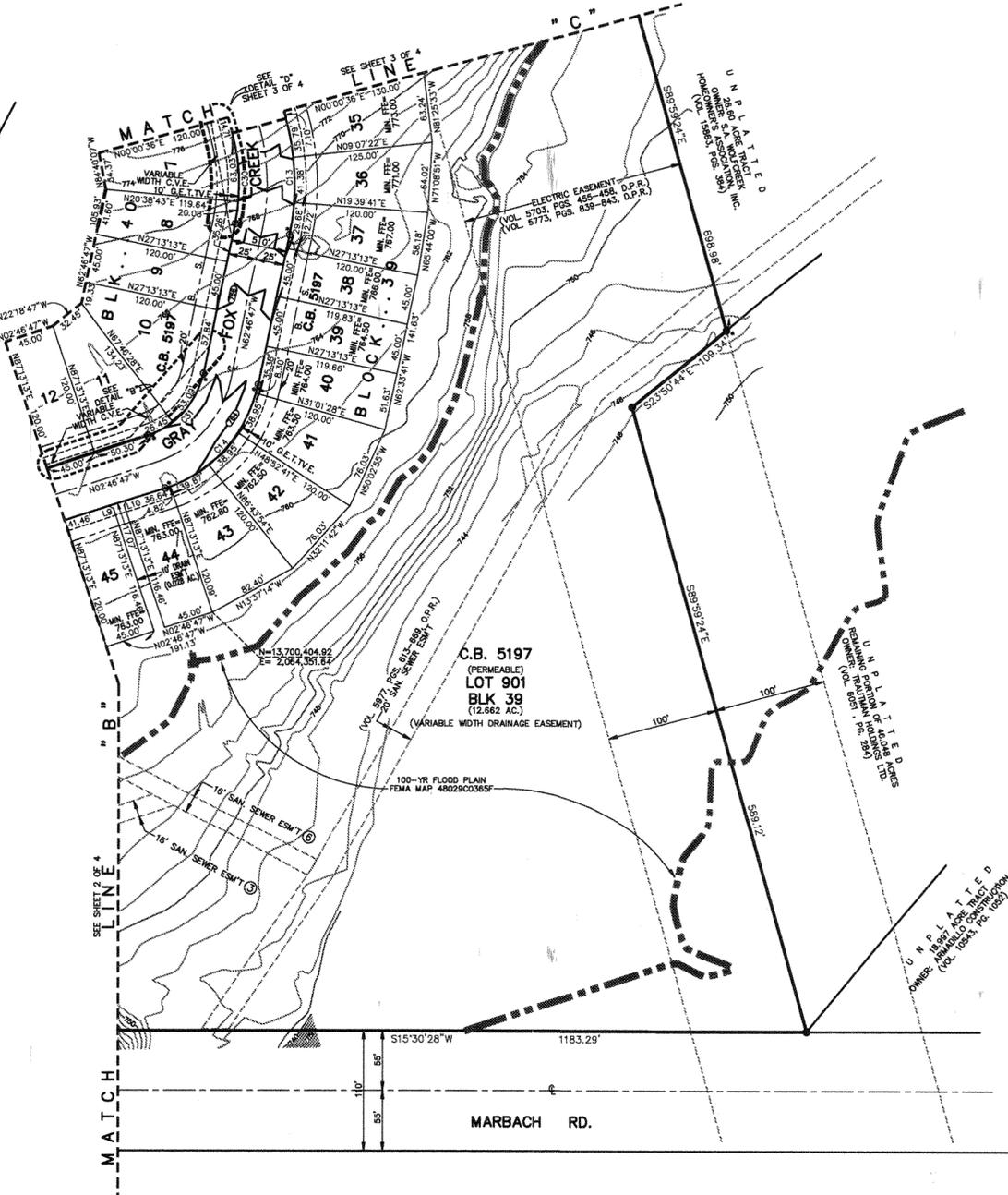
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DETAIL "B"
NOT TO SCALE

- MONUMENT NOTE:
- = 1/2" I.R.F. W/CARTER BURGESS CAP
 - = 1/2" I.R.F. W/D-R E CAP
 - = 1/2" I.R.F. W/D-R E CAP



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

Paul W. Denham
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.

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130030

Project Name:

Windfield Unit 7R

Applicant:

Armadillo Construction Company,
LTD. c/o Jeffery Czar, Jr.

Representative:

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

Owner:

Armadillo Construction Company,
LTD.

Staff Coordinator:

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

Property Address/Location:

Southeast of the intersection of Foster
Fields and Penta Fields

MAPSCO Map Grid (Ferguson):

585 E-8

Tract Size:

7.916

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder July 26, 2013

Notices mailed July 25, 2013

- Fifteen (15) to property owners
within 200 feet of the subdivision

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to replat and subdivide a 7.916-acre tract of land to establish the **Windfield Unit 7R** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 23, 2013

CASE HISTORY

Area being replatted was previously platted as a Variable width Gas, Electric, Telephone and Cable Television Easement and a 70 foot Drainage Easement out of the Windfield Unit 4 Subdivision, recorded in Volume 9571, Pages 194-195, of the Deed and Plat Records of Bexar County.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of thirty-two (**32**) single-family residential lots, one (1) non-single family lot and approximately nine hundred thirty-four (**934**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and San Antonio River Authority Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 17, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 14, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

III. RECOMMENDATION

Approval of the proposed **Winfield Unit 7R** Replat and Subdivision Plat.

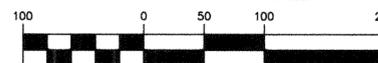
IV. ATTACHMENTS

1. Proposed Plat

REPLAT & SUBDIVISION PLAT ESTABLISHING WINDFIELD SUBDIVISION UNIT 7R

BEING A REPLAT OF A TOTAL OF 0.722 ACRES OF LAND OUT OF THE WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 7.194 ACRES OF LAND OUT OF TRACTS 2 & 3, RECORDED IN VOLUME 15924, PAGE 3, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 7.916 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



BUILDING SETBACK NOTE

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

EDU NOTE:

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

MONUMENT NOTE:

- = 1/2" IRON REBAR FOUND W/D-R E CAP
○ = 1/2" IRON REBAR SET W/D-R E CAP

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Windfield Subdivision Unit 4, Unit 1, and Unit 6R.

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE (210) 662-7066 FAX (210) 798-5062

Denham-Ramones Engineering and Associates, Inc. 1390 Parthenon Way, Suite 290 San Antonio, Tx. 78232 (210) 485-3100 Office (210) 485-3122 Fax Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 10237/00

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ENGRAVE 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: ARMADILLO CONSTRUCTION COMPANY LTD. JEFFERY CZAR, JR. PRESIDENT

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17th DAY OF July A.D., 2013. CHRISTINE DIANE FRAZIER Notary Public, State of Texas MY COMMISSION EXPIRES: 10-29-2016

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 7R 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 CONFORMANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___ A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

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

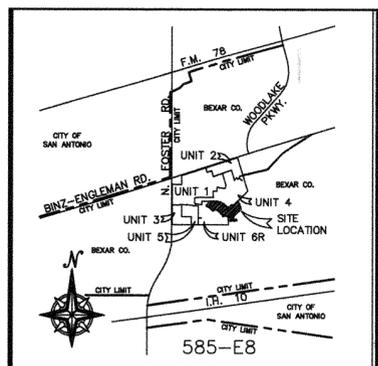
BY: DEPUTY

OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) SAWS IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
4.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
5.) THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
7.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
8.) SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
9.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN THE EXISTING OFF-SITE MARTINEZ CREEK DAM 2 REGIONAL DETENTION POND LOCATED APPROXIMATELY 4000' EAST OF THIS PROJECT AND IS OWNED AND MAINTAINED BY THE SAN ANTONIO RIVER AUTHORITY.
10.) THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON FEMA MAP PANEL 48029C0430G HAS BEEN UPDATED WITH FEMA LETTER OF MAP REVISION (LOMR) CASE #11-08-2938P, EFFECTIVE JUNE 21, 2011.
11.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 02/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON THE CUSTOMER SIDE OF THE METER.

"C.P.S. NOTES"

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

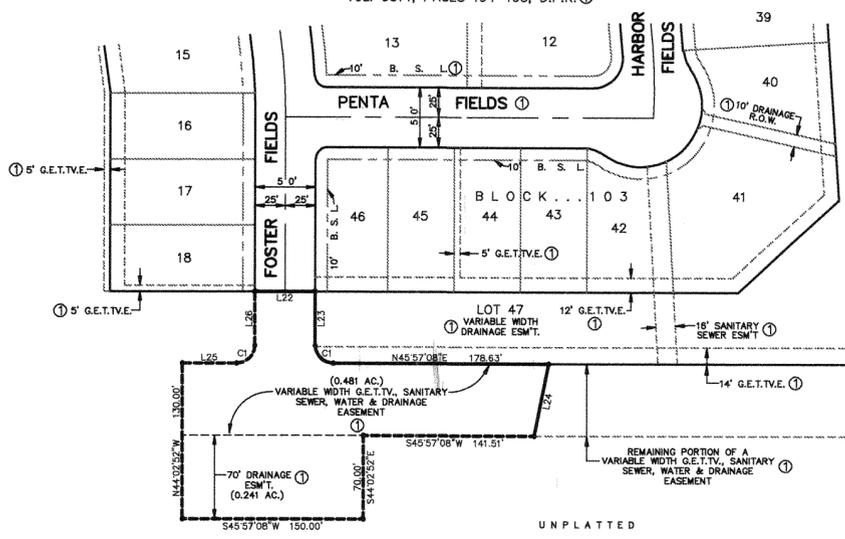


LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) BUILDING SETBACK LINE - B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT - V.N.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.T.V.E.
4.) CLEAR VISION EASEMENT - C.V.E.
5.) PROPOSED FINISHED CONTOUR - [740]
6.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
7.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000142. ROTATION GRID TO PLAT IS 017'37".
9.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 901 BLOCK 106 (PARK) BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED S44°36'35"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 6R, PLAT I.D. NO. 120247 (NOT YET RECORDED).
11.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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.

WINDFIELD SUBDIVISION UNIT 4 VOL. 9571, PAGES 194-195, D.P.R. ①



LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L22 through L26.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Includes curve C1.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WINDFIELD SUBDIVISION UNIT 4, WHICH IS RECORDED IN VOLUME 9571, PAGES 194-195, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

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

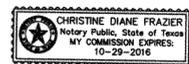
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF July, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

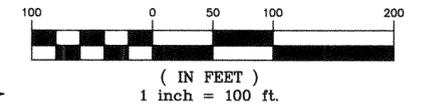


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

REPLAT & SUBDIVISION PLAT ESTABLISHING WINDFIELD SUBDIVISION UNIT 7R

BEING A REPLAT OF A TOTAL OF 0.722 ACRES OF LAND OUT OF THE WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 7.194 ACRES OF LAND OUT OF TRACTS 2 & 3, RECORDED IN VOLUME 15924, PAGE 3, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 7.916 ACRES OF LAND.

GRAPHIC SCALE



BUILDING SETBACK NOTE

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

EDU NOTE:

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

MONUMENT NOTE:

- = 1/2" IRON REBAR FOUND W/D-R-E CAP
○ = 1/2" IRON REBAR SET W/D-R-E CAP

Table with 3 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. It lists curve data for curves C1 through C16.

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

Denham-Ramones Engineering and Associates, Inc. 1390 Parthenon Way, Suite 290 San Antonio, Tx. 78232 (210) 495-3100 Office (210) 495-3122 Fax Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 10023700

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

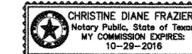
DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 17th DAY OF July A.D., 2013.



Christine Diane Frazier, Notary Public, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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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

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
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5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 103)
6. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
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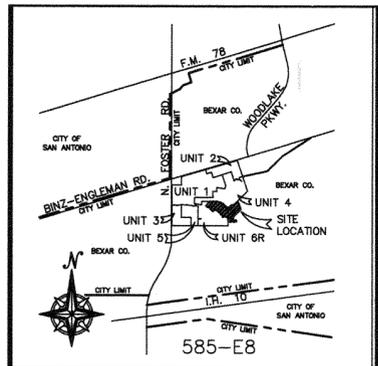
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- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC 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, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

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

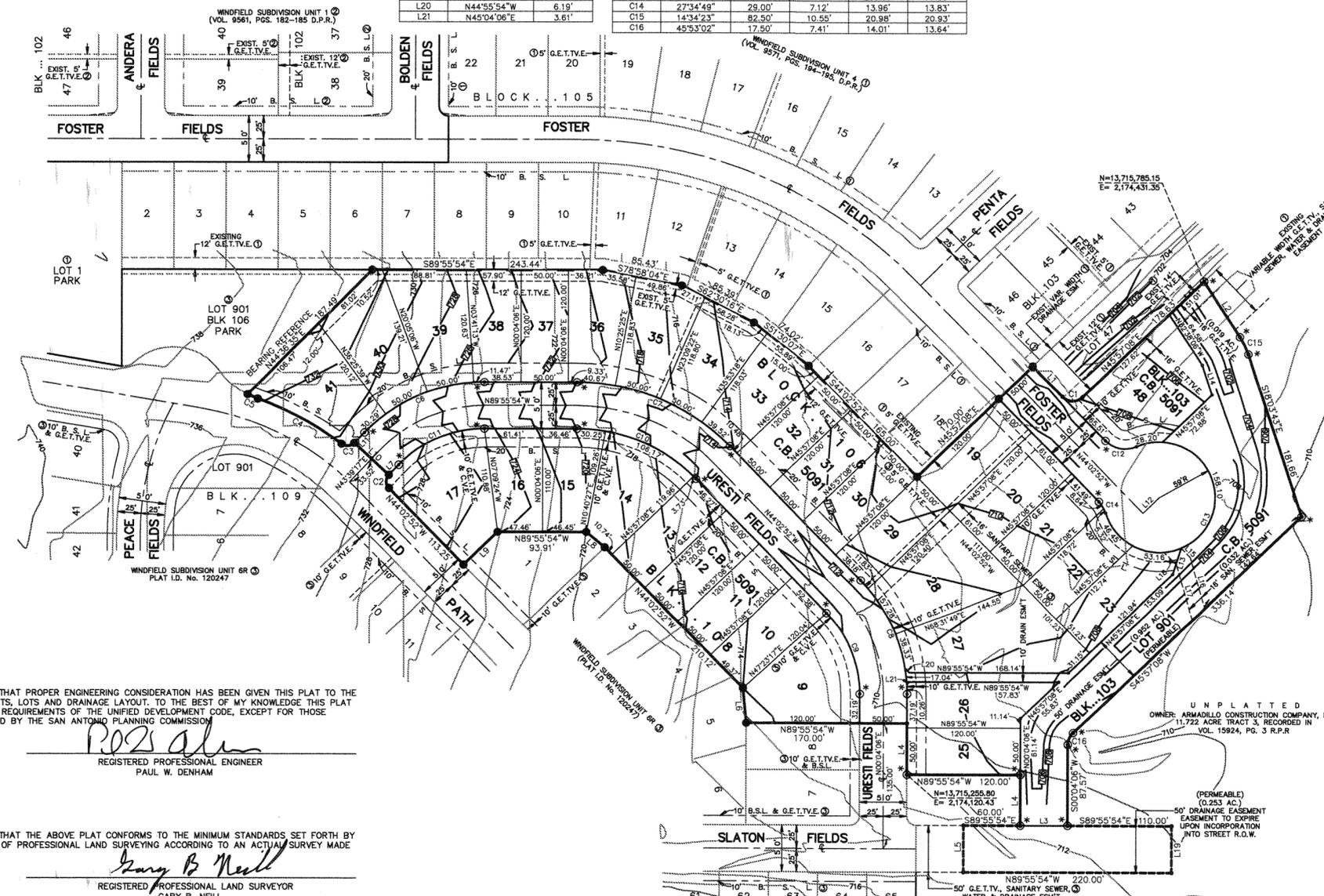
Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for lines L1 through L21.



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1. BUILDING SETBACK LINE
2. VEHICULAR NON-ACCESS EASEMENT
3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
4. CLEAR VISION EASEMENT
5. PROPOSED FINISHED CONTOUR
6. B.P.R. = OFFICIAL PLAT RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
7. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
8. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000142.
9. ROTATION GRID TO PLAT IS 017'37"
10. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11. BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 901 BLOCK 106 (PARK) BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED S44°36'35"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 6R, PLAT I.D. No. 120247 (NOT YET RECORDED).
12. 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.



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.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Paul W. Denham, REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Gary B. Neill, REGISTERED PROFESSIONAL LAND SURVEYOR



Vertical text on the right edge: Date: Jun 25, 2013, 8:27am User: ID: RAMONES\YSSA File: H: Land Projects 3141-Windfield U7R.dwg Windfield U7R.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130056

Project Name:

Terra Bella Subdivision Unit 4A PUD

Applicant:

Brian Birdwell

Representative:

Civil Land Group, LLC., c/o Greg
Ulcak, P.E.

Owner:

S.A. Hardy Oaks LP

Staff Coordinator:

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

Property Address/Location:

West of the intersection of Prestige
Drive and Viendo Point.

MAPSCO Map Grid (Ferguson):

482 C-2

Tract Size:

24.487

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder July 26, 2013
Notices mailed July 16, 2013

- Eleven (11) to property owners
within 200 feet of the subdivision

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to replat and subdivide a 24.487-acre tract of land to establish the **Terra Bella Subdivision Unit 4A PUD**

APPLICATION TYPE

Replat and Subdivision plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 16, 2013

CASE HISTORY

Area being replatted was previously platted as a 34' GETV, water, san sewer & interceptor drain easement (0.097 acres) and 0.024 acres of right of way out of the Terra Bella Subdivision Unit 2, as recorded in Volume 9575, Pages 5-8 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of seventy-three (73) single family residential lots, two (2) non single-family lots, and approximately two thousand forty (2,040) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 28, 2013.

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 28, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 833, Birdwell - Stoneoak, accepted on August 1, 2005
PUD 05-002, Birdwell - Stoneoak, approved August 24, 2005

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Terra Bella Subdivision Unit 4A PUD** plat.

IV. ATTACHMENT

1. Proposed Plat

REPLAT & SUBDIVISION PLAT ESTABLISHING

TERRA BELLA SUBDIVISION UNIT 4A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A 34' QTV, WATER, SAN SEWER & INTERCEPTOR DRAIN ESMIT (L097 A.C.) AND A PORTION AND 0.024 ACRES OF RIGHT OF WAY AND A SECTION OF A 10.0322 ACRES RIGHT OF WAY AGREEMENT TO THE CITY OF SAN ANTONIO RECORDED IN VOLUME 8450, PAGE 1239 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 24.366 ACRES OF LAND OUT OF THE CROTHAUS SURVEY NO. 2, ABSTRACT NO. 632, C.B. 4931, AND THE COMANCHI AND CROCK ROSSGATION CO. SURVEY NO. 7, ABSTRACT NO. 175, C.B. 4932, AND BEING OUT OF A 87.30 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20080150759 RECORDED IN OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND CONTAINING A TOTAL OF 24.487 ACRES.

OWNER: The Wallace Group, L.P. 10000 W. LOOP WEST, SUITE 1000, BEAR CREEK, TEXAS 78738 PHONE: (512) 346-1018 FAX: (512) 346-1020

STATE OF TEXAS COUNTY OF BEAR 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 EASEMENT OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED (LEGAL BROTHER), VICE PRESIDENT, 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 OF THE OFFICE HE HOLDS.

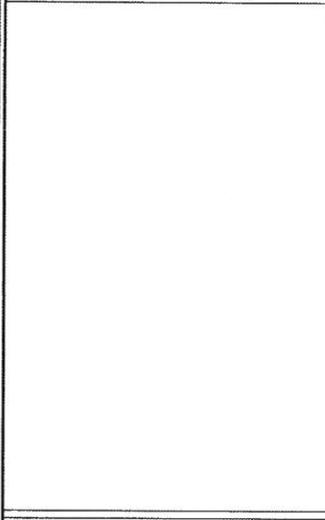
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOCS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THAT IT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS DAY OF A.D. 2014 COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR THIS PLAT OF TERRA BELLA SUBDIVISION UNIT 4A 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 OTHER MORE ADMINISTRATIVE (EXCEPT(S) AND/OR VARIANCE(S) HAS BEEN GRANTED.

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



- LEGEND: 1) BUILDING SETBACK LINE B.S.L. 2) DEED & PLAT RECORDS OF BEAR COUNTY B.P.A. 3) REAL PROPERTY RECORDS OF BEAR COUNTY B.P.A. 4) OFFICIAL PUBLIC RECORDS OF BEAR COUNTY O.P.R. 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT SETLINE 6) WATER, SEWER, ELECTRIC, GAS, SAN, SEWER, SEWERAGE & DRAINAGE EASEMENT SETLINE 7) EASEMENT ESMIT 8) PROPERTY FINISHED CONTOUR 9) REFERENCE TO ADJACENT SUBDIVISION 10) BLOCK 11) RIGHT CLEARANCE EASEMENT R.C.E.

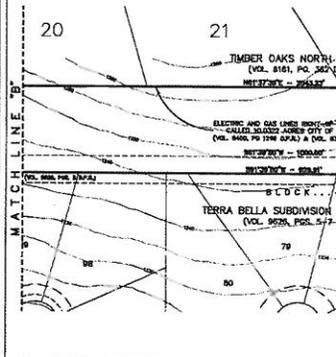


STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT TERRA BELLA SUBDIVISION UNIT 2 (060746 WHICH IS RECORDED IN VOLUME 8315, PAGE 1332 OF BEAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF A PUBLIC HEARING WHEN INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

OWNER: Brian Brindell, Vice President, HOLFORD PROJECT MANAGEMENT, L.L.C. GENERAL PARTNER OF S.A. HARDY OAKS, L.P. SHOWN AND SUBSCRIBED BEFORE: CARLENE STAMBERG, Notary Public, State of Texas, My Commission Expires March 03, 2014.

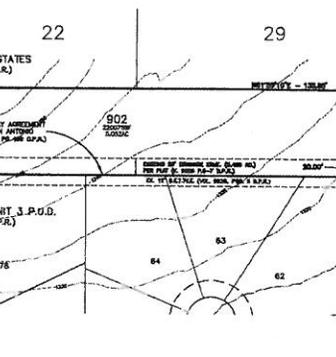
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF THE WALLACE GROUP, INC. UNDER MY SUPERVISION. DANIEL M. FLAHERTY, Registered Professional Land Surveyor No. 5004.

- C.E.R. 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," "STORMWATER EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, OPERATING AND TESTING FACILITIES INCLUDING BUT NOT LIMITED TO: CONDUITS, CONDUIT PIPES, TRANSFORMERS, ESMIT WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHTS OF WAY AND ESMIT OVER QUANTITIES ADJACENT LOTS. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PLANTS THEREON, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

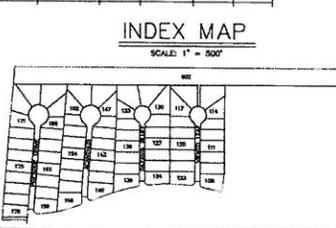


Curve Table with columns: CURVE, CHORD BEARING, CHORD DISTANCE, DELTA, ARC LENGTH, RADIUS. Lists curve data for lots 20 through 32.

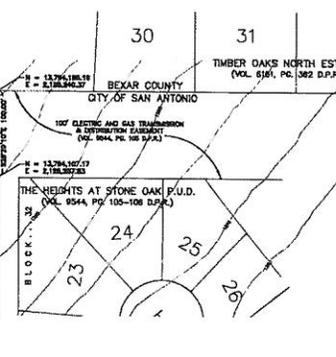
- EXPLANATION: 1) THE NUMBER OF WASTEWATER EQUIVALENT UNITS (EAU) PAID FOR BY THIS SUBDIVISION PLAT ARE SHOWN ON THE PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT SERVICES DEPARTMENT. GENERAL NOTES: 1) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM AND 83 SOUTH ZONAL ZONE. TO OBTAIN GRID COORDINATES MULTIPLY SURFACE VALUES BY THE COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99979375.



Line Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots 20 through 32.



- 1) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.



Line Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots 20 through 32.



OWNER: S.A. HARDY OAKS, L.P. 4833 SPICEWOOD SPRINGS ROAD, SUITE 103 AUSTIN, TEXAS 78759-8436 PHONE: (512) 346-8181 FAX: (512) 346-9556



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130099

Project Name:

Walzem Shopping Center

Applicant:

Wal-Mart Real Estate Business Trust
c/o Michael A. Allan

Representative:

Doucet & Associates, Inc.
c/o Russell Tomer, P.E.

Owner:

Wal-Mart Real Estate Business Trust

Staff Coordinator:

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

Property Address/Location:

Southwest corner of F.M. 1976
(Walzem Road) and Parkcrest Drive

MAPSCO Map Grid (Ferguson):

585 B-1

Tract Size:

28.665

Council District(s):

2

Notification:

Published in Daily Commercial
Recorder July 26, 2013

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to replat and subdivide a 28.665-acre tract of land to establish the **Walzem Shopping Center** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 22, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 4 and Block 2, N.C.B. 16927 of the Walzem Business Park Unit 1 Subdivision, recorded in Volume 9573, Pages 37, and a Drainage Easement out of the Corum Subdivision Unit 2A, recorded in Volume 9200, Page 109, both out of the Deed and Plat Records of Bexar County.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of five (5) non-single family residential lots and approximately five hundred twenty-eight (528) linear feet of public streets.

B. Zoning

“C-3and C-2” General Commercial and Commercial District.

C. Major Thoroughfare(s)

F.M. 1976 (Walzem Road), Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 6, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 19, 2013.

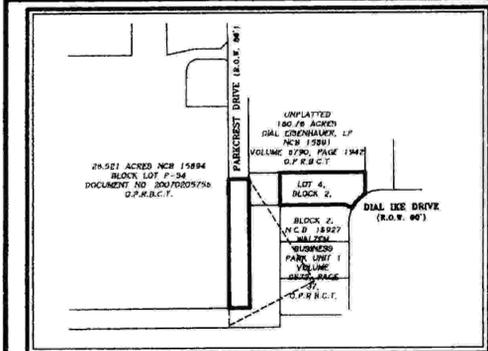
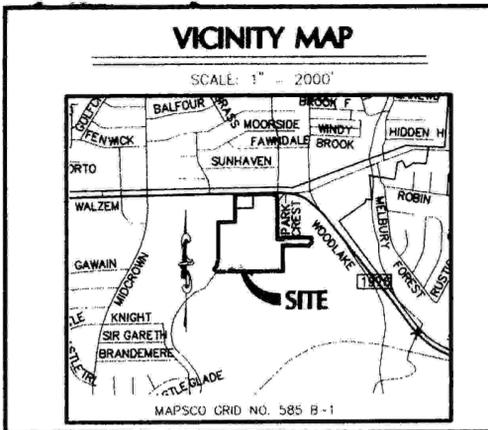
Furthermore, on June 18, 2013, the applicant submitted a request for an Administrative Exception to the requirements from Section 35-502(e)(2)(B)(i) Turn Lane Requirements at Site Access Locations, Section 35-502(e)(2)(C)(i) Turn Lane Requirements at Site Access Locations, , Section 35-506(r)(5)(c) Location of Access Points and Section 35-506(n)(1), Medians of the Unified Development Code (UDC). On July 24, 2013, the Development Services Director granted the requested administrative exception as indicated in the attached report (ATTACHMENT 2).

II. RECOMMENDATION

Approval of the proposed **Walzem Shopping Center** Replat and Subdivision Plat.

III. ATTACHMENTS

1. Proposed Plat
2. Administrative Exception



AREA BEING REPLATTED THROUGH A PUBLIC HEARING
 SCALE: 1" = 500'
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 4, BLOCK 2, NCB 16927 IN THE WALZEM BUSINESS PARK UNIT 1 SUBDIVISION AS RECORDED IN VOLUME 9573, PAGE 37, AND THE DRAINAGE EASEMENT OUT OF THE CORUM SUBDIVISION UNIT 2A, RECORDED IN VOLUME 9200, PAGE 109, BOTH 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 WALZEM SHOPPING CENTER, RECORDED IN VOLUME 9573, PAGE 37, BEXAR COUNTY PLAT AND DEED RECORDS. WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

WAL-MART REAL ESTATE BUSINESS TRUST
 BY:
 MICHAEL A. ALLAN
 DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

STATE OF TEXAS
COUNTY OF TRAVIS:
 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.
 Joe Grasso 6-10-13
 JOE GRASSO, P.E. NO. 73285
 DOUCET & ASSOCIATES, INC.
 7401-B HWY 71 W, SUITE 160
 AUSTIN, TX 78735

STATE OF TEXAS
COUNTY OF TRAVIS:
 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 DOUCET & ASSOCIATES.
 Sydney Smith Xinos 6-10-13
 SYDNEY SMITH XINOS, R.P.L.S. NO. 5361
 DOUCET & ASSOCIATES, INC.
 7401-B HWY 71 W, SUITE 160
 AUSTIN, TX 78735



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," "SERVICE EASEMENT," "OVERHANG 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.

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

SAWS 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT 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 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

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

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

STATE OF ARKANSAS
COUNTY OF BENTON:
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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 21st DAY OF June, A.D. 2013.

NO.	BEARING	LENGTH
L1	N45°16'37"W	65.86'
L2	S78°53'30"W	55.30'
L3	N80°00'00"W	79.40'
L4	S44°39'03"W	40.89'
L5	S51°42'12"E	14.51'
L6	S89°59'39"W	116.76'
L7	N89°45'07"E	86.00'
L8	N00°22'22"W	25.10'
L9	N89°36'10"E	130.05'
L10	S00°04'07"E	91.24'
L11	N63°31'22"W	31.67'
L12	N00°04'07"W	103.40'
L13	N89°54'42"E	34.00'
L14	S03°31'41"E	100.00'
L15	S68°22'40"E	39.28'
L16	N08°56'31"E	48.76'
L17	N11°57'41"E	73.92'
L18	N45°33'28"W	7.07'
L19	N00°33'28"E	52.61'
L20	N29°58'40"W	64.39'
L21	N59°41'00"E	73.03'
L22	S30°52'25"E	84.32'
L23	N53°58'37"W	40.47'
L24	N00°01'55"E	148.09'
L25	N77°22'55"W	46.90'
L26	N89°57'54"W	8.79'

OWNER/DEVELOPER:
 IWANTA OIL, LLC.
 339 METAIRIE ROAD, STE. 202
 METAIRIE, LOUISIANA 70005

ENGINEER:
 JOE GRASSO, P.E.
 DOUCET & ASSOCIATES, INC.
 7401B HIGHWAY 71 WEST, STE 160
 AUSTIN, TX 78735
 512.583.2600
 512.583.2601 (FAX)

SURVEYOR:
 SYDNEY SMITH XINOS, RPLS
 DOUCET & ASSOCIATES, INC.
 7401B HIGHWAY 71 WEST, STE 160
 AUSTIN, TX 78735
 512.583.2600
 512.583.2601 (FAX)

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.27'	75.00'	89°57'57"	S45°24'03"E	106.03'
C2	188.17'	245.91'	43°50'36"	N21°52'10"E	183.62'
C3	23.43'	291.72'	04°36'08"	N79°11'34"E	23.43'
C4	70.53'	308.28'	13°06'31"	N83°26'45"E	70.38'
C5	70.68'	45.00'	89°59'41"	S44°59'49"W	63.64'
C6	80.34'	130.00'	35°24'33"	S43°24'44"W	79.07'
C7	43.05'	75.00'	32°53'29"	S73°56'19"E	42.47'
C8	74.71'	75.00'	57°04'29"	S28°57'19"E	71.66'
C9	220.90'	302.66'	41°49'04"	S20°45'14"W	216.03'
C10	32.70'	302.66'	06°11'25"	N26°13'19"E	32.68'
C11	65.21'	302.66'	12°20'44"	N35°29'24"E	65.09'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
- EXISTING EASEMENTS
- - - PROPOSED CONTOUR LINE
- CONTOUR LINE
- 1/2" IRON ROD WITH "D-R-E" CAP FOUND (UNLESS NOTED)
- 5/8" IRON ROD WITH "DOUCET" CAP SET
- ⊙ TxDOT TYPE II BRASS DISC FOUND
- G.E.T.C. GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.I. PLAT RECORDS, BEXAR COUNTY, TEXAS
- R.P.R.B.C.I. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.I. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- D.R.B.C.I. DEED RECORDS, BEXAR COUNTY, TEXAS

PLAT NO. 130099
 REPLAT AND SUBDIVISION PLAT OF
WALZEM SHOPPING CENTER
 BEING A TOTAL OF 28.665 ACRES, ESTABLISHING LOTS 6, 8-10, NCB 15894 AND LOT 8, BLOCK 2, NCB 16927, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ALSO BEING A REPLAT OF LOT 4, WALZEM BUSINESS PARK UNIT 1, AS RECORDED IN VOLUME 9573, PAGE 37, AND A PORTION OF A 2.875 ACRE DRAINAGE EASEMENT OUT OF THE CORUM SUBDIVISION UNIT 2A, RECORDED IN VOLUME 9200, PAGE 109, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

0 100 200
 50 150

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3937

STATE OF TEXAS
COUNTY OF BEXAR:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN 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.
 IWANTA OIL, LLC.
 BY:
 NAME: MICHAEL B. WHITE
 MANAGING MEMBER

WAL-MART REAL ESTATE BUSINESS TRUST
 BY:
 MICHAEL A. ALLAN
 DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

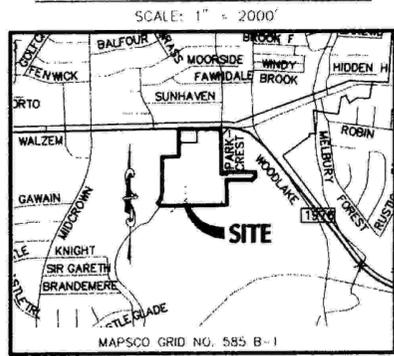
STATE OF LOUISIANA
COUNTY OF JEFFERSON:
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL B. WHITE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF June, A.D. 2013.

STATE OF ARKANSAS
COUNTY OF BENTON:
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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.
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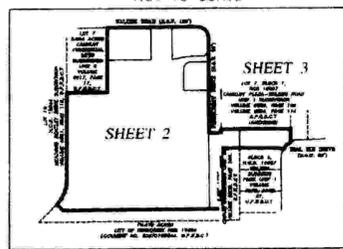
THIS SUBDIVISION PLAT OF WALZEM SHOPPING CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
 DATED THIS _____ DAY OF _____ A.D. _____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR:
 I, _____ COUNTY CLERK OF 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 ON THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS _____ DAY OF _____ A.D. _____
 COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY

VICINITY MAP



INDEX MAP



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
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- ⊙ EXISTING TYPE "B" DRAINAGE EASEMENT FOUND
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- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS §
 COUNTY OF TRAVIS §

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.

Joe Grasso 6-10-13

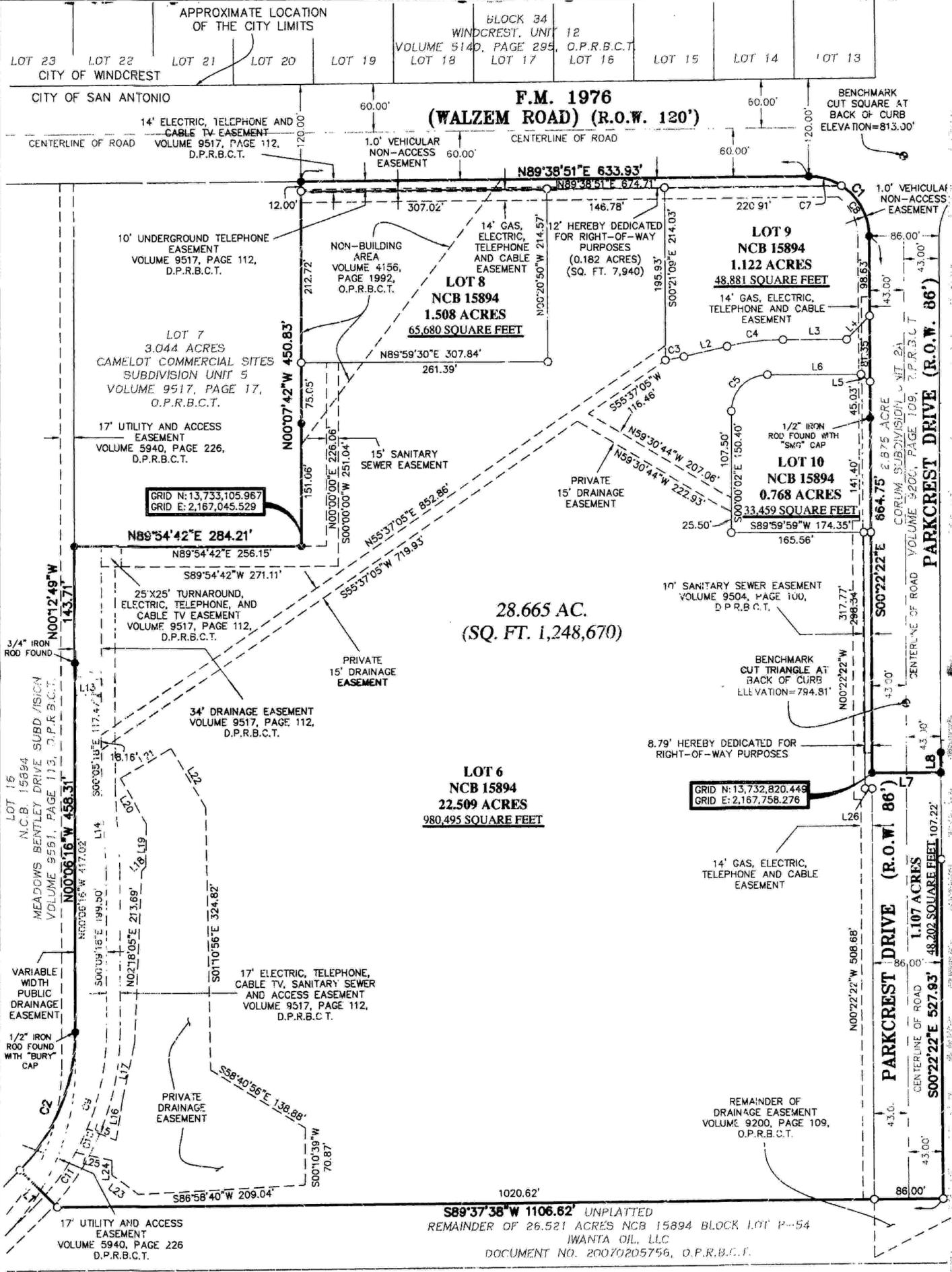
JOE GRASSO, P.E. NO. 73285
 DOUCET & ASSOCIATES, INC.
 7401-B HWY 71 W, SUITE 160
 AUSTIN, TX 78735

STATE OF TEXAS §
 COUNTY OF TRAVIS §

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 DOUCET & ASSOCIATES.

Sydney Smith Xinos 6-10-13

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361
 DOUCET & ASSOCIATES, INC.
 7401-B HWY 71 W, SUITE 160
 AUSTIN, TX 78735

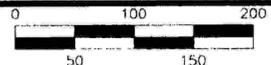


GERTRUDA RODRIGUEZ SURVEY NO. 132,
 ABSTRACT NO. 610, COUNTY BLOCK 5077

79.470 ACRES
 CITY OF WINDCREST NCB 15894
 DOCUMENT NO. 20070195544, O.P.R.B.C.T.

PLAT NO. 130099

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WALZEM SHOPPING CENTER
 BEING A TOTAL OF 28.665 ACRES, ESTABLISHING LOTS 6, 8-10, NCB 15894 AND LOT 8, BLOCK 2, NCB 16927, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ALSO BEING A REPLAT OF LOT 4, WALZEM BUSINESS PARK UNIT 1, AS RECORDED IN VOLUME 9573, PAGE 37, AND A PORTION OF A 2.875 ACRE DRAINAGE EASEMENT OUT OF THE CORUM SUBDIVISION UNIT 2A, RECORDED IN VOLUME 9200, PAGE 109, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3937

STATE OF TEXAS §
 COUNTY OF BEXAR §

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC, EXCEPT IN 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.

IWANTA OIL, LLC.

BY: *Michael B. White*
 NAME: MICHAEL B. WHITE
 MANAGING MEMBER

WAL-MART REAL ESTATE BUSINESS TRUST

BY: *Michael A. Allan*
 MICHAEL A. ALLAN
 DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

STATE OF LOUISIANA §
 COUNTY OF JEFFERSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL B. WHITE, 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 IN THE CAPACITY THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Notary Public, My No. 28917
 My Commission Expires 12/31/2013

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF June, A.D. 2013.

NOTARY PUBLIC

STATE OF ARKANSAS §
 COUNTY OF BENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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 IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC

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DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

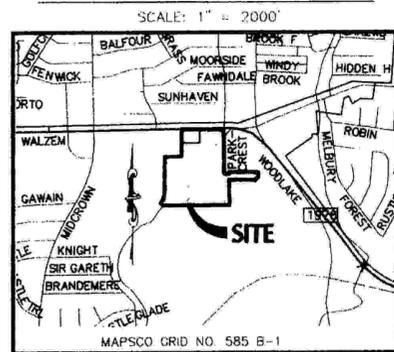
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 COUNTY OF BEXAR §

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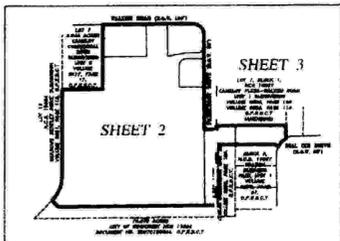
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

VICINITY MAP



INDEX MAP
NOT TO SCALE



LEGEND

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○	5/8" IRON ROD WITH "DOUCET" CAP SET
○	EXHIBIT 1111 - BRASS ROD FOUND
G.E.T.C.	GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT
D.C. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIAL
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
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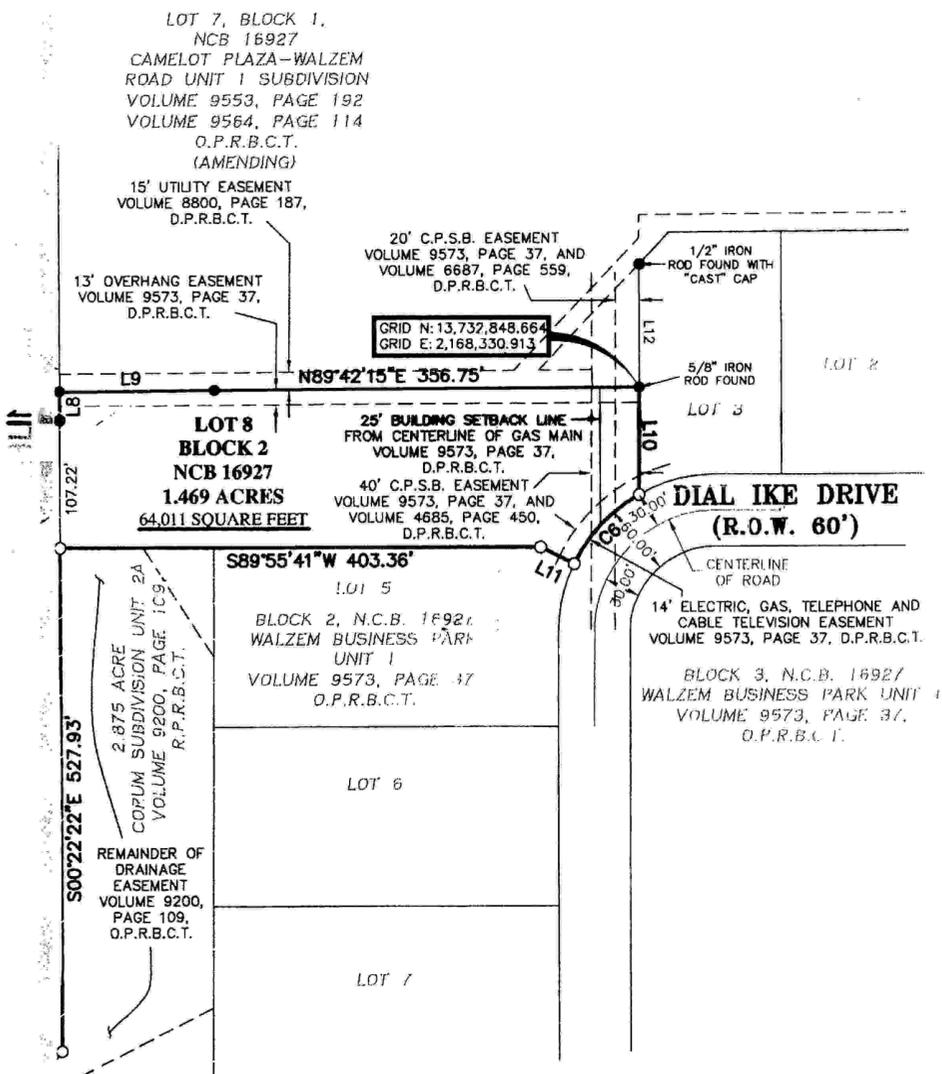
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Joe Grasso 6-10-13
JOE GRASSO, P.E. NO. 73285
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS §
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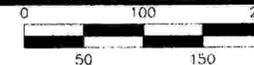
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Sydney Smith Xinos 6-10-13
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AUSTIN, TX 78735



PLAT NO. 130099

REPLAT AND SUBDIVISION PLAT OF
WALZEM SHOPPING CENTER
BEING A TOTAL OF 28.665 ACRES, ESTABLISHING LOTS 6, 8-10, NCB 15894 AND LOT 8, BLOCK 2, NCB 16927, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ALSO BEING A REPLAT OF LOT 4, WALZEM BUSINESS PARK UNIT 1, AS RECORDED IN VOLUME 9573, PAGE 37, AND A PORTION OF A 2.875 ACRE DRAINAGE EASEMENT OUT OF THE CORUM SUBDIVISION UNIT 2A, RECORDED IN VOLUME 9200, PAGE 109, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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BY: *Michael B. White*
NAME: MICHAEL B. WHITE
MANAGING MEMBER

WAL-MART REAL ESTATE BUSINESS TRUST

BY: *Michael A. Allan*
MICHAEL A. ALLAN
DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

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COUNTY OF JEFFERSON §
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF June, A.D. 2013.

STATE OF ARKANSAS §
COUNTY OF BENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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.
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BY: *Michael A. Allan*
NOTARY PUBLIC

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BY: _____
CHAIRMAN
BY: _____
SECRETARY

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130264

Project Name:

American Lotus Subdivision, Unit-3

Applicant:

Chesley Swann, III

Representative:

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

Owner:

Milestone Potranco Development,
Ltd.

Staff Coordinator:

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

Property Address/Location:

South of the intersection of Poppy
Sands and Smoky Fennel

MAPSCO Map Grid (Ferguson):

611-F6

Tract Size:

11.08

Council District:

ETJ

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a major plat to subdivide a 11.08-acre tract of land to establish the **American Lotus Subdivision Unit-3** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 30, 2013

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty two (52) single-family residential lots, two (2) non-single family residential lots and one thousand three hundred and thirty two (1,332) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies July 31, 2013.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 046-06B, American Lotus Subdivision, accepted on November 19, 2012

III. RECOMMENDATION

Approval of the proposed **American Lotus Subdivision, Unit-3**

IV. ATTACHMENTS

1. Proposed Plat

PLAT NUMBER 130264

SUBDIVISION PLAT ESTABLISHING AMERICAN LOTUS SUBDIVISION UNIT-3

BEING A TOTAL OF 11.08 ACRES OUT OF THE S.A. DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, C.B. 4335, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF A 88.28 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN 10449, PAGES 2150-2157 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: July 23, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: MILESTONE PROPERTIES, INC.,
A TEXAS CORPORATION, ITS GENERAL PARTNER
AGENT: CHESLEY I. SWANN III
P.O. BOX 6862
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF AMERICAN LOTUS SUBDIVISION 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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

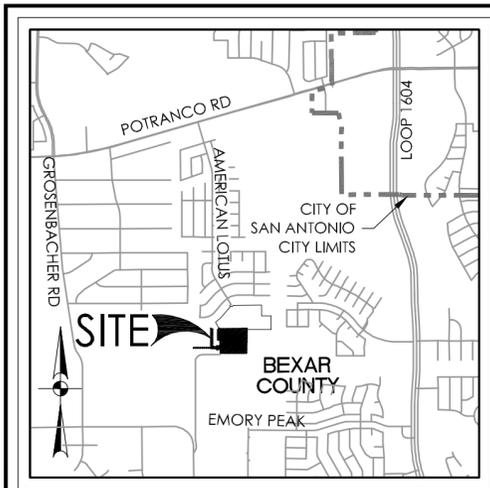
STATE OF TEXAS

COUNTY OF BEXAR

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

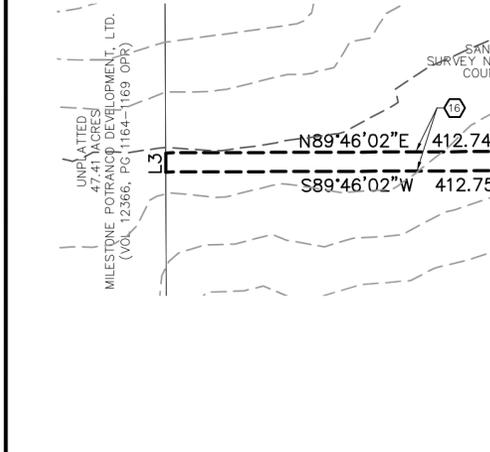
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 611 F6
SCALE: 1" = 3,000'



C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARKING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 DESIGNED 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 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.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

REGISTERED PROFESSIONAL ENGINEER

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS DEDICATION NOTE:

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.

IMPACT FEE PAYMENT NOTE:

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

MAINTENANCE NOTE:

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

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 GRANITOR'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.

OPEN SPACE NOTE:

LOT 901 & 902, BLOCK 42, CB 4361 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:

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

LINE TABLE

LINE	BEARING	LENGTH
L1	S66°15'32"E	35.72'
L2	N00°13'58"W	17.00'
L3	N00°11'54"W	16.00'
L4	N89°46'02"E	50.00'
L5	N89°46'02"E	75.12'
L6	S89°46'02"W	60.00'
L7	N28°05'30"E	68.43'
L8	N02°48'16"W	50.03'
L9	N44°46'02"E	6.36'
L10	N89°46'02"E	31.39'
L11	N89°46'02"E	16.24'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	128°25'19"	S88°27'27"W	99.04'	123.28'
C2	5.00'	90°00'00"	S45°13'58"E	7.07'	7.85'
C3	55.00'	123°24'16"	N88°26'32"E	96.85'	118.46'
C4	5.00'	43°31'17"	S21°59'37"E	3.71'	3.80'
C5	51.00'	177°02'34"	S44°46'02"W	101.97'	157.59'
C6	5.00'	43°31'17"	N68°28'20"W	3.71'	3.80'
C7	25.00'	90°00'00"	N44°46'02"E	35.36'	39.27'
C8	725.00'	09°09'22"	S85°11'21"W	115.74'	115.86'
C9	775.00'	09°09'22"	N85°11'21"E	123.72'	123.85'
C10	725.00'	04°39'05"	N82°56'12"E	58.84'	58.86'
C11	775.00'	04°46'34"	S82°59'57"W	64.58'	64.60'
C12	55.00'	54°04'17"	S00°17'45"E	50.00'	51.90'
C13	5.00'	90°00'00"	N45°13'58"W	7.07'	7.85'
C14	5.00'	90°00'00"	N44°46'02"E	7.07'	7.85'
C15	5.00'	60°00'00"	S59°46'02"W	5.00'	5.24'
C16	5.00'	60°00'00"	S60°13'58"E	5.00'	5.24'
C17	55.00'	300°00'00"	N00°13'58"W	55.00'	287.98'
C18	725.00'	00°14'32"	N85°08'28"E	3.07'	3.07'

- #### LEGEND
- BSL BUILDING SETBACK LINE
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT EASEMENT
 - PG PAGE(S)
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - ROW RIGHT-OF-WAY
 - SIDEWALK CONSTRUCTED WITH A PASSING SPACE FOUND 1/2" FROM ROAD (UNLESS NOTED OTHERWISE)
 - SET MONUMENT (SEE SURVEYOR'S NOTE #1)
 - 860 --- EXISTING CONTOURS
 - 860 PROPOSED CONTOURS
 - FF=870 FINISHED FLOOR ELEVATION FOR SEWER
 - ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑤ 16' SANITARY SEWER EASEMENT
 - ⑥ 20' BUILDING SETBACK LINE
 - ⑦ 10' BUILDING SETBACK LINE
 - ⑧ 12' WATER EASEMENT
 - ⑨ 110" DIAMETER TURNAROUND, DRAINAGE, WATER, SANITARY SEWER, & CONSTRUCTION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (OFF-LOT 0.21 AC. NON-PERM.)
 - ⑩ 50' DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (OFF-LOT 0.16 AC. NON-PERM.)
 - ⑪ 6' PRIVATE DRAINAGE EASEMENT
 - ⑫ 10' BUILDING SETBACK (VOL 9631, PG 79, DPR)
 - ⑬ 16' SANITARY SEWER EASEMENT (VOL 9631, PG 79, DPR)



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130500

Project Name:

Building Setback Line Plat of La
Villa Subdivision

Applicant:

Beth A. Muench

Representative:

C & W Surveying., c/o Kevin Wilson,
RPLS

Owner:

Beth A. Muench

Staff Coordinator:

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

Property Address/Location:

Southeast of the intersection of
Buckwheat and Uhr Lane

MAPSCO Map Grid (Ferguson):

518 F-8

Tract Size:

0.2512

Council District(s):

10

Notification:

Published in Daily Commercial
Recorder July 26, 2013
Notices mailed July 16, 2013

- Fifteen (15) to property owners
within 200 feet of the subdivision

Internet Agenda Posting August 9,
2013

REQUEST

Approval of a minor plat to replat a 0.2512-acre tract of land to establish the **Building Setback Line Plat of La Villa** Subdivision. The proposed plat will remove the 20' BSL on Lot 5, Block 1, NCB 16725.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 15, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 5, Block 1, N.C.B. 16925 out of the La Villa Subdivision, as recorded in Volume 7900, Page 202 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-6” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 26, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has received one (1) written response in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Building Setback Line Plat of La Villa Subdivision** plat.

IV. ATTACHMENT

1. Proposed Plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

130515

Project Name:

Terrell Heights, Unit 3 BSL

Applicant:

Erik K Weitzel

Representative:

Dye Enterprises,
c/o D. Scott Dye, P.E., R.P.L.S.

Owner:

Erik K. Weitzel & Shari Mao

Staff Coordinator:

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

Property Address/Location:

West of Chevy Chase Drive and
Covington Drive

MAPSCO Map Grid (Ferguson):

583-E3

Tract Size:

0.253

Council District:

10

Notification:

Published in Daily Commercial
Recorder July 25, 2013
Notices mailed July 24, 2013

- Twenty four (24) to property owners within 200 feet of the subdivision
- Terrell Heights Neighborhood Association

Internet Agenda posting August 9,
2013

REQUEST

Approval of a minor plat to replat a 0.253-acre tract of land to establish **Terrell Heights, Unit 3 BSL**. The proposed plat will remove a 35' building setback line and a 35' outbuilding setback line on Lot 18, Block 18, N.C.B. 9058.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 19, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 18 Block 18, NCB 9058, out of the out of Terrell Heights, Unit 3 Subdivision as recorded in Volume 2222, Page 104, being out of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-4” Single Family Residential District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **Terrell Heights, Unit 3 BSL** Replat

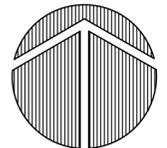
IV. ATTACHMENT

1. Proposed plat

PLAT NO. 130515

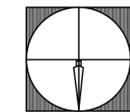
BUILDING SETBACK LINE PLAT FOR TERRELL HEIGHTS, UNIT 3 BSL

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 35' BUILDING SETBACK LINE ALONG HARMON AND AND THE 35' OUTBUILDING SETBACK LINE ALONG THE REAR OF LOT 18, BLOCK 18.



SCALE: 1" = 50' 1' CONTOUR INTERVAL

PREPARED BY:



DYE ENTERPRISES TEXAS REGISTERED FIRM F-2257 4047 STAHL ROAD, SUITE #3 SAN ANTONIO, TEXAS 78217 TEL. (210) 599-4123 FAX (210) 599-4191

STATE OF TEXAS COUNTY OF BEXAR

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE 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: ERIK K. WEITZEL & SHARI MAO 244 HARMON SAN ANTONIO, TEXAS 78209

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

DATED THIS _____ DAY OF _____ A.D., 2013.

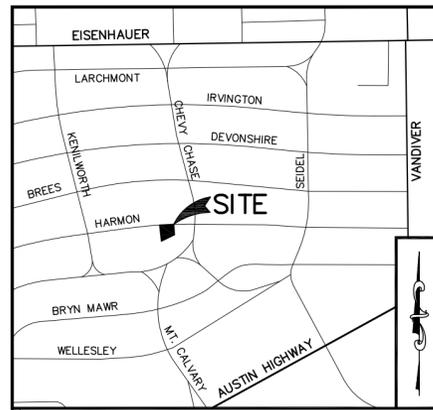
BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2013 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2013 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

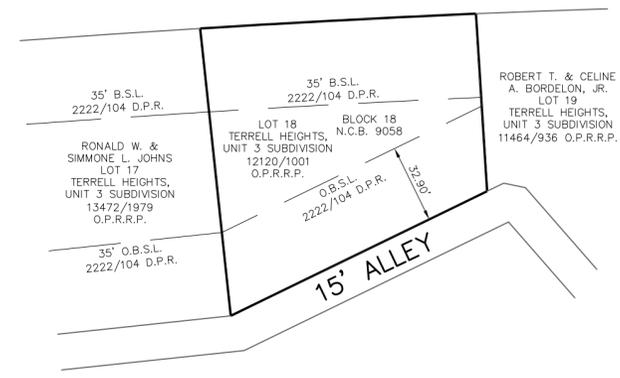
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: _____ DEPUTY



(MAPSCO 2008-PAGE 583, GRID E3) LOCATION MAP NOT TO SCALE

COVINGTON DRIVE AKA: HARMON (60' R.O.W.)



AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS LOT 18, BLOCK 18, N.C.B. 9058, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS TERRELL HEIGHTS, UNIT 3 SUBDIVISION RECORDED IN VOL. 2222, PG. 104, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS COUNTY OF BEXAR

AREA BEING REPLATTED IS LOT 18, BLOCK 18, N.C.B. 9058, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS TERRELL HEIGHTS, UNIT 3 SUBDIVISION RECORDED IN VOL. 2222, PG. 104, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION, AT ITS MEETING OF _____, 2013, 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.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 84635

NOTES:

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

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

SURVEYOR'S NOTE:

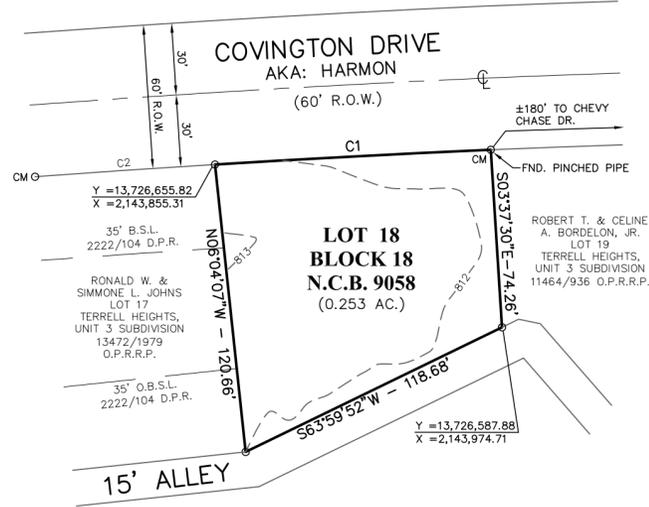
- 1. BEARINGS WERE NOT SHOWN ON THE PLAT OF TERRELL HEIGHTS, UNIT 3 SUBDIVISION RECORDED IN VOL. 2222, PG. 104, BEXAR COUNTY DEED AND PLAT RECORDS. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE GRID (FIPS 4204) (NAD 83, 2011 ADJUSTMENT) AS DETERMINED BY GPS SURVEY PERFORMED BY DYE ENTERPRISES AND MAY BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED PROJECT SCALE FACTOR OF 1.00016791. VERTICAL DATUM IS NAVD 88.

LEGEND

- O FND. 1/2" STEEL REBAR (U.N.O.)
CM CONTROLLING MONUMENT
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. DEED & PLAT RECORDS OF REAL PROPERTY
B.S.L. BUILDING SETBACK LINE
O.B.S.L. OUT BUILDING SETBACK LINE
- - - - - EXISTING CONTOUR

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, 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.



CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD BEARING, CHORD. Rows: C1, C2.

z:\2013\130045-00 Harmon 244 (Plot) - Plat.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 21

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

APP 13.00001.00

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers, Inc.
c/o Jon Adame, P.E.

Owner:

Bitterblue, Inc.

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 270-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

Northeast of the intersection of NW
Military and Loop 1604

MAPSCO Map Grid (Ferguson):

515 D-2

Tract Size:

191.202

Council District(s):

9

Notification:

Internet Agenda Posting August 9,
2013

REQUEST

Approval of an alternative pedestrian circulation plan, **Shavano Highlands Alternate Pedestrian Circulation Plan.**

APPLICATION TYPE

Alternative Pedestrian Circulation Plan

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may make on this item are as follows:

1. Approve as requested
2. Approve with conditions
3. Denial

I. ANALYSIS

Proposed Use

The proposed plan consists of approximately five thousand (5,000) linear feet of pedestrian walkway.

A. Zoning

“R-6 PUD ERZD” Residential Single-Family District Planned Unit Development Edwards Recharge Zone District.

B. Major Thoroughfare(s)

NW Military Highway is a primary arterial, Type A, minimum R.O.W. 120 feet.

C. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

D. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 7, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 13-00002.00, Rogers Ranch, accepted on July 23, 2013

PUD 13.00003.00, Shavano Highlands Unit 1 and 2, pending concurrent approval; subsequent item on this agenda.

Plat No. 130248, Shavano Highlands Unit 1, under review

B. Evaluation Criteria

Pursuant to Section 35-414 of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing the Alternate Pedestrian Circulation Plan. This Alternate Pedestrian Circulation shows the required pedestrian pathway and the alternate pathway from proposed private streets along proposed Shavano Ranch, north of Loop 1604 to NW Military Highway, which will provide the pedestrian connection and access. The request is in compliance with the UDC Section 35-414 Pedestrian Circulation Plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q) (1) Sidewalk Standards. The reviewing agencies have no objection to the favorable consideration by the Planning Commission.

III. RECOMMENDATION

Approval of the proposed **Shavano Highlands Alternate Pedestrian Circulation Plan**.

IV. ATTACHMENT

1. Proposed Plan



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

08-004C

Project Name:

Kinder Northeast PUD Major
Amendment

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers, Inc., c/o
Caleb Chance, P.E.

Owner:

SA Kinder Ranch No. 1, LTD.

Staff Coordinator:

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

Property Address/Location:

Generally located south of Obst Road
and west of Bulverde Road

MAPSCO Map Grid (Ferguson):

417 C-8

Tract Size:

211.77

Council District(s):

ETJ

Notification:

Notices mailed July 8, 2013

- Thirteen (13) to property owners
within 200 feet

Internet Agenda Posting August 9,
2013

REQUEST

Approval of the **Kinder Northeast Planned Unit Development (PUD) plan Major Amendment**

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may take on this
are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed plan will consist of five hundred seventy three (573) single-family residential lots, ten (10) non-single family residential lots, approximately twenty nine thousand five hundred seventy four (29,574) linear feet of private streets and approximately five thousand four hundred fifty five (5,455) linear feet of public streets.

B. Zoning

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

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	OCL	vacant
South	OCL	vacant
East	OCL	vacant
West	OCL	vacant

D. Major Thoroughfare

Bulverde Road, Secondary Arterial Type A, 86-foot minimum right-of-way

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 17, 2013

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 7, 2013.

II. SUPPLEMENTAL INFORMATION

MDP 824A, Kinder Ranch, accepted on May 15, 2008

A. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Kinder Northeast PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

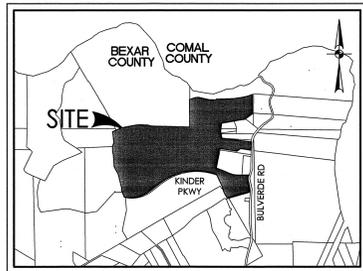
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

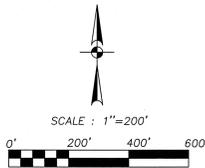
Approval of the proposed **Kinder Northeast PUD** Plan.

IV. ATTACHMENT

- 1. Proposed Plan



LOCATION MAP
MAPSCO MAP GRID: 417C8, D8 & 451B1, C1 D1
SCALE: 1" = 200'



* KINDER PARKWAY UNIT-1, UNIT-2, UNIT-3

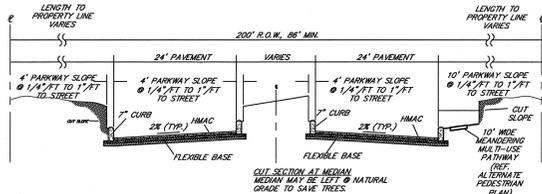
ACREAGE/DENSITY SUMMARY TABLE with columns for UNITS, LAND USE, ESTIMATED COMPLETION DATE, GROSS AREA (ACRES), NUMBER OF BUILDABLE LOTS, DENSITY (LOTS/ACRES), BUILDING & DRIVEWAY COVERAGE (ACRES), PAVEMENT, SIDEWALK (ACRES), OPEN SPACE (ACRES), and % OPEN SPACE / GROSS AREA.

SUMMARY TABLE NOTES
1.) INCLUDES DRAINAGE EASEMENTS, GREENSPACE/GREENBELTS, FLOOD PLANS, AND LANDSCAPE BUFFERS
2.) INCLUDES OPEN SPACE IN FRONT AND REAR YARDS WITH INDIVIDUAL RESIDENTIAL LOTS

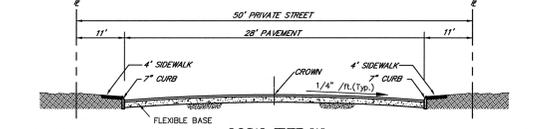
PARK SPACE SUMMARY
REQUIRED PARK SPACE 573 LOTS X 1 ACRE = 8.19 AC
PROVIDED PARK SPACE RECREATION CENTER = 10.38 ACRES
MULTI-USE PATHWAY = 3.21 ACRES
TOTAL = 13.59 ACRES

PLAN SUMMARY
NUMBER OF RESIDENTIAL LOTS 573
AVERAGE HOME SIZE (SF) 2,775
DENSITY (SINGLE FAMILY UNITS PER ACRE) 3.36
FLOOR AREA RATIO 0.17

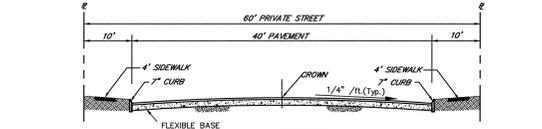
LAND USE TABLE
LAND USE AREA (AC.)
SINGLE FAMILY RESIDENTIAL 168.66
PUBLIC R.O.W. 20.72
REC. CENTER/PARK SPACE/MULTI-USE PATHWAY 10.38
DRAINAGE ROW/NATURAL AREA/GREENBELT/BASIN LOTS 12.01
TOTALS 211.77



TYPICAL STREET SECTION SECONDARY ARTERIAL (PUBLIC) (NOT TO SCALE)



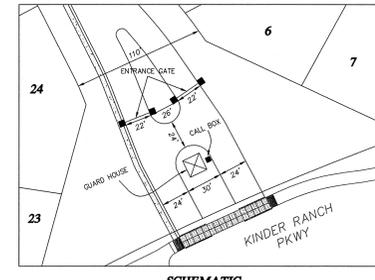
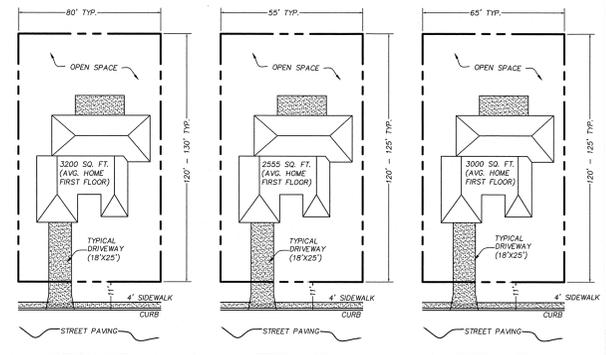
LOCAL TYPE 'A' TYPICAL STREET SECTION (PRIVATE) (NOT TO SCALE)



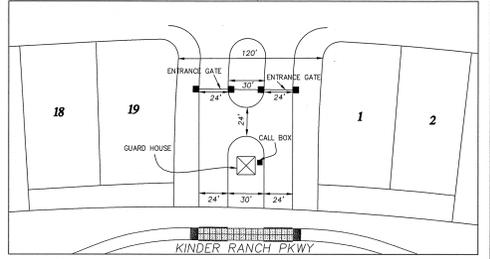
LOCAL TYPE 'B' TYPICAL STREET SECTION (PRIVATE) (NOT TO SCALE)



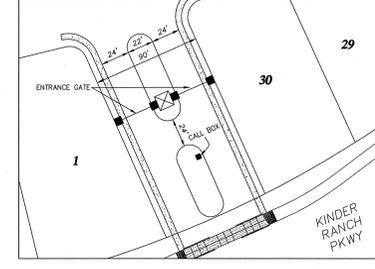
- PROPERTY OWNERSHIP KEY
1. BOARD OF TRUSTEES OF COMAL INDEPENDENT SCHOOL DISTRICT
2. MICHAEL D KERNAW
3. JOHN W FOX
4. DENNIS D & SHAWN MCCORMICK
5. WAYBURN D & LORETTA S REV LTR LVE HUMPHRIES
6. RUTH E LANSING
7. CHARLES J & DORICE N STAUDT
8. LFV PROPERTIES, LTD
9. CIBOLO CREEK RANCH, LTD
10. KINDER PARTNERSHIP, LTD
11. AG KINDER RANCH, LTD
12. SA WELLS RANCH UNIT 1, LTD
13. BASS PROPERTIES
14. CHARLES J & DORICE N STAUDT



SCHEMATIC GATE DETAIL 'A' SCALE: 1" = 50'



SCHEMATIC GATE DETAIL 'B' SCALE: 1" = 50'



SCHEMATIC GATE DETAIL 'C' SCALE: 1" = 50'

- MAJOR REVISIONS MADE:
1. UNIT-7B: INCREASED GROSS AREA FROM 1.06 AC TO 9.79 AC. LOT TOTAL INCREASED FROM 5 TO 38.
2. UNIT-8: RECONFIGURED STREET AND LOTS. LOT TOTAL INCREASED FROM 58 TO 63.
3. MODIFIED PARKSPACE SUMMARY/PLAN SUMMARY/LAND USE TABLE/ACREAGE/DENSITY SUMMARY TABLE TO REFLECT 3 LOT INCREASE IN UNIT-7B AND 5 LOT INCREASE IN UNIT-8.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, and CHORD BEARING.

LINE TABLE with columns for LINE, LENGTH, and BEARING.

LEGAL DESCRIPTION
Being a 211.77 acre, or 9,224,701 square foot more or less, tract of land being out of a 241.93 acre tract conveyed to SA Kinder Ranch No. 1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 1847-1855, a 33.27 acre tract conveyed to City Capital Fund One, LLC, in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 749-767, a 36.96 acre tract conveyed to Clifton Land 1, L.P. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 768-781, a 31.2528 acre tract conveyed to Bass Residential No. 1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 2204-2215, a 63.47 acre tract conveyed to LFV Properties, Ltd., in a Special Warranty Deed with Vendor's Lien recorded in Volume 12860, Pages 2228-2235, and a 7.70 acre tract conveyed to Michael D. Kernaw in a Warranty Deed with Vendor's Lien recorded in Volume 7911, Pages 433-436, all of the Official Public Records of Bexar County, Texas, out of the F. Leesch Survey No. 1929, Abstract 459, County Block 4858 of Bexar County, Texas, F. Leesch Survey No. 1, Abstract 970, County Block 4855 of Bexar County, Comal Herrens Survey No. 185, Abstract 334, G. Obst Survey No. 4600, Abstract 566, County Block 4855 of Bexar County, the Guadalupe College Survey Number 417, Abstract 263, County Block 4855 of Bexar County, Guadalupe Herrens Survey No. 192, Abstract 307, County Block 4859 of Bexar County, and the Rempel and Obst Survey No. 1919, Abstract 1172, County Block 5185 of Bexar County, Texas.

APPROVED PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

ACKNOWLEDGED BY
PAPE-DAWSON ENGINEERS, INC.

SA KINDER RANCH No. 1, LTD.

KINDER NORTHEAST
Planned Unit Development
(Major Amendment)

PUD PLAN NO.: #08-004C

PAPE-DAWSON ENGINEERS

UTILITY PURCHASES
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
GUADALUPE VALLEY TELEPHONE CO-OP
CABLE TELEVISION: TIME WARNER CABLE

APPLICANT: SA KINDER RANCH No. 1, LTD.
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
555 E. RAINEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 23

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

13-00001

Project Name:

Dominion Unit 13-A PUD

Applicant:

GKH Development, Ltd.

Representative:

Pape-Dawson Engineers, Inc., c/o
Chris Orem

Owner:

Roberto Kenigstein

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of Dominion Drive and
Westcourt Lane

MAPSCO Map Grid (Ferguson):

479 F-1

Tract Size:

27.38 acres

Council District(s):

8

Notification:

Notices mailed July 31, 2013

- 35 to property owners within 200 feet
- Notice to the Dominion HOA a register neighborhood association.

Internet Agenda Posting August 9,
2013

REQUEST

Approval of the **Dominion Unit 13-A Planned Unit Development (PUD) Plan.**

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may take on this are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of .seventy two (73) single-family residential lots, four (4) non-single family residential lots, approximately four thousand five hundred seventy-nine (4,579) linear feet of private streets.

B. Zoning

R-6 PUD MSAO-1 MLOD Single-family residential Planned Unit Military Airport Overlay Military Lighting Overlay District

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	R-6 PUD MSAO-1 MLOD	Single Family
South	R-6 PUD MSAO-1 MLOD	vacant
East	R-6 PUD MSAO-1 MLOD	Single Family
West	R-6 PUD GC-1 MLOD	vacant

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 29, 2013.

II. SUPPLEMENTAL INFORMATION

POADP 55, Dominion, accepted on June 29, 1983

A. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Dominion Unit 13A PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

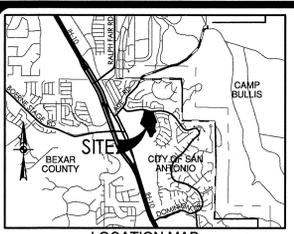
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Dominion Unit 13 PUD Plan**.

IV. ATTACHMENT

1. Proposed Plan

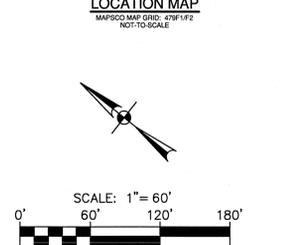


DEVELOPER/OWNER
GHI DEVELOPMENTS, LTD.
15022 144 SHAWING SUITE 101
SAN ANTONIO, TEXAS 78249

ENGINEER/DRAWER
PAPE-DAWSON ENGINEERS, INC.
505 E. RAISEY
SAN ANTONIO, TEXAS 78216
(210) 375-9000

UTILITY PURVEYORS
SAN ANTONIO WATER SYSTEM
SAN ANTONIO WATER SYSTEM
GREY FOREST UTILITIES
CITY PUBLIC SERVICE
AT&T
TIME WARNER CABLE

CONSTRUCTION STAGING PLAN
CONSTRUCTION IS SCHEDULED AS FOLLOWS, UNLESS INDICATED BY THE DEVELOPER.
PHASE 1 BEGINS FEBRUARY 2013
ZONING: PUD R6 MS40-1 MLD0



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

ACREAGE / DENSITY SUMMARY TABLE

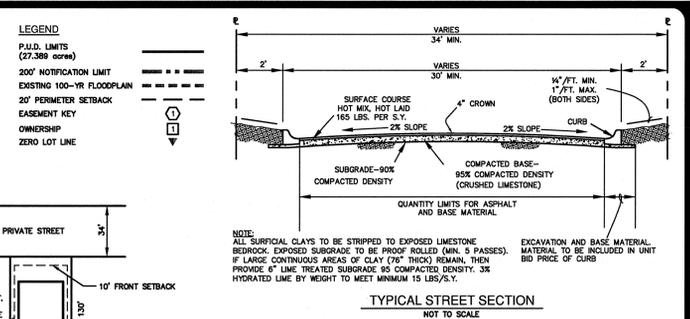
PHASE	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ac.)	NUMBER OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	MAX. BUILDING & DRIVEWAY COVERAGE (ac.)	PAVEMENT, OPEN SPACE (ac.)	900 SERIES LOTS
1	SINGLE FAMILY	SEPTEMBER 2013	27,389	73	2,665	11.014	4,356	0.847

LAND USE TABLE

LAND USE	AREA (ac.)
SINGLE FAMILY RESIDENTIAL	27,389
PRIVATE STREETS	4,356
900 SERIES LOTS	0.847
TOTALS	27,389

PARK SPACE SUMMARY

REQUIRED PARK SPACE/OPEN SPACE
73 x 1.043 = 1.043 ac.
70 LOTS



P.U.D. NOTES:

- ALL STREETS ARE PRIVATE.
- ALL STREETS WILL HAVE A 34' MINIMUM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- ELECTRIC TO BE PROVIDED BY CPS ENERGY.
- GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
- OWNERSHIP AND BOUNDARIES FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTROLLING ZONE.
- INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE LATEST VERSION OF THE AASHTO MANUAL. EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
- THE TRACT IS SITUATED WITHIN THE DOMINION ROAD #65.
- THE PERIMETER OF THE P.U.D. PLAN SHALL INCLUDE A 20' BUILDING SETBACK LINE PER LOC 35-3444(1).
- OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH LOC 35-3444(1), AS APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
- THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH LOC 35-3444(1), AS APPLICABLE.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED AS PER ZONING ORDINANCE NO. 9885.
- LOTS 901, 902 AND 903, BLOCK 30, NCB 16386, LOTS 801 AND 802, BLOCK 30, NCB 16386, ARE DESIGNATED AS VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER AND LANDSCAPE EASEMENT.
- ZERO LOT LINE NOTE: FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

LEGAL DESCRIPTION

A 27,450 ACRE TRACT OF LAND OUT OF A 55,989 ACRE TRACT OF LAND CONVEYED TO GHI DEVELOPMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15332, PAGES 1783-1800 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.M. ARSCHBA SURVEY NO. 26, ABSTRACT 4752, COUNTY BLOCK 4752, IN NEW CITY BLOCK 34752, THE P. TIDEBRENN SURVEY NO. 28 1/4, ABSTRACT 785, COUNTY BLOCK 4751, NEW CITY BLOCK 34751, THE C. SCHAESE SURVEY NO. 4, ABSTRACT 1024, COUNTY BLOCK 4750, NEW CITY BLOCK 34750, THE JOHN H. GIBSON SURVEY NO. 3, ABSTRACT 300, COUNTY BLOCK 4753, NEW CITY BLOCK 34753, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

P.U.D. PLAN NO.: 13-00001.00

THIS P.U.D. PLAN OF DOMINION UNIT 13-A, PLANNED UNIT DEVELOPMENT, 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 _____ OF A.D. 20____

OFFICER _____ SECRETARY _____

LOT OWNERSHIP KEY

- 1 DOMINION DRIVE (PRIVATE STREET) OWNER: DOMINION H.O.A.
- 2 LOT 19, BLOCK 109, NCB 16386 OWNER: DOMINION H.O.A.
- 3 LOT 20, BLOCK 109, NCB 16386 OWNER: DOMINION H.O.A.
- 4 LOT 1, BLOCK 109, NCB 16386 OWNER: IONEL A. & DRINA N. GEORGIAN
- 5 LOT 2, BLOCK 109, NCB 16386 OWNER: THOMAS STEPHEN LOPEZ & PAULA DELONSA
- 6 LOT 3, BLOCK 109, NCB 16386 OWNER: VIKAS PATEL
- 7 LOT 4, BLOCK 109, NCB 16386 OWNER: MARION HUACUA GARCAMANO
- 8 LOT 5, BLOCK 109, NCB 16386 OWNER: REYES PROPERTIES, LTD.
- 9 LOT 6, BLOCK 109, NCB 16386 OWNER: WILLIAM M. DAY
- 10 LOT 7, BLOCK 109, NCB 16386 OWNER: VINCENT J. MARRIOTT
- 11 LOT 8, BLOCK 109, NCB 16386 OWNER: MEHMOOD HASSAN KHAN
- 12 LOT 9, BLOCK 109, NCB 16386 OWNER: DOMINION HONGHAM INVESTMENTS, L.L.C.
- 13 LOT 10, BLOCK 109, NCB 16386 OWNER: TULL TX, IV, LP
- 14 LOT 11, BLOCK 109, NCB 16386 OWNER: EVELYN M. QUINTOS GROUP, LP
- 15 LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 24

Public Hearing:

Planning Commission
August 14, 2013

Application/Case Number:

13-00003

Project Name:

Shavano Highlands Units 1 and 2
PUD

Applicant:

Lloyd Denton, Jr.

Representative:

Pape-Dawson Engineers, Inc., c/o Jim
Welch

Owner:

Shavano Rogers Ranch No. 3, Ltd.

Staff Coordinator:

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

Property Address/Location:

Generally located north of Loop
1604, east of Shavano Ranch

MAPSCO Map Grid (Ferguson):

515 C-2

Tract Size:

73.33

Council District(s):

9

Notification:

Notices mailed July 31, 2013

- Fifteen (15) to property owners
within 200 feet

Internet Agenda Posting August 9,
2013

REQUEST

Approval of the **Shavano Highlands Units 1 and 2 Planned
Unit Development (PUD) Plan.**

APPLICATION TYPE

Planned Unit Development

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may take on this
are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of one hundred forty-three (143) single-family residential lots, two (2) non-single family residential lots, approximately eight thousand six hundred (8,600) linear feet of private streets.

B. Zoning

R-6 PUD ERZD MLOD AHOD Single-family Residential Planned Unit Development Military Lighting Overlay District Airport Hazard Overlay District

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	R-6 PUD EZRD MLOD AHOD	Vacant
South	C-2 ERZD MLOD AHOD	Vacant
East	R-6 PUD ERZD MLOD AHOD	Single Family
West	R-4 PUD EZRD MLOD AHOD	Single Family

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 5, 2013

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

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 29, 2013.

II. SUPPLEMENTAL INFORMATION

MDP 13-00002, Rogers Ranch, accepted on July 23, 2013

A. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Shavano Highlands Units 1 and 2 PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Shavano Highlands Units 1 and 2 PUD Plan**.

IV. ATTACHMENT

1. Proposed Plan



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 25

Public Hearing:

Planning Commission
August 14, 2013

Parcel Number:

19056

Applicant:

Capital Improvements Management
Services
c/o Mike Etienne, Asst. Director
Capital Improvements Management
Services
(210) 207-7114

Staff Coordinator:

Hector Reynoso, Sr. Real Estate
Specialist
(210) 207-8688
hector.reynoso@sanantonio.gov

Property Address/Location:

NCB 15708

Tract Size:

Approximately .1916 acres

Council District:

10

REQUEST

A request for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 8,346 square feet (.1916 acres) located in NCB 15708 for the construction of a cul-de-sac to accommodate emergency vehicle turn-around, due to the closure of Viewcrest Road at Higgins Road.

RECOMMENDED ACTION

Approval for all items.

ALTERNATIVE ACTIONS

Planning Commission could choose not to authorize the acquisition of fee simple title to the parcel needed for this project; however, this action would result in project delay and could result in increased acquisition costs.

I. BACKGROUND INFORMATION

Viewcrest Road is being closed at Higgins Road, due to vehicular safety issues and poor visibility for vehicles entering Higgins Road from Viewcrest Road. The acquisition of this parcel will allow for the construction of a cul-de-sac at the closure to ensure a turn-around large enough to accommodate emergency vehicles and other large City vehicles.

II. RECOMMENDATION

Staff recommends approval for all items.

III. ATTACHMENTS

1. Resolution
2. Exhibit A – Map View of Parcel
3. Exhibit B – Aerial View of Parcel

RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO ONE PARCEL OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 8,346 SQUARE FEET (.1916 ACRES) LOCATED IN NCB 15708 TO CONSTRUCT A CUL-DE-SAC TO ACCOMMODATE EMERGENCY VEHICLE TURN-AROUND, DUE TO THE CLOSURE OF VIEWCREST ROAD AT HIGGINS ROAD.

* * * * *

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, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the abovementioned property.

PASSED AND APPROVED this 14th day of August, 2013.

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

ATTEST:

Executive Secretary
San Antonio Planning Commission

Exhibit A – Map View

1 Parcel located in NCB 15708



Exhibit B – Aerial View

1 Parcel located in NCB 15708





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 26

Public Hearing:

Planning Commission
August 14, 2013

Case Number:

PA 13040

Applicant:

Mario Elizondo, Jr.

Representative:

Andrew Borrego

Owner:

Mario Elizondo, Jr.

Staff Coordinator:

Tyler Sorrells, AICP, Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:

A portion of 1633 W. Kings Highway

Legal Description:

.075 acres out of NCB 1937 Block 35
Lot West 64.86 ft of D

Tract Size:

.075 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 7/26/13
Notices Mailed 8/01/13

- 19 to property owners within 200 feet
- Jefferson Neighborhood Association: registered neighborhood association within 200 feet
- 18 to planning team members
Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property subject to this application from Medium Density Residential to Neighborhood Commercial.

RECOMMENDED ACTION

Denial of the proposed amendment to the Near Northwest Community Plan to change the future land use classification of the subject property from Medium Density Residential to Neighborhood Commercial.

ALTERNATIVE ACTIONS

1. Recommend approval of the proposed amendment to the Near Northwest Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The amendment is intended to accommodate an auto sales facility on the subject property, a use discouraged by the Near Northwest Community Plan. However, the proposed Neighborhood Commercial land use classification accommodates a number of retail, professional service, and office uses which are identified as furthering the economic development objectives of the plan.

Transportation:

The subject property will be accessed from North Zarzamora Street which is classified as a Secondary Arterial Type B. Furthermore, the subject property is approximately 220 feet south of the intersection of North Zarzamora Street and Fredricksburg Road. The proposed amendment is not anticipated to pose negative impacts on the adjacent transportation infrastructure.

Community Facilities:

The subject property is approximately 0.25 miles north of Woodlawn Elementary School. No negative impact to community facilities is anticipated.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Near Northwest Community Plan	
Plan Adoption Date: February 14, 2002	Update History: September 24, 2008
<p>The proposed land use amendment is intended to accommodate a small auto sales business. “Action Step 2.2.4 Discourage certain businesses from locating within the planning area including day labor sites, pawn shops, tattoo parlors, dollar-type stores, used car sales, and additional auto-repair stores” identifies auto sales as a locally unwanted land use in order to protect residential properties throughout the planning area from potential negative impacts such as traffic and lighting.</p> <p>The Near Northwest Community Plan identifies specific uses as incompatible with the desired future land use mix. However, the proposed Neighborhood Commercial land use classification provides for a mix of office, professional service, and shopfront retail uses that would be compatible with economic development goals identified in the plan. Specifically, the requested land use classification is supported by Goal 2 – Economic Development: Ensure the Near Northwest Community’s business corridors are filled with a mix of uses including professional offices, residences, and busy shops providing neighbors an attractive place for shopping, playing, working, and relaxing both day and night as well as Objective 2.2.:Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Medium Density Residential: Medium Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing, and accessory dwelling units. Certain non-residential uses such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.</p>	<p>RM-4, RM-5, RM-6, R-3, R-4, R-5, R-6</p>
<p>Neighborhood Commercial: Neighborhood Commercial provides for offices, professional services, and shopfront retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls with refuse enclosures located at the rear of the site and screened. Examples include gift shops, delis, offices, restaurants, small neighborhood groceries or markets, coffee shops, and medical clinics. Live/work units, allowing for residential use above commercial space is permitted.</p>	<p>NC, C1</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Single-Family Home
North	Neighborhood Commercial	Convenience Store
East	Medium Density Residential	Single-Family Home
South	Medium Density Residential	Single-Family Home, Fourplex
West	Medium Density Residential	Vacant Commercial

Land Use: Action Step 2.2.4., identifies auto sales as an undesirable land use due to potential traffic, lighting, and other impacts on adjacent properties. However, the proposed Neighborhood Commercial land use classification accommodates an array of uses that would provide beneficial services to the community and present a minimal development footprint. Additionally, the subject property is buffered from residential properties by existing commercial development. This factor, in conjunction with the neighborhood-oriented nature of the uses accommodated in the proposed land use classification would pose minimal impact on adjacent properties. Furthermore, the parcels on the block which the subject property is situated upon are predominantly commercial with two adjacent residential properties. The proposed Neighborhood Commercial land use would provide the framework for uses complimentary to those adjacent to the subject property and would also pose minimal impact to adjacent residential uses and those abutting the subject property.

Transportation: North Zarzamora Street is categorized as a Secondary Arterial Type B and Kings Highway is a local street. The subject property is approximately 220 feet south of the intersection of North Zarzamora Road and Fredericksburg Road. Proximity to this major intersection and the predominantly commercial nature of development at the intersection would minimize cut-through traffic impacts to adjacent residential properties. There is a VIA transit stop at the intersection of North Zarzamora Street and Fredericksburg Road.

Community Facilities: The subject property is approximately 0.25 miles north of Woodlawn Elementary School. No negative impact to community facilities is anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-6

Proposed Zoning: C-1 CD

Corresponding Zoning Case: Z2013161 CD

Zoning Commission Public Hearing Date: August 20, 2013

III. RECOMMENDATION

Denial. The land use classification being requested is intended to accommodate an auto sales business which is identified as an incompatible land use. However, the Neighborhood Commercial classification provides a development framework which encourages a mix of uses including professional offices, residences, and retail which are intended to serve residents in the vicinity of the subject property. This is consistent with goals delineated in the Economic Development portion of the plan.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR AN AREA OF APPROXIMATELY .075 ACRES LOCATED ON A PORTION OF 1633 WEST KINGS HIGHWAY.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 14, 2013 and **DENIED** the amendment on August 14, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **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 Near Northwest Community 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 14th DAY OF AUGUST 2013.

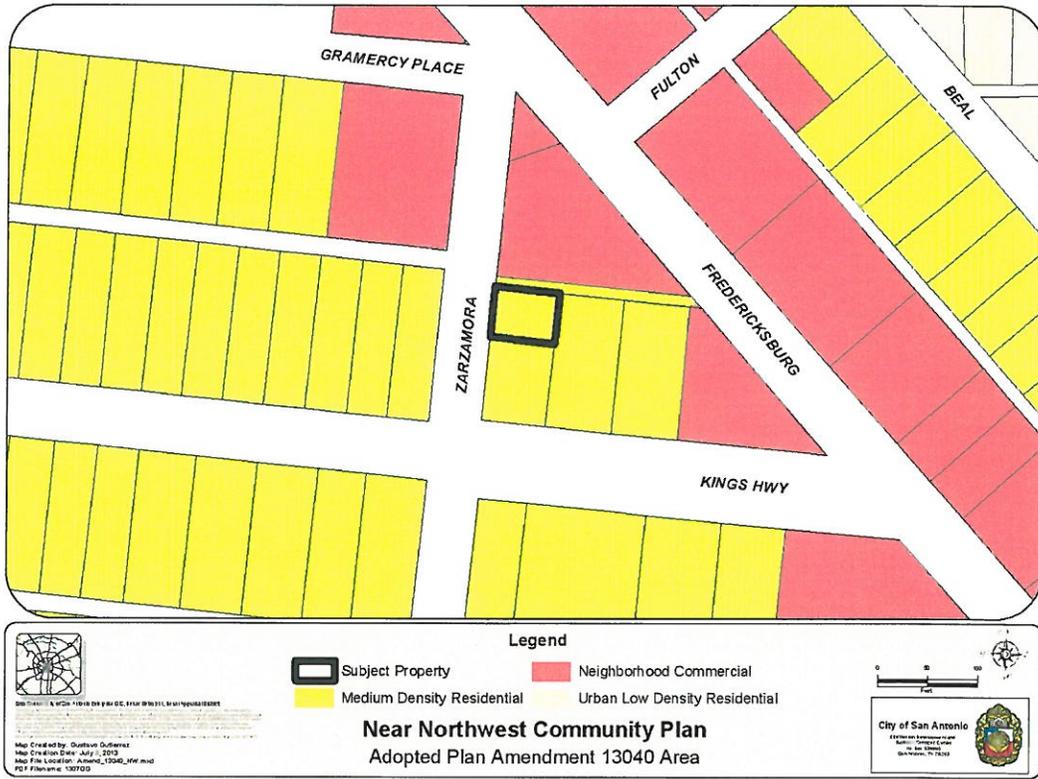
Attest:

Approved:

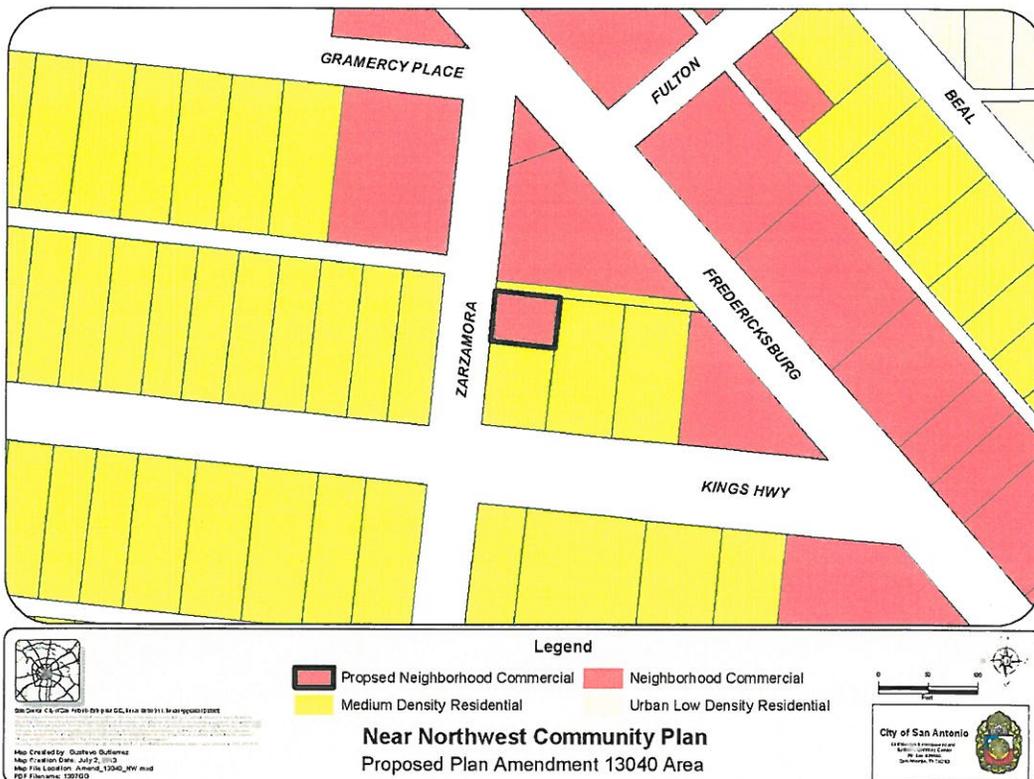
Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Future Land Use Plan as adopted:



Proposed Amendment:





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

Agenda Item No. 27

Public Hearings:

Planning Commission

August 14, 2013

Tentative City Council

August 29, 2013

Applicant:

"Committee for Incorporation of Sandy Oaks"

Representative:

Art Martinez de Vara

Staff Coordinator:

Rudy Nino, Jr., AICP
Planning Manager

(210) 207-8389

Rninojr@sanantonio.gov

Property Address/Location:

Located in the southeast quadrant of Bexar County; intersection of South Loop 1604 and IH 37 South

Size:

Approximately nine (9) square miles

Council District(s):

Subject Property is located in City of San Antonio's Extraterritorial Jurisdiction (ETJ)

Notification:

Internet Agenda Posting August 9, 2013

SUMMARY

A request for authorization to initiate incorporation proceedings by the "Committee for the Incorporation of Sandy Oaks" for approximately nine (9) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA).

The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. Staff recommends **Denial** of the request and Approval of an alternate recommendation (see "Proposed Alternative Action" below).

PROPOSED ALTERNATIVE ACTION

Staff recommends Approval of authorization to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.3 square miles.

Incorporation of this portion of the request does not impede the future strategic expansion of the City of San Antonio in a southward direction. The proposed alternative would alleviate conflict with COSA's Annexation Program Study Areas for future, near-term annexation.

SYNOPSIS OF ANALYSIS

The request was evaluated based on the City's adopted (1) Master Plan Policies, (2) Annexation Policies, (3) best growth management practices and (4) current level of public services in this quadrant of Bexar County. Additionally, feedback from other City Departments and agencies has been considered.

I. BACKGROUND

Pursuant to *Section 41.041: Municipal Incorporation in Extraterritorial Jurisdiction Generally*, on March 30 2012,

the “Committee for the Incorporation of Sandy Oaks” formally submitted a request to COSA seeking authorization to initiate incorporation proceedings with the goal of incorporating the proposed “City of Sandy Oaks.” The subject area is located in the southeast quadrant of Bexar County and is wholly contained within the COSA’s ETJ. The committee’s request initially included only territory to the south of South Loop 1604. At a meeting on May 3, 2013, the applicants and their representative expressed interest in expanding their request to include territory on the north side of South Loop 1604 at its intersection with IH-37 South (the northwest portion of the commercial/industrial node). Soon thereafter, the representative formally amended their request.

The proposed boundaries of the applicant’s request include predominately estate-sized, rural lots on the west side of IH-37 South. The east side of the highway includes a denser residential neighborhood with a small enclave of commercial uses. The request also includes a small business park that is currently under development and some low-intensity commercial uses to the north of Loop 1604 South.

The area subject to the request is approximately nine (9) square miles in size and would contain a population of approximately 5,250¹. The proposed “City of Sandy Oaks” would, pursuant to the Local Government Code (LGC), qualify to incorporate as a “Type A” General Law City. It should be noted, as stated in a previous paragraph, the subject area would be wholly located within the COSA ETJ; thus, COSA would also have to consent to the release of additional ETJ in order for a new municipality to increase its boundaries.

The requested consent would allow the “Committee” to *conduct an election to determine if a majority of qualified voters approve of incorporation*².

II. ISSUES AND ANALYSIS

COSA’s Master Plan Policies and Annexation Policies provide guidance for policy decisions within the ETJ. The request was also evaluated based on adopted policies and best planning practices and included feedback received from other city departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney’s Office, CPS Energy, Bexar County and SAWS.

ADOPTED CITY OF SAN ANTONIO POLICIES

City of San Antonio’s Master Plan Policies (adopted 1997)

(A)(Goal 3)(Policy 3b): Oppose the creation of new municipalities, special purpose districts and water or wastewater utilities within

¹ Local Government Code Chapter 5. Sec. 5.901 (3). *a community with 5,001 to 9,999 inhabitants must have not more than nine square miles of surface area.*

² If the City of San Antonio consents to the proposed incorporation, the “Committee” must initiate the incorporation within six (6) months of the date of COSA’s consent. The incorporation proceedings must be completed within eighteen (18) months or the consent is terminated. LGC §42.041 (d).

the extraterritorial jurisdiction except where the City cannot provide the necessary services.

City of San Antonio's Annexation Policies (adopted 2013)

(Part Two))(IV.)(D.): *The City of San Antonio should:*

- 1. Protect its ability to expand its City limits.**
- 3. Consider annexation to preclude the creation of other competing political jurisdictions.**
- 4. Consider the *impact* on the City's ability to expand in the future and potential economic competition **when evaluating requests for incorporations of new cities or expansion of existing cities** within San Antonio's ETJ.**
- 7. Consider the following *factors* prior to releasing any portion of its corporate limits or ETJ to another jurisdiction, or accepting territory from another jurisdiction:**
 - f. The long-term *effects of cumulative ETJ releases* to other jurisdictions.**

COSA is currently conducting the requisite analysis to determine the most appropriate and strategic locations to annex as part of the 10-year Annexation Evaluation Program. Further, COSA has prepared annexation study areas within, and near, the jurisdiction of the CitySouth Management Authority, with the goal of implementing Goal #2 of the *Effectiveness Study and Economic Strategic Plan for the City South Management Authority* by the end of 2013. The non-residential node at the intersection of IH-37 South and South Loop 1604 has been identified as a critical Regional Node and should be located within the municipal limits of COSA in the short-term. As such, COSA is projecting to make investments in public services upon annexation, as required by the LGC. Further, pursuant to the COSA Master Plan Policies, adopted City of San Antonio policy recommends that COSA oppose the creation of new municipalities except where the city cannot provide the necessary services. Currently, essential services are being provided by the San Antonio Water System (SAWS), City Public Service (CPS), the Bexar County Sherriff's Office, and the City of San Antonio (animal care nuisance-related services provided via contract with Bexar County), and the Bexar County Emergency Services District No. 6. Pursuant to the Master Plan Policies, the applicant has the burden of demonstrating to COSA that the current levels of service, as provided by the aforementioned entities, is insufficient.

Analysis

Effects of cumulative ETJ releases

Consent to incorporate would further erode COSA's current and future planning efforts in the ETJ and undermine the city's ability to strategically expand to the southeast; an area currently being considered in an effort to balance growth throughout Bexar County and to incorporate uses related to the region's growing energy economy. COSA is currently undertaking the 10-year annexation program evaluation process and CSMA Effectiveness Study implementation.

Portions of the subject area are located within the initial study areas and should remain in COSA's ETJ.

Encourage Well-planned, orderly and efficient development

- Land use

The subject area is located within the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City. Thus, it should be recognized that COSA has already invested significantly in long-range planning for the subject area in recognition of the fact that communities along gateway entrances to a municipality provide a "first impression". Further, portions of the subject area are proposed to be annexed pursuant to the current implementation efforts of the CMSA Effectiveness Study Implementation.

The ETJ is a community asset with economic potential. COSA would lose the ability to continue to effectively engage in future land use planning in the ETJ to encourage long-term economic development if continued releases of ETJ occur. As COSA pursues the 10-year annexation program, the incorporation of "Sandy Oaks" would prove to be a barrier, as proposed, to efficiently address compatible land uses in the southeast sector of Bexar County.

- Subdivision Development

Through our regulatory authority in the ETJ, COSA strives to maintain infrastructure and development standards compatible with our City standards in the event the area were to be annexed. COSA would lose the authority to manage future development in this quadrant of Bexar County should the subject area be incorporated into a new municipality.

- Transportation Network

The COSA Major Thoroughfare Plan (MTP) is a region-wide transportation plan that encourages proper transportation planning and efficient circulation throughout the city and in the ETJ. There are two (2) major thoroughfares proposed within the subject area. COSA would lose the right to enforce the MTP and ensure efficient traffic circulation in the region.

- Economic Development

This area remains a fast growing region of our county due to private-sector investments related to developments serving Eagle/Ford Shale formation-serving businesses. This fact is evident in the fast-rising valuations of property within the "Sandy Oaks" proposed municipal boundaries. Since 2003, the Cumulative Total Appraised Value of properties within the proposed boundaries has more than doubled; from approximately \$27 Mil to just over \$60 Mil. This level of increase in appraised value demonstrates that COSA is pursuing the appropriate annexation strategy by proposing annexation to the south and southeast. Additionally, the City of San Antonio projects a potential loss of approximately 1,328,700 square feet of commercial and 125,740 square feet of industrial facilities should the proposed incorporation remove said property from the City of San Antonio's jurisdiction.

III. RECOMMENDATION

The Department of Planning & Community Development recommends **Denial** of the applicant's request as submitted by the "Committee for the Incorporation of Sandy Oaks" with an alternate recommendation of **Approval** of authorization to initiate incorporation proceedings for the

portion of the requested area on the east side of I.H.-37 South that totals approximately 2.3 square miles.

In accordance with the Local Government Code, the following options are available to City Council for consideration:

- *Approval of the applicant's request* – approval of the applicant's request would permit the "Committee" to submit the requisite written request to Bexar County requesting an election for incorporation be conducted. The incorporation process must be completed within 18 months or the consent is terminated, per the Local Government Code.
- *Denial of the applicant's request* – pursuant to the Local Government Code Section 42.041, a denial of the request would terminate the incorporation process. The applicants may petition COSA to annex the subject area. Should such a petition be submitted, COSA would have 6 months to annex the subject area. Refusal to annex within 6 months of receiving the aforementioned petition would constitute consent to incorporate.
- *Approval of staff's recommendation* – approval of staff recommendation would allow the applicant to initiate incorporation proceedings for only the area for which consent was obtained. The applicants may still petition for annexation for the balance of the request pursuant to the process as delineated in Section 42.041 of the Local Government Code.

