



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

## PLANNING COMMISSION AGENDA

☞ August 28, 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.*

### **Plats**

5. **110362:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 19.925-acre tract of land to establish the **Alamo Ranch Unit 36, Phase 2 Enclave** Subdivision, generally located on the south side of La Villita Way, east of Gruene Pass. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
6. **130124:** Request by One KR Venture, L.P., for approval of a major plat to replat and subdivide a 17.46-acre tract of land to establish the **Kallison Ranch Phase 1, Unit 2A** Subdivision, generally located northeast of the intersection of Kallison Bend and Winchester Way. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130133:** Request by Mission Road Mini-Storage, L.P., for approval of a major plat to replat and subdivide a 7.2757-acre tract of land to establish the **Mission Road-Skeans** Subdivision, generally located northwest of the intersection of S.E. Military Drive and Mission Road. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **130177\*:** Request by Plute Homes of Texas, L.P., for approval of a major plat to subdivide a 26.458-acre tract of land to establish the **Vista Bella, Unit 1 Enclave** Subdivision, generally located west of the intersection of Canyon Golf Road and Solitude Cove. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130478:** Request by Yolanda Colebank, for approval of a minor plat to replat a 0.4007-acre tract of land to establish the **Colebank Acres** Subdivision, generally located north of Copinsay, east of Shetland. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **130494:** Request by Meritage Home, for approval of a major plat to subdivide a 0.859-acre tract of land to establish the **Champions Park, Unit 3E** Subdivision, generally located north of the intersection of Unbridled and Gato Del Sol. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
11. **130523:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 21.089-acre tract of land to establish the **Highlands High School BSL** Subdivision, generally located southeast of the intersection of Villareal Street and Elgin Avenue. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

### **Plat Deferral**

12. **130185:** Request by Waterford Development Company, for approval of a plat deferral to allow a temporary utility request prior to plat approval and recordation of the **H & S** Subdivision, a 1.01-acre

tract of land, generally located west of the intersection of Waterwood Pass Drive and Silver Chalice Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

### Time Extensions

13. **080131:** Request by Eastgroup Properties L.P., for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Alamo Ridge Subdivision**, generally located north of Fairgrounds Parkway, west of Ascot Park Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

### Variance

14. **13-IV-004:** Request by John M. Hill for a variance from the Unified Development Code (UDC) Section 35-506(a)(2) and (q) – Sidewalk Standards to not construct a six (6)foot side walk along Clydeville Road, generally located east of the intersection of Clydeville Road and E. Coker Loop. **Staff recommends denial.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

### Land Transactions

15. **S.P. 1641 A-D, 1642, 1655 and 1747:** Consideration of a Resolution supporting and recommending City Council approval to declare seven properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the following properties: an approximate 13.09 acre tract of land commonly known as the Otillo Dam Site on Blue Wing Road in County Block 4006 within the ETJ line, an approximate 19 acre tract of land located at 6305 Cagnon Road in County Blocks 4317 and 5197 within the ETJ, an approximate 0.032 acre tract of land located at 15309 Culebra Road in County Block 4404 within the ETJ, an approximate 0.9642 acre tract of land located at 8604 Geronimo Drive in County Block 4499A within the ETJ line, an approximate 268.132 acre tract of land located northeast of Lytle, Texas in County Blocks 4265 and 4266 and County Block 4267 in Bexar and Atascosa Counties within the ETJ line, an approximate 5.02 acre tract of land located at 9823 Marbach Road in NCB 15910 in Council District 4 and an approximate 723.65 acre tract of land located on WT Montgomery Road south of U.S. Hwy. 90 in County Blocks 4252, 4276, 4320, 4319 and 4318 within the ETJ line. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

### Comprehensive Master Plan Amendments

16. **PA 13037:** A request by Felipe Hinojosa, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.66 acres of land out of NCB 2021, located at 1310, 1316, 1322, and 1326 West Ashby Place and 329 Cincinnati Avenue from "Low Density Residential" to "Public Institutional". **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
17. **PA 13041:** A request by Bobby Perez, for approval of a resolution to amend the future land use plan contained in the Kelly/ South San PUEBLO Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.554 acres of land out of NCB 6777 located at 2518 SW 21st Street from "Parks/Open Space" to "Low Density Residential".

**Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) , Department of Planning and Community Development)

18. **PA 13042:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 3.485 acres of land out of NCB 19142, located at 10438 East Bandera Road from “Community Commercial” to “High Density Residential”. **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-2187, [john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov) , Department of Planning and Community Development)

19. **PA 13043:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 16.434 acres of land out of NCB 17295 and NCB 12886, located at intersection of Southwest Loop 410 and Texcon Road from “Community Commercial,” “Urban Living,” and “Parks/Open Space” to “Business Park.”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) , Department of Planning and Community Development)

20. **PA 13044:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.5949 acres of land out of NCB 7903, N 121.97 ft. of Lot 19A, NCB 7902, S. 204 ft. of N. 334 ft. of Lot 22 located at 645 Chalmers from “Low Density” to “Community Commercial,” in City Council District 5. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov) , Department of Planning and Community Development)

21. (Continued from the August 14, 2013 Planning Commission meeting): A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately four (4) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COA). Staff recommends **Denial** as requested and **Approval of an alternate recommendation** to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.4 square miles. (Rudy Nino, Jr., AICP, Planning Manager, (210) 207-8389, [rudy.nino@sanantonio.gov](mailto:rudy.nino@sanantonio.gov), Department of Planning and Community Development)

#### **Other Items**

22. Approval of revisions to the Establishment and Governance document for the Planning Commission Technical Advisory Committee.

23. Approval of the minutes for the August 14, 2013 Planning Commission meeting.

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

25. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

110362

**Project Name:**

Alamo Ranch Unit 36, Phase 2  
Enclave

**Applicant:**

Charles Marsh

**Representative:**

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

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

On the south side of La Villita Way,  
east of Gruene Pass

**MAPSCO Map Grid (Ferguson):**

577 D-7

**Tract Size:**

19.925

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting August 23,  
2013

**REQUEST**

Approval of a major plat to subdivide a 19.925-acre tract of land to establish the **Alamo Ranch Unit 36, Phase 2 Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 14, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty-seven (**37**) single-family residential lots, two (**2**) non-single family residential lots and approximately one thousand four hundred seven (**1,407**) 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 January 28, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 1, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808D, Alamo Ranch/West Winds, accepted on May 25, 2006

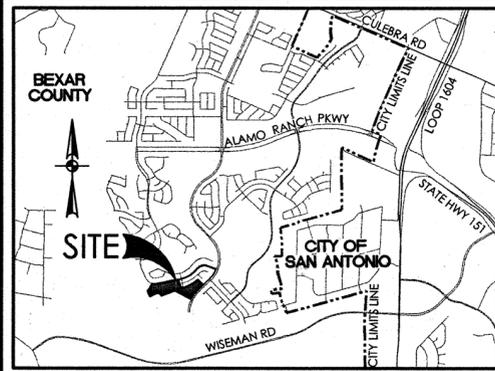
## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Unit 36, Phase 2 Enclave** Subdivision Plat.

## **IV. ATTACHMENT**

1. Proposed Plat





**LOCATION MAP**  
MAPSCO MAP GRID: 577D7  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
- - -	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	30' DRAINAGE EASEMENT (VOL 9593, PG 60-61, DPR)
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	20' DRAINAGE EASEMENT (VOL. 9633, PG 98-99 DPR)
3	16' SANITARY SEWER EASEMENT	7	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9633, PG 98-99 DPR)
4	15' BUILDING SETBACK	8	30' GAS EASEMENT (VOL. 6375, PG 445-448, OPR)
5	10' BUILDING SETBACK	9	16' SANITARY SEWER EASEMENT (VOL. 9655, PG 91 DPR)
6	15' PRIVATE DRAINAGE EASEMENT	10	8' DRAINAGE EASEMENT (VOL. 15135, PG 841-844, OPR)
7	25' DRAINAGE AND SANITARY SEWER EASEMENT	11	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9623, PG 37-40, DPR)
8	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9624, PG 69-70, DPR)	12	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9633, PG 98-99, DPR)
9	20' BUILDING SETBACK (VOL. 9624, PG 69-70, DPR)	13	10' BUILDING SETBACK (VOL. 9624, PG 69-70, DPR)
10	10' BUILDING SETBACK (VOL. 9624, PG 69-70, DPR)	14	16' SANITARY SEWER EASEMENT (VOL. 9624, PG 69-70, DPR)
11	16' SANITARY SEWER EASEMENT (VOL. 9624, PG 69-70, DPR)		

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

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

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

**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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," "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, PIPES 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 THEREOF. 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.

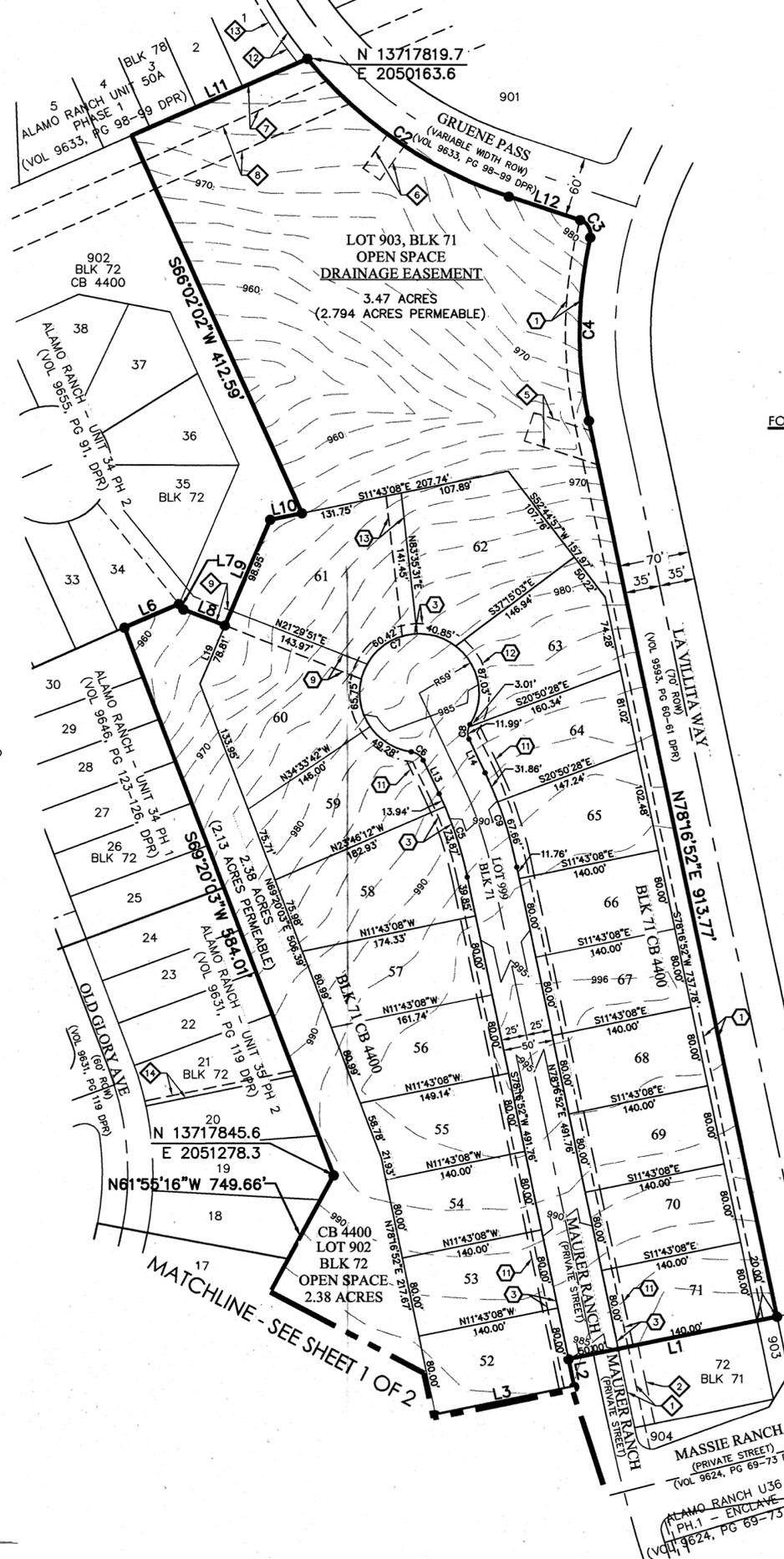
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

*Shauna L. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

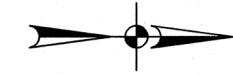
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*David A. Canova*  
 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 2,000 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.



**INDEX MAP**  
NOT-TO-SCALE

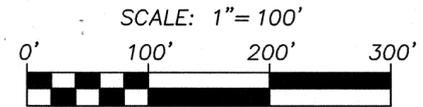


FOR CURVE AND LINE TABLES SEE SHEET 1 OF 2

**PLAT NUMBER 110362**

**SUBDIVISION PLAT OF  
 ALAMO RANCH UNIT 36  
 PHASE 2, ENCLAVE**

A 19.925 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARA TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400 IN, BEXAR COUNTY, TEXAS.



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

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

DATE OF PRINT: August 12, 2013

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th day of August, 2013, A.D. 2013.  
 My Commission Expires June 14, 2017



*Stephanie J. Cell*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 36 PHASE 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY

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



ALAMO RANCH UNIT 36 PHASE 2, ENCLAVE  
 ATTACHMENT NO. 1  
 Civil Job No. 6782-63, Survey Job No. 9130-04  
 Date: Aug 12, 2013 9:36am User: D:\Sueco  
 File: P:\FA\B\A\3\Design\Civil\Plat\110362.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130124

**Project Name:**

Kallison Ranch Phase 1, Unit 2A

**Applicant:**

Melissa Youngblood

**Representative:**

KFW Engineers, c/o Blaine Lopez,  
P.E.

**Owner:**

One KR Venture, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of  
Kallison Bend and Winchester Way.

**MAPSCO Map Grid (Ferguson):**

544 D-7

**Tract Size:**

17.46

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder August 9, 2013  
Notices mailed August 8, 2013

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

Internet Agenda Posting August 23,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 17.46-acre tract of land to establish the **Kallison Ranch Phase 1, Unit 2A**

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

August 9, 2013

**CASE HISTORY**

Area being replatted was previously platted as 0.76 acres being a portion of lot 44, block 35 of the Kallison Ranch Phase 1, Unit -1, as recorded in Volume 9572, Pages 119-124 of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty six (**66**) single family residential lots, two (**2**) non-single family residential lots, and approximately three thousand two hundred forty five (**3,245**) 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 July 23, 2013.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 838, Kallison Ranch, accepted on August 29, 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 **Kallison Ranch Phase 1, Unit 2A** Subdivision plat.

## **IV. ATTACHMENT**

1. Proposed Plat

PLAT NUMBER 130124

REPLAT AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT 2A

BEING 17.46 ACRES OR 760,688 SQUARE FEET MORE OR LESS, OUT OF A 317.66 ACRES TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P. RECORDED IN VOLUME 1180, PAGE 1180 - 1188 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THE "I" SANCTUARY TRACT NUMBER 44, AREA 71, 244, COUNTY BEAR, TEXAS BEAR COUNTY, TEXAS.



1403 HUBBARD RD., BLDG 40  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 972-8444  
FAX (210) 375-8441

OWNER/DEVELOPER

ONE KR VENTURE, L.P.  
12306 WATERTON PARKE CIRCLE  
AUSTIN TX 78725  
PHONE: 512-637-6410

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC, EXCEPT AS HEREIN IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC UTILITIES SHOWN HEREON FOR THE PURPOSES AND CONVEYANCE THEREIN HEREBY EXPRESSED.

Melissa E. Acers, VP  
UNPLATTED CADD

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN THIS DA PERSONALLY APPEARED Melissa E. Acers, VP, TO BE THE PERSON WHOSE NAME IS SET FORTH AS AGENT OF THE ABOVE SAID LANDOWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF August, 2013.

Notary Public, State of Texas  
Dorothy R. Lawson  
BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT FOR KALLISON RANCH PHASE 1, UNIT 2A HAS BEEN SUBMITTED TO AND APPROVED BY THE COMMISSIONERS COURT OF BEAR COUNTY OF BEAR COUNTY, TEXAS. I HEREBY APPROVE BY SIGNING AND RECORDING THIS PLAT IN CONFORMITY WITH THE TEXAS PLATTING RULES AND REGULATIONS GOVERNING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR

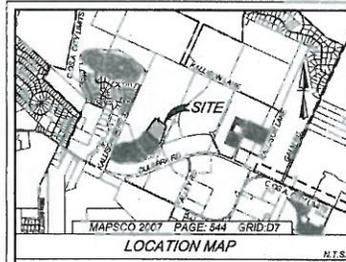
\_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

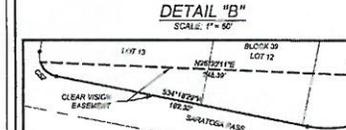
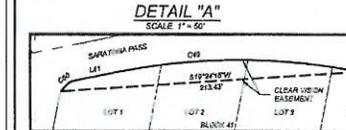
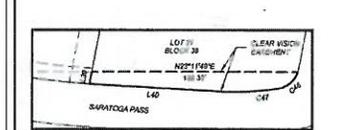
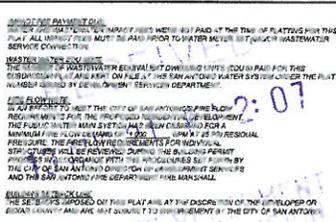
COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY



NOTES

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR INTERFERE WITH THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO LATER THAN THE DATE OF RECORDATION OF THIS PLAT...
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GROUND...
3. WATER WASTEWATER AND SEWERAGE TREATMENT SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO...
4. ALL UTILITIES SHALL BE MAINTAINED BY PROPERTY OWNERS.



LEGEND

- FIR = FOUND IRON ROD
SIR = SET IRON ROD WITH BLUE CAP STAMPED 'KRW SURVEYING'
ROW = RIGHT-OF-WAY
DPR = DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS
RPA = PUBLIC RECORDS OF BEAR COUNTY, TEXAS

Maintenance Note: The maintenance of drainage easements, ditches, and open permeable spaces shown hereon shall be the responsibility of the property owner or homeowners association...
This area being replatted was previously platted in Plat Kallison Ranch Phase 1, Unit 1, Plat 09086, which is recorded in Volume 1182, Pages 112-121, Bear County Plat and Deed Records, the City of San Antonio Planning Commission at its meeting August 28, 2013, held a public hearing which involved notification on the proposed replatting of this property.

Blaine P. Lopez, State of Texas, Professional Engineer, License No. 92585, Commission Expires May 24, 2017.
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 COMES IN ACCORDANCE WITH THE TEXAS PLATTING DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
TERESA A. STEEL, Registered Professional Land Surveyor No. 6872, KRW Surveying, LLC, 14633 Hubbert Rd., Bldg 40, San Antonio, Texas 78232, Phone: 210-979-4444, Fax: 210-979-8441.

AREA TO BE RE-PLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION. AREA TO BE RE-PLATTED IS 0.76 ACRES BEING A PORTION OF LOT 44, BLOCK 35, PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, UNIT 1, BEING RECORDED IN VOLUME 1182, PAGE 112-121 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED 'KRW SURVEYING' SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS AND BASIS ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 49N, NORTH AMERICAN DATUM (NAD83) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GIVEN WITH A COMBINED SCALE FACTOR OF 1:00071.
4. REFERENCED PROPERTY IS IN ZONED 'A' AREAS DETERMINED TO BE OUTSIDE THE 500' BUFFER FLOODPLAIN AS DEDUCED FROM FEMA FLOOD MAP 18-116781-0000 COMMUNITY PANEL NO. 4810300168, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY AREA BASED ON NAVD83 (GEOID2011).

Table with columns: Curve Table (Curve #, Length, Radius, Tangent, Delta, Chord, Chord Bearing) and Parcel Line Table (Line #, Length, Direction, Ditch, Chord, Chord Bearing).

Table with columns: Parcel Line Table (Line #, Length, Direction, Ditch, Chord, Chord Bearing).

PLAT NUMBER 130124

REPLAT AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT 2A

BEING 17.46 ACRES OR 766,818 SQ. FEET MORE OR LESS, OUT OF A 317.85 ACRES TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P. RECORDED IN VOLUME 11261, PAGE 1163, 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J. J. BANHART SURVEY NUMBER 88, ABSTRACT 485, COUNTY BLOSSOM 4451 IN BEXAR COUNTY, TEXAS.

07



**NOTES:**

- NO STRUCTURAL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSCURE THE PLAT SHALL BE PLACED WITHIN THE LIMITS OF THE CHANGING EASEMENTS SHOWN ON THIS PLAT AND ADJACENT OR CONTIGUOUS TOWNS OF THE ORGANIZED EASEMENTS. APPROVED SHALL BE A SIGN WITHIN THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.
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- THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.

**IMPACT STATEMENT:**

THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.

**C.S. NOTES:**

- THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.
- THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.
- THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO.

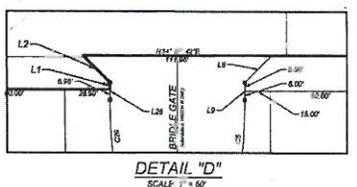
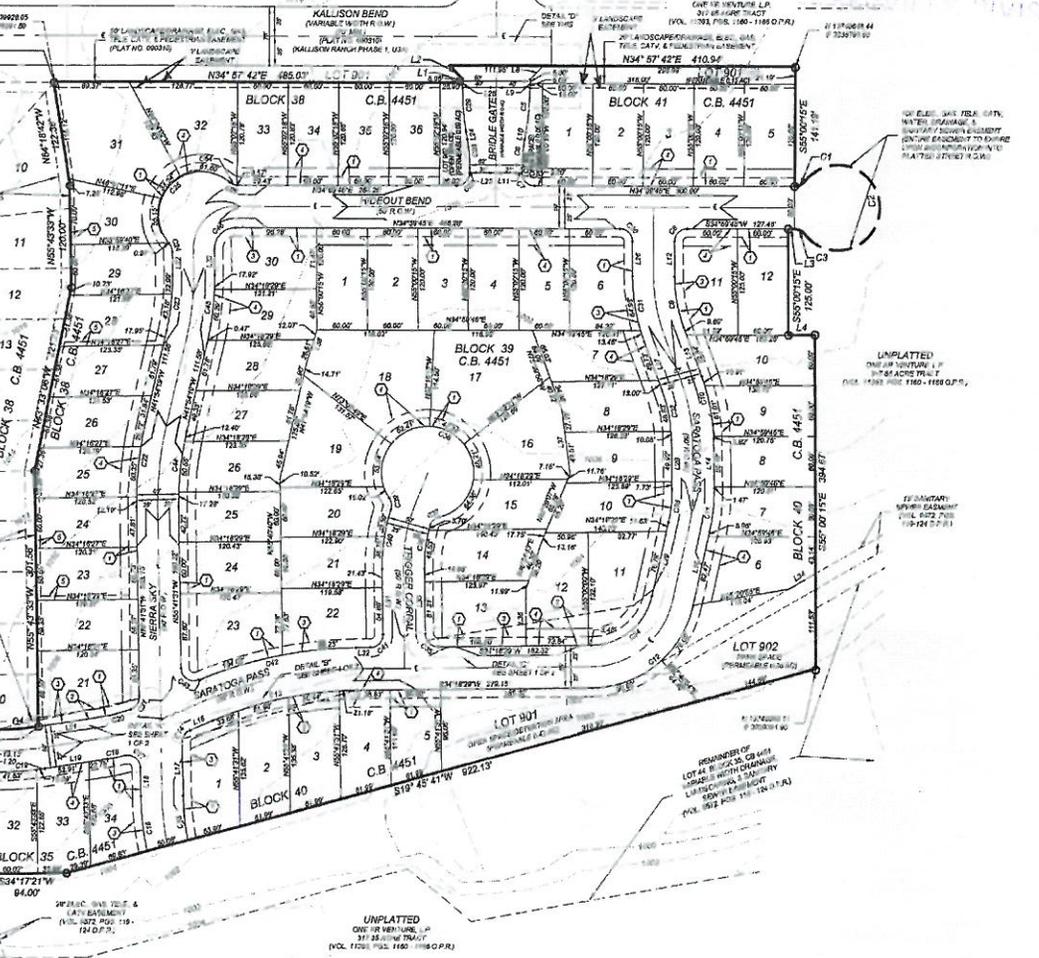
- KEY NOTES**
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
  - CLEAR VISION EASEMENT
  - 10' BUILDING SET BACK LINE
  - 20' BUILDING SET BACK LINE
  - 3" ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

**OWNER/DEVELOPER**  
 ONE KR VENTURE, L.P.  
 12306 WATKINSON PARKWAY  
 AUSTIN, TX 78726  
 PHONE: 512-857-8420

- LEGEND**
- F.I.R. = FOUND IRON ROD
  - S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - R.P.R. = PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**MAINTENANCE NOTE:**  
 BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC SIGNALS, ETC. LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

1403 HUESNER RD., BLDG 49  
 SAN ANTONIO, TEXAS 78203  
 PHONE: (210) 878-8441  
 FAX: (210) 878-8441



STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Blaine P. Lopp*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN E-2 SURVEY MADE ON THE GROUND.

*Theresa A. Seidel*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1672  
 KFW SURVEYING, LLC  
 14030 HUESNER RD., BLDG 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-878-8444  
 FAX: 210-878-8441

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Melanie Yarbrough, VP*  
 OWNER/DEVELOPER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS 2nd DAY OF August, A.D. 2015

*Dana C. Rowan*  
 NOTARY PUBLIC

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 2A, WAS SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND WHERE ADMISSIBLE, THE REQUISITE RECORDS HAVE BEEN CREATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_  
 COUNTY CLERK

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, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY \_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN E-2 SURVEY MADE ON THE GROUND.

*Theresa A. Seidel*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1672  
 KFW SURVEYING, LLC  
 14030 HUESNER RD., BLDG 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-878-8444  
 FAX: 210-878-8441

DATE: Aug 01, 2015, 4:04pm User ID: dclm  
 FILE: P:\210302\Design\DWG\PLAT\PLAT130124.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130133

**Applicant:**

Mark A. Skeans

**Representative:**

Macina, Bose, Copeland and  
Associates, Inc.  
c/o Robert A. Copeland Jr., P.E.

**Owner:**

Mission Road Mini-Storage, LP,

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of S.E.  
Military Drive and Mission Road

**MAPSCO Map Grid (Ferguson):**

651-A7

**Tract Size:**

7.2757

**Council District(s):**

3

**Notification:**

Published on commercial recorder  
August 9, 2013

Internet Agenda Posting August 23,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 7.2757-acre tract of land to establish the **Mission Road-Skeans Subdivision**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 9, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 25, NCB 7657 of the San Jose Self Storage, LLC Subdivision, recorded in Volume 9560, Pages 67, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

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

**B. Zoning**

“C-3 H Rio-5” General Commercial Historic River Improvement Overlay District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 11, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 23, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Mission Road-Skeans** Replat and Subdivision Plat.

**III. ATTACHMENTS**

1. Proposed Plat





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130177

**Project Name:**

Vista Bella, Unit 1 Enclave

**Applicant:**

Lauren Darnell

**Representative:**

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

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Canyon  
Golf Road and Solitude Cove

**MAPSCO Map Grid (Ferguson):**

451-A8

**Tract Size:**

26.458 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting August 23,  
2013

**REQUEST**

Approval of a major plat to subdivide a 26.458-acre tract of land to establish the **Vista Bella, Unit 1 Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 19, 2013

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of fifty-two (**52**) single-family residential lots, three (**3**) non-single family residential lot and two thousand seven hundred and ninety (**2,790**) 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 August 21, 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.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). A sensitive recharge feature (S-1) a cave was observed on the site and will be preserved. The request meets all of the requirements for development over the recharge zone.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

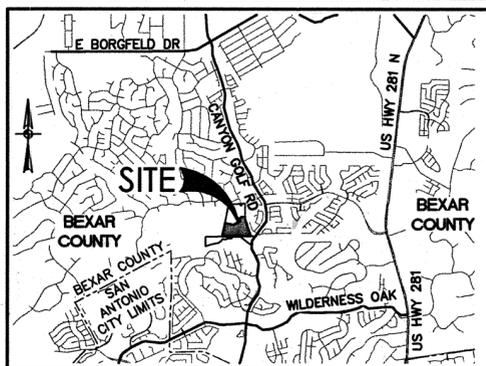
MDP 007-12, Krause Tract, accepted on December 10, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Vista Bella, Unit 1 Enclave** Subdivision.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS report



LOCATION MAP

MAPSCO MAP GRID: 541A8 NOT-TO-SCALE

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
BSL BUILDING SETBACK LINE (PUD) PLANNED UNIT DEVELOPMENT
CB COUNTY BLOCK
CV CLEAR VISION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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 THEREOF. 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 AFFECT, ALTER, REUSE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

John Noel Nicholls 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

FINISHED FLOOR NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VISTA BELLA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-902 & 903, BLOCK 27 & LOT 901 & 999, BLOCK 26, CB 4848.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DRAINAGE EASEMENT NOTE:

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

TCEQ/RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WIPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.6 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE. AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

OPEN SPACE NOTE:

LOTS 902 & 903, BLOCK 27 & LOT 901, BLOCK 26, CB 4848 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS. LOT 901, BLOCK 27, C.B. 4848 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOT AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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.

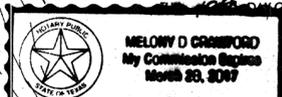
STATE OF TEXAS COUNTY OF BEXAR

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.

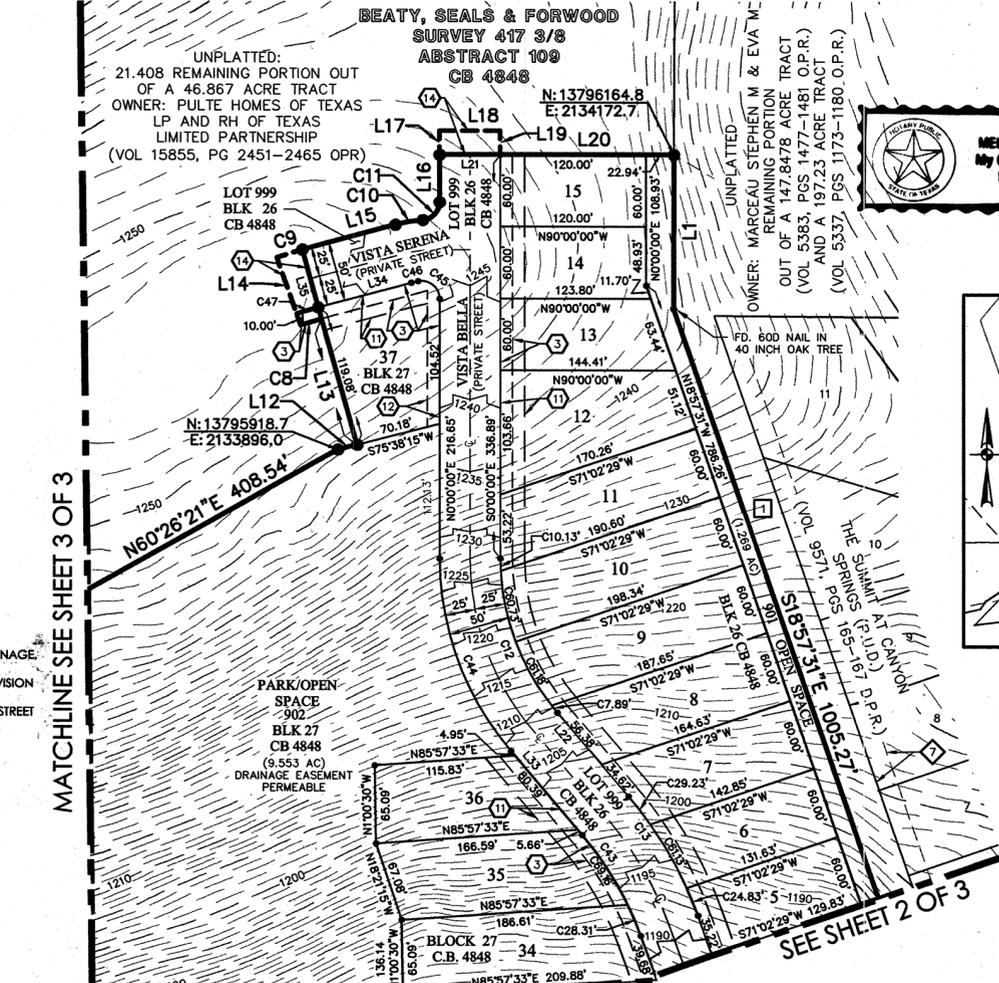
OWNER/DEVELOPER: SHAD R. SCHMID RH OF TEXAS INC. 607 EAST SONTERRA BLVD. SUITE 108 SAN ANTONIO, TX 78258 (210) 496-8030

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHAD R. SCHMID 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 August 16, 2013, A.D. 2013.



Meloy D Crawford NOTARY PUBLIC, BEXAR COUNTY, TEXAS



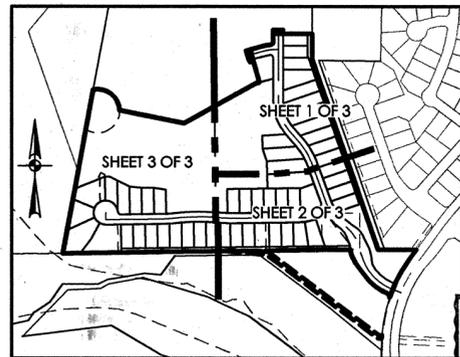
SEE SHEET 1 & 2 FOR LINE AND CURVE TABLES

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L22.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L23 to L44.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L45 to L49.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C27.



INDEX MAP

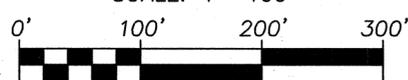
SCALE: 1"=600'

PLAT NUMBER 130177

SUBDIVISION PLAT ESTABLISHING VISTA BELLA, UNIT 1 ENCLAVE

A 26.458 ACRE TRACT OF LAND, BEING A PORTION OF A 46.867 ACRE TRACT, A PORTION OF A 10.00 ACRE TRACT AND A PORTION OF A 4.187 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND RH OF TEXAS LIMITED PARTNERSHIP, IN DEED RECORDED IN VOLUME 15855, PAGES 2451-2465 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, THE BEATY, SEALE AND FORWOOD SURVEY NO. 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



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

DATE OF PRINT: August 16, 2013

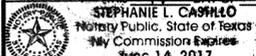
STATE OF TEXAS COUNTY OF BEXAR

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: LAURIN DARNELL PULTE HOMES OF TEXAS, LP 1354 W LOOP 1604 E, SUITE 108 SAN ANTONIO, TX 78232 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

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



Stephanie L. Cashilo NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA BELLA, UNIT 1 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 August, A.D. 2013.

BY: \_\_\_\_\_ CHAIRMAN
BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 August, A.D. 2013

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

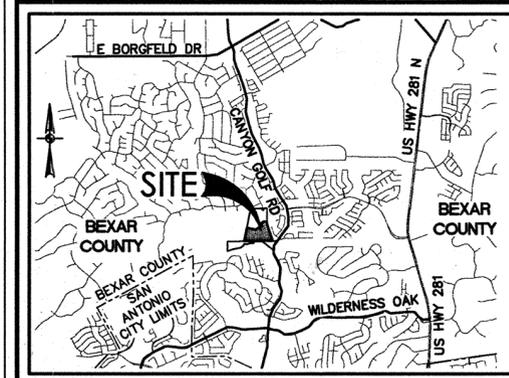
STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF August, A.D. 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF August, A.D. 2013 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 August, A.D. 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS



VISTA BELLA, UNIT 1 ENCLAVE



LOCATION MAP

MAPSX MAP GRID: 541A8  
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
CV CLEAR VISION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
GETCV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
7.5' CPS EASEMENT
25' CPS EASEMENT
14' GAS EASEMENT
25' FRONT SETBACK
20' DRAINAGE EASEMENT
20' SIDE SETBACK
16' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
VOL VOLUME
PAGE(S)
PLANNED UNIT DEVELOPMENT
RIGHT-OF-WAY
VARIABLE WIDTH
REPETITIVE BEARING AND/OR DISTANCE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
UNPLATTED - OWNER: MARCEAU STEPHEN M & EVA M
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
16' SANITARY SEWER EASEMENT (0.309 OF AN ACRES "OFF-LOT")
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
25' SANITARY SEWER & DRAINAGE EASEMENT
ENTIRE PERMEABLE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ("OFF-LOT" 0.027 OF AN ACRE)
16' SANITARY SEWER EASEMENT
30' BUILDING SETBACK LINE

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

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

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

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENT 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, 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 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.
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STATE OF TEXAS
COUNTY OF BEXAR
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Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
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John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

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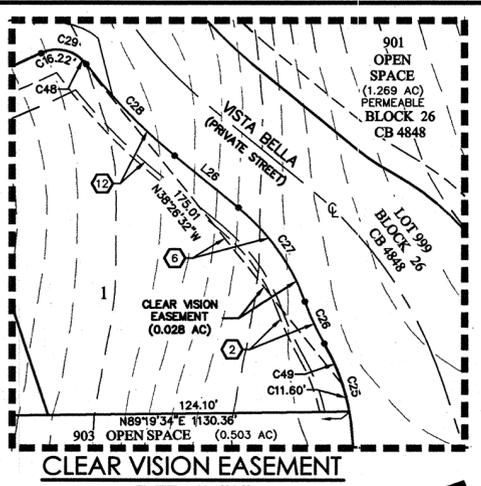
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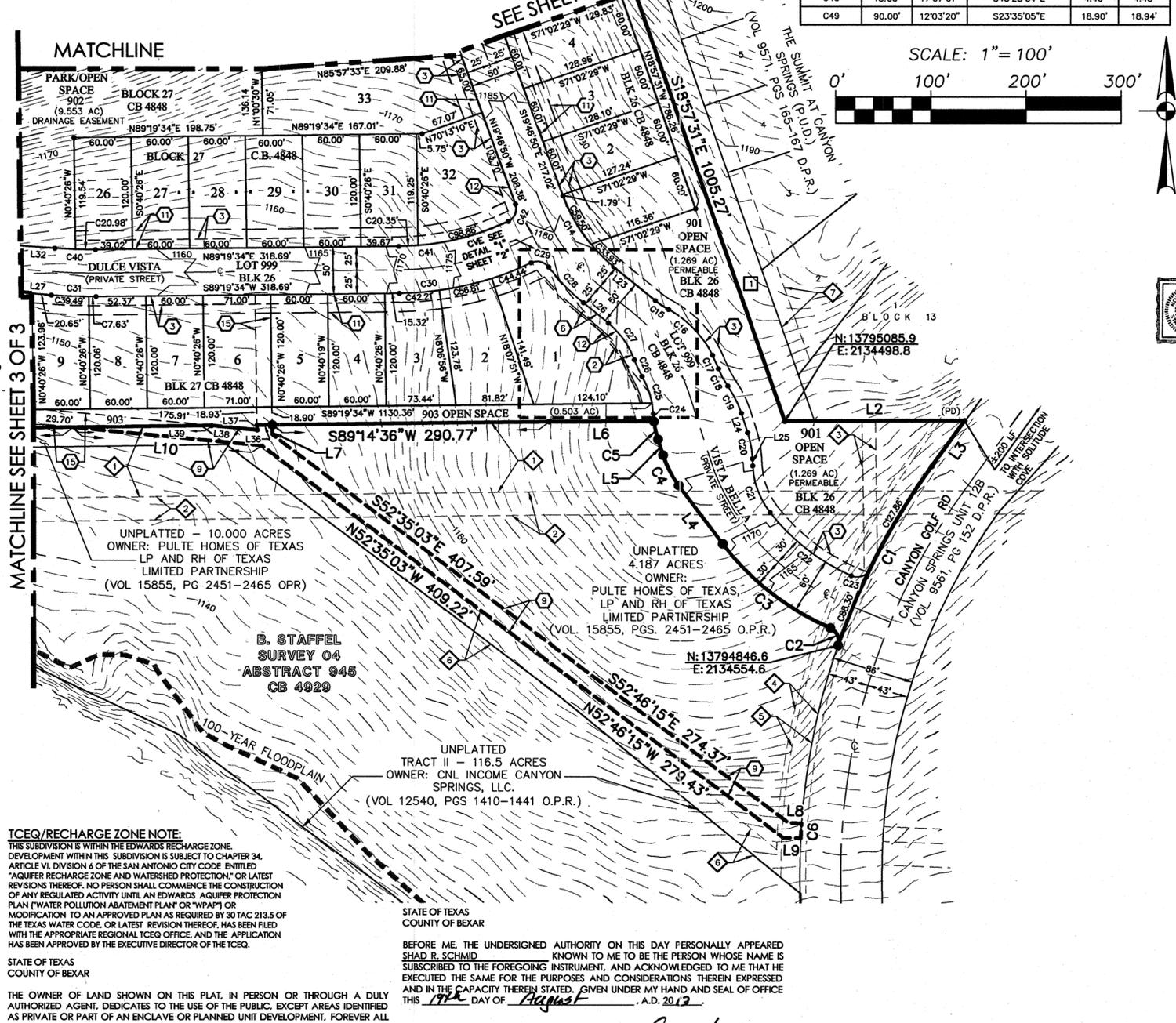
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CLEAR VISION EASEMENT DETAIL '1' SCALE: 1"=50'

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C28 through C49 with their respective measurements.



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.

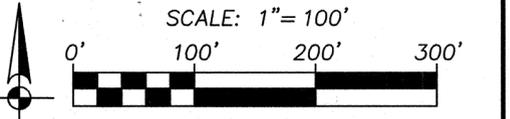
Melony Crawford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Melony Crawford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SEE SHEET 1 & 2 FOR LINE AND CURVE TABLES

PLAT NUMBER 130177

SUBDIVISION PLAT ESTABLISHING VISTA BELLA, UNIT 1 ENCLAVE

A 26.458 ACRE TRACT OF LAND, BEING A PORTION OF A 46.867 ACRE TRACT, A PORTION OF A 10.00 ACRE TRACT AND A PORTION OF A 4.187 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND RH OF TEXAS LIMITED PARTNERSHIP, IN DEED RECORDED IN VOLUME 15855, PAGES 2451-2465 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, THE BEATY, SEALE AND FORWOOD SURVEY NO. 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: August 16, 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: LAURIN DARNELL
PULTE HOMES OF TEXAS, LP
1354 N LOOP 1604 E, SUITE 108
SAN ANTONIO, TX 78232
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

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

STEPHANIE L. CASTILLO
Notary Public, State of Texas
My Commission Expires June 14, 2017

THIS PLAT OF VISTA BELLA, UNIT 1 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 August, A.D. 2013
BY: \_\_\_\_\_ CHAIRMAN
BY: \_\_\_\_\_ SECRETARY

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

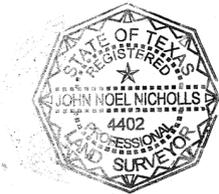
DATED THIS DAY OF August, A.D. 2013

COUNTY JUDGE, BEXAR COUNTY, TEXAS

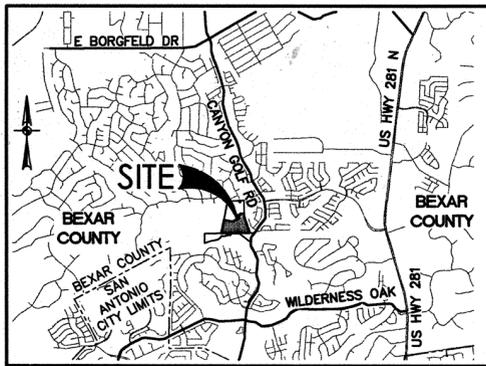
COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

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. 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ 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



Printed: Aug 16, 2013, 3:00pm User: jn. Status: OK File: P:\2013\130177\130177.dwg



LOCATION MAP  
MAPSCO MAP GRID: 541A8  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK		
CV	CLEAR VISION	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	"	REPETITIVE BEARING AND/OR DISTANCE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	●	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1	UNPLATTED - OWNER: MARCEAU STEPHEN M & EVA M (VOL 5383, PG 1477-1481, OPR) (VOL 5337, PG 1173-1180, OPR)
---	1140 EXISTING CONTOURS	2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	1140 PROPOSED CONTOURS	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	6	VARIABLE WIDTH CLEAR VISION EASEMENT
1	75' CPS EASEMENT (VOL 5087, PG 1185-1188, OPR)	9	16' SANITARY SEWER EASEMENT (0.309 OF AN ACRES "OFF-LOT")
2	25' CPS EASEMENT (VOL 5087, PG 1189-1192, OPR)	11	20' BUILDING SETBACK LINE
3	14' GAS EASEMENT (VOL 7554, PG 1225-1233, OPR)	12	10' BUILDING SETBACK LINE
4	25' FRONT SETBACK (VOL 7677, PG 1350-1409, OPR)	13	25' SANITARY SEWER & DRAINAGE EASEMENT
5	20' DRAINAGE EASEMENT (VOL 10965, PG 659-672, OPR)	14	ENTIRE PERMEABLE 20' X 50' DRAINAGE WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ("OFF-LOT" - 0.027 OF AN ACRE)
6	20' SIDE SETBACK (VOL 7677, PG 1350-1409, OPR)	15	16' SANITARY SEWER EASEMENT
7	16' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL 9571, PG 165-167, OPR)	16	30' BUILDING SETBACK LINE

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

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

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

**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED 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, PIPES 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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
 2. ANY 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 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.

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Shauna L. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*John Noe Nicholls*  
 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VISTA BELLA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO:  
 LOTS 901-902 & 903, BLOCK 27 & LOT 901 & 999, BLOCK 26, CB 4848

**CLEAR VISION NOTE:**  
 CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

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

**TCEQ/RECHARGE ZONE NOTE:**  
 THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISION THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPA") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

**OPEN SPACE NOTE:**  
 LOTS 902 & 903, BLOCK 27 & LOT 901, BLOCK 26, CB 4848 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.  
 LOT 901, BLOCK 27, C.B. 4848 SHALL BE DESIGNATED AS NON-RESIDENTIAL, UTILITY SERVICE, ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND GAS EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

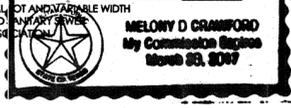
STATE OF TEXAS  
 COUNTY OF BEXAR

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: SHAD R. SCHMID  
 RH OF TEXAS INC.  
 607 EAST SONTERRA BLVD, SUITE 108  
 SAN ANTONIO, TX 78258  
 (210) 496-8030

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHAD R. SCHMID, 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 August 16, 2013.

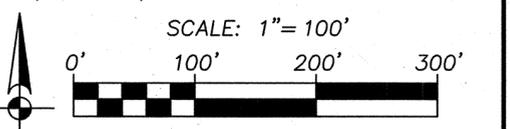


*Melony Crawford*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 130177

SUBDIVISION PLAT ESTABLISHING VISTA BELLA, UNIT 1 ENCLAVE

A 26.458 ACRE TRACT OF LAND, BEING A PORTION OF A 46.867 ACRE TRACT, A PORTION OF A 10.00 ACRE TRACT AND A PORTION OF A 4.187 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND RH OF TEXAS LIMITED PARTNERSHIP, IN DEED RECORDED IN VOLUME 15855, PAGES 2451-2465 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, THE BEATY, SEALE AND FORWOOD SURVEY NO. 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: August 16, 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: LAURIN DARNELL  
 PULTE HOMES OF TEXAS, LP  
 1354 N LOOP 1604 E, SUITE 108  
 SAN ANTONIO, TX 78232  
 (210) 496-1985

STATE OF TEXAS  
 COUNTY OF BEXAR

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



*Stephanie Castillo*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF June 15, 2013, 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 16th DAY OF August, A.D. 2013.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013

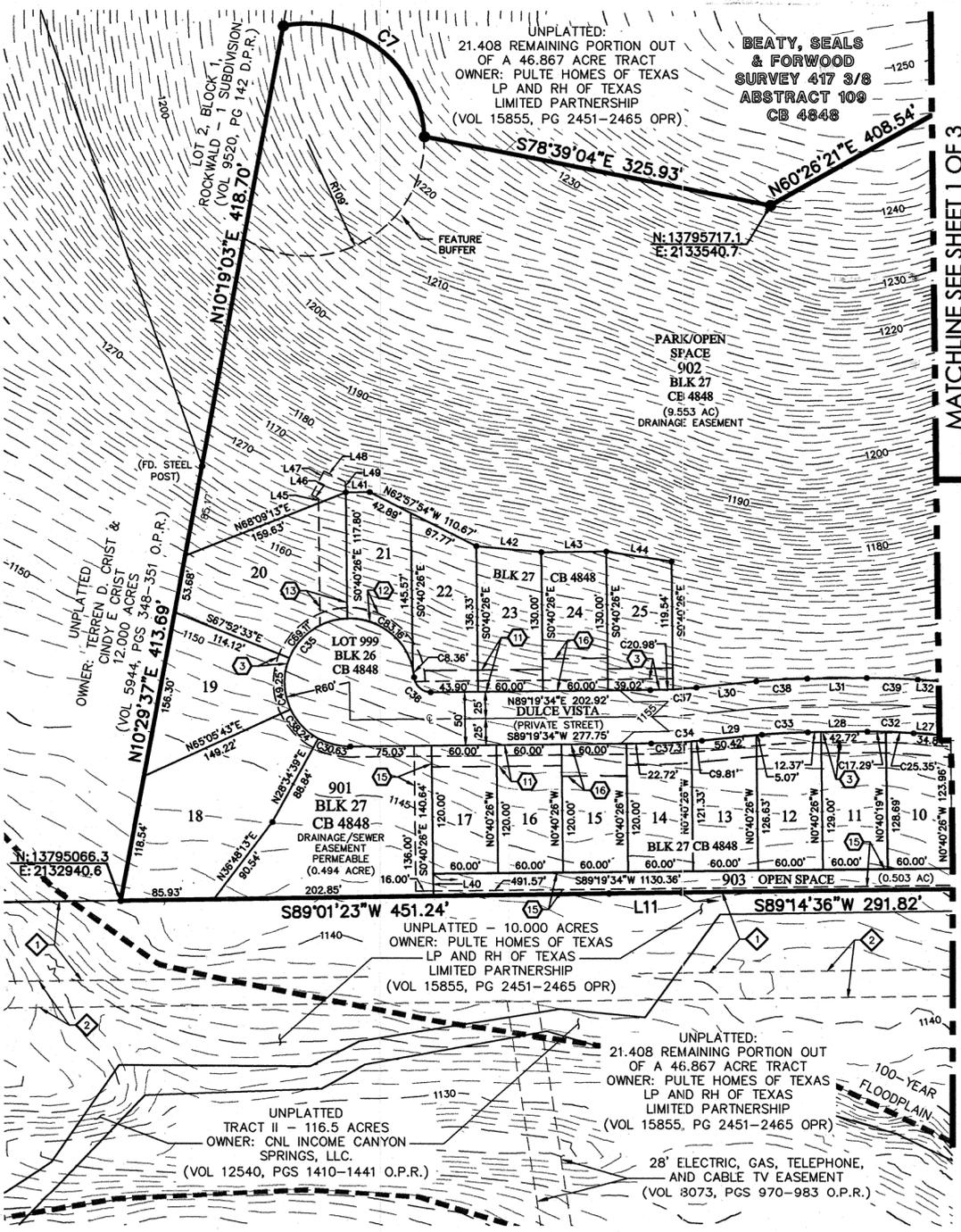
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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. 2013, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013, AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS



MATCHLINE SEE SHEET 1 OF 3

MATCHLINE SEE SHEET 2 OF 3

SEE SHEET 1 & 2 FOR LINE AND CURVE TABLES



VISTA BELLA, UNIT 1 ENCLAVE  
 Survey Job No. 8117-02; Survey Job No. 9303-12



May 28, 2013

Ms. Leslie K. Ostrander, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 1304010 - Request for review of **Vista Bella Unit 1 Enclave, Plat No. 130177** located west of the intersection of Canyon Gold Road and Overlook Parkways.

Dear Ms. Ostrander:

On May 17, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 26.460 acres located entirely within the EARZ. A sensitive recharge feature (S-1) a cave was observed on the site and will be preserved. The property is not within a 100-year floodplain area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1963. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated May 17, 2013-File No. 218.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated May 8, 2013.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Vista Bella Unit 1 Enclave, Plat No. 130177.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wiatrek".

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130478

**Project Name:**

Colebank Acres

**Applicant:**

Yolanda Colebank

**Representative:**

Torres Engineering, P.C.  
c/o Xavier Torres, P.E.

**Owner:**

Yolanda Colebank

**Staff Coordinator:**

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

**Property Address/Location:**

North of Copinsay, east of Shetland

**MAPSCO Map Grid (Ferguson):**

652 B-8

**Tract Size:**

0.4007 acres

**Council District:**

3

**Notification:**

Published in Daily Commercial  
Recorder August 9, 2013  
Notices Mailed August 9, 2013

- Thirty-two (32) notices were sent to property owners within 200 feet and Highland Forest Home Owners Association

Internet Agenda posting August 23, 2013

**REQUEST**

Approval of a minor plat to replat a 0.4007-acre tract of land to establish **Colebank Acres** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

August 2, 2013

**CASE HISTORY**

The area being replatted is a portion of Lot 2 and a portion of Lot 3, Block 6, New City Block 10872 of the Highland Forest Subdivision, recorded in Volume 3025, Page 110, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-4 MH” Residential Single-Family Manufactured Housing District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 24, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Colebank Acres** Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

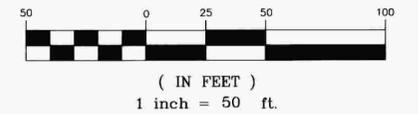
130478

# REPLAT ESTABLISHING COLEBANK ACRES SUBDIVISION

BEING 0.4007 ACRES ESTABLISHING LOT 16 & LOT 17, BLOCK 6, NCB 10872, SAN ANTONIO, BEXAR COUNTY, TEXAS.



### GRAPHIC SCALE



**TORRES ENGINEERING P.C.**  
 FIRM # F-13692  
 9151 BRASWELL (210) 834-4123  
 SAN ANTONIO, TEXAS 78232

### JOHNSON SURVEYING, INC.

JOEL C. JOHNSON R.P.L.S.  
17890 BLANCO RD, SUITE 306  
SAN ANTONIO, TX 78232  
PH: 210-858-9838

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

OWNER ADDRESS: P.O. BOX 201071  
SAN ANTONIO, TEXAS 78220

*Yolanda H. Colebank*  
OWNER: YOLANDA COLEBANK

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF August A.D., 2013.

*Xavier Torres*  
NOTARY PUBLIC, BEXAR COUNTY TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS )  
COUNTY OF BEXAR )  
I, \_\_\_\_\_ GERRY RICKOFF \_\_\_\_\_ 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.

BY: \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS  
DEPUTY

### "C.P.S. NOTES AND LEGEND"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT 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 G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 25 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

### "GENERAL NOTES"

- 1.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- 2.) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- 3.) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
- 4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 5.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 6.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (5)(2))
- 7.) SOURCE OF COLOUR LINES: CITY OF SAN ANTONIO GIS DATA.

### WASTEWATER EDU NOTE:

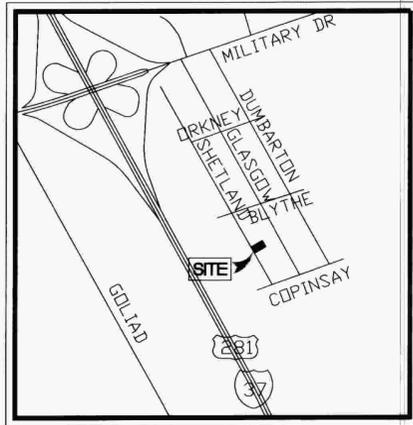
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

### IMPACT FEE PAYMENT DUE:

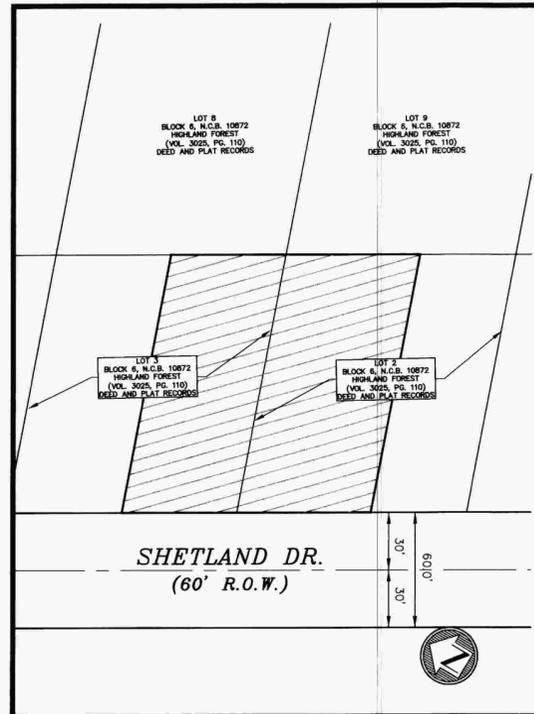
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

### NOTE:

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



LOCATION MAP MAP GRID: 652 B8  
NOT TO SCALE



### AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 2 AND A PORTION OF LOT 3, BLOCK 6 NCB 10872 OUT OF HIGHLAND FOREST RECORDED IN VOL. 3025, PG. 110, BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS )  
COUNTY OF BEXAR )  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLAND FOREST WHICH WAS RECORDED IN VOL. 3025, PG. 110, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 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 ADDRESS: P.O. BOX 201071  
SAN ANTONIO, TEXAS 78220

*Yolanda H. Colebank*  
OWNER: MS. YOLANDA COLEBANK

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_<sup>st</sup> DAY OF August 2013

*Xavier Torres*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 5/20/14

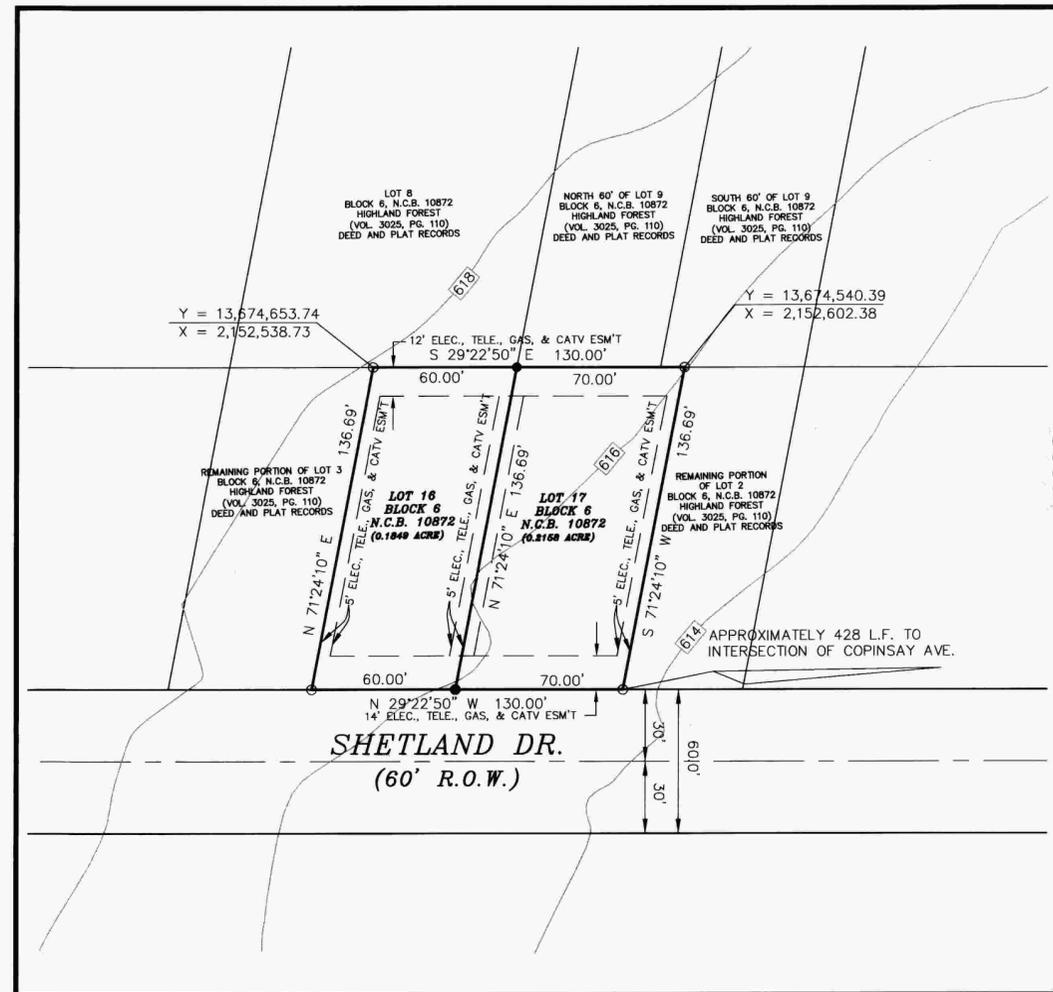
*XAVIER ANTHONY TORRES*  
Notary Public, State of Texas  
My Commission Expires  
May 20, 2014

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

*Xavier Torres*  
XAVIER A. TORRES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
REGISTRATION NUMBER 93953

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

*Joel C. Johnson*  
JOEL C. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 5578



### "SURVEYOR NOTES"

- 1.) COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SHOWN CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- 2.) DIMENSIONS SHOWN ARE SURFACE.
- 3.) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SHOWN CENTRAL ZONE.

### LEGEND

- 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5578"
- FIND IRON PIPE

JOB NO.: 13.103.00.00 DATE: 04/04/13





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130494

**Applicant:**

Jeremy Flach

**Representative:**

Pape-Dawson Engineers  
c/o W.R. Wood, P.E.

**Owner:**

Meritage Homes

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Unbridled  
and Gato Del Sol

**MAPSCO Map Grid (Ferguson):**

612-A8

**Tract Size:**

0.859

**Council District(s):**

ETJ

**Notification:**

Published on commercial recorder  
August 9, 2013

Notices mailed August 8, 2013

- Two (2) notices mailed to  
property owners

Internet Agenda Posting August 23,  
2013)

**REQUEST**

Approval of a major plat to replat and subdivide a 0.859-acre tract of land to establish the **Champions Park, Unit 3E Subdivision**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 5, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 38-43, Block 1, CB 4334 of the Champions Park Unit 3 Subdivision, recorded in Volume 9637, Pages 117 to 121, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use(s)**

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

### **B. Zoning**

The proposed plat is located outside 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 August 2, 2013.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 770, Champions Park, accepted on December 29, 2003

### **B. Notices**

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

## **III. RECOMMENDATION**

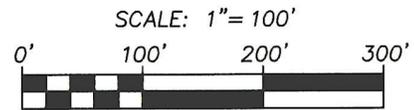
Approval of the proposed **Champions Park, Units 3E** Replat and Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat

REPLAT ESTABLISHING CHAMPIONS PARK, UNIT 3E

BEING A TOTAL OF 0.859 ACRE ESTABLISHING LOTS 60, 61, 901, AND 902, BLOCK 1, CB 4334, OUT OF LOTS 38-43 OF THE CHAMPIONS PARK, UNIT 3 SUBDIVISION RECORDED IN VOLUME 9637, PAGES 117 AND 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

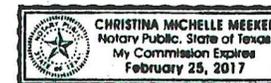
DATE OF PRINT: July 17, 2013

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: JEREMY FLACH MERITAGE HOMES 3512 PAESANOS PARKWAY, SUITE 300 SAN ANTONIO, TX 78231 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH 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 19 DAY OF July, A.D. 2013.

Christina Michelle Meeker 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 CHAMPIONS PARK, UNIT 3E 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

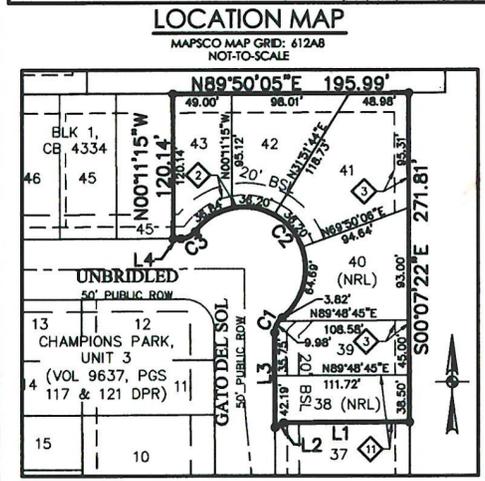
BY: \_\_\_\_\_ SECRETARY

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



SCALE: 1"=100'

THE AREA (0.8592 ACRES) BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 38-43, BLOCK 1, CB 4334, 20' BUILDING SETBACK LINE, VARIABLE WIDTH DRAINAGE EASEMENT, AND 10' & 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS OF THE CHAMPIONS PARK, UNIT 3 PLAT NO. 060450 RECORDED IN VOLUME 9637, PAGES 117 & 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON CHAMPIONS PARK, UNIT 3 PLAT NO. 060450 WHICH IS RECORDED IN VOLUME 9637, PAGES 117 & 121, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 14, 2013 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: JEREMY FLACH MERITAGE HOMES 3512 PAESANOS PARKWAY, SUITE 300 SAN ANTONIO, TX 78231 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF July, A.D. 2013.

Christina Michelle Meeker NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2/25/17

STATE OF TEXAS COUNTY OF BEXAR

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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.

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.

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

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

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.

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.

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.

OPEN SPACE NOTE: LOT 901, BLOCK 1, CB 4334 IS DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 902, BLOCK 1, CB 4334 IS DESIGNATED AS OPEN SPACE AND AS A WATER EASEMENT.

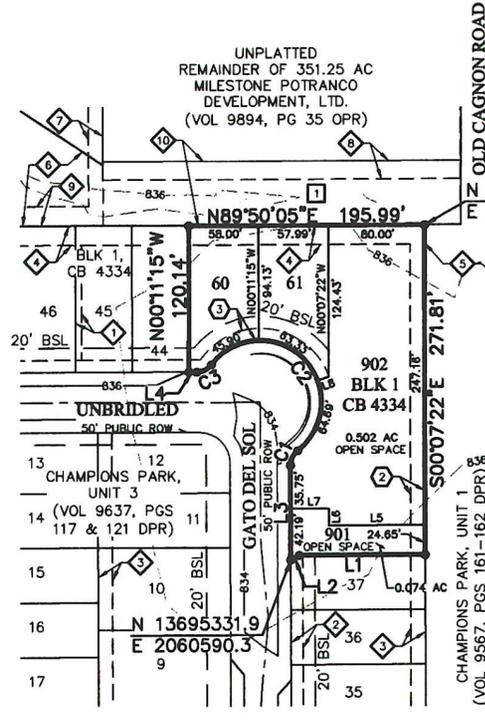
DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE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

LEGEND table with columns: AC, BLK, BSL, CB, DPR, OPR, VOL, PG, ROW, and descriptions for various easements and setbacks.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C1, C2, and C3.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L8 with their respective bearings and lengths.

- EXISTING CONTOURS: -1140
PROPOSED CONTOURS: -1140
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH DRAINAGE ROW, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH DRAINAGE ROW (VOL. 9563, PGS 28-30, DPR)
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9563, PGS 28-30, DPR)
15' MAINTENANCE EASEMENT (VOL. 9563, PGS 28-30, DPR)
16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9563, PGS 28-30, DPR)
50' DRAINAGE ROW AND GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9563, PGS 28-30, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9637, PGS 117 & 121, DPR)
SCALE SUBDIVISION UNIT-1 (VOL. 9563, PGS 28-30, DPR)



UNPLATTED REMAINDER OF 351.25 AC MILESTONE POTRANCO DEVELOPMENT, LTD. (VOL. 9894, PG 35 OPR)
UNPLATTED 83.65 AC SAN ANTONIO LAND FUND I (VOL. 6051, PGS 284-307 OPR)
UNPLATTED 0.502 AC OPEN SPACE
CHAMPIONS PARK, UNIT 1 (VOL. 9567, PGS 161-162, DPR)
WM. PAGE SURVEY 188 ABSTRACT 594 CB 4334



CHAMPIONS PARK, UNIT 3E ATTACHMENT NO. 1 Civil Job No. 5775-27; Survey Job No. 9374-03



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

130523

**Project Name:**

Highlands High School BSL

**Applicant:**

Oscar A. Perez

**Representative:**

MTR Engineers  
c/o Rolando Ramirez, P.E.

**Owner(s):**

San Antonio Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Villareal Street and Elgin Avenue

**MAPSCO Map Grid (Ferguson):**

651 F-2

**Tract Size:**

21.089 Acres

**Council District/ETJ:**

3

**Notification:**

Published in Daily Commercial  
Recorder August 9, 2013  
Notices Mailed August 9, 2013

- One (1) notice was sent to  
property owners within 200 feet  
and Highland Hills  
Neighborhood Association

Internet Agenda posting  
August 23, 2013

**REQUEST**

Approval of a minor plat to replat a 21.089-acre tract of land to  
establish the BSL Replat of **Highlands High School** Subdivision.

**APPLICATION TYPE**

Building Setback Line (BSL) Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

July 30, 2013

**CASE HISTORY**

The area being replatted is Lot 6, Block 3, New City Block 10833  
of the Highlands High School Subdivision, recorded in Volume  
9525, Page 210, of the Deed and Plat Records of Bexar County,  
Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will remove the 20' foot BSL on Lot 6, Block 3, NCB 10833.

**B. Zoning**

"R4" Residential Single-Family District

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 14, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Highlands High School BSL** Replat.

**IV. ATTACHMENT**

1. Proposed plat

PLAT NO. 130523

BSL REPLAT OF  
HIGHLANDS HIGH SCHOOL  
SUBDIVISION

BEING LOT 6, BLOCK 3, NEW CITY BLOCK 10833, HIGHLANDS HIGH SCHOOL SUBDIVISION, AS RECORDED IN VOLUME 9525, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 20' FRONT BUILDING SETBACK LINE OF LOT 6, BLOCK 3, NEW CITY BLOCK 10833, SAN ANTONIO, BEXAR COUNTY, TEXAS.

**MTR**  
Moy Tarin Ramirez Engineers, LLC  
FIRM TBPE NO. F-5287

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
MTR JOB #11086.01

• Engineers  
• Surveyors  
• Planners

TEL: (210) 698-5051  
FAX: (210) 698-5085  
DATE: 06/06/13

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:

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT  
141 LAVACA  
SAN ANTONIO, TEXAS 78210  
TEL: (210) 554-2200

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, 2013.

**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

Claudia Sue Lewallen  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS  
January 25, 2015  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLANDS HIGH SCHOOL SUBDIVISION, PLAT # 920248, WHICH IS RECORDED IN VOLUME 9525, PAGE 210, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF July, 2013.

**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

Claudia Sue Lewallen  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
January 25, 2015  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF \_\_\_\_\_ HIGHLANDS HIGH SCHOOL SUBDIVISION REPLAT \_\_\_\_\_ 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. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ . IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SHEET 1 OF 1



LOCATION MAP NOT TO SCALE  
MAPSCO: 651 F2

LEGEND

EXISTING CONTOUR  
NCB NEW CITY BLOCK

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	15.71'	10.0'	10.0'	90°00'00"
C2	15.71'	10.0'	10.0'	90°00'00"
C3	85.22'	143.5'	43.91'	34°01'40"
C4	88.19'	148.5'	45.44'	34°01'40"

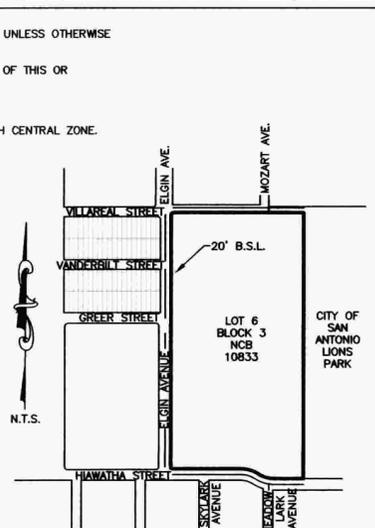
**NOTES:**

- SET 1/2" IRON RODS WITH ORANGE MTR ENG PLASTIC CAP AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLAT OF THIS OR ADJACENT PROPERTIES.
- DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. COORDINATES ARE EXPRESSED IN U.S. SURVEY FEET (NAD83).

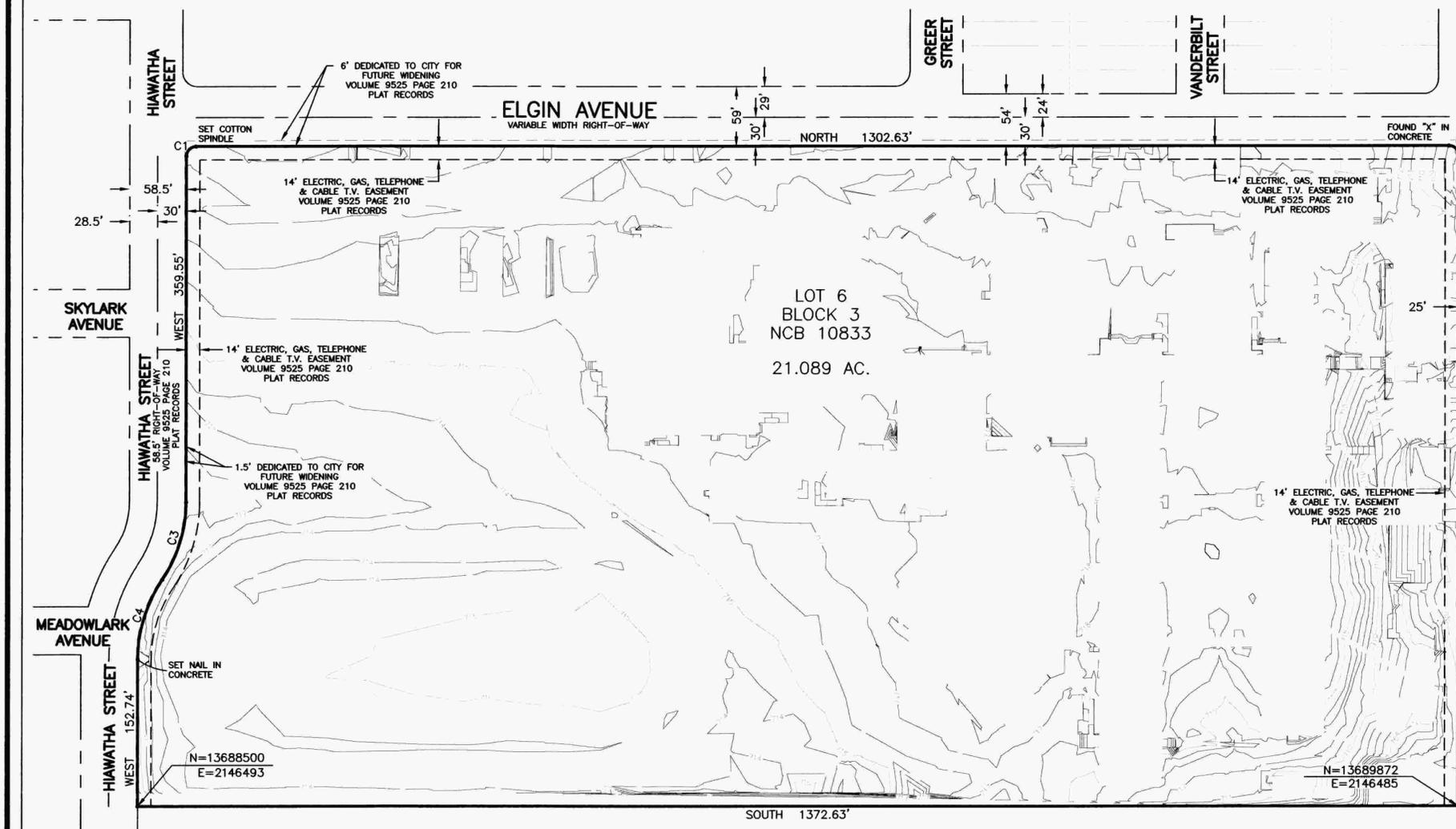
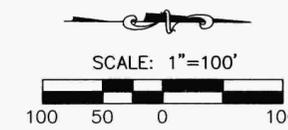
**MAINTENANCE NOTE:**  
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, DETENTION POND AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR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

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

**IMPACT FEE PAYMENT DUE:**  
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
BEING LOT 6, BLOCK 3, NEW CITY BLOCK 10833, HIGHLANDS HIGH SCHOOL SUBDIVISION, AS RECORDED IN VOLUME 9525, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

Rolando Ramirez  
ROLANDO RAMIREZ  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

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:

Donald Dean Boerner  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051



ES:\A\2011\10833\Highlands High School\Drawing\110833\_06\_BSL\_P.LAT.Plot 2013.06.06 11:41 am pmarra



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission

August 28, 2013

**Application/Case Number:**

130185

**Project Name:**

H & S Subdivision

**Applicant:**

Hector Guajardo

**Representative:**

Brown Surveying Company,  
by Kerry J. Brown, R.P.L.S.

**Owner:**

Waterwood Development Company

**Staff Coordinator:**

Richard Carrizales, Planner

(210) 207-8050

Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

Generally located west of the  
intersection of Waterwood Pass Drive  
and Silver Chalice Drive

**MAPSCO Map Grid (Ferguson):**

752 B-8

**Tract Size:**

1.01 Acres

**Council District/ETJ:**

ETJ

**Notification:**

Internet Agenda posting August 23,  
2013

**REQUEST**

The applicant is requesting a plat deferral to allow a temporary utility service prior to plat approval and recordation of the **H & S Subdivision**, for one (1) non-single family lot consisting of 1.01-acres.

**APPLICATION TYPE**

Subdivision plat deferral

**ANALYSIS**

**A. Proposed Use**

Commercial

**B. Zoning**

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

**C. Services Available**

SAWS Water and Onsite sewer system

**D. Interdepartmental Review**

Request for reviews were approved by TIA and Storm Water divisions.

**RECOMMENDATION**

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

**ATTACHMENTS**

1. Proposed Plat.
2. Request Letter

PLAT NUMBER: 130185

**H & S SUBDIVISION**

ESTABLISHING LOT 3, BLOCK 1, H&S SUBDIVISION,  
BEING 1.01 ACRES OUT OF SURVEY NUMBER 3, BEATY SEAL & FORWOOD,  
ABSTRACT NUMBER 107, COUNTY BLOCK 4131, AND 0.01 ACRE OUT OF  
SURVEY NO. 4, J.W. ROUNTT, ABSTRACT 1221, COUNTY BLOCK 4126, IN  
BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 1389.508 ACRE  
TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 3899,  
PAGE 1269-1273 OF THE OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY OF BEXAR COUNTY, TEXAS.

0 50 100  
(SCALE IN FEET)  
SCALE: 1" = 100'

**BROWN SURVEYING COMPANY**  
6901 TIERRA BONITA  
SAN ANTONIO, TEXAS  
(210) 648-3897

DATE: 01/25/2013 JOB NO. 13001

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

**OWNER/DEVELOPER:**  
WATERWOOD DEVELOPMENT CO.  
15315 SAN PEDRO AVE  
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY 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., 2013.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 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., 2013.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

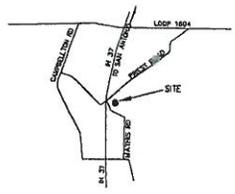
BY: \_\_\_\_\_ DEPUTY

**NOTE:**  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLABS OR WALLS WILL BE PLACED WITH SAID EASEMENT AREAS.

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

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

**NOTES:**  
1) WASTEWATER ECU 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.



LOCATION MAP (NOT TO SCALE)  
MAPSCO MAP GRID: 752-BB

**LEGEND:**  
1/2" = 1/2" IRON ROD FOUND AT CORNER  
B.S.L. = BUILDING SETBACK LINE  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL. = VOLUME  
PG. = PAGE  
EASMT = EASEMENT

**SURVEYOR'S NOTES:**  
BASES OF BEARINGS IS WEST LINE OF WATERWOOD SUBDIVISION, UNIT-1, LOT 1, BLOCK 1, ACCORDING TO PLAT RECORDED IN VOLUME 1841, PAGE 20-22.  
BEARINGS MUST BE ROTATED 00°16'50" COUNTERCLOCKWISE TO MATCH NAD 83.  
1/2" IRON RODS FOUND AT ALL CORNERS OF THIS TRACT.

STATE OF TEXAS  
COUNTY OF BEXAR

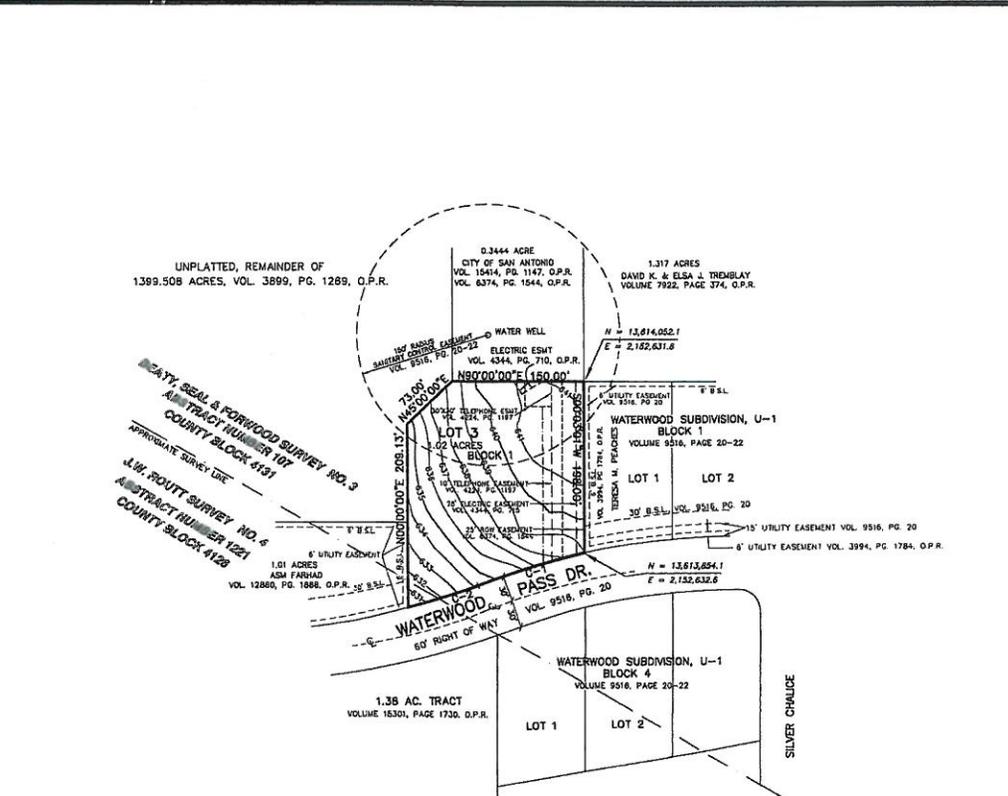
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

\_\_\_\_\_  
FRANK L. GRANT  
REGISTERED 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 UNDER MY SUPERVISION.

\_\_\_\_\_  
KERRY J. BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916



PLANNING COMMISSION  
INFORMATION

13 AUG - 8 PM 3: 26

RECEIVED

CURVE TABLE					
CURVE	Δ	RADIUS	LENGTH	TAN.	CHORD
C1	06° 46' 02"	827.44'	126.61'	63.43'	S 73° 11' 40" W, 126.49'
C2	06° 17' 30"	770.00'	84.55'	42.32'	S 71° 57' 24" W, 84.51'

ATTACHMENT NO 1

## PLAT PROCESSING SERVICES

1603 MIDNIGHT DR., SAN ANTONIO, TX. 78260

PHONE 210-279-7920 FAX 210-764-1359

E-MAIL [camerc@sbcglobal.net](mailto:camerc@sbcglobal.net)

Aug.08,-2013

CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES  
1901 S. ALAMO ST.  
SAN ANTONIO, TX 78204

RE: H & S SUBDIVISION  
I.D.# 130185

ATTENTION: MS.  
ELIZABETH CAROL

DEAR MS. CAROL:

A PLAT DEFERRAL IS HEREBY BEING REQUESTED FOR THE ABOVE REFERENCED SUBDIVISION IN ORDER TO SECURE ELECTRICAL SERVICE TO APPLY FOR A PERMIT TO INSTALL A SEPTIC SYSTEM AND START CONSTRUCTION AS SOON AS POSSIBLE IN ORDER TO HELP GENERATE POSITIVE INCOME . BECAUSE OF THE SLOW ECONOMY HIS CURRENT BUSINESS WHICH IS UTILITY CONSTRUCTION IS NOT GENERATING SUFFICIENT INCOME TO MEET HIS CURRENT COMMITMENTS

THANK YOU IN ADVANCE,

  
EDWARD R. CAMPOS  
OWNER

RECEIVED  
13 AUG -8 PM 3:26  
CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission

August 28, 2013

**Application/Case Number:**

130185

**Project Name:**

H & S Subdivision

**Applicant:**

Hector Guajardo

**Representative:**

Brown Surveying Company,  
by Kerry J. Brown, R.P.L.S.

**Owner:**

Waterwood Development Company

**Staff Coordinator:**

Richard Carrizales, Planner

(210) 207-8050

Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

Generally located west of the  
intersection of Waterwood Pass Drive  
and Silver Chalice Drive

**MAPSCO Map Grid (Ferguson):**

752 B-8

**Tract Size:**

1.01 Acres

**Council District/ETJ:**

ETJ

**Notification:**

Internet Agenda posting August 23,  
2013

**REQUEST**

The applicant is requesting a plat deferral to allow a temporary utility service prior to plat approval and recordation of the **H & S Subdivision**, for one (1) non-single family lot consisting of 1.01-acres.

**APPLICATION TYPE**

Subdivision plat deferral

**ANALYSIS**

**A. Proposed Use**

Commercial

**B. Zoning**

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

**C. Services Available**

SAWS Water and Onsite sewer system

**D. Interdepartmental Review**

Request for reviews were approved by TIA and Storm Water divisions.

**RECOMMENDATION**

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

**ATTACHMENTS**

1. Proposed Plat.
2. Request Letter

PLAT NUMBER: 130185

**H & S SUBDIVISION**

ESTABLISHING LOT 3, BLOCK 1, H&S SUBDIVISION,  
BEING 1.01 ACRES OUT OF SURVEY NUMBER 3, BEATY SEAL & FORWOOD,  
ABSTRACT NUMBER 107, COUNTY BLOCK 4131, AND 0.01 ACRE OUT OF  
SURVEY NO. 4, J.W. ROUNTT, ABSTRACT 1221, COUNTY BLOCK 4126, IN  
BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 1389.508 ACRE  
TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 3899,  
PAGE 1269-1273 OF THE OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY OF BEXAR COUNTY, TEXAS.

0 50 100  
(SCALE IN FEET)  
SCALE: 1" = 100'

**BROWN SURVEYING COMPANY**  
6901 TIERRA BONITA  
SAN ANTONIO, TEXAS  
(210) 648-3897

DATE: 01/25/2013 JOB NO. 13001

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

**OWNER/DEVELOPER:**  
WATERWOOD DEVELOPMENT CO.  
15315 SAN PEDRO AVE  
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY 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., 2013.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 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., 2013.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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

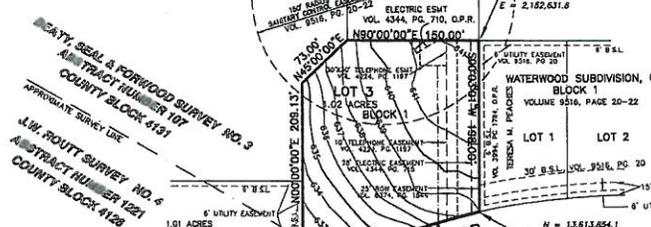
ANY OPS HETEROLOGY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

**NOTES:**  
1) WASTEWATER 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.



UNPLATTED, REMAINDER OF  
1389.508 ACRES, VOL. 3899, PG. 1289, O.P.R.



**LEGEND:**  
1/2" = 1/2" IRON ROD FOUND AT CORNER  
B.S.L. = BUILDING SETBACK LINE  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL. = VOLUME  
PG. = PAGE  
EASMT = EASEMENT

**SURVEYOR'S NOTES:**  
BASE OF BEARINGS IS WEST LINE OF WATERWOOD SUBDIVISION, UNIT-1, LOT 1, BLOCK 1, ACCORDING TO PLAT RECORDED IN VOLUME 1841, PAGE 20-22.  
BEARINGS MUST BE ROTATED 00°16'50" COUNTERCLOCKWISE TO MATCH NAD 83.  
1/2" IRON RODS FOUND AT ALL CORNERS OF THIS TRACT.

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
FRANK L. GRANT  
REGISTERED 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 UNDER MY SUPERVISION.

\_\_\_\_\_  
KERRY J. BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916

**CURVE TABLE**

CURVE	Δ	RADIUS	LENGTH	TAN.	CHORD
C1	06° 46' 02"	827.44'	126.61'	63.43'	S 73° 11' 40" W, 126.49'
C2	06° 17' 30"	770.00'	84.55'	42.32'	S 71° 57' 24" W, 84.51'

ALTERNATIVE SIGNATURE INSTRUMENT

13 AUG - 8 PM 3: 26

RECEIVED

ATTACHMENT NO 1

**PLAT PROCESSING SERVICES**

**1603 MIDNIGHT DR., SAN ANTONIO, TX. 78260**

**PHONE 210-279-7920 FAX 210-764-1359**

**E-MAIL [camerc@sbcglobal.net](mailto:camerc@sbcglobal.net)**

**Aug.08,-2013**

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES  
1901 S. ALAMO ST.  
SAN ANTONIO, TX 78204**

**RE: H & S SUBDIVISION  
I.D.# 130185**

**ATTENTION: MS.  
ELIZABETH CAROL**

**DEAR MS. CAROL:**

**A PLAT DEFERRAL IS HEREBY BEING REQUESTED FOR THE ABOVE REFERENCED SUBDIVISION IN ORDER TO SECURE ELECTRICAL SERVICE TO APPLY FOR A PERMIT TO INSTALL A SEPTIC SYSTEM AND START CONSTRUCTION AS SOON AS POSSIBLE IN ORDER TO HELP GENERATE POSITIVE INCOME . BECAUSE OF THE SLOW ECONOMY HIS CURRENT BUSINESS WHICH IS UTILITY CONSTRUCTION IS NOT GENERATING SUFFICIENT INCOME TO MEET HIS CURRENT COMMITMENTS**

**THANK YOU IN ADVANCE,**

  
**EDWARD R. CAMPOS  
OWNER**

RECEIVED  
13 AUG -8 PM 3:26  
CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission

August 28, 2013

**Application/Case Number:**

080131

**Project Name:**

Alamo Ridge

**Applicant:**

Brent Wood

**Owner:**

EastGroup Properties LP

**Staff Coordinator:**

Luz M. Gonzales, Planner

(210) 207-7898

luz.gonzales@sanantonio.gov

**Location:**

North of Fairground Parkway, east of  
Ascot Park Drive

**MAPSCO Map Grid (Ferguson):**

580 A-8

**Tract Size:**

29.000 acres

**Council District:**

6

**Notification:**

Internet Agenda posting August 23,  
2013

**REQUEST**

A request for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Alamo Ridge** Subdivision

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**CASE HISTORY**

The Planning Commission approved this plat on May 15, 2008. A two-year time extension was granted on April 27, 2011. The plat was recorded on May 22, 2008.

**ATTACHMENTS**

1. Proposed Plat
2. Applicant's Letter of Request



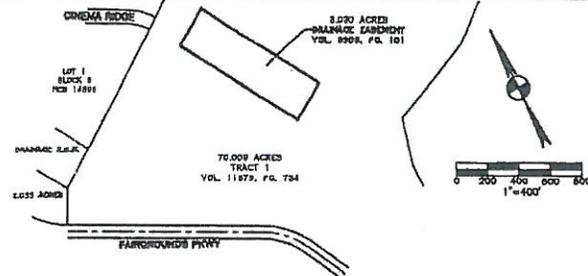
VICINITY MAP  
NOT TO SCALE  
BEXAR COUNTY, TEXAS

**LINE TABLE**

LINE	LENGTH	BEARING
L1	11.81	S117°29'11"
L2	29.21	S21°12'11"
L3	28.89	S17°29'11"
L4	35.40	S82°28'41"
L5	33.51	S72°28'41"
L6	34.51	S62°28'41"
L7	35.51	S52°28'41"
L8	36.51	S42°28'41"
L9	37.51	S32°28'41"
L10	38.51	S22°28'41"
L11	39.51	S12°28'41"
L12	40.51	S02°28'41"
L13	41.51	S92°28'41"
L14	42.51	S82°28'41"
L15	43.51	S72°28'41"
L16	44.51	S62°28'41"
L17	45.51	S52°28'41"
L18	46.51	S42°28'41"
L19	47.51	S32°28'41"
L20	48.51	S22°28'41"
L21	49.51	S12°28'41"
L22	50.51	S02°28'41"
L23	51.51	S92°28'41"

**CURVE TABLE**

CURVE	BEV	CHORD	ARC	CHORD BEV
C1	90.00	114.74	114.74	90.00
C2	90.00	114.74	114.74	90.00
C3	90.00	114.74	114.74	90.00
C4	90.00	114.74	114.74	90.00
C5	90.00	114.74	114.74	90.00
C6	90.00	114.74	114.74	90.00
C7	90.00	114.74	114.74	90.00
C8	90.00	114.74	114.74	90.00
C9	90.00	114.74	114.74	90.00
C10	90.00	114.74	114.74	90.00
C11	90.00	114.74	114.74	90.00
C12	90.00	114.74	114.74	90.00
C13	90.00	114.74	114.74	90.00
C14	90.00	114.74	114.74	90.00
C15	90.00	114.74	114.74	90.00
C16	90.00	114.74	114.74	90.00
C17	90.00	114.74	114.74	90.00
C18	90.00	114.74	114.74	90.00
C19	90.00	114.74	114.74	90.00
C20	90.00	114.74	114.74	90.00
C21	90.00	114.74	114.74	90.00
C22	90.00	114.74	114.74	90.00
C23	90.00	114.74	114.74	90.00
C24	90.00	114.74	114.74	90.00
C25	90.00	114.74	114.74	90.00



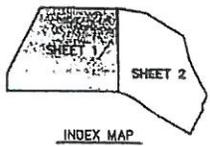
**AREA BEING VACATED THROUGH A VACATING DECLARATION**

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS A 3.030 ACRE DRAINAGE EASEMENT OUT OF THE PLAT FAIRGROUNDS PARKWAY EXTENSION AND RECORDED IN VOL. 9508, PG. 101 OF THE DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**EAST GROUP PROPERTIES UNPLATTED REMAINING PORTION OF 70,000 ACRES TRACT 1 VOL. 11879, PG. 734 R.P.R.**

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
  - MONUMENT FOUND
  - MONUMENT SET
  - BENCHMARK
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - D.P.R. DEED & PLAT RECORDS
  - R.P.R. REAL PLAT RECORDS

CURVE	BEV	CHORD	ARC	CHORD BEV
C1	90.00	114.74	114.74	90.00
C2	90.00	114.74	114.74	90.00
C3	90.00	114.74	114.74	90.00
C4	90.00	114.74	114.74	90.00
C5	90.00	114.74	114.74	90.00
C6	90.00	114.74	114.74	90.00
C7	90.00	114.74	114.74	90.00
C8	90.00	114.74	114.74	90.00
C9	90.00	114.74	114.74	90.00
C10	90.00	114.74	114.74	90.00
C11	90.00	114.74	114.74	90.00
C12	90.00	114.74	114.74	90.00
C13	90.00	114.74	114.74	90.00
C14	90.00	114.74	114.74	90.00
C15	90.00	114.74	114.74	90.00
C16	90.00	114.74	114.74	90.00
C17	90.00	114.74	114.74	90.00
C18	90.00	114.74	114.74	90.00
C19	90.00	114.74	114.74	90.00
C20	90.00	114.74	114.74	90.00
C21	90.00	114.74	114.74	90.00
C22	90.00	114.74	114.74	90.00
C23	90.00	114.74	114.74	90.00
C24	90.00	114.74	114.74	90.00
C25	90.00	114.74	114.74	90.00



INDEX MAP

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 OBSTRUCTIONS 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.

*C. D. [Signature]* 4/25/08 DATE  
CITY ENGINEERING PLANNING  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 87917

STATE OF TEXAS  
COUNTY OF BEXAR

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

*James W. [Signature]* 4/22/08 DATE  
JAMES W. RUSSELL, R.P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4230

STATE OF TEXAS  
COUNTY OF HARRIS

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

*Burt Wood*  
AGENT  
DIMITRIYEV  
BRIANT WOOD  
EASTGROUP PROPERTIES, L.P.  
4200 WORLD HOUSTON PARKWAY, SUITE 170  
HOUSTON, TEXAS, 77032

**VACATE, RESUBDIVISION, AND SUBDIVISION PLAT ESTABLISHING ALAMO RIDGE SUBDIVISION**

BEING A TOTAL OF 28,000 ACRES OUT OF THE 70,000 ACRES SITUATED IN THE E. ALEXANDER SURVEY NO. 149, ABSTRACT NO. 28, NCB 18905 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 70,000 ACRE TRACT BEING DESCRIBED IN VOLUME 11879, PAGE 734 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, OF THE COUNTY OF BEXAR, TEXAS, WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April, A.D. 2008.

THIS PLAT OF ALAMO RIDGE SUBDIVISION WAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 14th DAY OF May, A.D. 2008

BY: *[Signature]*  
CITY CLERK

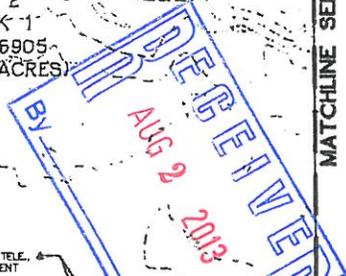
BY: *[Signature]*  
SECRETARY



**Bury+Partners**  
ENGINEERING SOLUTIONS  
922 Loop Road, Suite 100  
San Antonio, TX 78216  
Tel. (817) 585-9099 Fax (817) 585-9098  
Bury+Partners-SA, Inc. © Copyright 2008

- STREETSCAPE NOTES**
- UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.
- SHARED ACCESS NOTE**
- DIVER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-508 (7)(3).
- CLEAR VISION NOTE**
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
- WASTEWATER EDU NOTE**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUES**
- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- GENERAL NOTES**
- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRA, TEXAS GRID COORDINATE SYSTEM.
  - COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
- OPS NOTES**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 WIRES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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 CABLEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
    - A. 3.030 ACRE DRAINAGE EASEMENT RECORDED IN VOL. 9508, PG. 101 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS IS REMOVED BY THIS PLAT
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- DRAINAGE NOTE**
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE UNITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTING OBSTRUCTIONS PLACED IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MATCHLINE SEE SHEET 2 OF 2

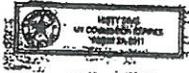


ATTACHMENT NO. 1

DATE: Apr 22, 2008, 4:05pm User ID: ameredf  
File C: \\p01\pl\p1\11879-734-2.dwg

BEXAR COUNTY CLERK  
COUNTY CLERK  
COUNTY CLERK

RECORSEERS LEGISLATION  
AT THE TIME OF RECORRING, THE  
INSTRUMENT THIS TO BE RECORDED  
WAS FOUND TO BE UNCORRECTED  
BECAUSE OF ILLEGALITY UNDER THE  
PROVISIONS OF TEXAS PROPERTY CODE.







July 24, 2013

Mr. Roderick Sanchez  
Director of Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas 78204

Re: **Plat Name: Alamo Ridge**  
**Plat ID Number: 080131**  
Fairgrounds Parkway  
San Antonio, TX

Dear Mr. Sanchez:

Please accept this letter as EastGroup Properties formal request to extend the date upon which the drainage improvements, as set forth in the Performance Agreement dated April 23, 2008, must be completed for two years to August 14, 2015.

Soon after acquiring the 29 acre Alamo Ridge site EastGroup platted the property and entered into the Performance Agreement in early 2008 with intentions of constructing the required drainage improvements along with a couple of new office/warehouse buildings for lease later that same year. Unfortunately the national economy quickly went into an unprecedented recession that brought our plans for new construction to a complete halt. Although the economy and real estate fundamentals are slowly recovering that simply has not happened quickly enough for us as it relates to the expiration period. Therefore we are requesting the extension of two years.

We appreciate your consideration and look forward to commencing construction on this new project in the near future.

Sincerely,

**EastGroup Properties, LP**

A handwritten signature in blue ink that reads "Brent Wood".

Brent Wood  
Senior Vice President



Cc: Coy Armstrong, Bury Partners



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
August 28, 2013

**Application/Case Number:**

13-IV-004

**Project Name:**

Clydeville Road Office Warehouse

**Applicant:**

John M. Hill

**Owner:**

John M. Hill

**Staff Coordinator:**

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

**Property Address/Location:**

East of the intersection of Clydeville  
Drive and E. Coker Loop

**MAPSCO Map Grid (Ferguson):**

551 A-3

**Tract Size:**

0.8368

**Council District(s):**

9

**Notification:**

Internet Agenda Posting August 22,  
2013

**REQUEST**

A variance from Section 35-506(a)(2) and (q) Sidewalk requirements of the UDC.

**ANALYSIS**

The applicant is requesting to not construct the six (6) foot sidewalk along Clydeville Road.

**Variance Request**

On July 19, 2013, the applicant requested a variance from Section 35-506(q)(1) – Sidewalk Standards to not construct a six (6) foot sidewalk along Clydeville Road. The Development Services Department, Engineering Section recommends **denial** of the requested variance (**Attachment 2**).

**RECOMMENDEATION**

**Denial**

**ATTACHMENTS**

1. Variance Request Letter with exhibits
2. Recommendation regarding Variance

# ATTACHMENT NO. 1

July 19, 2013

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

RE: Clydeville Road Office Warehouse  
943 Clydeville Road  
San Antonio, TX 78216  
**COSA A/P# M1847392**  
**COSA Plat# 120360 (recorded)**

SUB: **Sidewalk Variance Request - UDC 35-506(q)(1)**

To Whom It May Concern:

Proposed project is the construction of a 6,000 S.F. office warehouse building and associated site work. I am hereby requestig a variance from the provision of a sidewalk along the proposed site frontage associated with this development.

The City UDC 35-506(q)(1) requires the provision of a sidewalk however I feel that we should be given variance to this requirement due to two reasons:

- 1) Drainage runs southeast down Clydeville Road along asphalt street swales along the both sides of the street to a drainage inlet system in Gordon Street. The provision of a 6" curb at our lot located midblock will only interfere with and hinder existing drainage patterns. Since the provision of sidewalks will interfere and/or disrupt drainage, the provision for sidewalks may be waived at this site as allowed by:

**UDC 35-506(q)(2) - Sidewalk Exceptions.** Sidewalks shall not be required in the following situations: **(A)** *When the director of planning and development services, in consultation with the director of public works, determines that the sidewalks will interfere with or disrupt drainage.*

- 2) The entire block is platted and with the exception of my site, is already developed on both sides of the street currently without sidewalks (see attached aerial exhibit). The provision of a sidewalk mid-block on one side of the street serves no purpose to the public especially since this public street is in very poor shape. When in the near future the City performs maintenance/repair on this street they will most likely provide sidewalks at which time whatever would be installed associated with this project will be demolished costing taxpayers additional and unnessessary money which is not in the public interest.

- 3) With the exception of 1 small tract, all of the property along Clydeville is zoned I-1 so the types of business are not pedestrian customer type businesses and there is no bus stops along Clydeville Road so the likelihood of pedestrian traffic is minute.

Furthermore, my required responses related to variance requests per UDC 35-483(e):

- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property*

If we comply strictly with the provisions of the UDC, we are required to provide 6" high curbs at our lot located midblock which will be a potential traffic hazard and liability concern.

- *The hardship relates to the applicant's land, rather than personal circumstances*

Hardship relates to the existing Clydeville Road which is in poor shape and currently does not provide curbs/sidewalks and therefore not a result of our development.

- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties*

Hardship is unique as our lot sits recessed 5 ft from the neighboring property lines due to right of way dedication so the provision of a sidewalk would not be in line with the path of the public.

- *The hardship is not the result of the applicant's own actions*

I did not construct Clydeville Road without pedestrian sidewalks and therefore the hardship is not the result of my actions.

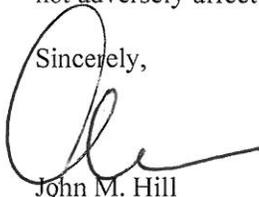
- *The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.*

Rest of entire street is already platted.

**Conclusion:**

In my opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



John M. Hill  
Property Owner

Attachments: recorded plats  
approved grading plan  
supporting letter from engineer of record  
aerial photos  
zoning map exhibit

**ADA CONSULTING GROUP, INC.**

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216  
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM  
TBPE REGISTERED ENGINEERING FIRM NO. F-3512

July 19, 2013

John Hill  
930 Clydeville Road  
San Antonio, TX 78216

RE: Clydeville Road Office Warehouse  
943 Clydeville Road  
San Antonio, TX 78216  
**COSA A/P# M1847392**  
**ADACG# 499-01**

SUB: **Sidewalk Variance Opinion**

Dear Mr. Hill:

Our original plans for the above referenced project called for the provision of 6 ft sidewalks along the Clydeville Road frontage however it was our intent for those sidewalks to be flush with the abutting asphalt and not incorporate raised curbs to avoid a traffic hazard and to not interfere with drainage.

However, upon further investigation I feel you should request that the provision for sidewalks be waived at this site as allowed by exception under UDC 35-506(q)(2)(A) - *When the director of planning and development services, in consultation with the director of public works, determines that the sidewalks will interfere with or disrupt drainage.*

The basis is that Clydeville Road exists for one block located between E. Coker Loop and Gordon Street; is predominately developed without curbs and sidewalks elsewhere along the street. Drainage runs southeast down Clydeville Road along asphalt street swales along the both sides of the street to a drainage inlet system in Gordon Street. The provision of a 6" curb at your lot located midblock will interfere with and hinder existing drainage patterns and further be a potential traffic hazard.

Furthermore, I feel the provision of sidewalks flush with grade is not in the best interest of the public because it may confuse motorist as to where your driveway begins and ends. Also, Clydeville Road is in poor shape and as a public street; in the future when the City performs maintenance and/or repair they will most likely provide sidewalks up and down Clydeville causing the City to have to demolish whatever you provide. This is financially wasteful for both you and the City especially for a street containing predominate I-1 zoning and observed lack of pedestrian traffic in the area in the numerous times I've visited the site.

If you have any questions, please call me at (210) 340-5670.

Sincerely,



Donald Oroian, M.S., P.E.

**EARTHWORK NOTES:**

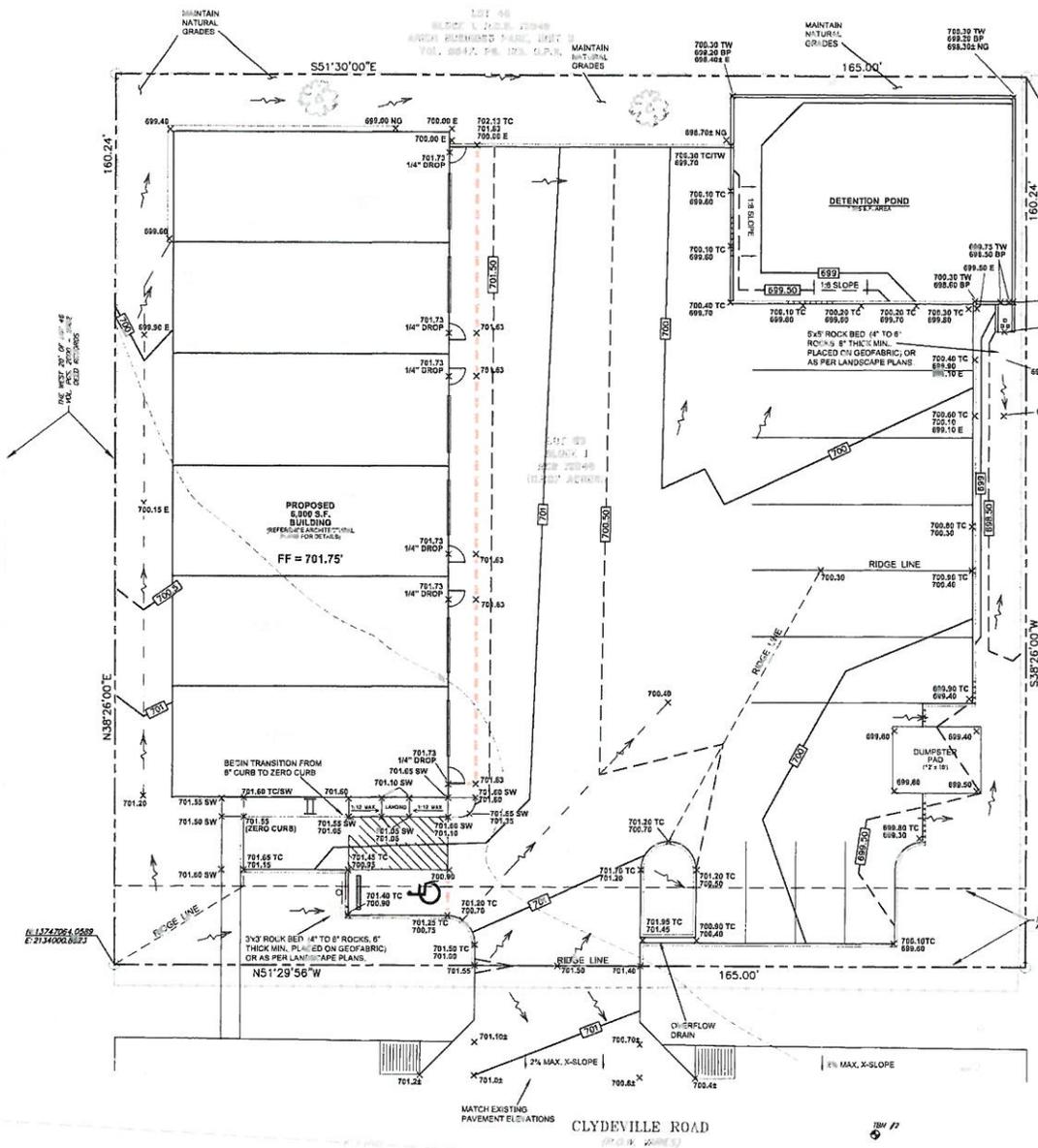
1. PREPARE SURFACE BY EXCAVATION OR GRADATION FOR BUILDING FOUNDATIONS. EXISTING FOUNDATION EXPOSURE SHALL BE REVEALED TO THE PROPOSED FOUNDATION. ALL EXISTING FULL COURSE FOR SUPPORT OF BUILDING FOUNDATIONS SHALL BE MAINTAINED.
2. EXCAVATION ALL EXCAVATION, BACKFILL AND COMPACTON SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPROVED CORRECTIONS REPORT FOR THE SITE.
3. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH DRAIN STANDARDS.
5. OWNER WILL FURNISH AT THE OWNER'S COST SOIL TESTING AND ADJUSTMENT OF THE PLAN IS NECESSARY WITHIN THE SPECIFIED PERIOD TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPAIRMENT AND SETTING OF TESTED WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT HIS ADDITIONAL EXPENSE.
6. DATA ON SURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. OWNER WILL NOT BE RESPONSIBLE FOR THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ADDITIONAL TEST DATA.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND RESTORATION OF SERVICE.
8. THE EXCAVATION IS UNDESIGNED AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE FOLLOWING DEPTHS IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXCAVATION IS PROHIBITED.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BRACINGS REQUIRED TO MAINTAIN ANY OR PREVENT ACCESS TO CONSTRUCTION AREA.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
11. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE APPLICABLE JURISDICTION (CITY, COUNTY, TOWNSHIP, ETC.).
12. OVER-EXCAVATION IS UNDESIRABLE AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
13. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO COMPLETE EXISTING EXCAVATION AREAS - AS REQUIRED.
14. EXISTING MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
15. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS. ANY OTHER SPECIFIED IN THE APPLICABLE SPECIFICATION SHALL APPLY TO THE PROJECT.
16. TESTS SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TEST. LAB SAMPLES, MATERIALS AND PROCEDURES FOR TESTS SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

**PORTLAND CEMENT CONCRETE PAVEMENT NOTES:**

1. DESIGN AND SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE MECHANICAL AND CIVIL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
2. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE SURFACES OR ON CONCRETE FORMS.
3. GENERAL CONTRACTOR OR SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH STATE THAT UTILITIES ARE MAINTAINED TO PREVENT DAMAGE. THIS INCLUDES THE USE OF PROTECTIVE MATS AND PROTECTIVE COVERINGS UNDERGROUND UTILITIES.
4. ALL CONCRETE WORK SHALL COMPLY TO ALL APPLICABLE REQUIREMENTS OF ACI 308.1 WHICH CAN BE USED IN HIS DESIGN WHERE SUITABLE OTHERWISE NOTED.
5. FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXISTING SURFACE OF THE BRANWALL. THESE AREAS ALSO INCLUDE CURBS, GUTTERS, WALKS AND FINISHING OPERATIONS.
6. EXCAVATION ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SPECIFICATIONS FOR CONCRETE MIX DESIGN, CURING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
7. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED IN THE MECHANICAL SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
  - ITEM 247 - FLEXIBLE BASE
  - ITEM 300 - CONCRETE PAVING
  - ITEM 423 - PORTLAND CEMENT CONCRETE
  - ITEM 501 - CURBS, GUTTERS AND COMBINED CURB AND GUTTER
  - ITEM 531 - SIDEWALKS
8. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE MECHANICAL SPECIFICATIONS, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
  - A. COMPRESSIVE STRENGTH - 4000 PSI FOR ALL OTHER PLACEMENT METHODS AT 28 DAYS.
  - B. SLUMP RANGE - 7" TO 8"
  - C. AIR CONTENT - 5% TO 6%
9. FORMS WILL BE SET TO GRADE LINES WITH THE FOLLOWING TOLERANCES:
  - A. TOP OF FORMS NOT MORE THAN 1/8" IN 10'
  - B. EXTERIOR FACE ON UNDERGRADE WALLS NOT MORE THAN 1/4" IN 10'
10. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE APPLICABLE MECHANICAL SPECIFICATION AND/OR CIVIL PLANS IN COMPLIANCE WITH DIVISION ITEM 410.
11. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE MECHANICAL SPECIFICATIONS. THE PRODUCT IF A WEATHERING STUDY HAS NOT BEEN PERFORMED OR IF DESIGN IS NOT INCLUDED IN CIVIL PLANS, THE JOINT LAYOUT AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ASSOCIATION (ACI) TECHNICAL PUBLICATION 150 R-11K, TABLE 2 AND FIGURE 11-3.
12. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN COMPLIANCE WITH CURRENT AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

**GRADING NOTES:**

1. ALL SIDEWALKS, STAIRS, SIDEWALKS, OR ANY OTHER RESTRICTION PATH OF TRAFFIC SHALL BE AT LEAST 2% MAX. SLOPE.
2. CURBS AT INTERSECTIONS AT ANY INTERSECTION ROUTE, ACCESSIBLE OR OTHERWISE SHALL BE AT LEAST 2% MAX. SLOPE.
3. ACCESSIBLE PARKING SPACES AND ASSOCIATED DRIVEWAYS SHALL BE AT LEAST 2% MAX. SLOPE IN ANY DIRECTION.
4. DRIVEWAYS AND PARKING LOTS SHALL BE AT LEAST 2% MAX. SLOPE IN ANY DIRECTION.
5. ANY CHANGE IN LEVEL EXPOSED FROM THE DRIVEWAY TO THE SURFACE BY AN ADJACENT DRIVEWAY/SURFACE, SUCH AS ENTRY FROM DRIVEWAY INTO SIDEWALKS, SHALL BE IN ACCORDANCE WITH THE DRIVEWAY UNIT, SHALL BE LIMITED TO 1/4" FOR 1/2" IF BEYOND 1:10.
6. CURB RAILS MUST NOT EXCEED THE MAXIMUM SLOPE OF 1:10 (9.5% SLOPE). SO RAMP LENGTH CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 4" HIGH DRIVEWAY.
7. SITE LANDSCAPE AND BRUSHING PLANS FOR ALL PROPOSED LANDSCAPE AND FINISHED WALKING SURFACE AREAS OF LANDSCAPE SHALL NOT EXCEED 1:10 SLOPE. CONTRACTOR SHALL PROVIDE EXISTING AREAS AND/OR RESTORE EXISTING LANDSCAPE AREAS SHALL NOT EXCEED 1:10 SLOPE.
8. CONTRACTOR AND SUBCONTRACTORS SHALL CONTACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND PROVISIONS EXPOSED FROM 1" CONSTRUCTION. THESE ELEVATIONS SHALL BE UNDERGO TO VERIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED LATTER SHALL NOT EXCEED 1/4" SLOPE.



**LEGEND**



DATE: 2-3-13  
 SCALE: 1" = 10 FT  
 TUBE FIRM F-3512  
 DONALD O'STAN  
 90244  
 2-5-2013

**LEGAL DESCRIPTION:**

0.377 ACRES  
 LOT 53, BLOCK 1, NCB 19148  
 11.13 ACRES  
 W/IL 9647, PG. 198, D.P.R.  
 CO. SA PLAT 104 120300

**SURVEY NOTES:**

1. ALL BOUNDARY SURVEY AND EXISTING SPOT ELEVATION A CONTROL INFORMATION PRESENTED ON PLANS ARE FROM A SURVEY FILE NUMBER 120300 ENGINEERING, INC. 120300 STRAIGHTENED SITE 120300, SAN ANTONIO, TX 78215. PHONE: (512) 481-2533 FAX: (512) 481-2530
2. ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OR VERIFICATION OF BENCHMARKS PREPARED BY SURVEYOR AND LISTED ON THIS PLAN. GENERAL CONTRACTOR IS UNDERSTANDING THAT THEY PROPOSED WORK SHALL BE AS SHOWN AS THEY APPEAR TO BE. CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND CONTROL INFORMATION PRIOR TO CONSTRUCTION. IF CONTRACTOR HAS ANY CONCERNS REGARDING ANY BENCHMARKS, THEY SHALL CONTACT THE SURVEYOR FOR CLARIFICATION.
3. IF ADDITIONAL BENCHMARKS BEYOND THOSE REFLECTED ON THESE PLANS ARE REQUIRED BY THE GENERAL CONTRACTOR AND NOT PROVIDED BY THE SURVEYOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF ANY SUCH BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF ANY SUCH BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF ANY SUCH BENCHMARKS.

**BENCHMARK**

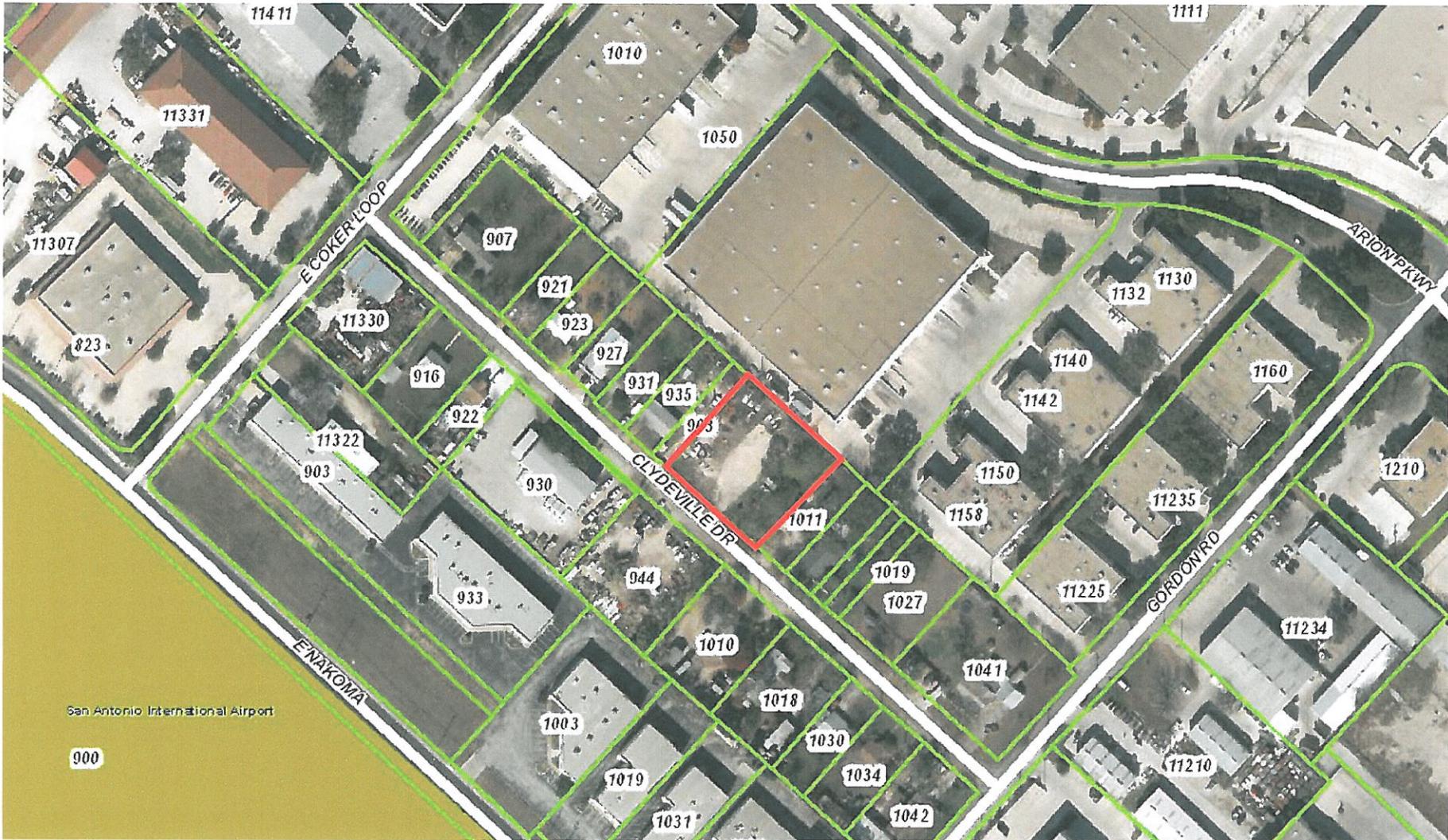
- BM #1: 1/2\"/>

**NOTE:** UNLESS OTHERWISE NOTED, ALL BENCHMARKS ON THESE PLANS ARE BASED ON EXISTING CONTROL INFORMATION PROVIDED TO THE ENGINEER BY OWNER. CONTRACTOR SHALL FIELD VERIFY THE ACCURACY OF ANY BENCHMARKS PROVIDED PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BENCHMARKS SHALL BE FURNISHED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

**III CALL BEFORE YOU DIG III**  
 CALL BEFORE YOU DIG (CBDD) IS A FEDERAL REQUIREMENT FOR ALL UTILITY LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF ANY SUCH BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF ANY SUCH BENCHMARKS.

**GRADING AND DRAINAGE PLAN**  
 OFFICE / WAREHOUSE  
 943 CLEVELAND DR  
 SAN ANTONIO, TX 78216  
 512-345-1234

**SHEET C2.0**





**Aerial Exhibit**  
**943 Clydeville**

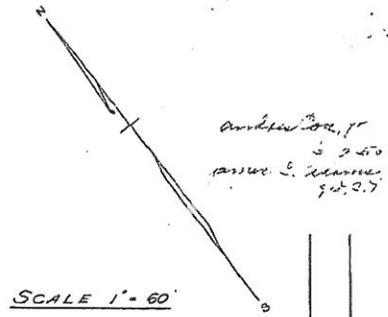
Printed: Jul 16, 2013

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



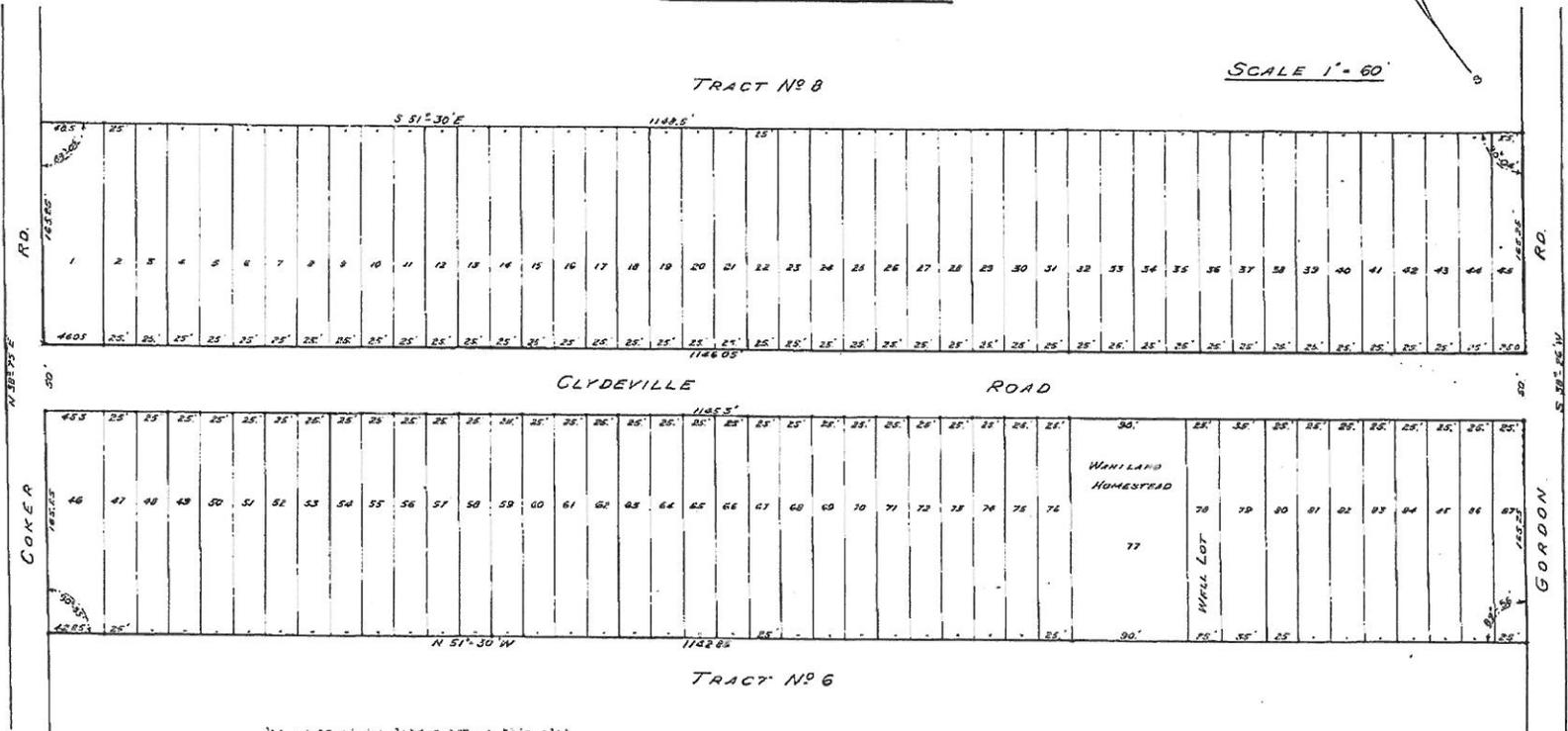
PLAT OF CLYDEVILLE

BEING THE SUBDIVISION OF 9.743 ACRES BEING ALL OF TRACT NO. 7, KENDALL SUBD'N. NO. 2, COUNTY BLOCK 5706, BEXAR COUNTY, TEXAS.



Amended Plat of  
S 2475  
James L. Adams  
S. 2. 0. 7

SCALE 1" = 60'



The value of the land shown on this plat, and the value of the described parcels, in person or through a duly authorized agent, is hereby declared to be true and correct and is based on a survey by the surveyor shown here in full and correct, and is subject to the use of the State, all rights reserved for the purposes and conditions herein expressed.

Clyde Wandland  
Surveyor

Mon  
Mar 22

PLAT OF TRACT NO. 7, KENDALL SUBD'N. NO. 2, COUNTY BLOCK 5706, BEXAR COUNTY, TEXAS.

I hereby certify that the drawing and attached plat are true and correct and are based on a survey by the surveyor shown on the ground by me, the surveyor.

James L. Adams  
Surveyor

James L. Adams  
General State Land Surveyor

Given under my hand and seal of office, this 16th day of February, A.D. 1949.

Richard R. Jacob  
Surveyor

Richard R. Jacob  
Surveyor

Notary Public for the State of Texas  
My commission expires on the 15th day of February, 1950.

Fred Hinshaw  
by Marguerite Page, Deputy

SEAL

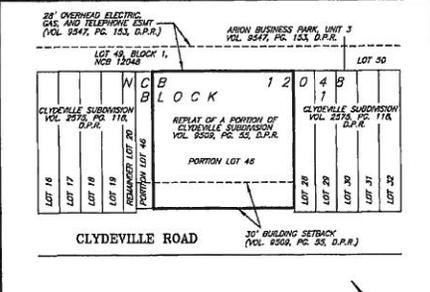
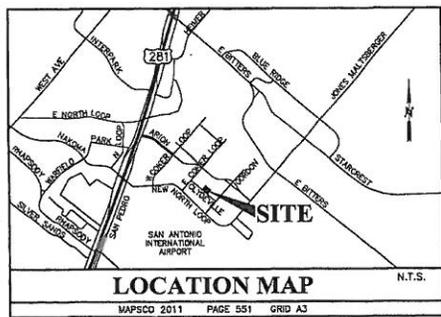
SEAL

Book 9547 Page 198  
 4999

Book 9547 Page 198  
 4999

12-20120205371-4

RECORDERS MEMORANDUM  
 THIS INSTRUMENT WAS FOUND TO BE FINGERPRINTED  
 BECAUSE OF ILLEGIBILITY. CARRIED ON  
 PHOTO COPY, DISCLOSED PAPER ETC.



**AREA BEING REPLATED:**  
 0.807 ACRES BEING A PORTION OF LOT 46, BLOCK 1, NCB 12048, REPLAT OF A PORTION OF CLYDEVILLE SUBDIVISION, RECORDED IN VOLUME 5289, PAGE 53, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- 3/4" - EXISTING CONTOUR LINE (FT)
- ELED = ELECTRIC
- TELE = TELEPHONE
- CSMT = CABLE TELEVISION
- ESMT = EASEMENT
- VOL. = VOLUME
- PG. = PAGE
- NCB = NEW CITY BLOCK
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE
- COSA = CITY OF SAN ANTONIO
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR:

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

*Donald Oroian*  
 DONALD OROIAN, M.S., P.E.  
 9/24 ADA CONSULTING GROUP, INC.  
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 92244

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 UNDER MY SUPERVISION.

*Stephen G. Cook*  
 STEPHEN G. COOK, P.E., R.P.L.S.  
 6/2 STEPHEN G. COOK ENGINEERING, INC.  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

**GENERAL NOTES:**

- EAST AND NORTH (N.T.S.) COORDINATES AND ELEVATION DATUM SHOWN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE 4304 MAG 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
- NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 46282C0240, EFFECTIVE SEPTEMBER 29, 2015.

**EASEMENT LEGEND**

(A) 30' BUILDING SETBACK (VOL. 8208, PG. 53, D.P.R.)

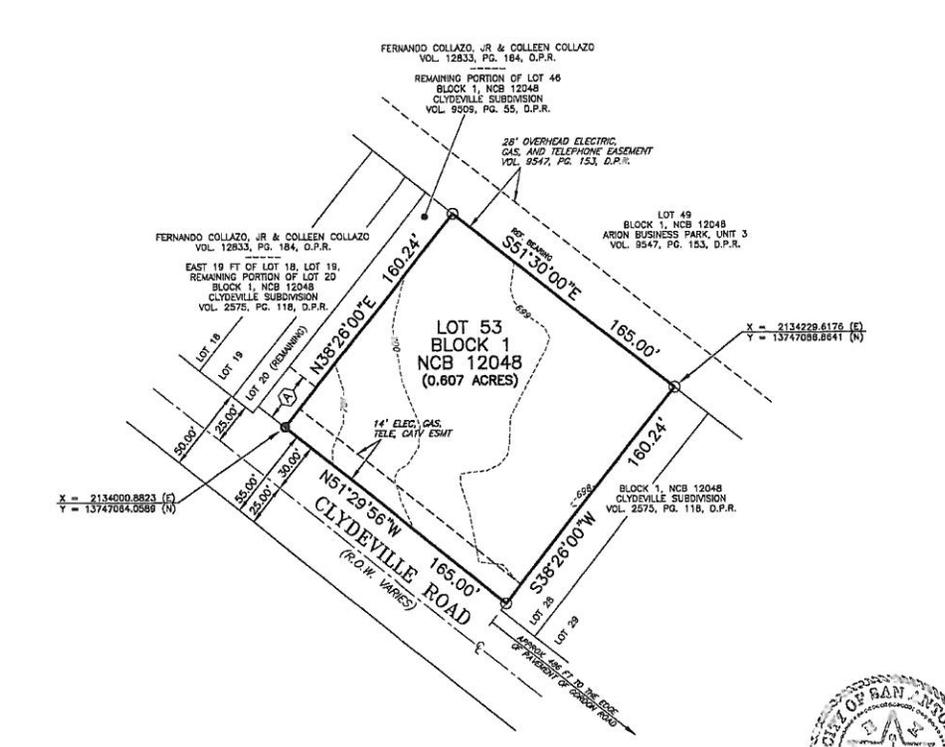
**WASTEWATER EQU. NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

**DETENTION NOTES:**  
 STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION ELEMENTS APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO PAY STORM WATER DEVELOPMENT FEES IN LIEU OF DETENTION IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION ELEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER(S) AND THEIR SUCCESSORS OR ASSIGNEES.

**CITY PUBLIC SERVICE (CPS) NOTES:**  
 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "TELETYPE EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, FIDELERS OR WASTEWATERLINES, 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 OBSTRUCT 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 UNLESS THEY ARE SPECIFICALLY IDENTIFIED AS ALLOWED. 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.

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 EASEMENTS ARE DESCRIBED BELOW:

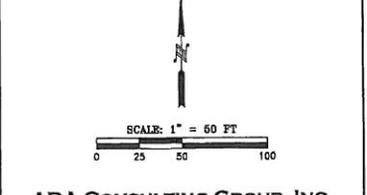


**PLAT NO. 120360**

REPLAT ESTABLISHING:

**T.I.G.G. SUBDIVISION**

BEING 0.807 ACRES ESTABLISHED LOT 46, BLOCK 1, NCB 12048, SAN ANTONIO, BEXAR COUNTY, TEXAS, PREVIOUSLY A PORTION OF LOT 46, BLOCK 1, NCB 12048, REPLAT OF A PORTION OF CLYDEVILLE SUBDIVISION, RECORDED IN VOLUME 5289, PAGE 53, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



**ADA CONSULTING GROUP, INC.**  
 TEXAS REGISTERED ENGINEERING FIRM NO. F-3512  
 SAN ANTONIO, TEXAS (210) 340-9870  
 WWW.ADCAG.COM

ADACQ PROJECT NO. 499-01 DATE: SEPTEMBER 17, 2012

OWNER/DEVELOPER: JOHN M. HILL  
 830 CLYDEVILLE ROAD  
 SAN ANTONIO, TX 78216

STATE OF TEXAS  
 COUNTY OF BEXAR:

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

*John M. Hill*  
 JOHN M. HILL, OWNER

STATE OF TEXAS  
 COUNTY OF BEXAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS 26 DAY OF SEPTEMBER, 2012.

*Donald Oroian*  
 DONALD OROIAN  
 Notary Public  
 State of Texas  
 My Comm. Exp. 08-04-2014

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

DATED THIS 15th DAY OF OCTOBER, A.D. 2012.

*Gerard Rickhoff*  
 BY: DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

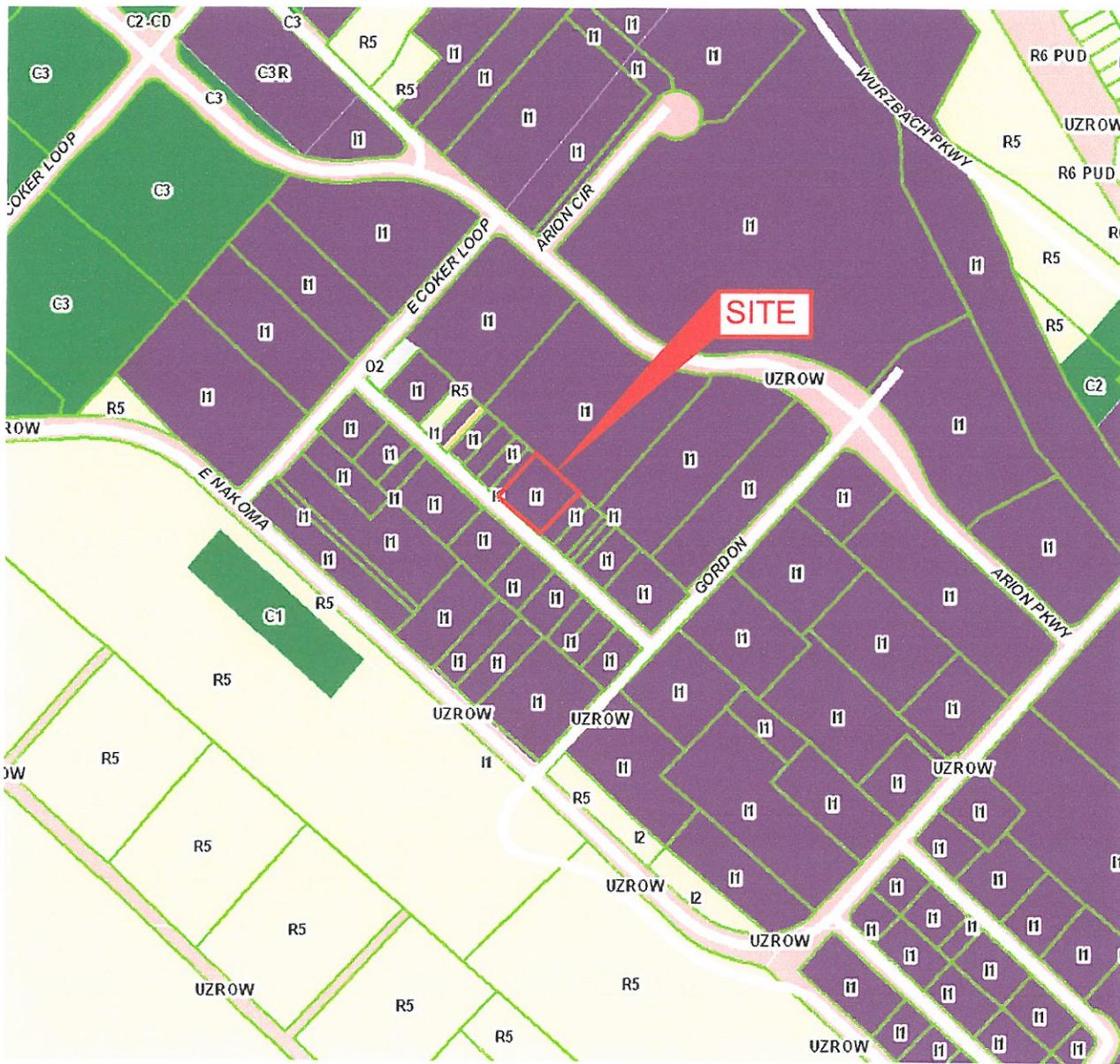
STATE OF TEXAS  
 COUNTY OF BEXAR:

I, Gerard Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 19th DAY OF October, A.D. 2012, AND DULY RECORDED IN THE RECORDS OF DEED AND PLAT, SAID COUNTY, IN BOOK VOLUME 9247 ON PAGE 199.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 19th DAY OF October, 2012.

*Gerard Rickhoff*  
 BY: COUNTY CLERK, BEXAR COUNTY, TEXAS

PAGE 1 of 1





**N**

## Clydeville Road

### COSA Zoning

Printed: Jun 20, 2012

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Clydeville Road Office Warehouse
<b>Address:</b>	943 Clydeville Road, San Antonio, TX 78216
<b>A/P #/PPR #/Plat#:</b>	A/P# M1847392
<b>AEVR #:</b>	5747
<b>AEVR Submittal Date:</b>	7/22/13
<b>AEVR Submitted by:</b>	John M. Hill, Owner
<b>Issue:</b>	Sidewalk Requirements
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-506 (a)(2) and (q).
<b>By:</b>	Pablo G. Martinez, P.E., Interim-DSD Engineer

The Development Services Department (DSD) has reviewed the information presented in Mr. Hill's letter submitted July 19, 2013. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (a)(2)(B) and (q), Building Permit Requirements for Curb and Sidewalk – Refer to section (q) for sidewalk standards. In addition to the above requirements, premises used as motor vehicle service stations or parking lots require the construction of a minimum six (6) inch raised curb or other approved traffic barrier, within the lot, along the entire street frontage except at approved driveway approaches and access walks to prevent vehicular access to the street except at designated driveway(s).

Currently, the applicant does not wish to construct the 6 foot sidewalk along Clydeville Road. DSD staff does not agree with the applicant's analysis to not construct the sidewalk for the following reasons:

1. The existing road has sidewalk on the other side of the road and near the applicant's property. The original construction plans showed a proposed sidewalk flush to the ground to prevent interference with the existing drainage flow.
2. The Public Works ADA office is not supporting the waiving of the sidewalk construction and prefers a lower non-elevated sidewalk than no sidewalk at all. The sidewalk may have a sheet flow of water during rainy days, but should be good for the rest of the days in the year.
3. There is no overwhelming reason to not construct the sidewalk fronting Clydeville Road. Leaving the sidewalk out will prevent the continuation of sidewalk connection for future

redevelopments in the area. It may also set a precedence for waiving sidewalk construction.

The DSD staff could find no rationale to support the exception and believes exempting the requirements would adversely impact the community. The AEVR does not meet the intent of the UDC and will result in a waiver of the UDC requirement. Therefore, staff recommends denial.

RECOMMENDATION: Variance Denial



\_\_\_\_\_  
Pablo G. Martinez, P.E., CPM  
Interim-Development Services Engineer  
DSD – Land Development Engineering

7/22/13  
Date

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



\_\_\_\_\_  
John P. Jacks  
Assistant Director  
Development Services Department

Date 7-24-13



# CITY OF SAN ANTONIO

## CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

### REAL ESTATE/DISPOSITION

STAFF REPORT

AGENDA ITEM NO. 15

#### **Public Hearing:**

Planning Commission  
August 28, 2013

#### **Special Project Number:**

1641-A **9823 Marbach Road**  
5.02 acres located in NCB 15910 in  
Council District 4

1641-B **8604 Geronimo Drive**

0.9642 acre located in County Block  
4499A within the ETJ line

1641-C **15309 Culebra Road**

0.032 acre located in County Block  
4404 within the ETJ line

1641-D **6305 Cagnon Road**

19 acres located in County Block  
4317 and 5197 within the ETJ line

1642 **Kye Mask Farm**

268.132 acres located in County  
Blocks 4265 and 4266; and County  
Block 4267 in Bexar and Atascosa  
County within the ETJ line

1655 **Straus Ranch**

723.65 acres located in County  
Blocks 4252, 4276, 4320, 4319 and  
4318 within the ETJ line

1747 **Otillo Dam Site/Blue Wing  
Road**

13.09 acres with a 2.017 acre  
ingress/egress easement located in  
County Block 4006 in the ETJ line

#### **Applicant:**

San Antonio Water System (SAWS)  
c/o Bruce Haby

#### **Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
Mary.Fors@sanantonio.gov

#### **REQUEST**

The San Antonio Water System (SAWS) is requesting the city declare as surplus and authorize SAWS to dispose of seven real properties that are no longer necessary for the operation of the Water System.

#### **RECOMMENDED ACTION**

Staff recommends **approval** of this request to declare as surplus and dispose of seven real properties owned by the San Antonio Water System.

#### **SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

#### **ATTACHMENTS**

- Request for Council Action
- Maps
- Deeds
- Letters of Agreement
- SAWS Resolutions
- Resolution

[View RFCA Detail](#) [Continue](#)



**CITY OF SAN ANTONIO  
Request for Council Action**

Agenda Item #  
Council Meeting Date: 9/5/2013  
RFCA Tracking No: R-10728

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**DEPARTMENT:** Capital Improvements  
Management Services

**DEPARTMENT HEAD:** Mike Frisbie (CIMS)

**COUNCIL DISTRICT(S) IMPACTED:**  
City Wide

**SUBJECT:**  
Disposition: SAWS Sale of (former BexarMet) Surplus Property

**SUMMARY:**  
Consideration of the following ordinances authorizing the declaration as surplus and disposition of seven real properties owned by the San Antonio Water System:

- A. An ordinance declaring as surplus and authorizing the disposition of an approximate 13.09 acre tract of land, including an approximate 2.017 acre ingress/egress easement on Blue Wing Road more commonly known as the Otillo Dam Site, located within the Extraterritorial Jurisdiction line.
- B. An ordinance declaring as surplus and authorizing the disposition of an approximate 19 acre tract of land located at 6305 Cagnon Road within the Extraterritorial Jurisdiction line.
- C. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.032 acre tract of land located at 15309 Culebra Road within the Extraterritorial Jurisdiction line.
- D. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.9642 acre tract of land located at 8604 Geronimo Drive within the Extraterritorial Jurisdiction line.
- E. An ordinance declaring as surplus and authorizing the disposition of an approximate 268.132 acre tract of land (Kye Mask Farm) located northeast of Lytle, Texas in Bexar and Atascosa Counties with I.H. 35 access within the Extraterritorial Jurisdiction line.
- F. An ordinance declaring as surplus and authorizing the disposition of an approximate 5.02 acre tract located at 9823 Marbach Road, within Council District 4.
- G. An ordinance declaring as surplus and authorizing the disposition of an approximate 723.65 acre tract of land located on WT Montgomery Road south of U.S. Hwy. 90 (Straus Ranch), within the Extraterritorial Jurisdiction line.

**BACKGROUND INFORMATION:**

Ratepayers voted to dissolve BexarMet and consolidate it into the San Antonio Water System (SAWS) during the November, 2011 election. The U.S. Department of Justice cleared the election

results in January, 2012 to allow the dissolution of the utility. BexarMet assets and liabilities were transferred to SAWS. The former BexarMet operations are now being integrated into SAWS. SAWS real estate department has been identifying and evaluating the former BexarMet property interests. SAWS has determined some of the property interests are not necessary for the operation of the system.

SAWS is a municipal owned utility. SAWS follows the same procedure under Municipal Code as City departments that want to declare property as surplus. The request is submitted to CIMS real estate who sends the request and exhibits to departments that provide services to, or construct infrastructure on the properties. The departments respond if there is a need for the property, or if the property can be disposed of. If the property is determined as surplus, SAWS is then authorized to dispose of the properties in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared properties as surplus to the system and authorized disposal of the properties through Resolution 12-501 dated December 4, 2012 and Resolution 12-226 dated April 3, 2012 property commonly known as the Otillo Dam Site on Blue Wing Road, properties located at 6305 Cagnon Road, 15309 Culebra Road, 8604 Geronimo Drive, Kye Mask Farm northeast of Lytle in Bexar and Atascosa County, 9823 Marbach Road and Straus Ranch on WT Montgomery Road.

The properties were canvassed through City departments and utility agencies and were determined to be surplus to the needs of the City.

**ISSUE:**

Consideration of the following ordinances authorizing the declaration as surplus and disposition of seven real properties owned by the San Antonio Water System:

- A. An ordinance declaring as surplus and authorizing the disposition of an approximate 13.09 acre tract of land, including an approximate 2.017 acre ingress/egress easement on Blue Wing Road more commonly known as the Otillo Dam Site, located within the Extraterritorial Jurisdiction line.
- B. An ordinance declaring as surplus and authorizing the disposition of an approximate 19 acre tract of land located at 6305 Cagnon Road within the Extraterritorial Jurisdiction line.
- C. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.032 acre tract of land located at 15309 Culebra Road within the Extraterritorial Jurisdiction line.
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- E. An ordinance declaring as surplus and authorizing the disposition of an approximate 268.132 acre tract of land (Kye Mask Farm) located northeast of Lytle, Texas in Bexar and Atascosa Counties with I.H. 35 access within the Extraterritorial Jurisdiction line.

- F. An ordinance declaring as surplus and authorizing the disposition of an approximate 5.02 acre tract located at 9823 Marbach Road, within Council District 4.
- G. An ordinance declaring as surplus and authorizing the disposition of an approximate 723.65 acre tract of land located on WT Montgomery Road south of U.S. Hwy. 90 (Straus Ranch), within the Extraterritorial Jurisdiction line.

**ALTERNATIVES:**

City Council could choose not to approve these requests, however that would prevent SAWS from disposing of properties that are no longer necessary for the operation of the Water System and would require SAWS to continue maintaining these properties.

**FISCAL IMPACT:**

There is no fiscal impact related to the sale of the surplus properties since the properties are controlled by SAWS.

If approved, SAWS will order appraisals to determine the fair market value of each property, then dispose of the properties in accordance with Chapter 272 of the Local Government Code.

**RECOMMENDATION:**

Staff recommends approval of the declaration as surplus and disposition of seven real properties owned by the San Antonio Water System (SAWS):

- A. An ordinance declaring as surplus and authorizing the disposition of an approximate 13.09 acre tract of land, including an approximate 2.017 acre ingress/egress easement on Blue Wing Road more commonly known as the Otillo Dam Site, located within the Extraterritorial Jurisdiction line.
- B. An ordinance declaring as surplus and authorizing the disposition of an approximate 19 acre tract of land located at 6305 Cagnon Road within the Extraterritorial Jurisdiction line.
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- F. An ordinance declaring as surplus and authorizing the disposition of an approximate 5.02 acre tract located at 9823 Marbach Road, within Council District 4.
- G. An ordinance declaring as surplus and authorizing the disposition of an approximate 723.65 acre tract of land located on WT Montgomery Road south of U.S. Hwy. 90 (Straus Ranch), within the Extraterritorial Jurisdiction line.

## ATTACHMENT(S):

File Description	File Name
<a href="#">Resolution 12-226</a>	_Resolution 12-226.pdf
<a href="#">Resolution 12-501</a>	_Resolution 12-501.pdf
<a href="#">Site Map</a>	_SiteMap.pdf
<a href="#">Site Map - Blue Wing</a>	_SiteMap_Blue Wing.pdf
<a href="#">Blue Wing Letter of Agreement</a>	Blue Wing_LofA.pdf
<a href="#">Blue Wing Map</a>	Blue Wing_Map.pdf
<a href="#">Blue Wing Deed</a>	BlueWing_Deed.pdf
<a href="#">Cagnon Deed</a>	Cagnon_Deed.pdf
<a href="#">Cagnon Letter of Agreement</a>	Cagnon_LofA.pdf
<a href="#">Cagnon Map</a>	Cagnon_Map.pdf
<a href="#">Culebra Deed</a>	Culebra_Deed.pdf
<a href="#">Culebra Letter of Agreement</a>	Culebra_LofA.pdf
<a href="#">Culebra Map</a>	Culebra_Map.pdf
<a href="#">Geronimo Deed</a>	Geronimo_Deed.pdf
<a href="#">Geronimo Letter of Agreement</a>	Geronimo_LofA.pdf
<a href="#">Geronimo Map</a>	Geronimo_Map.pdf
<a href="#">Kye Mask Letter of Agreement</a>	Kye Mask_LofA.pdf
<a href="#">Kye Mask Deed</a>	KyeMask_Deed.pdf
<a href="#">Kye Mask Map</a>	KyeMask_Map.pdf
<a href="#">Marbach Deed</a>	Marbach_Deed.pdf
<a href="#">Marbach Letter of Agreement</a>	Marbach_LofA.pdf
<a href="#">Marbach Map</a>	Marbach_Map.pdf
<a href="#">Straus Ranch Map</a>	Straus Ranch_Map.pdf
<a href="#">Straus Ranch Exhibit</a>	Straus_Exhibit.pdf
<a href="#">Straus Ranch Field Notes, 15.421 acre</a>	Straus_FieldNotes 15.421 Acres.PDF
<a href="#">Straus Ranch Field Notes, 105.267 acre</a>	Straus_FieldNotes 105.267 Acres.PDF
<a href="#">Straus Ranch Field Notes, 190.298 acre</a>	Straus_FieldNotes 190.298 Acres.PDF
<a href="#">Straus Ranch Field Notes, 412.243 acre</a>	Straus_FieldNotes 412.243 Acres.PDF
<a href="#">Texas Commission on Environmental Quality Deed</a>	TCEQ Deed.pdf
<a href="#">Straus_Deed 15.421 acre</a>	Straus_Deed 15 421 ac.pdf
<a href="#">Straus_Deed 105.27 acre</a>	Straus_Deed 105 27 ac.pdf
<a href="#">Straus_Deed 190.298 acre</a>	Straus_Deed 190 298 ac.pdf
<a href="#">Straus_Deed 412.240 acre</a>	Straus_Deed 412 240 ac.pdf

RESOLUTION NO. 12<sup>th</sup> 226

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT, DECLARING SIX TRACTS OF LAND IN BEXAR AND ATASCOSA COUNTIES, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DESIGNATED REPRESENTATIVE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

THE PROPERTIES TO BE DECLARED SURPLUS ARE DESCRIBED BELOW AND MORE FULLY DESCRIBED BY METES AND BOUNDS IN ATTACHMENT II TO THIS RESOLUTION:

Property	Property Description
Straus Ranch	Being an approximately 723.65 acre tract of land acquired in April, 1999; located on W T Montgomery Road, south of U.S. Hwy 90.
9823 Marbach Road	Being an approximately 5.02 acre tract of land acquired in February and December, 1994; located at 9823 Marbach Road.
Kye Mask Farm	Being an approximately 268.132 acre tract of land acquired in November, 1998; located northeast of Lytle, TX in Bexar and Atascosa Counties, with I.H. 35 access.
8604 Geronimo Drive	Being an approximately 0.9642 acre tract of land acquired in August, 1999; located at 8604 Geronimo Drive.

15309 Culebra Road	Being an approximately 0.032 acre tract of land acquired in August, 1999; located at 15309 Culebra Road.
Uptmore Tract	Being an approximately 19 acre tract of land acquired in August, 1997; located on U.S. Hwy 90 West near the intersection of Cagnon Road and U.S. Hwy 90 West.

**WHEREAS**, the San Antonio Water System's District Special Project was created by the City Council of the City of San Antonio on October 20, 2011, pursuant to Ordinance No. 2011-10-20-0845, and this action is related to, and consistent with, that Ordinance; and

**WHEREAS**, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

**WHEREAS**, staff has determined need for the Properties are no longer necessary for the efficient operation of the System; and

**WHEREAS**, any easements, rights of way, groundwater rights, surface water rights, well sites, etc. needed for the efficient operation of the System will be retained at the time of any future sale; and

**WHEREAS**, upon the sale of said Properties, the proceeds from said sale shall be deposited in the Gain/Loss Account for the Water Delivery System and allocated to the District Special Project; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his designated representative to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT:**

1. That the Properties are hereby declared surplus to the needs of the System. Such real property is more thoroughly described in Attachment II, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.

3. That the President/Chief Executive Officer or his designated representative is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.

4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.

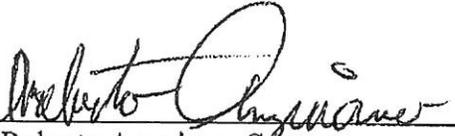
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 3<sup>rd</sup> day of April, 2012.

  
\_\_\_\_\_  
Berto Guerra Jr., Chairman

ATTEST:

  
\_\_\_\_\_  
Roberto Anguiano, Secretary

Attachments:

- I. Area Map
- II. Legal Descriptions of Properties

RESOLUTION NO. 12-501

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING THREE TRACTS OF LAND IN BEXAR COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

THE PROPERTIES TO BE DECLARED SURPLUS ARE DESCRIBED BELOW AND MORE FULLY DESCRIBED IN ATTACHMENT II TO THIS RESOLUTION:

Property	Property Description
5103 Blanco Road	Being a tract of land approximately 0.175 acres acquired in June 4, 1979, 1946; located at 5103 Blanco Road near the intersection of Blanco Road and Burwood Lane
Blue Wing Road-Otillo Dam Site	Being a tract of land approximately 13.09 acres acquired in January 10, 1996; located at Blue Wing Road, including approximate 2.017 acre ingress/egress easement.
2518 SW 21 <sup>st</sup> Street	Being a tract of land approximately 2.96 acres acquired in May 13, 1946; located at 2518 SW 21 <sup>st</sup> Street

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, staff has determined need for the Properties are no longer necessary for the efficient operation of the System; and

**WHEREAS**, any easements or rights of way needed for the efficient operation of the System will be retained at the time of any future sale; and

**WHEREAS**, upon the sale of said Properties, the proceeds from said sale shall be deposited in the Gain/Loss Account for the Water Delivery System; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:**

1. That the Properties are hereby declared surplus to the needs of the System. Such real property is more particularly described in Attachment II, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

12<sup>th</sup> 501

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 4th day of December, 2012.

  
\_\_\_\_\_  
Berto Guerra, Jr., Chairman

ATTEST:

  
\_\_\_\_\_  
Roberto Anguiano, Secretary

Attachments:

- I. Area Map
- II. Legal Descriptions of Properties

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND DISPOSITION OF SEVEN REAL PROPERTIES OWNED BY THE SAN ANTONIO WATER SYSTEM:**

- **AN APPROXIMATE 13.09 ACRE TRACT OF LAND INCLUDING AN APPROXIMATE 2.017 ACRE INGRESS/EGRESS EASEMENT ON BLUE WING ROAD MORE COMMONLY KNOWN AS THE OTILLO DAM SITE**
- **AN APPROXIMATE 19 ACRE TRACT OF LAND LOCATED AT 6305 CAGNON ROAD**
- **AN APPROXIMATE 0.032 ACRE TRACT OF LAND LOCATED AT 15309 CULEBRA ROAD**
- **AN APPROXIMATE 0.9642 ACRE TRACT OF LAND LOCATED AT 8604 GERONIMO DRIVE**
- **AN APPROXIMATE 268.132 ACRE TRACT OF LAND LOCATED NORTHEAST OF LYTLE, TEXAS IN BEXAR AND ATASCOSA COUNTIES (KYE MASK FARM)**
- **AN APPROXIMATE 5.02 ACRE TRACT LOCATED AT 9823 MARBACH ROAD**
- **AN APPROXIMATE 723.65 ACRE TRACT OF LAND LOCATED ON WT MONTGOMERY ROAD SOUTH OF U.S. HWY. 90 (STRAUS RANCH)**

\* \* \* \* \*

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

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

WHEREAS, the San Antonio Water System (SAWS) filed an application requesting to declare as surplus and dispose of seven real properties; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application by the San Antonio Water System to declare as surplus and dispose of seven real properties.

**SIGNED this 28<sup>th</sup> Day of August, 2013**

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**Roberto R. Rodriguez, Chairman**

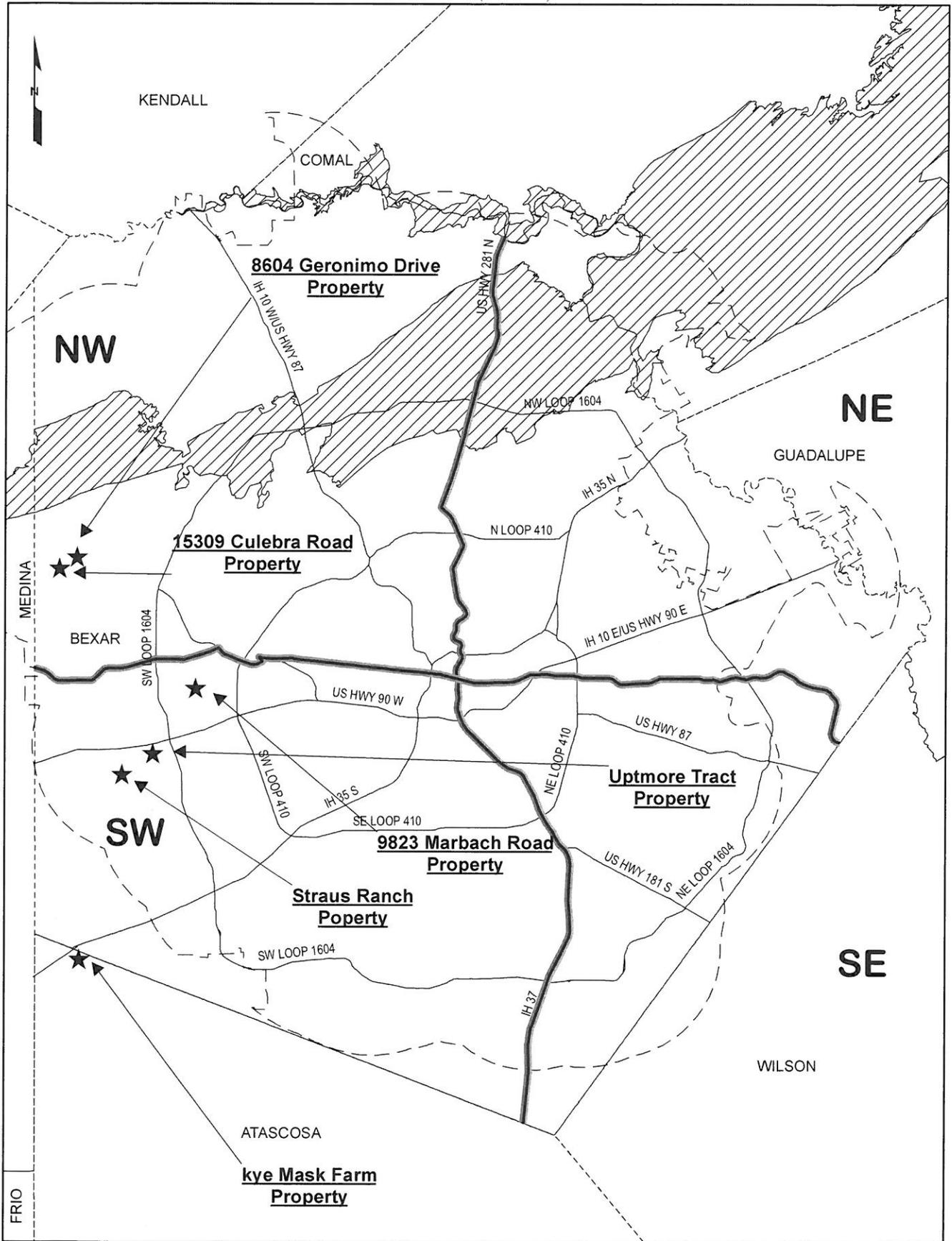
Attest:

---

Executive Secretary  
San Antonio Planning Commission

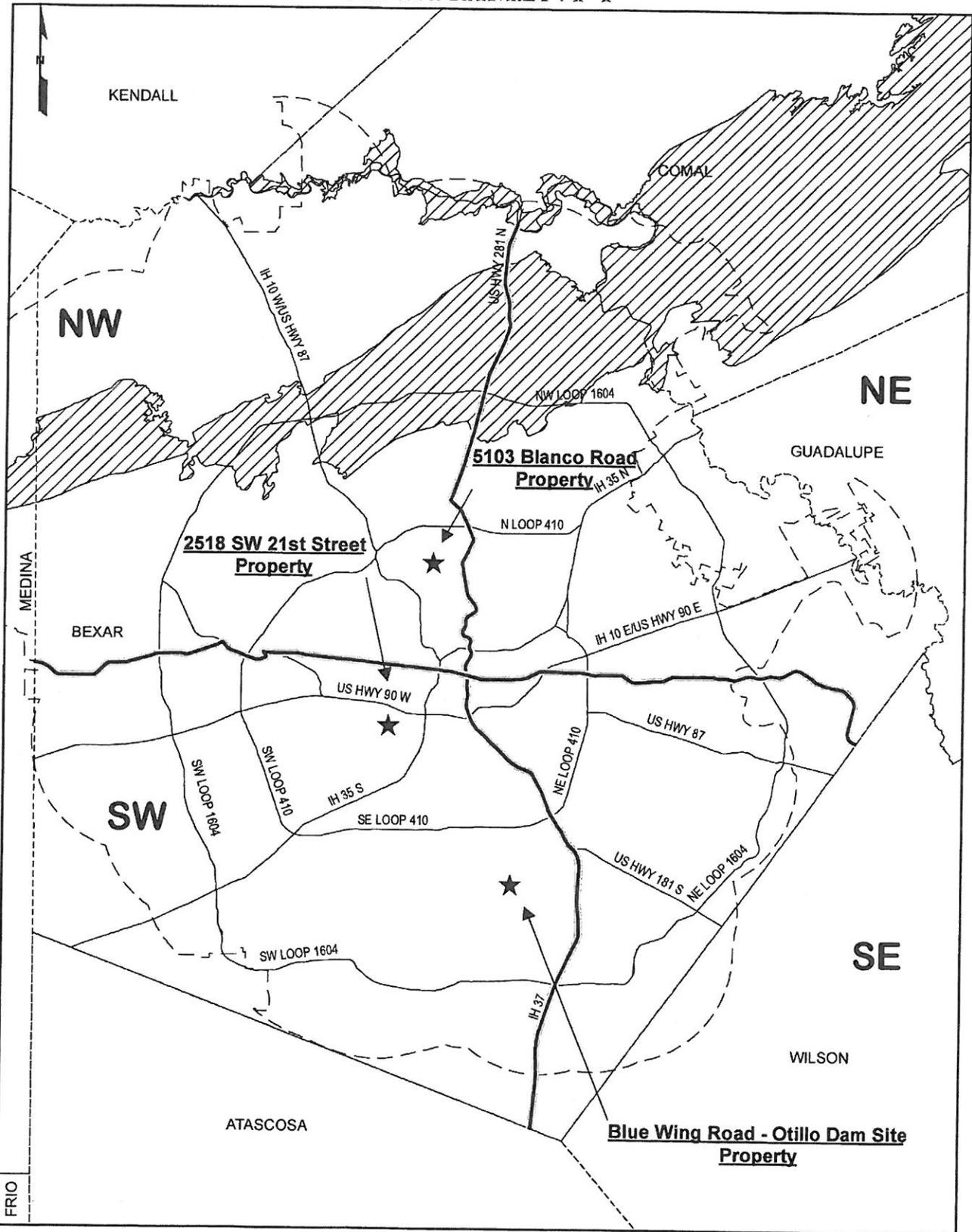
ATTACHMENT I

DISTRICT SPECIAL PROJECT (DSP) SURPLUS PROPERTIES



AREA MAP

SAN ANTONIO WATER SYSTEM  
AREA MAP  
ATTACHMENT I



SURPLUS PROPERTIES



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966  
Telephone (210) 207-4032

June 28, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of real property located at Blue Wing Road, the Otillo Dam Site, S.P. 1747

Dear Mr. Haby,

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

**Development Services:** The entire property appears to be in a floodplain. Disclose to buyer that any improvements, developments or site work will require a tree permit. A floodplain development permit would be required as well.

**Public Works, Right of Way:** Contact and confirm with all utilities that there are no conflicts.  
**Planning & Engineering (No Objections):** FYI: Majority of lot is in the 100 year floodplain and the lot is located outside the city limits.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

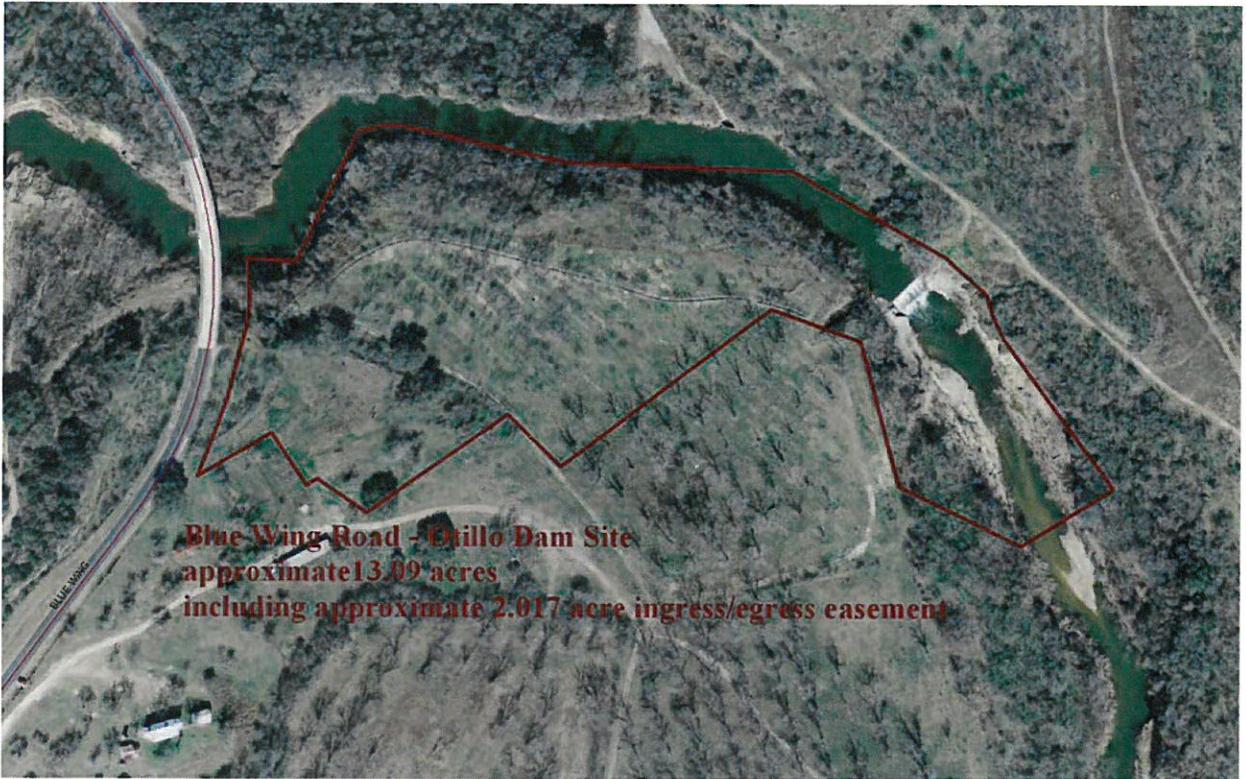
PETITIONER:

Valentin T. Ruiz Jr  
By

VICE PRESIDENT - OPERATIONS SERVICES  
Title

VALENTIN T. RUIZ JR  
Print Name

6-28-13  
Date



**SP 1747 SAWS Request to Declare as Surplus and Dispose of Real Property  
Blue Wing Road - Otillo Dam Site**

# SPECIAL WARRANTY DEED

Date: January 10, 1996

Grantor: JOSEPH H. BERRY and wife, CONSTANCE O. BERRY

Grantor's Mailing Address: 4402 Vance Jackson, Suite 100  
San Antonio, Bexar County, Texas 78230

Grantee: BEXAR METROPOLITAN WATER DISTRICT

Grantee's Mailing Address: 2047 W. Malone  
San Antonio, Bexar County, Texas 78225

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is herein acknowledged.

Property (including any improvements):

TRACT I: A tract of land containing 322.946 acres, being out of Jose Antonio De La Garza Grant Abstract No. 3, Bexar County, Texas; and

TRACT II: A tract of land containing 467.08 acres, being out of the Jose Antonio De La Garza Grant Abstract No. 3, Bexar County, Texas; SAVE AND EXCEPT those portions of subject property conveyed to Bexar County by Warranty Deed recorded in Volume 7429, Page 400, and Volume 8229, Page 271, Bexar County Deed Records;

Said TRACTS I and II being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes;

Together with all improvements thereon any right or title to the water rights owned by Grantor herein to irrigate any portion of such land out of the San Antonio River including certified filings with the State Water Engineers and the dam on the San Antonio River adjoining said property together with that portion of the northeast bank of the river upon which the northeast end of the dam is located but which portion of the bank of the river is not included in the metes and bounds description. This conveyance includes all property within the fences on said premises, whether described by the surveys or not.

And further, in consideration of the purchase price paid by Grantee herein for the above described real property and the appurtenant water rights thereto, receipt of which is hereby acknowledged, Grantors have GRANTED SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY UNTO Grantee, any and all rights of every kind and description, to make a beneficial use for any purpose, of water flowing in, upon, across, under, above, or in any stream, river, channel, lake, canal, or ditch to which the above described land is riparian under and by virtue of any right based upon prescriptive claim, long use, the fact such land is riparian, upon appropriations made, and, in particular, without intending to in anyway limit the general transfer hereby made, all rights described in Exhibit "B"

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**Reservations from and Exceptions to Conveyance and Warranty:**

**This conveyance is made subject to any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments that affect the property, including but not limited to:**

**Electric and gas easement to the City of San Antonio recorded in Volume 5015, Page 72, Deed Records of Bexar County, Texas.**

**Electric line right of way easement to the City of San Antonio, recorded in Volume 6487, Page 123, Deed Records of Bexar County, Texas.**

**Electric line right of way easement to the City of San Antonio, recorded in Volume 3441, Page 1912, Official Public Records of Real Property Records of Bexar County, Texas.**

**Reservation of minerals as recited in deeds recorded in Volume 4909, Page 311 and Volume 4909, Page 319, Deed Records, Bexar County, Texas and as amended in an Exchange Deed between Groos Bank, N.A. and Joseph H. Berry and Constance O. Berry recorded in Volume 2928, Page 1084, Official Public Records of Bexar County, Texas.**

**Channel easement to County of Bexar as recorded in Volume 8229, Page 276, Deed Records of Bexar County, Texas.**

**Subject to the rights of any landowners or to the public for the roadway referenced in a deed recorded in Volume 328, Pages 239-243, Deed Records of Bexar County, Texas and shown on a plat dated May 27, 1913, recorded in Volume 368, Page 140, Deed Records of Bexar County, Texas.**

**Subject to the Agreement between the Blue Wing Club and C.A. Goeth recorded in Volume 493, Page 369, of the Bexar County Deed Records, and to the Agreement between the Blue Wing Club and C. A. Goeth Volume 572, Page 69, Deed Records of Bexar County Texas, amended in Volume 5241, Page 908, Deed Records of Bexar County, Texas.**

**Subject to an Assignment of Water Rights as recorded in Volume 2861, Page 1720, Official Public Records of Real Property of Bexar County, Texas.**

**Taxes for 1996 and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee will save, keep and hold harmless Grantor from any lawful obligation to pay same.**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS CONVEYANCE, GRANTOR AND GRANTEE AGREE THAT, EXCEPT FOR THE ENVIRONMENTAL REPRESENTATIONS, COVENANTS, AND WARRANTIES AND OTHER REPRESENTATIONS AND WARRANTIES AS CONTAINED IN THE

**SELLER'S CERTIFICATE OF WARRANTIES OF EVENDATE HERewith, THE GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS, THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, EXCEPT FOR THE ENVIRONMENTAL REPRESENTATIONS, COVENANTS, AND WARRANTIES AND OTHER REPRESENTATIONS AND WARRANTIES AS CONTAINED IN THE SELLER'S CERTIFICATE OF WARRANTIES OF EVENDATE HERewith, BUT IS RELYING UPON ITS EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT AS SET FORTH HEREIN AND EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FOR THE IN THE CLOSING DOCUMENTS).**

GRANTORS

GRANTEE

*Joseph H. Berry*  
\_\_\_\_\_  
JOSEPH H. BERRY

BEXAR METROPOLITAN WATER DISTRICT

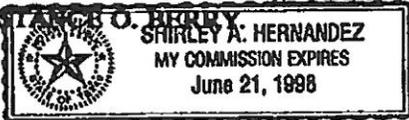
*Constance O. Berry*  
\_\_\_\_\_  
CONSTANCE O. BERRY

By: *Thomas C. Moreno*  
\_\_\_\_\_  
GENERAL MGR.

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF BEXAR

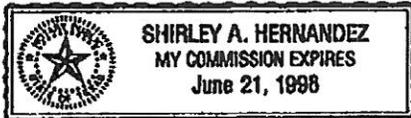
This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 1996, by JOSEPH H. BERRY and wife, ~~CONSTANCE O. BERRY~~



*Shirley A. Hernandez*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 1996, by THOMAS C. MORENO, GENERAL Manager of BEXAR METROPOLITAN WATER DISTRICT.



*Shirley A. Hernandez*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

BEXAR METROPOLITAN WATER DISTRICT  
2047 W. Malone  
San Antonio, Texas 78225

KEVIN H. BERRY  
Bexar Plaza  
1777 N.E. Loop 410, Suite 707  
San Antonio, Texas 78217  
Telephone (210) 828-5844  
Telecopier (210) 828-5899

VOL 640 PG 2006

FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 785.045 acres of land out of the Jose Antonio De La Garza Survey, Abstract 3, County Block 4006, Bexar County, Texas. Said 785.045 acres of land being described as two (2) tracts. Tract 1 containing 324.967 acres of land and Tract 2 containing 460.078 acres of land. Said 785.045 acres of land being that same property containing 784.525 acres of land as described in deed dated June 22, 1983, W. B. Martin, Jr., Grantor and Joseph H. Berry and wife, Grantee and recorded in Volume 2861, Page 1704, of the real property records of Bexar County, Texas. The bearings recited herein are based on the hereinabove deed describing 784.525 acres of land. Said 785.045 acres of land being more particularly described by metes and bounds as follows:

TRACT 1 (WEST TRACT)

Being 324.967 acres of land out of the Jose Antonio De La Garza Survey, Abstract 3, County Block 4006, Bexar County, Texas.

BEGINNING at a set iron pin being a cutback corner on the south right-of-way of Blue Wing Road and being that same point in a radial cutback line as called in Parcel A. Said Parcel A containing 4.329 acres of land being the right-of-way widening of Blue Wing Road as described in deed, dated May 12, 1977, W. B. Martin, Jr., Grantor and County of Bexar, Grantee and recorded in Volume 8229, Page 271, of the deed records of Bexar County, Texas. Said beginning point being the southwest corner of this herein described 324.967 acres of land;

THENCE with the south right-of-way of Blue Wing Road along the arc of a curve to the left, the radius of which bears North  $13^{\circ}05'01''$  West, 747.36 feet, having a central angle of  $50^{\circ}44'14''$ , a radius of 747.36 feet, an arc length of 661.81 feet to a set iron pin being a point of tangency;

THENCE with the east right-of-way of Blue Wing Road, North  $26^{\circ}10'45''$  East, 644.78 feet to a set iron pin;

THENCE North  $26^{\circ}05'12''$  East, 737.65 feet to a set iron pin being a point of curvature;

THENCE along the arc of a curve to the right, the radius of which bears, South  $63^{\circ}54'48''$  East, 2,834.83 feet, having a central angle of  $11^{\circ}11'47''$ , a radius of 2,834.83 feet, an arc distance of 553.96 feet to a set iron pin being a point of tangency;

THENCE North  $37^{\circ}16'59''$  East, 1,015.24 feet to a set iron pin being a point of curvature;

THENCE along the arc of a curve to the left, the radius of which bears, North  $52^{\circ}43'01''$  West, 730.00 feet, having a central angle of  $42^{\circ}38'38''$ , a radius of 730.00 feet, an arc length of 543.32 feet to the center of the San Antonio River;

FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

THENCE leaving the east right-of-way of Blue Wing Road and with the center of the San Antonio River, downstream, the following courses and distances:

North 87°50'43" East, 97.55 feet;  
North 23°46'27" East, 171.45 feet;  
North 36°53'55" East, 46.87 feet;  
North 60°10'07" East, 55.87 feet;  
North 71°14'34" East, 53.86 feet;  
North 89°49'40" East, 35.88 feet;  
South 79°29'42" East, 150.75 feet;  
South 78°05'18" East, 132.33 feet;  
South 83°49'39" East, 416.63 feet;  
South 56°22'39" East, 138.12 feet;  
South 24°46'48" East, 76.22 feet;  
South 38°14'47" East, 345.37 feet;  
South 34°11'04" East, 183.25 feet;  
South 16°52'02" East, 113.26 feet;  
South 28°46'30" East, 220.55 feet;  
South 15°47'31" East, 46.74 feet;  
South 34°38'35" East, 40.84 feet;  
South 11°40'57" East, 76.24 feet;  
South 08°49'49" West, 58.91 feet;  
South 40°29'03" West, 30.12 feet;  
South 00°34'50" East, 75.25 feet;  
South 16°07'14" East, 98.35 feet;  
South 23°27'46" East, 56.06 feet;  
South 80°15'22" East, 63.65 feet;  
South 89°28'40" East, 59.77 feet;  
North 74°14'14" East, 106.90 feet;  
North 78°52'07" East, 69.17 feet;  
North 83°54'44" East, 65.07 feet;  
South 82°09'21" East, 86.62 feet;  
South 60°23'52" East, 86.04 feet;  
South 23°52'11" East, 103.22 feet;  
South 24°38'41" East, 88.21 feet;  
South 11°21'55" East, 106.16 feet;  
South 35°28'54" West, 77.13 feet;  
South 39°59'50" West, 88.70 feet;  
South 59°02'08" West, 122.69 feet;  
South 46°06'12" West, 121.73 feet;  
South 37°49'07" West, 81.58 feet;  
South 20°40'05" West, 200.91 feet;  
South 18°30'01" East, 255.01 feet;  
South 14°17'44" East, 169.31 feet;  
South 08°03'49" East, 89.40 feet;  
South 25°44'01" East, 115.95 feet;  
South 01°07'15" East, 156.12 feet;

FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

South 17<sup>0</sup>33'45" West, 182.05 feet;  
South 06<sup>0</sup>40'57" West, 166.02 feet;  
South 02<sup>0</sup>45'36" East, 191.07 feet;  
South 54<sup>0</sup>38'25" East, 87.02 feet;  
South 01<sup>0</sup>59'30" West, 74.17 feet;  
South 07<sup>0</sup>54'50" West, 140.50 feet;  
South 19<sup>0</sup>41'45" West, 112.93 feet;  
South 00<sup>0</sup>33'26" West, 70.51 feet;  
South 26<sup>0</sup>12'44" East, 68.32 feet;  
South 66<sup>0</sup>05'49" East, 108.24 feet;  
North 77<sup>0</sup>08'12" East, 93.98 feet;  
North 66<sup>0</sup>40'04" East, 328.12 feet;  
North 53<sup>0</sup>17'25" East, 83.91 feet;  
North 86<sup>0</sup>05'05" East, 108.67 feet;  
South 77<sup>0</sup>29'11" East, 106.24 feet;  
South 21<sup>0</sup>59'28" East, 262.88 feet;  
South 22<sup>0</sup>24'01" West, 79.36 feet;  
South 07<sup>0</sup>29'19" West, 295.95 feet;  
North 07<sup>0</sup>48'52" East, 99.04 feet;  
North 61<sup>0</sup>26'32" East, 138.55 feet;  
South 07<sup>0</sup>41'32" East, 122.26 feet;  
South 11<sup>0</sup>46'05" East, 177.47 feet;  
South 10<sup>0</sup>08'30" West, 76.99 feet;  
South 29<sup>0</sup>57'24" West, 51.71 feet;  
South 89<sup>0</sup>48'14" West, 43.39 feet;  
North 66<sup>0</sup>11'25" West, 60.41 feet;  
North 59<sup>0</sup>15'38" West, 50.65 feet;  
North 56<sup>0</sup>47'10" West, 56.55 feet;  
North 70<sup>0</sup>40'56" West, 120.74 feet;  
North 85<sup>0</sup>59'02" West, 70.03 feet;  
South 68<sup>0</sup>21'01" West, 117.50 feet;  
South 31<sup>0</sup>31'17" West, 103.07 feet;  
South 04<sup>0</sup>47'55" West, 120.66 feet;  
South 24<sup>0</sup>19'51" East, 72.23 feet;  
South 01<sup>0</sup>06'37" West, 46.62 feet;

THENCE leaving the center of the San Antonio River and with the south line of this herein described 324.967 acre tract of land, said south line being the north line of a 500 acre tract of land as described in deed dated November 1, 1910, Henry J. Lamm et al., Grantor and Trustees for the Blue Wing Club, Grantee and recorded in Volume 348, Page 89, of the deed records of Bexar County, Texas, North 70<sup>0</sup>44'22" West, 147.21 feet to an iron pin set at a fence corner;

THENCE generally with a fence, North 71<sup>0</sup>26'23" West, 2,494.62 feet to a set iron pin;

FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

- THENCE North  $71^{\circ}25'44''$  West, 473.10 feet to a set iron pin;
- THENCE North  $71^{\circ}49'25''$  West, 650.94 feet to a set iron pin;
- THENCE North  $71^{\circ}08'29''$  West, 709.13 feet to a set iron pin;
- THENCE North  $71^{\circ}40'54''$  West, 428.38 feet to a set iron pin being the south end of a cutback corner of Blue Wing Road;
- THENCE North  $11^{\circ}49'49''$  West, 74.65 feet to the Place of Beginning and containing 324.967 acres of land, save and except the bed of the San Antonio River, a navigable river, in Bexar County, Texas.

TRACT 2 (EAST TRACT)

Being 460.078 acres of land out of the Jose De La Garza Survey, Abstract 3, County Block 4006, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING at a set iron pin on the north right-of-way of Blue Wing Road and being the southwest corner of this herein described 460.078 acre tract of land. Said iron pin being the northwest corner of Parcel A containing 4.329 acres of land. Said Parcel A being the right-of-way widening of Blue Wing Road as described in deed, dated May 12, 1977, W. B. Martin, Jr., Grantor and County of Bexar, Grantee and recorded in Volume 8229, Page 271, of the deed records of Bexar County, Texas;
- THENCE leaving the north right-of-way of Blue Wing Road and with the west line of the 460.078 acre tract of land as described in the hereinabove Volume 2861, Page 1704, and with the east line of a 58.87 acre tract of land as described in deed dated May 10, 1940, Estate of Sophie Jaeschke et al., Grantor and Eddie Jaeschke et al., and recorded in Volume 1763, Page 142, of the deed records of Bexar County, Texas, generally with a fence, North  $00^{\circ}33'00''$  East, at 3,179.16 feet crossing a fence running in an easterly direction, a total distance of 3,190.27 feet to a found iron pin being the northwest corner of this herein described 460.078 acre tract of land and being the northeast corner of the hereinabove 58.87 acre tract of land;
- THENCE leaving the east line of the 58.87 acre tract of land and leaving the fence, South  $72^{\circ}00'09''$  East, 841.04 feet to a set iron pin on the west line of a 15.13 acre tract of land, called Tract 1, as described in deed Edward M. Yturri et al., Grantor and Alice Yturri Pena, Grantee dated March 26, 1980, and recorded in Volume 1915, Page 35, of the real property records of Bexar County, Texas;

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FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

THENCE with the west line of the hereinabove Tract 1, South  $00^{\circ}24'21''$  West, at 15.61 feet crossing a fence running in a westerly direction and continuing generally with a fence, a total distance of 1,073.84 feet to a set iron pin being the southwest corner of Tract 1 and being an interior corner of this herein described 480.078 acre tract of land;

THENCE with the south line of Tracts 1 thru 7 as shown in Volume 1915, Page 35, generally with a fence, South  $71^{\circ}31'54''$  East, 3,084.74 feet to an iron pin set at a fence corner. Said iron pin being the southeast corner of Tract 7 as described in deed recorded in Volume 1915, Page 43, of the real property records of Bexar County, Texas;

THENCE with the east line of Tract 7, generally with a fence, North  $00^{\circ}42'56''$  East, 1,569.96 feet to an iron pin set at a fence intersection. Said iron pin being the northeast corner of Tract 7;

THENCE leaving the east line of Tract 7, generally with a fence, South  $71^{\circ}23'23''$  East, 2,997.88 feet to a set iron pin at the beginning of a gully;

THENCE with the center of a gully, the following courses and distances:

South  $86^{\circ}20'23''$  East, 58.52 feet;  
North  $15^{\circ}57'08''$  East, 25.52 feet;  
North  $14^{\circ}01'36''$  East, 105.44 feet;  
North  $30^{\circ}59'44''$  East, 19.22 feet;  
North  $15^{\circ}19'26''$  East, 24.16 feet;  
North  $50^{\circ}04'35''$  East, 11.63 feet;  
North  $67^{\circ}55'29''$  East, 19.28 feet;  
South  $45^{\circ}20'57''$  East, 16.84 feet;  
South  $25^{\circ}33'49''$  East, 45.99 feet;  
South  $67^{\circ}08'31''$  East, 22.24 feet;  
South  $87^{\circ}16'28''$  East, 121.61 feet  
to the center of the San Antonio River;

THENCE with the center of the San Antonio River, the following courses and distances:

South  $47^{\circ}37'57''$  East, 27.54 feet;  
South  $64^{\circ}08'26''$  East, 384.94 feet;  
South  $81^{\circ}03'11''$  East, 76.62 feet;  
North  $57^{\circ}27'32''$  East, 38.34 feet;  
North  $12^{\circ}42'29''$  East, 54.71 feet;  
North  $01^{\circ}22'48''$  West, 179.96 feet;  
North  $03^{\circ}37'19''$  West, 36.67 feet;  
North  $23^{\circ}19'12''$  East, 58.84 feet;  
North  $64^{\circ}49'13''$  East, 51.46 feet;  
North  $81^{\circ}08'02''$  East, 38.63 feet;

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FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

South  $68^{\circ}29'48''$  East, 123.71 feet  
South  $45^{\circ}07'28''$  East, 229.92 feet;  
North  $87^{\circ}50'43''$  East, 26.16 feet  
to a point on the west right-of-way of Blue Wing Road;

THENCE leaving the center of the San Antonio River and with the west right-of-way of Blue Wing Road along the arc of a curve to the right, the radius of which bears, South  $84^{\circ}21'06''$  West, 670.00 feet, having a central angle of  $42^{\circ}55'53''$ , a radius of 670.00 feet, an arc distance of 502.03 feet to a set iron pin being a point of tangency;

THENCE South  $37^{\circ}16'59''$  West, 1,015.24 feet to a set iron pin being a point of curvature;

THENCE along the arc of a curve to the left, the radius of which bears, South  $52^{\circ}43'01''$  East, 2,894.83 feet, having a central angle of  $08^{\circ}30'27''$ , a radius of 2,894.83, an arc distance of 429.84 feet to a set iron pin;

THENCE generally with a fence, South  $65^{\circ}45'03''$  West, 32.39 feet to a set iron pin;

THENCE South  $26^{\circ}23'48''$  West, 158.21 feet to a set iron pin;

THENCE South  $14^{\circ}20'06''$  East, 28.57 feet to a set iron pin;

THENCE South  $26^{\circ}05'12''$  West, 499.68 feet to a set iron pin;

THENCE South  $69^{\circ}01'36''$  West, 28.24 feet to a set iron pin;

THENCE South  $26^{\circ}06'44''$  West, 157.43 feet to a set iron pin;

THENCE South  $15^{\circ}27'22''$  East, 28.77 feet to a set iron pin;

THENCE South  $26^{\circ}10'45''$  West, 613.91 feet to a set iron pin being a point of curvative;

THENCE along the arc of a curve to the right, the radius of which bears, North  $63^{\circ}49'15''$  West, 687.36 feet, having a central angle of  $82^{\circ}21'00''$ , a radius of 687.36 feet, an arc distance of 987.92 feet to a set iron pin being a point of tangency;

THENCE continuing with the north right-of-way of Blue Wing Road and continuing generally with a fence, North  $32^{\circ}14'33''$  West, 29.00 feet to a set iron pin;

THENCE North  $71^{\circ}23'35''$  West, 560.10 feet to a set iron pin;

THENCE South  $66^{\circ}58'27''$  West, 29.00 feet to a set iron pin;

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FIELD NOTES DESCRIBING  
785.045 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS  
(continued)

- THENCE North 71°28'15" West, 1,698.86 feet to a set iron pin;
- THENCE North 29°48'49" West, 29.70 feet to a set iron pin;
- THENCE North 71°30'23" West, 258.04 feet to a set iron pin;
- THENCE South 66°09'13" West, 28.99 feet to a set iron pin;
- THENCE North 71°31'44" West, 784.19 feet to a set iron pin;
- THENCE North 00°00'48" West, 20.40 feet to a set iron pin;
- THENCE North 71°31'56" West, 338.39 feet to a set iron pin;
- THENCE South 66°22'52" West, 28.14 feet to a set iron pin;
- THENCE North 71°31'59" West, 848.57 feet to a set iron pin;
- THENCE North 29°48'44" West, 29.59 feet to a set iron pin;
- THENCE North 71°26'43" West, 258.33 feet to a set iron pin;
- THENCE South 65°54'12" West, 29.47 feet to a set iron pin;
- THENCE North 71°33'26" West, 704.82 feet to the Place of Beginning and containing 460.078 acres of land, save and except the bed of the San Antonio River, a navigable river, in Bexar County, Texas, according to a survey made on the ground under my supervision and completed on December 15, 1995.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

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**EXHIBIT B**

- (a) What is denominated by the Texas Water Commission as Certificate of Adjudication No. 19-1966 which has a priority date of August 9, 1911. This Certificate permits maintenance of a dam on the San Antonio River; an impoundment of 34 acre feet of water in the San Antonio River behind the dam; the right to divert water from the river at a maximum rate of 1,200 gallons per minute (that's 2.7 cfs or 5.3 acre feet per day or 1.7 mgd). The Certificate also allows the irrigation of a maximum of 240 acres of land with a maximum of 481 acre feet of water in a year.
- (b) What is denominated by the Texas Water Commission as Certified Filing 187, Bexar County, Texas, such Certified Filing being of record in Book 2, Pages 306-322 of the Water Appropriation Records;
- (c) That certain appropriation made by the San Antonio Hunting & Fishing Association, dated May 30, 1902 of record in Vol. 1, Pages 48-51 of the Bexar County Water Rights Records;
- (d) That certain appropriation made by O.C. Guessaz and C. A. Goeth dated May 31, 1902 of record in Vol. 1, Pages 45-48 of the Bexar County Water Rights Records;
- (e) That certain appropriation of water made by C. A. Goeth, dated August 9, 1911 of record in Vol. 1, Page 82 of the Bexar County Water Rights Records;
- (f) That certain appropriation of water by C.A. Goeth, dated December 23, 1911 of record in Vol. 1, Page 91 of the Bexar County Water Rights Records;
- (g) Designation and appropriation by C.A. Goeth dated June 30, 1913, of record in Vol 1, Page 155 of the Bexar County Water Rights Records.

Any provision herein which restricts the sale, rental, or use of the described real property because of race is hereby rejected and unenforceable under Federal law. STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument with File # 19-0005797 in Public Record Sequence # 19-0005797 was duly recorded on the date and at the time stipulated herein by the BSA with duty RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

JAN 18 1996



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Jan 12 1996

At 11:02am

Receipt #: 191449  
Recording: 23.00  
Doc/Hgmt: 6.00

Doc/Num : 96- 0005797

Deputy -Betty Sepulveda

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ATTACHMENT II  
UPTMORE TRACT

STC/97991438/LA-# 43.00

WARRANTY DEED  
AND GRANT OF EASEMENT

97- 0117657

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR       §

THAT, J. H. UPTMORE & ASSOCIATES, INC. (hereinafter called Grantor, whether one or more), acting herein by and through its authorized corporate officer, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEXAR METROPOLITAN WATER DISTRICT (hereinafter called Grantee, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being two (2) tracts of land, called Tract A (47.155 acres) and Tract B (19.065 acres), and two (2) ingress/egress easements, called Easement Number 1 (0.951 acres) and Easement Number 2 (0.664 acres), situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317, the A. Wickson Survey Number 68, Abstract 793, County Block 4318 and the Wm. T. Neil Survey 62, Abstract 544, County Block 5197, Bexar County, Texas. Said Tract A and Tract B and Easements Number 1 and 2 being out of that certain 1,482 acres of land as described in General Warranty Deed with Vendor's Lien, dated January 5, 1973, Grantor: George Luckey, et ux., Grantee: H. B. Zachry Properties, Inc., and recorded in Volume 6977, Page 883 of the Deed Records of Bexar County, Texas, and further described and being the same or containing the same property as 1,473.4201 acres, called Tract 4, in Deed of Trust, Grantor: J. H. Uptmore & Associates, Inc., Trustee: Hayden Grona, and recorded in Volume 4216, Page 495 of the Real Property Records of Bexar County, Texas. A plat depicting the herein described tracts of land has been prepared to accompany these field notes. The bearings recited herein are based on the hereinabove 1,473.4201 acres of land as recorded in Volume 4216, Page 495. Said Tracts A and B and Easements Number 1 and 2 being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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TOGETHER WITH a 60' wide access, ingress, egress and utility easement containing 18.94 acres of land, more or less, over, in and under the following four tracts of real property:

- A 9.8 acre tract described in Exhibit "B";
- A 3.7 acre tract described in Exhibit "C";
- A 4.74 acre tract described in Exhibit "D"; and
- A 0.70 acre tract described in Exhibit "E";

AND TOGETHER with a 10' wide waterline utility easement on either side of said 60 foot wide access, ingress, egress and utility easement.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the conditions and easements described on Exhibit "F" attached hereto and made a part hereof.

EXECUTED ON August 18, 1997

J. H. UPTMORE & ASSOCIATES, INC.

BY: [Signature]  
J. H. UPTMORE,  
President

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 18 day of August, 1997, by J. H. UPTMORE, President of J. H. UPTMORE & ASSOCIATES, INC., on behalf of said entity.

[Signature]  
NOTARY PUBLIC STATE OF TEXAS  
SHARRON VETTERS  
My Commission Expires 9/26/2000

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GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:  
Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
8000 Vantage, Suite 2000, Building A  
San Antonio, Texas 78230

c:\wp51\bexar.met\uptmore.ded

FIELD NOTES DESCRIBING  
TWO TRACTS OF LAND AND  
TWO INGRESS/EGRESS EASEMENTS  
IN BEXAR COUNTY, TEXAS

UPTMORE TRACT  
(Luckey Ranch)

Being two (2) tracts of land, called Tract A (47.155 acres) and Tract B (19.065 acres), and two (2) ingress/egress easements, called Easement Number 1 (0.951 acres) and Easement Number 2 (0.664 acres), situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317, the A. Wickson Survey Number 68, Abstract 793, County Block 4318 and the Wm. T. Neil Survey Number 62, Abstract 544, County Block 5197, Bexar County, Texas. Said Tract A and Tract B and Easements Number 1 and 2, being out of that certain 1,482 acres of land as described in General Warranty Deed With Vendor's Lien, dated January 5, 1973, Grantor: George Luckey, et ux., Grantee: H. B. Zachry Properties, Inc. and recorded in volume 6977, page 883 of the Deed Records of Bexar County, Texas and further described as 1,473.4201 acres, called Tract 4, in Deed of Trust, Grantor: J. H. Uptmore & Associates, Inc., Trustee: Hayden Grona and recorded in volume 4216, page 495 of the Real Property Records of Bexar County, Texas. A plat depicting the herein described tracts of land has been prepared to accompany these field notes. The bearings recited herein are based on the hereinabove 1,473.4201 acres of land as recorded in volume 4216, page 495. Said Tracts A and B, and Easements Number 1 and 2 being more particularly described by metes and bounds as follows:

TRACT A (47.155 AC.)

Being 47.155 acres of land situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317 and the A. Wickson Survey Number 68, Abstract 793, County Block 4318, Bexar County, Texas:

- BEGINNING at a found iron pin being the most southerly corner of the hereinabove 1,473.4201 acre tract of land;
- THENCE with a south line of the 1,473.4201 acre tract of land, same being the north line of a 918.40 acre tract of land as described in deed, dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe E. Straus, Sr., et al., and recorded in volume 5681, page 299 of the Deed Records of Bexar County, Texas, generally with a fence, North 74°04'28" West, 1,605.16 feet to a found fence post;
- THENCE leaving the south line of the 1,473.4201 acre tract of land and leaving the north line of the 918.40 acre tract of land and entering the 1,473.4201 acre tract of land, generally with a fence, North 14°58'50" East, 44.52 feet to a found fence post;
- THENCE North 18°53'02" West, 168.81 feet to a found fence post;
- THENCE North 08°37'18" West, 141.22 feet to a found fence post;

*W.H. Mullins, Inc. \* 5701 Broadway \* San Antonio, Texas 78209 \* (210) 828-5521*

EXHIBIT "A"

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THENCE North 00°36'34" East, 340.15 feet to a found fence post;  
THENCE North 06°54'53" West, 143.66 feet to a found fence post;  
THENCE North 11°23'32" West, 96.54 feet to a found fence post;  
THENCE North 18°07'07" West, 908.59 feet to a found fence post;  
THENCE North 10°02'27" West, 316.59 feet to a found fence post;  
THENCE North 00°13'54" East, 31.98 feet to a found fence post;  
THENCE North 01°25'59" East, 481.52 feet to a found fence post;  
THENCE leaving the fence and at approximately 30 feet crossing a sixty foot wide ingress and egress easement, containing 9.80 acres, as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore & Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas, North 00°17'32" East, 90.39 feet to a found fence post;  
THENCE generally with a fence, North 03°39'38" East, 257.45 feet to a found fence post;  
THENCE North 05°59'01" East, 311.85 feet to a found fence post;  
THENCE North 07°20'52" East, 115.58 feet to a found fence post;  
THENCE North 08°39'13" East, 374.69 feet to a found fence post;  
THENCE North 18°09'33" East, 76.21 feet to a found fence post;  
THENCE North 20°33'39" East, 104.10 feet to a found fence post;  
THENCE North 26°58'29" East, 178.36 feet to a found fence post;  
THENCE North 32°38'02" East, 53.37 feet to a found fence post;  
THENCE North 37°47'47" East, 98.82 feet to a found fence post;  
THENCE North 37°56'52" East, 67.75 feet to a found fence post;  
THENCE North 47°03'15" East, 56.06 feet to a found fence post;

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EXHIBIT "A"

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*W.H. Mullins, Inc. \* 5701 Broadway \* San Antonio, Texas 78209 \* (210) 828-5521*

THENCE North 48°59'39" East, 193.56 feet to a set iron pin on a southeast line of a 400 acre tract of land as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore & Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas;

THENCE with the southeast line of the 400 acre tract of land, generally with a fence, North 81°16'24" East, 283.68 feet to a found iron pin;

THENCE North 74°44'53" East, 290.61 feet to a found iron pin;

THENCE North 55°43'11" East, 260.76 feet to a found iron pin;

THENCE North 39°35'45" East, 242.17 feet to a found iron pin;

THENCE North 26°16'07" East, 411.98 feet to a found iron pin;

THENCE leaving said southeast line and with a south line of the hereinabove 400 acre tract of land and leaving the fence, South 88°24'31" East, 437.56 feet to a set iron pin;

THENCE leaving the south line of the 400 acre tract of land, South 30°17'21" West, 591.21 feet to a set iron pin;

THENCE South 39°34'53" West, 357.55 feet to a set iron pin;

THENCE South 52°02'58" West, 211.63 feet to a set iron pin at a fence corner;

THENCE generally with a fence, South 48°26'08" West, 423.85 feet to a found fence post;

THENCE leaving the fence, South 40°35'29" West, 109.51 feet to a set iron pin;

THENCE South 42°12'46" West, 72.77 feet to a set iron pin;

THENCE South 27°41'53" West, 314.45 feet to a set iron pin;

THENCE South 65°42'23" West, 145.81 feet to a set iron pin;

THENCE South 25°41'02" West, 92.52 feet to a set iron pin at a fence corner;

THENCE generally with a fence, North 62°29'47" West, 390.18 feet to a set iron pin;

THENCE leaving the fence, South 12°37'06" West, 995.68 feet to a set iron pin;

THENCE crossing a sixty foot wide ingress and egress easement, containing 9.80 acres, as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore &

EXHIBIT "A" Page 3 of 9

*W.H. Mullins, Inc. \* 5701 Broadway \* San Antonio, Texas 78209 \* (210) 828-5521*

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Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas, South 11°44'55" West, 126.64 feet to a found fence post;

- THENCE generally with a fence, South 03°02'13" West, 298.41 feet to a found fence post;
- THENCE South 03°44'44" East, 216.99 feet to a found fence post;
- THENCE South 20°29'50" East, 132.82 feet to a found fence post;
- THENCE leaving the fence, South 03°34'12" West, 174.91 feet to a set iron pin;
- THENCE South 19°53'40" East, 299.92 feet to a set iron pin;
- THENCE South 16°54'49" East, 561.52 feet to a set iron pin;
- THENCE South 08°36'32" East, 221.18 feet to a set iron pin;
- THENCE South 00°10'08" West, 265.87 feet to a set iron pin;
- THENCE South 28°33'34" East, 128.72 feet to a set iron pin;
- THENCE North 86°11'10" East, 95.60 feet to a set iron pin;
- THENCE South 70°58'20" East, 627.12 feet to a set iron pin;
- THENCE South 75°44'04" East, 357.18 feet to a set iron pin;
- THENCE North 89°58'16" East, 332.75 feet to a found iron pin on an east line of the hereinabove 1,473.4201 acre tract of land;
- THENCE with said east line of the 1,473.4201 acre tract of land, South 11°17'36" East, 106.97 feet to a set iron pin;
- THENCE South 13°49'29" East, 390.47 feet to the Place of Beginning and containing 47.155 acres of land in Bexar County, Texas.

**TRACT B (19.065 AC.)**

Being 19.065 acres of land situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317 and the Wm. T. Neil Survey Number 62, Abstract 544, County Block 5197, Bexar County, Texas:

BEGINNING at a found iron pin on the west right-of-way of Cagnon Road and being on an east line of the hereinabove 1,473.4201 acre tract of land from which a cutback corner at the southwest corner of Cagnon Road and U. S. Highway 90 (West) bears, North 00°18'26" West, 2,531.49 feet. Said cutback corner being the northeast corner of the 1,473.4201 acre tract of land. Said found iron pin also being the northeast corner of a 400 acre tract of land as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore & Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas;

THENCE leaving the west right-of-way of Cagnon Road and leaving said east line of the 1,473.4201 acre tract of land and entering the 1,473.4201 acre tract of land and with the north line of the 400 acre tract of land, generally with a fence, South 89°49'52" West, 3,784.01 feet to a set iron pin;

THENCE South 66°11'27" West, 311.87 feet to a found iron pin;

THENCE South 74°45'20" West, 152.51 feet to a found iron pin;

THENCE North 80°49'58" West, 98.50 feet to a found iron pin;

THENCE North 47°53'51" West, 69.91 feet to a found iron pin from which a found iron pin being the northwest corner of the 400 acre tract of land bears, as a reference, North 89°16'21" West, 1,688.62 feet;

THENCE leaving the north line of the 400 acre tract of land, North 44°28'51" West, 1,215.16 feet to a found fence post;

THENCE North 29°50'26" West, 334.82 feet to a found fence post;

THENCE North 15°43'34" West, 381.03 feet to a set iron pin on the south right-of-way of U. S. Highway 90 (West) and being the north line of the hereinabove 1,473.4201 acre tract of land from which the northwest corner of the 1,473.4201 acre tract of land bears, as a reference, South 81°53'21" West, 1,992.60 feet;

THENCE leaving the fence and with the south right-of-way of U. S. Highway 90 (West) and with the north line of the 1,473.4201 acre tract of land, North 81°19'18" East, 158.16 feet to a set iron pin;

THENCE leaving the south right-of-way of U. S. Highway 90 (West) and leaving the north line of the 1,473.4201 acre tract of land, generally with a fence, South 18°41'42" East, 301.42 feet to a set iron pin;

THENCE South 22°22'23" East, 186.27 feet to a set iron pin;

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THENCE South 31°14'23" East, 92.61 feet to a set iron pin;  
 THENCE South 39°13'04" East, 83.21 feet to a set iron pin;  
 THENCE South 41°53'02" East, 81.65 feet to a found fence post;  
 THENCE leaving the fence, South 49°03'25" East, 131.55 feet to a set iron pin;  
 THENCE South 64°06'51" East, 510.69 feet to a set iron pin;  
 THENCE South 54°24'01" East, 485.98 feet to a set iron pin;  
 THENCE South 68°51'53" East, 138.42 feet to a set iron pin;  
 THENCE North 83°55'33" East, 115.42 feet to a set iron pin;  
 THENCE South 88°35'54" East, 219.22 feet to a set iron pin;  
 THENCE South 66°33'15" East, 112.97 feet to a set iron pin;  
 THENCE South 56°12'12" East, 74.25 feet to a set iron pin;  
 THENCE North 89°49'52" East, 3,425.23 feet to a set iron pin on the west right-of-way of Cagnon Road and being on the east line of the 1,473.4201 acre tract of land;  
 THENCE with the west right-of-way of Cagnon Road and with the east line of the 1,473.4201 acre tract of land, South 00°17'55" East, 60.00 feet to the Place of Beginning and containing 19.065 acres of land in Bexar County, Texas.

**EASEMENT NUMBER 1 (0.951 AC.)**

Being a strip of land 15.00 feet in width containing 0.951 acres of land situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317 and a small portion of the A. Wickson Survey Number 68, Abstract 793, County Block 4318, Bexar County, Texas:

BEGINNING at a found fence post on a south line of the hereinabove 1,473.4201 acre tract of land from which a found iron pin being the most southerly corner of the 1,473.4201 acre tract of land bears, South 74°04'28" East, 1,605.16 feet. Said Beginning Point being the southwest corner of Tract A, containing 47.155 acres of land, surveyed this date;  
 THENCE with said south line of the 1,473.4201 acre tract of land, same being the north line of a 918.40 acre tract of land as described in deed, dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe E. Straus, Sr., et al., and recorded

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in volume 5681, page 299 of the Deed Records of Bexar County, Texas, generally with a fence, North 74°04'28" West, 15.00 feet;

- THENCE leaving the south line of the 1,473.4201 acre tract of land and leaving the north line of the 918.40 acre tract of land and entering the 1,473.4201 acre tract of land, North 14°58'50" East, 39.71 feet;
- THENCE North 18°53'02" West, 165.59 feet;
- THENCE North 08°37'18" West, 143.78 feet;
- THENCE North 00°36'34" East, 340.37 feet;
- THENCE North 06°54'53" West, 142.09 feet;
- THENCE North 11°23'32" West, 95.07 feet;
- THENCE North 18°07'07" West, 908.77 feet;
- THENCE North 10°02'27" West, 318.99 feet;
- THENCE North 00°13'54" East, 33.48 feet;
- THENCE North 01°25'59" East, 481.53 feet;
- THENCE at approximately 30 feet entering a sixty foot wide ingress and egress easement, containing 9.80 acres, as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore & Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas, North 00°17'32" East, 90.23 feet;
- THENCE South 89°42'28" East, 15.00 feet to a found fence post on the west line of a 47.155 acre tract of land, called Tract A, surveyed this date;
- THENCE with the west line of the said 47.155 acre tract of land, called Tract A, South 00°17'32" West, at approximately 60 feet leaving the 60 foot wide ingress and egress easement, a total distance of 90.39 feet to a found fence post;
- THENCE South 01°25'59" West, 481.52 feet to a found fence post;
- THENCE South 00°13'54" West, 31.98 feet to a found fence post;
- THENCE South 10°02'27" East, 316.59 feet to a found fence post;

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THENCE South 18°07'07" East, 908.59 feet to a found fence post;  
 THENCE South 11°23'32" East, 96.54 feet to a found fence post;  
 THENCE South 06°54'53" East, 143.66 feet to a found fence post;  
 THENCE South 00°36'34" West, 340.15 feet to a found fence post;  
 THENCE South 08°37'18" East, 141.22 feet to a found fence post;  
 THENCE South 18°53'02" East, 168.81 feet to a found fence post;  
 THENCE South 14°58'50" West, 44.52 feet to the Place of Beginning and containing 0.951 acres of land in Bexar County, Texas.

**EASEMENT NUMBER 2 (0.664 AC.)**

Being a strip of land 15.00 feet in width containing 0.664 acres of land situated within the J. Barrit Survey Number 66, Abstract 47, County Block 4317, Bexar County, Texas:

BEGINNING at a found iron pin on the west line of a 19.065 acre tract of land, called Tract B, surveyed this date and being on the north line of a 400 acre tract of land as described in Warranty Deed, dated April 25, 1994, Grantor: J. H. Uptmore & Associates, Inc., Grantee: Bexar County and recorded in volume 6053, page 898 of the Real Property Records of Bexar County, Texas from which the northwest corner of the 400 acre tract of land bears North 89°16'21" West, 1,688.62 feet;  
 THENCE with the north line of the 400 acre tract of land, North 89°16'21" West, 21.29 feet;  
 THENCE leaving the north line of the 400 acre tract of land, North 44°28'51" West, 1,201.98 feet;  
 THENCE North 29°50'26" West, 338.60 feet;  
 THENCE North 15°43'34" West, 384.74 feet to a point on the south right-of-way of U. S. Highway 90 (West) and being the north line of the hereinabove 1,473.4201 acre tract of land from which the northwest corner of the 1,473.4201 acre tract of land bears, as a reference, South 81°53'21" West, 1,977.49 feet;  
 THENCE with the south right-of-way of U. S. Highway 90 (West) and with the north line of the 1,473.4201 acre tract of land, North 81°19'18" East, 15.11 feet to a set iron pin being the northwest corner of the 19.065 acre tract of land, called Tract B, surveyed this date;

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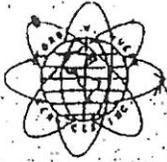
- THENCE leaving the south right-of-way of U. S. Highway 90 (West) and leaving the north line of the 1,473.4201 acre tract of land and with the west line of the 19.065 acre tract of land, called Tract B, generally with a fence, South 15°43'34" East, 381.03 feet to a found fence post;
- THENCE South 29°50'26" East, 334.82 feet to a found fence post;
- THENCE South 44°28'51" East, 1,215.16 feet to the Place of Beginning and containing 0.664 acres of land in Bexar County, Texas.

The above field notes describing Tract A, containing 47.155 acres of land, Tract B, containing 19.065 acres of land, Easement Number 1, containing 0.951 acres of land and Easement Number 2, containing 0.664 acres of land were prepared from an actual survey made on the ground under my supervision on February 3, 1997.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

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GEORGE W. MUERY SERVICES, INC.

3701 Cherry Ridge, Suite 405  
San Antonio, Texas 78230  
(210) 342-0843

STATE OF TEXAS  
COUNTY OF BEXAR

FIELD NOTES  
FOR  
A 9.80 ACRE  
INGRESS AND EGRESS EASEMENT

FIELD NOTES for a 9.80 acre tract of land, more or less, being out of the J. Barril Survey No. 66, Abstract No. 47, County Block 4317, in Bexar County, Texas. Said 9.80 acres also being out of the 1482 acre tract of land described in Deed recorded in Volume 6977, Page 883, Deed Records of Bexar County, Texas. Said 9.80 acre tract of land being more particularly described as follows:

- BEGINNING:** At a 1/2" Iron pin set for a southeast corner of a 400.00 acre tract out of said 1482 acre tract and being N 89° 43' 53" W, 926.09 feet, S 00° 00' 12" W, 40.00 feet and N 89° 43' 53" W, 2375.71 feet from a 1/2" Iron pin set at the intersection of the north right-of-way line of Ponder Road and the west right-of-way line of Cagnon Road;
- THENCE:** Continuing with the south line of said 1482 acre tract, N 89° 43' 53" W, 40.01 feet to a 1/2" Iron pin found for an interior corner of said 1482 acre tract;
- THENCE** Departing said south line and through said 1482 acre tract the following courses and distances:
- S 89° 25' 56" W, 750.01 feet to a point for the beginning of a curve to the left;
- Along the arc of said curve to the left having a radius of 20.00 feet, a central angle of 87° 53' 46", an arc length of 30.68 feet to a point for the end of said curve;
- S 01° 32' 10" W, a distance of 325.74 feet to a point for the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 130.00 feet, a central angle of 84° 45' 42", an arc length of 192.32 feet to a point for the end of said curve;
- S 86° 17' 52" W, 278.90 feet to a point for the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 250.00 feet, a central angle of 55° 49' 57", an arc length of 243.62 feet to a point for the end of said curve;
- N 37° 52' 11" W, a distance of 499.20 feet to a point for the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 310.00 feet, a central angle of 49° 01' 01", an arc length of 265.21 feet to a point for the

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end of said curve;

N 11° 08' 51" E, a distance of 395.32 feet to a point for the beginning of a curve to the left;

Along the arc of said curve to the left having a radius of 80.00 feet, a central angle of 100° 21' 00", an arc length of 140.12 feet to a point for the end of said curve;

N 89° 12' 10" W, a distance of 128.85 feet to a point;

N 00° 37' 39" E, a distance of 190.62 feet to a point;

N 44° 23' 39" W, a distance of 84.82 feet to a point;

N 89° 24' 57" W, a distance of 236.83 feet to a point for the beginning of a curve to the right;

Along the arc of said curve to the right having a radius of 140.00 feet, a central angle of 89° 42' 04", an arc length of 219.18 feet to a point for the end of said curve;

N 00° 17' 07" E, a distance of 1312.68 feet to a point;

N 45° 04' 57" W, a distance of 84.31 feet to a point on a south line of said 400.00 acre tract;

THENCE: Along a south line of said 400.00 acre tract, N 89° 32' 59" E, 120.00 feet to a point;

THENCE: Departing said south line the following courses and distances:

S 00° 17' 07" W, a distance of 1373.45 feet to a point for the beginning of a curve to the left;

Along the arc of said curve to the left having a radius of 80.00 feet, a central angle of 89° 42' 04", an arc length of 125.25 feet to a point for the end of said curve;

S 89° 24' 57" E, a distance of 212.37 feet to a point;

N 48° 57' 34" E, a distance of 89.70 feet to a point;

N 07° 20' 05" E, a distance of 748.78 feet to a point;

N 20° 39' 49" E, a distance of 347.51 feet to a point;

N 32° 03' 23" E, a distance of 157.36 feet to a point;

N 43° 37' 05" E, a distance of 279.83 feet to a point on a south line of said 400.00 acre tract;

THENCE: Along said south line of the 400.00 acre tract, N 89° 32' 59" E, a distance of 83.51 feet to a 1/2" iron pin set;

THENCE: Departing said south line the following courses and distances:

- S 43° 37' 05" W, a distance of 331.84 feet to a point;
- S 32° 03' 23" W, a distance of 145.30 feet to a point;
- S 20° 39' 49" W, a distance of 334.52 feet to a point;
- S 07° 20' 05" W, a distance of 809.16 feet to a point;
- S 03° 54' 44" W, a distance of 45.80 feet to a point;
- S 00° 37' 39" W, a distance of 160.74 feet to a point;
- S 44° 17' 15" E, a distance of 42.49 feet to a point;
- S 89° 12' 10" E, a distance of 69.03 feet to a point for the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 140.00 feet, a central angle of 100° 21' 00", an arc length of 245.20 feet to a point for the end of said curve;
- S 11° 08' 51" W, a distance of 395.32 feet to the beginning of a curve to the left;
- Along the arc of said curve to the left having a radius of 250.00 feet, a central angle of 49° 01' 01", an arc length of 213.88 feet to a point for the end of said curve;
- S 37° 52' 11" E, a distance of 499.20 feet to the beginning of a curve to the left;
- Along the arc of said curve to the left having a radius of 190.00 feet, a central angle of 55° 49' 57", an arc length of 185.15 feet to a point for the end of said curve;
- N 86° 17' 52" E, a distance of 278.90 feet to the beginning of a curve to the left;
- Along the arc of said curve to the left having a radius of 70.00 feet, a central angle of 84° 45' 42", an arc length of 103.56 feet to a point for the end of said curve;
- N 01° 32' 10" E, 325.74 feet to a point for the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 80.00 feet, a central angle of 87° 53' 46", an arc length of 122.73 feet to a point for the end of said curve;
- N 89° 25' 56" E, a distance of 750.44 feet to an angle point;
- S 89° 43' 53" E, a distance of 41.18 feet to a point in the west line of said 400.00 acre tract;

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THENCE: Along the west line of said 400.00 acre tract, S 00° 58' 12" W, a distance of 60.00 feet to the POINT OF BEGINNING and containing 9.80 acres of land, more or less.

*Keith A. Jimenez*

KEITH A. JIMENEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR #4329

DATE: 1/21/94



VOL 7178 PG0291

FIELD NOTES  
FOR  
3.70 ACRES

FIELD NOTES for 3.70 acres of land, more or less, being out of the Wm. T. Neil Survey No. 62, Abstract No. 544, County Block 5197, and the J. Barrit Survey No. 66, Abstract No. 47, County Block 4317, in Bexar County, Texas. Said 3.70 acres also being out of the 1482 acre tract of land described in deed recorded in Volume 6977, Page 833 of the Deed Records of Bexar County, Texas. Said 3.7 acres of land being more particularly described as follows:

- BEGINNING: At a set 1/2" ironpin at the intersection of the north right of way line of Ponder Road and the west right-of-way line of Cagnon Road;
- THENCE: Along the north line of Ponder Road and a south line of said 1482 acre tract, N. 89° 43' 53" W., 926.09 feet to a set 1/2" iron pin at the northwest corner of Ponder Road;
- THENCE: Along the west line of Ponder Road, S. 00° 00' 12" W., 40.00 feet to a set 1/2" iron pin;
- THENCE: Along a south line of said 1482 acre tract, N. 89° 43' 53" W., 2375.71 feet to a set 1/2" iron pin at the southernmost southwest corner of a proposed 400.00 acre tract out of said 1482 acre tract;
- THENCE: Departing said south line and along the west line of said 400.00 acre tract, N. 00° 58' 12" E, 60.00 feet to a point;
- THENCE: Departing said west line, S. 89° 43' 53" E., 3300.82 feet to a point on the west line of Cagnon Road;
- THENCE: Along the west line of Cagnon Road, S. 00° 04' 35" W., 20.00 feet to the POINT OF BEGINNING, and containing 3.70 acres of land, more or less.

EXHIBIT "C"

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FIELD NOTES FOR  
4.74 ACRES  
INGRESS AND EGRESS EASEMENT

FIELD NOTES for 4.74 acres of land, more or less, being out of the I & G.N.R.R. Survey No. 20, Abstract No. 897, County Block 4324 in Bexar County, Texas, said 4.74 acres being out of 1482 acre tract of land described in deed recorded in Volume 6977, Page 883 of the Deed Records of Bexar County, Texas. Said 4.74 acres being more particularly described as follows:

- BEGINNING: At a point on the south right of way line of U. S. Highway 90, said point bears N. 81° 36' 40" E., a distance of 1341.50 feet from a found 1/2" iron pin at the northernmost northwest corner of said 1482 acre tract;
- THENCE: Along the south right-of-way line of said U.S. Highway 90, N. 81° 36' 40" E., 60.01 feet to a point;
- THENCE: Departing said right of way line, S. 09° 15' 38" E., 78.46 feet to a point;
- THENCE: S. 00° 17' 41" W., 1200.00 feet to a point;
- THENCE: S. 02° 15' 11" E., 154.98 feet to a set 1/2" iron pin at the westernmost northwest corner of a proposed 400.00 acre tract;
- THENCE: Along the westernmost line of said 400.0 acre tract the following:  
S. 01° 44' 08" E., 146.90 feet to a set 1/2" iron pin;  
N. 84° 40' 56" W., 7.09 feet to a set 1/2" iron pin; and  
S. 00° 04' 14" W., 1614.49 feet to a set 1/2" iron pin at the southernmost southwest corner of said 400.00 acre tract;
- THENCE: Departing said westernmost line, S. 89° 32' 59" W., 71.35 feet to a point;
- THENCE: N. 00° 17' 41" E., 3111.40 feet to a point;
- THENCE: N. 09° 15' 38" W., 74.35 feet to the POINT OF BEGINNING, and containing 4.74 acres of land, more or less.

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EXHIBIT "D"

FIELD NOTES  
FOR  
0.70 OF AN ACRE  
INGRESS AND EGRESS EASEMENT

FIELD NOTES for 0.70 of an acre of land, more or less, being out of the J-Barrit Survey No. 66, Abstract No. 47, County Block 4317, and the I. & G.N.R.R. Survey No. 20, Abstract No. 897, County Block 4323 in Bexar County, Texas; said 0.70 of an acre also being out of a 1482 acre tract recorded in Volume 6977, Page 833 of the Deed Records of Bexar County, Texas. Said 0.70 of an acre also being out of a proposed 400.00 acre tract and being more particularly described as follows:

COMMENCING: At a found 1/2" iron pin on the south right of way line of U.S. Highway 90 at the northernmost northwest corner of said 1482 acre tract;

THENCE: Along said south right of way line, N. 81° 36' 40" E., 1341.50 feet to a point;

THENCE: S. 09° 15' 38" E., 74.35 feet to a point;

THENCE: S. 00° 17' 41" W., 3111.40 feet to a point;

THENCE: N. 89° 32' 59" E., 71.35 feet to a set 1/2" iron pin at the westernmost southwest corner of a proposed 400.00 acre tract out of said 1482 acre tract for the POINT OF BEGINNING.

THENCE: Along the westernmost line of said 400.00 acre tract, N. 00° 04' 14" E., 120.00 feet to a point;

THENCE: Departing said western line, S. 45° 11' 24" E., 84.47 feet to a point;

THENCE: N. 89° 32' 59" E., 415.59 feet to a point;

THENCE: S. 00° 17' 07" W., 60.00 feet to a point on the southern line of said 400.00 acre tract;

THENCE: Along said southern line, S. 89° 32' 59" W., 475.36 feet to the POINT OF BEGINNING, and containing 0.70 of an acre of land, more or less.

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EXHIBIT "E"

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Aug 20 1997

At 3:33pm

Receipt #: 59828  
Recording: 37.00  
Doc/Hgat 1 6.00

Doc/Map : 97- 0117657

Deputy -Betty Sepulveda

Any instrument which purports to affect the title or use of the described property shall be void unless the same is duly recorded in the Public Record of this County and at the time designated herein by and was duly RECORDED in the Official Public Record of this County of Bexar, Texas on:

AUG 20 1997



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

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Bexar CAD

Property Search Results > Property ID 192358 BEXAR METROPOLITAN WATER DISTRICT for Year 2012

Property Details	
<b>Account</b>	
Property ID:	192358
Geo. ID:	04317-000-0070
Type:	Real
Legal Description:	CB 4317 P-7 ABS 47 17.825 CB 5197 P-13D ABS 544 1.240
<b>Location</b>	
Address:	6305 CAGNON RD
Neighborhood:	NBHD code51000
Mapsc0:	646A5
Jurisdictions:	06, 08, 09, 10, 11, 73, 76, CAD
<b>Owner</b>	
Name:	BEXAR METROPOLITAN WATER DISTRICT
Address:	2047 W MALONE AVE SAN ANTONIO, TX 78225-2017
<b>Property</b>	
Appraised Value:	N/A
<b>Map Layers</b>	
<b>Radius Search</b>	

Map interface showing property details on the left and a map on the right. The map includes a toolbar with icons for navigation and a 'Zoom' control. The map displays several parcels with IDs: 691686, 1091812, 691687, 1126391, 1143152, 192358, and 1041845. Roads shown include US HWY 90, US HWY 90 W ACCESS RD, and CAGNON RD. Canyons labeled include SNAKE CANYON, RED CANYON, BUTCH CANYON, COUNTRY CANYON, SANDY CANYON, ALAMO CANYON, HICKORY CANYON, WILDCRT CANYON, INDIAN CANYON, FOX CANYON, BLONDE CANYON, and WALNUT CANYON. The target property 192358 is highlighted in blue.

Website version: 1.2.2.0

Database last updated on: 2/20/2012 1:45 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

**Bexar CAD**

**Property Search Results > 192358 BEXAR METROPOLITAN WATER DISTRICT for Year 2012**

**Property**

**Account**

Property ID: 192358  
 Geographic ID: 04317-000-0070  
 Type: Real  
 Property Use Code: 099  
 Property Use Description: VACANT LAND  
 Legal Description: CB 4317 P-7 ABS 47  
 17.825 CB 5197 P-13D  
 ABS 544 1.240  
 Agent Code:

**Location**

Address: 6305 CAGNON RD  
 Neighborhood: NBHD code51000  
 Neighborhood CD: 51000  
 Mapsco: 646A5  
 Map ID:

**Owner**

Name: BEXAR METROPOLITAN WATER DISTRICT  
 Mailing Address: 2047 W MALONE AVE  
 SAN ANTONIO, TX 78225-2017  
 Owner ID: 134862  
 % Ownership: 100.000000000000%  
 Exemptions: EX

**Values**

(+) Improvement Homesite Value: + N/A  
 (+) Improvement Non-Homesite Value: + N/A  
 (+) Land Homesite Value: + N/A  
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + N/A N/A  
 (+) Timber Market Valuation: + N/A N/A  
 -----  
 (=) Market Value: = N/A  
 (-) Ag or Timber Use Value Reduction: - N/A  
 -----  
 (=) Appraised Value: = N/A  
 (-) HS Cap: - N/A  
 -----  
 (=) Assessed Value: = N/A

**Taxing Jurisdiction**

Owner: BEXAR METROPOLITAN WATER DISTRICT  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
73	SOUTHWEST ISD	N/A	N/A	N/A	N/A
76	BEXAR CO EMERG DIST #5	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL	N/A	N/A	N/A	N/A

DISTRICT	
Total Tax Rate:	N/A
Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	17.8250	776457.00	0.00	0.00	N/A	N/A
2	RES	R/1 Family not Farm Single	1.2400	54014.40	0.00	0.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$0	\$433,390	0	433,390	\$0	\$433,390
2010	\$0	\$433,390	0	433,390	\$0	\$433,390
2009	\$0	\$433,390	0	433,390	\$0	\$433,390
2008	\$0	\$433,390	0	433,390	\$0	\$433,390
2007	\$0	\$433,390	0	433,390	\$0	\$433,390

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		BEXAR METRO WA	7178	0277	0
2		Deed	Deed		BEXAR METROPOI	7178	0277	0

2012 data current as of Feb 20 2012 1:45AM.

2011 and prior year data current as of Feb 17 2012 2:50PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.2

Database last updated on: 2/20/2012 1:45 AM

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# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 19, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of real property located at 6305 Cagnon Road (Uptmore Tract), SP 1641-D

Dear Mr. Haby,

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

**Development Services:** Please disclose to the buyer that if permits are required from Development Services, the property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

**Public Works, Right of Way:** Contact and confirm with all utilities that there are no conflicts.

**Public Works, Planning and Engineering:** Majority of the proposed lot is within the 1% annual chance floodplain and a major creek, Potranca Creek, flows through more than half of the lot. Please disclose this information to the potential buyer. If and when this property is developed, various permits from various agencies such as the Army Corps of Engineers, Federal Emergency Management Agency, and City of San Antonio Public Works Storm Water Engineering will need to be requested and approved.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

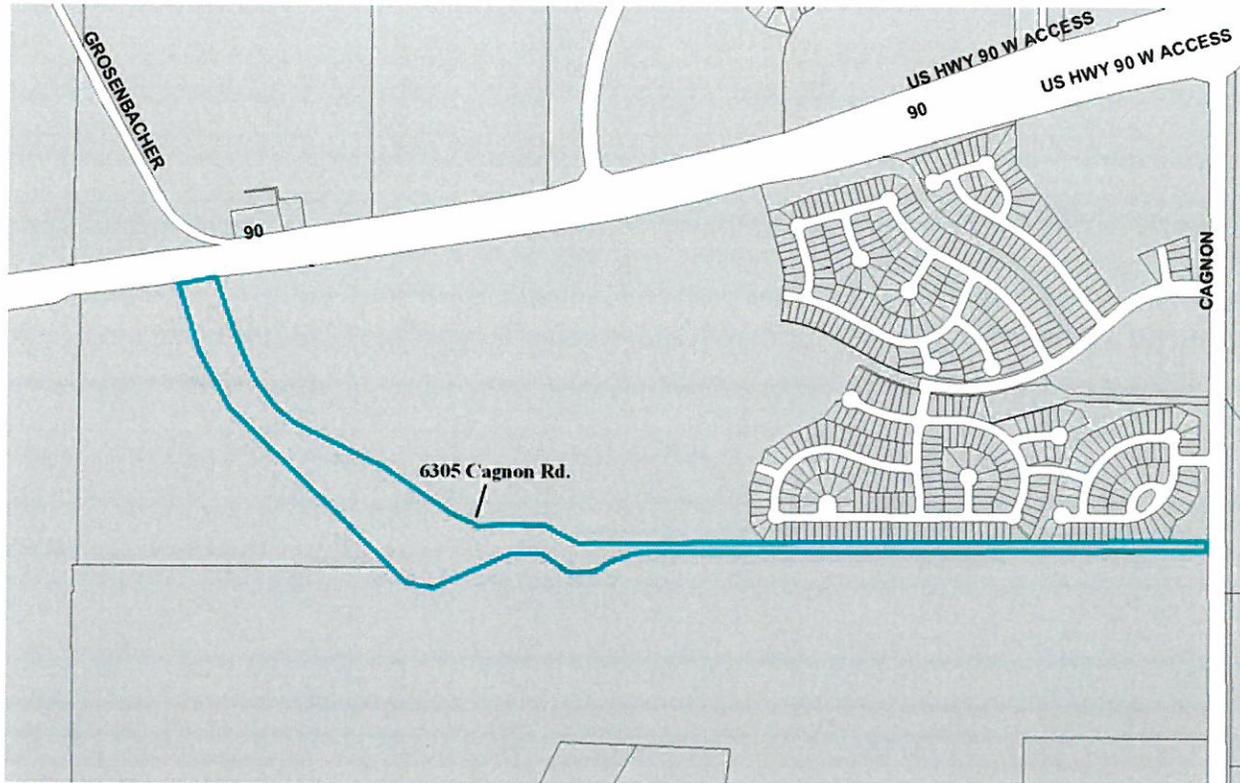
PETITIONER:

  
\_\_\_\_\_  
By

Vice President-Operations Services  
Title

Valentin T. Ruiz, Jr., P.E.  
Print Name

6-25-13  
Date



**S.P. 1641-D**  
**SAWS Request to declare as surplus and sell property located at**  
**6305 Cagnon Road**

ATTACHMENT II  
15309 CULEBRA ROAD

GF99153702

**WARRANTY DEED** 99- 0167121

STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

THAT, NEW WESTERLAND, INC., acting herein by and through its authorized corporate officer (hereinafter called Grantor, whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEKAR METROPOLITAN WATER DISTRICT (hereinafter called Grantee, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being 0.032 acres of land situated within the Jose J. Gonzales Survey Number 255, Abstract 269, County Block 4404, Bexar County, Texas. Said 0.032 acres of land consisting of 0.004 acres of land out of a 1.628 acre tract of land as described in Warranty Deed with Vendor's Lien, dated May 9, 1986, Grantor: Robert C. Fulfer, Grantee: D & W Joint Venture, recorded in Volume 3694, Page 1213 and 0.028 acres of land out of a 1.628 acre tract of land as described in Warranty Deed with Vendor's Lien, dated May 9, 1986, Grantor: Everett Hudgins, Grantee: D & W Joint Venture, recorded in Volume 3694, Page 1216. Said 0.032 acres of land being that same property as described in Special Warranty Deed with Vendor's Lien, dated January 6, 1995, Grantor: D & W Joint Venture, Grantee: Geronimo Forest Water System, Joe Ridgeway and recorded in Volume 6325, Page 623. All deed references being located in the Real Property Records of Bexar County, Texas; said 0.032 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, being the same property deeded to Terry Hinojosa by Joe Ridgeway in Deed recorded in Volume 6408, Page 617, Real Property Records of Bexar County, Texas, and subsequently deeded from Terry Hinojosa and Buddy Hinojosa to New Westernland, Inc. by Deed executed on August 14, 1999, but effective the 5<sup>th</sup> day of May, 1995, and filed for record on the same date as this deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the permitted exceptions BUT only to the extent that they actually affect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas; said exceptions being more particularly described on Exhibit "B" attached hereto and made a part hereof.

EXECUTED ON August 31, 1999

NEW WESTERLAND, INC.

By: Joe Ridgeway  
Secretary

WM 8116 PB 1938

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 31 day of August, 1999, by Joe Ridgway General Manager of NEW WESTERLAND, INC., on behalf of said corporation.



Sharron Veters  
NOTARY PUBLIC, STATE OF TEXAS

SHARRON VETERS  
My Commission Expires 9/26/00

GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:  
BEXAR METROPOLITAN WATER DISTRICT  
c/o WEST & WEST ATTORNEYS, P.C.  
2929 MOSSROCK, SUITE 204  
SAN ANTONIO, TEXAS 78230

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230  
c:\wp51\bxcar.mof\yr1999\aw-82304d.docd

Y018116 Pg. 1.939

EXHIBIT A

Hinojosa Well Site

FIELD NOTES DESCRIBING  
0.032 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.032 acres of land situated within the Jose J. Gonzales Survey Number 255, Abstract 269, County Block 4404, Bexar County, Texas. Said 0.032 acres of land consisting of 0.004 acres of land out of a 1.628 acre tract of land as described in Warranty Deed with Vendor's Lien, dated May 9, 1986, Grantor: Robert C. Fulfer, Grantee: D & W Joint Venture, recorded in volume 3694, page 1213 and 0.028 acres of land out of a 1.628 acre tract of land as described in Warranty Deed with Vendor's Lien, dated May 9, 1986, Grantor: Everett Hudgins, Grantee: D & W Joint Venture, recorded in volume 3694, page 1216. Said 0.032 acres of land being that same property as described in Special Warranty Deed with Vendor's Lien, dated January 6, 1995, Grantor: D & W Joint Venture, Grantee: Geronimo Forest Water System, Joe Ridgeway and recorded in volume 6325, page 623. All deed references being located in the Real Property Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove deed recorded in volume 3694, page 1216. A plat of survey has been prepared to accompany these field notes. Said 0.032 acres of land being more particularly described as follows:

BEGINNING at a found 1/2" iron pin, under a chain link fence, being the north corner of this herein described 0.032 acre tract of land and being on the northeast line of the 1.628 acre tract of land, as recorded in volume 3694, page 1216, the northwest corner of which bears North 45°22'20" West, 17.26 feet. Said northwest corner also being the northeast corner of the 1.628 acre tract of land recorded in volume 3694, page 1213;

THENCE with the northeast line of the 1.628 acre tract of land, recorded in volume 3694, page 1216, and generally with the chain link fence, South 45°22'17" East, 31.74 feet to a found 1/2" iron pin being the east corner of this herein described 0.032 acre tract of land;

THENCE leaving the northeast line of the 1.628 acre tract of land, recorded in volume 3694, page 1216, leaving the chain link fence, South 44°37'43" West, 43.81 feet to a found 1/2" iron pin being the south corner of this herein described 0.032 acre tract of land;

THENCE North 45°22'17" West, at 15.74 feet crossing the common boundary line of the 1.628 acre tract of land recorded in volume 3694, page 1216 and the 1.628 acre tract of land recorded in volume 3694, page 1213, a total distance of 31.74 feet to a found 1/2" iron pin being the west corner of this herein described 0.032 acre tract of land;

THENCE North 44°37'43" East, at 21.07 feet again crossing the common boundary line of the 1.628 acre tract of land recorded in volume 3694, page 1216 and the 1.628 acre tract of land recorded in volume 3694, page 1213, a total distance of 43.81 feet to the Place Of Beginning and containing 0.032 acres of land in Bexar County, Texas according to a survey made on the ground under my supervision on August 18, 1999.



*Bill Callender*  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

WB 8116 M I 940

EX-100

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Filed for Record in:  
BEXAR COUNTY, TX  
BERRY RICKHOFF, COUNTY CLERK

On Sep 01 1999

At 10:12am

Receipt #: 260000  
Recording: 7.00  
Doc/Mgt: 6.00

Doc/Num : 99- 0167121

Deputy -Catherine Revilla

SEP 02 1999



*Berry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

VAL 8116 Pg 1941

0310 041

### Bexar CAD

#### Property Search Results > Property ID 209142 BEXAR METROPOLITAN WATER DISTRICT for Year 2012

Property Details	
<b>Account</b>	
Property ID:	209142
Geo. ID:	04404-000-0039
Type:	Real
Legal Description:	CB 4404 P-3E ABS 269
<b>Location</b>	
Address:	15309 CULEBRA RD
Neighborhood:	NBHD code51200
Mapsco:	544B7
Jurisdictions:	06, 08, 09, 10, 11, 6B, 79, CAD
<b>Owner</b>	
Name:	BEXAR METROPOLITAN WATER DISTRICT
Address:	2047 W MALONE AVE SAN ANTONIO, TX 78225-2017
<b>Property</b>	
Appraised Value:	N/A
<b>Map Layers</b>	
<b>Radius Search</b>	

Website version: 1.2.2.0

Database last updated on: 2/20/2012 1:45 AM

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## Bexar CAD

### Property Search Results > 209142 BEXAR METROPOLITAN WATER DISTRICT for Year 2012

#### Property

##### Account

Property ID: 209142      Legal Description: CB 4404 P-3E ABS 269  
 Geographic ID: 04404-000-0039      Agent Code:  
 Type: Real  
 Property Use Code: 099  
 Property Use Description: VACANT LAND

##### Location

Address: 15309 CULEBRA RD      Mapsco: 544B7  
 Neighborhood: NBHD code51200      Map ID:  
 Neighborhood CD: 51200

##### Owner

Name: BEXAR METROPOLITAN WATER DISTRICT      Owner ID: 134862  
 Mailing Address: 2047 W MALONE AVE      % Ownership: 100.0000000000%  
 SAN ANTONIO, TX 78225-2017  
 Exemptions: EX

#### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

#### Taxing Jurisdiction

Owner: BEXAR METROPOLITAN WATER DISTRICT  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
68	MEDINA VALLEY ISD	N/A	N/A	N/A	N/A
79	BEXAR CO EMERG DIST #2	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A	Taxes w/Current Exemptions:	N/A
		Taxes w/o Exemptions:	N/A

**Improvement / Building**

<b>Improvement #1:</b>	Commercial	<b>State Code:</b>	X	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
EQS	Equipment Shed	D			36.0		
<b>Improvement #2:</b>	Commercial	<b>State Code:</b>	X	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
EQS	Equipment Shed	D			36.0		

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	0.0319	1389.56	0.00	0.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$320	\$4,170	0	4,490	\$0	\$4,490
2010	\$340	\$4,170	0	4,510	\$0	\$4,510
2009	\$340	\$4,170	0	4,510	\$0	\$4,510
2008	\$360	\$4,170	0	4,530	\$0	\$4,530
2007	\$260	\$500	0	760	\$0	\$760

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/31/1999 12:00:00 AM	Deed	Deed		BEXAR METROPOI	8116	1938	0
2	8/14/1999 12:00:00 AM	Deed	Deed		NEW WESTERNLAI	8116	1934	0

2012 data current as of Feb 20 2012 1:45AM.

2011 and prior year data current as of Feb 17 2012 2:50PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

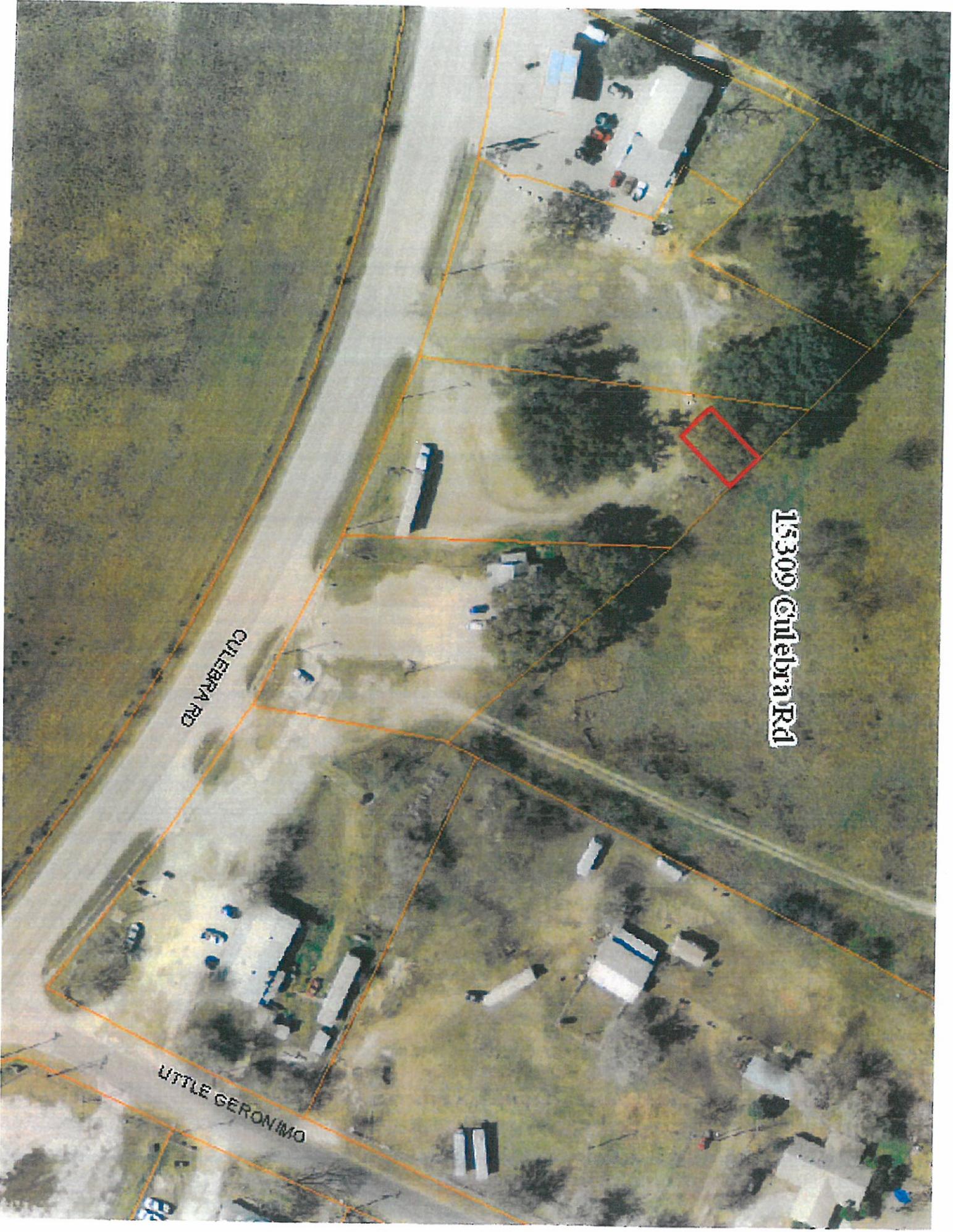
This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.2

Database last updated on: 2/20/2012 1:45 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



15309 Culebra Rd

CULEBRA RD

LITTLE GERONIMO



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 19, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of real property located at 15309 Culebra Road (SP 1641-C)

Dear Mr. Haby,

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

**Development Services:** Please disclose to the buyer that if permits are required from Development Services, the property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

**Public Works, Right of Way:** Contact and confirm with all utilities that there are no conflicts.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

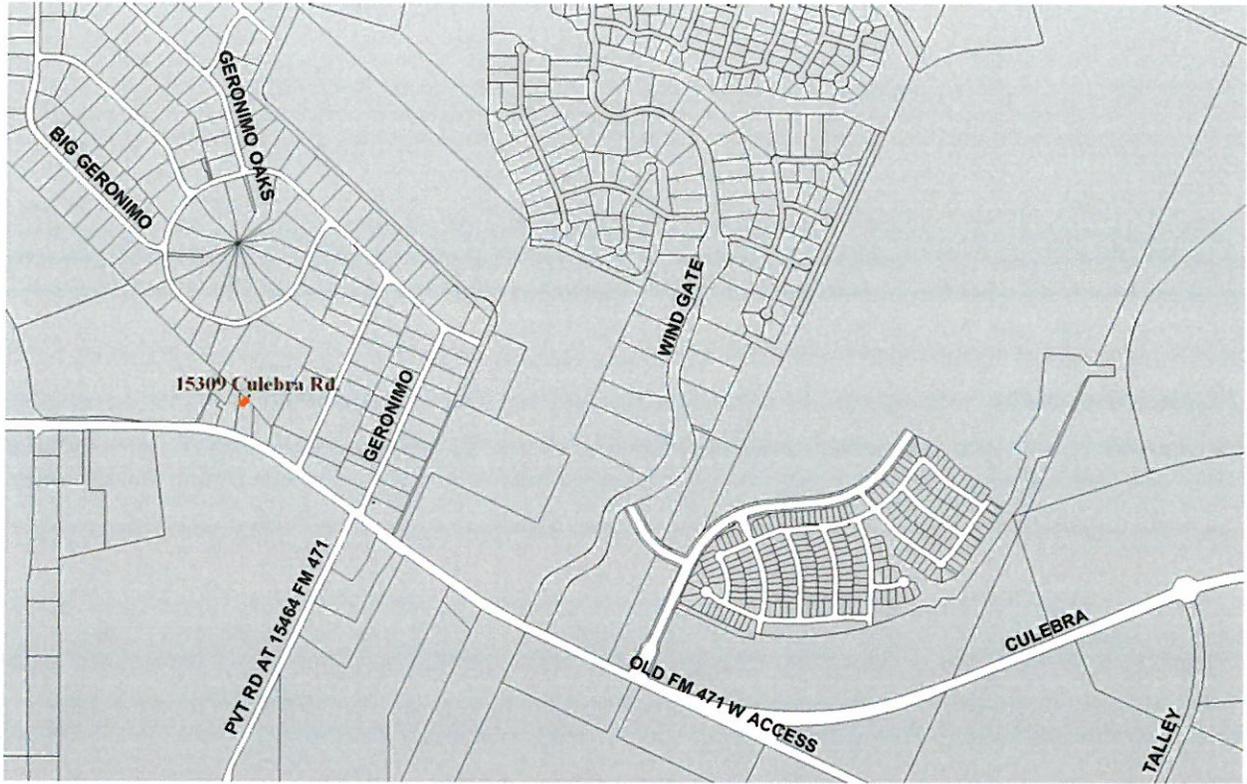
PETITIONER:

By Valentin T. Ruiz, Jr.

Valentin T. Ruiz, Jr., P.E.  
Print Name

Title Vice President  
Operations Services

6-25-13  
Date



**S.P. 1641-C**  
**SAWS request to declare as surplus and sell property located at**  
**15309 Culebra Road**

WAW STCOP#98994944

# SPECIAL WARRANTY DEED

STATE OF TEXAS  
COUNTY OF BEXAR

§  
§  
§

99- 0167116

KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOE RIDGWAY**, individually and doing business as **GERONIMO FOREST WATER SYSTEM; NEW WESTERNLAND, INC.**, a Texas Corporation, acting herein by and through its duly authorized general manager; **NEW WESTERNLAND, INC., TRUSTEE**, acting herein by and through its duly authorized agent-operator; and **JACK RIDGWAY**, acting herein by and through his duly authorized Agent and Attorney in Fact, **JOE RIDGWAY** (only to the extent of any interest of **JACK RIDGWAY**, if any) (hereinafter called Grantor, whether one or more), for and in consideration of the sum of **TEN AND NO/100 DOLLARS** and other good and valuable considerations to Grantor in hand paid by **BEXAR METROPOLITAN WATER DISTRICT** (hereinafter called Grantee, whether one or more), the receipt of which is hereby acknowledged, has **GRANTED, SOLD** and **CONVEYED**, and by these presents does **GRANT, SELL** and **CONVEY** unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in **BEXAR County, Texas**, being more particularly described as follows, to-wit:

Tracts 1 and 2: Being 0.152 acres of land (more or less) out of Lots 15 and 16, Block 7, Geronimo Forest Subdivision, Bexar County, Texas. Said Geronimo Forest Subdivision being as shown on plat recorded in Volume 6100, Pages 174 to 176 of the Map and Plat Records of Bexar County, Texas. Said 0.152 acres of land being a combination of that same property as described in the following three documents: Volume 2178, Page 528, dated October 3, 1980; Grantor: Ernest W. Lepori and wife, Juanita Lepori, Grantee: Joe Ridgway; Volume 2178, Page 533, dated September 21, 1980, Grantor: Joe Vasquez and wife, Sylvia Vasquez, Grantee: Joe Ridgway; Volume 5969, Page 290; Sheriff's Deed dated February 10, 1994. All documents being recorded in the Real Property Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat showing Geronimo Forest Subdivision recorded in Volume 6100, Pages 174 to 176; said 0.152 acres of land being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes; and

Tract 3: Lot 11, Block 1, Geronimo Forest Subdivision, Bexar County, Texas, according to plat thereof recorded in Volume 6100, Pages 174-176, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made subject to the permitted exceptions BUT only to the extent that they actually affect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas; said exceptions being more particularly described on Exhibit "B" attached hereto and made a part hereof.

W 916 M 1910

EXECUTED ON August 31, 1999.

Joe Ridgway  
JOE RIDGWAY, individually and doing  
business as GERONIMO FOREST  
WATER SYSTEM

NEW WESTERNLAND, INC.

BY: Joe Ridgway  
JOE RIDGWAY, General Manager

NEW WESTERNLAND, INC., TRUSTEE

BY: Joe Ridgway  
JOE RIDGWAY, Agent-Operator

JACK RIDGWAY

BY: Joe Ridgway  
JOE RIDGWAY,  
Agent and Attorney in Fact

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 31 day of August, 1999, by JOE RIDGWAY, individually and doing business as GERONIMO FOREST WATER SYSTEM, and as General Manager of NEW WESTERNLAND, INC., a Texas Corporation, and as Agent-Operator of NEW WESTERNLAND, INC., TRUSTEE, and as Agent and Attorney in Fact for JACK RIDGWAY, in the capacities herein stated.

Sharon Vetter  
Notary Public, State of Texas



SHARRON VETTERS  
My Commission Expires 8/26/00

1161681911

AFTER RECORDING RETURN  
TO GRANTEE AT:  
Bexar Metropolitan Water District  
c/o West & West Attorneys, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

PREPARED IN THE OFFICE OF:  
WEST & WEST ATTORNEYS  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230  
c:\wp51\bexar.met\geronimo\decd

Geronimo Forest  
Portions of Lots 15 and 16, Block 7  
**FIELD NOTES DESCRIBING**  
**0.152 ACRES OF LAND**  
**IN BEXAR COUNTY, TEXAS**

Being 0.152 acres of land out of Lots 15 and 16, Block 7, Geronimo Forest Subdivision, Bexar County, Texas. Said Geronimo Forest Subdivision being as shown on plat recorded in volume 6100, pages 174 to 176 of the Map and Plat Records of Bexar County, Texas. Said 0.152 acres of land being a combination of that same property as described in the following three documents: volume 2178, page 528 dated October 3, 1980, Grantor: Ernest W. Lepori and wife Juanita Lepori, Grantee: Joe Ridgeway; volume 2178, page 533 dated September 21, 1980, Grantor: Joe Vasquez and wife Sylvia Vasquez, Grantee: Joe Ridgeway; volume 5969, page 390 Sheriff's Deed dated February 10, 1994. All documents being recorded in the Real Property Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat showing Geronimo Forest Subdivision recorded in volume 6100, pages 174 to 176. A plat of survey has been prepared to accompany these field notes. Said 0.152 acres of land being more particularly described as follows:

**BEGINNING** at a set iron pin on the north right-of-way of Geronimo Loop and being on the south line of Lot 15, Block 7, Geronimo Forest Subdivision from which a found iron pin at the northwest corner of Geronimo Loop and Geronimo Oaks bears, as a reference, along the arc of a curve to the right having a central angle of  $07^{\circ}18'36''$ , a radius of 638.11, a chord bearing of North  $73^{\circ}34'11''$  East, a chord distance of 81.36 feet and North  $77^{\circ}13'29''$  East, 112.90 feet. Said set iron pin being the southeast corner of this herein described 0.152 acres of land;

**THENCE** with the north right-of-way of Geronimo Loop and with the south line of Lot 16, Block 7, along the arc of a curve to the left, the chord of which bears South  $68^{\circ}33'31''$  West, a chord distance of 30.21 feet, having a central angle of  $02^{\circ}42'46''$ , a radius of 638.11 feet, at an arc distance of 15.08 feet the southwest corner of Lot 15 and the southeast corner of Lot 16, Block 7, a total arc distance of 30.21 feet to a set iron pin on the south line of Lot 16, Block 7. Said set iron pin being the southwest corner of this herein described 0.152 acre tract of land from which a found iron pin at the northeast corner of Geronimo Loop and Geronimo View bears, as a reference, along the arc of a curve to the left, having a central angle of  $13^{\circ}43'11''$ , a radius of 638.11, a chord bearing of South  $60^{\circ}20'33''$  West, a chord distance of 152.43 feet;

**THENCE** leaving the north right-of-way of Geronimo Loop, leaving the south line of Lot 16, Block 7, and entering Lot 16, Block 7, North  $14^{\circ}42'48''$  West, 81.95 feet to a set iron pin;

**THENCE** South  $75^{\circ}17'12''$  West, 15.00 feet to a set iron pin;

**THENCE** North  $14^{\circ}42'48''$  West, 96.14 feet to a set iron pin on the north line of Lot 16, Block 7 and being the northwest corner of this herein described 0.152 acres of land;

VOL 8116 PG 1912

THENCE with the north line of Lot 16, Block 7, North 69°29'54" East, 30.15 feet to a set iron being the northeast corner of Lot 16, Block 7;

THENCE with the east line of Lot 17, Block 7, South 14°42'48" East, 11.99 feet to a set iron pin being the northwest corner of Lot 15, Block 7;

THENCE leaving the east line of Lot 16, Block 7 and with the north line of Lot 15, Block 7, North 75°17'12" East, 15.00 feet to a set iron pin being the northeast corner of this herein described 0.152 acres of land;

THENCE leaving the north line of Lot 15, Block 7 and entering Lot 15, Block 7, South 14°42'48" East, 165.60 feet to the Place of Beginning and containing 0.152 acres of land according to a survey made on the ground under my supervision on March 24, 1999.



Bill Callender  
Registered Professional Land Surveyor  
No. 4777

108116 PG 1913

**EXHIBIT**           " B "          

Volume 6137, Page 404, Volume 6623, Page 610, Volume 7265, Page 768, Volume 7277, Page 382, Volume 7277, Page 384, Volume 7297, Page 786, Volume 7307, Page 844, and Volume 7307, Page 846, Volume 7993, Page 374, (Lt 16) Deed Records of Bexar County, Texas.

Volume 6623, Page 610, Volume 7265, Page 768, and Volume 6137, Page 404, Deed Records of Bexar County, Texas. (Lot 11)

50' Front, 10' side, and 20' side street building setback line on all lots as shown on plat recorded in Volume 6100, Page 174-176, Deed and Plat Records of Bexar County, Texas, and as set out in instrument recorded in Volume 6137, Page 404, Deed Records of Bexar County, Texas.

50' Front, 15' side building setback line as set out in instrument recorded in Volume 6623, page 610, Deed Records of Bexar County, Texas.

50' Front and 50' side building setback line as set out on lat in Volume 6100, Page 174-176, Deed and Plat Records of Bexar County, Texas. (Lot 11)

Reservation to Lackland Terrace Development Company of a 15' utility easement across the front, sides and rear of property, as set out in instrument recorded in Volume 6623, Page 610, Deed Records of Bexar County, Texas.

Easement granted to Southwestern Bell Telephone Company dated October 13, 1972, recorded in Volume 6917, Page 198, Deed Records of Bexar County, Texas.

Reservation of undefined right of way across the front, sides and rear of all lots for purposes of installation and maintenance of utilities, as set out in instrument recorded in Volume: 6137, Page 404, Deed Records of Bexar County, Texas.

Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

Sanitary Control Easement and Restrictions are imposed on the land within a 150 foot radius around the site of a water well as required in A.3.a. of the Rules and Regulations for Public Water Systems, adopted in 1975 by the Texas Department of Health Resources.

VOL 8116 PG 1914

0112-1-011

0112-1-011

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR I hereby certify that this instrument was FILED in File Number 860000 on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 02 1999



*Berry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
BERRY RICKHOFF, COUNTY CLERK

On Sep 01 1999

At 10:12am

Receipt #: 860000  
Recording: 11.00  
Doc/Regt: 6.00

Doc/Num: 99-0167116

Deputy -Catherine Revilla

Vol 8116 Pg 1915

RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Bexar CAD

Property Search Results > Property ID 241201 BEXAR METROPOLITAN WATER DISTRICT for Year 2012

Property Details	
<span style="float: right;">1: <input type="text" value="Zoom"/></span>	
<b>Account</b>	
Property ID:	241201
Geo. ID:	04499-101-0110
Type:	Real
Legal Description:	CB 4499A BLK 1 LOT 11
<b>Location</b>	
Address:	8604 GERONIMO DR TX
Neighborhood:	NBHD code51200
Mapsc0:	544C7
Jurisdictions:	06, 08, 09, 10, 11, 68, 79, CAD
<b>Owner</b>	
Name:	BEXAR METROPOLITAN WATER DISTRICT
Address:	2047 W MALONE AVE SAN ANTONIO, TX 78225-2017
<b>Property</b>	
Appraised Value:	N/A

Website version: 1.2.2.0

Database last updated on: 2/20/2012 1:45 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

**Bexar CAD**

**Property Search Results > 241201 BEXAR METROPOLITAN WATER DISTRICT for Year 2012**

**Property**

**Account**

Property ID:	241201	Legal Description:	CB 4499A BLK 1 LOT 11
Geographic ID:	04499-101-0110	Agent Code:	
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

**Location**

Address:	8604 GERONIMO DR TX	Mapsc0:	544C7
Neighborhood:	NBHD code51200	Map ID:	
Neighborhood CD:	51200		

**Owner**

Name:	BEXAR METROPOLITAN WATER DISTRICT	Owner ID:	1265363
Mailing Address:	2047 W MALONE AVE SAN ANTONIO, TX 78225-2017	% Ownership:	100.000000000000%
		Exemptions:	EX

**Values**

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

**Taxing Jurisdiction**

Owner: BEXAR METROPOLITAN WATER DISTRICT  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
68	MEDINA VALLEY ISD	N/A	N/A	N/A	N/A
79	BEXAR CO EMERG DIST #2	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A
Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	0.9642	42000.00	150.00	280.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$0	\$105,000	0	105,000	\$0	\$105,000
2010	\$0	\$105,000	0	105,000	\$0	\$105,000
2009	\$0	\$105,000	0	105,000	\$0	\$105,000
2008	\$0	\$31,920	0	31,920	\$0	\$31,920
2007	\$0	\$22,500	0	22,500	\$0	\$22,500

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/31/1999 12:00:00 AM	SWD	Special Warranty Deed	NEW WESTERN LA	BEXAR METROPOI	8116	1910	167116
2		Deed	Deed		NEW WESTERN LA	6617	0392	0

**2012 data current as of Feb 20 2012 1:45AM.**

**2011 and prior year data current as of Feb 17 2012 2:50PM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.2

Database last updated on: 2/20/2012 1:45 AM

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8604 Geronimo Dr

GERONIMO DR

GILBERT RD

PVT RD AT 16464 FM 471 W





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 19, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of real property located at 8604 Geronimo Drive (SP 1641-B)

Dear Mr. Haby,

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

**Development Services:** Please disclose to the buyer that if permits are required from Development Services, the property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

**Public Works, Right of Way:** Contact and confirm with all utilities that there are no conflicts.

**Public Works, Traffic Engineering:** We recommend SAWS disclose the 20 ft. right-of-way dedication for the potential property owner when the property is developed.

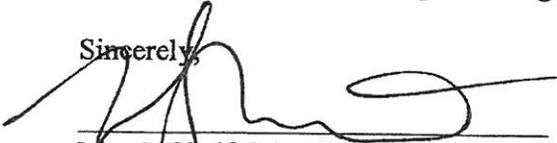
**CPS Energy:** CPS Energy will provide plat and field notes for all requested easements.

**CPS Energy, Overhead Engineering:** Easement must be retained for existing overhead infrastructure along FM 471 (Culebra).

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

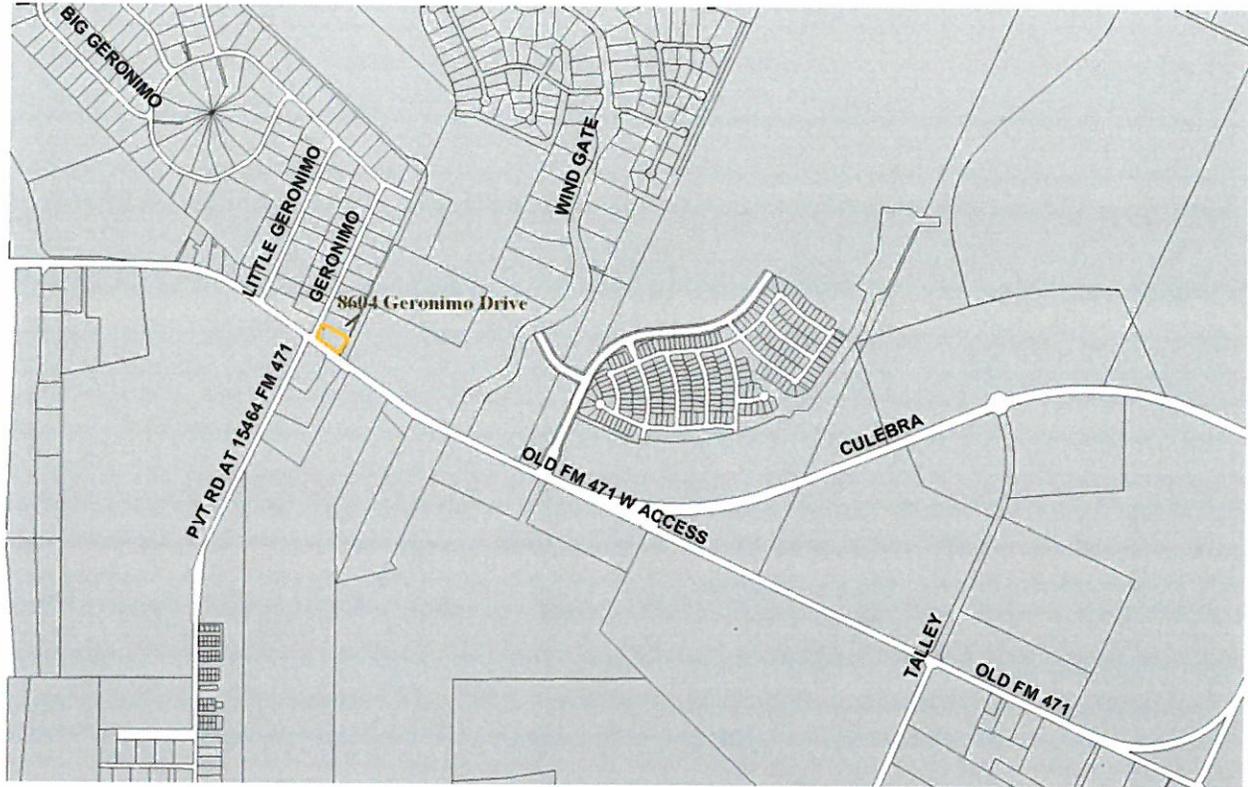
PETITIONER:

By  \_\_\_\_\_

Valentin T. Ruiz, Jr., P.E.  
Print Name

Vice President - Operations Services  
Title

6-25-13  
Date



**S.P. 1641-B**  
**SAWS Request to declare as surplus and sell property located at**  
**8604 Geronimo Drive**



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 21, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of Kye Mask Farm (SP 1642)

Dear Mr. Haby,

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

**Development Services:** Please disclose to the buyer that if permits are required from Development Services, the property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

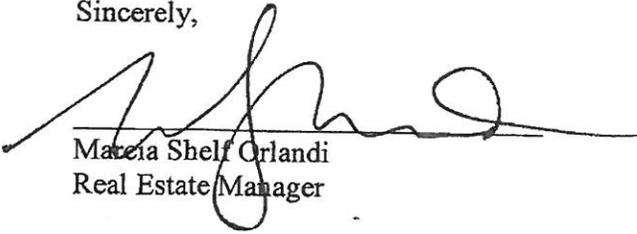
**CPS Energy:** CPS Energy will provide plat and field notes for all requested easements.

- No objections provided an overhead electric easement along IH 35 is kept or obtained.
- Require easement for existing overhead electric and transmission facilities.
- CPS Energy Transmission requires a defined easement for the transmission line not less than 74 feet centered on the wire (100 feet would be better). For access we require an access easement that starts at the intersection of IH 35 and the west property line and follow the property line to the intersection of the transmission line. There is a distribution line along this required access but it does not intersect the transmission line.
- Right of Way: Contact and confirm with all utilities that there are no conflicts.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

  
By

Valentin T. Ruiz, Jr., P.E.  
Print Name

Vice President-Operations Services  
Title

6-25-13  
Date

ATTACHMENT II

KYE MASK FARM

GF#98153270

SPECIAL WARRANTY DEED

98- 0202037

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTIES OF BEXAR AND ATASCOSA §

THAT, JERRY K. MASK (also known as JERRY KYE MASK) (hereinafter called Grantor, whether one or more), owning, claiming and occupying other property as his homestead, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEXAR METROPOLITAN WATER DISTRICT (hereinafter called Grantee, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar and Atascosa Counties, Texas, being more particularly described as follows, to-wit:

Being 268.132 acres of land situated partially within the Andres Krust Survey Number 438, Abstract 403, County Block 4265, the William Klemeke Survey Number 439, Abstract 401, County Block 4266, and the William Klemeke Survey Number 441, Abstract 1234, County Block 4267, located within Bexar County and Atascosa County, Texas. Said 268.132 acres of land being that same property as described in Warranty Deed, dated December 29, 1994, Grantor: Lackland Water Company, LTD., Grantee: Jerry K. Mask and wife, Linda G. Mask and recorded in Volume 6303, Page 1098 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on the above Warranty Deed recorded in Volume 6303, Page 1098. Said 268.132 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise and subject to the exceptions listed on Exhibit "B".

Nothing in this conveyance shall be construed to revive or recreate any of the encumbrances listed on Exhibit "B" if they have already terminated or expired, and to the extent that the rights of third parties arising from such instruments described on Exhibit "B" have already terminated, no new rights are inferred or intended to be created by this deed. Nothing contained in this paragraph shall be construed to confer any benefits or rights on third parties. However, in the event that any of said matters do not actually affect the Property, then this paragraph shall not in any way be construed as causing said matters to become effective against the parties. Further, however, in the event that said matters cannot be otherwise enforced against this Grantee, as a political subdivision of the State of Texas, then this paragraph shall not be construed as causing said matter to become otherwise enforceable against this Grantee.

EXECUTED on the 13 day of November, 1998.

Jerry Kye Mask
JERRY K. MASK

Vol 711 Pg 854

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 13 day of November, 1998, by JERRY K. MASK.

  
NOTARY PUBLIC, STATE OF TEXAS  


SHARROLI VETERS  
My Commission Expires 9/26/2000

NOV 11 1998

GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:  
Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

**FIELD NOTES DESCRIBING  
268.132 ACRES OF LAND  
IN BEXAR AND ATASCOSA COUNTY, TEXAS**

Being 268.132 acres of land situated partially within the Andres Krust Survey Number 438, Abstract 403, County Block 4265, the William Klemeke Survey Number 439, Abstract 401, County Block 4266, and the William Klemeke Survey Number 441, Abstract 1234, County Block 4267, located within Bexar County and Atascosa County, Texas. Said 268.132 acres of land being that same property as described in Warranty Deed, dated December 29, 1994, Grantor: Lackland Water Company, LTD., Grantee: Jerry K. Mask and wife, Linda G. Mask and recorded in volume 6303, page 1098 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on the above Warranty Deed recorded in volume 6303, page 1098. A plat has been prepared to accompany these field notes. Said 268.132 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a found iron pin being the northeast corner of Lot 18 and the southeast corner of Lot 19, Rolling Meadow Subdivision as shown on plat recorded in volume 8500, page 112 of the map and plat records of Bexar County, Texas. Said iron pin being the most westerly corner of this herein described 268.132 acre tract of land;

THENCE leaving the east line of Rolling Meadow Subdivision, generally with a barbed wire fence, North 81°25'13" East, 354.91 feet to a found iron pin;

THENCE North 00°00'27" West, 643.26 feet to a set iron pin;

THENCE North 85°50'24" East, 854.17 feet to a found iron pin;

THENCE North 86°27'37" East, 1,702.51 feet to a found iron pin;

THENCE leaving the barbed wire fence and generally with a wood fence, North 02°35'57" East, 1,812.95 feet to a found iron pin on the south right-of-way of I. H. Highway Number 35 (South);

THENCE leaving the wood fence and generally with a barbed wire fence, and with the south right-of-way of I. H. Highway Number 35 (South), North 71°34'43" East, 225.56 feet to a found iron pipe;

THENCE leaving the south right-of-way of I. H. Highway Number 35 (South), leaving the barbed wire fence, generally with a chain link fence, and later generally with a barbed wire fence, South 89°46'40" East, 1,545.77 feet to a set iron pin at a fence intersection. Said set iron pin being the northeast corner of this herein described 268.132 acres of land;

THENCE generally with a barbed wire fence, South 00°20'41" East, 415.38 feet to a set iron pin

THENCE South 00°48'32" East, 210.62 feet to a set iron pin;

Exhibit "A"

VOL 711 PG 0856

THENCE South 00°57'00" East, 1,521.72 feet to a set iron pin;  
THENCE South 00°24'27" East, 408.07 feet to a set iron pin;  
THENCE South 00°04'50" West, 1,191.10 feet to a set iron pin at a fence intersection and being the southeast corner of this herein described 268.132 acres of land;  
THENCE continuing generally with a barbed wire fence, North 89°41'07" West, 821.03 feet to a set iron pin;  
THENCE North 89°07'57" West, 144.50 feet to a set iron pin;  
THENCE North 89°41'50" West, 204.39 feet to a set iron pin;  
THENCE North 89°39'13" West, 866.63 feet to a set iron pin;  
THENCE South 89°53'40" West, 235.12 feet to a set iron pin;  
THENCE North 89°35'21" West, 293.28 feet to a set iron pin;  
THENCE North 89°01'54" West, 244.24 feet to a found iron pin;  
THENCE North 89°45'12" West, 1,207.73 feet to a set iron pin;  
THENCE North 88°45'46" West, 297.70 feet to a set iron pin;  
THENCE North 89°10'07" West, 369.22 feet to a found iron pin being the southwest corner of this herein described 268.132 acres of land;  
THENCE North 00°28'36" East, 617.64 feet to a found iron pin being the southeast corner of the hereinabove Rolling Meadow Subdivision;  
THENCE with the east line of Rolling Meadow Subdivision, North 15°24'40" West, 366.74 feet to the Place of Beginning and containing, approximately 237.112 acres in Bexar County, and approximately 31.020 acres in Atascosa County, 268.132 total acres of land according to a survey made on the ground under my supervision on October 4, 1998.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

FILE 7711 PR-0857

## EXHIBIT 'B'

Undefined easement to Comal Power Company as provided by instrument recorded in Volume 877, Page 107, Deed Records of Bexar County, Texas.

Easement and Right of Way to Humble Pipe Line Co. as provided by instrument recorded in Volume 1001, Page 218, Bexar County Deed Records, transferred to Humble Oil and Refining Co. by instrument recorded in Volume 1039, Page 268, Bexar County Deed Records, said easement ratified by instrument recorded in Volume 1461, Page 353, Bexar County Deed Records, and in Volume 128, Page 154, Atascosa County Deed Records.

Assignment of Easements dated April 16, 1928, executed by Humble Pipeline to Humble Oil & Refining Co., recorded in Vol. 110, Page 581, of the Deed Records of Atascosa County.

Easement to Atlantic Pipe Line Co. as provided in instrument recorded in Volume 2679, Page 356, of the Bexar County Deed Records, and in Volume 197, Page 143, Atascosa County Deed Records.

Easement to the State of Texas as provided by instrument recorded in Volume 5329, Page 634, of the Bexar County Deed Records.

One-half (1/2) of all oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 2878, Page 510, of the Real Property Records of Bexar County, Texas, and Volume 631, Page 424, Atascosa County Deed Records.

Certified Copy of Deed of Ratification dated November 6, 1934, executed by Southwestern Life Insurance Company to Humble Oil & Refining Company, recorded in Book 15, Page 18, Official Public Records, Atascosa County, Texas.

Certified Copy of Easement dated December 19, 1925 executed by Edith R. Nelson, a widow to Comal Power Company, recorded in Book 15, Page 24, Official Public Records, Atascosa County, Texas.

Certified Copy of Right of Way dated November 2, 1927, executed by Edith R. Nelson to Humble Pipe Line Company recorded in Book 15, Page 30, Official Public Records of Atascosa County, Texas.

VOL 7711 PG 0858

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law: STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence of the date and of the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

NOV 18 1998



*Henry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
BERRY RICKHOFF, COUNTY CLERK

On Nov 16 1998

At 11:12am

Receipt #: 177305  
Recording: 11.00  
Doc/Hght: 6.00

Doc/Hum: 98-0202037

Deputy -Catherine Revilla

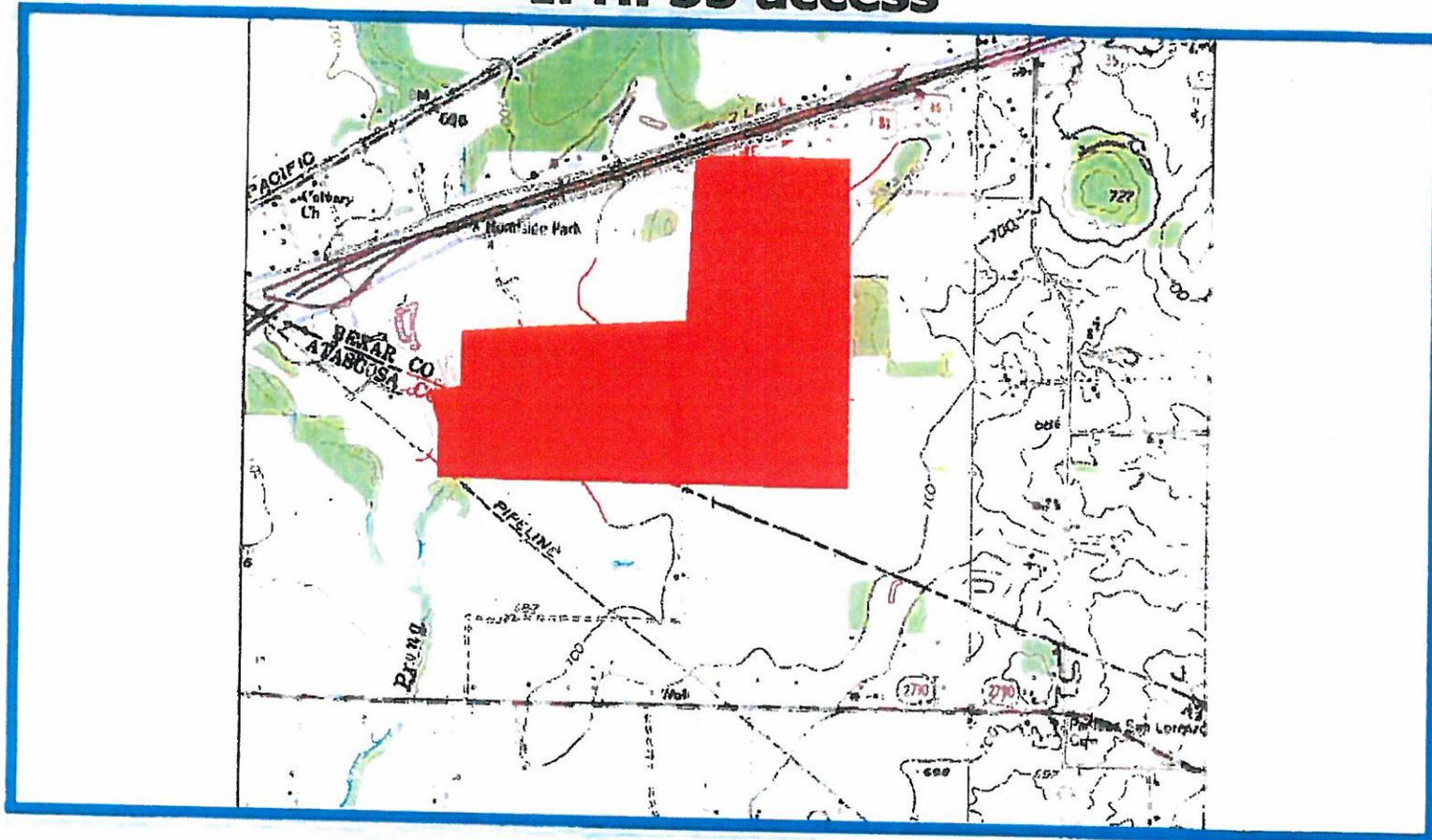
RECORDERS REMARKS

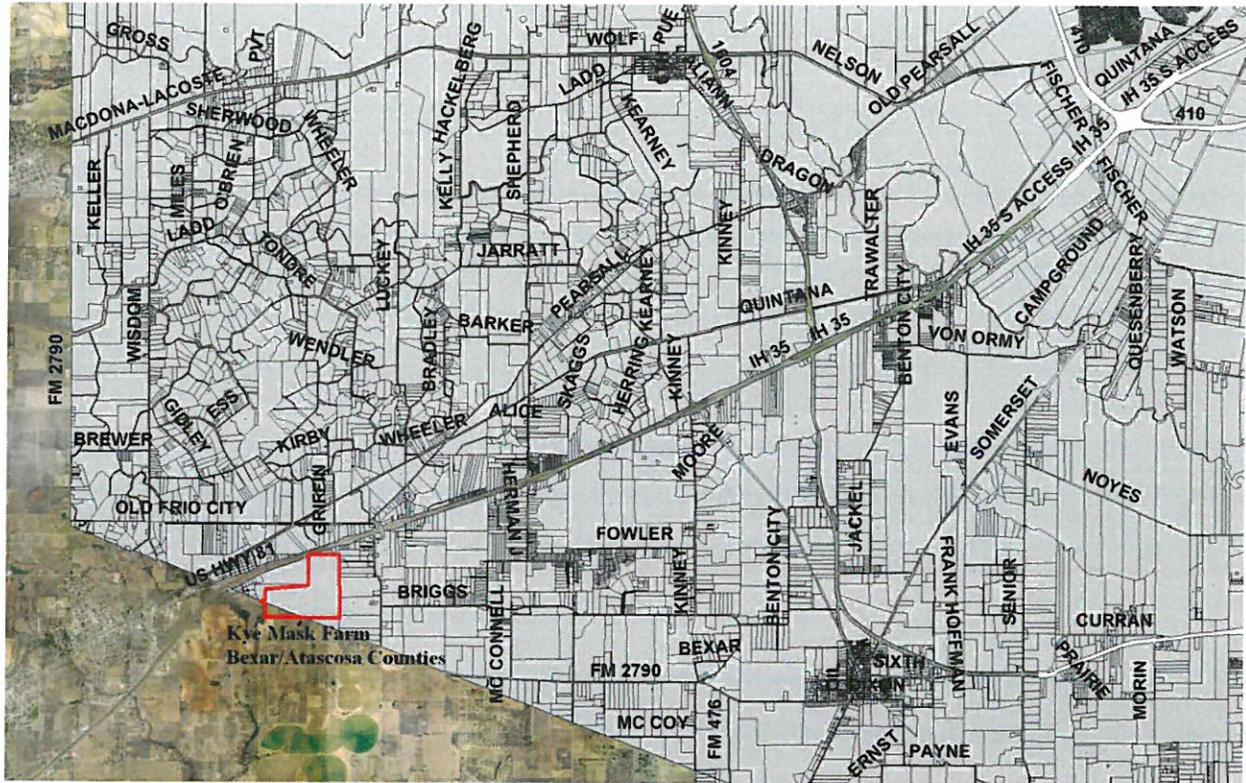
At time of recording this instrument was found to be inadequate for good photographic reproduction due to: (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

VOL 2711 PG 0859



**Kye Mask Tract  
268.132 Acres  
Bexar & Atascosa Counties  
Northeast of Lytle  
I. H. 35 access**





**S.P. 1642 - Kye Mask Farm**

**SAWS request to declare as surplus and sell land located northeast of Lytle, TX in Bexar and Atascosa Counties with I.H. 35 access**

ATTACHMENT II  
9823 MARBACH ROAD  
(2.35 ACRE TRACT AND .910 ACRE TRACT)

93-077243 - RP - SATCO

GENERAL WARRANTY DEED 94- 0035017

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BEXAR

That Lackland Water Company, Ltd., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No./100 Dollars (\$10.00) and other valuable cash consideration to Grantor paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Bexar Metropolitan Water District, ("Grantee"), eleven tracts of land containing a total of approximately 16.173 acres of land in Bexar County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes ("Property").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The estimated amount of ad valorem taxes on the Property for the year 1994 having been paid by Grantor to the date hereof, the responsibility for the payment of the actual ad valorem taxes on the Property is hereby retained by Grantor and is not assumed by Grantee.

This conveyance is made and accepted subject to the matters set forth in Exhibit "B" attached hereto and incorporated herein for all purposes, to the extent the same are valid and subsisting and affect the Property.

Executed this 22nd day of February, 1994.

Lackland Water Company, Ltd.  
By: Ellfive, Inc., Its General Partner

By: [Signature]  
Name: LICK BIEGLER  
Title: Vice-President

Mailing Address of Grantee:

Name: Bexar Metropolitan Water District  
Address: 2706 West Southcross  
San Antonio, TX 78211

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 22 day of February, 1994, by Lick Biegler, Vice-President of Ellfive, Inc., on behalf of Lackland Water Company, Ltd.

[Signature]  
Notary Public, State of Texas  
My commission expires 12/1/96

AFTER RECORDING RETURN TO:

BEKAR METROPOLITAN WATER DISTRICT  
2706 WEST SOUTHCROSS  
SAN ANTONIO, TX 78211

VOL 5977 PG 0571

EXHIBIT "A"

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N.E. 8-835  
SAN ANTONIO, TEXAS 78202  
PHONE (810) 394-5511

FIELD NOTES  
FOR  
3.260 ACRES OF LAND

BEING 3.260 acres (142,003 square feet) of land out of the Antonio Fuentes Survey No. 358, Abstract 248, County Block 4333, Bexar County, Texas and being 2.350 acres (102,386 square feet) out of Lot 42, Block 8, Lockland City Subdivision Unit 148A recorded in Volume 9513, Page 43 of the Deed and Plat Records of Bexar County, Texas and also being 0.910 acres (39,617 square feet) of land out of that certain 100 acre Tract "B" recorded in Volume 6319, Page 429 of the Deed Records of Bexar County, Texas, said 3.260 acres of land fronting on the north right-of-way line of Marbach Road and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pin found on the north right-of-way line of Marbach Road, said iron pin being the southwest corner of said Lot 42 and the southwest corner of the tract described herein;

THENCE, North  $01^{\circ}40'07''$  East, with and along a chain link fence and the west line of said Lot 42, a distance of 847.03 feet to a 1/2-inch iron pin found for corner;

THENCE, with and along the north line of said Lot 42 as follows:

South  $89^{\circ}47'39''$  East a distance of 134.87 feet to a 1/2-inch iron pin found at the point of a curve to the right whose radius point bears South  $00^{\circ}12'21''$  West;

In a southeasterly direction, with and along the arc of said curve to the right, whose radius is 74.00 feet, long chord bears South  $81^{\circ}14'35''$  East 22.01 feet, interior angle is  $17^{\circ}16'20''$  and arc distance is 22.09 feet to a 1/2-inch iron pin found at the point of tangency;

South  $72^{\circ}41'19''$  East, at 45.00 feet passing a found 1/2-inch iron pin with a plastic cap at the northeast corner of said Lot 42, and continuing for a total distance of 55.42 feet to a 1/2-inch iron pin with a plastic cap set for corner;

VOL 5977 PG 0572

EXHIBIT "A"

Field Notes for 3.260 Acres  
Page 2

THENCE, South 60°16'55" East a distance of 57.63 feet to a 1/2-inch Iron pin with a plastic cap set for corner;

THENCE, South 01°40'07" West a distance of 438.32 feet to a 1/2-inch iron pin with a plastic cap set for corner;

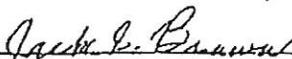
THENCE, North 88°19'54" West a distance of 210.90 feet to a 1/2-inch iron pin with a plastic cap set on the east line of said Lot 42 for corner;

THENCE, South 01°40'07" West, with and along the east line of said Lot 42, a distance of 366.51 feet to a 1/2-inch iron pin with a plastic cap set on the north line of Marbach Road for corner;

THENCE, North 89°20'36" West, with and along the north line of Marbach Road and the south line of said Lot 42, a distance of 50.01 feet to the POINT-OF-BEGINNING.



BROWN ENGINEERING CO.

  
\_\_\_\_\_  
Jack S. Brown  
Registered Professional Land Surveyor #2708  
DATE: January 11, 1994

Job #001-155-00

VOL 5977 PG 0573

ATTACHMENT II  
9823 MARBACH ROAD  
(1.766 ACRE TRACT)

311335 \$15

SPECIAL WARRANTY DEED

DATE: December 28, 1994

GRANTOR: ELLONE, INC.

94-0225207

GRANTOR'S

MAILING ADDRESS: 4800 Fredericksburg Road  
San Antonio, Texas 78229  
Bexar County

GRANTEE: Bexar Metropolitan Water District

GRANTEE'S

MAILING ADDRESS: 411 Carlisle  
San Antonio, Texas 78285  
Bexar County

CONSIDERATION: \$10.00 and other good and valuable cash  
consideration.

PROPERTY (including any improvements):

The real property in Bexar County, Texas described on Exhibit  
"A" attached hereto and incorporated herein (the "Property").

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY  
("Permitted Exceptions"):

1. All oil, gas and other minerals in, on or under the  
Property, are hereby reserved unto Grantor. Grantor, its  
successors and assigns, waives any and all rights to use  
the surface estate of the Property in connection with any  
exploration, development or production of the oil, gas or  
other minerals reserved.
2. Those matters set forth on Exhibit "B" attached hereto  
and incorporated herein.

Grantor, for the consideration and subject to the Permitted  
Exceptions, grants, sells, and conveys to Grantee the Property,  
together with all and singular the rights and appurtenances thereto  
in any wise belonging, to have and hold it to Grantee, Grantee's  
successors and assigns forever. Grantor hereby binds Grantor and  
Grantor's successors to warrant and forever defend all and singular  
the Property to Grantee and Grantee's successors and assigns  
against every person whomsoever lawfully claiming or to claim the  
same or any part thereof by, through or under Grantor but not  
otherwise, and except as to the Permitted Exceptions. Any implied  
covenants or warranties are expressly disclaimed and excluded by  
this Special Warranty Deed.

VOL 5301 PG0024

Ad valorem taxes and assessments on the Property are prorated to the date hereof and all obligations for payment of ad valorem taxes and assessments are assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

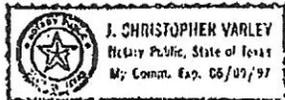
GRANTOR:

ELLONE, INC.

By: *John T. Crone III*  
Name Printed: John T. Crone III  
Title: Vice President

STATE OF TEXAS     §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on the 28th day of December, 1994 by John T. Crone III, Vice President of Ellone, Inc., a corporation, on behalf of said corporation.



*J. Christopher Varley*  
Notary Public, State of Texas  
Name: J. CHRISTOPHER VARLEY  
Commission Expires: 6-7-97

EXHIBITS:

- Exhibit "A" - Property Description
- Exhibit "B" - Permitted Exceptions

AFTER RECORDING RETURN TO GRANTEE AT:

Bexar Metropolitan Water District  
411 Carlisle  
San Antonio, Texas 78285

AM9715/epu1922  
12/21/94/1  
18642.0004

**BROWN ENGINEERING CO.**

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 5-205  
SAN ANTONIO, TEXAS 78232  
PHONE (810) 484-0511

FIELD NOTES  
FOR  
1.766 ACRES OF LAND

BEING 1.766 acres (76,907 square feet) of land out of the Antonio Fuentes Survey No. 358, Abstract 248, County Block 4333, Bexar County, Texas, and being out of 5.897 acres out of the remaining portion of that certain 6.807 acre Ellone Tract recorded in Volume 5942, Page 1733 of the Real Property Records of Bexar County, Texas, said 1.766 acres of land fronting on the north right-of-way line of Marbach Road and being more particularly described as follows:

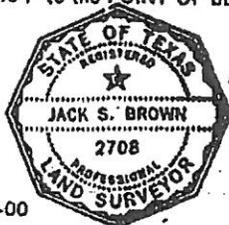
BEGINNING at a 1/2 inch iron pin found on the north right-of-way line of Marbach Road, said iron pin being the southeast corner of Lot 42, Block 8, Lackland City Subdivision Unit 142A recorded in Volume 9513, Page 43 of the Deed and Plat Records of Bexar County, Texas;

THENCE North  $01^{\circ} 40' 07''$  East, with and along the east line of said Lot 42, a distance of 366.51 feet to a 1/2-inch iron pin with a plastic cap found for the northwest corner of the herein described tract also being the southwest corner of a 0.910 acre tract out of said 6.807 acre tract for corner, said 0.910 acre tract being a part of a 3.260 acre tract which consists of 2.350 acres out of said Lot 42 and 0.910 acres out of said 6.807 acre tract;

THENCE South  $88^{\circ} 19' 54''$  East, with and along the south line of said 0.910 acre tract out of said 6.807 acre tract, a distance of 210.90 feet to a 1/2-inch iron pin with a plastic cap found for the northeast corner of the herein described tract;

THENCE South  $01^{\circ} 40' 07''$  West, a distance of 362.80 feet to a 1/2-inch iron pin with a plastic cap set on the north right-of-way line of Marbach Road, said point being South  $89^{\circ} 20' 20''$  East 1088.92' from the west right-of-way line of Ellison Drive, said point being the southeast corner of the herein described tract;

THENCE North  $89^{\circ} 20' 20''$  West, along the north right-of-way line of Marbach Road a distance of 210.94' to the POINT OF BEGINNING.



BROWN ENGINEERING CO.

*Jack S. Brown*  
Jack S. Brown  
Registered Professional Land Surveyor #2708  
DATE: December 21, 1994

Job No. 001-172-00

Y015301 #0026

**EXHIBIT "B"**  
**TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. All oil, gas and other minerals in, on or under the Property, which are reserved unto Grantor. Grantor, its successors and assigns, waives any and all rights to use the surface estate of the Property in connection with any exploration, development or production of the oil, gas or other minerals reserved.
2. Electric Easement and Right of Way granted to San Antonio Public Service Company, as provided by instrument recorded in Volume 1801, Page 390, Bexar County Deed Records.
3. Overhead and Underground Electric and Telephone Easement, measuring 16 feet wide, located along west line of subject property, as provided by plat recorded in Volume 9513, Page 43, Deed and Plat Records of Bexar County, Texas.

VOL 630 | PG 027

Filed for Record in:  
BEXAR COUNTY, TX  
ROBERT D. GREEN/COUNTY CLERK

On Dec 28 1994

At 4:56pm

Receipt #: 92359  
Recording: 3.00  
Doc/Hgat: 6.00

Doc/Num: 94-0225207

Deputy -Deborah Greiner

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal Law.  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:



DEC 30 1994

*Robert D. Green*  
COUNTY CLERK BEXAR CO.

YOL 5301 160028



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 19, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of real property located at 9823 Marbach Road (SP 1641-A)

Dear Mr. Haby,

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

**Development Services:** Please disclose to the buyer that if permits are required from Development Services, the property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

**Public Works, Right of Way:** Contact and confirm with all utilities that there are no conflicts.

**CPS Energy:** CPS Energy will provide plat and field notes for all requested easements.

**CPS Energy, Overhead Engineering:** Easements must be retained along Marbach and the west side of the property for existing overhead infrastructure.

**CPS Energy, Underground & Networking Engineering:** CPS Energy must maintain access to the underground electric facilities along the north side of the property as well as the facilities along the southwest side of the property which feed 9883 Marbach.

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

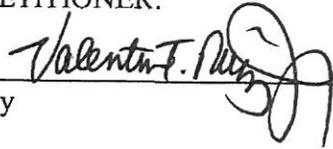
If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

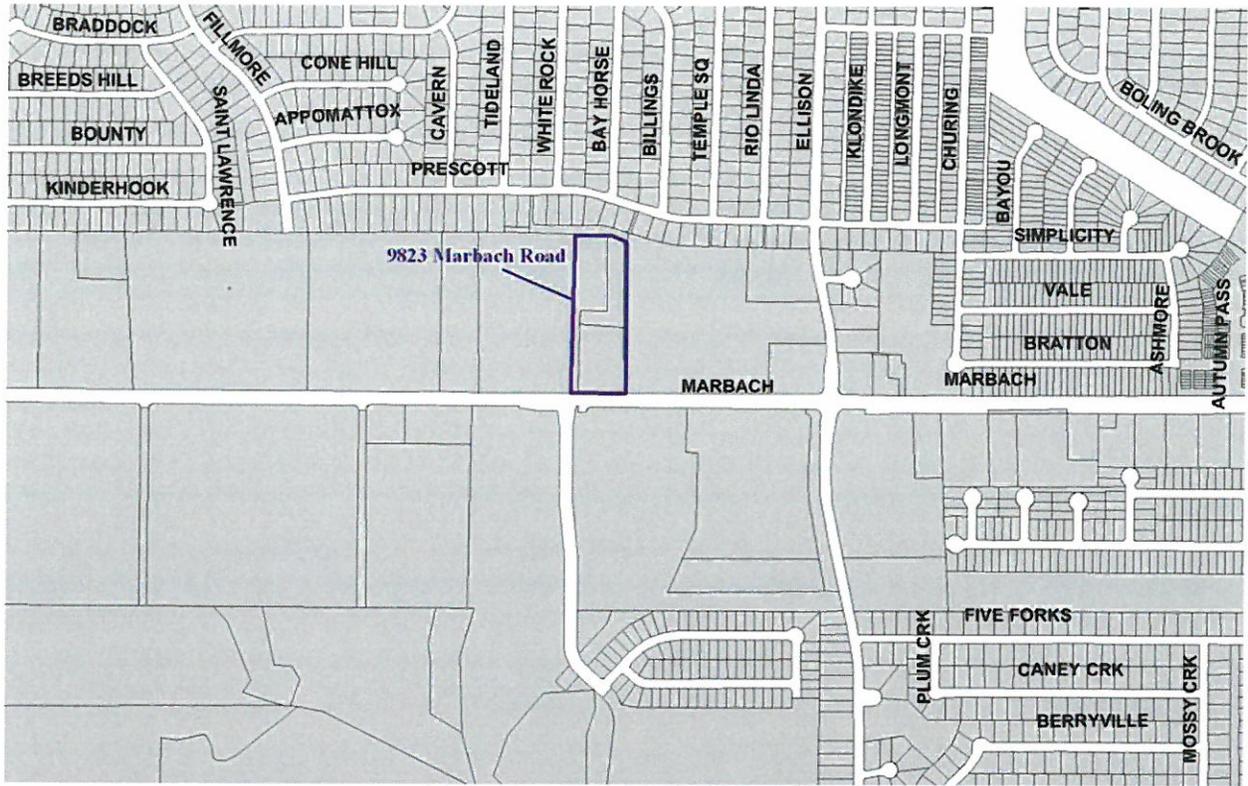
PETITIONER:

  
\_\_\_\_\_  
By

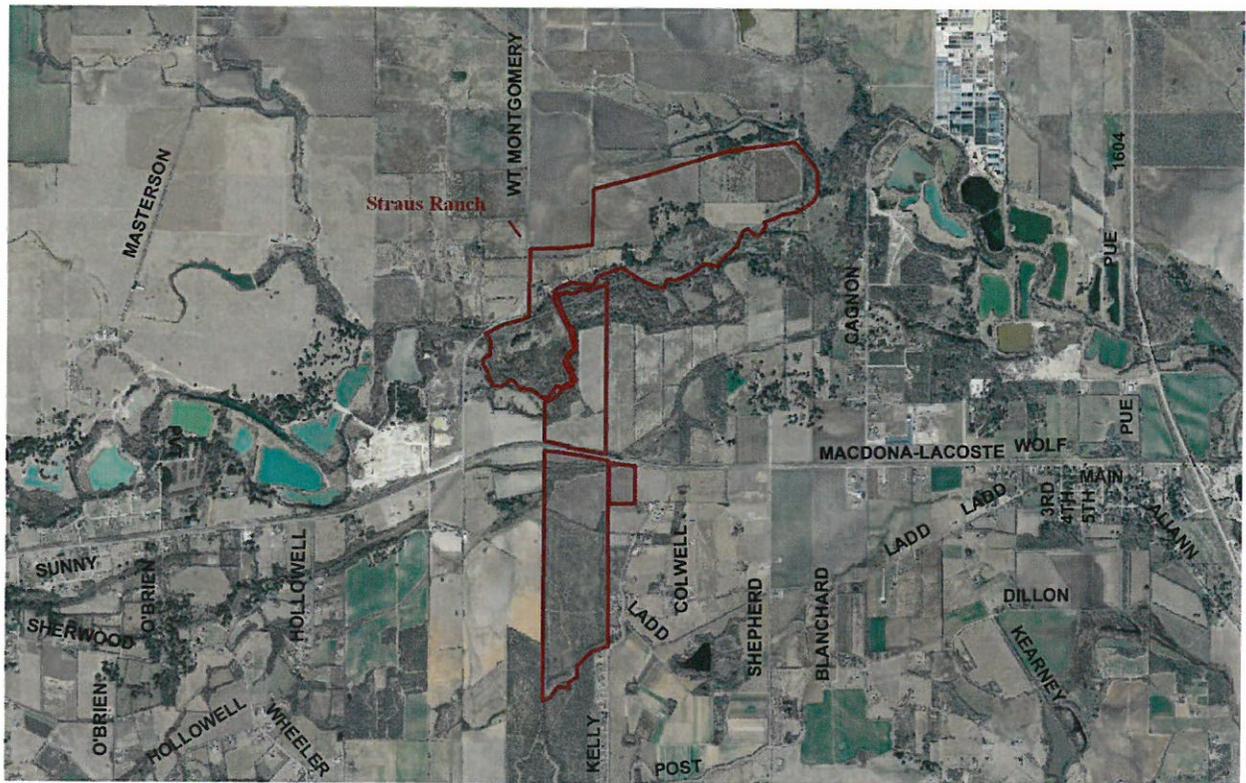
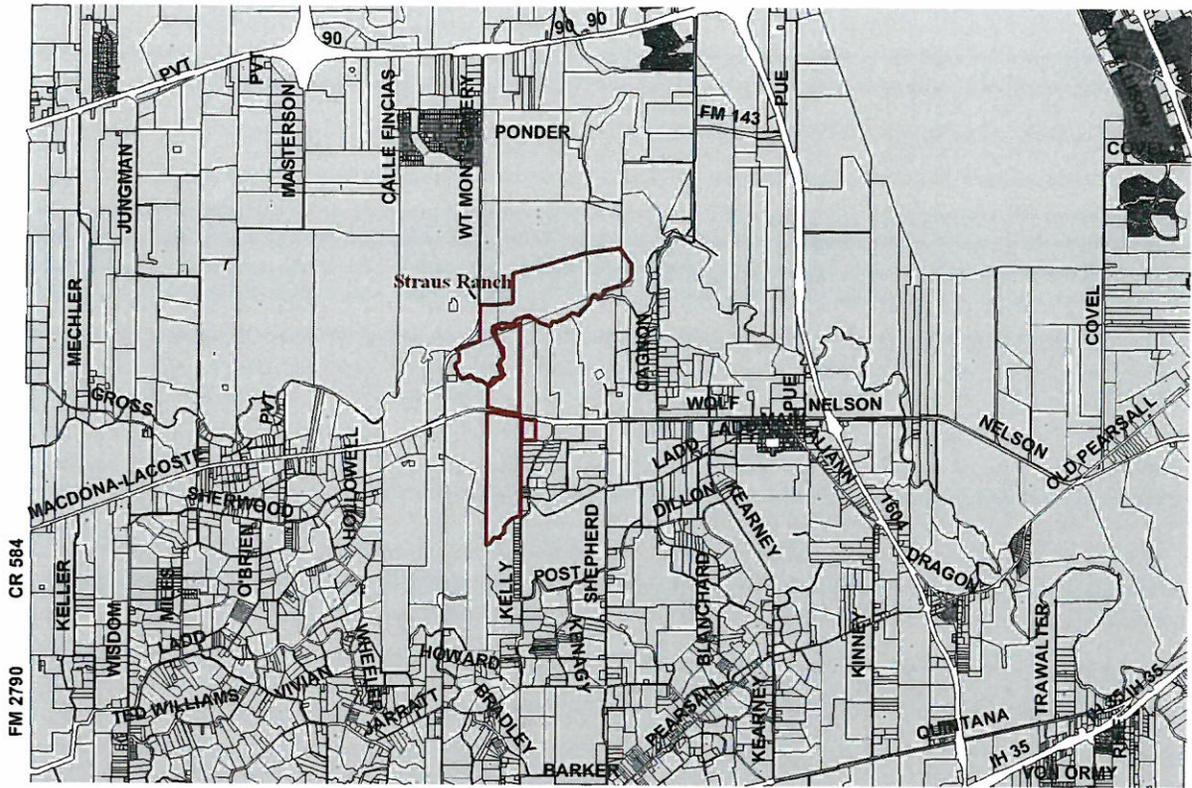
Vice President - Operations Services  
Title

Valentin T. Ruiz, Jr., P.E.  
Print Name

6-25-13  
Date

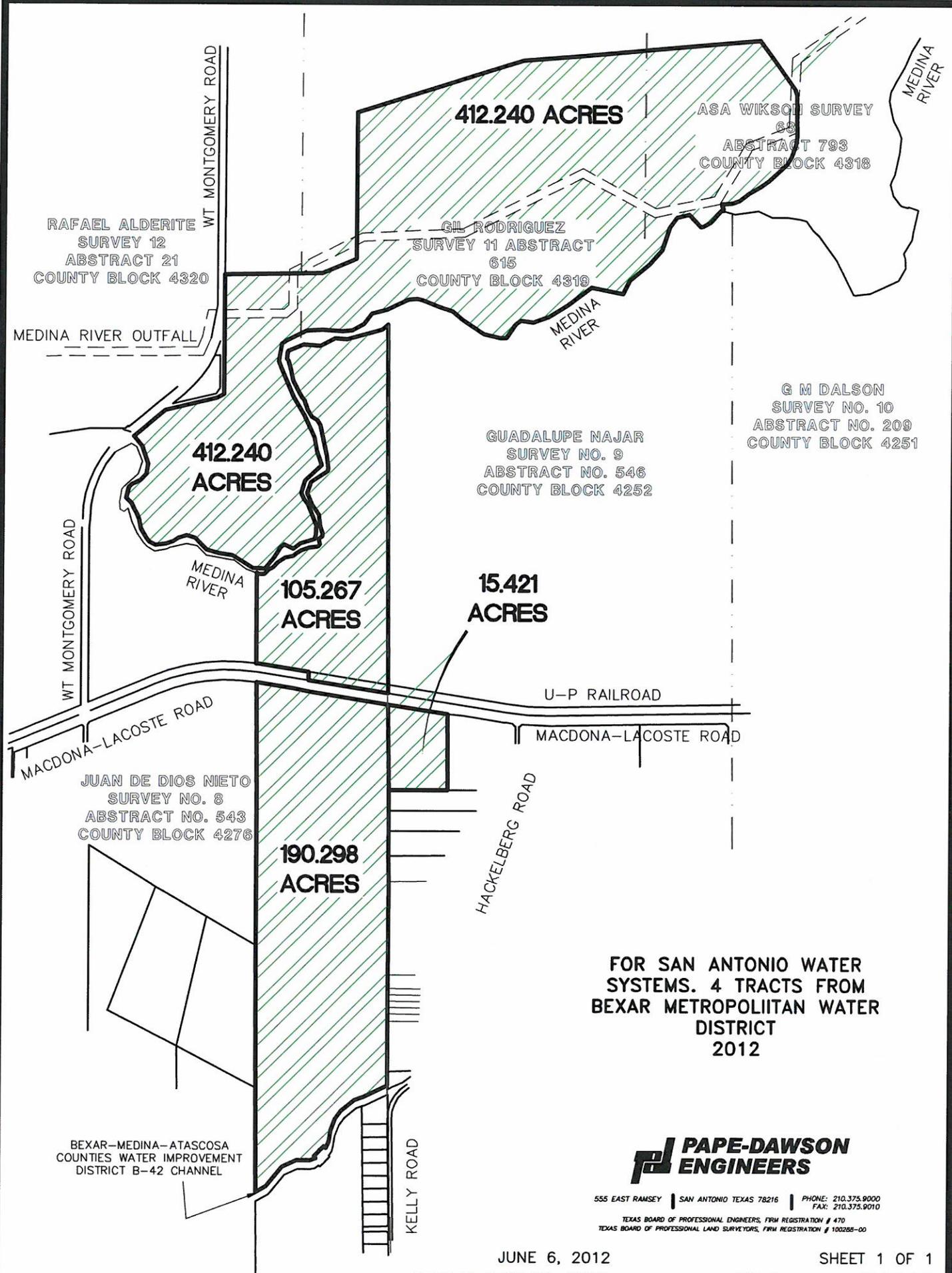


S.P. 1641-A  
SAWS Request to declare as surplus and sell property located at  
9823 Marbach Road



**S.P. 1655 Straus Ranch –  
SAWS request to declare as surplus and dispose of property**

Date: Jun 20, 2012, 1:28pm User ID: NNICHOLLS  
File: N:\Survey\12-9100\9113-12\EX9113-12.dwg



FOR SAN ANTONIO WATER SYSTEMS. 4 TRACTS FROM BEXAR METROPOLITAN WATER DISTRICT 2012

**Pape-Dawson ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

SCANNED

# WARRANTY DEED

STATE OF TEXAS           §  
                                   §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       §

THAT **JOE R. STRAUS, JR. and DAVID J. STRAUS, Individually and as Independent Co-Executors and Trustees of the Trusts as set out in the Will of EMILIE F. STRAUS, Deceased**, hereinafter called Grantor (whether one or more), for and in consideration of the sum of **TEN AND NO/100 DOLLARS** and other good and valuable considerations to Grantor in hand paid by **BEXAR METROPOLITAN WATER DISTRICT, a political subdivision of The State of Texas**, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

**15.132 acres of land, more or less, and being all of the 16.542 acres described below as Tract 1 SAVE AND EXCEPT the 1.141 acres described below as Tract 2:**

**Tract 1:**

**16.542 acres, more or less, out of the Guadalupe Najjar Survey No. 9, Abstract #546, County Block 4252, Bexar County, Texas, and being out of that certain 16.563 acre tract conveyed by Gus R. Trip, and wife, Mary Louis Trip to Jack R. Bendele, by Warranty Deed recorded in Volume 2669, Page 1183 of the Real Property Records of Bexar County, Texas, said 16.542 acre tract original being part of the Gustav Trip 90 acre tract.**

**SAVE AND EXCEPT**

**Tract 2:**

**1.141 acres, more or less, out of that 16.542 acres tract as described in a deed of record in Volume 3502, Page 1524 of the Real Property Records of Bexar County, Texas, and being out of the Guadalupe Najjar Survey No. 9, Abstract #546, County Block 4252.**

**Said Tracts 1 and 2 being more particularly described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's successors and assigns forever. And Grantor does hereby bind Grantor, Grantor's successors and assigns TO **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee herein, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor shall be responsible for the real property taxes on the property for prior year and for year 2001 through the date of conveyance as provided for in Tax Code Section 26.11.

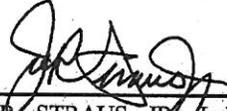
This conveyance and the Grantor's above warranties of title are subject to following matters, **BUT** only to the extent that they actually affect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas:

- 1) Restrictions, if still effective, as set out in instrument recorded in Volume 2669, Page 1184 et seq., Real Property Records of Bexar County, Texas.
- 2) Drainage channel easement to Bexar County, as set out in instrument recorded in Volume 5043, Page 272 et seq., of the Deed Records of Bexar County, Texas.
- 3) Mineral/royalty estate as affected by reservation as set out in instrument recorded in Volume 2669, Page 1183 et seq., of the Real Property Records of Bexar County, Texas.

This conveyance is further made subject to the restrictive covenants which are set out in the Exhibit "B" attached hereto and made a part hereof.

EXECUTED ON THE FOLLOWING DATE: July 18, 2001

EFFECTIVE ON THE FOLLOWING DATE: April 7, 1999.



JOE R. STRAUS, JR., Individually and as Independent Co-Executor and Trustee of the Trusts as set out in the Will of EMILIE F. STRAUS, Deceased

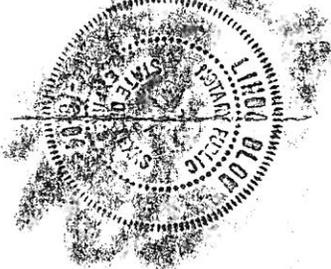


DAVID J. STRAUS, Individually and as Independent Co-Executor and Trustee of the Trusts as set out in the Will of EMILIE F. STRAUS, Deceased

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 18th day of July, 2001, by JOE R. STRAUS, JR. and DAVID J. STRAUS, Individually and as Independent Co-Executors and Trustees of the Trusts as set out in the Will of EMILIE F. STRAUS, Deceased.



Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:  
Bexar Metropolitan Water District  
2047 West Malone St.  
San Antonio, Texas 78225

PREPARED IN THE OFFICE OF:  
WEST & WEST ATTORNEYS, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

15.132 acres of land, more or less, and being all of the 16.542 acres described below as Tract 1 SAVE AND EXCEPT THE 1.141 acres described below as Tract 2:

Tract 1: 16.542 acres, more or less, out of the Guadalupe Najjar Survey No. 9, Abstract #546, County Block 4252, Bexar County, Texas, and being out of that certain 16.563 acre tract conveyed by Gus R. Trip, and wife, Mary Louis Trip to Jack R. Bendele, by Warranty Deed recorded in Volume 2669, Page 1183 of the Real Property Records of Bexar County, Texas, said 16.542 acre tract original being part of the Gustav Trip 90 acre tract. Said 16.542 acres being more particularly described as follows:

COMMENCING at a fence corner post near the intersection of the apparent West line of Hackselberg Road and the Southerly line of MacDonna-LaCoste Road (60 foot right of way), said fence corner post being at a perpendicular distance of 106.92 feet from the centerline of the Southern Pacific Railroad (100 foot ROW), and 26.92 feet from the centerline of the McDonna-LaCoste Road;

THENCE North 89° 49' 20" West, a distance of 813.33 feet to a 5/8" iron pin set for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 00° 18' 03" East, partially along the remains of an old wire fence line, a distance of 972.83 feet to an iron pin found at a fence corner post;

THENCE North 89° 55' 01" West, generally along the remains of an old wire fence line a distance of 698.98 feet to an iron pin found at a fence corner post; and

THENCE North 89° 55' 01" West, generally along the remains of an old wire fence line, a distance of 698.68 feet to an iron pin found at a fence corner post;

THENCE North 00° 22' 39" West, generally along the remains of an old wire fence line, same being the approximate location of the West line of the Guadalupe Najjar Survey No. 9, Abstract No. 546, a distance of 1087.64 feet to a 5/8" inch iron pin set for the Northwest corner of the herein described tract, on the Southerly line of MacDonna LaCoste Road, from which a three and one-half inch pipe bears North 03° 55' East, 2.98 feet, and a one and one-half inch iron pin bears South 82° 15' East 10.27 feet;

THENCE South 80° 35' 59" East, a distance of 710.27 feet along the Southerly Right-of-way line of MacDonna LaCoste Road to the POINT OF BEGINNING and containing 16.542 acres of land, more or less, as described in that certain Deed recorded in Volume 3502, Page 1524 of the Real Property Records of Bexar County, Texas.

SAVE AND EXCEPT

Tract 2:

1.141 acres, more or less, out of that 16.542 acres tract as described in a deed of recorded in Volume 3502, Page 1524 of the Real Property Records of Bexar County, Texas, and being out of the Guadalupe Najjar Survey No. 9, Abstract #546, County Block 4252, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron bar set in the ground in the present southwest right-of-way line of MacDonna La Coste Road, the northwest corner of that 16.542 acre described in a deed of recorded in Volume 3502, Page 1524 et seq of the Real Property Records of Bexar County, Texas, and being out of the Guadalupe Najar Survey No. 9, Abstract #546, and the Northeast corner of that 193.600 acre tract described in a deed of record in Volume 3463, Page 1121 of the Real Property Records of Bexar County, Texas, for the Northwest corner of this tract, said point bears south 09° 05' 08" West, 30:00 feet from Engineer's Station 46 + 33.37'

THENCE South 80° 54' 51" East, with the present southwest right-of-way line of the MacDonna LaCoste Road and the northeast boundary line of said 16.542 acre tract a distance of 710.11 feet to an iron bar set in the ground, the northeast corner of said 16.542 acre tract and a northwest corner of that certain 99.930 acre tract described in a deed of recorded in Volume 6249, Page 352 of the Deed Records of Bexar County, Texas, for the northeast corner of this tract;

THENCE South 00° 51' 48" East, with the east boundary line of said 16.542 acre tract and the west boundary line of said 99.390 acre tract a distance of 71.07 feet to an iron bar set in the ground for the southeast corner of this tract;

THENCE North 80° 54' 51" West, crossing said 16.542 acre tract a distance of 710.02 feet to an iron bar set in the ground for the southeast corner of this tract;

THENCE North 80° 54' 51" West, crossing said 16.542 acre tract a distance of 710.02 feet to an iron bar set in the ground in the west boundary line of said 16.542 acre tract and the east boundary line of said 193.60 acre tract for the southwest corner of this tract; and

THENCE North 00° 56' 24" West, with the west boundary line of said 16.542 acre tract and the east boundary line of said 193.600 acre tract a distance of 71.09 feet to the POINT OF BEGINNING.

**EXHIBIT 'B'**

**NONE**

**RECORDER'S MEMORANDUM**  
AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLEGIBILITY, CARBON OR  
PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which restricts the sale, or use of the described real  
property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on  
the date and at the time stamped herein by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

**JUL 25 2001**



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20010127614  
# Pages 5  
07/25/2001 01:57:12 PM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
GERRY RICKHOFF  
COUNTY CLERK  
Fees \$17.00

**GENERAL WARRANTY DEED**

**99- 0066354**

STATE OF TEXAS           §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF BEXAR       §

That **THE ESTATE OF EMILIE F. STRAUS, DECEASED**, acting by and through its two co-independent executors, **DAVID J. STRAUS, II.**, and **JOE R. STRAUS, JR.**, of the County of Bexar and State of Texas, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **BEXAR METROPOLITAN WATER DISTRICT** of the County of Bexar, and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

The 105.27 acre tract of land and the 190.46 acre tract of land, more or less, described in Exhibit "A", attached hereto and made a part hereof for all purposes, together with all improvements and all water rights appurtenant thereto.

**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successor and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any matters of record which affect the herein described property including the following but only to the extent such matters are still in force and effect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas.

**VOL 7915 PG 0857**

1. Reservation of royalty interest by Gussie Stokes Ponder to G.R. Mauger, et al, dated December 31, 1941, recorded at Volume 1871, Page 498, Deed Records of Bexar County, Texas.
2. Reservation of royalty interest by W.T. Montgomery and Eula Montgomery in the Deed to Straus Medina Herford Ranch dated April 18, 1946, recorded at Volume 2245, Page 41, Deed Records of Bexar County, Texas.
3. Agreement for Water Access dated March 18, 1913, executed by The Medina Valley Irrigation Company and F.A. Schneider and Emilie L.H. Schneider, recorded at Volume 415, Page 171, Deed Records of Bexar County, Texas.
4. Pipeline Easement Agreement dated November, 1926, by E.C. Lope to Western Gas and Fuel Company recorded at Volume 939, Page 104, Deed Records of Bexar County, Texas.
5. Agreement dated June 27, 1917, from E.C. Loep to W.T. Montgomery for construction of a dam, recorded at Volume 511, Page 433, Deed Records of Bexar County, Texas.
6. Easement of Ingress and Egress created in the deed dated April 15, 1929, from The Estate of Emilie Louise H. Schneider, Deceased, to Bexar-Medina Atascosa Counties Water Improvement District Number One, recorded at Volume 1111, Page 82, Deed Records of Bexar County, Texas.

VOL 7915 PG 0858

7. Rates, Rules and Regulations of Bexar-Medina Atascosa Water Control and Improvement District No. One as recorded in Volume 286, Page 883, Water District Records of Bexar County, Texas.
8. Judgment dated March 26, 1988, in Cause No. 1760 styled Jessup M. Bell vs. G.H. and S.A. Railroad Company establishing an easement recorded at Volume 60, Page 78, Deed Records of Bexar County, Texas.
9. Permanent and Temporary Sewer Easements dated April 6, 1993, from Straus Medina Ranch to the City of San Antonio, recorded at Volume 5732, Page 258, and Volume 5732, Page 267, both of the Real Property Records of Bexar County, Texas.
10. Declaration regarding electrical service dated September 9, 1982, in favor of City Public Service Company of San Antonio, recorded at Volume 2668, Page 302, Real Property Records of Bexar County, Texas.
11. Electric Line Right of Way Agreement dated April 4, 1986, executed by Straus Medina Ranch Partnership to City Public Service Board of San Antonio, recorded at Volume 4316, Page 707, Real Property Records of Bexar County, Texas.
12. Sanitary Control Easement imposed by State law 150 feet around water wells.
13. The following matters shown on the survey prepared by Taylor & Mullins, Engineers, Bill Callender, R.P.L.S. #4777, dated March 31, 1999:
  - (a) Improvements located on Flood Zone A;
  - (b) Fence insets and overlappings along the property lines.

VOL 7915 PG 0859

EXECUTED effective the 7th day of April, 1999.

THE ESTATE OF EMILIE F. STRAUS, DECEASED

By: David J. Straus, II.  
David J. Straus, II., Co-Independent Executor

By: Joe E. Straus, Jr.  
Joe E. Straus, Jr., Co-Independent Executor

The address of Grantees are:

Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

VOL 7915 PG 0860

AFTER RECORDING RETURN TO:  
BEXAR METROPOLITAN WATER DISTRICT

WEST & WEST, ATTORNEYS, P.C.  
2929 MOSSROCK, SUITE 204  
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

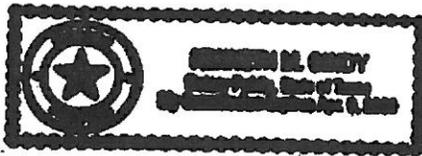
This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, II, as Co-Independent Executor of the Estate of Emilie F. Straus, Deceased.



*Kenneth M. Gandy*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me this the 7 day of April, 1999, by Joe R. Straus, Jr., as Co-Independent Executor of the Estate of Emilie F. Straus, Deceased.



*Kenneth M. Gandy*  
\_\_\_\_\_  
Notary Public, State of Texas

After Recording, Return to:  
  
Mr. North West  
West & West  
Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

VOL 7915 PG 0861

**FIELD NOTES DESCRIBING  
105.27 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS**

Being 105.27 acres of land situated within the Juana de Dios Nieto Survey Number 8, Abstract 543, County Block 4276, Bexar County, Texas. Said 105.27 acres of land being that same property as described in Warranty Deed dated November 23, 1983, Grantor: Commercial Credit Leasing Corporation, Grantee: Straus Medina Hereford Ranch and recorded in volume 2974, page 1572 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 918.40 acres of land as described in Warranty Deed dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe R. Straus, Sr., David J. Straus, and Joe R. Straus, Jr., as recorded in volume 5681, page 298 of the Deed Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 105.27 acres of land being more particularly described as follows:

**BEGINNING** at a set iron pin on the north right-of-way of Macdona-LaCoste Road same being the south line of the Southern Pacific Railroad and being the southeast corner of this herein described tract of land, and being the southeast corner of that certain right-of-way decreed in Bexar County District Court on March 26, 1888 as recorded in volume 60, page 78 of the Deed Records of Bexar County, Texas;

**THENCE** with the north right-of-way of Macdona-LaCoste Road, with the south line of this herein described tract of land, and with the south easement line of the Southern Pacific Railroad, North 80°47'35" West, 958.29 feet to a set iron pin;

**THENCE** leaving the north right-of-way of Macdona-LaCoste Road, leaving the south line of the Southern Pacific Railroad, and crossing the Southern Pacific Railroad North 00°02'20" East, 101.29 feet to a set iron pin;

**THENCE** with the north right-of-way of the Southern Pacific Railroad, and with the south line of this herein described tract of land, North 80°47'35" West, 621.98 feet to a found iron pin being the upper southwest corner of this herein described tract of land;

**THENCE** North 00°10'32" West, 1,065.75 feet to a set iron pin of the south bank of the Medina River;

**THENCE** with the south bank of the Medina River the following calls:

South 59°04'38" East, 10.96 feet; South 38°17'54" East, 15.23 feet, North 89°04'03" East, 70.00 feet; North 41°25'34" East, 68.62 feet; North 61°51'51" East, 61.49 feet; North 43°44'46" East, 73.87 feet; North 54°59'05" East, 108.26 feet; North 77°29'01" East, 97.33 feet; North 50°45'41" East, 48.01 feet; North 59°13'33" East, 73.36 feet; North 71°11'35" East, 97.90 feet; North 82°43'16" East, 82.46 feet; North 83°55'44" East, 19.51 feet; North 37°50'38" East, 33.99 feet; North 12°07'24" West, 65.67 feet; North 57°08'53" East, 47.33 feet; North 07°17'08" East, 63.91 feet; North 16°45'26" West, 100.22 feet; North 07°30'07" West, 127.00 feet; North 34°32'35" West, 143.74 feet; North 22°21'24" West, 149.08 feet; North 18°17'37" East, 139.44 feet; North 55°52'52" East, 233.78 feet; North 06°26'37" West, 164.57 feet; North 12°24'45" West, 362.61 feet; North 31°19'30" West, 60.18 feet; North 58°37'17" West, 76.45 feet; North 32°59'05" West, 98.53 feet; North 18°55'34" West, 120.93 feet; North 36°03'34" West, 38.72 feet; North 31°05'42" West, 70.43 feet; North 28°46'56" West, 126.88 feet;



North 24°58'24" West, 34.68 feet; North 11°25'58" West, 123.39 feet; North 16°49'48" West, 112.69 feet; North 33°42'37" West 28.81 feet; North 00°48'41" East, 63.91 feet; North 19°39'31" East, 35.28 feet; North 65°41'48" East, 63.49 feet; North 69°20'03" East, 132.17 feet; South 86°28'36" East, 199.24 feet; North 62°12'33" East, 190.45 feet; South 86°08'54" East, 145.10 feet; North 74°29'21" East, 432.03 feet; North 49°49'26" East, 93.82 feet;

THENCE leaving the north bank of the Medina River, South 00°29'17" East, 4,257.25 feet to a found iron pin on the north line of the Southern Pacific Railroad;

THENCE crossing the Southern Pacific Railroad South 00°13'01" East, 102.84 feet to the Place of Beginning and containing 105.27 acres of land in Bexar County, Texas according to an actual survey made on the ground under my supervision completed on March 10, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

VOL 7915 PG 0863

Tract C  
Straus Ranch  
REVISED April 5, 1999

**FIELD NOTES DESCRIBING  
190.46 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS**

Being 190.46 acres of land situated within the Juana de Dios Nieto Survey Number 8, Abstract 543, County Block 4276, Bexar County, Texas. Said 190.46 acres of land being that same property as described in Warranty Deed with Vendor's Lien dated July 26, 1985, Grantor: Straus Medina Ranch, Grantee: Edward L. Pigott, Jr., Trustee and recorded in volume 3463, page 1121 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 918.40 acres of land as described in Warranty Deed dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe R. Straus, Sr., David J. Straus, and Joe R. Straus, Jr., as recorded in volume 5681, page 298 of the Deed Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 190.46 acres of land being more particularly described as follows:

**BEGINNING** at a set iron pin on the new south right-of-way of Macdona-LaCoste Road, being the northwest corner of this herein described 190.46 acres of land, and being the southwest corner of a 2.418 acre tract of land for highway widening purposes, as attached to Trustee's Deed recorded in volume 4750, page 1663 of the Real Property Records of Bexar County, Texas;

**THENCE** with the new right-of-way of Macdona-LaCoste Road, South 80°54'51" East, 433.54 feet to a set iron pin;

**THENCE** South 78°03'06" East, 200.25 feet to a set iron pin;

**THENCE** South 80°54'51" East, 944.99 feet to a set iron pin being the northeast corner of this herein described tract;

**THENCE** leaving the new south right-of-way of Macdona-LaCoste Road, generally with a fence, South 00°21'21" East, 4,574.70 feet to a set iron pin on the north line of the Bexar-Medina-Atascosa Counties Water Improvement District B-42 channel and being the southeast corner of this herein described tract of land;

**THENCE** leaving the fence, with the north line of the Bexar-Medina-Atascosa Counties Water Improvements District channel the following calls:

**THENCE** South 64°39'13" West, 322.47 feet;

**THENCE** South 69°39'13" West, 117.35 feet;

**THENCE** South 51°19'13" West, 196.89 feet;

**THENCE** South 36°09'13" West, 123.38 feet;

**THENCE** South 20°39'13" West, 153.88 feet;

**THENCE** South 08°19'13" West, 131.36 feet to a point of curvature;

THENCE along the arc of a curve, having a central angle of 35°18'00", a radius of 136.20 feet, a chord bearing of South 25°58'13" West, a chord distance of 82.59, an arc length of 83.91 feet;

THENCE North 46°22'47" West, 30.00 feet;

THENCE South 43°49'13" West, 162.50 feet;

THENCE South 46°10'47" East, 30.00 feet to a point of curvature;

THENCE along the arc of a curve, having a central angle of 46°24'00", a radius of 95.40 feet, a chord bearing of South 67°01'13" West, a chord distance of 75.16 feet, an arc distance of 77.26 feet;

THENCE North 89°30'47" West, 162.46 feet;

THENCE South 65°19'13" West, 187.20 feet;

THENCE South 38°39'13" West, 297.91 feet;

THENCE South 60°19'13" West, 135.27 feet to the southwest corner of this herein described tract of land;

THENCE leaving the north line of the Bexar-Medina-Atascosa Counties Water Improvement District channel, generally with a fence, North 00°21'05" West, 1,638.24 feet;

THENCE North 00°20'06" West, 1,268.77 feet;

THENCE North 00°00'33" West, 1,770.70 feet;

THENCE North 00°29'57" West, 1,428.97 feet to the Place of Beginning and containing 190.46 acres of land in Bexar County, Texas according to an actual survey made on the ground under my supervision completed on March 10, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

VOL 7915 PG 0865

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 15 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Apr 09 1999

At 2:32pm

Receipt #: 217446  
Recording: 19.00  
Doc/Hgt: 6.00

Doc/Hun : 99- 0066354

Deputy -Betty Sepulveda

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

VOL 7915 PG 0866

**GENERAL WARRANTY DEED**

**99- 0066354**

STATE OF TEXAS           §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF BEXAR       §

That THE ESTATE OF EMILIE F. STRAUS, DECEASED, acting by and through its two co-independent executors, DAVID J. STRAUS, II., and JOE R. STRAUS, JR., of the County of Bexar and State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BEXAR METROPOLITAN WATER DISTRICT of the County of Bexar, and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

The 105.27 acre tract of land and the 190.46 acre tract of land, more or less, described in Exhibit "A", attached hereto and made a part hereof for all purposes, together with all improvements and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successor and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any matters of record which affect the herein described property including the following but only to the extent such matters are still in force and effect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas.

**VOL 7915 PG 0857**

1. Reservation of royalty interest by Gussie Stokes Ponder to G.R. Mauger, et al, dated December 31, 1941, recorded at Volume 1871, Page 498, Deed Records of Bexar County, Texas.
2. Reservation of royalty interest by W.T. Montgomery and Eula Montgomery in the Deed to Straus Medina Herford Ranch dated April 18, 1946, recorded at Volume 2245, Page 41, Deed Records of Bexar County, Texas.
3. Agreement for Water Access dated March 18, 1913, executed by The Medina Valley Irrigation Company and F.A. Schneider and Emilie L.H. Schneider, recorded at Volume 415, Page 171, Deed Records of Bexar County, Texas.
4. Pipeline Easement Agreement dated November, 1926, by E.C. Lope to Western Gas and Fuel Company recorded at Volume 939, Page 104, Deed Records of Bexar County, Texas.
5. Agreement dated June 27, 1917, from E.C. Loep to W.T. Montgomery for construction of a dam, recorded at Volume 511, Page 433, Deed Records of Bexar County, Texas.
6. Easement of Ingress and Egress created in the deed dated April 15, 1929, from The Estate of Emilie Louise H. Schneider, Deceased, to Bexar-Medina Atascosa Counties Water Improvement District Number One, recorded at Volume 1111, Page 82, Deed Records of Bexar County, Texas.

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7. Rates, Rules and Regulations of Bexar-Medina Atascosa Water Control and Improvement District No. One as recorded in Volume 286, Page 883, Water District Records of Bexar County, Texas.
8. Judgment dated March 26, 1988, in Cause No. 1760 styled Jessup M. Bell vs. G.H. and S.A. Railroad Company establishing an easement recorded at Volume 60, Page 78, Deed Records of Bexar County, Texas.
9. Permanent and Temporary Sewer Easements dated April 6, 1993, from Straus Medina Ranch to the City of San Antonio, recorded at Volume 5732, Page 258, and Volume 5732, Page 267, both of the Real Property Records of Bexar County, Texas.
10. Declaration regarding electrical service dated September 9, 1982, in favor of City Public Service Company of San Antonio, recorded at Volume 2668, Page 302, Real Property Records of Bexar County, Texas.
11. Electric Line Right of Way Agreement dated April 4, 1986, executed by Straus Medina Ranch Partnership to City Public Service Board of San Antonio, recorded at Volume 4316, Page 707, Real Property Records of Bexar County, Texas.
12. Sanitary Control Easement imposed by State law 150 feet around water wells.
13. The following matters shown on the survey prepared by Taylor & Mullins, Engineers, Bill Callender, R.P.L.S. #4777, dated March 31, 1999:
  - (a) Improvements located on Flood Zone A;
  - (b) Fence insets and overlappings along the property lines.

VOL 7915 PG 0859

EXECUTED effective the 7th day of April, 1999.

THE ESTATE OF EMILIE F. STRAUS, DECEASED

By: David J. Straus, II.  
David J. Straus, II., Co-Independent Executor

By: Joe R. Straus, Jr.  
Joe R. Straus, Jr., Co-Independent Executor

The address of Grantees are:

Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

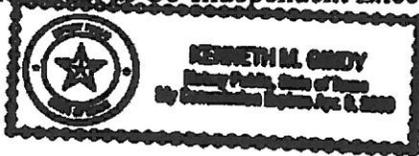
VOL 7915 PG 0860

AFTER RECORDING RETURN TO:  
BEXAR METROPOLITAN WATER DISTRICT

WEST & WEST, ATTORNEYS, P.C.  
2929 MOSSROCK, SUITE 204  
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR     §

This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, II, as Co-Independent Executor of the Estate of Emilie F. Straus, Deceased.



*Kenneth M. Gandy*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR     §

This instrument was acknowledged before me this the 7 day of April, 1999, by Joe R. Straus, Jr., as Co-Independent Executor of the Estate of Emilie F. Straus, Deceased.



*Kenneth M. Gandy*  
\_\_\_\_\_  
Notary Public, State of Texas

After Recording, Return to:

Mr. North West  
West & West  
Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

VOL 7915 PG 0861

Tract B  
Straus Ranch  
REVISED April 5, 1999

FIELD NOTES DESCRIBING  
105.27 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 105.27 acres of land situated within the Juana de Dios Nieto Survey Number 8, Abstract 543, County Block 4276, Bexar County, Texas. Said 105.27 acres of land being that same property as described in Warranty Deed dated November 23, 1983, Grantor: Commercial Credit Leasing Corporation, Grantee: Straus Medina Hereford Ranch and recorded in volume 2974, page 1572 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 918.40 acres of land as described in Warranty Deed dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe R. Straus, Sr., David J. Straus, and Joe R. Straus, Jr., as recorded in volume 5681, page 298 of the Deed Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 105.27 acres of land being more particularly described as follows:

BEGINNING at a set iron pin on the north right-of-way of Macdona-LaCoste Road same being the south line of the Southern Pacific Railroad and being the southeast corner of this herein described tract of land, and being the southeast corner of that certain right-of-way decreed in Bexar County District Court on March 26, 1888 as recorded in volume 60, page 78 of the Deed Records of Bexar County, Texas;

THENCE with the north right-of-way of Macdona-LaCoste Road, with the south line of this herein described tract of land, and with the south easement line of the Southern Pacific Railroad, North 80°47'35" West, 958.29 feet to a set iron pin;

THENCE leaving the north right-of-way of Macdona-LaCoste Road, leaving the south line of the Southern Pacific Railroad, and crossing the Southern Pacific Railroad North 00°02'20" East, 101.29 feet to a set iron pin;

THENCE with the north right-of-way of the Southern Pacific Railroad, and with the south line of this herein described tract of land, North 80°47'35" West, 621.98 feet to a found iron pin being the upper southwest corner of this herein described tract of land;

THENCE North 00°10'32" West, 1,065.75 feet to a set iron pin of the south bank of the Medina River;

THENCE with the south bank of the Medina River the following calls:

South 59°04'38" East, 10.96 feet; South 38°17'54" East, 15.23 feet, North 89°04'03" East, 70.00 feet; North 41°25'34" East, 68.62 feet; North 61°51'51" East, 61.49 feet; North 43°44'46" East, 73.87 feet; North 54°59'05" East, 108.26 feet; North 77°29'01" East, 97.33 feet; North 50°45'41" East, 48.01 feet; North 59°13'33" East, 73.36 feet; North 71°11'35" East, 97.90 feet; North 82°43'16" East, 82.46 feet; North 83°55'44" East, 19.51 feet; North 37°50'38" East, 33.99 feet; North 12°07'24" West, 65.67 feet; North 57°08'53" East, 47.33 feet; North 07°17'08" East, 63.91 feet; North 16°45'26" West, 100.22 feet; North 07°30'07" West, 127.00 feet; North 34°32'35" West, 143.74 feet; North 22°21'24" West, 149.08 feet; North 18°17'37" East, 139.44 feet; North 55°52'52" East, 233.78 feet; North 06°26'37" West, 164.57 feet; North 12°24'45" West, 362.61 feet; North 31°19'30" West, 60.18 feet; North 58°37'17" West, 76.45 feet; North 32°59'05" West, 98.53 feet; North 18°55'34" West, 120.93 feet; North 36°03'34" West, 38.72 feet; North 31°05'42" West, 70.43 feet; North 28°46'56" West, 126.88 feet;



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North 24°58'24" West, 34.68 feet; North 11°25'58" West, 123.39 feet; North 16°49'48" West, 112.69 feet; North 33°42'37" West 28.81 feet; North 00°48'41" East, 63.91 feet; North 19°39'31" East, 35.28 feet; North 65°41'48" East, 63.49 feet; North 69°20'03" East, 132.17 feet; South 86°28'36" East, 199.24 feet; North 62°12'33" East, 190.45 feet; South 86°08'54" East, 145.10 feet; North 74°29'21" East, 432.03 feet; North 49°49'26" East, 93.82 feet;

THENCE leaving the north bank of the Medina River, South 00°29'17" East, 4,257.25 feet to a found iron pin on the north line of the Southern Pacific Railroad;

THENCE crossing the Southern Pacific Railroad South 00°13'01" East, 102.84 feet to the Place of Beginning and containing 105.27 acres of land in Bexar County, Texas according to an actual survey made on the ground under my supervision completed on March 10, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

VOL 17915 PG 0863

Tract C  
Straus Ranch  
REVISED April 5, 1999

**FIELD NOTES DESCRIBING  
190.46 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS**

Being 190.46 acres of land situated within the Juana de Dios Nieto Survey Number 8, Abstract 543, County Block 4276, Bexar County, Texas. Said 190.46 acres of land being that same property as described in Warranty Deed with Vendor's Lien dated July 26, 1985, Grantor: Straus Medina Ranch, Grantee: Edward L. Pigott, Jr., Trustee and recorded in volume 3463, page 1121 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 918.40 acres of land as described in Warranty Deed dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe R. Straus, Sr., David J. Straus, and Joe R. Straus, Jr., as recorded in volume 5681, page 298 of the Deed Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 190.46 acres of land being more particularly described as follows:

**BEGINNING** at a set iron pin on the new south right-of-way of Macdona-LaCoste Road, being the northwest corner of this herein described 190.46 acres of land, and being the southwest corner of a 2.418 acre tract of land for highway widening purposes, as attached to Trustee's Deed recorded in volume 4750, page 1663 of the Real Property Records of Bexar County, Texas;

**THENCE** with the new right-of-way of Macdona-LaCoste Road, South 80°54'51" East, 433.54 feet to a set iron pin;

**THENCE** South 78°03'06" East, 200.25 feet to a set iron pin;

**THENCE** South 80°54'51" East, 944.99 feet to a set iron pin being the northeast corner of this herein described tract;

**THENCE** leaving the new south right-of-way of Macdona-LaCoste Road, generally with a fence, South 00°21'21" East, 4,574.70 feet to a set iron pin on the north line of the Bexar-Medina-Atascosa Counties Water Improvement District B-42 channel and being the southeast corner of this herein described tract of land;

**THENCE** leaving the fence, with the north line of the Bexar-Medina-Atascosa Counties Water Improvements District channel the following calls:

**THENCE** South 64°39'13" West, 322.47 feet;

**THENCE** South 69°39'13" West, 117.35 feet;

**THENCE** South 51°19'13" West, 196.89 feet;

**THENCE** South 36°09'13" West, 123.38 feet;

**THENCE** South 20°39'13" West, 153.88 feet;

**THENCE** South 08°19'13" West, 131.36 feet to a point of curvature;

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THENCE along the arc of a curve, having a central angle of 35°18'00", a radius of 136.20 feet, a chord bearing of South 25°58'13" West, a chord distance of 82.59, an arc length of 83.91 feet;

THENCE North 46°22'47" West, 30.00 feet;

THENCE South 43°49'13" West, 162.50 feet;

THENCE South 46°10'47" East, 30.00 feet to a point of curvature;

THENCE along the arc of a curve, having a central angle of 46°24'00", a radius of 95.40 feet, a chord bearing of South 67°01'13" West, a chord distance of 75.16 feet, an arc distance of 77.26 feet;

THENCE North 89°30'47" West, 162.46 feet;

THENCE South 65°19'13" West, 187.20 feet;

THENCE South 38°39'13" West, 297.91 feet;

THENCE South 60°19'13" West, 135.27 feet to the southwest corner of this herein described tract of land;

THENCE leaving the north line of the Bexar-Medina-Atascosa Counties Water Improvement District channel, generally with a fence, North 00°21'05" West, 1,638.24 feet;

THENCE North 00°20'06" West, 1,268.77 feet;

THENCE North 00°00'33" West, 1,770.70 feet;

THENCE North 00°29'57" West, 1,428.97 feet to the Place of Beginning and containing 190.46 acres of land in Bexar County, Texas according to an actual survey made on the ground under my supervision completed on March 10, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

VOL 7915 PG 0865

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 15 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Apr 09 1999

At 2:32pm

Receipt #: 217446  
Recording: 19.00  
Doc/Hgt: 6.00

Doc/Hun : 99- 0066354

Deputy -Betty Sepulveda

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

VOL 7915 PG 0866

GENERAL WARRANTY DEED

STATE OF TEXAS §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR     §

That DAVID J. STRAUS, II., as to an undivided 28.9230% interest, DAVID J. STRAUS, III., as to an undivided 3.4615%, DANIEL TIMOTHY STRAUS, as to an undivided 3.4615% interest, FREDRIC ANTHONY STRAUS, as to an undivided 3.4615% interest, JOE R. STRAUS, JR., as to an undivided 16.8078% interest, JOE STRAUS, III., as to an undivided 8.6538% interest, JOCELYN STRAUS SELIG, as to an undivided 8.6538% interest, SUSAN STRAUS KROLL, as to an undivided 8.6538% interest, STEVEN PATRICK STRAUS, as to an undivided 3.4615% interest, THE ESTATE OF EMILIE F. STRAUS, DECEASED, as to an undivided 13.4618% interest, and MEDINA MANAGEMENT CO., as to an undivided 1% interest, of the County of Bexar and State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BEXAR METROPOLITAN WATER DISTRICT of the County of Bexar, and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

The 1,094.62 acre tract of land, more or less, described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements thereon and all water rights appurtenant thereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantors do hereby bind themselves, their heirs, executors, successor and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

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Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters which affect the herein described property but only to the extent such matters are still in force and effect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas.

1. Reservation of royalty interest by Gussie Stokes Ponder to G.R. Mauger, et al, dated December 31, 1941, recorded at Volume 1871, Page 498, Deed Records of Bexar County, Texas.
2. Reservation of royalty interest by W.T. Montgomery and Eula Montgomery in the Deed to Straus Medina Herford Ranch dated April 18, 1946, recorded at Volume 2245, Page 41, Deed Records of Bexar County, Texas.
3. Agreement for Water Access dated March 18, 1913, executed by The Medina Valley Irrigation Company and F.A. Schneider and Emilie L.H. Schneider, recorded at Volume 415, Page 171, Deed Records of Bexar County, Texas.
4. Agreement dated June 27, 1917, from E.C. Loep to W.T. Montgomery for construction of a dam, recorded at Volume 511, Page 433, Deed Records of Bexar County, Texas.
5. Easement of Ingress and Egress created in the deed dated April 15, 1929, from The Estate of Emilie Louise H. Schneider, Deceased, to Bexar-Medina Atascosa Counties

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Water Improvement District Number One, recorded at Volume 1111, Page 82, Deed Records of Bexar County, Texas.

6. Rates, Rules and Regulations of Bexar-Medina Atascosa Water Control and Improvement District No. One as recorded in Volume 286, Page 883, Water District Records of Bexar County, Texas.
7. Judgment dated March 26, 1988, in Cause No. 1760 styled Jessup M. Bell vs. G.H. and S.A. Railroad Company establishing an easement recorded at Volume 60, Page 78, Deed Records of Bexar County, Texas.
8. Fifty (50) foot Sanitary Easement dated November 10, 1988, executed by Straus Medina Ranch in favor of the City of San Antonio, recorded at Volume 4474, Page 1619, Real Property Records of Bexar County, Texas.
9. Permanent and Temporary Sewer Easements dated April 6, 1993, from Straus Medina Ranch to the City of San Antonio, recorded at Volume 5732, Page 258, and Volume 5732, Page 267, both of the Real Property Records of Bexar County, Texas.
10. Declaration regarding electrical service dated September 9, 1982, in favor of City Public Service Company of San Antonio, recorded at Volume 2668, Page 302, Real Property Records of Bexar County, Texas.
11. Correction of Channel Easement along Montgomery Road dated March 16, 1964, executed by Straus Medina Herford Ranch, Inc., to Bexar County, recorded at Volume 5161, Page 609, Deed Records of Bexar County, Texas.

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12. Electric Line Right of Way Agreement dated April 4, 1986, executed by Straus Medina Ranch Partnership to City Public Service Board of San Antonio, recorded at Volume 4316, Page 707, Real Property Records of Bexar County, Texas.
13. Sanitary Control Easement imposed by State law 150 feet around water wells.
14. The following matters shown on the survey prepared by Taylor & Mullins, Engineers, Bill Callender, R.P.L.S. #4777, dated March 31, 1999:
  - (a) The cemetery located near the Medina River;
  - (b) Improvements located on Flood Zone A;
  - (c) The gate on the northern boundary of the property;
  - (d) Fence insets and overlappings along the property lines.
15. Any right or claim because of dedication or use of a portion of the property as a cemetery including (a) rights, interests and/or easements of any persons who have burial lots, their relatives and the public in the land, and (b) easements for visitations, use, driveways and access to and from said cemetery.

EXECUTED effective the 7<sup>TH</sup> day of April, 1999.

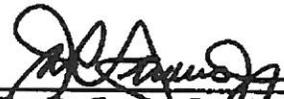
  
 David J. Straus, II., 28.9230%

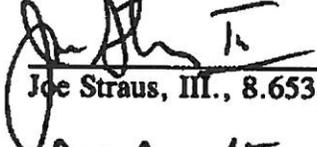
  
 David J. Straus, III., 3.4615%

  
 Daniel Timothy Straus, 3.4615%

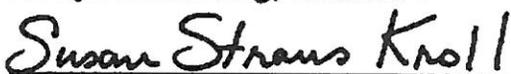
  
 Fredric Anthony Straus, 3.4615%

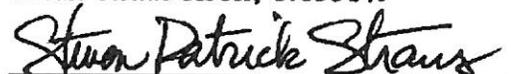
VOL 7915 PG 0870

  
Joe R. Straus, Jr., 16.8078%

  
Joe Straus, III., 8.6538%

  
Jocelyn Straus Selig, 8.6538%

  
Susan Straus Kroll, 8.6538%

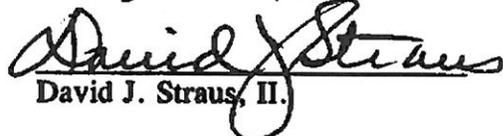
  
Steven Patrick Straus, 3.4615%

The Estate of Emilie F. Straus, Deceased, 13.4618%

By:   
David J. Straus, II., Independent  
Executor

By:   
Joe R. Straus, Jr., Independent  
Executor

Medina Management Co., 1.0000%

By:   
David J. Straus, II.

The address of Grantees are:

Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

VOL 7915 PG 0871

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, II.



Kenneth Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, III.



Kenneth Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Daniel Timothy Straus.



Kenneth Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Fredric Anthony Straus.



Kenneth Gindy  
Notary Public, State of Texas

VOL 7915 PG 0872

STATE OF TEXAS §  
                                  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Joe R. Straus, Jr.



K M Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
                                  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Joe Straus, III



K M Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
                                  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Jocelyn Straus Selig



K M Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
                                  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Susan Straus Kroll.



K M Gindy  
Notary Public, State of Texas

VOL 7915 PG 0873

STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

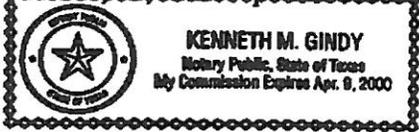
This instrument was acknowledged before me this the 7 day of April, 1999, by Steven Patrick Straus.



Kenneth M. Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

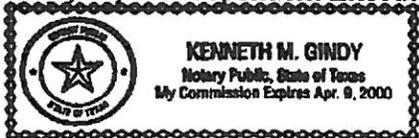
This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, II, as Independent Executor of The Estate of Emilie F. Straus.



Kenneth M. Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by Joe R. Straus, Jr., as Independent Executor of The Estate of Emilie F. Straus.



Kenneth M. Gindy  
Notary Public, State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this the 7 day of April, 1999, by David J. Straus, II., for Medina Management Company on behalf of said company,



Kenneth M. Gindy  
Notary Public, State of Texas

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**AFTER RECORDING, RETURN TO:**

**Mr. North West  
West & West  
Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78280**

**VOL. 7915 PG 0875**

Tract A  
Straus Ranch  
REVISED April 5, 1999  
CORRECTED April 7, 1999

**FIELD NOTES DESCRIBING  
1,094.62 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS**

Being 1,094.62 acres of land situated within the Gil Rodriguez Survey Number 11, Abstract 615, County Block 4319, the Rafael Alderete Survey Number 12, Abstract 21, County Block 4320, the A Wickson Survey Number 68, Abstract 793, County Block 4318 and the J. Barrit Survey Number 66, Abstract 47, County Block 4317. Said Tract A being comprised of a called 918.40 acre tract of land as described in Warranty Deed dated December 12, 1966, Grantor: Straus Medina Hereford Ranch, Inc., Grantee: Joe R. Straus, Sr., David J. Straus, and Joe R. Straus, Jr., as recorded in volume 5681, page 298 and a part of a 296 acre tract of land as described in Warranty Deed with Vendor's Lien, Grantor: L. E. Lockhart, Grantor: Straus Medina Hereford Ranch, as recorded in volume 2527, page 13. Both references being located in the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove deed recorded in volume 5681, page 298. A plat of survey has been prepared to accompany these field notes. Said 1,094.62 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a set chiseled + in the east right-of-way of Montgomery Road at Lucas Creek for the northwest corner of this herein described tract of land;

THENCE leaving the east right-of-way of Montgomery Road, crossing Lucas Creek and then generally with a fence, North 89°53'30" East, 954.55 feet to a set iron pin;

THENCE North 89°44'16" East, 1,800.05 feet to a set iron pin;

THENCE South 89°47'43" East, 2,065.68 feet to a set iron pin;

THENCE South 74°06'28" East, 1,982.12 feet to a found iron pin in the base of a tree;

THENCE leaving the south line of the acre tract of land, North 13°55'49" West, 432.45 feet to a found iron pin;

THENCE North 01°36'25" West, 361.85 feet to a found iron pin;

THENCE North 00°17'21" East, 100.09 feet to a set iron pin being the upper southwest corner of a 189.01 acre tract of land as described in Special Warranty Deed in Lieu of Condemnation recorded in volume 6326, page 1093;

THENCE with a south and west line of the 189.01 acre tract of land, generally with a fence, North 81°52'05" East, 970.91 feet to a found iron pin;

THENCE South 39°22'08" East, 1,312.34 feet to a found iron pin;

THENCE South 04°40'51" East, 966.45 feet to a found iron pin;

THENCE South 51°30'40" East, 408.53 feet to the north bank of the Medina River;

Exhibit "A"

FILED 7915 FB 0876

THENCE leaving the west line of the 189.01 acre tract of land and with the north bank of the Medina River the following courses and distances:

South 15°37'52" West, 134.07 feet; South 81°23'06" West, 44.35 feet; North 61°29'30" West, 56.28 feet; South 09°07'41" East, 106.07 feet; South 23°33'15" West, 101.99 feet; South 37°19'45" West, 136.03 feet; South 77°45'38" West, 129.92 feet; South 70°23'08" West, 159.07 feet; South 45°04'07" West, 156.92 feet; South 33°10'46" West, 185.09 feet; South 23°59'54" West, 206.68 feet; South 29°58'14" West, 197.89 feet; South 27°30'41" West, 142.79 feet; South 07°10'58" West, 103.64 feet; South 10°11'12" East, 131.22 feet; South 13°31'30" East, 108.96 feet; South 28°21'29" East, 135.66 feet; South 22°19'50" East, 87.31 feet; South 06°36'57" West, 186.19 feet; South 12°58'47" West, 64.20 feet; South 12°00'23" West, 189.95 feet; South 27°00'25" West, 95.57 feet; South 11°41'58" West, 34.85 feet; South 13°15'43" East, 134.26 feet; South 37°46'27" East, 114.56 feet; South 46°08'26" East, 45.01 feet; South 75°25'59" East, 77.73 feet; North 61°08'28" East, 18.39 feet; South 71°56'37" East, 120.77 feet; South 13°46'31" West, 263.98 feet; South 09°26'49" West, 95.09 feet; South 30°43'07" West, 188.07 feet; South 14°48'41" East, 63.09 feet; South 04°49'05" East, 111.72 feet; South 30°27'47" West, 168.74 feet; South 64°26'47" West, 368.55 feet; South 83°47'48" West, 179.89 feet; North 72°21'11" West, 22.47 feet; North 26°39'21" West, 453.62 feet; North 36°05'18" West, 360.41 feet; North 47°26'23" West, 84.17 feet; North 36°45'08" West, 148.13 feet; North 76°21'51" West, 81.38 feet; North 82°33'15" West, 141.96 feet; North 89°32'56" West, 194.42 feet; North 64°18'38" West, 175.44 feet; South 80°52'37" West, 277.54 feet; North 74°15'25" West, 167.92 feet; South 41°42'27" West, 188.49 feet; South 62°09'21" West, 100.65 feet; South 80°05'10" West, 30.44 feet; North 43°19'35" West, 198.73 feet; South 76°54'04" West, 150.19 feet; South 36°52'43" West, 142.13 feet; South 18°01'29" West, 287.17 feet; South 41°55'05" West, 224.91 feet; South 49°47'33" West, 299.91 feet; South 26°59'08" West, 177.56 feet; North 78°43'11" West, 380.07 feet; South 53°08'40" West, 354.69 feet; South 57°12'32" West, 253.39 feet; South 70°57'12" West, 192.74 feet; North 82°28'07" West, 144.99 feet; South 57°11'00" West, 70.30 feet; South 33°56'21" West, 201.37 feet; North 88°14'03" West, 76.58 feet; North 76°33'07" West, 191.43 feet; North 56°37'31" West, 305.88 feet; North 50°14'14" West, 159.37 feet; North 72°01'20" West, 161.41 feet; North 68°28'54" West, 218.48 feet; North 77°43'35" West, 65.78 feet; South 84°29'47" West, 103.52 feet; South 64°35'28" West, 104.73 feet; South 64°07'11" West, 175.78 feet; South 76°36'07" West, 181.60 feet; South 36°54'17" West, 157.56 feet; South 61°51'36" West, 153.86 feet; South 84°24'06" West, 118.62 feet; North 86°52'02" West, 236.25 feet; South 87°29'06" West, 187.05 feet; South 64°01'09" West, 258.76 feet; South 54°58'38" West, 69.22 feet; South 09°54'18" West, 211.10 feet; South 19°57'09" East, 94.74 feet; South 23°37'51" East, 359.90 feet; South 30°14'51" East, 252.75 feet; South 25°13'52" East, 286.84 feet; South 11°04'54" East, 159.32 feet; South 18°09'35" East, 186.49 feet; South 48°00'57" West, 265.47 feet; South 16°06'56" West, 158.07 feet; South 25°59'53" East, 82.05 feet; South 33°24'48" East, 86.67 feet; South 22°03'50" East, 250.93 feet; South 00°23'47" West, 121.45 feet; South 22°33'56" West, 48.96 feet; South 72°34'01" West, 170.89 feet; South 53°45'14" West, 104.79 feet; North 65°57'51" West, 117.66 feet; South 53°07'35" West, 44.83 feet; South 32°49'36" West, 144.26 feet; South 39°02'58" West, 176.03 feet; North 88°17'03" West, 140.73 feet; North 57°13'39" West, 280.00 feet; North 81°52'31" West, 169.47 feet; North 74°31'01" West, 148.99 feet; North 43°01'21" West, 196.24 feet; North 74°51'16" West, 105.18 feet; South 75°06'01" West, 106.81 feet; South 54°03'03" West, 68.66 feet; South 69°23'25" West, 93.92 feet; South 84°36'07" West, 124.35 feet; North 66°53'42" West, 53.85 feet; North 57°00'28" West, 34.31 feet; North 38°22'52" West, 46.12 feet; North 31°00'57" West, 128.72 feet; North 13°39'04" West, 123.64 feet; North 21°07'46" West, 77.21 feet; North 29°33'44" West, 57.03 feet; North 24°47'20" West, 65.04 feet; North 44°13'05" West, 91.63 feet; North 12°14'26" East, 134.38 feet; North 45°46'06" East, 40.19 feet; North 64°40'42" East, 117.78 feet; North 42°31'35" East, 105.24 feet; North 08°39'55" East, 120.61 feet; North 18°29'27" West, 214.17 feet; North 40°19'25" West, 157.81 feet to a found iron pin on the southeast right-of-way of Montgomery Road;

THENCE leaving the north bank of the Medina River and with the southeast right-of-way of Montgomery Road, North 50°19'38" East, 482.91 feet to a set iron pin;

THENCE leaving the right-of-way of Montgomery Road and with the south line of the old Montgomery Road, generally with a fence, North 76°41'33" East, 629.42 feet to a set iron pin;

THENCE North 61°08'23" East, 98.38 feet to a set iron pin;

THENCE with the east line of the old Montgomery Road, North 00°01'01" East, 5,664.94 feet to a set iron pin being a point of curvature;

THENCE along the arc of a curve to the right, having a central angle of 01°54'45", a radius of 1,172.00 feet, a chord bearing of North 00°58'23" East, a chord distance of 39.12, an arc distance of 39.12 feet to a set iron pin being a point of tangency;

THENCE North 01°55'45" East, 498.84 feet to a set iron pin being a point of curvature;

THENCE along the arc of a curve to the left, having a central angle of 01°54'45", a radius of 1,258.00 feet, a chord bearing of North 00°58'22" East, a chord distance of 41.99 feet, an arc distance of 41.99 feet to a set iron pin being a point of tangency;

THENCE North 00°01'01" East, 346.75 feet to the Place of Beginning and containing 1,094.62 acres of land in Bexar County, Texas according to a survey made on the ground under my supervision completed on March 10, 1999.



A handwritten signature in black ink, appearing to read "Bill Callender".

Bill Callender  
Registered Professional Land Surveyor  
No. 4777

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Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 15 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Apr 09 1999

At 2:32pm

Receipt #: 217446  
Recordings 25.00  
Doc/Regt: 6.00

Doc/Num : 99- 0066355

Deputy -Betty Sepulveda

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

VOL 7915 PG 0879

## FIELD NOTES

## FOR

A 15.421 acre, or 671,740 square feet more or less, tract of land, being all of that called 16.542 acre tract SAVE AND EXCEPT 1.141 acres conveyed to Bexar Metropolitan Water District in Warranty Deed recorded in Volume 8985, Pages 342-346 of the Official Public Records of Bexar County, Texas, said 1.141 acres dedicated to right-of-way in Warranty Deed recorded in Volume 3884, Pages 723-727 of the Official Public Records of Real Property of Bexar County, Texas, out of the Guadalupe Najar Survey No. 9, Abstract 546, County Block 4252 of Bexar County, Texas. Said 15.421 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a set ½" iron rod with yellow cap marked "Pape-Dawson", on the south right-of-way line of the Macdona LaCoste Road, a 130-foot public right-of-way at this point, at the southwest corner of said 1.141 acre tract, on the west line of said 16.542 acre tract, on the west line of the said Guadalupe Najar Survey and on the west line of Lot 5, Block 64 of the San Antonio Suburban Irrigated Farms Subdivision recorded November 1929 in Volume 980, Pages 207-218 of the Deed and Plat Records of Bexar County, Texas, said point at North 13,666,638.1, East 2,054,398.1 of said coordinate system;

**THENCE:** S 80°51'01" E, along and with the south line of said 1.141 acre tract, the south right-of-way line of the Macdona LaCoste Road, a 130-foot right-of-way at this point, a distance of 711.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a fencepost, the northeast corner of the here in described tract;

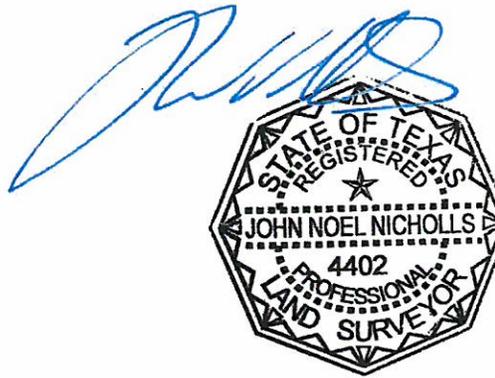
**THENCE:** S 00°30'09" E, departing said right-of-way and with the east line of said 16.542 acre tract, and generally along and with an old fence, a distance of 902.67 feet to a found ½" iron rod at a fence post on the north line of that 5.828 acre tract conveyed to Simon and Virginia Guerrero in deed recorded in Volume 5252, Page 16-19 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** S 89°52'53" W, with the south line of said 16.542 acre tract, the north line of said 5.828 acre tract, a distance of 698.68 feet to a found ½" iron rod at the southwest corner of said 16.542 acre tract, the northwest corner of said 5.828 acre tract, on the east line of that called 190.46 acre tract conveyed to Bexar Metropolitan Water District in Warranty Deed recorded in Volume 7915, Pages 857-866 of the Official Public Records of Bexar County, Texas, Bexar and surveyed concurrently as a 190.298 acre tract, on the west line of said Lot 5, Block 64 of the San Antonio Suburban Irrigated Farms Subdivision, and the west line of said Survey 9, the east line of the Juan de Dios Nieto Survey No. 8, Abstract 543, County Block 4276;

Bexar Met to SAWS  
Job 9113-12  
15.421 Acres

THENCE: N 00°38'09" W, with the line of said 16.542 acre tract and the east line of said 190.298 acre tract, a distance of 1017.22 feet to the POINT OF BEGINNING, and containing 15.421 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9113-12 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: 20<sup>th</sup> June, 2012  
Job No.: 9113-12  
File: 9113-12-EAST.doc  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



FIELD NOTES

FOR

A 105.267 acre, or 4,585,413 square feet more or less, tract of land being all of that 105.27 acre tract conveyed to Bexar Metropolitan Water District in General Warranty Deed recorded in Volume 7915, Pages 857-866 of the Official Public Records of Bexar County, Texas, out of the Juan de Dios Nieto Survey No. 8, Abstract 543, County Block 4276 of Bexar County, Texas. Said 105.267 acre tract containing 2.199 acres in the Union Pacific right-of-way and being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At the southwest corner of said 105.27 acre tract, on the north line of the Union Pacific 100-foot right-of-way, the southeast corner of that 77.80 acres conveyed to Peggy Loessberg in deed recorded in Volume 10947, Pages 2158-2161 of the Official Public Records of Real Property of Bexar County, Texas, from which a found ½" iron rod bears S 38°01' E, 0.3 feet, and a found 5/8" iron rod bears S 71°52' W, 0.5 feet, said point at North 13,667,235.3, East 2,052,135.0 of said coordinate system;

**THENCE:** N 00°03'12" W, at 1047.78 feet passing found iron rod with cap marked "5521" set for a reference of said 77.80 acre tract, and continuing 14.00 feet to the called northeast corner of the 77.80 acre tract on the bank of the Medina River, and continuing a distance of 3.97 feet to the called northeast corner of said 105.27 acre tract for a total distance of 1065.75 feet;

**THENCE:** With the calls of said 105.27 acre tract deed description, along and with the meander of the south low bank of the Medina River the following calls and distances:

S 68°24'18" E, a distance of 10.10 feet to a point;

S 38°10'34" E, a distance of 15.23 feet to a point;

N 89°11'23" E, a distance of 70.00 feet to a point;

N 41°32'54" E, a distance of 68.62 feet to a point;

N 61°59'11" E, a distance of 61.49 feet to a point;

N 43°52'06" E, a distance of 73.87 feet to a point;

N 55°06'25" E, a distance of 108.26 feet to a point;

N 77°36'21" E, a distance of 97.33 feet to a point;

N 50°53'01" E, a distance of 48.01 feet to a point;

N 59°20'53" E, a distance of 73.36 feet to a point;

N 71°18'55" E, a distance of 97.90 feet to a point;

105.267

Bexar Met to SAWS

Job 9113-12

N 82°50'36" E, a distance of 82.46 feet to a point;  
N 84°03'04" E, a distance of 19.51 feet to a point;  
N 37°57'58" E, a distance of 33.99 feet to a point;  
N 12°00'04" W, a distance of 65.67 feet to a point;  
N 57°16'13" E, a distance of 47.33 feet to a point;  
N 07°24'28" E, a distance of 36.91 feet to a point;  
N 16°38'06" W, a distance of 100.22 feet to a point;  
N 07°22'47" W, a distance of 127.00 feet to a point;  
N 34°25'15" W, a distance of 143.74 feet to a point;  
N 22°14'04" W, a distance of 149.08 feet to a point;  
N 18°24'57" E, a distance of 139.44 feet to a point;  
N 56°00'12" E, a distance of 233.78 feet to a point;  
N 06°19'17" W, a distance of 11.95 feet to a point;  
N 46°31'27" E, a distance of 12.10 feet to a point;  
N 31°12'10" W, a distance of 7.68 feet to a point;  
N 06°19'17" W, a distance of 164.57 feet to a point;  
N 12°17'25" W, a distance of 362.61 feet to a point;  
N 31°12'10" W, a distance of 60.18 feet to a point;  
N 58°29'57" W, a distance of 76.45 feet to a point;  
N 32°51'45" W, a distance of 98.53 feet to a point;  
N 18°48'14" W, a distance of 120.93 feet to a point;  
N 35°56'14" W, a distance of 38.72 feet to a point;  
N 30°58'22" W, a distance of 70.43 feet to a point;  
N 28°39'36" W, a distance of 126.88 feet to a point;  
N 24°51'04" W, a distance of 34.68 feet to a point;  
N 11°18'38" W, a distance of 123.39 feet to a point;  
N 16°42'28" W, a distance of 112.69 feet to a point;  
N 33°35'17" W, a distance of 28.81 feet to a point;  
N 00°56'01" E, a distance of 63.91 feet to a point;

N 19°46'51" E, a distance of 35.28 feet to a point;  
N 65°49'08" E, a distance of 63.49 feet to a point;  
N 69°27'23" E, a distance of 132.17 feet to a point;  
S 86°21'16" E, a distance of 199.24 feet to a point;  
N 62°19'53" E, a distance of 190.45 feet to a point;  
S 86°01'34" E, a distance of 145.10 feet to a point;  
N 74°36'41" E, a distance of 432.03 feet to a point;

THENCE: N 49°56'46" E, a distance of 93.82 feet to the northeast corner of the herein described tract;

THENCE: S 00°21'57" E, departing the line of the river, generally along and with fence, at a distance of 4255.42 feet passing the north right-of-way line of said Union Pacific right-of-way, and continuing 1.83 feet to a found ½" iron rod, and continuing 99.57 feet, for a total distance of 4356.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of said Union Pacific 100-foot right-of-way and the north right-of-way line of the Medina LaCoste Road, a 130-foot right-of-way at this point;

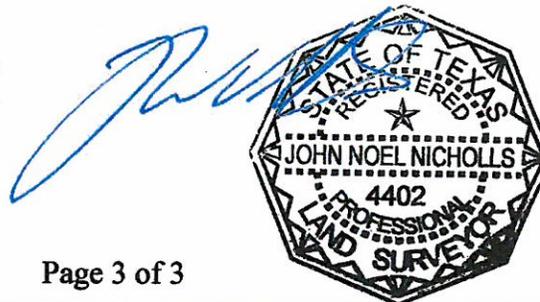
THENCE: N 80°51'01" W, with the south line of said Union Pacific Right-of-way, the north line of the Medina LaCoste Road a distance of 958.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 00°09'40" E, crossing said Union Pacific right-of-way a distance of 101.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north line of said right-of-way;

THENCE: N 80°51'01" W, with said right-of-way a distance of 589.22 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the left, said curve having a radius of 2342.01 feet, a central angle of 00°47'34", a chord bearing and distance of N 81°14'48" W, 32.41 feet, for an arc length of 32.41 feet to the POINT OF BEGINNING, and containing 105.267 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9113-12 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: 20<sup>th</sup> June, 2012  
Job No.: 9113-12  
File No.: 9113-12-MID.doc  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



**FIELD NOTES****FOR**

A 190.298 acre, or 8,289,391 square feet more or less, tract of land, being all of that called 190.46 acre tract conveyed to Bexar Metropolitan Water District in General Warranty Deed recorded in Volume 7915, Pages 857-866 of the Official Public Records of Bexar County, Texas, out of the Juan de Dios Nieto Survey No. 8, Abstract 543, County Block 4276, of Bexar County, Texas. Said 190.298 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described tract, the northwest corner of said 190.46 acre tract, on the south line of the Medina LaCoste Road, a 120-foot right-of-way at this point, at the southwest corner of that 2.415 acre tract dedicated to right-of-way in Volume 3873, Page 764-769 of the Official Public Records of Real Property of Bexar County, Texas, at North 13,667,012.2, East 2,052,138.1 of said coordinate system, from which a found 1" iron rod at the northwest corner of said 2.415 acre tract bears N 00°29'54" W, a distance of 62.82 feet;

**THENCE:** With the south right-of-way of the Medina LaCoste Road, the south line of said 2.415 acre tract and the north line of said 190.46 acre tract the following calls and distances:

S 80°51'01" E, a distance of 437.71 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", an angle in said right-of-way;

S 77°59'17" E, a distance of 200.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", an angle in said right-of-way;

S 80°51'01" E, a distance of 942.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", an angle in said right-of-way, the northeast corner of the herein described tract, the northwest corner of a 15.421 acre tract surveyed concurrently;

**THENCE:** S 00°38'09" E, departing said right-of-way with the common line of said 15.421 acre tract and said 190.46 acre tract, a distance of 1017.22 feet to a found ½" iron rod, the southwest corner of said 15.421 acre tract, the northwest corner of that 5.828 acre tract conveyed to Simon and Virginia Guerrero in deed recorded in Volume 5252, Pages 16-19 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°16'20" E, at 240.8 feet passing a found ½" iron rod for the southwest corner of said Guerrero Tract, the Northwest corner of a 5.828 acre Tract I conveyed to Antonio V. Munoz in deed recorded in Volume 5260, Pages 1148-1152 of the Official Public Records of Real Property of Bexar County, Texas, and continuing 241.8 feet to a found ½" iron rod at the southwest corner of said Tract 1, the northwest corner of a 5.828 acre Tract II of said deed to Munoz, and continuing 294.8 feet, for a total distance of 777.32 feet to a found ½" iron rod at the southwest corner of said Tract II;

THENCE: S 00°16'20" E, generally with fence, a distance of 303.54 feet to a fencepost;

THENCE: S 00°07'22" W, generally with fence, a distance of 1268.43 feet to a found ½" iron rod;

THENCE: S 00°30'45" E, a distance of 1196.68 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of that 2.65 acre portion of the Bexar-Medina-Atascosa Counties Water Improvement District B-42 Channel recorded in Volume 1111, Pages 82-84 of the Deed Records of Bexar County, Texas, the south east corner of the herein described tract, from which a found ½" iron rod at the northeast corner of Lot 9 of the Macdona Heights Subdivision, recorded in Volume 2518, Pages 84-85 of the Deed and Plat Records of Bexar County, Texas ; bears S 00°07'45" E, a distance of 55.26 feet;

THENCE: With the north line of said Channel the following calls and distances, rotated 0°07'45" from true to grid:

S 64°40'15" W, a distance of 322.54 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 69°40'15" W, a distance of 117.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 51°20'15" W, a distance of 196.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 36°10'15" W, a distance of 123.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 20°40'15" W, a distance of 153.88 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson"

S 08°20'15" W, a distance of 131.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

Southwesterly with a curve to the right, said curve having a radius of 136.20 feet, a central angle of 35°30'00", a chord bearing and distance of S 26°05'15" W, 83.05 feet, for an arc length of 84.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

190.298 Acres  
Bexar Met to SAWS  
Job 9113-12

N 46°09'45" W, a distance of 30.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 43°50'15" W, a distance of 162.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 46°09'45" E, a distance of 30.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point on curve;

Southwesterly, with a curve to the right, said curve having a radial bearing of N 46°09'45" W, a radius of 95.40 feet, a central angle of 46°40'00", a chord bearing and distance of S 67°10'15" W, 75.57 feet, for an arc length of 77.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;

N 89°29'45" W, a distance of 162.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 65°20'15" W, a distance of 187.20 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 38°40'15" W, a distance of 297.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 60°20'15" W, a distance of 134.13 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of the herein described tract;

THENCE: N 00°19'30" W, at 18.3 feet passing a fencepost, and continuing generally with fence for a total distance of 1690.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a fencepost;

THENCE: N 00°18'31" W, a distance of 1268.77 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" in fence;

THENCE: N 00°01'02" E, a distance of 1770.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 00°28'22" W, a distance of 1366.16 feet to the POINT OF BEGINNING, and containing 190.298 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9113-12 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

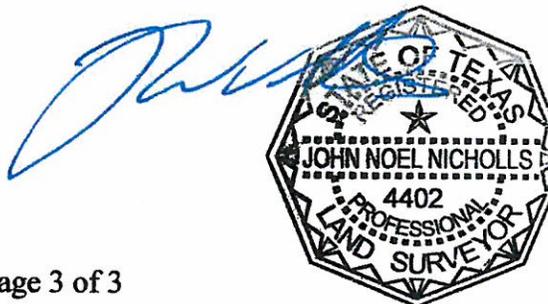
DATE: June 20<sup>th</sup>, 2012

Job No.: 9113-12

File: 9113-12-SOUTH.doc

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



**FIELD NOTES****FOR**

A 412.243 acre, or 17957174 square feet more or less, tract of land being the remainder of that called 1,094.62 acre tract conveyed to Bexar Metropolitan Water District in General Warranty Deed recorded in Volume 7915, Pages 867-879 of the Official Public Records of Bexar County, Texas, out of the Rafael Alderite, Gil Rodriguez, and Asa Wickson Survey No. 12, 11 and 68, Abstract 21, 615, and 793, County Block 4320, 4319, and 4318 of Bexar County, Texas. Said 412.243 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found ½" iron rod with cap marked "Pape-Dawson" on the east right-of-way of WT Montgomery Road, on the west line of said 1,94.62 acre tract, the southwest corner of that 729.582 acre tract conveyed to TCP II Straus Medina, LLC in General Warranty Deed recorded in Volume 15212, Pages 1628-1643 of the Official Public Records of Real Property of Bexar County, Texas, said 729.582 acres containing 682.4 acres out of said 1094.62 acre tract, said point at North 13,671,823.3, East 2,051,736.1 of said coordinate system;

**THENCE:** With the south line of said 729.582 acre tract, to which all reference is made, the following calls and distances:

N 88°49'03" E, a distance of 1144.17 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

N 67°31'08" E, a distance of 438.05 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

N 00°05'01" W, a distance of 1729.14 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

N 72°26'11" E, a distance of 2053.06 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

N 85°26'30" E, a distance of 733.09 feet to an 8" wood post for an angle of said 729.582 acre tract;

N 84°45'57" E, a distance of 1376.57 feet to found iron rod with cap marked "BMWD";

N 85°02'04" E, a distance of 700.13 feet to a 3" steel fence post;

S 36°03'41" E, a distance of 713.56 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 15°30'25" E, a distance of 62.65 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

Page 1 of 6.

S 00°31'07" E, a distance of 497.60 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 07°41'24" W, a distance of 104.46 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 19°10'27" W, a distance of 146.86 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 32°59'25" W, a distance of 92.37 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 47°24'18" W, a distance of 305.02 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 53°38'17" W, a distance of 111.26 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 60°36'23" W, a distance of 163.67 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 52°54'01" W, a distance of 138.54 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 66°33'26" W, a distance of 83.66 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

S 85°41'20" W, a distance of 126.30 feet to an iron rod with yellow cap marked "Pape-Dawson" for an angle of said 729.582 acre tract;

THENCE: S 12°39'24" E, a distance of 22.21 feet to a 2" steel post at the northeast corner of the 1849 Medina Ranch Cemetery;

THENCE: S 26°12'20" E, with the east line of said Cemetery distance of 36.75 feet to a 2" steel fence post;

THENCE: S 20°12'00" W, a distance of 26.43 feet to the north low bank of the Medina River;

THENCE: Departing the line of said 729.582 acre tract, with the calls of said 1094.62 acre deed description, along and with the meanders of north low bank of the Medina River the following calls and distances:

N 74°29'47" W, a distance of 17.73 feet to a point;

S 41°40'57" W, a distance of 188.49 feet to a point;

S 62°07'51" W, a distance of 100.65 feet to a point;

S 80°03'40" W, a distance of 30.44 feet to a point;

N 43°21'05" W, a distance of 198.73 feet to a point;  
S 76°52'34" W, a distance of 150.19 feet to a point;  
S 36°51'13" W, a distance of 142.13 feet to a point;  
S 17°59'59" W, a distance of 287.17 feet to a point;  
S 41°53'35" W, a distance of 224.91 feet to a point;  
S 49°46'03" W, a distance of 299.91 feet to a point;  
S 26°57'38" W, a distance of 177.56 feet to a point;  
N 78°44'41" W, a distance of 380.07 feet to a point;  
S 53°07'10" W, a distance of 354.69 feet to a point;  
S 57°11'02" W, a distance of 253.39 feet to a point;  
S 70°55'42" W, a distance of 192.74 feet to a point;  
N 82°29'37" W, a distance of 144.99 feet to a point;  
S 57°09'30" W, a distance of 70.30 feet to a point;  
S 33°54'51" W, a distance of 201.37 feet to a point;  
N 88°15'33" W, a distance of 76.58 feet to a point;  
N 76°34'37" W, a distance of 191.43 feet to a point;  
N 56°39'01" W, a distance of 305.88 feet to a point;  
N 50°15'44" W, a distance of 159.37 feet to a point;  
N 72°02'50" W, a distance of 161.41 feet to a point;  
N 68°30'24" W, a distance of 218.48 feet to a point;  
N 77°45'05" W, a distance of 65.78 feet to a point;  
S 84°28'17" W, a distance of 103.52 feet to a point;  
S 64°33'59" W, a distance of 104.73 feet to a point;  
S 64°05'41" W, a distance of 175.78 feet to a point;  
S 76°34'37" W, a distance of 181.60 feet to a point;  
S 36°52'47" W, a distance of 157.56 feet to a point;  
S 61°50'06" W, a distance of 153.86 feet to a point;  
S 84°22'36" W, a distance of 118.62 feet to a point;  
N 86°53'32" W, a distance of 236.25 feet to a point;

412.243 Acres  
Bexar Met to SAWS  
Job 9113-12

S 87°27'36" W, a distance of 187.05 feet to a point;  
S 63°59'39" W, a distance of 258.76 feet to a point;  
S 54°57'08" W, a distance of 69.22 feet to a point;  
S 09°52'48" W, a distance of 211.10 feet to a point;  
S 19°58'39" E, a distance of 94.74 feet to a point;  
S 23°39'21" E, a distance of 359.90 feet to a point;  
S 30°16'21" E, a distance of 252.75 feet to a point;  
S 25°15'22" E, a distance of 286.84 feet to a point;  
S 11°06'24" E, a distance of 159.32 feet to a point;  
S 18°11'05" E, a distance of 186.49 feet to a point;  
S 47°59'27" W, a distance of 265.47 feet to a point;  
S 16°05'26" W, a distance of 158.07 feet to a point;  
S 26°01'23" E, a distance of 82.05 feet to a point;  
S 33°26'18" E, a distance of 86.67 feet to a point;  
S 22°05'20" E, a distance of 250.93 feet to a point;  
S 00°22'17" W, a distance of 121.45 feet to a point;  
S 22°32'26" W, a distance of 48.96 feet to a point;  
S 72°32'31" W, a distance of 170.89 feet to a point;  
S 53°43'44" W, a distance of 104.79 feet to a point;  
N 65°59'21" W, a distance of 117.66 feet to a point;  
S 53°06'05" W, a distance of 44.83 feet to a point;  
S 32°48'06" W, a distance of 144.26 feet to a point;  
S 39°01'28" W, a distance of 176.03 feet to a point;  
N 88°18'33" W, a distance of 140.73 feet to a point;  
N 57°15'09" W, a distance of 280.00 feet to a point;  
N 81°54'01" W, a distance of 169.47 feet to a point;  
N 74°32'31" W, a distance of 148.99 feet to a point;  
N 43°02'51" W, a distance of 196.24 feet to a point;  
N 74°52'46" W, a distance of 105.18 feet to a point;

S 75°04'31" W, a distance of 106.81 feet to a point;  
S 54°01'33" W, a distance of 68.66 feet to a point;  
S 69°21'55" W, a distance of 93.92 feet to a point;  
S 84°34'37" W, a distance of 124.35 feet to a point;  
N 66°55'12" W, a distance of 53.85 feet to a point;  
N 57°01'58" W, a distance of 34.31 feet to a point;  
N 38°24'22" W, a distance of 46.12 feet to a point;  
N 31°02'27" W, a distance of 128.72 feet to a point;  
N 13°40'34" W, a distance of 123.64 feet to a point;  
N 21°09'16" W, a distance of 77.21 feet to a point;  
N 29°35'14" W, a distance of 57.03 feet to a point;  
N 24°48'50" W, a distance of 65.04 feet to a point;  
N 44°14'35" W, a distance of 91.63 feet to a point;  
N 12°12'56" E, a distance of 134.38 feet to a point;  
N 45°44'36" E, a distance of 40.19 feet to a point;  
N 64°39'12" E, a distance of 117.78 feet to a point;  
N 42°30'05" E, a distance of 105.24 feet to a point;  
N 08°38'25" E, a distance of 120.61 feet to a point;  
N 18°30'57" W, a distance of 214.17 feet to a point;

THENCE: N 40°20'55" W, a distance of 157.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of the aforementioned WT Montgomery Road, for an angle of said 1094.62 acre tract;

THENCE: N 50°18'08" E, with the east line of said WT Montgomery Road, a distance of 482.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the intersection with the old southeast right-of-way line of Old Montgomery Road for an angle of said 1094.62 acre tract;

THENCE: With the right-of-way line of the Old Montgomery Road the following calls and distances:

N 76°38'10" E, a distance of 628.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle of said 1094.62 acre tract;

412.243 Acres  
Bexar Met to SAWS  
Job 9113-12

N 61°07'18" E, a distance of 97.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle of said 1094.62 acre tract;

N 00°02'08" E, a distance of 1049.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle of said 1094.62 acre tract, on the east right-of-way line of the WT Montgomery Road;

THENCE: N 00°02'08" E, a distance of 363.78 feet to the POINT OF BEGINNING, and containing 412.243 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9113-12 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: 20<sup>th</sup> June, 2012

Job No.: 9113-12

9113-12-STRAUS.doc

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 28, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

Re: SAWS request to declare as surplus and dispose of an approximate 723.65 acre tract of land located on W T Montgomery Road south of U.S. Hwy. 90 (Straus Ranch), SP 1655

Dear Mr. Haby,

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

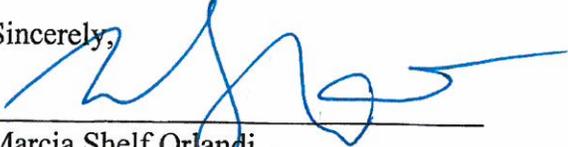
### Public Works

- **Planning & Engineering** This property is within the 1% annual chance floodplain. Please disclose this information to the potential buyer. If and when this property is developed, permits from various agencies such as the Army Corps of Engineers, Federal Emergency Management Agency, and the City of San Antonio Public Works Storm Water Engineering will need to be requested and approved.
- **Right of Way** Contact & confirm with all utilities that there are no conflicts.
- **Traffic Engineering** Both Montgomery Road and Macdona-Lacoste Road are shown on the Major Thoroughfare Plan. Please notify future property owner that right-of-way dedication will be required on both roads to satisfy the MTP requirement. For Montgomery Road, 125' from the centerline should be dedicated. For Macdona-Lacoste Road, 43' from the centerline should be dedicated.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By 

VICE PRESIDENT - OPERATIONS SERVICES  
Title

VALENTIN P. RUIZ JR.  
Print Name

6-28-13  
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE

### **DEED, WATER DEED AND TRANSFER OF REAL PROPERTY INTERESTS**

**KNOW ALL BY THESE PRESENTS** that the **TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**, an agency of the State of Texas, acting pursuant to Section 50(c), Chapter 306, Acts of the 49<sup>th</sup> Texas Legislature, Regular Session, 1945, set forth in Article 4, Section 4.01 of Senate Bill 341, 2011 Regular Session, enacted into law on or about June 19, 2011 (the "Legislation") concerning the **BEXAR METROPOLITAN WATER DISTRICT**, a governmental agency, municipal corporation, political subdivision of the State of Texas and water district created by a special act of the Texas Legislature pursuant to Article XVI, Section 50 of the Texas Constitution (together, for purposes herein, with all interests held by its Board of Trustees, "BexarMet"), has, in connection with the dissolution of the Bexar Metropolitan Water District Board of Trustees, **TRANSFERRED, GRANTED, and CONVEYED**, and by these presents does hereby **TRANSFER, GRANT, and CONVEY** unto the **CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION, FOR THE USE, BENEFIT AND CONTROL OF ITS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES** as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992 ("Grantee"), all of the following real property and water rights interests (being collectively, the "Property"):

**A. Land:** All real property, including all improvements thereon, owned in fee-simple, fee-simple determinable or similar estate by BexarMet and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas (all of the foregoing being collectively the "Land"), together with all BexarMet's right, title and interest in and to (i) all water rights and claims of water rights of any nature related to the Land, (ii) all oil, gas and other minerals in and under and that may be produced from said Land, and (iii) all appurtenances including, but not limited to, reversionary rights or rights of reverter related to said Land, strips between the Land and abutting properties, and in any street, highway, alley, easement or right of way, existing or proposed, on or adjacent to or benefitting the Land.

**B. Water Rights:** All water rights, permits to withdraw groundwater, leases of water rights or permits to withdraw groundwater, and permits for the use, withdrawal, diversion or detention of surface water, owned or held by BexarMet (all of the foregoing being collectively the "Water Rights"), together with all BexarMet's right, title and interest in and to (i) all successor rights of or relating to the Water Rights, (ii) all real or personal property rights appurtenant to the Water Rights, and (iii) all historical rights, claims, permits, easements, and licenses relating to the Water Rights.

**C. Easements:** All easements and rights of way owned by, held by or for the use and benefit of BexarMet, whether by express grant, plat, implication or prescription, and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas, together with all improvements, facilities, pipelines and other infrastructure owned by BexarMet and located on,

across or under any of the foregoing, together with all rights and appurtenances thereto.

**E. Miscellaneous:** All right, title and interest of BexarMet in and to all leases, licenses, and any other rights to real property, as well as and including all rights derived by adverse possession or time periods of adverse possession of any real property interest by BexarMet.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever.

This instrument is being executed pursuant to the requirements of the Legislation and to put third parties on notice that the real property interests of BexarMet are under the ownership, benefit, use and control of the Grantee, and this instrument shall not constitute an assignment or other transfer that would require consent by any third party or terminate or otherwise prejudice any interest to any of the Property under any agreement applicable to the Property.

All of the rights and privileges, of every kind and nature, previously enjoyed by the former BexarMet, and related in any way to the Property, shall immediately inure to the benefit of Grantee so that Grantee can effectively own, control, manage and operate that system. The Property is initially being held by Grantee related to the District Special Project, as defined in City of San Antonio City Council Ordinance No. 2011-10-20-0845, and as allowed by Section 52 (c) the Legislation.

This instrument shall be effective as of, and relate back to, the Texas Commission on Environmental Quality's Order dated March 1, 2012 for TCEQ Docket No. 2012-0421-MLM, In the Matter of the Transfer of Bexar Metropolitan Water District to the San Antonio Water System in Bexar, Medina and Atascosa Counties, Texas.

*Signature and acknowledgement on following page*

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY,**  
**an agency of the State of Texas:**

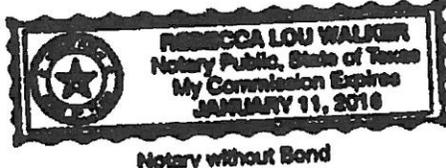
By: Mark Vickery  
Printed Name: Mark Vickery  
Title: Executive Director

STATE OF TEXAS           §  
  §  
COUNTY OF Travis       §

This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2012, by Mark Vickery, Executive Director of the Texas Commission on Environmental Quality, an agency of the State of Texas, on behalf of said agency.

[Seal]

Rebecca Walker  
Notary Public, State of Texas



**After recording, return to:**  
San Antonio Water System  
Attn: Mark Brewton, Corporate Counsel  
P.O. Box 2449  
San Antonio, Texas 78298-2449

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20120055877 Fees: \$24.00  
03/27/2012 10:18AM # Pages 3  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

**MAR 27 2012**

  
Gerard Rickhoff  
COUNTY CLERK BEXAR COUNTY, TEXAS



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
August 28, 2013

**Case Number:**

PA 13037

**Applicant:**

St. Ann Catholic Church

**Representative:**

Felipe Hinojosa

**Owner:**

St. Ann Catholic Church

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

1310, 1316, 1322, 1326, 1334 West  
Ashby Place and 329 Cincinnati  
Avenue

**Legal Description:**

NCB 2021, Block 10, Lots 5, 6, 7, 8,  
9, 10, 11, 12, 19, 20

**Tract Size:**

1.66 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 8/9/2013

Notices Mailed 8/15/2013

- 35 to property owners within 200 feet
  - 1 to Beacon Hill Neighborhood Association
  - 11 to planning team members
- Internet Agenda Posting 8/24/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Midtown Neighborhoods Neighborhood Plan future land use classification for the property subject to this application from Mixed Use and Low Density Residential to Public Institutional.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Midtown Neighborhoods Neighborhood Plan to change the future land use classification of the subject property from Density Residential to Public Institutional.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

Public/Institutional would accommodate existing uses and is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning

**Transportation:**

The size and configuration of the subject properties would, with proper site planning, allow potential traffic impacts to be directed on to West Ashby Place. The non-commercial nature of development along this portion of West Ashby Place, as well as proximity to Fredericksburg Road would pose negligible traffic impacts.

**Community Facilities:**

The subject properties are approximately 50 feet south of St. Ann's Catholic Church, 90 feet south of Beacon Hill Elementary School, and approximately 200 feet south of the KIPP Aspire Academy. No negative impacts are anticipated.

**CASE HISTORY**

This is the first public hearing of this case

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Midtown Neighborhoods Neighborhood Plan	
<b>Plan Adoption Date:</b> October 12, 2000	<b>Update History:</b> N/A
<p>The proposed amendment is for St. Ann’s Catholic Church which is an established religious facility in the area. The church conducts an array of community-oriented programs and activities on the subject property, including a community center and school, which would be more appropriately accommodated by the Public Institutional land use classification. The proposed amendment, and its accommodation of the community oriented uses are supported by <b>Objective 1.3: Recreational and Community Programs: Increase awareness and usage of public recreation facilities and programs</b> and <b>Objective 1.4 New Community Center: Acquire property and construct a community center to support multiple community-oriented programs and activities for the residents of the Midtown Neighborhoods planning area.</b> Although these objectives focus on the provision of publicly funded facilities the proposed amendment is consistent with the plan’s intent to facilitate access to community-oriented facilities.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Mixed Use:</b> Mixed Use provides for a mix of neighborhood-scale commercial, and medium to high-density residential uses. This classification calls for pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike, or transit. This classification supports the use or adaptive reuse of existing commercial or residential areas identified for Mixed Use development while maintaining the architectural character of existing buildings. Businesses are encouraged to utilize on-street parking and or parking in the rear of the establishment. This classification also encourages mixed use buildings where the first floor is used for retail or service businesses and the second or upper floors is used for residences.</p>	<p>MXD, MPCD, TOD, and FBZD</p>
<p><b>Low Density Residential:</b> Low Density Residential uses include single-family houses on individual lots. Low Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot are not considered to be a Low Density Residential use.</p>	<p>R-5, R-6, NP-8, NP-10, NP-15 and UD</p>
<p><b>Public Institutional:</b> Public, quasi-public, and institutional uses, such as schools</p>	<p>Varies</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Community Center, Vacant
North	Low Density Residential, Mixed Use	Church
East	Low Density Residential, Mixed Use	Multi-tenant Commercial, Single-family home
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single-Family Homes

**Land Use:** The subject properties are located on West Ashby, between Fredericksburg Road and St. Ann Street, immediately south of St. Ann’s Catholic Church. The subject property is classified as Mixed Use

and Low Density Residential in the Midtown Neighborhoods Neighborhood Plan. A community center is currently in place on the subject properties. The proposed amendment is intended to facilitate the renovation and rehabilitation of the existing community center located on the subject properties. The civic orientation of the proposed amendment is supported by the Midtown Neighborhoods Neighborhood Plan as specified in Objectives 1.3 and 1.4

**Transportation:** West Ashby Place and Cincinnati Avenue are local streets. The size and configuration of the subject properties would allow redevelopment to occur in such a configuration that ingress and egress points would be focused on West Ashby Place. The non-residential development along West Ashby Place, as well as proximity to Fredericksburg Road would minimize potential negative traffic impacts to adjacent residential properties. There is a VIA bus stop at the intersection of West French Place and Fredericksburg Road.

**Community Facilities:** The subject property is a community center which is owned and operated by St. Ann's Catholic Church. The subject properties are approximately 50 feet south of St. Ann's Catholic Church, 90 feet south of Beacon Hill Elementary School, and approximately 200 feet south of the KIPP Aspire Academy.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** C-2, C-2S (Specific Use Authorization for a Meeting Facility)

**Corresponding Zoning Case:** Z2012148 S

**Zoning Commission Public Hearing Date:** September 3, 2013

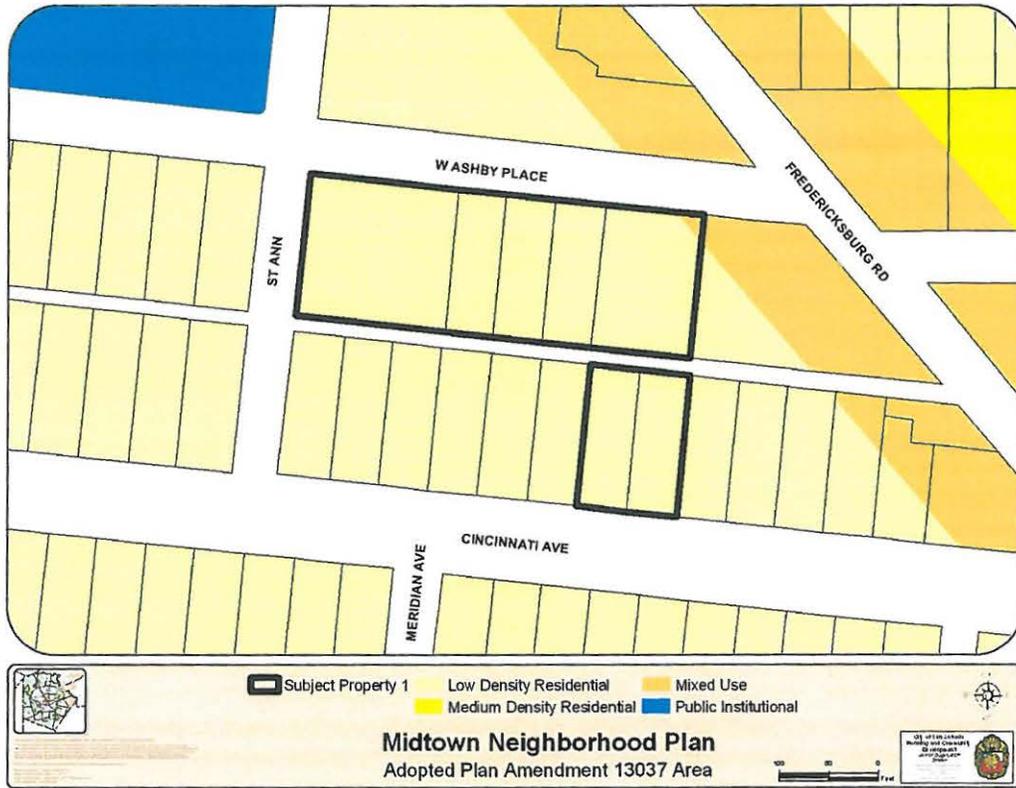
## **III. RECOMMENDATION**

Approval. Public/Institutional is consistent with the existing use of the property and adjacent educational facilities and places of worship. The proposed use is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning area.

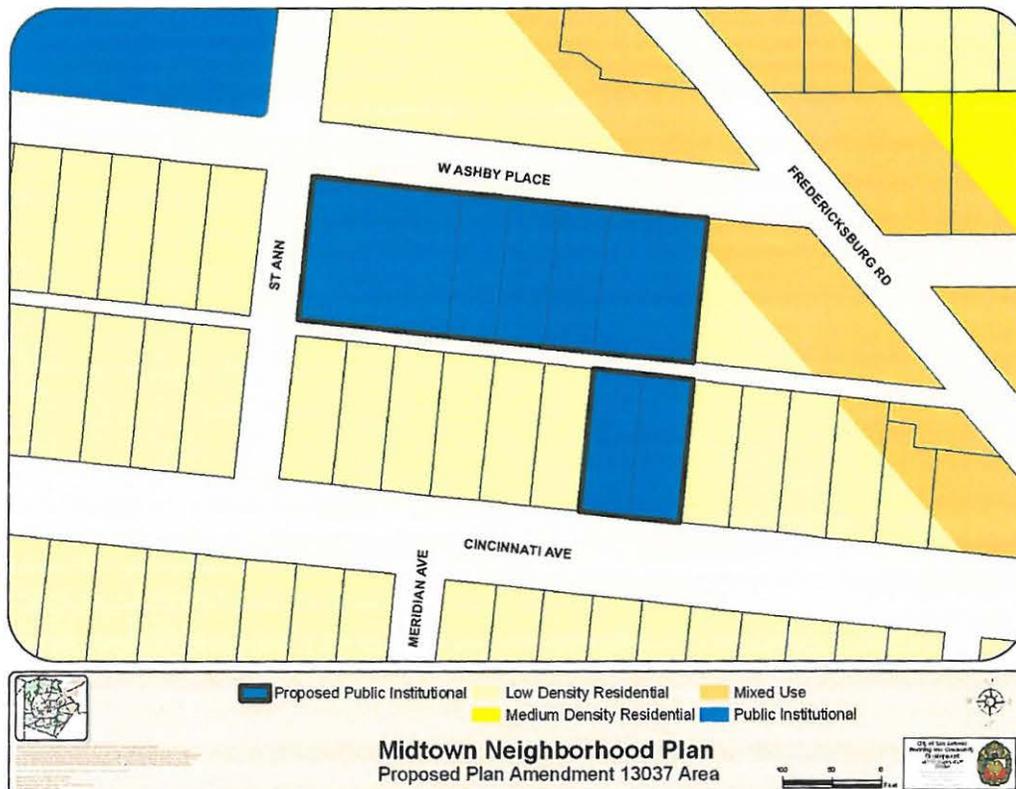
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





  Subject Property  VIA Bus Stops  VIA Bus Routes

**Midtown Neighborhood Plan**  
Proposed Plan Amendment 13037 Area

CITY OF ST. LOUIS  
PLANNING AND COMMUNITY DEVELOPMENT  
2015

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND LOW DENSITY RESIDENTIAL TO PUBLIC INSTITUTIONAL FOR AN AREA OF APPROXIMATELY 1.66 ACRES LOCATED AT 1310, 1316, 1322, 1326, 1334 WEST ASHBY PLACE AND 329 CINNCINATI AVENUE.**

**WHEREAS**, City Council approved the Midtown Neighborhoods Neighborhood Plan as an addendum to the Master Plan on October 12, 2000; 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 28, 2013 and **APPROVED** the amendment on August 28, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Midtown Neighborhoods Neighborhood Plan Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28<sup>th</sup> DAY OF AUGUST 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
August 28, 2013

**Case Number:**

PA 13041

**Applicant:**

Hand-Up Homes

**Representative:**

Bobby Perez

**Owner:**

San Antonio Water System

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

2518 SW 21<sup>st</sup> Street

**Legal Description:**

2.397 acres out of Block 3 Lot B, and  
.167 acres out of Block 3 Lot D, NCB  
6777

**Tract Size:**

2.554 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial  
Recorder 8/9/2013  
Notices Mailed 8/15/2013

- 21 to property owners within 200 feet
- 2 to applicants
- No registered neighborhood association within 200 feet
- 32 to planning team members

Internet Agenda Posting 8/23/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Kelly/South San PUEBLO Community Plan future land use classification for the property subject to this application from Parks/ Open Space to Low Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Kelly/South San PUEBLO Community Plan to change the future land use classification of the subject property from Parks/Open Space to Low Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Kelly/South San PUEBLO Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Low Density Residential classification supports the Kelly/South San PUEBLO Community Plan goals of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area. The proposed use should have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

The requested land use change could create additional demand for community facilities. Impact could be mitigated.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Kelly/South San PUEBLO Community Plan	
<b>Plan Adoption Date:</b> February 15, 2007	<b>Update History:</b> June 18, 2009 and February 18, 2010
<p><b>Goal 1, Housing: Improve the quality, appearance, and variety of existing and new housing for people of all ages while increasing home ownership and investment in the area.</b></p> <p><b>Goal 1, Objective 1.3: Promote home ownership.</b></p> <p>The proposed development will represent a significant investment for the area and will increase the availability of housing stock by 13 additional single-family homes.</p>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Parks/Open Space:</b> Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	Varies
<p><b>Low Density Residential:</b> Low Density Residential land use includes single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented towards the center of the neighborhood and located away from the major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.</p>	R-4, R-5, R-6, R-20

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Parks/Open Space	Vacant land
North	Low Density Residential	Public Right-of-Way, Single-family homes
East	Parks/Open Space	Vacant land, Rail Road Tracks and Public Right-Of-Way
South	Parks/Open Space	Vacant land, Public Utility Installation
West	Low Density Residential	Public Right-of-Way, Single-family homes

**Land Use:** The subject property is located along the south side of Kirk Place at the intersection of Kirk Place and 21<sup>st</sup>. Street, within the Kelly/South San PUEBLO Community Plan. The subject property consists of a vacant lot and fronts a collector street, and single-family homes to the north and west, a vacant lot and rail road tracks and a Super Arterial Type A to the east and a vacant lot and public utility installation to the south. The Kelly/South San PUEBLO Community Plan classifies the subject property and the area to south and east as Parks/Open Space, and the areas to the north and west as Low Density Residential.

The applicant requests this plan amendment and associated zoning change in order to construct 13 single-family homes. The subject property is located along a major roadway and in an area with existing single-family homes to the north and west. The vacant lot to the east provides ample buffering from the abutting railroad tracks and freeway. In addition the vacant lot to the south also provides buffering from the

adjoining Public Utility Installation, making it appropriate for the Low Density Residential classification. The Low Density Residential classification supports the Kelly/South San PUEBLO Community Plan goals of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area. The proposed use should have minimal impact on adjacent properties.

**Transportation:** Kirk Place is a collector street. General Hudnell is a Super Arterial Type A. 21<sup>st</sup> Street and Thompson Place are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Kirk Place and 21<sup>st</sup> Street. The existing transportation infrastructure could support any additional demand generated by the requested change.

**Community Facilities:** Lowell Middle School and Kelly Elementary School are within walking distance. St. John Berchman Catholic Church, Brentwood Middle School and John F. Kennedy High School are within close proximity. The requested land use change could create additional demand for community facilities. Impact could be mitigated.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** R-5

**Corresponding Zoning Case:** Z2013179

**Zoning Commission Public Hearing Date:** September 3, 2013

## **III. RECOMMENDATION**

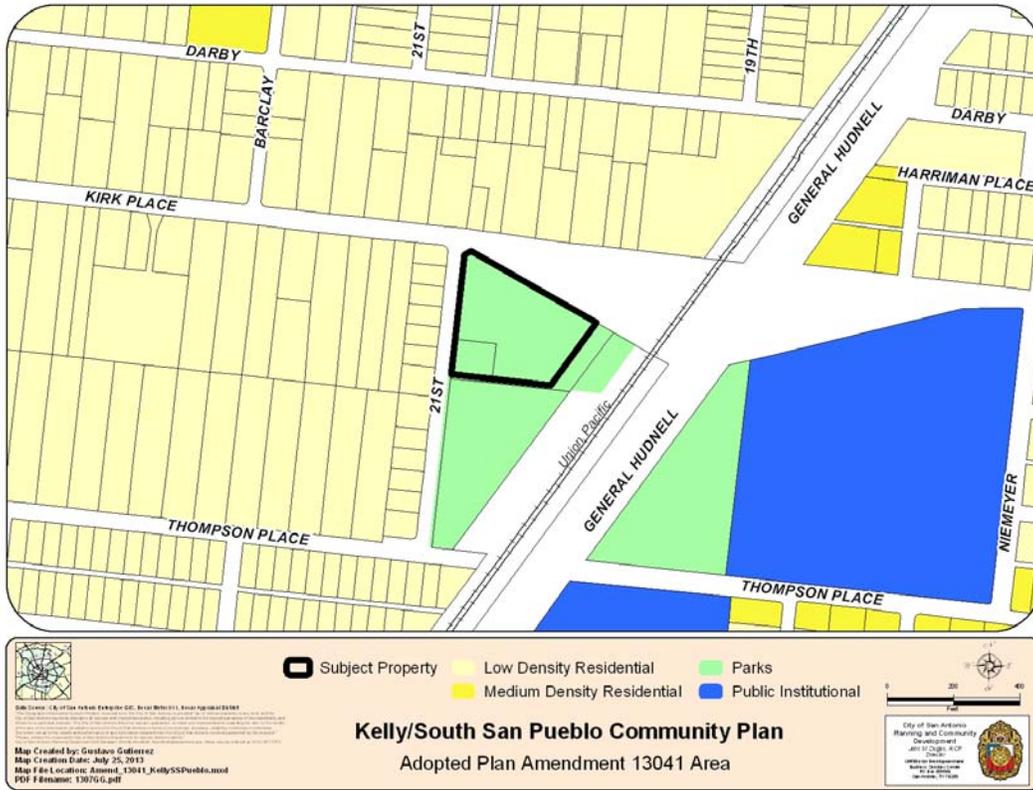
The subject property is located along a major roadway and in an area with existing single-family homes to the north and west. The vacant lot to the east provides ample buffering from the abutting railroad tracks and freeway. In addition the vacant lot to the south also provides buffering from the adjoining Public Utility Installation, making it appropriate for the Low Density Residential classification. The Low Density Residential classification supports the Kelly/South San PUEBLO Community Plan goals of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area. The proposed use should have minimal impact on adjacent properties.

## **IV. ATTACHMENTS**

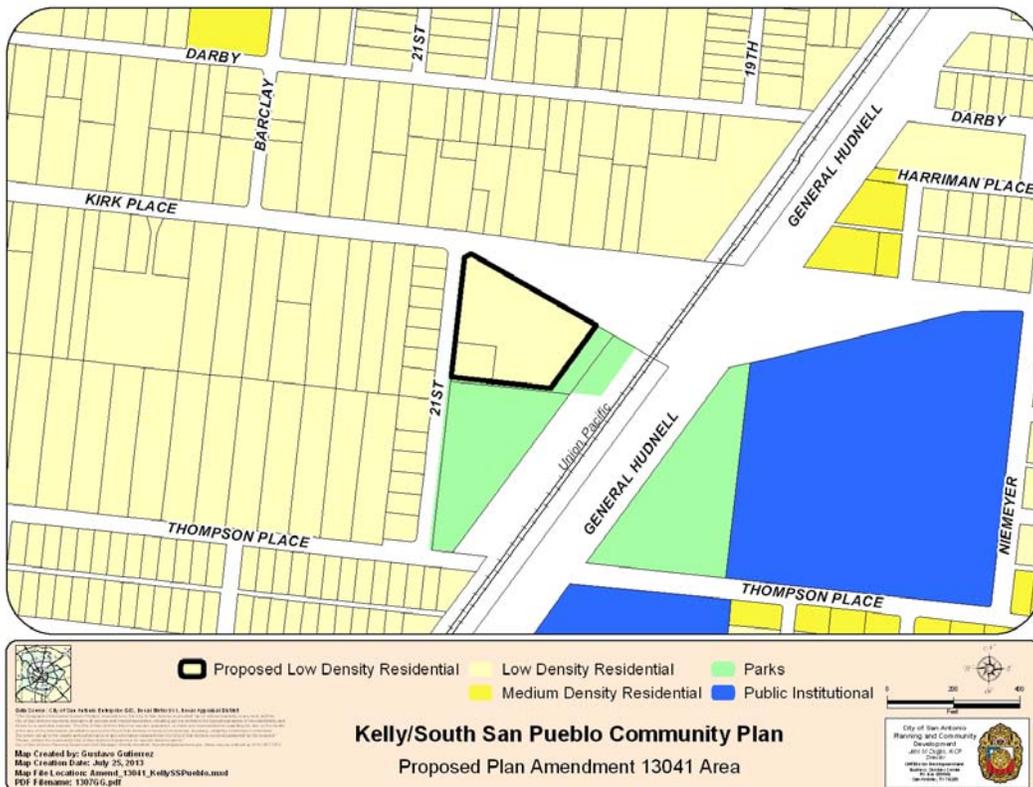
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



# Attachment 2



2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Data Source: City of San Antonio, Esri/ArcGIS, Esri/Bentley/11, Esri/ArcGIS/Oracle  
 This map is intended for informational purposes only. It is not intended to be used for legal or financial purposes, and the City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, reliability, or completeness of the information contained herein. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any claims, damages, or losses arising from the use of this map. The City of San Antonio is not responsible for any claims, damages, or losses arising from the use of this map.

Map Created by: Gustavo Gutierrez  
 Map Creation Date: July 25, 2013  
 Map File Location: Amend\_13041\_KellySSPueblo.mxd  
 PDF Filename: 130766.pdf

## Kelly/South San Pueblo Community Plan Proposed Plan Amendment 13041 Area



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/ OPEN SPACE TO LOW DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 2.554 ACRES LOCATED AT 2518 SW 21<sup>ST</sup> STREET.**

**WHEREAS**, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003 and amended on June 18, 2009 and February 18, 2010 ; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on August 28, 2013 and **APPROVED** the amendment on August 28, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Kelly/South San PUEBLO Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28<sup>th</sup> DAY OF AUGUST 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
August 28, 2013

**Case Number:**

PA 13042

**Applicant:**

Brown & Ortiz P.C.

**Representative:**

James Griffin

**Owner:**

CT San Saba Apartments, LP

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

10438 E Bandera Road/650 feet west  
of Bandera Road and Old Prue Road  
intersection

**Legal Description:**

3.485 acres out of NCB 19142 Block  
2 Lot 3

**Tract Size:**

3.485 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 8/9/2013  
Notices Mailed 8/15/2013

- 5 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 8/23/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Huebner/Leon Creeks Community Plan future land use classification for the property subject to this application from Community Commercial to High Density Residential.

**RECOMMENDED ACTION**

Approval of the proposed amendment to the Huebner/Leon Creeks Community Plan to change the future land use classification of the subject property from Community Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Huebner/Leon Creeks Community Plan as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Huebner/Leon Creeks Community Plan recommends that the future High Density Residential uses should be located along major arterials (p. 7).

**Transportation:**

The subject property has direct access to Bandera Road, which is classified as a Major Arterial Type A in the Major Thoroughfare Plan. The impact of the proposed use on this arterial will be minimal.

**Community Facilities:**

Carl Wanke Elementary School is adjacent to the subject property and any impact from the proposed use will be minimal.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Huebner/Leon Creeks Community Plan	
<b>Plan Adoption Date:</b> August 21, 2003	<b>Update History:</b> August 20, 2009
<b>Land Use Goal: High density residential should be located along or near major arterials or collectors.</b>	
Locating High Density Residential use along Bandera Road is consistent with this goal of the Huebner/Leon Creeks Community Plan.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Community Commercial:</b> Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. 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 parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.	C-1, C-2, C-2P, O-1, NC
<b>High Density Residential:</b> The High Density Residential land use classification includes apartments with more than four dwelling units on an individual lot, however, low and medium density residential are also consistent in this classification. The High Density Residential land use classification provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisted living facilities. High Density Residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. The location of this category should support the neighborhood and community commercial center. High Density Residential uses should be located in a manner that does not route traffic through other residential uses.	MF-25, MF-33, MF-40

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Community Commercial	Vacant land
North	Public/Institutional	Elementary school
East	Public/Institutional	Elementary school
South	General Urban Tier	Office and vacant land
West	High Density Residential	Vacant land

**Land Use:** The subject property is located between the intersections of Prue Road and Old Prue Road on Bandera Road. There are commercial uses at the intersection of Bandera and Prue Road that are in Community Commercial character and intensity. The property to the east and north is classified as Public/Institutional and it is occupied by Carl Wanke Elementary School. The subject property is bordered by Bandera Road on the south. Across the road to the south are vacant land and an office building. The south side of Bandera Road is within the West/Southwest Sector Plan and is classified with the General Urban Tier land use classification, which is a similar land use classification to the

Community Commercial and High Density Residential, allows similarly intense commercial and residential uses, as it is stated in the Huebner/Leon Creeks Community Plan.

Bandera Road is a Major Arterial Type A roadway and is developed with a variety of uses including commercial, office and high density residential. The subject property has direct access to this major road and it is not anticipated to cause any additional traffic on interior streets. The Huebner/Leon Creeks Community Plan recommends that future High Density Residential uses should be located along major arterials (p. 7). The capacity of Bandera Road can support the traffic load generated by this future land use. There are many other high density residential uses, as well as commercial uses, located along Bandera Road. There are many amenities and services located within a short distance from the subject property for those who prefer active transportation modes such as walking or biking. The area where the subject property is located is served by VIA Metropolitan Transit with a bus stop located at the corner of Bandera and Prue Road. The request to develop this vacant land as High Density Residential would be consistent with the Huebner/Leon Creeks Community Plan vision and land use goals.

**Transportation:** Bandera Road is a Primary Arterial Type A; and Prue Road is a Secondary Arterial Type A. The nearest bus stop is located at the corner of Bandera Road and Prue Road, approximately 0.15 miles from the subject property. This bus route services along Prue Road which is an east-west alignment. The existing transportation infrastructure would appear to support additional traffic generated by the requested land use change.

**Community Facilities:** Carl Wanke Elementary School is adjacent to the subject property to the east. Fortress Church and Grace Christian School are approximately one mile away to northeast on Prue Road. There is a regional commercial node at the intersection of Loop 1604 and Bandera Road which is located less than a mile northwest of the subject property and Northside Aquatic Center less than 1.5 miles north of the subject property. Any additional load generated by the proposed land use on the elementary school can be mitigated.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** MF-33

**Corresponding Zoning Case:** Z2013184

**Zoning Commission Public Hearing Date:** September 3, 2013

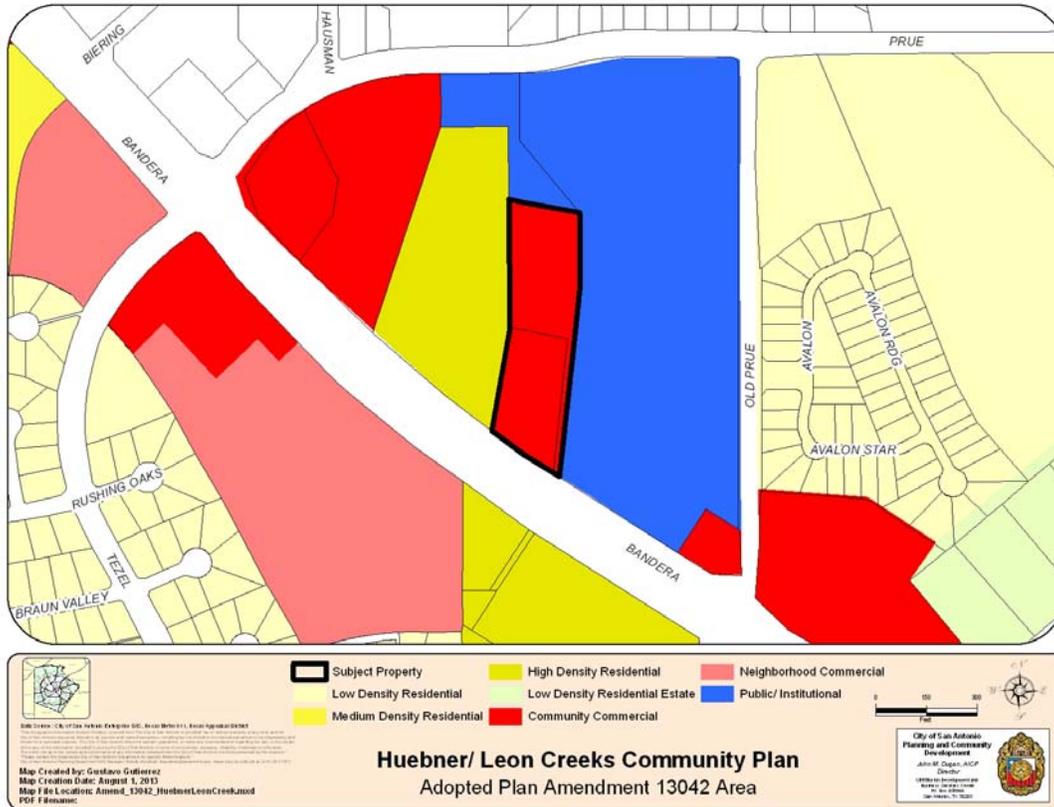
## **III. RECOMMENDATION**

Bandera Road is a Major Arterial Type A roadway and is developed with a variety of uses including commercial, office and high density residential. The subject property has direct access to this major road and it is not anticipated to cause any additional traffic on interior streets. The Huebner/Leon Creeks Community Plan recommends that future High Density Residential uses should be located along major arterials (p. 7). The capacity of Bandera Road can support the traffic load generated by this future land use.

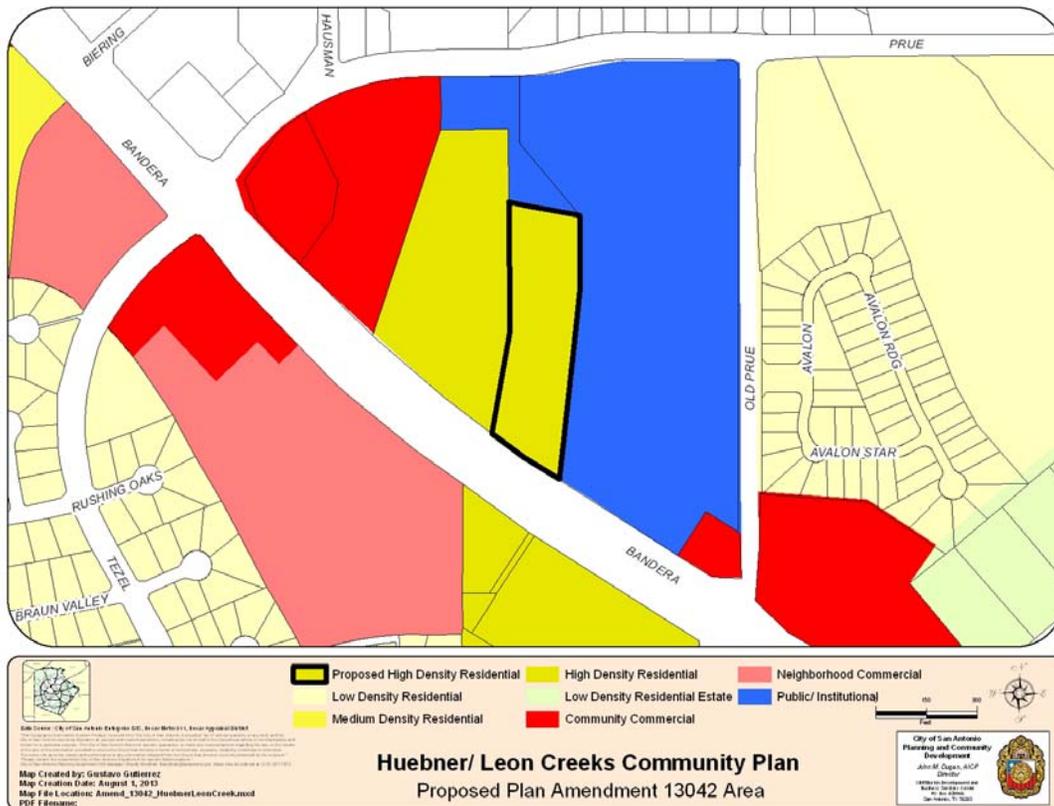
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





2012 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Data Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Appraisal District  
This digital information is provided as a service to the City of San Antonio. It is not intended to be used for any purpose other than the one for which it was created. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, reliability, or completeness of the information provided to you by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. This information is provided as a service to the City of San Antonio. It is not intended to be used for any purpose other than the one for which it was created. Please contact the responsible City of San Antonio Department for specific information.  
City of San Antonio Planning and Community Development GIS Manager: Wendy Woodruff, wwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Gustavo Gutierrez  
Map Creation Date: August 1, 2013  
Map File Location: Amend\_13042\_HuebnerLeonCreek.mxd  
PDF Filename: 1308GG

## Huebner/ Leon Creeks Community Plan

### Proposed Plan Amendment 13042 Area

City of San Antonio  
Planning and Community  
Development

John M. Dugan, AICP  
Director

Office in Development and  
Business Center  
PO Box 239666  
San Antonio, TX 78283

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER/ LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 3.485 -ACRES LOCATED AT 10438 EAST BANDERA ROAD.**

**WHEREAS**, City Council approved the Huebner/ Leon Creeks Community Plan as an addendum to the Comprehensive Master Plan on August 21, 2003 and updated on August 20, 2009; 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 28, 2013 and **APPROVED** the amendment on August 28, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Huebner/ Leon Creeks Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28<sup>th</sup> DAY OF AUGUST 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission  
August 28, 2013

**Case Number:**

PA 13043

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James Griffin

**Owner:**

Twisted Sister LP and Sesario LLC

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

Southeast corner of the intersection of  
SW Loop 410 and Tex-con Road

**Legal Description:**

NCB 17295, Block 1, Lot 2 and NCB  
12886 Lot P-7B

**Tract Size:**

16.434 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 8/8/2013

Notices Mailed 8/15/2013

- 16 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 25 to planning team members  
Internet Agenda Posting 8/24/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Eastern Triangle Community Plan future land use classification for the property subject to this application from Community Commercial, Urban Living, and Parks/Open Space to Business Park.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Eastern Triangle Community Plan to change the future land use classification of the subject property from Community Commercial, Urban Living, and Parks/Open Space to Business Park.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment is intended to accommodate a construction equipment rental and sales facility. The proposed amendment would facilitate appropriate concentration of commercial uses along a major transportation route, thereby preventing placement of commercial uses within the agricultural and residential core of the East District. Additionally, the proposed land use classification, which accommodates an array of commercial and office uses, would serve to facilitate the diversification of shopping and employment opportunities.

**Transportation:**

The subject property is located at the southern corner of the intersection of Tex-Con Road and Southwest Loop 410. Tex-Con Road is a local street and Southwest Loop 410 is classified as a Freeway. There are no VIA transit stops within the vicinity of the subject property. No negative impacts to transportation infrastructure in the area is anticipated.

**Community Facilities:**

The subject property is approximately 360 feet east of Emmanuel AME Church and approximately 0.55 miles east of Dellcrest Park. No negative impacts to community facilities in the area are anticipated.

**CASE HISTORY**

This is the first public hearing of this case

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Eastern Triangle Community Plan	
<b>Plan Adoption Date:</b> May 21, 2009	<b>Update History:</b> N/A
<p>The requested Business Park land use classification accommodates an array of office, commercial, and light manufacturing uses intended to be carried out in a campus setting. The diverse range of uses facilitated within this land use category is supported by <b>Goal 9: Promote diversification of businesses and services</b>. Furthermore, the office and commercial components of the requested land use classification are compatible with adjacent commercially designated properties. The compatibility with adjacent land use designations, as well as the subject property's relative proximity to other commercial uses could serve to create a commercial corridor along Southwest Loop 410. Creation of commercial corridors throughout the planning area is supported by <b>Goal 8: Expand and build thriving commercial corridors</b>.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Community Commercial:</b> Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential</p>	<p>NC, O-1, O-1.5, C-1, C-2, and C-2P</p>
<p><b>Urban Living:</b> Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also allows for form based development, which emphasizes urban design in the form of regional centers and village development patterns.</p>	<p>TND, TOD, MXD, UD, and FBZD</p>
<p><b>Parks/Open Space:</b> Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.</p>	<p>Varies</p>
<p><b>Business Park:</b> Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. Business parks should be separated from residential areas with landscaping areas and should feature lighting and signage control. Business park uses include customer service centers, corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, and other uses for the convenience and service of occupants of the business park.</p>	<p>O-1.5, O-2, C-2, C-3, BP, and L</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Community Commercial, Urban Living, and Parks/Open Space	Contractor Facility

North	Community Commercial, Urban Living. Agricultural and Parks/Open Space	Convenience Store, Vacant
East	Agricultural	Vacant
South	Community Commercial, Urban Living. Agricultural and Parks/Open Space	Office, Commercial Greenhouse, Single-Family Home
West	Public/Institutional	Church

**Land Use:** The proposed amendment is intended to accommodate a construction equipment rental and sales facility. The proposed amendment would facilitate appropriate concentration of commercial uses along a major transportation route thereby preventing the placement of commercial uses within the agricultural and residential core of the East District. Additionally, the proposed land use classification, which accommodates an array of commercial and office uses, would serve to facilitate the diversification of shopping and employment opportunities within the planning area.

The subject property is located in the Eastern Triangle East District. While the East District calls for the preservation of large lots and the residential character of the area the subject property is approximately 0.6 miles north of the intersection of Rigsby Avenue and Southwest Loop 410. The land use fabric of portion of Southwest Loop 410 consists of a diverse mix of multi-tenant commercial, materials storage, and other non-residential uses. The subject property is appropriately sited to provide a compatible addition to the land use fabric in the area and would provide greater potential for commercial opportunities to individuals living in the planning area. Additionally, the subject property's location in a commercial node centered on Rigsby Avenue and Southwest Loop 410 would serve to limit commercial encroachment within the core of the district thereby facilitating preservation of the large-lot residential and agricultural development pattern within the district core which has been identified as desirable development by the district.

**Transportation:** The subject property is located at the southern corner of the intersection of Tex-Con Road and Southwest Loop 410. Tex-Con Road is a local street and Southwest Loop 410 is classified as a Freeway. There are no VIA transit stops within the vicinity of the subject property. No negative impacts to transportation infrastructure in the area is anticipated.

**Community Facilities:** The subject property is approximately 360 feet east of Emmanuel AME Church and approximately 0.55 miles east of Dellcrest Park. No negative impacts to community facilities in the area is anticipated.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** C-3NA, I-1, NP-10

**Proposed Zoning:** L

**Corresponding Zoning Case:** Z2013185

**Zoning Commission Public Hearing Date:** June 19, 2012

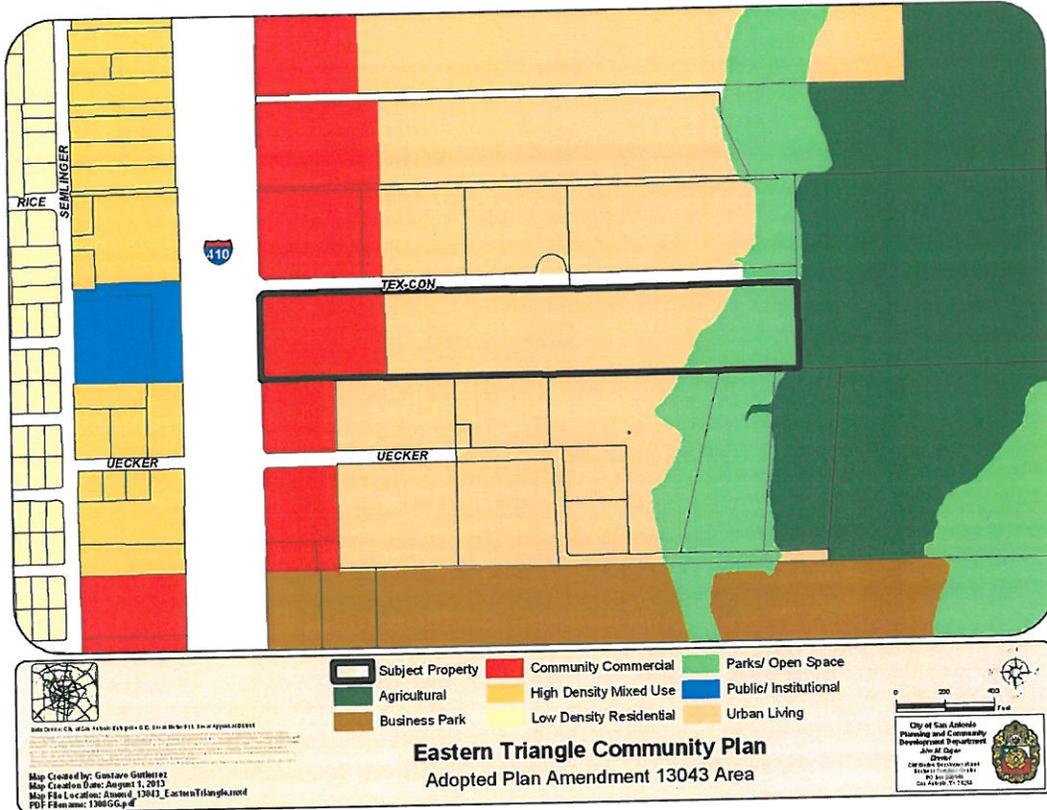
## III. RECOMMENDATION

Approval. The proposed amendment would help to diversify the range of business and service opportunities available to residents within the Eastern Triangle planning area. Additionally, the subject property's location in an established commercial node centered on Rigsby Avenue and Southwest Loop 410 would help to preserve the agricultural and large-lot residential characteristics of the East District core. This is consistent with the East District design guidelines contained in the Eastern Triangle Community plan.

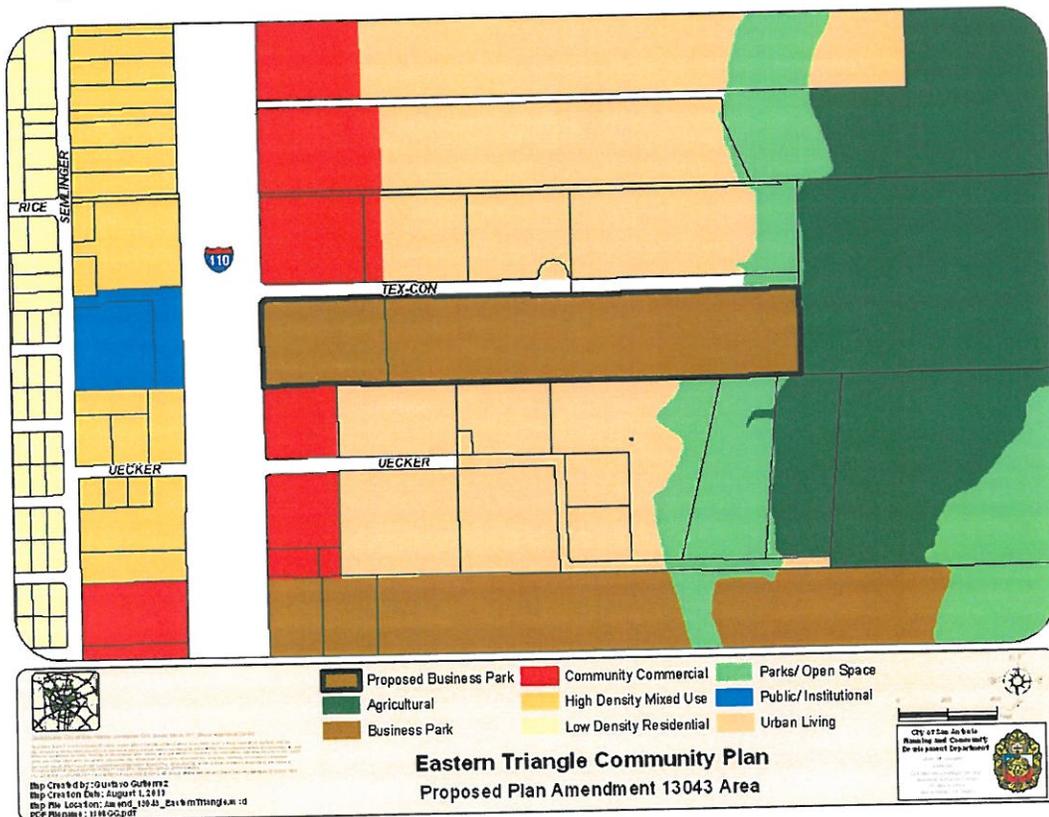
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



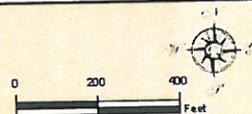
**Proposed Amendment:**





2012 Aerial

 Subject Property



City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan  
 Director  
 City of San Antonio  
 1515 East Commerce Street  
 San Antonio, TX 78204  
 Phone: 214.747.2000  
 Fax: 214.747.2000



## Eastern Triangle Community Plan Proposed Plan Amendment 13043 Area

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Map Created by: Gustavo Gutierrez  
 Map Creation Date: August 1, 2013  
 Map File Location: Amend\_13043\_EasternTriangle.mxd  
 PDF Filename: 1308GG.pdf

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL, URBAN LIVING, AND PARKS/OPEN SPACE TO BUSINESS PARK FOR AN AREA OF APPROXIMATELY 16.434 ACRES LOCATED AT THE SOUTHERN CORNER OF SOUTHWEST LOOP 410 AND TEX-CON ROAD.**

**WHEREAS**, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; 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 28, 2013 and **APPROVED** the amendment on August 28, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Eastern Triangle Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28<sup>th</sup> DAY OF AUGUST 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

**Public Hearing:**

Planning Commission  
August 28, 2013

**Case Number:**

PA 13044

**Applicant:**

Brown & Ortiz, P.C.

**Representative:**

James McKnight

**Owner:**

Las Cazuela's Mexican Restaurant,  
LLC

**Staff Coordinator:**

Sidra Maldonado, Senior Planner  
(210) 207-8187  
[Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov)

**Property Address/Location:**

637 Chalmers Ave.

**Legal Description:**

Located at NCB 7902, S. 204 ft. of N.  
334 ft. of Lot 22

**Tract Size:**

0.2399

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial  
Recorder August 16, 2013  
Notices Mailed March 47, 2013

- 30 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 1 to the applicant
- 1 to the representative

Internet Agenda Posting 8/23/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the South Central San Antonio Community Plan future land use classification for the property subject to this application from Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** from Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Community Commercial land use classification is suitable for the subject area, and will expand the current business to the east. Community Commercial land use allows for services that are accessible to bicyclists and pedestrians such as cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics

**Transportation:**

The property is located off of Chalmers Road which is not shown on the Major Thoroughfare Map. The subject property is one parcel to the east of the I-35 frontage road. The closest VIA bus routes are located along Division Avenue and Southcross Boulevard.

**Community Facilities:**

Division Avenue Park is located approximately an eighth of a mile north east from the subject property on Division Avenue. Leal Middle School is located approximately half a mile to the south west of the subject property on W. Southcross Boulevard.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> South Central San Antonio Community Plan	
<b>Plan Adoption Date:</b> August 19, 1999	<b>Update History:</b> Land Use- November 10, 2005 Boundary Update-December 6, 2007
<p><b>Objective 1 Develop and enhance the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.</b></p> <p>The proposed development is an expansion of an already existing business in the neighborhood. By amending the land use plan the business can continue to provide its services and goods to the area residents.</p> <p><b>Objective 1, Strategy 1.2 - Economic Development: Attract investors for vacant land and buildings available for development.</b></p> <p>The change of land use to Community Commercial will expand the current businesses offices to the subject property and provide a continuation of services to the area and encourage economic growth.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Low Density Residential:</b> Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.</p>	<p>single family, accessory dwellings</p>
<p><b>Community Commercial:</b> Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. 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 parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.</p>	<p>Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Residential home
North	Low Density Residential and Community Commercial	Residential homes and a restaurant
East	Low Density Residential	Residential homes
South	Low Density Residential	Residential homes and a vacant lot
West	Community Commercial	Restaurant

**Land Use:** The subject property is located along Chalmers Avenue, one parcel east of the I-35 frontage road. The subject property is classified as Low Density Residential land use in the South Central San Antonio Community Plan, as are the majority of the properties to the east and south. However, the properties directly to the east are used as duplexes.

The applicant is requesting a land use change in order to expand their current business, Las Cazuela's Mexican Restaurant located at the corner of Chalmers Avenue and the I-35 frontage road. The request for the Community Commercial land use classification will allow for services that are accessible to bicyclists and pedestrians such as cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established and parking areas should be located behind the building. The request of Community Commercial land use is consistent with the plan Objective 1 to increase economic development and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents. The expansion of Commercial type uses along the frontage road of I-35 will encourage compatible commercial uses that will serve the surrounding neighborhood.

**Transportation:** The subject property is located along Chalmers Avenue which is a local street. Chalmers Avenue tees into Weinberg Avenue approximately one-tenth of a mile to the east. The subject property is one parcel to the east of the I-35 frontage road. The closest VIA bus routes are located along Division Avenue and Southcross Boulevard. The existing infrastructure should be able to support any additional traffic generated by the requested land use change.

**Community Facilities:** Division Avenue Park is located approximately an eighth of a mile north east from the subject property on Division Avenue. Leal Middle School is located approximately half a mile to the south west of the subject property on W. Southcross Boulevard.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-6 AHOD

**Proposed Zoning:** C-2 AHOD

**Corresponding Zoning Case:** Z2013186

**Zoning Commission Public Hearing Date:** September 3, 2013

## III. RECOMMENDATION

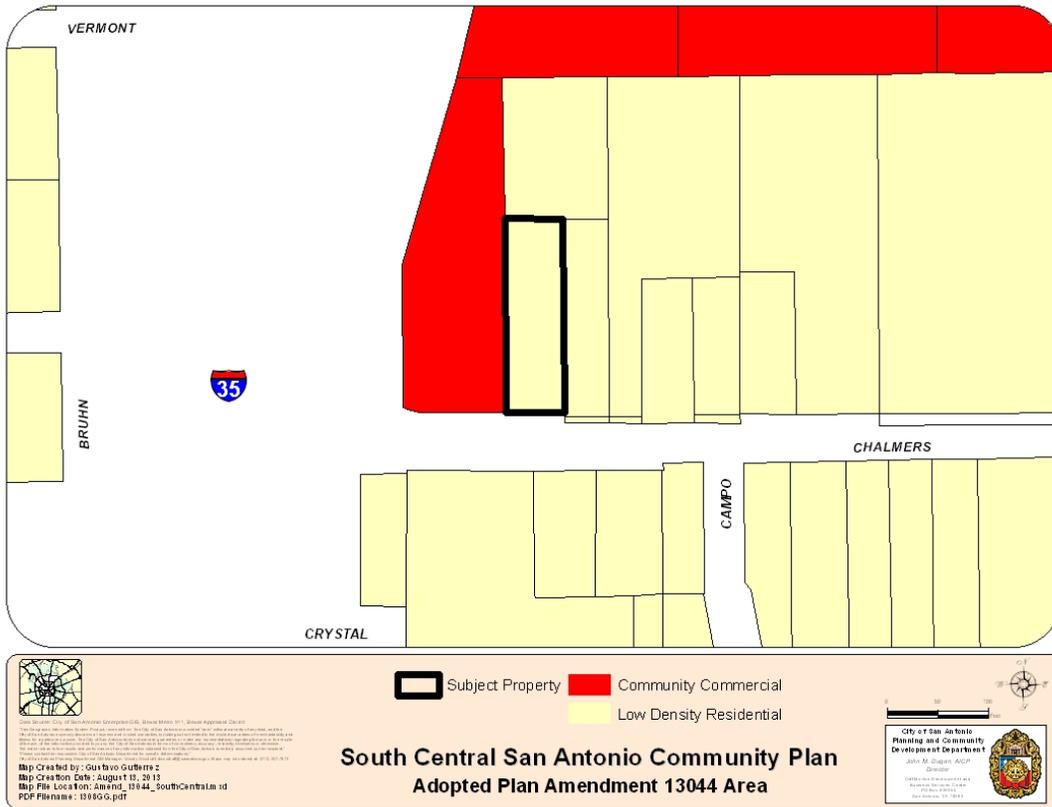
The request for the Community Commercial land use classification is appropriate for this location. The property to the west of the subject property is classified as Community Commercial and the subject property is one parcel away from the I-35 frontage road therefore, the proposed use should have minimal impact on adjacent properties. The request of Community Commercial land use is consistent with the plan Objective 1 to increase economic development and enhance the community's commercial corridors.

The expansion of commercial uses along the frontage road of I-35 will spur compatible commercial uses that will serve the surrounding neighborhood. The Community Commercial classification of the subject property supports the South Central San Antonio Community Plan and that encourages economic development to serve area residents.

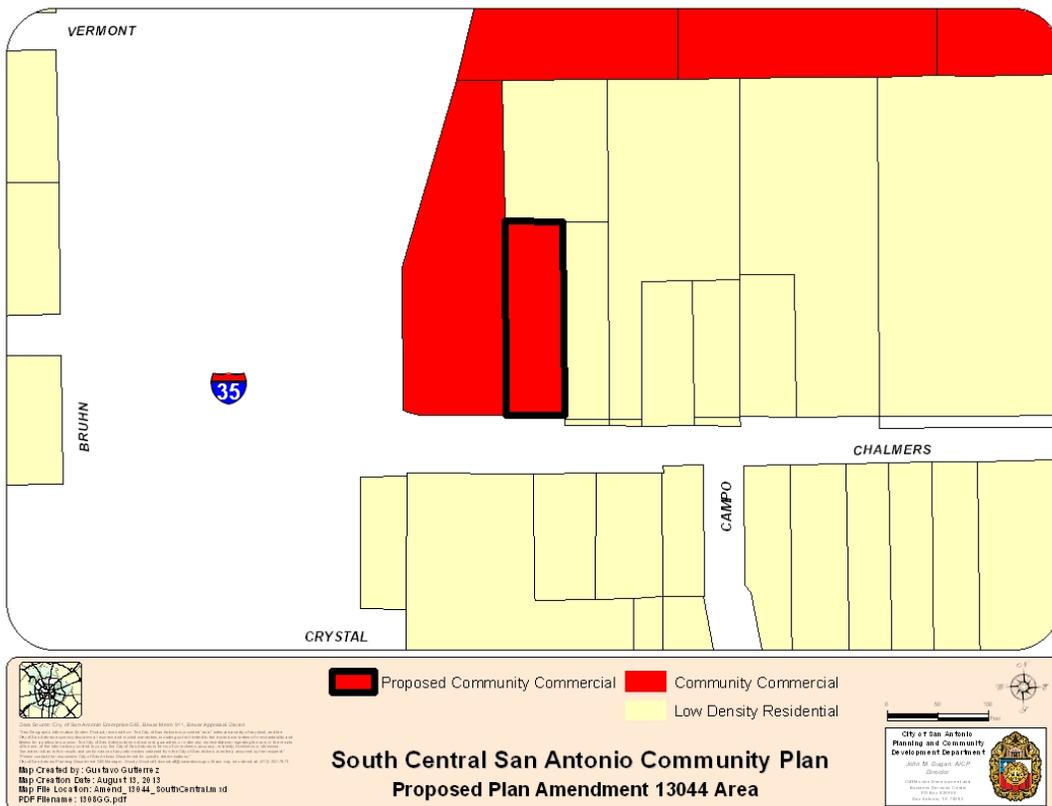
#### **IV. ATTACHMENTS**

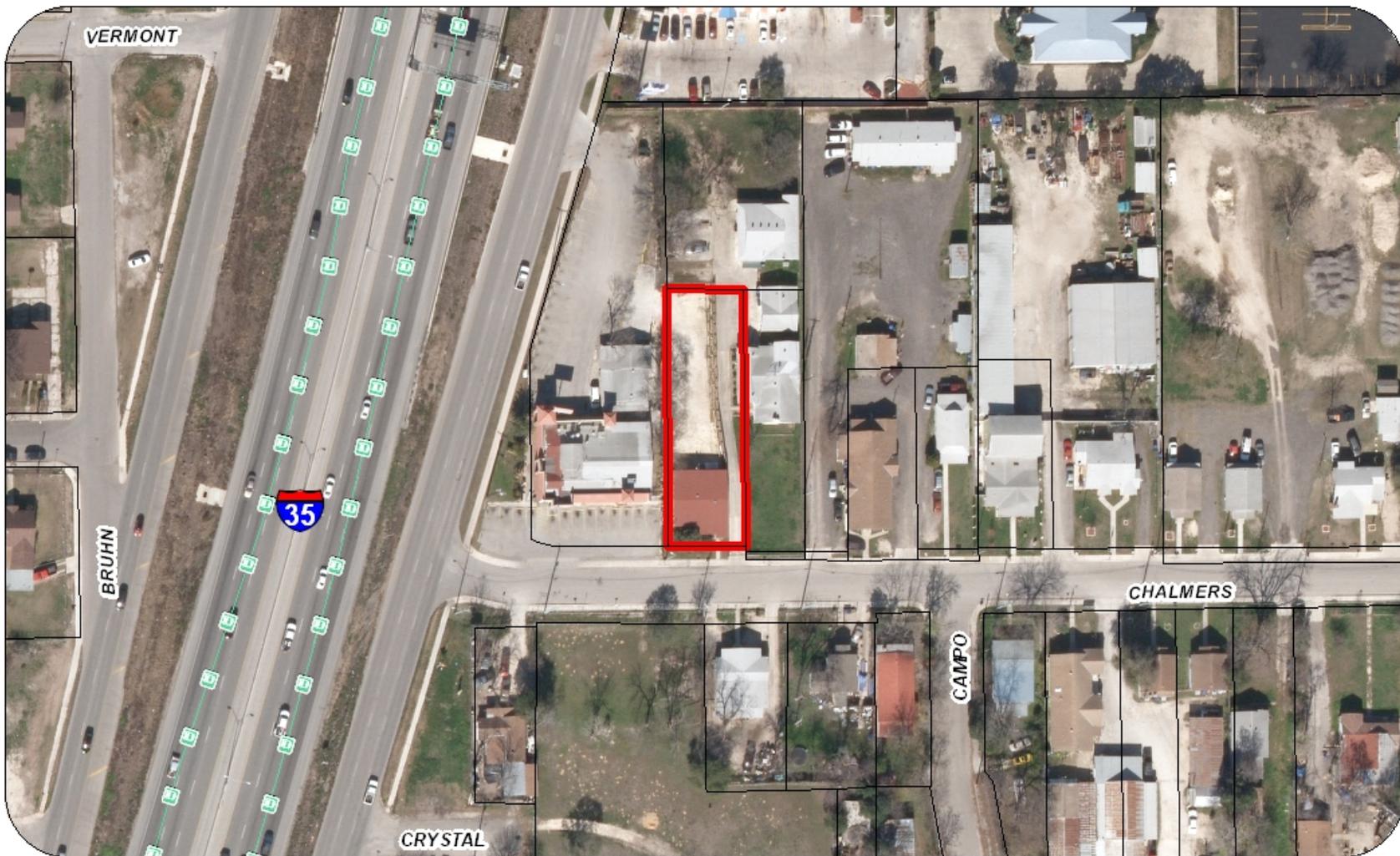
- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





Aerial 2012

Data Source: City of San Antonio Geographic GIS, Google Maps, 911, Google Appraisal District  
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Map Created by: Gustavo Gutierrez  
 Map Creation Date: August 13, 2013  
 Map File Location: Amend\_13044\_southCentral.mxd  
 PDF Filename: 13044GG.pdf

 Subject Property  VIA Bus Routes



## South Central San Antonio Community Plan Proposed Plan Amendment 13044 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, AICP  
 Director  
1500 North San Antonio Avenue  
 San Antonio, Texas 78202  
 210.207.7000





# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 21

**Public Hearings:**

*Planning Commission (Continued from August 14, 2013)*  
August 28, 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](mailto:Rninojr@sanantonio.gov)

**Property Address/Location:**

Located in the southeast quadrant of Bexar County

**Size:**

Approximately four (4) square miles

**Council District(s):**

Subject Property is located in City of San Antonio's Extraterritorial Jurisdiction (ETJ)

*\*Nearest City Council District - 3*

**Notification:**

Internet Agenda Posting August 23, 2013

**SUMMARY**

A request for authorization to initiate incorporation proceedings by the "Committee for the Incorporation of Sandy Oaks" for approximately four (4) 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 east side 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 2.4 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 their initial 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 initial formal request 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 I.H.-37 South (the northwest portion of the commercial/industrial node). Soon thereafter, the representative formally amended their request.

**This incorporation request is newly amended as of August 21, 2013** to include a reduction in size to approximately four square miles on the east side of I.H.-37 South. The proposed boundaries of the applicant’s request now include a predominately dense residential neighborhood (Waterwood Subdivision) with a small enclave of directly adjacent commercial uses. This request also includes commercial uses on the east side of the intersection of I.H.-37 South and South Loop 1604, and also includes a number of industrial uses, to include the San Martin Gas Processing Plant owned by Enterprise Hydrocarbons, LP.

This amended subject area is approximately four (4) square miles in size and would contain a population of approximately 3,868<sup>1</sup>. 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<sup>2</sup>.**

## **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)**

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<sup>1</sup> 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.*

<sup>2</sup> 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).

**(A)(Goal 3)(Policy 3b):** Oppose the creation of new municipalities, special purpose districts and water or wastewater utilities within 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 I.H.-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. 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. As such, COSA is projecting to make investments in public services upon annexation, as required by the LGC.

Currently, essential services are 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 would 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 fast-growing energy economy. COSA is currently undertaking the 10-year annexation program evaluation process and CSMA Effectiveness Study implementation. The Department of Planning & Community Development will be recommending significant portions of the subject area for annexation; thus, the area is recommended to remain in COSA's ETJ for this purpose.

*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; 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 CSMA 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", as proposed, would prove to be a barrier to efficiently address compatible land uses in the southeast sector of Bexar County.

- Subdivision Development

Through the regulatory authority afforded a city 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. This level of increase in appraised value demonstrates that COSA is pursuing the appropriate annexation strategy by proposing annexation to the south and southeast.

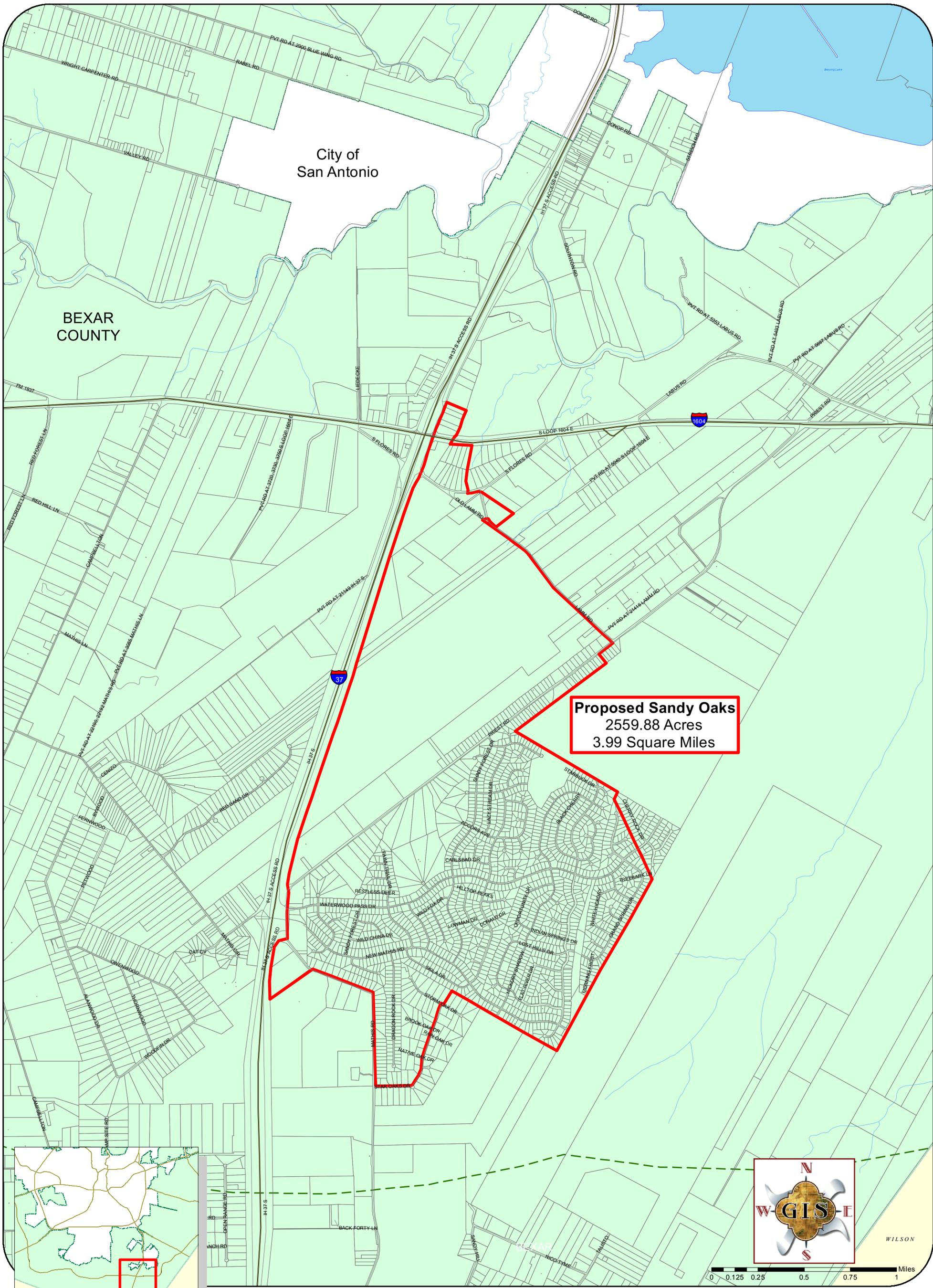
### III. RECOMMENDATION

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

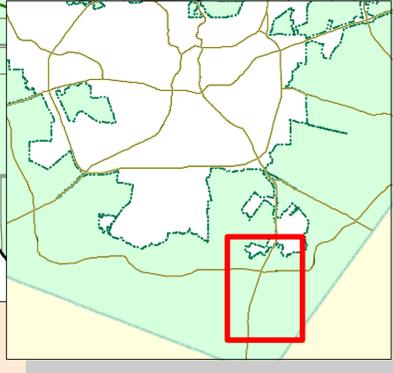
recommendation of **Approval** of authorization to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.4 square miles.

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 or failure 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 the area for which consent was obtained.



**Proposed Sandy Oaks**  
 2559.88 Acres  
 3.99 Square Miles



- Proposed Sandy Oaks Boundary
- Expressways
- 2013 BCAD Parcels
- Extraterritorial Jurisdiction Line

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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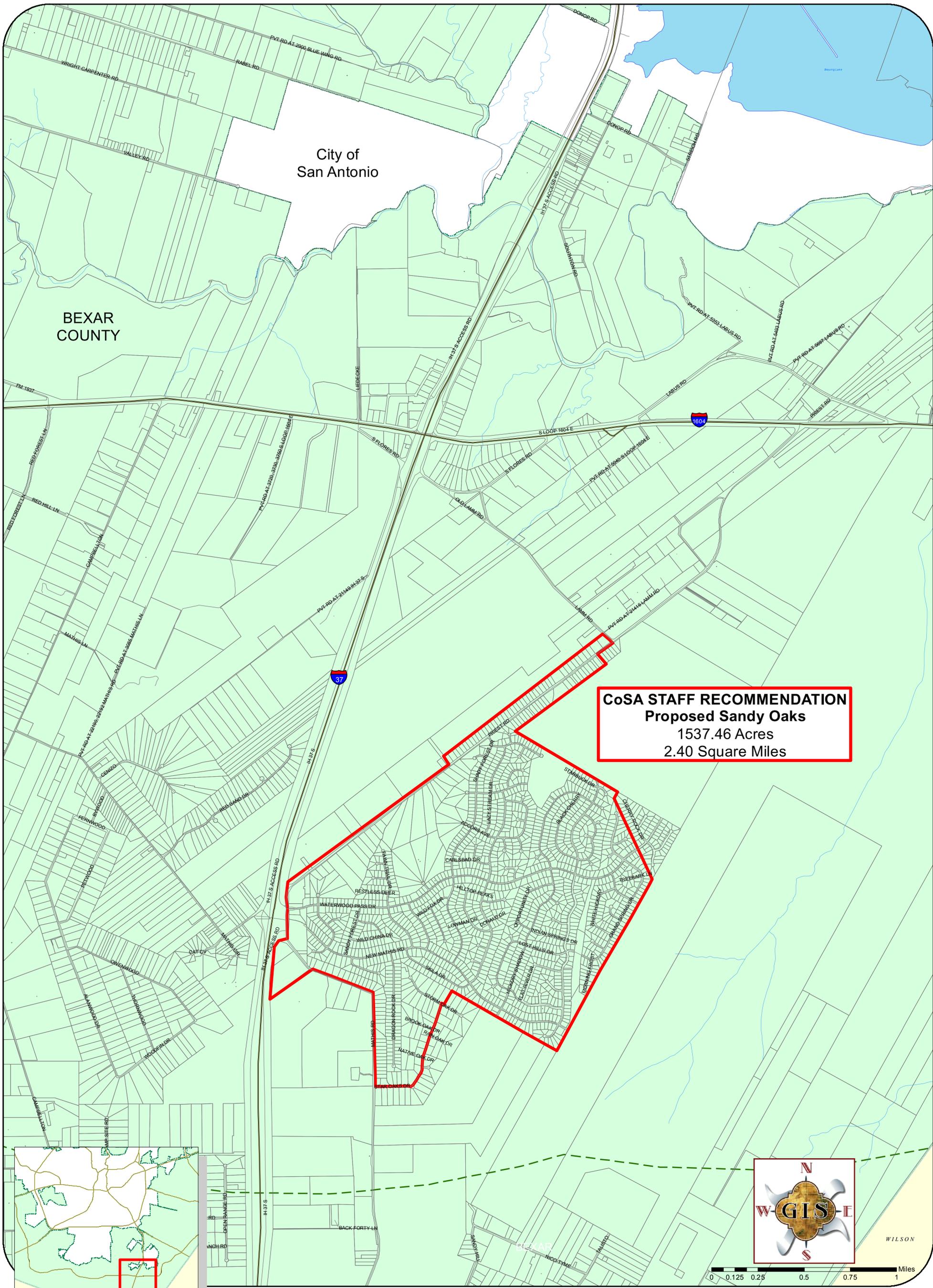
Map file location: \\plan\_jib\anexation\et\sandyoaks\_2013  
 Map Last Edited: August 1, 2013  
 PDF Filename: 1308GD01.pdf

## City of San Antonio

### Proposed Sandy Oaks Municipal Incorporation

**City of San Antonio**  
 Information Technology  
 Services Department - GIS

City of San Antonio  
 1911 South Alamo  
 San Antonio, TX 78204



**CoSA STAFF RECOMMENDATION**  
**Proposed Sandy Oaks**  
 1537.46 Acres  
 2.40 Square Miles

- Proposed Sandy Oaks Boundary
- Expressways
- 2013 BCAD Parcels
- Extraterritorial Jurisdiction Line

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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Map file location: \\plan\_jib\an\exaction\et\sandyoaks\_2013  
 Map Last Edited: August 1, 2013  
 PDF Filename: 1308GD01.pdf

## City of San Antonio STAFF RECOMMENDATION

**City of San Antonio**  
 Information Technology  
 Services Department - GIS

City of San Antonio  
 Business Services Center  
 1901 South Alamo  
 San Antonio, TX 78248

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL TO REVISE SECTIONS OF THE ESTABLISHMENT AND GOVERNANCE DOCUMENT FOR THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE.**

**WHEREAS**, The Planning Commission Technical Advisory Committee (PCTAC) is established to advise the Planning Commission on matters relating to updates to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO THAT:**

**SECTION 1:** The Planning Commission recommends APPROVAL of the proposed changes to the PCTAC Establishment and Governance document as identified in Exhibit "A".

SIGNED this 28<sup>th</sup> day of August, 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
City of San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
City of San Antonio Planning Commission

PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE  
ESTABLISHMENT AND GOVERNANCE  
August 2013

FUNCTION:

The Planning Commission Technical Advisory Committee (~~"Committee"~~) ~~(PCTAC)~~ is established to advise the Planning Commission (PC) on matters relating to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan.

MEMBERSHIP:

1. The Committee shall consist of eighteen members. Three members shall be appointed from the Planning Commission, one member shall be appointed from the following boards: Zoning Commission, Board of Adjustment and the Parks and Recreation Board. The other twelve members shall consist of two development or real estate professionals, three registered professional engineers, one planning professional (AICP certification must remain current during the term of office) one registered architect, one member specifically representing environmental and/or historic preservation interests, and four representatives of the community at-large who shall not qualify under any of the active professional membership categories (real estate/development, engineering, planning, architectural) nor have an economic interest in land development activities. The members shall be appointed by resolution of the Commission for overlapping two-year terms. Appointees must reside within the City of San Antonio or its extraterritorial jurisdiction, with the exception of one voting Ex-officio Appointee, which may reside in Bexar County, provided that at least nine reside within the corporate limits of San Antonio.
2. In appointing members to the Planning Commission Technical Advisory Committee, the Planning Commission shall strive for a balance between members with and without economic interests in the development process regulated by the City of San Antonio. The Planning Commission will make every effort to appoint members in those aforementioned categories who have technical background, expertise or understanding of the Unified Development Code.
3. Members may be given Performance Evaluations to ensure quality participation in the PCTAC and to assist the Planning Commission in the reappointment process. The evaluation will be made by the Sub-Committee on actual attendance record and active participation in PCTAC discussions. ~~The TAC Chair will be responsible for assessing evaluations and reporting to the Planning Commission Chair.~~
4. All members shall be responsible for informing organizations which they represent and the citizens in general of the Committee's activities.
5. The Planning Commission, from its own membership, shall appoint the Chair of the Committee.

6. Should a member have two or more unexcused absences in the course of a year, the Chair of the ~~Planning Commission Technical Advisory Committee~~ PCTAC may recommend to the Planning Commission that the Commission remove the member and appoint a replacement. Furthermore, it is the responsibility of the committee member to contact the chairperson of the Planning Commission Technical Advisory Committee or City staff liaison if they are unable to attend any particular meeting for the absence to be excused.
7. In addition to the regular members of the Committee, the Planning Commission may appoint ~~such~~ up to 3 ex-officio members, as it deems appropriate. The ex-officio members may or may not be voting members of the Committee as designated by the Planning Commission.
8. Alternate members will be voting members only when the primary is not in attendance at the PCTAC meetings.
9. Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) consecutive terms. Members can reapply to serve on the TAC after a one year absence. Exceptions to the term limits can be made by the Commission to accommodate the needs of the TAC.

#### APPLICATION PROCESS:

1. Outreach to solicit qualified candidates to serve as a Community at Large member shall include at a minimum: posting on COSA TV Channel (Channel 21) and the COSA web page. In addition, email notification with a link for additional information and a copy of the application shall be sent to the various Chambers of Commerce, Land Entitlement's Stakeholders, Civic Organizations (such as the Rotary Club, Lions Club, the Kiwanis Club, and the Conservation Society) Neighborhood Resource Center, City Council members, local colleges and universities and registered Neighborhood Associations.
2. The application process shall be open for at least two weeks, with any additional time being specified by the Planning Commission. A reminder notice shall be sent to the aforementioned agencies at the halfway point.
3. Candidates for PCTAC members (excluding Planning Commissioners, Zoning Commissioners, Board of Adjustment, and Park appointments) will be interviewed by the Planning Commission nominating committee. ~~Selection will be based on expertise and skills level applicable to membership area.~~
4. There shall be a nominating committee composed of three (3) members who shall be elected periodically by the Planning Commission at a regular meeting at least 10 business days prior to the election of members to the PCTAC. One (1) of the three (3) members will also be a PCTAC member. The committee shall elect its own chair, who shall serve as the liaison back to the Planning Commission. Should the Planning Commission expand the membership of the committee the total membership of the committee shall always be an odd number. A

voting alternate will need to be elected by the Planning Commission to serve in the event a member of the nominating committee is unable to attend, but such member should only attend and participate provided the original member is unable to do so.

5. The nominating committee will review and recommend from the applications, eligible persons for each category to be filled and report its nominees, in writing, to the PC at its next scheduled meeting. The nominating committee may also state that they have no recommendation and instead recommend that the time period for application submittal be extended so that additional applications may be reviewed. The nomination in writing shall be signed by the chair of the committee on behalf of the committee, provided that any committee member not in favor of the written recommendation may submit an additional written explanation of their views to the PC prior to the next PC meeting. Additional nominations may be made from the floor at the election meeting by PC members of the committee or other PC members, though such nominations shall be viewed as individual nominations and not reflective of the committee.
6. The committee shall be provided the applications of the potential candidates for PCTAC nomination by the Director of Development Services or the designee, along with a list of open vacancies on the PCTAC. The committee shall then meet, review the list of candidates and prepare a written recommendation for the Planning Commission based on the applications, vacancy, and eligibility.
7. The committee shall be a standing committee, which shall serve for a period of one year.
8. Once the recommendation from the nominating committee has been reviewed by the PC, the Chair of the PC shall call for a motion to either hold interviews or elections. Voting shall be by voice vote. The Chair shall call for nominations (for interview or election) for each vacancy, taking the vote on the vacancy of each nomination in the order in which it was received. Once all nominations have been received, the Chair shall close the nomination process. If a motion was approved for interviews, such interviews shall be scheduled at the next regular PC meeting. At the conclusion of interviews the chair shall close the interview process and shall then call for a motion regarding elections, additional interviews, or a request to extend time for more applications. If a motion for elections is approved such elections may take place at the same meeting, or at the next regularly scheduled meeting of the PC.
9. Categories shall be voted on in the order listed under section 1 Membership above. In cases where the PC is voting on more than one nomination per category PC members shall rank candidates according to their preference and the candidates shall be assigned a point value based on the preference stated. If a tie results in more candidates than positions, the candidate(s) with the least number of votes shall be eliminated and another vote for the balance of vacancies shall be taken. This process shall continue until a candidate is chosen or a motion is passed to reschedule the vote for that category to the next regular PC meeting. Once a nominee or nominees have been chosen, the Chair shall call for a motion to ratify the results of the nomination election, which vote must receive the minimum votes required for PC action under Chapter 35 of the city code (Unified Development Code). If ratification is

not approved, the nomination election shall automatically be scheduled for the next meeting and the process shall begin again as if the previous un-ratified portions had not taken place.

#### RESPONSIBILITIES:

1. Maintain working knowledge of the Unified Development Code; and, the City's Comprehensive Master Plan, including but not limited to the Master Plan Policies, Neighborhood, Community and Perimeter Plans, other land use plans, the Major Thoroughfare Plan and other transportation plans, and the manner in which these plans are administered.
2. Prepare recommendations to the Planning Commission for proposed changes to the Unified Development Code.
3. Undertake such other tasks or studies related to transportation, or the regulation of subdivisions, as may, from time to time, be directed by the Planning Commission and prepare recommendations for the Commission's consideration.

#### PCTAC PROCEDURES:

1. The provisions of the Texas Open Meeting Act shall be observed at all times.
2. The Committee shall meet on a quarterly basis or as often as necessary. Official notice may be given to members by electronic mail, fax or other method deemed appropriate.
3. Reasonable effort will be made to ensure that at least nine members of the Committee are present at a meeting during which the Committee takes an action. However, at the discretion of the Chair, the Committee may proceed to an action with at least six members being present.
4. Actions of the Committee shall take the form of recommendations to the Planning Commission. Approval of the recommendations shall require a majority affirmative vote of the Committee members present and voting. A minority report may be included with recommendations to the Planning Commission.
5. Minutes and tape recordings shall be made of each meeting and retained within the Development Services Department. The minutes and tapes shall be made available for public review.
6. Participation by interested citizens in the deliberations of the Committee shall be encouraged. Individuals and/or organized groups may register with the Development Services Department for the purpose of receiving notice of meetings. A fee may be charged for this service.

STAFF SUPPORT AND LIAISON:

1. Staff support shall be provided to the Committee by the Director of the Development Services Department within limitations imposed by budgetary and personnel considerations. The Director shall appoint one or more technical advisors to the Committee.
2. The Committee may request advice and assistance from other City departments, public agencies, and private individuals with expertise in areas under consideration by the committee. In all instances, such requests shall be made through the Director of Development Services.