SAN ANTONIO PLANNING COMMISSION AGENDA

August 24, 2011

2:00 P.M.

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

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

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

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

1. **PRELIMINARY ITEM:**

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

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

3. Roll Call

4. Citizens to be heard

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2012-FY 2017 Proposed Capital Improvements Plan. (Presented by Maria Villagomez, Director, Office of Management & Budget and Michael Frisbie, Director, Capital Improvements Management Services)

6. **PUBLIC HEARINGS**

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 110201	**Ibarra Subdivision** (On the east side of Glasgow Drive, north of Copinsay Avenue)	**3**	**652 B-8**
B. 110202	**Torres Subdivision** (On the north side of Ceralvo Street, west of Arispe)	**6**	**615 C-7**

* Project is located in the Camp Bullis Notification Area.

REPLATS:

C. 100165	**Northside Church of Christ*** (South of Encino Rio, east of U.S. Highway 281)	**10**	**483**	**C-7**
D. 110048	**Carlson Park, Phase III** (The south side of Westover Hills Boulevard, east of Rogers Road)	**6**	**578**	**E-7**
E. 110240	**Hunt Lane 2** (East of Hunt Lane, west of Highway 90 West)	**4**	**647**	**B-1**

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEM(S) 7-11 HELD ABOVE:

7.	**110201**	**Ibarra Subdivision** (On the east side of Glasgow Drive, north of Copinsay Avenue)	**3**	**652**	**B-8**
8.	**110202**	**Torres Subdivision** (On the north side of Ceralvo Street, west of Arispe)	**6**	**615**	**C-7**
9.	**100165**	**Northside Church of Christ*** (South of Encino Rio, east of U.S. Highway 281)	**10**	**483**	**C-7**
10.	**110048**	**Carlson Park, Phase III** (The south side of Westover Hills Boulevard, east of Rogers Road)	**6**	**578**	**E-7**
11.	**110240**	**Hunt Lane 2** (East of Hunt Lane, west of Highway 90 West)	**4**	**647**	**B-1**

PLATS:

12.	**110236**	**S.H. 151 Apartments** (Between S.H. 151 and Rogers Road, northwest of Wiseman Road)	**6**	**578**	**B-5**

INDIVIDUAL CONSIDERATION

APPEALS:

13.	**060732**	**Sundance Ranch Unit 2** (Time Extension) (South of the intersection of Colts Foot and Star Mica)	**OCL**	**446 D-8**
14.	**070050**	**Missiones** (Time Extension) (Southwest of the intersection of Loop 410 and State Highway 16)	**4**	**681 C-5**
15.	**070492**	**Shady Falls Estates** (Time Extension) (West of Borregas Road at Corpus Christi Road)	**OCL**	**719 E-5**
16.	**070526**	**Willis Ranch Unit – 1, Enclave** (Time Extension) (On the west side of Bulverde Road, north of Borgfeld Road)	**OCL**	**451 C-2**
17.	**070640**	**Balcones Creek Unit 1** (Time Extension) (The extension of George Beere, west of I.H. 10 West)	**OCL**	**412 D-8**
18.	**080049**	**Hamilton Wolfe-Floyd Curl MOB** (Time Extension) (At the southwestern corner of Hamilton Wolfe Road and Floyd Curl Drive)	**8**	**548 E-7**

LAND TRANSACTIONS:

19. The consideration and approval of this resolution to accept the conservation easement at Scenic Canyon. Scenic Canyon is located in northwest Bexar County, outside N.W. Loop 1604, north of Scenic Loop Road. (Parks and Recreation Department by Sandy Jenkins)

20. **S.P. No. 1482** Request to close, vacate and abandon portions of West Travis, West Houston, North Comal Streets and a portion of Mustang Alley Public Rights of Way adjacent NCB 225. (Capital Improvements Management Services, by Martha Almeria)

21. **S.P. No. 1501** Request to close, vacate and abandon a portion of an alley at Palo Duro and Rio Seco. (Capital Improvements Management Services, by Mary Fors)

22. **S.P. No. 1552** Request to declare as surplus and sell two (2) vacant parcels City owned property. (Capital Improvements Management Services, by Jesse Quesada)

23. **S.P. No. 1567** Request to close, vacate and abandon a portion of East Laurel Avenue. (Capital Improvements Management Services, by Mary Fors)

COMPREHENSIVE MASTER PLANS:

24. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate the proposed Alamo Ranch Parkway on the Major Thoroughfare Plan from Freeway

(250' to 500' of right-of-way) to Super Arterial Type B (200' to 250' of right-of-way), generally located in west Bexar County, paralleling and located between Culebra Road and Potranco Road (Planning and Community Development Department by Ashley Parsons)

25. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate the proposed North/South Connector (Secondary Arterial Type A, 86' of right-if-way) on the Major Thoroughfare Plan, generally located in Medina County, just east of the Bexar-Medina County border (Planning and Community Development Department by Ashley Parsons)

26. **PA 11043 -** [Item Continued from August 10, 2011 meeting] - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 274.6 acres located approximately 700 feet north of the intersection of Happy's Corner and Canoe Brook and more specifically described as at NCB 17701 Lots P-5A, P-1B, and P-5 and NCB 16334 Lots P-5B and P-36 from Country Tier land use to Specialized Center land use and Natural Tier land use. (Planning and Community Development Department, by Rebecca Paskos)

27. **PA 11045 -** [Item Continued from July 27, 2011 meeting] - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 18.02 acres located at the northeast corner of Huebner Road and Northwest Military Highway from Neighborhood Commercial land use to Mixed Use land use. (Planning and Community Development Department by Tyler Sorrells)

28. **PA 11048 -** Public hearing and consideration of a resolution amending the land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.15 acres located at 309 Pierce Street from Low Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by Robert C. Acosta)

29. **PA 11049 -** Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 62.273 acres located at southwest corner of South Foster Road and US Highway 87 intersection, more specifically described as NCB 35132 Block Lot P-87 (3.2856 AC) and P-88 (100.731 AC) "Foster Meadows" Annexation, from Agriculture and Parks/Open Space land use to Medium Density Residential land use. (Planning and Community Development Department by John Osten)

30. **PA 11050 -** Public hearing and consideration of a resolution amending the text contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by: adding the "Mixed Residential Districts and Residential Single Family Districts (except R-5, R-6, and R-20)" to the Mixed Use and Transit

Oriented Development land use category in the Land Use Plan and Zoning Table. (Planning and Community Development Department by Tyler Sorrells)

31. **PA 11051** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8 acres out of Lot 3 Block 20 NCB 14865 located northeast of the intersection of Loop 1604 and Hausman Road from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

OTHER ITEMS:

32. Approval of the minutes for the August 10, 2011 Planning Commission meeting

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

- Paperless Agenda (Development Services Department, by Barbara Nelson)

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

35. **ADJOURNMENT**

Item No. 5

CITY OF SAN ANTONIO
OFFICE OF MANAGEMENT AND BUDGET

TO: Planning Commission

FROM: Maria Villagómez, Director, Office of Management & Budget

CC: Sheryl Sculley, City Manager; T.C. Broadnax, Assistant City Manager; Peter Zanoni, Assistant City Manager; Roderick Sanchez, Planning & Development Services Director; Michael Frisbie, Capital Improvements Management Services Director

DATE: August 24, 2011

SUBJECT: Briefing on the City's FY 2012 to FY 2017 Capital Improvements Plan

On August 24, 2011, staff will provide a presentation to the Planning Commission on the City's FY 2012 to FY 2017 Capital Improvements Plan. The City Manager presented the Proposed FY 2012 to FY 2017 Capital Improvements Plan to the Mayor and City Council on August 11, 2011 and reviewed it with the Mayor and City Council during a Budget Work Session on August 17, 2011. The City Council is expected to adopt the FY 2012 to 2017 Capital Improvements Plan on September 15, 2011.

The FY 2012 to FY 2017 Capital Plan for the City of San Antonio totals $1 billion. Of the $1 billion, $565 million is budgeted for FY 2012. The Capital Improvement Plan is funded through the use of 2007 Bond funds, Certificates of Obligations, Aviation Funds, Grant funding, Stormwater Revenue Bonds, and Hotel Occupancy Tax Funds. The following table details the planned expenditures by program area.

FY 2012 - FY2017 Capital Plan by Program Category
($ in Thousands)

Program Category	FY 2012 Amount	FY 2012 – FY 2017 Amount	Percentage of Six Year Plan
Streets	$ 193,245	$ 229,596	22.20%
Drainage	100,147	117,043	11.32%
Parks	38,062	92,254	8.92%
Law Enforcement	41,546	41,546	4.02%
Fire Protection	22,358	25,147	2.43%
Libraries	3,601	3,601	0.35%
Municipal Facilities	67,602	92,826	8.97%
Air Transportation	88,689	422,136	40.81%
Information Technology	10,185	10,185	0.98%
Total	**$ 565,435**	**$ 1,034,334**	**100.00%**

ATTACHMENT:
CAPITAL IMPROVEMENT PLAN

Table 4-Spending Plan

CAPITAL IMPROVEMENTS PROGRAM BY FUNCTION, PROGRAM AND PROJECT WITH PROJECTED REVENUE SOURCE(S), SCOPE AND COUNCIL DISTRICT LOCATION(S)
For FY 2012 Through FY 2017
(Dollars In Thousands)

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
INFORMATION TECHNOLOGY							
2011 TECHNOLOGY PROJECTS							
2007 ISSUED TAX NOTES	600	0	0	0	0	0	600
2011 TAX NOTES	9,585	0	0	0	0	0	9,585
Total	**10,185**	**0**	**0**	**0**	**0**	**0**	**10,185**
Council District(s) CW	Project (09-00039) - The purpose of these projects is to update and enhance the City's technology infrastructure and business systems.						
TOTAL INFORMATION TECHNOLOGY	**10,185**	**0**	**0**	**0**	**0**	**0**	**10,185**
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
ANIMAL CARE ADOPTION/SPAY AND NEUTER FACILITY							
2008 ISSUED CERTIFICATES OF OBLIGATION	530	0	0	0	0	0	530
2010 ISSUED CERTIFICATES OF OBLIGATION	470	0	0	0	0	0	470
UNISSUED CERTIFICATES OF OBLIGATION	2,100	0	0	0	0	0	2,100
Total	**3,100**	**0**	**0**	**0**	**0**	**0**	**3,100**
Council District(s) CW	Project (40-00151) - This project includes the construction of a 5,000 square foot facility to augment the main animal care facility. The proposed facility would serve as an off-site spay/neuter clinic and adoption center. The facility would be centrally located and provide an alternate service location for animal care related services to the main facility located on the southwest side.						
BOB BILLA LEARNING CENTER IMPROVEMENTS							
COMMUNITY DEVELOPMENT BLOCK GRANT	224	0	0	0	0	0	224
Total	**224**	**0**	**0**	**0**	**0**	**0**	**224**
Council District(s) 3	Project (40-00265) - This project will provide for repairs due to shifting of the foundation.						

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
BRAC INFRASTRUCTURE PROJECTS							
2009 ISSUED TAX NOTES	2,613	0	0	0	0	0	2,613
Total	**2,613**	**0**	**0**	**0**	**0**	**0**	**2,613**

Council District(s)
2 10

Project (40-00206) - This project will support BRAC related capital improvement projects located around Fort Sam Houston. The scope of the project will be executed up to funds available in the project budget.

BRUSH RECYCLING FACILITY SOUTH							
SOLID WASTE OPERATING FUND	931	0	0	0	0	0	931
Total	**931**	**0**	**0**	**0**	**0**	**0**	**931**

Council District(s)
CW

Project (55-00022) - Provides funding for an additional brush recycling center and nine new positions to operate the facility. Improvements will include facility construction, weight scales, brush recycling equipment.

CARVER COMMUNITY CULTURAL CENTER							
2010 ISSUED CERTIFICATES OF OBLIGATION	160	0	0	0	0	0	160
Total	**160**	**0**	**0**	**0**	**0**	**0**	**160**

Council District(s)
2

Project (38-00015) - This project will fund facility improvements such as plaster repair.

CASA DE MEXICO AND ALAMEDA THEATER COMPLEX							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	2,100	0	0	0	0	0	2,100
Total	**2,100**	**0**	**0**	**0**	**0**	**0**	**2,100**

Council District(s)
CW

Project (40-00166) - The restoration of the Alameda Theater and capital improvements to the Casa de Mexico Building.

CLAUDE BLACK KITCHEN							
COMMUNITY DEVELOPMENT BLOCK GRANT	204	0	0	0	0	0	204
Total	**204**	**0**	**0**	**0**	**0**	**0**	**204**

Council District(s)
2

Project (40-00264) - This project will provide for renovations and equipment purchases for the kitchen at the Claude Black Community Center.

DETENTION CENTER EXPANSION FOR NON-THREATENING INMATES							
FACILITY SERVICES FUND	119	0	0	0	0	0	119
Total	**119**	**0**	**0**	**0**	**0**	**0**	**119**

Council District(s)
1

Project (40-00225) - This project will construct an expansion of the Magistration and Detention Center on the second floor of the Frank Wing Municipal Court Building. The expanded space will be utilized for non-threatening inmates and will relieve overcrowding of the current Detention Center space.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
EASTSIDE EDUCATION & WORKFORCE DEV. CTR.							
2010 ISSUED CERTIFICATES OF OBLIGATION	2,000	0	0	0	0	0	2,000
Total	**2,000**	**0**	**0**	**0**	**0**	**0**	**2,000**

Council District(s)
2

Project (40-00214) - Funding for Eastside Education & Workforce Development Center.

EASTSIDE INFRASTRUCTURE IMPROVEMENTS							
2009 TAX NOTES	300	0	0	0	0	0	300
HOME INVESTMENT PARTNERSHIP GRANT	250	0	0	0	0	0	250
UNISSUED CERTIFICATES OF OBLIGATION	450	0	0	0	0	0	450
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**

Council District(s)
CW

Project (40-00267) - This project will support infrastructure improvements as part of the Eastside Initiative.

EXPANSION ANIMAL CARE FACILITY @ 151 HWY							
UNISSUED CERTIFICATES OF OBLIGATION	300	0	0	0	0	0	300
Total	**300**	**0**	**0**	**0**	**0**	**0**	**300**

Council District(s)
CW

Project (40-00266) - This project will design and construct additional kennel space at the Animal Care Facility located at HWY 151.

HEALTH FACILITIES IMPROVEMENTS							
2006 CERTIFICATES OF OBLIGATION	233	0	0	0	0	0	233
2008 ISSUED CERTIFICATES OF OBLIGATION	202	0	0	0	0	0	202
Total	**435**	**0**	**0**	**0**	**0**	**0**	**435**

Council District(s)
CW

Project (40-00158) - This project will provide funds for roof repairs, HVAC replacement, parking lot repairs, interior upgrades, wall and floor repairs, restroom and waiting area upgrades, ADA issues, and HIPAA compliance.

INTERNATIONAL CENTER MARINA SHELL DEVELOPMENT							
INTERNATIONAL CENTER CONTINGENCY FUND	400	0	0	0	0	0	400
Total	**400**	**0**	**0**	**0**	**0**	**0**	**400**

Council District(s)
1

Project (40-00269) - This project will design and construct 2,400 sf of retail space on the river level of the International Center Building, 203 St Mary's Street.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
INTERNATIONAL CENTER SPACE BUILD-OUT							
INTERNATIONAL CENTER CONTINGENCY FUND	683	0	0	0	0	0	683
Total	**683**	**0**	**0**	**0**	**0**	**0**	**683**

Council District(s)
1

Project (40-00268) - This project will design and renovate space for the IED Department to accommodate move from Frost Bank to 203 St Mary's, International Center Building.

LEARNING CENTER REPAIRS							
2011 CERTIFICATES OF OBLIGATION	216	0	0	0	0	0	216
Total	**216**	**0**	**0**	**0**	**0**	**0**	**216**

Council District(s)
CW

Project (40-00160) - This project will provide general repairs to 12 Community Family Resource Learning Centers such as the Willie C. Velasquez and Barbara Jordan Learning Centers.

MUNICIPAL RECORDS FACILITY ROOF REPAIR/REPLACEMENT							
UNISSUED CERTIFICATES OF OBLIGATION	225	0	0	0	0	0	225
Total	**225**	**0**	**0**	**0**	**0**	**0**	**225**

Council District(s)
CW

Project (40-09999) - This project will provide for the repair of the roof and exterior leaks at the Municipal Records Facility.

NE SERVICE CENTER FLEET BUILDING 2ND FLR							
FACILITY SERVICES FUND	219	0	0	0	0	0	219
UNISSUED CERTIFICATES OF OBLIGATION	225	0	0	0	0	0	225
Total	**444**	**0**	**0**	**0**	**0**	**0**	**444**

Council District(s)
10

Project (40-00223) - This project will finish out unfinished space on the second floor of the Fleet Building at the NE Service Center to be used by City employees currently housed at other facilities.

NEW COURT ROOM FOR JUVENILE CASES							
FACILITY SERVICES FUND	370	0	0	0	0	0	370
Total	**370**	**0**	**0**	**0**	**0**	**0**	**370**

Council District(s)
1

Project (40-00224) - This project will construct a new courtroom on the second floor of the Frank Wing Municipal Court Building. The additional space is needed as a result of expanded caseload relating to the Municipal Court's Juvenile Case Manager Program.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
NEW PARKING GARAGE							
SELF SUPPORTING CERTIFICATES OF OBLIGATION	0	7,500	0	0	0	15,139	22,639
Total	**0**	**7,500**	**0**	**0**	**0**	**15,139**	**22,639**

Council District(s)

CW

Project (40-00208) - Construct a new parking garage to address demand for parking in the central business district.

NORTHWEST SERVICE CENTER							
2010 ISSUED CERTIFICATES OF OBLIGATION	1,623	0	0	0	0	0	1,623
2011 CERTIFICATES OF OBLIGATION	11,000	0	0	0	0	0	11,000
SELF SUPPORTING CERTIFICATES OF OBLIGATION	3,600	0	0	0	0	0	3,600
SOLID WASTE CONTINGENCY FUND	3,400	0	0	0	0	0	3,400
Total	**19,623**	**0**	**0**	**0**	**0**	**0**	**19,623**

Council District(s)

CW

Project (40-00162) - This project provides funding for the construction and/or restoration of City maintenance facilities for city crews and operations including Solid Waste Services, Public Works Street and Storm Water and Fleet Services. Several of the centers are in severe disrepair and/or have been closed with temporary buildings serving as the facility site.

PARKING FACILITY IMPROVEMENTS							
PARKING IMPROVEMENT AND CONTINGENCY FUND	1,380	42	492	680	270	1,100	3,964
Total	**1,380**	**42**	**492**	**680**	**270**	**1,100**	**3,964**

Council District(s)

1

Project (19-00014) - Parking Facility Improvements and Deferred Maintenance for Existing Garages and Lots.

PARKING TRAILBLAZING SIGNAGE SYSTEM							
PARKING IMPROVEMENT AND CONTINGENCY FUND	700	0	0	0	0	0	700
Total	**700**	**0**	**0**	**0**	**0**	**0**	**700**

Council District(s)

1

Project (19-00013) - This project will develop and implement a Parking Trailblazing Signage System for the Central Business District including public and privately operated garages.

PLAZA DE ARMAS BUILDING IMPROVEMENTS							
2008 ISSUED CERTIFICATES OF OBLIGATION	1,000	0	0	0	0	0	1,000
PUBLIC EDUCATION GOVERNMENT FUND	4,300	0	0	0	0	0	4,300
UNISSUED CERTIFICATES OF OBLIGATION	1,400	0	0	0	0	0	1,400
Total	**6,700**	**0**	**0**	**0**	**0**	**0**	**6,700**

Council District(s)

CW

Project (40-00226) - This project provides for the refurbishment of the Plaza De Armas building.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
RESERVE FOR FUTURE CAPITAL PROJECTS							
2009 ISSUED TAX NOTES	1,196	0	0	0	0	0	1,196
UNISSUED CERTIFICATES OF OBLIGATION	6,000	0	0	0	0	0	6,000
Total	**7,196**	**0**	**0**	**0**	**0**	**0**	**7,196**

Council District(s)
CW

Project (40-00220) - This project will be reserved for projects identified throughout the fiscal year.

WEST END SENIOR CENTER SOLAR ARRAY							
FEDERAL ECONOMIC STIMULUS PROJECT	380	0	0	0	0	0	380
Total	**380**	**0**	**0**	**0**	**0**	**0**	**380**

Council District(s)
1

Project (40-00240) - Project will provide for the design and construction of a 50kW solar photovoltaic installation at the West End Senior Center.

WESTSIDE INFRASTRUCTURE IMPROVEMENTS							
2009 TAX NOTES	300	0	0	0	0	0	300
HOME INVESTMENT PARTNERSHIP GRANT	250	0	0	0	0	0	250
UNISSUED CERTIFICATES OF OBLIGATION	450	0	0	0	0	0	450
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**

Council District(s)
CW

Project (40-00270) - This project will support infrastructure improvements as part of the Westside Initiative.

WILLIE CORTEZ SENIOR ONE STOP CENTER PHIII							
2010 ISSUED CERTIFICATES OF OBLIGATION	100	0	0	0	0	0	100
2011 TAX NOTES	150	0	0	0	0	0	150
Total	**250**	**0**	**0**	**0**	**0**	**0**	**250**

Council District(s)
4

Project (38-00016) - This project will fund facility renovations and the purchase of furniture and equipment for the Cortez Senior Center.

TOTAL MUNICIPAL FACILITIES	**52,753**	**7,542**	**492**	**680**	**270**	**16,239**	**77,976**
TOTAL GENERAL GOVERNMENT	**62,938**	**7,542**	**492**	**680**	**270**	**16,239**	**88,161**

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
36TH STREET DRAINAGE IMPROVEMENTS							
2003 STORM WATER REVENUE BOND	593	198	0	0	0	0	791
Total	**593**	**198**	**0**	**0**	**0**	**0**	**791**

Council District(s)
7

Project (23-01255) - The project will propose a 36" RCP storm drain underground system to alleviate flooding on NW 36th Street and Freeman Drive. The project will also include 2~ 40' curb inlets, +/- 350 ft. North from the W. Cheryl Drive and 36th Street intersection. Associated street reconstruction to include driveways, curbing, and roadway pavement improvements to be incorporated into the project.

ALAMO @ GUENTHER - PHASE II							
STORM WATER REGIONAL FACILITIES FUND	800	0	0	0	0	0	800
Total	**800**	**0**	**0**	**0**	**0**	**0**	**800**

Council District(s)
1

Project (23-01302) - This project will be a continuation of the Alamo @ Guenther project and will make this a more comprehensive construction project. The new limits along S. Alamo are from East Bank of San Antonio River to Pereida Street and will include reconstruction for drainage.

ALAMO AT GUENTHER STORM WATER IMPROVEMENT							
STORM WATER OPERATING FUND	123	368	0	0	0	0	491
Total	**123**	**368**	**0**	**0**	**0**	**0**	**491**

Council District(s)
1

Project (23-01241) - Provides for the replacement of a storm sewer along S. Alamo St. and the installation of new inlets, junction boxes and laterals.

ARROW GLEN DRAINAGE IMPROVEMENTS							
STORM WATER OPERATING FUND	656	219	0	0	0	0	875
Total	**656**	**219**	**0**	**0**	**0**	**0**	**875**

Council District(s)
9

Project (23-01240) - Provides for inlets and storm drains designed to convey an ultimate development 25-year storm event.

BELFORD AREA DRAINAGE							
2007 GO STREET IMPROVEMENT BOND-A	1,542	0	0	0	0	0	1,542
Total	**1,542**	**0**	**0**	**0**	**0**	**0**	**1,542**

Council District(s)
3

Project (40-00247) - This project will provide for a storm sewer system to be installed as well as street reconstruction of Belford Street from Galway St. to Utopia Lane. Current funding is for design only.

BRIARCREST DRIVE CULVERT ADDITION							
2005 STORM WATER REVENUE BOND	250	0	0	0	0	0	250
Total	**250**	**0**	**0**	**0**	**0**	**0**	**250**

Council District(s)
10

Project (23-01223) - Provides for the addition of a storm drain box culvert under Briarcrest Drive (between Jung and Class) and grading of channel to convey runoff to Stahl Road Tributary.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
BRICKEN CIRCLE DRAINAGE PROJECT							
2005 STORM WATER REVENUE BOND	250	0	0	0	0	0	250
Total	**250**	**0**	**0**	**0**	**0**	**0**	**250**

Council District(s)

10

Project (23-01263) - The project will provide bar ditches to convey runoff from draining lot to lot. The roadway bar ditches will redirect flow and convey to the natural low on Gilder Road. The project will also consist of 24" & 30" pipe culvert street crossings at various locations and v-swell earthen channels. This will help alleviate localize ponding problems throughout the residential neighborhood.

BROADWAY AREA DRAINAGE							
2007 GO STREET IMPROVEMENT BOND-A	833	0	0	0	0	0	833
Total	**833**	**0**	**0**	**0**	**0**	**0**	**833**

Council District(s)

1

Project (40-00241) - This project will allow for the preparation of a Flood Control Study for the San Antonio River beginning at the tunnel on Hwy 281 and the SA River and north to the Olmos Basin Dam.

BROADWAY CORRIDOR, PHASE III A (CARNAHAN)							
2007 GO DRAINAGE IMPROVEMENT BOND	4,081	1,271	0	0	0	0	5,352
2007 GO DRAINAGE IMPROVEMENT BOND-A	3,102	0	0	0	0	0	3,102
Total	**7,183**	**1,271**	**0**	**0**	**0**	**0**	**8,454**

Council District(s)

9

Project (40-00047) - Provide a drainage system that is designed to convey a 100-year storm event across Broadway improving the Broadway corridor, beginning on Broadway at Groveland Place and along Hildebrand from Broadway to the outfall at the San Antonio River. The project also includes reconstructing and widening Hildebrand with curbs, sidewalks, driveway approaches, and turn lanes at the intersection of Hildebrand and Broadway and necessary traffic signal improvements.

CARRIAGE MIST DRAINAGE IMPROVEMENTS							
2003 STORM WATER REVENUE BOND	750	0	0	0	0	0	750
Total	**750**	**0**	**0**	**0**	**0**	**0**	**750**

Council District(s)

8

Project (23-01222) - Provides for inlets and storm drains designed to convey an ultimate development 25-year storm event.

CATALPA - PERSHING BRIDGE MODIFICATIONS							
2007 GO DRAINAGE IMPROVEMENT BOND	1,525	0	0	0	0	0	1,525
Total	**1,525**	**0**	**0**	**0**	**0**	**0**	**1,525**

Council District(s)

1 9

Project (40-00048) - Provide bridge upgrades to Mulberry and Millrace crossings to accommodate a 100-year flood event.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
COMMERICAL TRIBUTARY PHASE II (PETALUMA TO IH 35)							
2007 GO DRAINAGE IMPROVEMENT BOND	9,036	0	0	0	0	0	9,036
Total	**9,036**	**0**	**0**	**0**	**0**	**0**	**9,036**

Council District(s)

3 4

Project (40-00049) - Design and construct the drainage channel and related drainage structures along Commercial Tributary at cross streets from Petaluma to IH-35 for a 100-year storm event. Project includes channel construction, bank stabilization and road culvert crossings.

CULEBRA 58F, PHASE II B (LAVEN TO UPSTREAM OF CULEBRA)							
2007 GO DRAINAGE IMPROVEMENT BOND	7,900	38	0	0	0	0	7,938
Total	**7,900**	**38**	**0**	**0**	**0**	**0**	**7,938**

Council District(s)

7

Project (40-00050) - Reconstruct Zarzamora Creek from Laven to 1,600 feet upstream of Culebra to 100-year flood capacity. Project includes upgrading the Culebra Road crossing.

DAM STRUCTURES: UPGRADES AND REPAIRS							
STORM WATER REGIONAL FACILITIES FUND	1,500	0	0	0	0	0	1,500
Total	**1,500**	**0**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)

CW

Project (23-00125) - This project provides funding for physical upgrades and repairs at Elemendorf, Olmos, and 19th Street Dams from the analysis provided in the Dam Structures and Repair report.

EAGLELAND/RIVERWALK LINK							
NEIGHBORHOOD REVITALIZATION FUND	209	0	0	0	0	0	209
Total	**209**	**0**	**0**	**0**	**0**	**0**	**209**

Council District(s)

5

Project (23-00979) - The project includes 2,400 feet of hike and bike path and pedestrian walkway across and along the San Antonio River Flood Control Channel. This facility extends from Eagleland Drive to Alamo Street.

ELEMENDORF LAKE IMPROVEMENTS							
STORM WATER REGIONAL FACILITIES FUND	1,500	0	0	0	0	0	1,500
Total	**1,500**	**0**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)

5

Project (23-01301) - This project consists of design and construction of water quality improvement measures around the lake. These measures would include bio-swales, grass filter strips, possible rain gardens, trash collection systems, and other filtration mechanisms.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
FLOOD CONTROL COMMUNICATIONS UPGRADE							
STORM WATER OPERATING FUND	428	0	0	0	0	0	428
Total	**428**	**0**	**0**	**0**	**0**	**0**	**428**

Council District(s)

CW

Project (23-01106) - This project would upgrade the flood control communication system by replacing existing hardware/software that is currently in place to operate the SA River Tunnel, San Pedro Creek Tunnel, and downtown flood control gates.

FORT SAM HOUSTON DRAINAGE							
2003 STORM WATER REVENUE BOND	1,739	0	0	0	0	0	1,739
2007 GO DRAINAGE IMPROVEMENT BOND	2,430	0	0	0	0	0	2,430
Total	**4,169**	**0**	**0**	**0**	**0**	**0**	**4,169**

Council District(s)

2

Project (40-00052) - Address drainage needs for Fort Sam Houston including a bridge crossing at Salado Creek.

GOLIAD ROAD DRAINAGE (MILITARY TO LP410)							
2007 GO STREET IMPROVEMENT BOND-A	1,500	0	0	0	0	0	1,500
Total	**1,500**	**0**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)

3

Project (40-00244) - This project will reconstruct and widen Goliad Road from SE Military to Loop 410 to three lanes with bike lanes, including curbs, sidewalks, driveway approaches, retaining walls, traffic signal improvements and necessary drainage improvements. Current funding is for design only.

GOLIAD ROAD: PECAN VALLEY - MILITARY PH II							
2007 GO DRAINAGE IMPROVEMENT BOND	5,099	0	0	0	0	0	5,099
Total	**5,099**	**0**	**0**	**0**	**0**	**0**	**5,099**

Council District(s)

3

Project (40-00053) - Reconstruct Goliad Rd project from Lasses to Pecan Valley with four lanes, with sidewalks, curbs, and driveway approaches and an underground storm system.

GOLIAD/I37 OUTFALL (CHANNEL FROM GOLIAD TO ACROSS IH-37)							
2003 STORM WATER REVENUE BOND	1,090	0	0	0	0	0	1,090
2007 GO DRAINAGE IMPROVEMENT BOND	4,179	0	0	0	0	0	4,179
Total	**5,269**	**0**	**0**	**0**	**0**	**0**	**5,269**

Council District(s)

3

Project (40-00054) - Expand channel and add additional culverts under IH-37 to increase drainage capacity.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
HARNEY STREET DRAINAGE IMPROVEMENTS							
STORM WATER REGIONAL FACILITIES FUND	1,125	375	0	0	0	0	1,500
Total	**1,125**	**375**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)
2

Project (23-01225) - Provides for the removal of the current storm water system and replace with a Multiple Box Culvert system.

HIGH WATER DETECTION/EARLY FLOOD WARNING SYSTEM EXPANSION							
2007 GO DRAINAGE IMPROVEMENT BOND	101	0	0	0	0	0	101
Total	**101**	**0**	**0**	**0**	**0**	**0**	**101**

Council District(s)
CW

Project (40-00056) - Add additional locations to the City's High Water Detection/Early Flooding Warning System Expansion Program.

HILLCREST LOW WATER CROSSING							
2003 STORM WATER REVENUE BOND	578	193	0	0	0	0	771
Total	**578**	**193**	**0**	**0**	**0**	**0**	**771**

Council District(s)
7

Project (23-01226) - Installation of Culverts to convey runoff under Hillcrest Drive (south of Babcock Road).

INDIAN CREEK - FIVE PALMS EXTENSIONS							
STORM WATER REGIONAL FACILITIES FUND	1,276	424	0	0	0	0	1,700
Total	**1,276**	**424**	**0**	**0**	**0**	**0**	**1,700**

Council District(s)
4

Project (23-01195) - Project extends the limits of the current CIMS Indian Creek / War Cloud bond initiative to both the upstream and the downstream.

INDIAN CREEK CHANNEL IMPROVEMENTS							
2007 GO DRAINAGE IMPROVEMENT BOND	639	0	0	0	0	0	639
Total	**639**	**0**	**0**	**0**	**0**	**0**	**639**

Council District(s)
4

Project (40-00057) - Improve the existing channel on Indian Creek from Five Palms to Godek and tie into the previously-funded War Cloud project. Properties that are currently shown to be in the regulatory floodplain will be out of the floodplain due to drainage improvements.

KENTWOOD MANOR AREA DRAINAGE, PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	1,930	0	0	0	0	0	1,930
Total	**1,930**	**0**	**0**	**0**	**0**	**0**	**1,930**

Council District(s)
9

Project (40-00058) - This project will reconstruct streets with an inverted crown to reduce flooding.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
LIGHTSTONE SYSTEM PH 1							
2003 STORM WATER REVENUE BOND	276	0	0	0	0	0	276
Total	**276**	**0**	**0**	**0**	**0**	**0**	**276**

Council District(s)

9

Project (23-01256) - The proposed project is the first phase of the Lightstone System drainage project. The project will help minimize the large amount of water that is conveyed by the street. The project will consist of (2) 30' curb inlets that will run northeast on Lightstone Dr. in a 48" reinforced concrete pipe. The system will then enter a 5x4' single box culvert, and discharge into a drainage easement to the north. The 5x4' single box culvert is necessary for future phases.

LOW WATER CROSSING -VANCE JACKSON SOUTH OF SCENIC							
2003 STORM WATER REVENUE BOND	578	193	0	0	0	0	771
Total	**578**	**193**	**0**	**0**	**0**	**0**	**771**

Council District(s)

8

Project (23-01228) - Provides for Bridge/Culvert Improvements with possible advanced warning signals, associated street reconstruction to include curbs, sidewalks, and driveway approaches.

MARBACH DRAINAGE, PH II A							
2007 GO DRAINAGE IMPROVEMENT BOND	1,526	190	0	0	0	0	1,716
Total	**1,526**	**190**	**0**	**0**	**0**	**0**	**1,716**

Council District(s)

6

Project (40-00059) - Design Marbach from Military to Loop 410 and reconstruct Marbach from Military to Rawhide to accommodate for drainage improvements.

MARKET AT NAVARRO DRAINAGE IMPROVEMENTS							
STORM WATER OPERATING FUND	100	0	0	0	0	0	100
Total	**100**	**0**	**0**	**0**	**0**	**0**	**100**

Council District(s)

1

Project (23-01229) - Provides for the replacement of the damaged reinforced concrete pipe system to alleviate flooding in the area.

MLK DRAINAGE IMPROVEMENTS							
2003 STORM WATER REVENUE BOND	300	0	0	0	0	0	300
Total	**300**	**0**	**0**	**0**	**0**	**0**	**300**

Council District(s)

2

Project (23-01230) - Provides for the repair of the existing Corrugated Metal Pipe System which includes the application of spray liner to reinforce the structure.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
MOUNTAIN VIEW ESTATES DRAINAGE IMPROVEMENT							
STORM WATER OPERATING FUND	688	0	0	0	0	0	688
STORM WATER REGIONAL FACILITIES FUND	1,125	375	0	0	0	0	1,500
Total	**1,813**	**375**	**0**	**0**	**0**	**0**	**2,188**

Council District(s)
6

Project (23-01231) - Provides for the construction of an open channel system and an outlet at the downstream end.

OCTAVIA #63, PHASE II							
2007 GO DRAINAGE IMPROVEMENT BOND	1,654	0	0	0	0	0	1,654
Total	**1,654**	**0**	**0**	**0**	**0**	**0**	**1,654**

Council District(s)
5

Project (40-00184) - Reconstruct streets with new underground drainage systems, curbs, sidewalks and driveway approaches in the area bounded by South Flores, West Hart Avenue/Weinberg/Chalmers Avenue, IH-35 South and Gladstone Street/Tommins Avenue.

PICKWELL DRIVE PHASE A							
STORM WATER OPERATING FUND	229	0	0	0	0	0	229
Total	**229**	**0**	**0**	**0**	**0**	**0**	**229**

Council District(s)
3

Project (23-01233) - Provides for the reconstruction of Pickwell Dr. from Gayle Ave. to E. Palfrey Drive to drain to an existing alley and conversion of the alley to a concrete "Channel" to drain to an existing storm drain on Dollarhide.

PICKWELL DRIVE PHASE B							
2003 STORM WATER REVENUE BOND	800	0	0	0	0	0	800
Total	**800**	**0**	**0**	**0**	**0**	**0**	**800**

Council District(s)
3

Project (23-01253) - The project will consist of the installation of a 42" RCP storm system on Dollarhide near Palfrey to an existing 42" stub out system. The project will also consist of installation of 36" RCP storm system at the intersection of Bob Villa and Killarney.

RANDOLPH WEIDNER DRAINAGE DET PHASE II							
STORM WATER REGIONAL FACILITIES FUND	1,836	612	0	0	0	0	2,448
Total	**1,836**	**612**	**0**	**0**	**0**	**0**	**2,448**

Council District(s)
10

Project (23-01192) - Construct a drainage system to provide an outfall for the future Detention Pond located in the Salado Water Shed, along Randolph Blvd.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
RANDOLPH/WEIDNER DRAINAGE (SHERI ANN -RANDOLPH TO WEIDNER)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	519	0	0	0	0	0	519
Total	**519**	**0**	**0**	**0**	**0**	**0**	**519**
Council District(s) 10	Project (23-00224) - This project will provide channel improvements.						
RIDGE MEADOWS DRAINAGE							
2005 STORM WATER REVENUE BOND	947	316	0	0	0	0	1,263
Total	**947**	**316**	**0**	**0**	**0**	**0**	**1,263**
Council District(s) 10	Project (23-01235) - Provides for the installation of an underground system on Ridge Meadows that outfalls to an existing channel. Includes street reconstruction.						
RIP RAP #69 PHASE II C PART 4 (COMMERCIAL TO MARNEY)							
2007 GO DRAINAGE IMPROVEMENT BOND	2,699	0	0	0	0	0	2,699
Total	**2,699**	**0**	**0**	**0**	**0**	**0**	**2,699**
Council District(s) 3	Project (40-00062) - Reconstruct from Commercial to Marney and constructs curbs, sidewalks, driveway approaches and necessary drainage improvements.						
ROCKWELL							
2003 STORM WATER REVENUE BOND	676	0	0	0	0	0	676
Total	**676**	**0**	**0**	**0**	**0**	**0**	**676**
Council District(s) 4	Project (23-01254) - The project will consist of street reconstruction to intercept runoff flows and provide conveyance to help alleviate localize flooding. The project will also consist of minor channelization and outfall improvements. Associated street reconstruction to include saw tooth curbing and driveways to be incorporated into the project.						
ROOSEVELT DRAINAGE AT MARCH AVENUE							
2007 GO STREET IMPROVEMENT BOND-A	1,500	600	0	0	0	0	2,100
Total	**1,500**	**600**	**0**	**0**	**0**	**0**	**2,100**
Council District(s) 3	Project (40-00245) - This project will provide for street and storm sewer improvements on March Avenue between Roosevelt and Damon Street to relieve flooding at the intersection of Roosevelt Drive and March Avenue.						

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
SAN ANTONIO RIVER WATER TREATMENT PROJECT							
2005 STORM WATER REVENUE BOND	854	137	0	0	0	0	991
STORM WATER OPERATING FUND	0	717	0	0	0	0	717
Total	**854**	**854**	**0**	**0**	**0**	**0**	**1,708**

Council District(s)
1

Project (26-00519) - This project will provide for the development of water treatment systems for water emanating from the San Antonio Zoo into the San Antonio River in Brackenridge Park.

SAN PEDRO AVE/EVERGREEN DRAINAGE REPAIR							
STORM WATER OPERATING FUND	600	0	0	0	0	0	600
STORM WATER REGIONAL FACILITIES FUND	577	0	0	0	0	0	577
Total	**1,177**	**0**	**0**	**0**	**0**	**0**	**1,177**

Council District(s)
1

Project (23-01193) - Replacement of a collapsed 18-inch storm drain from San Pedro Avenue to outfall in San Pedro Creek and will reduce flooding along San Pedro Avenue near the intersection with Evergreen Street.

SEELING CHANNEL IMPROVEMENTS PHASE I							
2005 STORM WATER REVENUE BOND	729	0	0	0	0	0	729
2007 GO DRAINAGE IMPROVEMENT BOND	0	4,206	1,742	0	0	0	5,948
STORM WATER REGIONAL FACILITIES FUND	1,240	2,760	0	0	0	0	4,000
Total	**1,969**	**6,966**	**1,742**	**0**	**0**	**0**	**10,677**

Council District(s)
7

Project (40-00213) - Design and build to Seeling Channel from Woodlawn Lake to Wilson. This project will be done in connection with the Woodlawn Lake Park pedestrian bridge project.

SKYLINE NEIGHBORHOOD IMPROVEMENTS PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	2,959	0	0	0	0	0	2,959
Total	**2,959**	**0**	**0**	**0**	**0**	**0**	**2,959**

Council District(s)
10

Project (40-00064) - Design and construct, Cisco, Middle and Skyline Streets from Erin to dead end; Ronald and Erin from Nacogdoches to Skyline; and Bell from Nacogdoches to UHR Lane with curb, sidewalks, and driveways. This project also installs an underground drainage system and ties improvements into existing drainage systems.

TUNNEL INLET IMPROVEMENTS							
STORM WATER REGIONAL FACILITIES FUND	900	0	0	0	0	0	900
Total	**900**	**0**	**0**	**0**	**0**	**0**	**900**

Council District(s)
1

Project (23-01236) - Provides for the construction of a small containment floodwall, repair the tunnel trash racks and other general repairs.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
UPPER LEON CREEK							
2005 STORM WATER REVENUE BOND	1,500	0	0	0	0	0	1,500
STORM WATER REGIONAL FACILITIES FUND	2,000	500	0	0	0	0	2,500
Total	**3,500**	**500**	**0**	**0**	**0**	**0**	**4,000**

Council District(s)
8

Project (23-03730) - This project will acquire properties necessary for the construction of regional detention facilities.

UPPER LEON CREEK RSWF							
2007 GO DRAINAGE IMPROVEMENT BOND	1,759	0	0	0	0	0	1,759
Total	**1,759**	**0**	**0**	**0**	**0**	**0**	**1,759**

Council District(s)
8

Project (40-00065) - This project will acquire properties necessary for the construction of regional stormwater facilities (RSWF).

UPPER WOODLAWN LAKE WATERSHED							
2007 GO STREET IMPROVEMENT BOND-A	333	0	0	0	0	0	333
Total	**333**	**0**	**0**	**0**	**0**	**0**	**333**

Council District(s)
7

Project (40-00255) - This project will allow for preparing a flood control study to evaluate and identify needed improvements with the drainage area at Evelyn from Seeling to Rosemount.

VILLARET DR. DRAINAGE							
STORM WATER OPERATING FUND	400	0	0	0	0	0	400
Total	**400**	**0**	**0**	**0**	**0**	**0**	**400**

Council District(s)
4

Project (23-01238) - Provides for the replacement of the existing storm water system and includes channel improvements in the south row drainage easement along with reconstruction of the street.

VILLARET DRAINAGE (HWY 16 TO JENNIFER)							
2007 GO STREET IMPROVEMENT BOND-A	1,000	200	0	0	0	0	1,200
Total	**1,000**	**200**	**0**	**0**	**0**	**0**	**1,200**

Council District(s)
4

Project (40-00249) - City contribution toward storm drainage improvements on Villaret Rd. from S.H. 16 to Jennifer Road based on current development by Palo Alto College.

W. SALINAS DRAINAGE IMPROVEMENTS							
2005 STORM WATER REVENUE BOND	289	0	0	0	0	0	289
Total	**289**	**0**	**0**	**0**	**0**	**0**	**289**

Council District(s)
5

Project (23-01257) - This project requires installation of an underground drainage system consisting of a 30" RCP and two 10-foot curb inlets within the right-of-way of the 3100 block of W. Salinas between N. Spring and N. Hamilton to alleviate localized flooding. Associated street rehabilitation, curbs, sidewalks, and driveway approaches will be incorporated into the project.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
W.W. WHITE AREA STREETS, PHASE II							
2007 GO DRAINAGE IMPROVEMENT BOND	2,583	0	0	0	0	0	2,583
Total	**2,583**	**0**	**0**	**0**	**0**	**0**	**2,583**

Council District(s)
2

Project (40-00067) - Construct a storm system along Holmgreen Street to provide drainage for an area between Rice Road and Holmgreen. Project will consist of an underground system and an open channel. Street reconstruction will be required for Brusk Road from Rice to Goodell; Goodell from Brusk to Schumacher; Schumacher from Rice to Holmgreen; and Holmgreen from W.W. White to turn just west of My Lane.

WESTOVER VALLEY DETENTION POND							
STORM WATER REGIONAL FACILITIES FUND	1,433	478	0	0	0	0	1,911
Total	**1,433**	**478**	**0**	**0**	**0**	**0**	**1,911**

Council District(s)
6

Project (23-01194) - Earthen detention pond with concrete outfall structures will supplement the "emergency channelization" downstream of Impala Summit.

WESTWOOD VILLAGE DRAINAGE							
2005 STORM WATER REVENUE BOND	73	0	0	0	0	0	73
2007 GO DRAINAGE IMPROVEMENT BOND	2,558	0	0	0	0	0	2,558
Total	**2,631**	**0**	**0**	**0**	**0**	**0**	**2,631**

Council District(s)
6

Project (40-00068) - Improve the existing box culvert system at Old Highway 90 and the drainage channel from Old Highway 90 to Pinn Road (in Westwood Village neighborhood between Orr and Marcum Roads).

ZARZAMORA DRAINAGE - PHASE 1							
STORM WATER OPERATING FUND	263	787	0	0	0	0	1,050
Total	**263**	**787**	**0**	**0**	**0**	**0**	**1,050**

Council District(s)
5

Project (23-01239) - Provides for the construction of an underground drainage system along Zarzamora from Chihuahua Street to Apache Creek. The underground drainage system will consist of reinforced concrete pipes, curb inlets, and an outfall at Apache Creek.

ZARZAMORA DRAINAGE #39, PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	5,763	0	0	0	0	0	5,763
Total	**5,763**	**0**	**0**	**0**	**0**	**0**	**5,763**

Council District(s)
5

Project (40-00069) - Provide complete street reconstruction of Zarzamora from W. Winnipeg Avenue to Humble Avenue and W. Winnipeg Avenue from Zarzamora to Jennings with underground drainage.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
ZARZAMORA DRAINAGE PROJECT #83A PHASE I							
2005 STORM WATER REVENUE BOND	121	0	0	0	0	0	121
Total	**121**	**0**	**0**	**0**	**0**	**0**	**121**

Council District(s)
4

Project (23-00178) - This project will provide for the upgrade of the existing drainage channels from the end of the Ansley Blvd Drainage #1091 project to Zarzamora.

TOTAL DRAINAGE	**100,151**	**15,157**	**1,742**	**0**	**0**	**0**	**117,050**
PUBLIC HEALTH & SAFETY							
FIRE PROTECTION							
FIRE SERVICES / LOGISTICS FACILITY							
2006 CERTIFICATES OF OBLIGATION	2,720	0	0	0	0	0	2,720
2006 ISSUED TAX NOTES	356	0	0	0	0	0	356
2010 ISSUED CERTIFICATES OF OBLIGATION	1,889	0	0	0	0	0	1,889
2011 CERTIFICATES OF OBLIGATION	2,202	0	0	0	0	0	2,202
Total	**7,167**	**0**	**0**	**0**	**0**	**0**	**7,167**

Council District(s)
5

Project (20-00123) - This project will provide for the design and construction of a new Services Facility including additional repair bays, expansion of the breathing apparatus shop, an increase of administrative and storage areas. This facility is to be located on the Fire Department property located at Highway 151 and Callaghan.

FIRE STATION # 21 EXTERIOR FACILITY							
2006 CERTIFICATES OF OBLIGATION	260	0	0	0	0	0	260
Total	**260**	**0**	**0**	**0**	**0**	**0**	**260**

Council District(s)
4

Project (20-00043) - This project provides funding for the initial land acquisition for the replacement of Fire Station 21.

FIRE STATION #50							
2006 CERTIFICATES OF OBLIGATION	908	0	0	0	0	0	908
FEDERAL ECONOMIC STIMULUS PROJECT	1,092	0	0	0	0	0	1,092
Total	**2,000**	**0**	**0**	**0**	**0**	**0**	**2,000**

Council District(s)
3

Project (20-00110) - This project will provide permanent facilities to house fire department resources in the annexed area on the south side of San Antonio. The land was donated. The project funding covers design and construction of the facility.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
FIRE PROTECTION							
FIRE STATION #51							
2006 CERTIFICATES OF OBLIGATION	242	0	0	0	0	0	242
FEDERAL ECONOMIC STIMULUS PROJECT	1,618	0	0	0	0	0	1,618
Total	**1,860**	**0**	**0**	**0**	**0**	**0**	**1,860**

Council District(s)
8

Project (20-00113) - This project will provide permanent facilities to house fire department resources at 5040 Beckwith. It provides funding for land acquisition, design and construction of this new in-fill station that will address response time in the City.

FIRE STATION RENOVATIONS							
2007 ISSUED CERTIFICATES OF OBLIGATION	1,058	0	0	0	0	0	1,058
2010 ISSUED CERTIFICATES OF OBLIGATION	307	0	0	0	0	0	307
2011 CERTIFICATES OF OBLIGATION	835	0	0	0	0	0	835
Total	**2,200**	**0**	**0**	**0**	**0**	**0**	**2,200**

Council District(s)
CW

Project (20-00122) - Fire stations will receive roofing, HVAC replacement and other repairs/improvements as determined by the Fire Department Renovation Master Plan completed in 2003.

FIRE TRAINING ACADEMY							
SPECIAL REVENUE RESERVE FUND	106	0	0	0	0	0	106
Total	**106**	**0**	**0**	**0**	**0**	**0**	**106**

Council District(s)
6

Project (20-00100) - This project will address additional infrastructure needs to support the facility.

RAILWAY SAFETY TRAINING BUILDING							
RAILWAY SAFETY GRANT	340	0	0	0	0	0	340
Total	**340**	**0**	**0**	**0**	**0**	**0**	**340**

Council District(s)
6

Project (20-00010) - This project is for the design and construction of a 6,400 SF building for train derailment emergency response training on the grounds of the San Antonio Fire Training Academy. This facility is funded by a congressional earmark.

REPLACEMENT FIRE STATION # 2							
2011 CERTIFICATES OF OBLIGATION	989	2,789	0	0	0	0	3,778
Total	**989**	**2,789**	**0**	**0**	**0**	**0**	**3,778**

Council District(s)
3

Project (20-00011) - This project will provide for land acquisition, design and construction of replacement facilities for Fire Station 2. The Fire Department Renovation Master Plan of 2003 determined that these stations need major space additions, renovations, remodeling and repairs, and that it would be more cost effective to replace those stations.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
FIRE PROTECTION							
REPLACEMENT FIRE STATION # 27							
2006 CERTIFICATES OF OBLIGATION	1,013	0	0	0	0	0	1,013
2010 ISSUED CERTIFICATES OF OBLIGATION	2,035	0	0	0	0	0	2,035
Total	**3,048**	**0**	**0**	**0**	**0**	**0**	**3,048**

Council District(s)

7

Project (20-00013) - This project will provide for land acquisition, design and construction of replacement facilities for Fire Station 27. The Fire Department Renovation Master Plan of 2003 determined that these stations need major space additions, renovations, remodeling and repairs, and that it would be more cost effective to replace those stations.

REPLACEMENT FIRE STATION # 28							
2010 ISSUED CERTIFICATES OF OBLIGATION	186	0	0	0	0	0	186
2011 CERTIFICATES OF OBLIGATION	3,504	0	0	0	0	0	3,504
Total	**3,690**	**0**	**0**	**0**	**0**	**0**	**3,690**

Council District(s)

1

Project (20-00014) - This project will provide for land acquisition, design and construction of replacement facilities for Fire Station 28. The Fire Department Renovation Master Plan of 2003 determined that these stations need major space additions, renovations, remodeling and repairs, and that it would be more cost effective to replace those stations.

REPLACEMENT FIRE STATION # 32							
2006 CERTIFICATES OF OBLIGATION	604	0	0	0	0	0	604
Total	**604**	**0**	**0**	**0**	**0**	**0**	**604**

Council District(s)

8

Project (20-00015) - This project will provide for land acquisition, and design of replacement facilities for Fire Station 32. The Fire Department Renovation Master Plan of 2003 determined that these stations need major space additions, renovations, remodeling and repairs, and that it would be more cost effective to replace those stations.

TEMPORARY FIRE STATION #50 DEMO							
2006 ISSUED TAX NOTES	93	0	0	0	0	0	93
Total	**93**	**0**	**0**	**0**	**0**	**0**	**93**

Council District(s)

3

Project (20-00111) - This project will provide for demolition of temporary Fire Station 50 after the permanent station is complete.

TOTAL FIRE PROTECTION	**22,357**	**2,789**	**0**	**0**	**0**	**0**	**25,146**

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
LAW ENFORCEMENT							
EMERGENCY 911 DISPATCH CALL CENTER							
2011 MUNICIPAL FACILITIES CORPORATION REVENUE BONDS	4,669	0	0	0	0	0	4,669
ITSD HOMELAND SECURITY GRANT	485	0	0	0	0	0	485
URBAN AREA SECURITY INITIATIVES GRANT	2,131	0	0	0	0	0	2,131
Total	**7,285**	**0**	**0**	**0**	**0**	**0**	**7,285**

Council District(s)

3

Project (40-00216) - This project will provide for the construction of an Emergency 911 Dispatch Call Center at Brooks City Base, adjacent to the EOC. It will provide space to replace and enlarge the existing facility presently located in the Police Headquarters facility that is to be demolished for the future site of the new federal courthouse.

POLICE FACILITY IMPROVEMENTS							
2008 ISSUED CERTIFICATES OF OBLIGATION	331	0	0	0	0	0	331
Total	**331**	**0**	**0**	**0**	**0**	**0**	**331**

Council District(s)

CW

Project (40-00174) - This project will provide funding for improvements to Police facilities.

PUBLIC SAFETY HEADQUARTERS							
2011 CERTIFICATES OF OBLIGATION	28,704	0	0	0	0	0	28,704
UNISSUED CERTIFICATES OF OBLIGATION	1,670	0	0	0	0	0	1,670
Total	**30,374**	**0**	**0**	**0**	**0**	**0**	**30,374**

Council District(s)

1

Project (40-00176) - This project will provide for the construction of a Public Safety Headquarters at Santa Rosa. It will provide space to replace the existing Police Headquarter and Fire Headquarter facilities that are being redirected for other uses.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PUBLIC HEALTH & SAFETY							
LAW ENFORCEMENT							
REGIONAL INTEROPERABILITY SYSTEM & CAD							
1999 GO PUBLIC SAFETY IMPROVEMENT BOND	776	0	0	0	0	0	776
2007 ISSUED CERTIFICATES OF OBLIGATION	1,465	0	0	0	0	0	1,465
2008 ISSUED CERTIFICATES OF OBLIGATION	76	0	0	0	0	0	76
BEX CO FIRE MARSHAL'S OFFICE FIRE CODE FUND CONTRIB	25	0	0	0	0	0	25
BEX CO SHERRIFF'S OFFICE CAD ENHANCEMENT CONTRIB	15	0	0	0	0	0	15
GENERAL FUND	1,199	0	0	0	0	0	1,199
Total	**3,556**	**0**	**0**	**0**	**0**	**0**	**3,556**

Council District(s)

CW

Project (17-00032) - Funds will be allocated to procure application softwares, hardware, and other capital needed to improve the computer-aided dispatch system and implement a Regional Emergency Communication system. This project will improve the effectiveness of public Safety services and improve the sharing of information between jurisdictions.

TOTAL LAW ENFORCEMENT	**41,546**	**0**	**0**	**0**	**0**	**0**	**41,546**
TOTAL PUBLIC HEALTH & SAFETY	**164,054**	**17,946**	**1,742**	**0**	**0**	**0**	**183,742**
RECREATION & CULTURE							
LIBRARIES							
CENTRAL LIBRARY WEATHERIZATION PROJECT							
2008 ISSUED CERTIFICATES OF OBLIGATION	1,701	0	0	0	0	0	1,701
2010 ISSUED CERTIFICATES OF OBLIGATION	299	0	0	0	0	0	299
Total	**2,000**	**0**	**0**	**0**	**0**	**0**	**2,000**

Council District(s)

1

Project (04-00108) - This project is for rehabilitation of the exterior surface of the Library. It also includes the replacement of the roof, skylight and leaks.

LIBRARY DEFERRED MAINTENANCE							
UNISSUED CERTIFICATES OF OBLIGATION	1,600	0	0	0	0	0	1,600
Total	**1,600**	**0**	**0**	**0**	**0**	**0**	**1,600**

Council District(s)

CW

Project (04-00058) - This project will repair electrical work system-wide to coincide with EECBG work and Fire Alarm work at various libraries.

TOTAL LIBRARIES	**3,600**	**0**	**0**	**0**	**0**	**0**	**3,600**

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
MUNICIPAL FACILITIES							
ALAMODOME LOCKER ROOM RENOVATION							
CSEF STATE REIMBURSEMENT FUND	1,000	0	0	0	0	0	1,000
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**

Council District(s)

1 2

Project (45-00022) - This project will provide for a new Alamodome home team locker room. The project will renovate approximately 7,880 sq.ft. of present storage area by providing a new locker room with showers, toilets and 120 lockers, a head coach and assistant coaches area and athletic training area. The project will also replace all shower heads and valves in the old locker rooms.

ALAMODOME STRUCTURAL EXAMINATION							
HOTEL OCCUPANCY TAX RENEWAL & IMPROVEMENT CONTINGENCY FUND	200	0	0	0	0	0	200
Total	**200**	**0**	**0**	**0**	**0**	**0**	**200**

Council District(s)

CW

Project (45-00023) - This project will provide for a structural examination of the Alamodome's Cable Roof System.

CONVENTION CENTER BUILDING INFRASTRUCTURE							
CSEF STATE REIMBURSEMENT FUND	8,580	0	0	0	0	0	8,580
Total	**8,580**	**0**	**0**	**0**	**0**	**0**	**8,580**

Council District(s)

CW

Project (42-00029) - This project will provide for interior and exterior building and infrastructure improvements.

CONVENTION CENTER CATERING/CONCESSION FACILITY IMPROVEMENTS							
CSEF STATE REIMBURSEMENT FUND	750	0	0	0	0	0	750
Total	**750**	**0**	**0**	**0**	**0**	**0**	**750**

Council District(s)

CW

Project (42-00031) - This project will provide for the construction of an exterior meeting space and the renovation of concession stands and procurement of kitchen and catering equipment.

CONVENTION CENTER CUSTOMER SERVICE ENHANCEMENT PROJECT							
CSEF STATE REIMBURSEMENT FUND	250	0	0	0	0	0	250
Total	**250**	**0**	**0**	**0**	**0**	**0**	**250**

Council District(s)

CW

Project (42-00030) - This project will provide for the installation of new digital and static signage for way-finding and meeting rooms throughout the Convention Center.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
MUNICIPAL FACILITIES							
CONVENTION CENTER EASTSIDE ROOF REPAIRS							
CSEF STATE REIMBURSEMENT FUND	150	0	0	0	0	0	150
Total	**150**	**0**	**0**	**0**	**0**	**0**	**150**

Council District(s)
CW

Project (42-00037) - This project will repair roof damages not covered by warranty.

CONVENTION CENTER EXTERIOR SIGNAGE							
CSEF STATE REIMBURSEMENT FUND	600	0	0	0	0	0	600
Total	**600**	**0**	**0**	**0**	**0**	**0**	**600**

Council District(s)
CW

Project (42-00034) - This project will install new exterior signage at Convention Center main entrance.

CONVENTION CENTER FACILITY EQUIPMENT REPLACEMENTS							
CSEF STATE REIMBURSEMENT FUND	790	0	0	0	0	0	790
Total	**790**	**0**	**0**	**0**	**0**	**0**	**790**

Council District(s)
CW

Project (42-00032) - This project will provide for the replacement of equipment, including various sized tables and other miscellaneous equipment.

CONVENTION CENTER HISTORIC HOMES EXTERIOR RENOVATION PROJECT							
HOTEL OCCUPANCY TAX RENEWAL & IMPROVEMENT CONTINGENCY FUND	200	0	0	0	0	0	200
Total	**200**	**0**	**0**	**0**	**0**	**0**	**200**

Council District(s)
CW

Project (42-00039) - This project will provide for the restoration or relocation of the Yturri and Griesenbach historic homes.

CONVENTION CENTER RESTROOM RENOVATIONS							
CSEF STATE REIMBURSEMENT FUND	1,500	0	0	0	0	0	1,500
Total	**1,500**	**0**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)
CW

Project (42-00036) - This project will renovate thirty-four public restrooms to include new tile, partitions, and paint.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
MUNICIPAL FACILITIES							
CONVENTION CENTER SECURITY MONITORING & TECHNOLOGY UPGRADES							
CSEF STATE REIMBURSEMENT FUND	578	0	0	0	0	0	578
Total	**578**	**0**	**0**	**0**	**0**	**0**	**578**
Council District(s) CW	Project (42-00033) - This project will provide for the improvement of internal and external access control (electronic card key access) within the Convention Center.						
WOLFF STADIUM SEATING							
WOLFF STADIUM BUILDING FUND	250	0	0	0	0	0	250
Total	**250**	**0**	**0**	**0**	**0**	**0**	**250**
Council District(s) CW	Project (42-00040) - This project will replace Wolff Stadium seating.						
TOTAL MUNICIPAL FACILITIES	**14,848**	**0**	**0**	**0**	**0**	**0**	**14,848**
RECREATION & CULTURE							
PARKS							
ALAZAN CREEK (WOODLAWN LAKE TO LOMBRANO)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	100	100	414	0	0	0	614
Total	**100**	**100**	**414**	**0**	**0**	**0**	**614**
Council District(s) 1 7	Project (26-00598) - Design and construct hike & bike trails and associated improvements along Alazan Creek from Woodlawn Lake to Lombrano.						
APACHE CREEK (19TH ST. TO SAN JACINTO)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	50	1,090	0	0	0	0	1,140
Total	**50**	**1,090**	**0**	**0**	**0**	**0**	**1,140**
Council District(s) 5	Project (26-00601) - Widen concrete path, install signage, re-surface parking lot from 19th Street to San Jacinto.						
APACHE CREEK (COMMERCE ST. TO 24TH ST.)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	100	300	178	0	0	0	578
Total	**100**	**300**	**178**	**0**	**0**	**0**	**578**
Council District(s) 5	Project (26-00599) - Design and construct hike & bike trails and associated improvements along Apache Creek from Commerce to 24th Street.						

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
APACHE CREEK/SAN PEDRO CREEK SOUTH							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	75	75	472	2,000	610	0	3,232
Total	**75**	**75**	**472**	**2,000**	**610**	**0**	**3,232**

Council District(s)

1 3

Project (26-00602) - Design and construct hike & bike trails and associated improvements along Apache Creek/San Pedro Creek South from San Jacinto to San Antonio River Confluence.

BEACON HILL LINEAR PARK							
2010 ISSUED CERTIFICATES OF OBLIGATION	45	0	0	0	0	0	45
Total	**45**	**0**	**0**	**0**	**0**	**0**	**45**

Council District(s)

1

Project (26-00572) - Project will provide park improvements including basketball court, natural playscape, picnic units, and landscaping.

BONNIE CONNER PARK (HAUSMAN PARK)							
2007 GO PARK & RECREATION IMPROVEMENT BOND	240	0	0	0	0	0	240
UDC FEE IN-LIEU-OF-FUNDS	39	0	0	0	0	0	39
Total	**279**	**0**	**0**	**0**	**0**	**0**	**279**

Council District(s)

8

Project (40-00089) - Development of park improvements adjacent to John Igo Branch Library.

BROOKS PARK IMPROVEMENTS							
BROOKSIDE TIRZ DEVELOPMENT FUND	300	0	0	0	0	0	300
Total	**300**	**0**	**0**	**0**	**0**	**0**	**300**

Council District(s)

3

Project (26-00087) - Provides for the development of a Neighborhood Park.

CITYWIDE CREEKWAY ACQUISITION AND DESIGN							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	250	250	75	25	0	0	600
Total	**250**	**250**	**75**	**25**	**0**	**0**	**600**

Council District(s)

CW

Project (26-00603) - Design and acquire land for hike & bike trail projects along San Antonio creekways.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
CUELLAR PARK MEMORIAL AND LIGHTING							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	25	0	0	0	0	0	25
Total	**25**	**0**	**0**	**0**	**0**	**0**	**25**

Council District(s)
6

Project (26-00592) - Memorial and installation of lighting.

CULEBRA CREEK (LEON GREENWAY AT CATHEDRAL)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	0	200	200	400	744	3,900	5,444
Total	**0**	**200**	**200**	**400**	**744**	**3,900**	**5,444**

Council District(s)
6

Project (26-00615) - Purchase Land, Design and Construct approximately 4.3 miles of hike & bike trail and associated amenities along Culebra Creek from Cathedral Rock Park to Culebra Creek Park.

D3 PARK PROJECT (TBD)							
2007 GO STREET IMPROVEMENT BOND-A	50	0	0	0	0	0	50
Total	**50**	**0**	**0**	**0**	**0**	**0**	**50**

Council District(s)
3

Project (40-00248) - This project will provide for park improvements.

DECO DISTRICT LANDSCAPE ENHANCEMENTS							
2009 ISSUED TAX NOTES	12	0	0	0	0	0	12
JOB TRAINING NEIGHBORHOOD REVITALIZATION	159	0	0	0	0	0	159
Total	**171**	**0**	**0**	**0**	**0**	**0**	**171**

Council District(s)
7

Project (40-00217) - Project will provide landscape enhancements to the Deco District Fredericksburg Road from West Kings Highway to Furr Drive.

EDISON HIGH SCHOOL STADIUM LIGHTING							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	62	0	0	0	0	0	62
Total	**62**	**0**	**0**	**0**	**0**	**0**	**62**

Council District(s)
1

Project (40-00232) - This project will provide for stadium light upgrades.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
EDWARD'S AQUIFER LAND ACQUISITIONS							
PROP 1 - FY 2005 EDWARDS AQUIFER RECHARGE ZONE	2,828	0	0	0	0	0	2,828
Total	**2,828**	**0**	**0**	**0**	**0**	**0**	**2,828**

Council District(s)

CW

Project (26-00618) - This project will provide for the acquisition of sensitive land over the Edwards Aquifer Recharge Zone.

EDWARD'S AQUIFER LAND PROPERTY PROTECTION							
PROP 1 - FY 2000 EDWARDS AQUIFER RECHARGE ZONE	967	363	0	0	0	0	1,330
Total	**967**	**363**	**0**	**0**	**0**	**0**	**1,330**

Council District(s)

CW

Project (26-00037) - This project provides for the installation of fencing around the Natural Areas.

EDWARDS AQUIFER PROTECTION PROGRAM							
PROP 1 - EDWARDS AQUIFER RECHARGE ZONE	469	0	0	0	0	0	469
Total	**469**	**0**	**0**	**0**	**0**	**0**	**469**

Council District(s)

CW

Project (24-00013) - This project will provide for the acquisition of sensitive land over the Edwards Aquifer Recharge Zone.

ESPADA CONNECTION							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	0	0	0	200	700	3,699	4,599
Total	**0**	**0**	**0**	**200**	**700**	**3,699**	**4,599**

Council District(s)

3

Project (26-00614) - Purchase Land, Design and Construct approximately 3.9 miles of hike & bike trail and associated amenities to connect Medina River Greenway to the San Antonio River Mission Reach.

FRIEDRICH ACQUISITION							
PROP 1 - FY 2000 EDWARDS AQUIFER RECHARGE ZONE	325	0	0	0	0	0	325
Total	**325**	**0**	**0**	**0**	**0**	**0**	**325**

Council District(s)

8

Project (26-00604) - Purchase 10 acres directly adjacent to Friedrich. By purchasing the 10 acres, we will get an additional 62 acres donated. All properties are directly adjacent to Friedrich Park and are currently owned by Stonewall estates. No additional staff resources will be needed for the purchase since the properties will be fenced.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
FRIEDRICH WILDERNESS PARK							
FRIEDRICH WILDERNESS PARK-DONATION	47	0	0	0	0	0	47
PARK DESIGNATED FUND	0	18	0	0	0	0	18
TPWD GRANT	83	27	0	0	0	0	110
UDC FEE IN-LIEU-OF-FUNDS	36	9	0	0	0	0	45
Total	**166**	**54**	**0**	**0**	**0**	**0**	**220**

Council District(s)

8

Project (26-00597) - Project allocates funds for general improvements to Friedrich Park.

FT. SAM HOUSTON (JOHN JAMES PARK TO JACK WHITE PARK)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	50	300	1,000	450	0	0	1,800
Total	**50**	**300**	**1,000**	**450**	**0**	**0**	**1,800**

Council District(s)

2

Project (26-00612) - Purchase Land, Design and Construct approximately 2 miles of hike & bike trail and associated amenities along Salado Creek through Ft. Sam Houston from John James Park to Jack White Park.

HARDBERGER PARK (FORMERLY VOELCKER PARK)							
2007 ISSUED CERTIFICATES OF OBLIGATION	1,397	1,075	0	0	0	0	2,472
2008 ISSUED CERTIFICATES OF OBLIGATION	0	1,225	0	0	0	0	1,225
2011 CERTIFICATES OF OBLIGATION	1,275	0	0	0	0	0	1,275
TPWD GRANT	1,190	0	0	0	0	0	1,190
Total	**3,862**	**2,300**	**0**	**0**	**0**	**0**	**6,162**

Council District(s)

CW

Project (40-00134) - This project provides for improvements to Hardberger Park based on the approved Master Plan.

HEMISFAIR PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	150	0	0	0	0	0	150
2008 ISSUED CERTIFICATES OF OBLIGATION	1,300	0	0	0	0	0	1,300
Total	**1,450**	**0**	**0**	**0**	**0**	**0**	**1,450**

Council District(s)

1

Project (40-00090) - Provides funding to rehabilitate historic structures, provide infrastructure for outdoor events, upgrade restrooms, plumb and refurbish all water features in the park, enhance landscaping and irrigation, etc.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
HIGHLAND PARK COURT COVERING							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	38	0	0	0	0	0	38
Total	**38**	**0**	**0**	**0**	**0**	**0**	**38**

Council District(s)

3

Project (26-00591) - Purchase and installation of basketball court covering.

HILLJE PROPERTY (PROPOSED - ROCKY RIOJAS)							
2006 CERTIFICATES OF OBLIGATION	205	0	0	0	0	0	205
Total	**205**	**0**	**0**	**0**	**0**	**0**	**205**

Council District(s)

3

Project (26-00579) - Land acquisition; new playground and ADA accessibility improvements.

HUEBNER CREEK (LEON CREEK GREENWAY)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	100	154	770	0	0	0	1,024
Total	**100**	**154**	**770**	**0**	**0**	**0**	**1,024**

Council District(s)

6 7

Project (26-00605) - Design and construction development of trails.

HUESTA CREEK (BAMBERGER PARK TO UTSA)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	0	100	82	910	0	0	1,092
Total	**0**	**100**	**82**	**910**	**0**	**0**	**1,092**

Council District(s)

8

Project (26-00606) - Design and construction development of trails.

JAPANESE TEA GARDEN OVERLOOK							
2008 ISSUED CERTIFICATES OF OBLIGATION	45	0	0	0	0	0	45
TPWD GRANT	45	0	0	0	0	0	45
Total	**90**	**0**	**0**	**0**	**0**	**0**	**90**

Council District(s)

9

Project (26-00583) - This project will renovate elements of the Japanese Tea Garden Overlook.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
JIM MATTOX PARK (FORM. MISSION DEL LAGO)							
2007 GO PARK & RECREATION IMPROVEMENT BOND	12	0	0	0	0	0	12
Total	**12**	**0**	**0**	**0**	**0**	**0**	**12**

Council District(s)
3

Project (40-00106) - Development of general park improvements, including sport court (tennis) on park land adjacent to the Mission Del Lago Golf Course.

KELLY AREA PARK - NEW PLAYGROUND							
2011 TAX NOTES	10	0	0	0	0	0	10
Total	**10**	**0**	**0**	**0**	**0**	**0**	**10**

Council District(s)
5

Project (26-00586) - New playground and ADA accessibility improvements.

LACKLAND TERRACE PARK / SKATE FACILITY							
2007 GO PARK & RECREATION IMPROVEMENT BOND	27	0	0	0	0	0	27
Total	**27**	**0**	**0**	**0**	**0**	**0**	**27**

Council District(s)
4

Project (40-00195) - Development of general park improvements including a skate park.

LANIER HIGH BASEBALL FIELD LIGHTS							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	124	0	0	0	0	0	124
Total	**124**	**0**	**0**	**0**	**0**	**0**	**124**

Council District(s)
5

Project (40-00233) - This project will provide for upgrades to the baseball field lighting.

LEON CG (LOOP TRAIL AT LEVI STRAUSS PARK)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	1,022	1,317	0	0	0	0	2,339
PROP 3 - FY 2000 LINEAR PARK PROJECT	278	0	0	0	0	0	278
Total	**1,300**	**1,317**	**0**	**0**	**0**	**0**	**2,617**

Council District(s)
6

Project (26-00078) - Design and construct hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 2.7 miles in length.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
LEON CREEK GREENWAY (ACQUISITIONS)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	385	327	0	0	0	0	712
Total	**385**	**327**	**0**	**0**	**0**	**0**	**712**

Council District(s)

CW

Project (26-00060) - This project will provide for the acquisition of properties along the Leon Creek and design of recreational hike and bike trails.

LEON CREEK GREENWAY (BANDERA RD. TO INGRAM RD)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	1,006	1,065	0	0	0	0	2,071
Total	**1,006**	**1,065**	**0**	**0**	**0**	**0**	**2,071**

Council District(s)

6 7

Project (26-00077) - Design and construct hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 5.3 miles in length.

LEON GREENWAY TO SALADO GREENWAY CONNECT							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	0	0	2,000	2,000	3,000	4,301	11,301
Total	**0**	**0**	**2,000**	**2,000**	**3,000**	**4,301**	**11,301**

Council District(s)

8 9

Project (26-00613) - Purchase Land, design and construct approximately 8.6 miles of hike & bike trail and associated amenities along Salado and Leon Creeks to connect the two trail systems.

LINEAR GREENWAY CONNECTIONS							
PROP 2 - 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	414	100	50	0	0	0	564
PROP 3 - 2000 LINEAR PARK PROJECT	136	0	0	0	0	0	136
Total	**550**	**100**	**50**	**0**	**0**	**0**	**700**

Council District(s)

CW

Project (26-00607) - Design and construction development of trails.

LINEAR PARK & WALKING TRAIL							
2006 CERTIFICATES OF OBLIGATION	350	0	0	0	0	0	350
Total	**350**	**0**	**0**	**0**	**0**	**0**	**350**

Council District(s)

4

Project (26-00584) - New linear park and walking trail to be developed at a future park site.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
M.L. KING PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	210	0	0	0	0	0	210
Total	**210**	**0**	**0**	**0**	**0**	**0**	**210**

Council District(s)

2

Project (26-00470) - The Parks and Recreation Department has entered into a Funding Agreement with Eastside Christian Action Group (ECAG) in the amount of $250,000 in '07 Bond Funds for development of an outdoor amphitheater in Martin Luther King Park in an area located north of Salado Creek.

MAIN PLAZA							
2008 ISSUED CERTIFICATES OF OBLIGATION	250	0	0	0	0	0	250
2010 ISSUED CERTIFICATES OF OBLIGATION	24	0	0	0	0	0	24
Total	**274**	**0**	**0**	**0**	**0**	**0**	**274**

Council District(s)

1

Project (40-00999) - The scope of the project includes the Main Plaza fountains alternative water supply study and the implementation of items which were identified by the Main Plaza Conservancy.

MARTINEZ CREEK (FREDERICKSBURG TO CINCINATTI)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	50	75	596	0	0	0	721
Total	**50**	**75**	**596**	**0**	**0**	**0**	**721**

Council District(s)

1 7

Project (26-00608) - Design and construct hike & bike trails and associated improvements along Martinez Creek from Fredericksburg to Cincinnati.

MEDINA BASE ROAD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	11	0	0	0	0	0	11
Total	**11**	**0**	**0**	**0**	**0**	**0**	**11**

Council District(s)

4

Project (40-00104) - Basic park improvements including basketball with lighting, trail addition with lighting, and concrete walkways.

MEDINA RIVER GREENWAY (ACQUISITIONS AND DESIGN)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	876	243	132	0	0	0	1,251
Total	**876**	**243**	**132**	**0**	**0**	**0**	**1,251**

Council District(s)

3 4

Project (26-00055) - This project will provide for the acquisition of properties along the Medina River and design of recreational hike and bike trails.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
MEDINA RIVER GREENWAY (MEDINA RIVER CROSSING TO PLEASANTON RD)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	414	2,021	320	0	0	0	2,755
Total	**414**	**2,021**	**320**	**0**	**0**	**0**	**2,755**

Council District(s)

3

Project (26-00568) - Development of recreation hike and bike trails along the Medina River for a stretch of approximately 3 miles in length.

MEDINA RIVER GREENWAY (PLEASANTON RD. TO MISSION DEL LAGO)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	414	2,021	320	0	0	0	2,755
Total	**414**	**2,021**	**320**	**0**	**0**	**0**	**2,755**

Council District(s)

3

Project (26-00569) - Development of recreation hike and bike trails along the Medina River for a stretch of approximately 3 miles in length.

MISSION LIBRARY AMPHITHEATER							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	294	0	0	0	0	0	294
Total	**294**	**0**	**0**	**0**	**0**	**0**	**294**

Council District(s)

3

Project (40-00234) - This project will provide for the design and construction of an outdoor plaza at the Mission Library site.

MLK/WHEATLEY HEIGHTS SPORTSPLEX							
2010 ISSUED CERTIFICATES OF OBLIGATION	550	0	0	0	0	0	550
Total	**550**	**0**	**0**	**0**	**0**	**0**	**550**

Council District(s)

2

Project (26-00573) - To increase visitor/spectator capacity through increased seating at the MLK/Wheatley Heights sportsplex.

NANI FALCONE SKATE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	32	0	0	0	0	0	32
Total	**32**	**0**	**0**	**0**	**0**	**0**	**32**

Council District(s)

7

Project (40-00109) - Development of a skate park.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
OLMOS CREEK (OLMOS PARK TO QUARRY MARKET)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	50	50	690	0	0	0	790
Total	**50**	**50**	**690**	**0**	**0**	**0**	**790**

Council District(s)

9

Project (26-00609) - Design and construction development of trails.

PROP ACQUISITION-OPEN SPACE-DISTRICT 4							
STREET/DRAINAGE MAINTENANCE IMPROVEMENT FUND	50	0	0	0	0	0	50
Total	**50**	**0**	**0**	**0**	**0**	**0**	**50**

Council District(s)

4

Project (26-00565) - This project is for acquisition of land at the Southeast Corner of Ray Ellison Boulevard and Valley High Drive by Liberty Village (vacant, in floodplain) at approximately 2-3 acres. The scope of the project will be executed up to funds available in the project budget.

RIVERWALK IMPROVEMENT PROJECTS (HISTORIC RIVER BEND)							
2008 ISSUED CERTIFICATES OF OBLIGATION	118	0	0	0	0	0	118
2009 ISSUED TAX NOTES	1,882	0	0	0	0	0	1,882
2010 ISSUED CERTIFICATES OF OBLIGATION	623	0	0	0	0	0	623
RIVERWALK CAPITAL IMPROVEMENT FUND	370	370	370	370	370	0	1,850
UNISSUED CERTIFICATES OF OBLIGATION	2,500	0	0	0	0	0	2,500
Total	**5,493**	**370**	**370**	**370**	**370**	**0**	**6,973**

Council District(s)

1

Project (40-00170) - The project consists of demolition and site preparation, construction of accessible walkways and landings, as recommended in the 5-year Master Plan.

ROOSEVELT PARK PLAYGROUND (DISTRICT 5 PARKS)							
2007 GO PARK & RECREATION IMPROVEMENT BOND	20	0	0	0	0	0	20
Total	**20**	**0**	**0**	**0**	**0**	**0**	**20**

Council District(s)

5

Project (40-00121) - Development of basic park improvements to include an additional playground, relocation of CPS line, fence, walkway.

ROSEDALE PARK - SKATE PARK AND OTHER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	42	0	0	0	0	0	42
Total	**42**	**0**	**0**	**0**	**0**	**0**	**42**

Council District(s)

5

Project (40-00122) - Development of basic park improvements to include a skate park and electrical upgrades.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
SALADO CREEK (SOUTHSIDE LIONS PARK TO SE MILITARY DRIVE)							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	0	200	500	376	1,880	0	2,956
Total	**0**	**200**	**500**	**376**	**1,880**	**0**	**2,956**

Council District(s)

3

Project (26-00616) - Purchase Land, Design and Construct approximately 2 miles of hike & bike trail and associated amenities along Salado Creek from Southside Lions Park to Southeast Military Drive.

SALADO CREEK GREENWAY (ACQUISITIONS)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	0	648	0	0	0	0	648
PROP 3 - FY 2000 LINEAR PARK PROJECT	196	111	0	0	0	0	307
Total	**196**	**759**	**0**	**0**	**0**	**0**	**955**

Council District(s)

CW

Project (26-00064) - This project will provide for the acquisition of properties along the Salado Creek and design of recreational hike and bike trails. .

SALADO CREEK GREENWAY (HARDBERGER TO WALKER RANCH)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	950	1,050	899	0	0	0	2,899
Total	**950**	**1,050**	**899**	**0**	**0**	**0**	**2,899**

Council District(s)

9

Project (26-00080) - Designs and constructs hike and bike trails along the Salado Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 1.2 miles in length.

SALADO CREEK GREENWAY (WALKER RANCH TO MCALLISTER PARK)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	782	91	30	0	0	0	903
Total	**782**	**91**	**30**	**0**	**0**	**0**	**903**

Council District(s)

9

Project (26-00526) - Provide wayfinding/interpretive signage to accompany hike & bike trail constructed in conjunction with Wurzbach Parkway.

SALADO CREEK GREENWAY(JOHN JAMES TO FT. SAM HOUSTON)							
PROP 2 - FY 2005 PARKS DEVELOPMENT & EXPANSION PROJECT	400	512	124	0	0	0	1,036
Total	**400**	**512**	**124**	**0**	**0**	**0**	**1,036**

Council District(s)

2

Project (26-00525) - Construct .6 miles of hike & bike paths and/or bike lanes along Holbrook Road including wayfinding/interpretive signage.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
SAN ANTONIO RIVER IMPROVEMENTS							
2008 ISSUED CERTIFICATES OF OBLIGATION	722	0	0	0	0	0	722
PROP 2 - FY 2005 SAN ANTONIO RIVER IMPROVEMENTS	3,000	0	0	0	0	0	3,000
Total	**3,722**	**0**	**0**	**0**	**0**	**0**	**3,722**

Council District(s)

CW

Project (23-00946) - Provide amenities for improvements for SA River Channel to create linear park from Hildebrand to Lexington and Alamo to Mission Espada including hike and bike trails, landscaping, lighting, etc. Managed by SA River Authority.

STABLEWOOD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	19	0	0	0	0	0	19
Total	**19**	**0**	**0**	**0**	**0**	**0**	**19**

Council District(s)

4

Project (40-00126) - Development of basic park improvements including trail lighting, basketball court with lighting, trail re-alignment, picnic units, portable toilet enclosure and walkways.

SUNSET HILLS BASKETBALL COURT							
2007 GO PARK & RECREATION IMPROVEMENT BOND	180	0	0	0	0	0	180
Total	**180**	**0**	**0**	**0**	**0**	**0**	**180**

Council District(s)

7

Project (40-00128) - Renovate the existing basketball court.

TOM SLICK PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	70	0	0	0	0	0	70
Total	**70**	**0**	**0**	**0**	**0**	**0**	**70**

Council District(s)

6

Project (40-00130) - Development of basic park improvements, to include a pavilion, two dog parks, water fountains and picnic tables.

UNIVERSITY OF TEXAS AT SAN ANTONIO ATHLETICS FACILITIES							
2007 GO PARK & RECREATION IMPROVEMENT BOND	4,758	0	0	0	0	0	4,758
Total	**4,758**	**0**	**0**	**0**	**0**	**0**	**4,758**

Council District(s)

8

Project (40-00131) - Collaboration with other entities to develop venues for youth tournaments and competitions, including baseball, softball, track, soccer, tennis, and various practice fields. City will fund infrastructure improvements. Leveraged funds.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
RECREATION & CULTURE							
PARKS							
WESTSIDE CREEKS UNDESIGNATED TRAIL DEVEL							
PROP 2 - 2010 PARKS DEVELOPMENT & EXPANSION PROJECT	282	300	300	200	2,750	0	3,832
Total	**282**	**300**	**300**	**200**	**2,750**	**0**	**3,832**

Council District(s)

1 3

Project (26-00617) - Purchase Land, design and construct hike & bike trail and associated amenities along one or more of the Westside Creeks (Alazan, Apache, Martinez or San Pedro Creek).

WOODLAWN LAKE PARK PEDESTRIAN BRIDGE							
2007 GO PARK & RECREATION IMPROVEMENT BOND	259	0	0	0	0	0	259
2009 ISSUED TAX NOTES	303	0	0	0	0	0	303
2010 ISSUED CERTIFICATES OF OBLIGATION	1,143	0	0	0	0	0	1,143
COMMUNITY DEVELOPMENT BLOCK GRANT	175	0	0	0	0	0	175
GENERAL FUND	225	0	0	0	0	0	225
Total	**2,105**	**0**	**0**	**0**	**0**	**0**	**2,105**

Council District(s)

7

Project (40-00137) - Development of basic park improvements including a pedestrian bridge and playground expansion.

TOTAL PARKS	**38,065**	**15,787**	**9,522**	**6,931**	**10,054**	**11,900**	**92,259**
TOTAL RECREATION & CULTURE	**56,514**	**15,787**	**9,522**	**6,931**	**10,054**	**11,900**	**110,708**
TRANSPORTATION							
AIR TRANSPORTATION							
ABANDONED SITE REHAB							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	375	0	0	0	0	375
Total	**0**	**375**	**0**	**0**	**0**	**0**	**375**

Council District(s)

CW

Project (33-00076) - This project will dewater and fill a decommissioned wastewater treatment facility built in 1942. Removing the water source will support efforts to mitigate wildlife attractants on and near the airport. Remediation will be performed if identified during the design investigation.

AIRFIELD ELECTRICAL & LIGHTING UPGRADE							
2007 GENERAL AIRPORT REVENUE BONDS	1,000	0	0	0	0	0	1,000
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**

Council District(s)

CW

Project (33-00148) - This project includes the upgrading of various airfield electrical and lighting components at the International Airport.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
AIRPORT ELECTRONIC SIGN							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	310	0	0	0	0	310
Total	**0**	**310**	**0**	**0**	**0**	**0**	**310**

Council District(s)
CW

Project (33-00049) - This project will replace the electronic scrolling marquis message board at San Antonio International Airport. The new sign will provide an updated, more visible sign that will provide complete messages for Airport patrons and customers.

AIRPORT OPERATIONS OFFICES							
2001 GENERAL AIRPORT REVENUE BONDS	230	0	0	0	0	0	230
Total	**230**	**0**	**0**	**0**	**0**	**0**	**230**

Council District(s)
CW

Project (33-00064) - This project will provide for the build out of offices and other areas within Terminal B in support of airport operations displaced by the decommissioning of Terminal 2.

AIRPORT ROADWAY IMPROVEMENTS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	400	450	150	0	0	0	1,000
Total	**400**	**450**	**150**	**0**	**0**	**0**	**1,000**

Council District(s)
CW

Project (33-00071) - This project provides funding for pavement failures on Airport maintained roadways and parking lots. Funding will include evaluation, design and construction.

AIRPORT-OWNED FACILITY REFURBISHMENTS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	1,200	200	200	200	200	0	2,000
Total	**1,200**	**200**	**200**	**200**	**200**	**0**	**2,000**

Council District(s)
CW

Project (33-00065) - This project will perform building modifications and updates to bring hangars/buildings up to code.

APRON AND UTILITIES							
2010 PASSENGER FACILITY CHARGE BONDS	0	0	78	0	0	0	78
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	233	1,200	2,854	2,854	7,141
AIRPORT PASSENGER FACILITY CHARGE	0	0	0	400	951	951	2,302
Total	**0**	**0**	**311**	**1,600**	**3,805**	**3,805**	**9,521**

Council District(s)
CW

Project (33-00028) - This multi-phased project will complete the re-construction of aircraft parking apron and underground utilities following demolition of Terminal 2. Project construction is dependent on timing of FAA Grant.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
ARFF VEHICLE REPLACEMENT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	250	0	0	0	0	0	250
AIRPORT IMPROVEMENT PROGRAM GRANT	750	0	0	0	0	0	750
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**

Council District(s)
CW

Project (33-00045) - This project includes the purchase of a new Airport Rescue & Fire Fighter Vehicle as a replacement for one that is 14 years old. Project purchase start is dependent on timing of FAA grant.

ARFF: PAST TRAINER - FOUNDATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	50	0	0	0	0	0	50
Total	**50**	**0**	**0**	**0**	**0**	**0**	**50**

Council District(s)
CW

Project (33-00070) - This project provides for a concrete foundation for Penetration Aircraft Skin Trainer (PAST) for the Aircraft Rescue Fire Fighting division.

BUILDING #1620 REPAIRS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	60	0	0	0	0	0	60
Total	**60**	**0**	**0**	**0**	**0**	**0**	**60**

Council District(s)
CW

Project (33-00063) - In Fiscal Year 2011, the items affecting the foundation for Building #1620 were repaired. Time is required to allow the foundation to settle before remaining repairs can be made to the building.

BUILDING SYSTEMS UPGRADES & IMPROVEMENTS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	400	280	250	275	225	250	1,680
Total	**400**	**280**	**250**	**275**	**225**	**250**	**1,680**

Council District(s)
CW

Project (33-00111) - The project provides funding for capital improvements to City-owned facilities throughout the Airport. These projects can include roof repairs and other building modifications.

COMMON USE IMPLEMENTATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	2,000	0	2,000
Total	**0**	**0**	**0**	**0**	**2,000**	**0**	**2,000**

Council District(s)
CW

Project (33-00066) - This project will implement the IT components for common use system in Terminals A and B. Common Use provides the airport with flexibility for gates and hold rooms.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
CONSOLIDATED RENTAL CAR FACILITY							
CUSTOMER FACILITY CHARGE	18,000	98,100	10,900	0	0	0	127,000
Total	**18,000**	**98,100**	**10,900**	**0**	**0**	**0**	**127,000**

Council District(s)
CW

Project (33-00079) - This project provides funding for a consolidated rental car facility, which centralizes Airport rental car operators into a single facility. The facility will feature rental car counters and ready/return services.

DEICING							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	1,000	0	0	1,000
Total	**0**	**0**	**0**	**1,000**	**0**	**0**	**1,000**

Council District(s)
CW

Project (33-00030) - This project will design and install an aircraft deicing area/aircraft wash rack.

DEMOLITION OF 3 SURPLUS HANGARS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	200	0	0	0	0	200
Total	**0**	**200**	**0**	**0**	**0**	**0**	**200**

Council District(s)
CW

Project (33-00073) - Three buildings (#1400, #1401 and former Dollar building in front of #1312) were declared surplus by City Council and authorized to be demolished. The project includes environmental and demolition services. Their removal provides the Airport with additional properties for leasing opportunities.

DEMOLITION OF EXISTING CUP							
CUSTOMER FACILITY CHARGE	155	960	0	0	0	0	1,115
Total	**155**	**960**	**0**	**0**	**0**	**0**	**1,115**

Council District(s)
CW

Project (33-00047) - This project will decommission and demolish the old Central Utility Plant to include the disconnect of utilities, abatement, and the demolition and removal of the building, the tank, the equipment, CPS transformers and restore site to grade.

DISTRIBUTED ANTENNA SYSTEM UPGRADES							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	400	0	0	0	400
Total	**0**	**0**	**400**	**0**	**0**	**0**	**400**

Council District(s)
CW

Project (33-00067) - This project expands the Distributed Antennae System into Terminal A to match the Terminal B system. It will improve public safety radio coverage coverage. This work will include design, bidding, and implementation.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
DRAINAGE MASTER PLAN							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	312	188	0	0	0	500
AIRPORT IMPROVEMENT PROGRAM GRANT	0	938	562	0	0	0	1,500
Total	**0**	**1,250**	**750**	**0**	**0**	**0**	**2,000**

Council District(s)
CW

Project (33-00078) - This project updates the 20 year old Drainage Master Plan for the San Antonio International Airport. It will evaluate existing conditions and proposed development in compliance with the recently updated drainage Advisory Circular from the FAA. The utility map of the Airport will also be updated.

EMPLOYEE SCREENING							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	500	0	500
Total	**0**	**0**	**0**	**0**	**500**	**0**	**500**

Council District(s)
CW

Project (33-00026) - This project will install the IT components for employee screening lanes in both Terminals A and B, if it becomes a federal requirement.

EXTEND RUNWAY 21 & TAXIWAY "N"							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	125	0	0	0	0	0	125
AIRPORT IMPROVEMENT PROGRAM GRANT	10,500	3,375	0	0	0	0	13,875
AIRPORT PASSENGER FACILITY CHARGE	3,375	1,125	0	0	0	0	4,500
Total	**14,000**	**4,500**	**0**	**0**	**0**	**0**	**18,500**

Council District(s)
CW

Project (33-00160) - This project extends Runway 21 and Taxiway "N" a distance of 1,000 feet in support of increased air traffic and to enhance the airport's capacity. Project funding for this phased project is dependent on FAA grant.

FACILITIES MANAGEMENT SOFTWARE PROGRAMS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	1,115	0	0	0	0	0	1,115
Total	**1,115**	**0**	**0**	**0**	**0**	**0**	**1,115**

Council District(s)
CW

Project (33-00052) - This project will fund the implementation of two software programs. The first enhances the tracking capabilities for critical assets for accurate reporting of maintenance and performance. The second software program is for real estate management.

GENERAL AVIATION FIS FACILITY, SAT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	500	0	0	0	0	0	500
Total	**500**	**0**	**0**	**0**	**0**	**0**	**500**

Council District(s)
CW

Project (33-00050) - This project will renovate a yet-to-be determined location to utilize as a Federal Inspection Services site by US Customs.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
HOURLY GARAGE STRUCTURAL REPAIRS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	295	0	0	0	0	0	295
Total	**295**	**0**	**0**	**0**	**0**	**0**	**295**

Council District(s)
CW

Project (33-00035) - This project continues recommended repairs to the Hourly Parking Garage.

JET CENTER MUNICIPAL SOLID WASTE							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	180	0	0	560	300	1,040
Total	**0**	**180**	**0**	**0**	**560**	**300**	**1,040**

Council District(s)
CW

Project (33-00051) - This project will provide an environmental assessment of airport property formerly used as a municipal solid waste site. Following the assessment, the Airport will be able to determine development possibilities for the site.

MAINTENANCE OFFICE RENOVATIONS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	350	0	0	0	0	350
Total	**0**	**350**	**0**	**0**	**0**	**0**	**350**

Council District(s)
CW

Project (33-00074) - This project upgrades restrooms and lighting. It will also replace the flooring and provide for a build out for a conference/training room.

MASTER PLAN ELECTRONIC AIRPORT LAYOUT PLAN							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	38	0	0	0	0	0	38
AIRPORT IMPROVEMENT PROGRAM GRANT	115	0	0	0	0	0	115
Total	**153**	**0**	**0**	**0**	**0**	**0**	**153**

Council District(s)
CW

Project (33-00146) - This project completes the electronic airport layout plan (E-ALP) as part of a pilot program for the Federal Aviation Administration. The Master Plan itself was approved by City Council in March 2011.

MASTER PLAN UPDATE, SAT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	0	350	350
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	0	0	1,050	1,050
Total	**0**	**0**	**0**	**0**	**0**	**1,400**	**1,400**

Council District(s)
CW

Project (33-00032) - This project updates the Master Plan for San Antonio International Airport. This update will be used as a planning and programming tool for future capital development.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
MUFIDS MODERNIZATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	1,400	0	0	0	0	1,400
Total	**0**	**1,400**	**0**	**0**	**0**	**0**	**1,400**

Council District(s)
CW

Project (33-00059) - This project provides for the design and implementation of the update of the Multi-User Flight Information Display System (MUFIDS). MUFIDS are the arrival and departure display system at the International airport.

NEW TRITURATOR FACILITY							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	350	0	0	0	0	350
Total	**0**	**350**	**0**	**0**	**0**	**0**	**350**

Council District(s)
CW

Project (33-00057) - This project will construct a triturator facility with a slurry grinder stage and grinder pump stage that will allow waste gravity flow to a sanitary sewer.

NORTHSIDE DEVELOPMENT ACCESS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	298	2,677	0	0	0	2,975
Total	**0**	**298**	**2,677**	**0**	**0**	**0**	**2,975**

Council District(s)
CW

Project (33-00027) - This project will assist in the development of sites for tenants to lease on the northwest side of San Antonio International Airport.

OUTSIDE PLANT CAMPUS IT RING							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	6,541	0	0	0	6,541
Total	**0**	**0**	**6,541**	**0**	**0**	**0**	**6,541**

Council District(s)
CW

Project (33-00044) - This project will complete the Outside Plant Communication Ring around the campus. This work will provide the connectivity to all remaining distribution nodes and will provide redundant ring connectivity throughout the entire Campus. This work will include design, bidding, and implementation.

PAGING MODERNIZATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	380	0	0	0	0	380
Total	**0**	**380**	**0**	**0**	**0**	**0**	**380**

Council District(s)
CW

Project (33-00068) - This project upgrades the Terminal A paging system to digital paging system which will match the Terminal B paging system. Work will include design, bidding, and implementation.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
PARKING AREA SURVEILLANCE							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	555	0	0	0	0	0	555
Total	**555**	**0**	**0**	**0**	**0**	**0**	**555**

Council District(s)

CW

Project (33-00041) - This project will incorporate upgraded CCTV and new emergency call boxes as needed in the parking garage system.

PARKING REVENUE CONTROL SYSTEM							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	5,000	0	0	0	0	0	5,000
Total	**5,000**	**0**	**0**	**0**	**0**	**0**	**5,000**

Council District(s)

CW

Project (33-00196) - This project replaces the existing system with an integrated revenue control system for parking and other ground transportation operations.

PASSENGER BOARDING BRIDGES							
2010 PASSENGER FACILITY CHARGE BONDS	5,000	1,280	0	0	0	0	6,280
Total	**5,000**	**1,280**	**0**	**0**	**0**	**0**	**6,280**

Council District(s)

CW

Project (33-00043) - This project provides for passenger boarding bridges, preconditioned air units, 400 Hz units, baggage chutes and potable water, to the terminal buildings. The bridges are custom made with a long lead time for assembly processing.

PAVEMENT MAINTENANCE MANAGEMENT PROGRAM							
2001 AIRPORT SYSTEM IMPROVEMENT REVENUE BONDS	150	0	0	0	0	0	150
Total	**150**	**0**	**0**	**0**	**0**	**0**	**150**

Council District(s)

CW

Project (33-00054) - This project evaluates the pavement on the runways and taxiways to determine the lifespan of the pavement. This assessment will be used to determine future capital projects.

PERIMETER INTRUSION DETECTION SYSTEM							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	4,000	0	4,000
Total	**0**	**0**	**0**	**0**	**4,000**	**0**	**4,000**

Council District(s)

CW

Project (33-00080) - This project improves overall security at the International airport. The implementation of PIDS can range widely from fencing line security to thermal cameras and millimeter wave radar systems. This work will include design, bidding, and implementation.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
PERIMETER ROAD RECONSTRUCTION							
AIRPORT IMPROVEMENT PROGRAM GRANT	210	615	615	946	0	0	2,386
AIRPORT PASSENGER FACILITY CHARGE	70	205	205	315	0	0	795
Total	**280**	**820**	**820**	**1,261**	**0**	**0**	**3,181**

Council District(s)
CW

Project (33-00024) - This project provides for the design and phased reconstruction of critical areas of the perimeter road. Project funding is dependent on FAA grant.

RECONSTRUCT TAXIWAY E							
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	150	1,247	1,097	2,494
AIRPORT PASSENGER FACILITY CHARGE	0	0	0	50	415	366	831
Total	**0**	**0**	**0**	**200**	**1,662**	**1,463**	**3,325**

Council District(s)
CW

Project (33-00194) - This project includes the reconstruction of a portion of Taxiway E, located east of Runway 3/21. This project was recommended in the Master Plan. Project funding is dependent on FAA grant.

REHABILITATE WEST CARGO FACILITIES							
2010 TAX NOTE, AIRPORT	0	280	2,600	0	0	0	2,880
Total	**0**	**280**	**2,600**	**0**	**0**	**0**	**2,880**

Council District(s)
CW

Project (33-00075) - This project rehabilitates the West Cargo Facilities. The Master Plan identified these facilities as needing renovations.

RESIDENTIAL ACOUSTICAL TREATMENT PROGRAM							
2007 AIRPORT PASSENGER FACILITY CHARGE BONDS	302	0	0	0	0	0	302
2010 PASSENGER FACILITY CHARGE BONDS	1,948	2,000	2,000	2,000	0	0	7,948
AIRPORT IMPROVEMENT PROGRAM GRANT	9,000	8,000	8,000	8,000	8,000	8,000	49,000
UNISSUED AIRPORT PASSENGER FACILITY CHARGE BONDS	0	0	0	0	2,000	2,000	4,000
Total	**11,250**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**61,250**

Council District(s)
CW

Project (33-00170) - The Residential Acoustical Treatment Program is a federal program with a City match, whereby residences located within eligible, FAA-determined noise exposure levels will be treated to reduce interior noise. Project funding is dependent on FAA grant.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
RUNWAY 12R RECONSTRUCTION							
2010 TAX NOTE, AIRPORT	18	50	0	0	0	0	68
AIRPORT IMPROVEMENT PROGRAM GRANT	53	1,600	8,085	17,505	2,979	8,938	39,160
AIRPORT PASSENGER FACILITY CHARGE	0	550	2,695	5,835	993	2,979	13,052
Total	**71**	**2,200**	**10,780**	**23,340**	**3,972**	**11,917**	**52,280**

Council District(s)

CW

Project (33-00178) - This project provides for the design and reconstruction to primary Runway 12R. The project will also include new shoulders and updated lighting. This project was recommended in the Master Plan. Project funding is dependent on FAA grant.

RUNWAY SIGNAGE & MARKING, 12L (MAGNETIC HEADING CHANGE)							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	182	0	0	0	182
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	547	0	0	0	547
Total	**0**	**0**	**729**	**0**	**0**	**0**	**729**

Council District(s)

CW

Project (33-00029) - This project replaces runway signage and markings due to long-term changes to the magnetic headings of all three runways. Replacement will be implemented in phases. Project funding is dependent on FAA grant.

SECURITY CAMERA UPGRADE							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	590	0	0	0	0	0	590
Total	**590**	**0**	**0**	**0**	**0**	**0**	**590**

Council District(s)

CW

Project (33-00072) - This project replaces 90 analog security cameras in various locations in Terminal A, commercial apron and AOA perimeter with 90 digital cameras and install 10 additional digital cameras in Terminal A north and south concourse.

SMS PILOT STUDY							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	75	0	0	0	0	0	75
AIRPORT IMPROVEMENT PROGRAM GRANT	225	0	0	0	0	0	225
Total	**300**	**0**	**0**	**0**	**0**	**0**	**300**

Council District(s)

CW

Project (33-00037) - As part of an FAA pilot program, this project will develop a Safety Management Systems (SMS) program and plan for San Antonio International Airport. Anticipated benefits of the SMS plan is the application of a systematic, proactive, and well-defined safety program which allows an airport to continue to improve safety in the face of forecasted growth in air traffic activity.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
STINSON BUILDING MODIFICATIONS							
STINSON REVOLVING FUND	50	0	0	0	0	0	50
TEXAS DEPARTMENT OF TRANSPORTATION	50	0	0	0	0	0	50
Total	**100**	**0**	**0**	**0**	**0**	**0**	**100**

Council District(s)
CW

Project (33-00033) - This project will remove and replace the roof on City-Owned Hangar 4.

STINSON FIELD SECURITY AND IT UPGRADES							
STINSON REVOLVING FUND	0	0	0	0	0	2,500	2,500
Total	**0**	**0**	**0**	**0**	**0**	**2,500**	**2,500**

Council District(s)
CW

Project (33-00077) - This project will provide upgrades in IT improvements at Stinson Airport and airfield.

STINSON LAND ACQUISITION & UTILITIES							
STINSON REVOLVING FUND	180	0	0	0	0	0	180
Total	**180**	**0**	**0**	**0**	**0**	**0**	**180**

Council District(s)
CW

Project (33-00183) - This project includes the acquisition of land for Runway 1432 at Stinson Municipal Airport.

STINSON MASTER PLAN UPDATE							
STINSON REVOLVING FUND	244	0	0	0	0	0	244
Total	**244**	**0**	**0**	**0**	**0**	**0**	**244**

Council District(s)
CW

Project (33-00034) - This project updates the 2001 Airport Master Plan for Stinson Municipal Airport. This update will be used as a planning and programming tool for future capital development.

STINSON NEW AIR TRAFFIC CONTROL TOWER							
STINSON REVOLVING FUND	470	1,000	0	0	0	0	1,470
TEXAS DEPARTMENT OF TRANSPORTATION	1,299	0	0	0	0	0	1,299
Total	**1,769**	**1,000**	**0**	**0**	**0**	**0**	**2,769**

Council District(s)
CW

Project (33-00010) - This project includes the site selection, design, and construction of a new air traffic control tower (ATCT) at Stinson Municipal Airport. A new ATCT will eliminate anticipated line-of-sight issues that will occur with future development.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
STINSON PARKING LOT							
STINSON REVOLVING FUND	175	0	0	0	0	0	175
Total	**175**	**0**	**0**	**0**	**0**	**0**	**175**

Council District(s)
CW

Project (33-00055) - This project will provide the lighting, bumper stops, and striping for the new parking lot to support the Stinson Municipal Airport Terminal Building.

STINSON RUNWAY 1432							
STINSON REVOLVING FUND	37	313	0	0	0	0	350
TEXAS DEPARTMENT OF TRANSPORTATION	329	2,817	0	0	0	0	3,146
Total	**366**	**3,130**	**0**	**0**	**0**	**0**	**3,496**

Council District(s)
CW

Project (33-00060) - This project will provide for a structural overlay of the runway with lights and signs associated with ramp and taxiway, utility upgrades and easements. This project received a federal earmark.

STINSON SECURITY CAMERAS							
STINSON REVOLVING FUND	150	0	0	0	0	0	150
Total	**150**	**0**	**0**	**0**	**0**	**0**	**150**

Council District(s)
CW

Project (33-00016) - This project includes the installation of security cameras and at vehicle access gates at Stinson Municipal Airport to be monitored by the communications center at San Antonio International Airport.

STORMWATER OUTFALL REPAIRS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	480	0	0	0	0	480
Total	**0**	**480**	**0**	**0**	**0**	**0**	**480**

Council District(s)
CW

Project (33-00036) - This project repairs, replaces and/or installs stormwater system outfall structures at both airports to include velocity dissipation control.

SUPPORT SERVICES BUILDING							
UNISSUED AIRPORT REVENUE BONDS	0	0	0	1,400	9,450	3,150	14,000
Total	**0**	**0**	**0**	**1,400**	**9,450**	**3,150**	**14,000**

Council District(s)
CW

Project (33-00053) - This project provides for the construction of a new building to centralize Airport personnel displaced by the new terminal. The building will also house centralize IT functions and a control center to support the operational needs of the airport.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
TAXIWAY G RECONSTRUCTION, PHASE I							
2010 TAX NOTE, AIRPORT	463	0	0	0	0	0	463
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	1,057	3,171	0	0	0	4,228
AIRPORT IMPROVEMENT PROGRAM GRANT	1,388	3,171	9,511	0	0	0	14,070
Total	**1,851**	**4,228**	**12,682**	**0**	**0**	**0**	**18,761**

Council District(s)
CW

Project (33-00193) - The reconstruction of Taxiway G is phased to minimize construction impacts on airport operations. Phase I provides for the design and reconstruction of the southeastern section of Taxiway G, from Runway 3/21 to Taxiway A. Project is dependent upon FAA grant.

TAXIWAY G RECONSTRUCTION, PHASE II							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	181	1,009	1,190
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	0	544	3,026	3,570
Total	**0**	**0**	**0**	**0**	**725**	**4,035**	**4,760**

Council District(s)
CW

Project (33-00023) - The reconstruction of Taxiway G is phased to minimize construction impacts on airport operations. Phase II provides for the design and reconstruction of Taxiway G, from Taxiway A to Runway 12R/30L. Project is dependent upon FAA grant.

TECHNOLOGY MASTER PLANNING SERVICES							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	250	0	0	200	0	0	450
Total	**250**	**0**	**0**	**200**	**0**	**0**	**450**

Council District(s)
CW

Project (33-00058) - This project will provide IT master planning for IT projects at International and Stinson airports.

TENANT VOIP							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	650	0	0	0	650
Total	**0**	**0**	**650**	**0**	**0**	**0**	**650**

Council District(s)
CW

Project (33-00069) - Expansion of Tenant Voice over Internet Protocol (VoIP) services to tenants. This work will include design, bidding, and implementation.

TERMINAL & AIRFIELD SECURITY							
2007 AIRPORT REVENUE BONDS	329	0	0	0	0	0	329
Total	**329**	**0**	**0**	**0**	**0**	**0**	**329**

Council District(s)
CW

Project (33-00205) - This project includes the evaluation and upgrade of Terminal and Airfield Security Access and related Transportation Security Administration (TSA) mandates as a result of nationwide increased security requirements.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
TERMINAL 2 RELOCATION							
2010 TAX NOTE GENERAL AIRPORT REVENUE BONDS	4,261	0	0	0	0	0	4,261
Total	**4,261**	**0**	**0**	**0**	**0**	**0**	**4,261**

Council District(s)

CW

Project (33-00157) - This project includes demolition of existing Terminal 2, apron repaving and relocation of IT, tenants and staff.

TERMINAL A CAMPUS IT MODERNIZATION							
2010 GENERAL AIRPORT REVENUE BONDS	2,014	0	0	0	0	0	2,014
2010 TAX NOTE, AIRPORT	2,476	0	0	0	0	0	2,476
Total	**4,490**	**0**	**0**	**0**	**0**	**0**	**4,490**

Council District(s)

CW

Project (33-00048) - This project will implement IT improvements for both Terminal A and initial Outside Plant Infrastructure work.

TERMINAL A CUTOVER							
2010 TAX NOTE, AIRPORT	0	1,557	0	0	0	0	1,557
Total	**0**	**1,557**	**0**	**0**	**0**	**0**	**1,557**

Council District(s)

CW

Project (33-00056) - This project decommissions the communication rooms no longer part of the essential infrastructure for Terminal A and recables to the permanent communication rooms that were established under the Terminal A and Campus IT Modernization project.

TERMINAL A RENOVATIONS AND REFURBISHMENT							
2007 GENERAL AIRPORT REVENUE BONDS	6,526	0	0	0	0	0	6,526
2010 GENERAL AIRPORT REVENUE BONDS	0	20,607	0	0	0	0	20,607
2010 TAX NOTE, AIRPORT	3,247	0	0	0	0	0	3,247
AIRPORT IMPROVEMENT & CONTINGENCY FUND	3,000	0	0	0	0	0	3,000
Total	**12,773**	**20,607**	**0**	**0**	**0**	**0**	**33,380**

Council District(s)

CW

Project (33-00061) - This project will fund individual projects to renovate Terminal A based on the outcome of the Comprehensive Building Assessment of Terminal A. These projects will include interior updates and landside improvements.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
WIRELESS MESH							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	2,450	0	0	2,450
Total	**0**	**0**	**0**	**2,450**	**0**	**0**	**2,450**

Council District(s)

CW

Project (33-00046) - The wireless mesh network will support airfields security and maintenance growth, including video surveillance, perimeter intrusion system, vehicle gates and airfield maintenance.

TOTAL AIR TRANSPORTATION	**88,692**	**155,165**	**60,440**	**41,926**	**37,099**	**38,820**	**422,142**
TRANSPORTATION							
STREETS							
24TH STREET IMPROVEMENTS (OUR LADY OF THE LAKE UNIVERSITY)							
2007 GO STREET IMPROVEMENT BOND-A	400	0	0	0	0	0	400
2010 ISSUED CERTIFICATES OF OBLIGATION	1,375	0	0	0	0	0	1,375
CIED FUND	25	0	0	0	0	0	25
OLLU CONTRIBUTION	170	0	0	0	0	0	170
Total	**1,970**	**0**	**0**	**0**	**0**	**0**	**1,970**

Council District(s)

5

Project (23-01196) - Reconstruction of 24th Street from the bridge on Elmendorf Lake to San Luis Street, including medians, sidewalks, bike facilities and necessary drainage improvements.

36TH STREET EXTENSION THROUGH KELLY USA							
2007 GO STREET IMPROVEMENT BOND	2,434	66	0	0	0	0	2,500
FEDERAL ECONOMIC STIMULUS PROJECT	1,500	0	0	0	0	0	1,500
TEXAS DEPARTMENT OF TRANSPORTATION	4,484	246	0	0	0	0	4,730
Total	**8,418**	**312**	**0**	**0**	**0**	**0**	**8,730**

Council District(s)

4

Project (40-00001) - Extension of 36th Street 1.9 miles to link Port Authority of San Antonio to major thoroughfares, providing ingress and egress to and from Port Authority of San Antonio.

36TH STREET RECONSTRUCTION (US 90 TO KELLY AFB ENTRANCE)							
2008 ISSUED CERTIFICATES OF OBLIGATION	1,005	0	0	0	0	0	1,005
FEDERAL ECONOMIC STIMULUS PROJECT	2,513	0	0	0	0	0	2,513
TEXAS DEPARTMENT OF TRANSPORTATION	88	0	0	0	0	0	88
Total	**3,606**	**0**	**0**	**0**	**0**	**0**	**3,606**

Council District(s)

5

Project (23-00839) - This project will provide the City's share to widen the primary access roadway to Port San Antonio with curbs, sidewalks, drainage and includes engineering, right-of-way, and utility relocation.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
ATD - FY 2012 BIKE FACILITIES/POSTS/RACKS							
ADVANCED TRANSPORTATION DISTRICT	1,000	0	0	0	0	0	1,000
Total	**1,000**	**0**	**0**	**0**	**0**	**0**	**1,000**
Council District(s) CW	Project (23-01293) - This project will improve bicycling safety by adding designated lanes and facilities.						
ATD - FY 2012 INTERSECTION IMPROVEMENTS							
ADVANCED TRANSPORTATION DISTRICT	1,330	0	0	0	0	0	1,330
Total	**1,330**	**0**	**0**	**0**	**0**	**0**	**1,330**
Council District(s) CW	Project (23-01297) - This project will install or modify intersections on city streets to improve transportation mobility, to include turn lanes, deceleration/acceleration lanes, medians and pavement markings.						
ATD - FY 2012 SCHOOL CROSSWALK BEACON CHALLENGE							
ADVANCED TRANSPORTATION DISTRICT	30	0	0	0	0	0	30
Total	**30**	**0**	**0**	**0**	**0**	**0**	**30**
Council District(s) CW	Project (23-01295) - This project will match programs with ISD's to fund 50% for school flashers at existing zones or to upgrade the mast arm mounted at warranted locations and/or install flashing beacons.						
ATD - FY 2012 SCHOOL FLASHER COMMUNICATIONS UPGRADE							
ADVANCED TRANSPORTATION DISTRICT	400	0	0	0	0	0	400
Total	**400**	**0**	**0**	**0**	**0**	**0**	**400**
Council District(s) CW	Project (23-01300) - This project will provide for the installation of communication equipment in order to facilitate full two-way communication with each individual school flasher using the city's existing communication network.						
ATD - FY 2012 SCHOOL ZONE PAVEMENT MARKING UPGRADE							
ADVANCED TRANSPORTATION DISTRICT	50	0	0	0	0	0	50
Total	**50**	**0**	**0**	**0**	**0**	**0**	**50**
Council District(s) CW	Project (23-01294) - This project will replace current water base painted pavement markings, which have a short life span, with more durable and visible thermoplastic markings.						
ATD - FY 2012 SIDEWALKS							
ADVANCED TRANSPORTATION DISTRICT	5,900	0	0	0	0	0	5,900
Total	**5,900**	**0**	**0**	**0**	**0**	**0**	**5,900**
Council District(s) CW	Project (23-01296) - This project will provide for the installation or repair of sidewalks based on the assessment made utilizing the sidewalk gap analysis & tracking program.						

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
ATD - FY 2012 TRAFFIC SIGNAL DETECTION							
ADVANCED TRANSPORTATION DISTRICT	500	0	0	0	0	0	500
Total	**500**	**0**	**0**	**0**	**0**	**0**	**500**

Council District(s)
CW

Project (23-01298) - This project will utilize technological equipment at a traffic signal to detect the presence of a vehicle waiting at a red light.

ATD - FY 2012 UNINTERRUPTIBLE POWER SUPPLIES							
ADVANCED TRANSPORTATION DISTRICT	60	0	0	0	0	0	60
Total	**60**	**0**	**0**	**0**	**0**	**0**	**60**

Council District(s)
CW

Project (23-01299) - This project will provide backup battery for traffic signals that is activated if a loss of power occurs, i.e., during a severe storm. This keeps the signals operating normally for four to five hours without an external power.

ATD-FY2012 AUDIBLE COUNTDOWN PEDESTRIAN							
ADVANCED TRANSPORTATION DISTRICT	100	0	0	0	0	0	100
Total	**100**	**0**	**0**	**0**	**0**	**0**	**100**

Council District(s)
CW

Project (23-01292) - This project will provide voice indication for improved safety of sight impaired pedestrians at crosswalks. Audibly indicates location of activation button and when the desired crossing has been given a green signal.

ATD-INTERSECTION IMPROVEMENTS							
ADVANCED TRANSPORTATION DISTRICT	546	0	0	0	0	0	546
Total	**546**	**0**	**0**	**0**	**0**	**0**	**546**

Council District(s)
CW

Project (23-00990) - This project will install or modify intersections on city streets to improve transportation mobility, to include turn lanes, deceleration/acceleration lanes, medians and pavement markings.

ATD-SIDEWALKS							
ADVANCED TRANSPORTATION DISTRICT	2,120	0	0	0	0	0	2,120
Total	**2,120**	**0**	**0**	**0**	**0**	**0**	**2,120**

Council District(s)
CW

Project (23-01086) - This project will provide for the installation or repair of sidewalks based on the assessment made utilizing the sidewalk gap analysis & tracking program.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
ATD-TRAFFIC SYSTEM MODERNIZATION/SYNCHRONIZATION							
ADVANCED TRANSPORTATION DISTRICT	1,449	0	0	0	0	0	1,449
SELF SUPPORTING CERTIFICATES OF OBLIGATION	5,886	0	0	0	0	0	5,886
Total	**7,335**	**0**	**0**	**0**	**0**	**0**	**7,335**

Council District(s)

CW

Project (23-01085) - Comprehensive Communications Network - Provides a City-wide communications network using fiber optic and wireless communications to link all traffic signal devices. Traffic Signal Control System Upgrade - 2070 Traffic Signal Controller Conversion) Traffic Signal Coordination - Traffic flow will be optimized by coordinating signals along arterials to facilitate movement of the greatest number of vehicles through each group of signals with minimum delay.

ATD-VIDEO IMAGING VIDEO DETECTION SYSTEM							
ADVANCED TRANSPORTATION DISTRICT	165	0	0	0	0	0	165
Total	**165**	**0**	**0**	**0**	**0**	**0**	**165**

Council District(s)

CW

Project (23-00082) - This project will utilize camera systems at a traffic signal to detect the presence of a vehicle waiting at a red light.

AUSTIN RAIL LINE QUIET ZONE							
2007 GO STREET IMPROVEMENT BOND-A	333	0	0	0	0	0	333
Total	**333**	**0**	**0**	**0**	**0**	**0**	**333**

Council District(s)

10

Project (40-00259) - This project will allow for the creation of a quiet zone along the Austin Rail Line.

BABCOCK RD (PRUE RD TO HOLLYHOCK)							
2007 GO STREET IMPROVEMENT BOND	101	0	0	0	0	0	101
Total	**101**	**0**	**0**	**0**	**0**	**0**	**101**

Council District(s)

7 8

Project (40-00003) - Reconstructs street with sidewalks, drainage, driveway approaches and necessary traffic signal modifications.

BLANCO RD (HILDEBRAND TO JACKSON KELLER)							
2007 GO STREET IMPROVEMENT BOND	5,017	4,514	3,031	0	0	0	12,562
Total	**5,017**	**4,514**	**3,031**	**0**	**0**	**0**	**12,562**

Council District(s)

1

Project (40-00004) - Reconstructs and widens Blanco Road, with curbs, sidewalks, driveway approaches, turn lanes at major intersections, and necessary drainage and traffic signal improvements.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
BROOKS-NEW BRAUNFELS EXTENSION							
2010 ISSUED CERTIFICATES OF OBLIGATION	8,683	0	0	0	0	0	8,683
Total	**8,683**	**0**	**0**	**0**	**0**	**0**	**8,683**

Council District(s)
3

Project (40-00182) - Continues construction of S. New Braunfels from Research Plaza to southern boundary of Brooks City-Base. This is a funds transfer project; Brooks City-Base will manage design and construction.

BULVERDE RD (LOOP 1604 TO EVANS RD)							
2007 GO STREET IMPROVEMENT BOND	11,698	6,855	0	0	0	0	18,553
2007 GO STREET IMPROVEMENT BOND-A	1,000	0	0	0	0	0	1,000
Total	**12,698**	**6,855**	**0**	**0**	**0**	**0**	**19,553**

Council District(s)
9 10

Project (40-00005) - This project reconstructs and widens Bulverde with curbs, sidewalks, driveway approaches, necessary signal modifications/improvements and necessary drainage. The project includes the installation of bike facilities.

BULVERDE RD (LOOP 1604 TO REDLAND RD)							
2007 GO STREET IMPROVEMENT BOND-A	1,200	0	0	0	0	0	1,200
Total	**1,200**	**0**	**0**	**0**	**0**	**0**	**1,200**

Council District(s)
10

Project (40-00258) - This project will allow for the reconfiguration for intersection of Bulverde Rd. south of 1604 and reconstruction of road to Redland Rd.

CALLAGHAN (BANDERA TO INGRAM)							
2003 STORM WATER REVENUE BOND	0	1	68	0	0	0	69
2006 CERTIFICATES OF OBLIGATION	68	67	0	0	0	0	135
Total	**68**	**68**	**68**	**0**	**0**	**0**	**204**

Council District(s)
7

Project (23-03251) - This project is to reconstruct and widen Callaghan Road to four lanes with continuous left turn lanes. The project includes drainage, curbs, bridges, and sidewalks. Also a roundabout is provided at Thunder Drive.

CALLAGHAN RD (CULEBRA TO COMMERCE)							
2007 GO STREET IMPROVEMENT BOND	8,670	0	0	0	0	0	8,670
Total	**8,670**	**0**	**0**	**0**	**0**	**0**	**8,670**

Council District(s)
6 7

Project (40-00007) - Reconstructs and widens Callaghan Road with curbs, sidewalks, driveway approaches, and necessary traffic signal improvements.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
CD6 STREET AND SIDEWALK IMPROVEMENTS							
2008 ISSUED CERTIFICATES OF OBLIGATION	50	0	0	0	0	0	50
Total	**50**	**0**	**0**	**0**	**0**	**0**	**50**

Council District(s)
6

Project (23-01260) - Sidewalks on the north side of Joe Newton from Mabe to Meadow Lawn. The scope includes sidewalks, curbs, and drain boxes.

CD9 NEIGHBORHOOD STREETS AND SIDEWALKS							
2009 ISSUED TAX NOTES	500	0	0	0	0	0	500
Total	**500**	**0**	**0**	**0**	**0**	**0**	**500**

Council District(s)
9

Project (23-01265) - Street maintenance work and sidewalk work in various areas of District 9.

CITY-WIDE BRIDGE REPLACEMENT (TXDOT)							
2007 GO STREET IMPROVEMENT BOND	13,234	0	0	0	0	0	13,234
Total	**13,234**	**0**	**0**	**0**	**0**	**0**	**13,234**

Council District(s)
CW

Project (40-00008) - The City Wide Bridge Replacement Project is intended to replace City owned bridge structures rated as deficient either due to compromised structural integrity, insufficient drainage capacity, or inadequate traffic provisions or a combination. Six bridges were elected for the City Wide Bridge Replacement Project. The six structures are the Houston St. Bridge over Salado Creek, Rittiman Rd. Bridge over Salado Creek, Laredo Bridge over Alazan Creek, W.W. White bridge class culvert at Rosillo Creek, Weidner Bridge class culvert at Beitel Creek and Lookout Bridge class culvert at creek draw.

CREIGHTON STREET IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND-A	833	0	0	0	0	0	833
Total	**833**	**0**	**0**	**0**	**0**	**0**	**833**

Council District(s)
5

Project (40-00252) - This project will allow for the full street construction including sidewalks and ADA compliant wheel chair ramps from Southcross to Quintana.

CROSSWALK FLASHING BEACONS							
FEDERAL ECONOMIC STIMULUS PROJECT	132	0	0	0	0	0	132
Total	**132**	**0**	**0**	**0**	**0**	**0**	**132**

Council District(s)
CW

Project (23-01243) - This Project will provide for the installation of flashing beacons at crosswalks to create a pedestrian safe environment that encourages walking.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
DEZAVALA, PHASE I (BABCOCK TO COGBURN)							
2007 GO STREET IMPROVEMENT BOND	5,583	400	0	0	0	0	5,983
Total	**5,583**	**400**	**0**	**0**	**0**	**0**	**5,983**

Council District(s)
8

Project (40-00009) - Reconstructs and widens DeZavala Road from two to five lanes, along with the construction of curbs, sidewalks, driveway approaches, and necessary drainage and traffic signal improvements.

DISTRICT 5 QUIET ZONES							
2007 GO STREET IMPROVEMENT BOND-A	433	0	0	0	0	0	433
Total	**433**	**0**	**0**	**0**	**0**	**0**	**433**

Council District(s)
5

Project (40-00251) - This project will allow for the creation of a quiet zone near the Lone Star Brewery.

DOWNTOWN CIRCULATION STUDY							
2007 GO STREET IMPROVEMENT BOND-A	833	0	0	0	0	0	833
Total	**833**	**0**	**0**	**0**	**0**	**0**	**833**

Council District(s)
1

Project (40-00261) - Downtown pedestrian, bicycle and vehicle circulation study

DOWNTOWN TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND	4,979	0	0	0	0	0	4,979
Total	**4,979**	**0**	**0**	**0**	**0**	**0**	**4,979**

Council District(s)
1

Project (40-00013) - Construct and/or reconstruct sidewalks, driveway approaches, curbs and wheelchair ramps; repair street brick pavers; and install wayfinders, lighted street signs and other pedestrian, street and traffic signal improvements as needed.

ESPADA ROAD							
2007 GO STREET IMPROVEMENT BOND-A	1,050	0	0	0	0	0	1,050
Total	**1,050**	**0**	**0**	**0**	**0**	**0**	**1,050**

Council District(s)
3

Project (40-00246) - This project will reconstruct and widen Espada Road from IH 410 to Ashley Road including sidewalks, driveway approaches, bike lanes and drainage improvements. Current funding is for design only.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
FORT SAM TRANSPORTATION PROJECTS							
2007 GO STREET IMPROVEMENT BOND	3,202	0	0	0	0	0	3,202
Total	**3,202**	**0**	**0**	**0**	**0**	**0**	**3,202**

Council District(s)

2 9

Project (40-00015) - The project includes widening at Winans Gate to two outbound lanes and a left turn lane and the addition of a left turn lane off Harry Wurzbach; at Burr Rd. remove channelized right turn, add left turn lane on Burr Rd. and add left turn lane off of Harry Wurzbach; on Wurzbach at Rittiman Rd. widen to add northbound and southbound lanes and extend storage of southbound left turn lane and extend storage of northbound right turn lane; on Rittiman at Wurzbach extend storage of westbound right and left turn lanes.

FREDERICKSBURG RD CONGESTION MITIGATION							
2007 GO STREET IMPROVEMENT BOND	6,700	266	0	0	0	0	6,966
Total	**6,700**	**266**	**0**	**0**	**0**	**0**	**6,966**

Council District(s)

1 7

Project (40-00016) - Address congestion between the downtown business district and the South Texas Medical Center through performance of a detailed traffic analysis and requisite operational improvements (including traffic signal system upgrades, intersection geometric improvements and communication network improvements) and hike and bike amenities. The total cost for this project is currently estimated to be $39 million, with the City share expected to equal approximately 26% of this total.

GUADALUPE CULTURAL ARTS CENTER STREET							
2007 GO STREET IMPROVEMENT BOND-A	500	1,000	0	0	0	0	1,500
Total	**500**	**1,000**	**0**	**0**	**0**	**0**	**1,500**

Council District(s)

1

Project (40-00262) - This project will provide improvements to the Guadalupe Cultural Arts Center street and sidewalks.

HAUSMAN ROAD IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND-A	1,100	560	0	0	0	0	1,660
Total	**1,100**	**560**	**0**	**0**	**0**	**0**	**1,660**

Council District(s)

8

Project (40-00256) - This project will reconstruct and widen Hausman Road from Loop 1604 to IH 10. The project includes drainage, sidewalks, driveway approaches and traffic signal upgrades. Current funding is for design only

HEMISFAIR PARK STREET IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND-A	2,000	7,822	7,823	0	0	0	17,645
Total	**2,000**	**7,822**	**7,823**	**0**	**0**	**0**	**17,645**

Council District(s)

1

Project (40-00263) - This project will provide for streets and drainage improvements associated with HemisFair Park.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
HOUSTON ST-AT&T PARKWAY E.TO IH10							
2007 GO STREET IMPROVEMENT BOND	831	514	0	0	0	0	1,345
TEXAS DEPARTMENT OF TRANSPORTATION	3,322	1,718	0	0	0	0	5,040
Total	**4,153**	**2,232**	**0**	**0**	**0**	**0**	**6,385**

Council District(s)

2

Project (40-00212) - This project will reconstruct Houston Street to four lanes, including curbs, sidewalks, and necessary drainage. The project will upgrade traffic signals and reversible lane technology (ITS System) to allow increase traffic flow during major sporting events. This project includes the reconstruction of the Salado Creek Bridge as a part of the Citywide Bridge Replacement Program.

HUNT LANE (INGRAM TO POTRANCO)							
2007 GO STREET IMPROVEMENT BOND	5,492	0	0	0	0	0	5,492
Total	**5,492**	**0**	**0**	**0**	**0**	**0**	**5,492**

Council District(s)

4 6

Project (40-00018) - Reconstruct and widen Hunt Lane to four lanes, with a shared use path, sidewalks, curbs, driveway approaches, and necessary drainage and traffic signal improvements.

JONES MALTSBERGER (REDLAND TO THOUSAND OAKS)							
2007 GO STREET IMPROVEMENT BOND	7,162	0	0	0	0	0	7,162
Total	**7,162**	**0**	**0**	**0**	**0**	**0**	**7,162**

Council District(s)

10

Project (40-00019) - Reconstruct and widen Jones Maltsberger to five lanes with curbs, sidewalks, driveway approaches, and necessary drainage. Project includes construction of a bridge to eliminate a low water crossing.

KELLY USA							
2003 GO STREETS AND PEDESTRIAN IMPROVEMENT BOND	1,572	0	0	0	0	0	1,572
Total	**1,572**	**0**	**0**	**0**	**0**	**0**	**1,572**

Council District(s)

4 5

Project (23-00184) - This project will provide for infrastructure improvements in accordance with Kelly USA Master Plan.

LARKSPUR AREA STREETS RECON. & SIDEWALKS							
COMMUNITY DEVELOPMENT BLOCK GRANT	269	0	0	0	0	0	269
Total	**269**	**0**	**0**	**0**	**0**	**0**	**269**

Council District(s)

9

Project (23-01251) - Reconstruct streets with curb, sidewalks and driveway approaches within the Larkspur Area streets, such as Baltic from Silver Oaks to Anchor, Baywood from Silver Oaks to Anchor and others.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
LORD ROAD DESIGN							
2007 GO STREET IMPROVEMENT BOND-A	1,291	0	0	0	0	0	1,291
Total	**1,291**	**0**	**0**	**0**	**0**	**0**	**1,291**

Council District(s)

2

Project (40-00243) - This project will provide funds for the study and design of improvements to Lord Road, including the possible widening and extension to Loop 410.

MARBACH ROAD, PH II A							
2007 GO STREET IMPROVEMENT BOND	4,614	600	0	0	0	0	5,214
Total	**4,614**	**600**	**0**	**0**	**0**	**0**	**5,214**

Council District(s)

6

Project (40-00020) - Funds will be used to provide the street component to the Marbach Phase II A (Military to west of Rawhide) Drainage project.

MEDICAL AT FREDERICKSBURG							
2007 GO STREET IMPROVEMENT BOND	4,554	0	0	0	0	0	4,554
Total	**4,554**	**0**	**0**	**0**	**0**	**0**	**4,554**

Council District(s)

8

Project (23-00854) - This project will construct grade separation of Medical Dr under Fredericksburg Rd. Project includes signal modifications, curbs, sidewalks, necessary drainage and access lanes from Medical to Fredericksburg. MPO Program.

MEDICAL CENTER INFRASTRUCTURE AND FACILITIES							
2008 ISSUED CERTIFICATES OF OBLIGATION	861	0	0	0	0	0	861
2010 ISSUED CERTIFICATES OF OBLIGATION	1,100	0	0	0	0	0	1,100
2011 CERTIFICATES OF OBLIGATION	1,500	0	0	0	0	0	1,500
UNISSUED CERTIFICATES OF OBLIGATION	275	0	0	0	0	0	275
Total	**3,736**	**0**	**0**	**0**	**0**	**0**	**3,736**

Council District(s)

8

Project (23-00218) - Reconstruct intersections and provides for facility improvements within Medical Center. City has allocated, at a minimum, $1.1 M annual in funding to match any contributions made by Medical Center Alliance.

MEDICAL CENTER INTERSECTION IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND	2,859	0	0	0	0	0	2,859
Total	**2,859**	**0**	**0**	**0**	**0**	**0**	**2,859**

Council District(s)

8

Project (40-00022) - Improve intersections at the following locations: Medical Drive at Babcock; Ewing Halsell at Wurzbach; Hamilton Wolfe at Floyd Curl; and Ewing Halsell at Sid Katz. The total cost for this project is currently estimated to be $25 million, with the City's share expected to equal approximately 68% of this total.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
MEDINA BASE RD, PHASE I (LOOP 410)							
2007 GO STREET IMPROVEMENT BOND	4,600	0	0	0	0	0	4,600
Total	**4,600**	**0**	**0**	**0**	**0**	**0**	**4,600**

Council District(s)

4

Project (40-00023) - Design and reconstruct to available funds Medina Base Road from Loop 410 to Five Palms. Project design allows for widening of the roadway to a 5-lane section, sidewalks, driveway approaches, bicycle facilities, and necessary drainage and traffic signal improvements.

MISSION TRAILS IV							
2008 ISSUED CERTIFICATES OF OBLIGATION	275	0	0	0	0	0	275
2010 ISSUED CERTIFICATES OF OBLIGATION	125	0	0	0	0	0	125
2011 CERTIFICATES OF OBLIGATION	300	0	0	0	0	0	300
Total	**700**	**0**	**0**	**0**	**0**	**0**	**700**

Council District(s)

1 3

Project (23-00789) - Construct street and drainage improvements and enhancements on Mission from Mitchell to Roosevelt and on Roosevelt from Mission to St. Marys. Also enhancements on Alamo from Durango to Alamo Plaza. City's funds will leverage federal funds.

MISSION TRAILS V							
2010 ISSUED CERTIFICATES OF OBLIGATION	37	0	0	0	0	0	37
Total	**37**	**0**	**0**	**0**	**0**	**0**	**37**

Council District(s)

1 3

Project (23-00790) - This project will provide the City Match to construct Mission Trials V MPO Program. This project provides for signage and delineation features for the entire length of the project from the Alamo to Mission Espada.

N. HEIN (W.W. WHITE-W. HEIN) AND W. HEIN							
2007 GO STREET IMPROVEMENT BOND	600	0	0	0	0	0	600
Total	**600**	**0**	**0**	**0**	**0**	**0**	**600**

Council District(s)

2

Project (40-00025) - Reconstruct N. Hein from W. W. White to W. Hein and W. Hein from Rice to N. Hein, with curbs, sidewalks, driveway approaches and necessary drainage improvements.

NEW BRAUNFELS INFRASTRUCTURE PROJECT, PHASE I THROUGH V							
2008 ISSUED CERTIFICATES OF OBLIGATION	2,346	0	0	0	0	0	2,346
Total	**2,346**	**0**	**0**	**0**	**0**	**0**	**2,346**

Council District(s)

3

Project (61-00100) - This is a five phase project which will extend South New Braunfels from Southeast Military Drive to Loop 410 through Brooks City Base.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
NEW BRAUNFELS/NACOGDOCHES INTERSECTION							
2007 GO STREET IMPROVEMENT BOND	1,336	0	0	0	0	0	1,336
Total	**1,336**	**0**	**0**	**0**	**0**	**0**	**1,336**

Council District(s)

9 10

Project (40-00026) - Reconstruct the intersection at N. New Braunfels and Nacogdoches. The project includes the widening of N. New Braunfels, with curbs, sidewalks, and driveway approaches to align with existing street.

NOBLEWOOD DR. STREET EXPANSION							
2006 CERTIFICATES OF OBLIGATION	275	0	0	0	0	0	275
2007 GO STREET IMPROVEMENT BOND-A	1,000	0	0	0	0	0	1,000
Total	**1,275**	**0**	**0**	**0**	**0**	**0**	**1,275**

Council District(s)

2

Project (23-01259) - Reconstruction of Noblewood Dr. from E. Houston to Tamarak Dr. and also includes approximately 150 ft of street extension of Noblewood Dr. South of Tamarak Dr. to the proposed Wheatly Heights Sports Complex. Proposed reconstruction will include street widening from existing two lanes to four lane street with median and center turn lane. New curb, sidewalk and driveways will also be constructed as a part of the improvement. Also includes, an entrance enhancement as a gateway for the proposed sports complex.

NORTH CENTRAL ARTERIAL STREET IMPROVEMENTS							
2007 ISSUED CERTIFICATES OF OBLIGATION	798	0	0	0	0	0	798
Total	**798**	**0**	**0**	**0**	**0**	**0**	**798**

Council District(s)

CW

Project (23-01109) - This project will provide for streets and pedestrian enhancements in Arterial Streets in the North Central Area.

OCTAVIA #63, PHASE II							
2007 GO STREET IMPROVEMENT BOND	471	0	0	0	0	0	471
Total	**471**	**0**	**0**	**0**	**0**	**0**	**471**

Council District(s)

5

Project (40-00028) - Reconstruct streets with new underground drainage systems, curbs, sidewalks and driveway approaches in the area bounded by South Flores, West Hart Avenue/Weinberg/Chalmers Avenue, IH-35 South and Gladstone Street/Tommins Avenue. The streets included within the bounded area include: Rochambeau St, Boris St, Horton Pl, Weinberg Ave, Stanley, Pleasanton Rd, Gladstone Ave, Kaine St, Tommins Ave, Malar, Unity Ct, Division Ave, Hart Ave, Ranmar Ave, and Chalmers Ave.

PEDESTRIAN SIGNALS IMPROVEMENTS							
FEDERAL ECONOMIC STIMULUS PROJECT	292	0	0	0	0	0	292
Total	**292**	**0**	**0**	**0**	**0**	**0**	**292**

Council District(s)

CW

Project (23-01244) - This Project will provide dedicated signal indicators to create a pedestrian safe environment that encourages walking.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
PRUE RD (COUNTRY DAWN TO AUTUMN BLUFF)							
2007 GO STREET IMPROVEMENT BOND	4,067	0	0	0	0	0	4,067
Total	**4,067**	**0**	**0**	**0**	**0**	**0**	**4,067**

Council District(s)
7 8

Project (40-00030) - Widen Prue Road to four lanes with a raised median. Project includes installation of an additional bridge for crossing at Leon Creek.

RAMSEY SIDEWALKS							
COMMUNITY DEVELOPMENT BLOCK GRANT	86	0	0	0	0	0	86
Total	**86**	**0**	**0**	**0**	**0**	**0**	**86**

Council District(s)
9

Project (23-01246) - Install curb and sidewalks on Ramsey from Isom to San Pedro where needed. Scope of the project will be executed up to the funds available.

REDLAND ROAD IMPROVEMENTS AT 1604							
2007 GO STREET IMPROVEMENT BOND-A	333	0	0	0	0	0	333
Total	**333**	**0**	**0**	**0**	**0**	**0**	**333**

Council District(s)
10

Project (40-00260) - This project will allow for the construction of a right turn lane approximately 200-linear feet from intersection on the Southside of Loop 1604. The project will be designed and constructed with available funds

REED RD (CULEBRA TO MILITARY)							
2007 GO STREET IMPROVEMENT BOND	5,137	0	0	0	0	0	5,137
Total	**5,137**	**0**	**0**	**0**	**0**	**0**	**5,137**

Council District(s)
6

Project (40-00032) - Reconstruct and widen roadway to three lanes, with bicycle lanes, curbs, sidewalks, driveway approaches, and necessary drainage and traffic signal improvements.

RIVAS (GEN. MCMULLEN TO ROSABELL)							
2007 GO STREET IMPROVEMENT BOND	819	0	0	0	0	0	819
Total	**819**	**0**	**0**	**0**	**0**	**0**	**819**

Council District(s)
5

Project (40-00033) - Reconstruct Rivas from Gen. McMullen to Rosabell, with curbs, sidewalks, driveway approaches, and necessary drainage and signal improvements.

SALADO CREEK BICYCLE PATHS							
2004 ISSUED CERTIFICATES OF OBLIGATION	209	0	0	0	0	0	209
Total	**209**	**0**	**0**	**0**	**0**	**0**	**209**

Council District(s)
9

Project (23-00943) - This project will construct bike paths from Wetmore to Blanco Road.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
SHAENFIELD ROAD & BRIDGE							
2007 GO STREET IMPROVEMENT BOND-A	1,667	0	0	0	0	0	1,667
Total	**1,667**	**0**	**0**	**0**	**0**	**0**	**1,667**

Council District(s)
6

Project (40-00253) - City contribution toward the developer extending Shaenfield Rd. approximately 2000 feet inside Loop 1604 and constructing a bridge over Helotes Creek.

SIDEWALK IMPROVEMENTS							
FEDERAL ECONOMIC STIMULUS PROJECT	242	0	0	0	0	0	242
Total	**242**	**0**	**0**	**0**	**0**	**0**	**242**

Council District(s)
CW

Project (23-01245) - This Project will provide for the installation and repair of sidewalks to create a pedestrian - safe environment that encourages walking.

ST. MARY'S STREET SIDEWALK IMPROVEMENTS							
2006 CERTIFICATES OF OBLIGATION	873	0	0	0	0	0	873
Total	**873**	**0**	**0**	**0**	**0**	**0**	**873**

Council District(s)
1

Project (23-01264) - Sidewalks improvements on St. Mary's Street around the Southwest School of Arts and Crafts.

TEXAS A&M CAMPUS INFRASTRUCTURE							
2008 ISSUED CERTIFICATES OF OBLIGATION	2,089	0	0	0	0	0	2,089
Total	**2,089**	**0**	**0**	**0**	**0**	**0**	**2,089**

Council District(s)
3

Project (40-00164) - This project will provide for the acquisition of land necessary for the Texas A&M Campus located in southern San Antonio and will construct the north south connector from Loop 410 to the future campus and the east west connectors.

TEZEL ROAD INTERSECTION IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND-A	500	800	0	0	0	0	1,300
Total	**500**	**800**	**0**	**0**	**0**	**0**	**1,300**

Council District(s)
7

Project (40-00254) - This project will allow for the upgrade of traffic signals at the Guilbeau intersection and add dedicated turn lanes as necessary. Includes pedestrian accessibility improvements.

THOUSAND OAKS AT QUARRY PARK							
2007 GO STREET IMPROVEMENT BOND-A	625	0	0	0	0	0	625
Total	**625**	**0**	**0**	**0**	**0**	**0**	**625**

Council District(s)
10

Project (40-00257) - This project will improve intersection of Thousand Oaks at Quarry Park to include turn lanes, traffic signal improvements and drainage improvements.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
TRAFFIC CALMING MEASURES							
FEDERAL ECONOMIC STIMULUS PROJECT	255	0	0	0	0	0	255
Total	**255**	**0**	**0**	**0**	**0**	**0**	**255**

Council District(s)

CW

Project (23-01242) - This Project will provide for the installation of speed humps, median island, curb extension and other traffic calming measures to create a pedestrian safe environment that encourages walking.

WALTERS ST IH-35 N TO FORT SAM MAIN GATE							
2007 GO STREET IMPROVEMENT BOND	1,699	0	0	0	0	0	1,699
TEXAS DEPARTMENT OF TRANSPORTATION	1,915	0	0	0	0	0	1,915
Total	**3,614**	**0**	**0**	**0**	**0**	**0**	**3,614**

Council District(s)

2

Project (40-00042) - Reconstruct and widen existing roadway to a proposed six lane roadway, with sidewalks, driveway approaches, bike lanes, turn lanes at major intersections, a raised median, and necessary drainage and traffic signal improvements. Project includes the purchase of right- of-way as required. The total cost for this project is currently estimated to be $13.6 million, with the City's share expected to equal approximately 29% of this total.

WAR CLOUD							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	2,000	0	0	0	0	0	2,000
Total	**2,000**	**0**	**0**	**0**	**0**	**0**	**2,000**

Council District(s)

4

Project (23-03265) - This project will eliminate a low water crossing at Indian Creek and provide for street reconstruction, new sidewalks and curbs from Running Horse to Rain Dance.

WURZBACH PARKWAY / ARTERIAL CONNECTOR							
2007 GO STREET IMPROVEMENT BOND	9,977	0	0	0	0	0	9,977
Total	**9,977**	**0**	**0**	**0**	**0**	**0**	**9,977**

Council District(s)

CW

Project (40-00043) - Improve connectivity between IH-35 and the South Texas Medical Center. Funding will provide for a detailed traffic analysis and requisite operational improvements (including traffic signal system upgrades, intersection geometric improvements and communication network improvements) and hike and bike amenities. MPO Program.

FUNCTION/PROGRAM/PROJ./REV./SCOPE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
TRANSPORTATION							
STREETS							
ZARZAMORA ROAD INTERSECTION IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND-A	1,167	0	0	0	0	0	1,167
Total	**1,167**	**0**	**0**	**0**	**0**	**0**	**1,167**

Council District(s)

5

Project (40-00250) - This project will allow for the upgrade of traffic signals at the intersections at Brady, Cervalo & Guadalupe, and add dedicated turn lanes as necessary. Includes pedestrian accessibility improvements.

TOTAL STREETS	**193,246**	**25,429**	**10,922**	**0**	**0**	**0**	**229,597**
TOTAL TRANSPORTATION	**281,938**	**180,594**	**71,362**	**41,926**	**37,099**	**38,820**	**651,739**
GRAND TOTAL	**565,435**	**221,865**	**83,115**	**49,537**	**47,423**	**66,959**	**1,034,334**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 6A & 7 **August 24, 2011**

IBARRA SUBDIVISION	MINOR PLAT	110201
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 B-8
OWNER: Jose Valentin and Vanessa Ibarra
SURVEYOR: South Central Surveyors, by Peter A. Aguirre
CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: July 29, 2011

Location: On the east side of Glasgow Drive, north of Copinsay Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.185** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 24, 2011. Twenty-three notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Highland Forest Neighborhood Association, which is registered with the City of San Antonio.

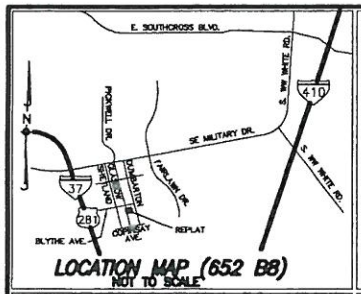
STAFF RECOMMENDATION:

Approval

PLAT NO. 110201

REPLAT ESTABLISHING IBARRA SUBDIVISION

ESTABLISHING LOT 13, BLOCK 7, N.C.B. 10873,
SAN ANTONIO, BEXAR COUNTY, TEXAS



LOCATION MAP (652 B8)
NOT TO SCALE

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, (CITY PUBLIC SERVICE BOARD, AKA: CPS) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIESIN THE AREAS DESIGNATED ON THE 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 LINES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITES.

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

WATER/WASTE WATER EDU NOTE:

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

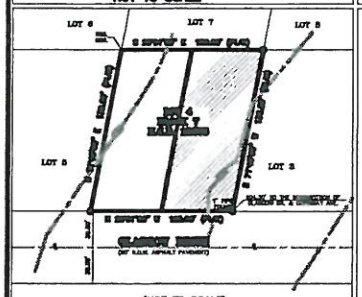
GENERAL NOTES:

1.) 1/2" IRON RODS WITH YELLOW CAPS MARKED "S. CENTRAL SURVEYORS" AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3.) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
4.) DISTANCES ARE IN U.S. SURVEY FEET.
5.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(3).

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 RESIDENTIAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

1514 S. PRESA
SAN ANTONIO, TX 78210
PHONE: 210-534-5700
FAX: 210-534-9673

1" =50'
GRAPHIC SCALE
0 25 50



(NOT TO SCALE)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH NOTICE MODIFICATION

REPLATTING A PORTION OF LOT 4, BLOCK 7,
N.C.B. 10873, HIGHLAND FOREST,
RECORDED IN VOL. 3025, PG. 110, DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS HIGHLAND FOREST SUBDIVISION, WHICH IS RECORDED IN VOL. 3025, PG. 110, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I JOSE VALENTINE & VANESSA IBARRA, THE OWNER(S) OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: JOSE VALENTIN IBARRA

OWNER: VANESSA IBARRA

OWNERS DULY AUTHORIZED AGENT_____

SWORN AND SUBSCRIBED BEFORE ME THIS____DAY OF _____

KAY A. AGUIRRE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISION EXPIRES:_____

KAY K. AGUIRRE
Notary Public, State of Texas
My Commission Expires
May 18, 2015

LEGEND:

- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WROUGHT IRON FENCE
- FND FENCE POST
- LIGHT POST
- POWER POLE
- FIRE HYDRANT
- FND ½" IRON ROD
- ½" IR TO BE SET
- SET "X" ON CONC.
- EXISTING CONTOURS

B.S.L. = BUILDING SETBACK LINE
E.E. = ELECTRICAL EASEMENT
D.E. = DRAINAGE EASEMENT
M.E. = MAINTENANCE EASEMENT

THE 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.

LICENSED PROFESSIONAL ENGINEER

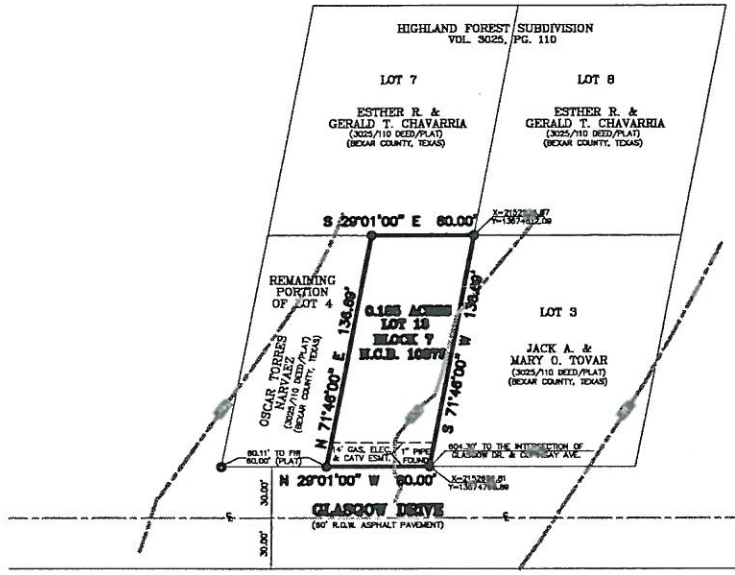
THE STATE OF TEXAS
COUNTY OF BEXAR

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 SOUTHCENTRAL SURVEYORS OF TEXAS.

PETER A. AGUIRRE, RPLS NO. 5464
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED PETER AGUIRRE 5464 PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
JOSE VALENTIN IBARRA
VANESSA IBARRA
3907 E. SOUTHCROSS, APT. 1005
SAN ANTONIO, TX 78222
(210) 430-5156



KAY K. AGUIRRE
Notary Public, State of Texas
My Commission Expires
May 18, 2015

14 JUL 28

THE 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: JOSE VALENTIN IBARRA

OWNER: VANESSA IBARRA

THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, JOSE VALENTIN IBARRA AND VANESSA IBARRA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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. 2011.

KAY K. AGUIRRE, NOTARY PUBLIC, BEXAR COUNTY, TEXAS COMMISION EXPIRES

THIS PLAT OF IBARRA SUBDIVISION HAS BEEN SUBMITTED 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 VARIANCES HAVE BEEN GRANTED.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2011 AT _____ P.M. AND DULY RECORDED THE_____DAY OF _____, A.D. 2011 IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF _____, A.D. 2011.

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

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 6B&8 August 24, 2011

TORRES SUBDIVISION	MINOR PLAT	110202
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 615 C-7
OWNER: Ernest and Valerie Torres
ENGINEER: South Central Surveyors, by Peter Aguirre, R.P.L.S.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: August 3, 2011

Location: On the north side of Ceralvo Street, west of Arispe

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-6 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.214** acres consisting of **1** single-family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 24, 2011. Eight notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

LOCATION MAP
NOT TO SCALE (016 C7)

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, (CITY PUBLIC SERVICE BOARD, AKA: CPS) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIESIN THE AREAS DESIGNATED ON THE 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 SURYING LINES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT 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 EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WATER/WASTE WATER EDU NOTE:

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

GENERAL NOTES:

1.) 1/2" IRON RODS WITH YELLOW CAPS MARKED "S. CENTRAL SURVEYORS" AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3.) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
4.) DISTANCES ARE IN U.S. SURVEY FEET.
5.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

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 RESIDENTIAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PLAT NO. 110202

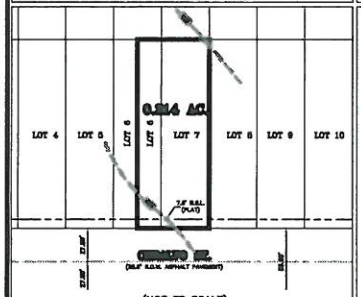
REPLAT ESTABLISHING TORRES SUBDIVISION

ESTABLISHING 0.214 AC. AS LOT 11, BLOCK 3, NCB 8723, SAN ANTONIO, BEXAR COUNTY, TEXAS

PREVIOUSLY PLATTED AS LOT 7 & EAST 1/2 OF LOT 6, BLK 3, N.C.B. 8723, PAN-AMERICAN TERRACE, UNIT 1, RECORDED IN VOL. 2222, PG. 351 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

P.O. BOX 100442
SAN ANTONIO, TX 78201
PHONE: 210-534-9700
FAX: 210-534-9673

1" =50'
GRAPHIC SCALE
0 25 50



(NOT TO SCALE)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

REPLATTING LOT 7 & EAST 1/2 OF LOT 6, BLK 3, N.C.B. 8723, PAN-AMERICAN TERRACE, UNIT 1, RECORDED IN VOL. 2222, PG. 351 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PAN-AMERICAN TERRACE, UNIT 1, WHICH IS RECORDED IN VOL 2222, PG 351, BEXAR COUNTY DEED & PLAT 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 ERNEST & VALERIE P. TORRES, THE OWNER(S) OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: ERNEST TORRES

OWNER: VALERIE P. TORRES

OWNERS DULY AUTHORIZED AGENT_____

SWORN AND SUBSCRIBED BEFORE ME THIS____DAY OF _____

KAY A. AGUIRRE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

KAY K. AGUIRRE
Notary Public, State of Texas
My Commission Expires
May 18, 2015

LEGEND:

- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WROUGHT IRON FENCE
- FND FENCE POST
- LIGHT POST
- POWER POLE
- FIRE HYDRANT
- FND 1/2" IRON ROD
- 1/2" IR TO BE SET
- SET "X" ON CONC.
- EXISTING CONTOURS

B.S.L. = BUILDING SETBACK LINE
E.E. = ELECTRICAL EASEMENT
D.E. = DRAINAGE EASEMENT
M.E. = MAINTENANCE EASEMENT

THE 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.

_____
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF BEXAR

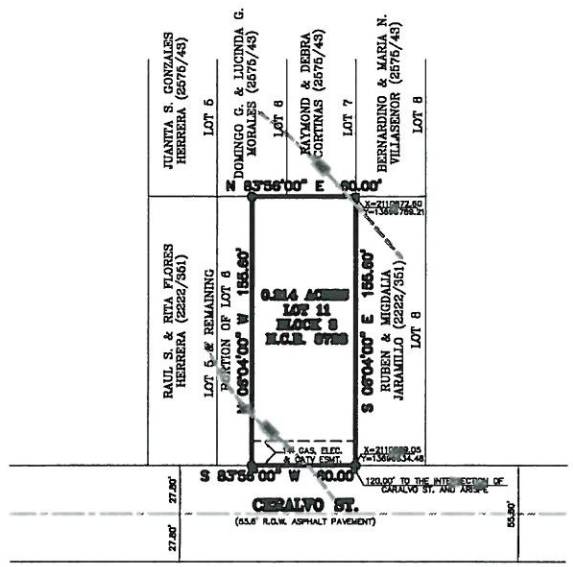
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY SOUTHCENTRAL SURVEYORS OF TEXAS.

_____
PETER A. AGUIRRE, RPLS NO. 5464
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED PETER AGUIRRE 5464 PROFESSIONAL LICENSED LAND SURVEYOR

OWNER/DEVELOPER:
ERNEST & VALERIE P. TORRES
1719 CERALVO
SAN ANTONIO, TX 78237
PHN.-210-535-9285

PAN-AMERICAN TERRACE, UNIT 2
BLK 7, NCB 9629
VOL 2575, PG 43



PAN-AMERICAN TERRACE, UNIT 1
VOL 2222, PG 351

THE STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: ERNEST TORRES

OWNER: VALERIE P. TORRES

THE STATE OF TEXAS
COUNTY OF BEXAR

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

ERNEST & VALERIE P. TORRES, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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. 2011.

KAY K. AGUIRRE, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KAY K. AGUIRRE
Notary Public, State of Texas
My Commission Expires
May 18, 2015

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY. DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2011 AT _____ P.M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2011 IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2011.

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

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 6C & 9 **August 24, 2011**

NORTHSIDE CHURCH OF CHRIST	MAJOR PLAT	100165
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 483 C-7
OWNER: Northside Church of Christ, Inc., by Presley O. Orsburn
ENGINEER: Jaster-Quintanilla San Antonio, LLP, by Erlath W. (Trey) Zuehl, II, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: August 1, 2011

Location: South of Encino Rio, east of U.S. Highway 281

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
ERZD Edwards Recharge Zone District
MLOD Military Lighting Overlay Zoning District

Plat is associated with:
MDP 268, Encino Park, accepted on November 13, 1984

Proposed Use: Church

Major Thoroughfare: U.S. Highway 281 is a Freeway

APPLICANT'S PROPOSAL:

To plat **24.93** acres consisting of **1** non-single family lot.

DISCUSSION:

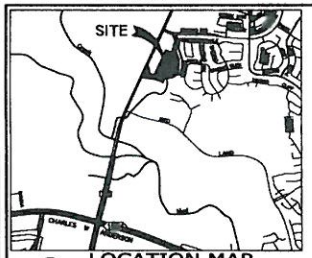
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander's concerns have been communicated with the applicant. The applicant has acknowledged receiving the Commander's concerns.

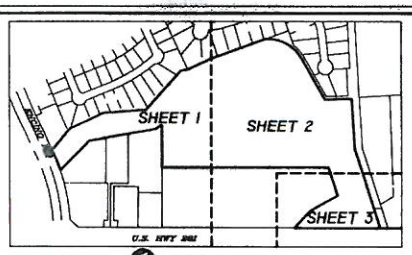
STAFF RECOMMENDATION:

Approval

PLAT NO. 100165



LOCATION MAP
NOT TO SCALE



INDEX MAP
1 IN. = 500 FT.

LEGEND

990	EXISTING CONTOUR (MAJOR)
991	EXISTING CONTOUR (MINOR)
	EXISTING EASEMENT
	EXISTING BUILDING SETBACK
	100 YEAR DFIRM FLOODPLAIN
O.P.R.	OFFICIAL PUBLIC RECORD
D.P.R.	DEED AND PLAT RECORD
O PROP	PROPERTY CORNER
FND 1/2" I.R.	FOUND 1/2" IRON ROD
	PROPOSED EASEMENT

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.

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.

OWNER / DEVELOPER
NORTHSIDE CHURCH OF CHRIST INC.
16138 SAN PEDRO AVE.
SAN ANTONIO, TX 78232

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

JASTER-QUINTANILLA SAN ANTONIO, LLP
125 WEST SUNSET SAN ANTONIO, TEXAS 78212
P| 210.340.9010 JQENG.COM
JQ JOB NO: 20062006 TEXAS REGISTERED ENGINEER FIRM F-432

Gibbons Surveying & Mapping, Inc.
P.O. Box 790676, San Antonio, Texas 78279-0676
(210) 366-4600
(FAX) 366-4673

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTHSIDE CHURCH OF CHRIST

A 24.93 ACRE, OR 1,086,070 SQUARE FOOT MORE OR LESS, RECORDED IN VOLUME 12918, PAGES 1767-1776 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPOERTY OF BEXAR COUNTY, TEXAS BEING OUT OF THAT CALLED 38.41 ACRE TRACT CONVEYED TO ARDEN ENCINO PARTNERS LTD. RECORDED IN VOLUME 6057, PAGES 1701-1748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS IN THE NEW CITY BLOCK (N.C.B.) 17586 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE STEPHAN JEFF SURVEY NO. 92¾, ABSTRACT 856, COUNTY BLOCK 4950 NO IN THE CITY OF SAN ANTONIO OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Presley O. Orsburn KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF July 2014

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CATHI E. BURIE
Notary Public, State of Texas
My Commission Expires February 08, 2012

THIS PLAT OF NORTHSIDE CHURCH OF CHRIST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND 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., _____.

BY: _____
CHAIRMAN

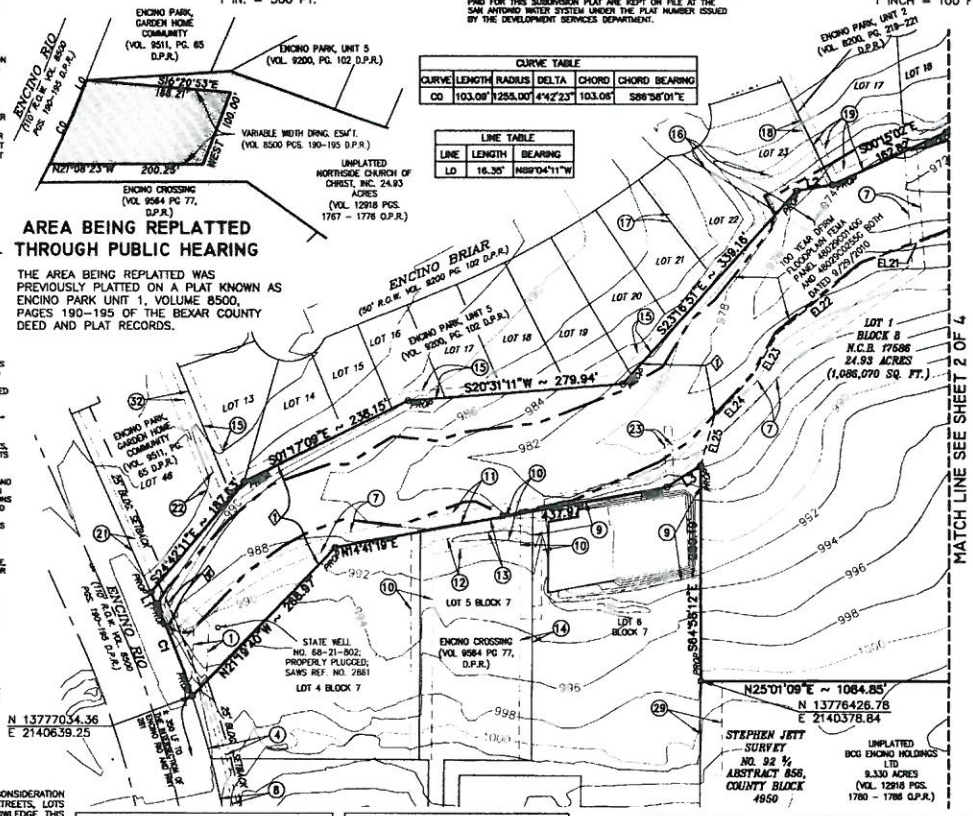
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY


ENCINO RIO
(70' R.O.W. VOL. 8500 PGS. 190-195 D.P.R.)
S16°20'53"E 108.21'
C10
N21°08'23"W 200.28'
ENCINO PARK, GARDEN HOME COMMUNITY (VOL. 9511, PG. 65 D.P.R.)
ENCINO PARK, UNIT 5 (VOL. 9200, PG. 102 D.P.R.)
VARIABLE WIDTH DRNG. ESM'T. (VOL. 8500 PGS. 190-195 D.P.R.)
UNPLATTED NORTHSIDE CHURCH OF CHRIST, INC. 24.93 ACRES (VOL. 12918 PGS. 1767 - 1776 O.P.R.)
ENCINO CROSSING (VOL 9584 PG 77, D.P.R.)
ENCINO PARK, UNIT 2 (VOL. 8200, PG. 219-221 D.P.R.)
LOT 18
LOT 17
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 16
LOT 15
LOT 14
LOT 13
S00°15'02"E 167.87'
S23°16'31"E ~ 338.16'
S20°31'11"W ~ 279.94'
S01°17'09"E ~ 238.15'
S24°42'11"E ~ 167.43'
N21°19'20"W ~ 208.97'
N14°41'19"E
ENCINO BRIAR
(50' R.O.W. VOL. 8200 PG. 102 D.P.R.)
ENCINO PARK, UNIT 5 (VOL. 9200, PG. 102 D.P.R.)
100 YEAR DFIRM FLOODPLAIN FEMA PANEL 48029C0140G AND 48029C0255G BOTH DATED 9/29/2010
LOT 1 BLOCK 8 N.C.B. 17586 24.93 ACRES (1,086,070 SQ. FT.)
EL21
EL22
EL23
EL24
EL25
EL26
MATCH LINE SEE SHEET 2 OF 4
ENCINO PARK GARDEN HOME COMMUNITY (VOL. 9511, PG. 65 D.P.R.) LOT 46
39' BLDG. SETBACK
ENCINO RIO
(70' R.O.W. VOL. 8500 PGS. 190-195 D.P.R.)
PROPERTY LINE
C1
STATE WELL NO. 68-21-802; PROPERLY PLUGGED; SAWS REF. NO. 2861
LOT 4 BLOCK 7
LOT 5 BLOCK 7
LOT 6 BLOCK 7
ENCINO CROSSING (VOL 9584 PG 77, D.P.R.)
S84°35'12"E
N25°01'09"E ~ 1084.85'
N 13776426.78
E 2140378.84
N 13777034.36
E 2140639.25
STEPHEN JEFF SURVEY NO. 92 ¾ ABSTRACT 856, COUNTY BLOCK 4950
UNPLATTED BCG ENCINO HOLDINGS LTD 9.330 ACRES (VOL. 12918 PGS. 1780 - 1788 O.P.R.)
992
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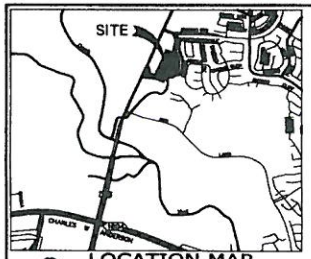
PLAT NO. 100165

RECEIVED
11 JUL 32 PM 3:07



LOCATION MAP
NOT TO SCALE

LEGEND

990	EXISTING CONTOUR (MAJOR)
991	EXISTING CONTOUR (MINOR)
	EXISTING EASEMENT
	EXISTING BUILDING SETBACK
	100 YEAR DFIRM FLOODPLAIN
O.P.R.	OFFICIAL PUBLIC RECORD
D.P.R.	DEED AND PLAT RECORD
PROP	PROPERTY CORNER
FND 1/2" I.R.	FOUND 1/2" IRON ROD
	PROPOSED EASEMENT

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD), OF 1983.

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.

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

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.

SARA AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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 TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER
ERLATH W. (TREY) ZUEHL III, P.E.

STATE OF TEXAS
ERLATH W. ZUEHL III
89535
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 GIBBONS SURVEYING & MAPPING, INC.

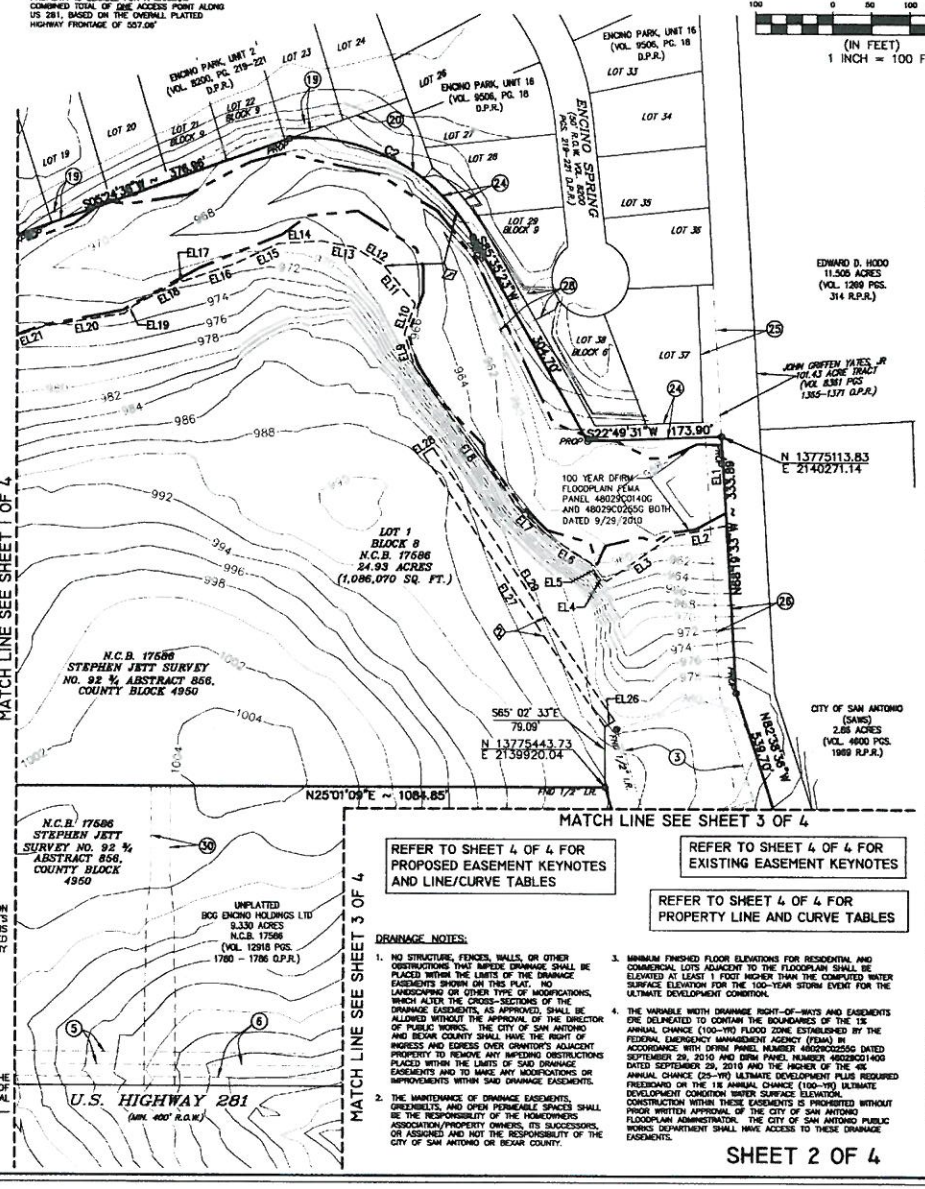
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
GARY A. GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG US 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 557.06'

OWNER / DEVELOPER
NORTHSIDE CHURCH OF CHRIST INC.
16138 SAN PEDRO AVE.
SAN ANTONIO, TX 78232



MATCH LINE SEE SHEET 3 OF 4

REFER TO SHEET 4 OF 4 FOR PROPOSED EASEMENT KEYNOTES AND LINE/CURVE TABLES

REFER TO SHEET 4 OF 4 FOR EXISTING EASEMENT KEYNOTES

REFER TO SHEET 4 OF 4 FOR PROPERTY LINE AND CURVE TABLES

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
4. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS ERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL NUMBER 48029C0255G DATED SEPTEMBER 29, 2010 AND DFIRM PANEL NUMBER 48029C0140G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.

SHEET 2 OF 4

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

JQ
JASTER-QUINTANILLA SAN ANTONIO, LLP
125 WEST SUNSET SAN ANTONIO, TEXAS 78209
P| 210.349.9090 JQENG.COM
FIRM NO. 20003308 TEXAS REGISTERED ENGINEER FIRM F-032

Gibbons Surveying & Mapping, Inc.
P.O. Box 790576, San Antonio, Texas 78279-0576
(210) 366-4600
(FAX) 366-4673

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTHSIDE CHURCH OF CHRIST

A 24.93 ACRE, OR 1,086,070 SQUARE FOOT MORE OR LESS, RECORDED IN VOLUME 12918, PAGES 1767-1778 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPOERTY OF BEXAR COUNTY, TEXAS BEING OUT OF THAT CALLED 38.41 ACRE TRACT CONVEYED TO ARDEN ENCINO PARTNERS LTD. RECORDED IN VOLUME 6057, PAGES 1701-1748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS IN THE NEW CITY BLOCK (N.C.B.) 17586 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE STEPHAN JEFF SURVEY NO. 92¾, ABSTRACT 856, COUNTY BLOCK 4950 NO IN THE CITY OF SAN ANTONIO OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CARRIE E. BURKE
Notary Public, State of Texas
My Commission Expires
February 09, 2012

THIS PLAT OF NORTHSIDE CHURCH OF CHRIST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND 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., _____ .

BY: _____
CHAIRMAN

BY: _____
SECRETARY

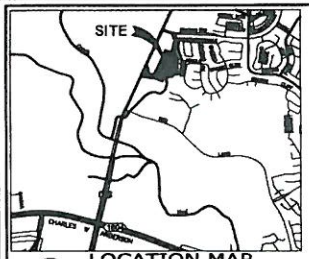
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____ , DEPUTY

PLAT NO. 100165



LOCATION MAP
NOT TO SCALE

LEGEND

990	EXISTING CONTOUR (MAJOR)
991	EXISTING CONTOUR (MINOR)
	EXISTING EASEMENT
	EXISTING BUILDING SETBACK
O.P.R.	OFFICIAL PUBLIC RECORD
D.P.R.	DEED AND PLAT RECORD
O PROP	PROPERTY CORNER
FND 1/2" I.R.	FOUND 1/2" IRON ROD
	PROPOSED EASEMENT

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.

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.

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

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SAWS AQUIFER NOTE:
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IMPACT FEE PAYMENT DUE:
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CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER
ERLATH W. (TREY) ZUEHL III, P.E.

STATE OF TEXAS
ERLATH W. ZUEHL III
89535
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: GIBBONS SURVEYING & MAPPING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
4716
GARY A. GIBBONS
PROFESSIONAL
LAND SURVEYOR

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
4. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS ERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL NUMBER 48029C0225G DATED SEPTEMBER 29, 2010 AND DFIRM PANEL NUMBER 48029C0214G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG US 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 557.06'

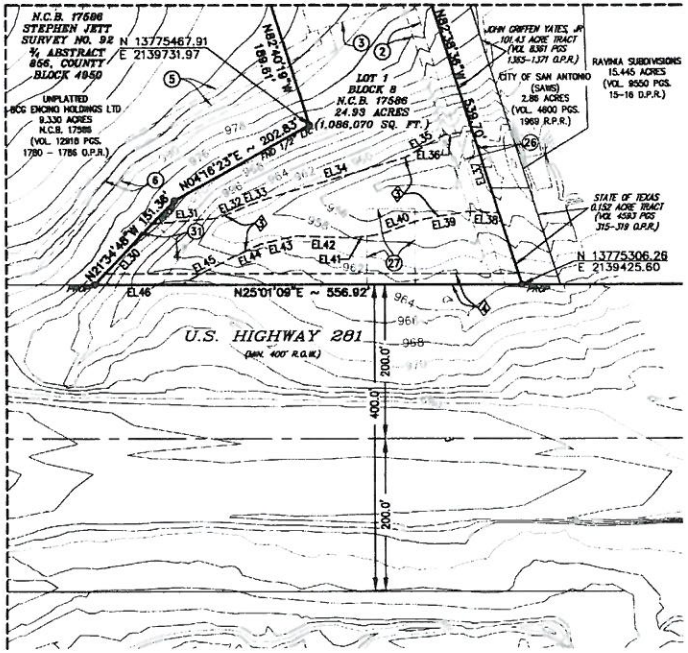
OWNER / DEVELOPER
NORTHSIDE CHURCH OF CHRIST INC.
16138 SAN PEDRO AVE.
SAN ANTONIO, TX 78232

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

JASTER-QUINTANILLA SAN ANTONIO, LLP
125 WEST SUNSET SAN ANTONIO, TEXAS 78209
P| 210.349.9200 JQENG.COM
FIRM NO. 2010 TEXAS REGISTERED ENGINEER FIRM F-452

GIBBONS SURVEYING & MAPPING, INC.
P.O. Box 700575, San Antonio, Texas 78270-0575
(210) 366-4600
(FAX) 366-4673

MATCH LINE SEE SHEET 2 OF 4



MATCH LINE SEE SHEET 2 OF 4

REFER TO SHEET 4 OF 4 FOR PROPERTY LINE AND CURVE TABLES

PROPOSED EASEMENT KEYNOTE REFER TO SHEET 4 OF 4 FOR LINE TABLES

REFER TO SHEET 4 OF 4 FOR EXISTING EASEMENT KEYNOTES

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTHSIDE CHURCH OF CHRIST

A 24.93 ACRE, OR 1,086,070 SQUARE FOOT MORE OR LESS, RECORDED IN VOLUME 12918, PAGES 1767-1776 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPOERTY OF BEXAR COUNTY, TEXAS BEING OUT OF THAT CALLED 38.41 ACRE TRACT CONVEYED TO ARDEN ENCINO PARTNERS LTD. RECORDED IN VOLUME 6057, PAGES 1701-1748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS IN THE NEW CITY BLOCK (N.C.B.) 17586 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE STEPHAN JEFF SURVEY NO. 92¾, ABSTRACT 856, COUNTY BLOCK 4950 NO IN THE CITY OF SAN ANTONIO OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CATHIE E. BURIE
Notary Public, State of Texas
My Commission Expires
February 08, 2012

THIS PLAT OF NORTHSIDE CHURCH OF CHRIST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND 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., _____ .

By: _____
CHAIRMAN

By: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

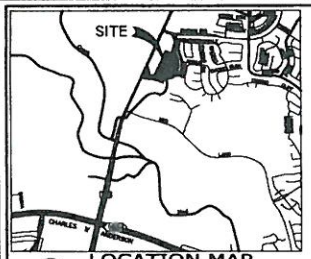
COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____ , DEPUTY

SHEET 3 OF 4

RECEIVED
11 JUL 32 PM 3:07

PLAT NO. 100165



LOCATION MAP
NOT TO SCALE

LEGEND

990	EXISTING CONTOUR (MAJOR)
991	EXISTING CONTOUR (MINOR)
	EXISTING EASEMENT
	EXISTING BUILDING SETBACK
O.P.R.	OFFICIAL PUBLIC RECORD
D.P.R.	DEED AND PLAT RECORD
PROP	PROPERTY CORNER
FND 1/2" I.R.	FOUND 1/2" IRON ROD
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CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER
ERLATH W. (TREY) ZUEHL III, P.E.

STATE OF TEXAS
ERLATH W. ZUEHL III
89535
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: GIBBONS SURVEYING & MAPPING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
GARY A. GIBBONS
4716
REGISTERED
PROFESSIONAL
LAND SURVEYOR

RECEIVED
2011 JUL 26 PM 3:07
DEVELOPMENT SERVICES

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
4. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS ERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL NUMBER 48029C0235G DATED SEPTEMBER 28, 2010 AND DFIRM PANEL NUMBER 48029C0140G DATED SEPTEMBER 28, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS.

EXISTING EASEMENT KEYNOTES

1. 20' PUBLIC WATER ESM'T. (DENTON UTILITIES, INC.) (VOL 3238 PGS 114-121 O.P.R.)
2. 15' PUBLIC ROAD & WTR. ESM'T. (DENTON UTILITIES, INC.) (VOL 3509 PGS 620-627 O.P.R.) (ENCINO PARK MUNICIPAL UTILITY DIST.NO. 1, DENTON UTILITIES, INC. AND SAN ANTONIO CITY PUBLIC SERVICE BOARD) (VOL 3210 PGS 573-579 O.P.R.)
3. WATER PUMPING STATION SITE PUBLIC EASEMENT (ENCINO PARK MUNICIPAL UTILITY DIST.NO. 1, DENTON UTILITIES, INC.) (VOL 3210 PGS. 580-586 O.P.R.)
4. 20' PUBLIC WATER EASEMENT (ENCINO PARK MUNICIPAL UTILITY DIST.NO. 1, DENTON UTILITIES, INC.) (VOL 3210 PGS. 668-677 O.P.R.) (VOL 9564 PG. 77 D.P.R.)
5. 16' PUBLIC WATER LINE ESM'T (DENTON UTILITIES, INC.) (VOL 3498 PGS. 2040-2047 O.P.R.)
6. 16' PUBLIC WATER LINE ESM'T (ENCINO PARK MUNICIPAL UTILITY DIST.NO. 1, DENTON UTILITIES, INC.) (VOL 3210 PGS.587-594 O.P.R.)
7. 16' PUBLIC SAN. SWR. ESM'T. (ENCINO PARK MUNICIPAL UTILITY DIST.NO. 1, DENTON UTILITIES, INC.) (VOL. 3266 PGS. 1546-1554 O.P.R.)
8. 14' PUBLIC ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
9. DETENTION BASIN PUBLIC ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
10. 26' PUBLIC ELEC., GAS, TELE., & CA.T.V. ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
11. 15' PUBLIC DRN. & ELEC. OVERHANG ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
12. 16' PUBLIC ELEC., GAS, TELE., CA. T.V. ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
13. 15' PUBLIC DRAINAGE & ELEC. OVERHANG. ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
14. 16' PUBLIC SAN. SWR. ESM'T (PLAT: ENCINO CROSSING) (VOL. 9564 PG. 77 D.P.R.)
15. 12' PUBLIC ELEC., GAS, TELE., & CA. TV ESM'T (PLAT: ENCINO PARK UNIT 5) (VOL. 9200 PG. 102 D.P.R.)
16. 36' PRIVATE DRNG. ESM'T. (PLAT: ENCINO PARK UNIT 5) (VOL. 9200 PG. 102 D.P.R.)
17. 5' PUBLIC ELEC. & TELE. ESM'T. (PLAT: ENCINO PARK UNIT 5) (VOL. 9200 PG. 102 D.P.R.)
18. 5' PRIVATE DRAINAGE ESM'T (PLAT: ENCINO PARK UNIT 5) (VOL. 9200 PG. 102 D.P.R.)
19. 12' PUBLIC ELEC., GAS, TELE., CA. T.V. ESM'T (PLAT: ENCINO PARK UNIT 2) (VOL. 8200 PGS. 219-221 D.P.R.)
20. VARIABLE WIDTH PUBLIC WATER ESM'T (PLAT: ENCINO PARK, UNIT 1) (VOL. 8500 PGS. 190-195 D.P.R.)
21. 10' PUBLIC WATER ESM'T. (PLAT: ENCINO PARK, GARDEN HOME COMMUNITY) (VOL. 9100 PG. 194 D.P.R.)
22. 15' PUBLIC DRAINAGE ESM'T (PLAT: ENCINO PARK, GARDEN HOME COMMUNITY) (VOL. 9511 PG. 85 D.P.R.)
23. DRAINAGE PUBLIC EASEMENT (ENCINO CROSSING PROPERTY OWNERS ASSOCIATION, INC.) (VOL. 14111 PGS. 927-942 O.P.R.)
24. 20' PUBLIC ELEC., GAS, & TELE. ESM'T (PLAT: ENCINO PARK UNIT ONE) (VOL. 8500 PGS. 190-195 D.P.R.)
25. 20' PUBLIC WATER, ELEC., GAS, TELE., & SAN. SWR ESM'T (PLAT: ENCINO PARK UNIT 1) (VOL. 8500 PGS. 190-195 D.P.R.)
26. 21' PUBLIC WTR., ELEC., GAS, TELE., & SAN. SWR. ESM'T. (PLAT: ENCINO PARK UNIT 1) (VOL. 8500 PGS. 190-195 D.P.R.)
27. PUBLIC DRAINAGE EASEMENT (STATE OF TEXAS) (VOL. 4941 PGS. 967-974 O.P.R.)
28. VARIABLE WIDTH DRAINAGE ESM'T (PLAT: ENCINO PARK UNIT 18) (VOL. 9508 PGS. 18 D.P.R.)
29. INGRESS/EGRESS PUBLIC ESM'T (0.0796 ACRES) (NORTHSIDE CHURCH OF CHRIST OF SAN ANTONIO) (VOL. 14208 PGS. 1821-1834)
30. VARIABLE WIDTH INGRESS/EGRESS PUBLIC ESM'T (NORTHSIDE CHURCH OF CHRIST OF SAN ANTONIO) (VOL. 14208 PGS. 1821-1834)
31. PUBLIC DRAINAGE EASEMENT (STATE OF TEXAS) (VOL. 5043 PGS. 292-298)
32. 10' PUBLIC SANITARY SEWER ESM'T (PLAT: ENCINO PARK, UNIT 5) (VOL. 9200 PG. 102 D.P.R.)

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG US 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 557.06'

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	129.84'	1255.00'	5°55'40"	129.79'	S86°21'23"E
C2	285.32'	250.00'	65°23'23"	270.08'	S52°53'41"W

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	16.38'	S89°19'13"E
L2	46.89'	S15°09'17"W
L3	52.40'	N07°21'49"W

OWNER / DEVELOPER

NORTHSIDE CHURCH OF CHRIST INC.
16138 SAN PEDRO AVE.
SAN ANTONIO, TX 78232

PROPOSED EASEMENT KEYNOTES

1. VARIABLE WIDTH NATURAL PRESERVE PUBLIC DRAINAGE AREA (7.28 ACRES)
2. PERMEABLE 15'X426' EASEMENT FOR ENVIRONMENTAL PROTECTION (0.15 ACRES)
3. PERMEABLE VARIABLE WIDTH DRAINAGE ROW (0.96 ACRES)
4. 14' ELEC. GAS, TELE., & CA. T.V. PUBLIC EASEMENT

1 PROPOSED VARIABLE WIDTH NATURAL PRESERVE AREA DRAINAGE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
EC1	285.32	250.00	65°23'23"	S52° 53' 41"W	270.08
EC2	146.23	1283.99	6°31'30"	S86° 41' 18"E	146.15

1 PROPOSED VARIABLE WIDTH NATURAL PRESERVE AREA DRAINAGE LINE TABLE		
Line #	Length	Direction
EL1	116.59	N68° 19' 24.00"W
EL2	74.51	N13° 40' 25.59"E
EL3	100.08	N10° 05' 30.55"W
EL4	15.29	N50° 29' 47.48"E
EL5	19.12	S87° 58' 36.29"E
EL6	70.05	N56° 59' 37.92"E
EL7	52.94	N69° 26' 48.28"E
EL8	221.76	N78° 29' 38.80"E
EL9	46.85	S82° 14' 09.73"E
EL10	41.21	S44° 59' 55.77"E
EL11	64.31	N75° 48' 01.62"E
EL12	46.78	N55° 45' 22.82"E
EL13	41.52	N35° 20' 04.17"E
EL14	57.03	N21° 30' 06.49"E
EL15	61.30	N0° 05' 02.38"W
EL16	70.94	N5° 51' 28.48"E
EL17	8.41	N19° 02' 27.69"E
EL18	63.53	N4° 00' 48.36"W
EL19	17.08	N13° 13' 55.95"W
EL20	107.85	N15° 39' 14.54"E

1 PROPOSED VARIABLE WIDTH NATURAL PRESERVE AREA DRAINAGE LINE TABLE		
Line #	Length	Direction
EL21	153.44	N4° 47' 51.80"E
EL22	141.74	N15° 19' 32.69"W
EL23	64.71	N34° 37' 11.80"W
EL24	75.25	N22° 58' 07.96"W
EL25	63.16	N49° 31' 44.06"W

2 PERMEABLE EASEMENT FOR ENVIRONMENTAL PROTECTION LINE TABLE		
Line #	Length	Direction
EL26	15.00	N8° 42' 21.75"W
EL27	426.00	N81° 16' 07.33"E
EL28	15.00	S8° 43' 52.67"E
EL29	426.00	S81° 16' 07.33"W

3 PROPOSED PERMEABLE VARIABLE WIDTH DRAINAGE ROW LINE TABLE		
Line #	Length	Direction
EL30	109.06	S21° 34' 47.67"E
EL31	87.32	S19° 43' 51.14"W
EL32	42.71	S1° 39' 40.43"W
EL33	30.71	S5° 49' 46.79"W
EL34	182.79	S8° 24' 39.01"W
EL35	58.75	S4° 58' 40.20"E
EL36	37.05	S16° 19' 41.39"W
EL37	112.83	N82° 38' 36.00"W
EL38	39.55	N27° 57' 35.62"E
EL39	66.00	N14° 38' 52.65"E
EL40	51.80	N4° 13' 34.14"E
EL41	38.04	N17° 56' 58.62"E
EL42	72.73	N27° 05' 47.37"E
EL43	46.60	N12° 37' 10.38"E
EL44	39.94	N0° 52' 06.78"E
EL45	78.05	N3° 35' 48.79"W
EL46	113.22	N25° 01' 09.00"E

JASTER-QUINTANILLA SAN ANTONIO, LLP
125 WEST SUNSET SAN ANTONIO, TEXAS 78212
P | 210.308.9001 JQENG.COM
JQ.COM REG. 20080308 TEXAS REGISTERED ENGINEER FIRM F-432

Gibbons Surveying & Mapping, Inc.
P.O. Box 700978, San Antonio, Texas 78270-0978
(210) 308-4600 (FAX) 366-4673

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTHSIDE CHURCH OF CHRIST

A 24.93 ACRE, OR 1,086,070 SQUARE FOOT MORE OR LESS, RECORDED IN VOLUME 12918, PAGES 1767-1776 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPOERTY OF BEXAR COUNTY, TEXAS BEING OUT OF THAT CALLED 38.41 ACRE TRACT CONVEYED TO ARDEN ENCINO PARTNERS LTD. RECORDED IN VOLUME 6057, PAGES 1701-1748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS IN THE NEW CITY BLOCK (N.C.B.) 17586 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE STEPHAN JEFF SURVEY NO. 92¾, ABSTRACT 856, COUNTY BLOCK 4950 NO IN THE CITY OF SAN ANTONIO OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lesley D. Osburn KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF July 2011

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CATHIE E. BURKE
Notary Public, State of Texas
My Commission Expires
February 08, 2012

THIS PLAT OF NORTHSIDE CHURCH OF CHRIST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND 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., _____ .

By: _____
CHAIRMAN

By: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____ , DEPUTY

San Antonio Water System

Received

MAY 10 2010 RECEIVED

11 JUL 32 PM 3:07

Jaster-Quintanilla San Antonio, LLP

LAND DEVELOPMENT SERVICES DIVISION

May 3, 2010

Mr. Brad Seay, E.I.T.
Jaster-Quintanilla Consulting Engineers
125 West Sunset, Suite100
San Antonio, Texas 78209

RE: File No. 1004001 - Request for review of **Northside Church of Christ, Plat No. 100165** located near the southeast corner of US Highway 281 & Encino Rio.

Dear Mr. Seay:

On April 28, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 24.93 acres located entirely within the EARZ. No sensitive features were observed. A portion of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1832. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated May 5, 2008. At the time of this request it is unknown if a Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Northside Church of Christ, Plat No. 100165.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ: LRD

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 6D & 10 **August 24, 2011**

CARLSON PARK, PHASE III	MAJOR PLAT	110048
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 E-7
OWNER: LMC Development, LLC, by Scott Fleming
ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: July 29, 2011

Location: The south side of Westover Hills Boulevard, east of Rogers Road.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is associated with:
MDP 672-A, Carlson Park, accepted on April 27, 2010

Proposed Use: Commercial

Major Thoroughfare:
Westover Hill Boulevard is a secondary arterial, Type A, minimum R.O.W. 86 feet

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APPLICANT'S PROPOSAL:

To plat **5.817** acres consisting of **5** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110048

REPLAT & SUBDIVISION PLAT ESTABLISHING

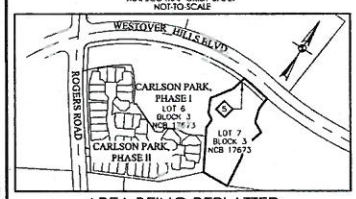
CARLSON PARK, PHASE III

A 5.817 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK 3, NCB 17673 OF THE SUBDIVISION PLAT OF CARLSON PARK, PHASE I RECORDED IN VOLUME 9548, PAGE 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; COMPRISED OF A 1.676 ACRE TRACT CONVEYED TO WESTOVER DIALYSIS PROPERTY LLC, RECORDED IN VOLUME 14390, PAGES 1854-1859 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS AND A 1.576 ACRE TRACT CONVEYED TO DHF-OVERLOOK LTD., RECORDED IN VOLUME 14323, PAGES 40-46 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, TOGETHER WITH A 1.315 ACRE TRACT OF LAND (TRACT 3) AND A 1.250 TRACT OF LAND (TRACT 4), BOTH CONVEYED TO LMC DEVELOPMENT, LLC, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14390, PAGES 1818-1829 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS , TOGETHER WITH THE TRACTS CONVEYED TO LMC DEVELOPMENT, LLC RECORDED IN VOLUME 15025, PAGES 1704-1707 AND VOLUME 15025, PAGES 1708-1711; TO DHOF-OVERLOOK, LTD. RECORDED IN VOLUME 15025, PAGES 1712-1715 AND VOLUME 15025, PAGES 1716-1718 AND TO WESTOVER DIALYSIS PROPERTY, LLC RECORDED IN VOLUME 15025, PAGES 1700-1703, VOLUME 15025, PAGES 1697-1699 AND VOLUME 15025, PAGES 1694-1696 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN A PORTION OF THE B.B.B. & C.R.R. SURVEY NUMBER 402, ABSTRACT 101, COUNTY BLOCK 4398 AND A PORTION OF THE B.B.B. & C.R.R. SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419 IN NEW CITY BLOCK 17673, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

DATE: July 19, 2011

LOCATION MAP
MAPSCO MAP GRID: 578 E7
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 500'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7, BLOCK 3, NCB 17673 OF THE SUBDIVISION PLAT OF CARLSON PARK, PHASE I RECORDED IN VOLUME 9548, PAGE 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
WESTOVER DIALYSIS PROPERTY LLC
7142 SAN PEDRO AVE., STE. 120
SAN ANTONIO, TX 78216

AMANDA MARIE NEUTZE
My Commission Expires
August 9, 2015

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF July A.D. 20 11

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: August 9, 2015

STATE OF TEXAS
COUNTY OF DALLAS

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

OWNER/DEVELOPER:
DHOF-OVERLOOK, LTD.
4305 W. LOVERS LANE
DALLAS, TX 75209

STATE OF TEXAS
COUNTY OF Dallas

SWORN AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF July A.D. 20 11

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

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

7/19/11
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

LEIGH ALLEN
MY COMMISSION EXPIRES
February 6, 2013

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
G. E. BUCHANAN
4989
PROFESSIONAL
LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

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.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1145.00'	04°57'13"	S82°30'02"E	98.38'	99.[illegible]
C2	2285.79'	9°45'34"	S84°54'10"E	389.00'	389.52'
C4	25.00'	38°08'25"	S20°01'12"E	15.50'	15.79'
C5	265.66'	23°27'17"	S13°38'36"E	107.99'	108.75'
C6	117.00'	34°41'[illegible]"	S09°27'55"E	69.78'	70.84'
C7	117.00'	27°58'31"	S12°49'19"E	56.56'	57.13'
C8	117.00'	16°36'47"	S01°08'28"E	33.81'	33.92'
C9	25.00'	61°31'15"	S15°18'46"W	25.57'	26.84'
C10	61.00'	33°20'56"	S28°23'53"W	35.00'	35.50'
C11	25.00'	44°54'44"	S35°10'56"W	19.[illegible]	19.60'
C12	80.00'	25°20'13"	S70°13'24"W	35.09'	35.38'
C13	110.00'	56°22'28"	S54°41'16"W	103.92'	108.13'
C14	83.00'	33°38'56"	S09°49'06"E	48.51'	49.23'
C15	151.00'	27°38'31"	N12°48'19"W	73.00'	73.73'
C16	83.00'	15°26'[illegible]"	S06°13'23"E	21.[illegible]	22.37'
C17	25.00'	61°54'56"	S45°14'10"E	25.72'	27.[illegible]
C18	63.00'	50°50'23"	N50°46'26"W	54.09'	55.90'
C19	81.55'	85°59'50"	N18°45'42"E	112.26'	123.92'
C20	81.00'	45°06'34"	S84°[illegible]'42"E	62.15'	63.78'
C21	63.00'	06°16'45"	S37°57'36"E	6.90'	6.90'
C22	22.00'	62°43'46"	S66°11'08"E	22.90'	24.09'
C24	2300.[illegible]	00°11'[illegible]	S81°11'47"E	8.00'	8.00'
C27	26.00'	79°18'06"	S73°10'18"E	26.52'	27.68'
C30	2300.75'	00°07'28"	S81°21'30"E	5.[illegible]	5.00'
C32	86.55'	84°48'52"	S06°31'06"W	92.77'	97.90'

LINE TABLE

LINE	BEARING	LENGTH
L1	S16°13'06"E	15.92'
L2	S18°22'22"W	53.40'
L3	S01°46'46"E	82.64'
L4	S22°49'19"E	119.82'
L5	N88°13'14"E	43.16'
L6	N67°30'41"E	53.25'
L7	N74°32'23"E	72.29'
L10	N03°42'35"E	58.54'
L11	N5[illegible]°47'37"W	47.83'
L12	N23°41'49"W	82.5[illegible]'
L13	N16°25'30"E	94.27'
L14	S89°42'44"W	18.30'
L16	S01°09'06"E	15.88'
L17	S2[illegible]°00'[illegible]"	15.27'
L18	N79°51'01"E	35.04'
L19	N01°23'43"E	16.25'
L20	S47°[illegible]'52"W	18.[illegible]'
L21	N23°48'42"W	70.[illegible]'
L22	S63°05'00"W	38.73'
L23	S46°41'47"W	10.59'
L24	S35°41'04"E	29.94'
L27	N15°33'11"W	8.63'
L28	N69°[illegible]'[illegible]"	11.00'
L29	S2[illegible]°[illegible]'26"W	61.71'
L30	N01°23'43"E	8.38'
L31	S78°51'06"W	53.43'
L32	N53°22'45"W	21.53'
L33	S74°05'58"W	11.42'
L34	N15°54'00"W	8.00'
L35	S36°07'58"E	28.23'
L36	S08°35'5[illegible]"W	2[illegible].15'
L37	S78°51'06"W	7.24'
L38	[illegible]°05'58"W	8.03'
L39	S06°09'16"E	2[illegible].[illegible]'
L40	S75°38'10"W	10.46'
L41	N16°25'30"E	20.06'
L42	N84°32'17"E	32.72'
L43	S75°55'12"E	17.36'
L44	N[illegible]°51'34"E	23.27'
L45	S01°32'14"W	20.80'

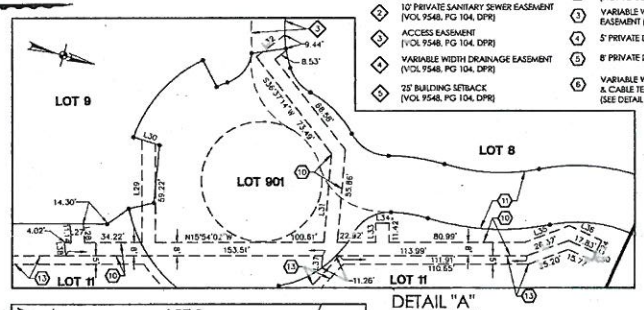
LINE TABLE

LINE	BEARING	LENGTH
L46	S16°18'59"E	21.19'
L47	S56°23'37"E	26.21'
L48	S73°11'07"E	8.05'
L49	S81°49'30"E	11.42'
L50	S00°00'30"W	9.44'
L51	S87°59'38"W	8.15'
L52	N73°[illegible]'[illegible]"	13.74'
L53	N54°56'48"W	36.87'
L54	N70°31'20"W	14.26'
L55	N05°21'38"W	35.81'
L56	S33°31'13"E	48.34'
L57	N67°10'41"E	55.57'
L58	S22°49'19"E	26.30'
L59	S87°10'41"W	54.35'
L60	S74°32'23"W	51.93'
L61	N15°[illegible]'37"W	40.50'
L62	S[illegible]°32'23"W	4.35'
L63	N33°31'13"W	20.35'
L64	S43°48'44"E	11.07'
L65	N43°48'44"W	14.62'
L67	N82°37'52"W	49.06'
L68	N1[illegible]°02'W	84.14'
L69	N66°41'47"E	2.43'

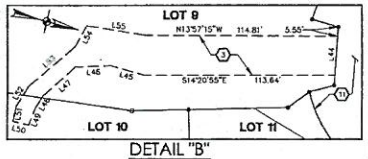
LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
INT	INTERSECTION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
VOL	VOLUME
1140	EXISTING CONTOURS
	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
	ORIGINAL SURVEY LINE
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

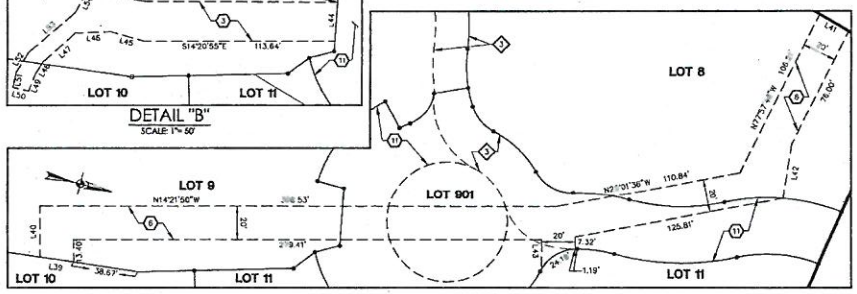
1. 14' GAS, ELECTRIC, TELEPHONE, WATER, & CABLE TELEVISION EASEMENT (VOL 9548, PG 104, DPR)
2. 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9548, PG 104, DPR)
3. ACCESS EASEMENT (VOL 9548, PG 104, DPR)
4. VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9548, PG 104, DPR)
5. 25' BUILDING SETBACK (VOL 9548, PG 104, DPR)
1. 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
2. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.095AC) (SEE DETAIL "B" THIS SHEET)
4. 5' PRIVATE DRAINAGE EASEMENT (0.011 AC)
5. 8' PRIVATE DRAINAGE EASEMENT (0.012 AC)
6. VARIABLE WIDTH ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (0.261 AC) (SEE DETAIL "C" THIS SHEET)
7. 8' PRIVATE SANITARY SEWER EASEMENT TO SERVE LOT 11
9. 25' X 25' SANITARY SEWER TURNAROUND EASEMENT
10. 8' PRIVATE WATER EASEMENT (SEE DETAIL "A" THIS SHEET)
11. VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (0.40 AC)
12. VARIABLE WIDTH INGRESS/EGRESS EASEMENT
13. 5' PRIVATE WATER EASEMENT TO SERVE LOT 10 (0.044 AC)



DETAIL "A"
SCALE: 1"= 50'



DETAIL "B"
SCALE: 1"= 50'



DETAIL "C"
SCALE: 1"= 50'

STATE OF TEXAS
COUNTY OF _____

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

OWNER/DEVELOPER:
DHOF-OVERLOOK, LTD.
4305 W. LOVERS LANE
DALLAS, TX 75209

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Marc Blumenkrantz 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 20 DAY OF July, A.D. 20 .

LEIGH ALLEN
MY COMMISSION EXPIRES
February 6, 2013

NOTARY PUBLIC, ~~BEXAR~~ COUNTY, TEXAS
DALLAS

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:
WESTOVER DIALYSIS PROPERTY LLC
7142 SAN PEDRO AVE., STE. 120
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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:
SCOTT FLEMING
LMC DEVELOPMENT, L.L.C.
AGENT FOR: OWH INVESTMENTS, L.L.C.
4366 CENTERGATE DR.
SAN ANTONIO, TX 78217

STATE OF TEXAS
COUNTY OF BEXAR

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

AMANDA MARIE NEUTZE
My Commission Expires
August 9, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

CARLSON PARK, PHASE III

Civil Job No. 4567-83; Survey Job No. 9120-10

PLAT NUMBER 110048

REPLAT & SUBDIVISION PLAT ESTABLISHING

CARLSON PARK, PHASE III

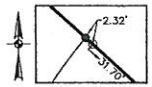
A 5.817 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK 3, NCB 17673 OF THE SUBDIVISION PLAT OF CARLSON PARK, PHASE 1 RECORDED IN VOLUME 9548, PAGE 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; COMPRISED OF A 1.676 ACRE TRACT CONVEYED TO WESTOVER DIALYSIS PROPERTY LLC, RECORDED IN VOLUME 14390, PAGES 1854-1859 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS AND A 1.576 ACRE TRACT CONVEYED TO DHF-OVERLOOK LTD., RECORDED IN VOLUME 14323, PAGES 40-46 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, TOGETHER WITH A 1.315 ACRE TRACT OF LAND (TRACT 3) AND A 1.250 TRACT OF LAND (TRACT 4), BOTH CONVEYED TO LMC DEVELOPMENT, LLC, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14390, PAGES 1818-1829 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS , TOGETHER WITH THE TRACTS CONVEYED TO LMC DEVELOPMENT, LLC RECORDED IN VOLUME 15025, PAGES 1704-1707 AND VOLUME 15025, PAGES 1708-1711; TO DHOF-OVERLOOK, LTD. RECORDED IN VOLUME 15025, PAGES 1712-1715 AND VOLUME 15025, PAGES 1716-1718 AND TO WESTOVER DIALYSIS PROPERTY, LLC RECORDED IN VOLUME 15025, PAGES 1700-1703, VOLUME 15025, PAGES 1697-1699 AND VOLUME 15025, PAGES 1694-1696 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN A PORTION OF THE B.B.B. & C.R.R. SURVEY NUMBER 402, ABSTRACT 101, COUNTY BLOCK 4398 AND A PORTION OF THE B.B.B. & C.R.R. SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419 IN NEW CITY BLOCK 17673, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'

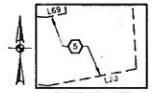
0' 50' 100' 150'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
DATE: July 19, 2011

LOCATION MAP
MAPSCO MAP GRID: 578 E7
NOT-TO-SCALE



DETAIL "D"
SCALE: 1" = 20'



DETAIL "E"
SCALE: 1" = 10'

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CPS 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 OF ELECTRIC WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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.

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

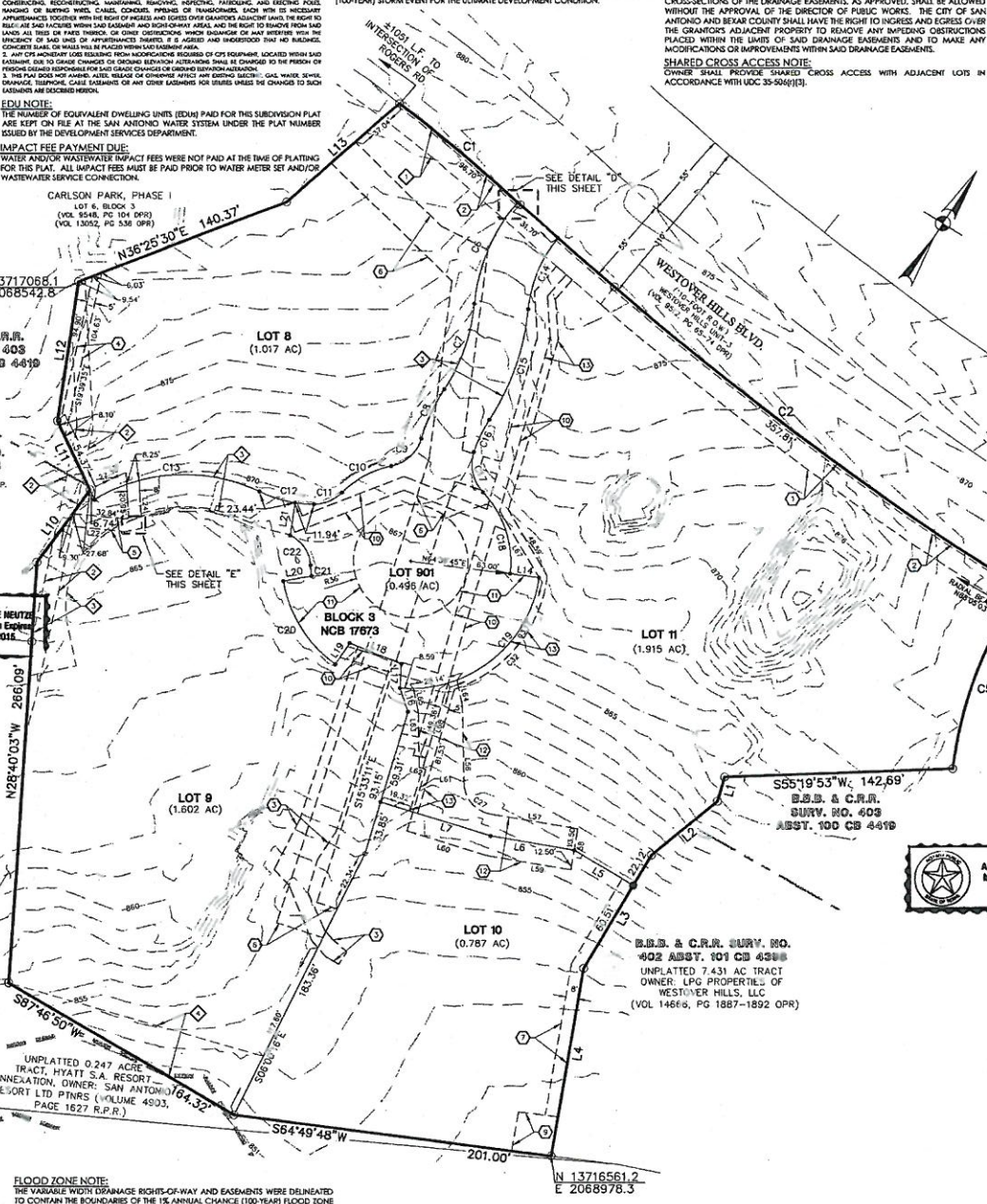
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

DRAINAGE EASEMENT NOTE:

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

SHARED CROSS ACCESS NOTE:

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



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: WESTOVER DIALYSIS PROPERTY LLC
7142 SAN PEDRO AVE., STE. 20
SAN ANTONIO, TX 78216

AMANDA MARIE NEUTZE
My Commission Expires
August 9, 2015

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ DALLAS

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

OWNER/DEVELOPER: DHOF-OVERLOOK, LTD.
4305 W. LOVERS LANE
DALLAS, TX 75209

CARLSON PARK, PHASE II, LOT 42, BLK 5 (VOL. 9549, PG. 36-37 DPR)

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ~~Mike Bishop~~ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF July 20, A.D. 2011

NOTARY PUBLIC, ~~BEXAR~~ DALLAS COUNTY, TEXAS

LEIGH ALLEN
MY COMMISSION EXPIRES
February 6, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

7/19/11
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4998
PROFESSIONAL
LAND SURVEYOR

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0350G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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: SCOTT FLEMING
LMC DEVELOPMENT, L.L.C.
AGENT FOR: OWH INVESTMENTS, L.L.C.
4366 CENTERGATE DR.
SAN ANTONIO, TX 78217

STATE OF TEXAS
COUNTY OF BEXAR

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

AMANDA MARIE NEUTZE
My Commission Expires
August 9, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CARLSON PARK, PHASE III 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 [illegible] DAY OF [illegible], A.D. 20[illegible]

BY: [illegible] CHAIRMAN

BY: [illegible] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

CARLSON PARK, PHASE III

Civil Job No. 4567-83; Survey Job No. 9120-10

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT

AGENDA ITEM NO: 6E & 11 August 24, 2011

HUNT LANE 2	MAJOR PLAT	110240
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 647 B-1
OWNER: Proportional Prosperity, LLC, by Marco Gamboa
ENGINEER: KFW Engineers & Surveying, by Steven Krauskopf, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: August 1, 2011

Location: East of Hunt Lane, west of Highway 90 West

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Storage

Major Thoroughfare: Hunt Lane is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

APPLICANT'S PROPOSAL:

To plat **3.864** acres consisting of **1** non-single family lot.

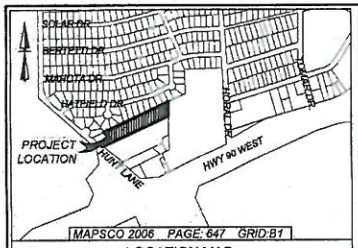
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110240

REPLAT ESTABLISHING
HUNT LANE 2

BEING 3.864 ACRES, ESTABLISHING LOT 3, BLOCK 40, N.C.B. 15404 SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF BLOCK 40, CABLE ON LEON RANCH A SUBDIVISION OF RECORD IN VOLUME 105 PAGE 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



MAPSCO 2006 PAGE: 647 GRID:B1

LOCATION MAP NOT TO SCALE

LEGEND

F.I.R.	=	FOUND ½" IRON ROD
F.I.R. "PD"	=	FOUND ½" IRON ROD WITH PAPE-DAWSON STAMPED CAP
S.I.R.	=	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W.	=	RIGHT-OF-WAY
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 370 OF 725 COMMUNITY PANEL NO. 48180C0370J, DATED SEPTEMBER 29, 2010
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09)

EQUIVNOTE

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

CPS NOTES:

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

IMPACT FEE PAYMENT DUE:

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

NOTES:

1. NO STRUCTURE, FENCE, 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATION: MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (SS-304(b)) or 5-49

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.

Steven Krauskopf
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
STEVEN D. KRAUSKOPF
96525
LICENSED
PROFESSIONAL ENGINEER

7/26/2011

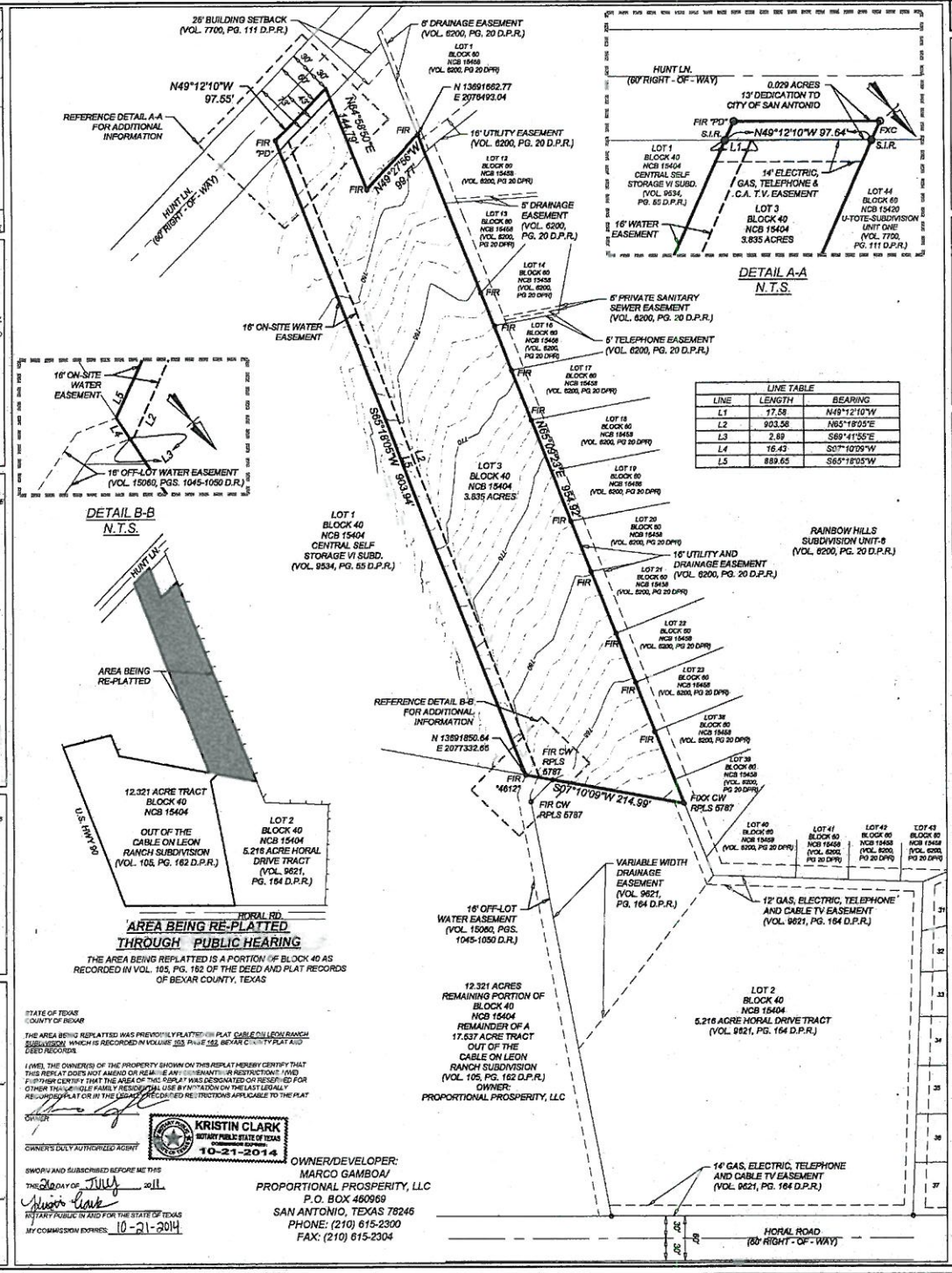
STATE OF TEXAS
COUNTY OF BEXAR

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

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
7400 BLANCO, SUITE 261
SAN ANTONIO, TEXAS 78216
PHONE: 210-979-8444
FAX: 210-979-0499

STATE OF TEXAS
REGISTERED
TERESA A. SEIDEL
5672
PROFESSIONAL
LAND SURVEYOR

7/26/2011



DETAIL B-B
N.T.S.

DETAIL A-A
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.58	N49°12'10"W
L2	903.58	N65°18'05"E
L3	2.89	S69°41'55"E
L4	16.43	S07°10'09"W
L5	889.65	S65°18'05"W

AREA BEING RE-PLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A PORTION OF BLOCK 40 AS RECORDED IN VOL. 105, PG. 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PLAT CABLE ON LEON RANCH SUBDIVISION, WHICH IS RECORDED IN VOLUME 105, PAGE 162, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT

OWNER

OWNER'S DULY AUTHORIZED AGENT

KRISTIN CLARK
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
10-21-2014

SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF JULY 2011.

Kristin Clark
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-21-2014

OWNER/DEVELOPER:
MARCO GAMBOA/
PROPORTIONAL PROSPERITY, LLC
P.O. BOX 460969
SAN ANTONIO, TEXAS 78246
PHONE: (210) 615-2300
FAX: (210) 615-2304

SCALE: 1"= 100'

0' 50' 100' 150' 200'

KFW ENGINEERS & SURVEYING
FIRM 997

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

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, WATERCOURSE, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
MARCO GAMBOA/PROPORTIONAL PROSPERITY, LLC
P.O. BOX 460969
SAN ANTONIO, TEXAS 78246

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARCO GAMBOA, 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 26 DAY OF JULY A.D. 2011

Kristin Clark
NOTARY PUBLIC BEXAR COUNTY TEXAS

KRISTIN CLARK
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
10-21-2014

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. ___ 11 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. ___ 11 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. ___ 11

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

DRAWN BY: JR

Date: Jul 26, 2011, 10:17am User ID: Jrodriguez
File: P:\2010\4010\Design\Civil\PLAT\PL2010401.dwg

RECEIVED

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 August 24, 2011

S.H. 151 APARTMENTS — MAJOR PLAT — 110236
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 B-5
OWNER: Carlos Fis Menache
ENGINEER: Pape Dawson Engineers, by Shauna Weaver, P.E.
CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: August 8, 2011

Location: Between State Highway 151 and Rogers Road, northwest of Wiseman Boulevard

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family District
GC-2 Highway 151 Gateway Corridor District

* On June 16, 2011 City Council adopted Ordinance No. 2011-06-16-0527 to change existing zoning General Commercial District to Multi-Family District.

Plat is associated with:
MDP 110, Westover Hills, accepted on May 17, 1991

Proposed Use: Apartments, Commercial

Major Thoroughfare: State Highway 151 is a freeway and Rogers Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

APPLICANT'S PROPOSAL:

To plat **25.778** acres consisting of **4** non-single family lots.

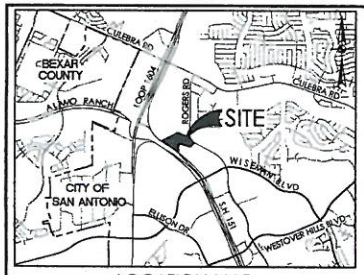
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110236

SUBDIVISION PLAT OF S.H. 151 APARTMENTS

A 25.778 ACRE TRACT OF LAND COMPRISED OF A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STONE OAK PARK II, LTD IN WARRANTY DEED RECORDED IN VOLUME 12100, PAGES 2050-2061 AND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO 160 CULEBRA II LTD IN WARRANTY DEED RECORDED IN VOLUME 6039, PAGES 1705-1711 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414, NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

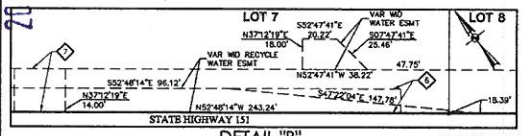


LOCATION MAP
MAPSCO MAP GRID: 578B5
NOT-TO-SCALE

LEGEND

DED	DEDICATION	SD	STORM DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
		TA	TURNAROUND
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
NCB	NEW CITY BLOCK	VOL	VOLUME
PG	PAGE(S)	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PRIVATE	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
ROW	RIGHT-OF-WAY		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
-1140-	EXISTING CONTOURS		
	ORIGINAL SURVEY/COUNTY LINE		

1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	14' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL 4429, PG 1224-1227, OPR)
1	14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9591, PG 170, DPR)	7	0.0172 ACRE-VARIABLE WIDTH WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL 7761, PG 1877-1889, OPR)
2	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9593, PG 87-91, DPR)	8	0.2554 ACRE-VARIABLE WIDTH WATER EASEMENT (VOL 9805, PG 506-517, OPR)
3	VARIABLE WIDTH NON-PERMEABLE DRAINAGE EASEMENT (VOL 9630, PG 191-192, DPR)	9	0.029 ACRE INGRESS & EGRESS EASEMENT (VOL 6561, PG 1722-1727, OPR) (VOL 6561, PG 1718-1721, OPR)
4	0.3954 ACRE-VARIABLE WIDTH WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL 7761, PG 1877-1889, OPR)	10	LEASE AGREEMENT AREA (VOL 6005, PG 958-961, OPR)
5	0.4044 ACRE-VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 9805, PG 506-517, OPR)		



DETAIL "B"
NOT-TO-SCALE

NOTE:
SEE SHEET 3 OF 3 FOR CURVE/LINE TABLES AND BEARINGS/DISTANCE CALLOUTS FOR THE 16' SANITARY SEWER EASEMENT & VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT.

SURVEYOR'S NOTES:

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

EDU NOTE:

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

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO (CIT 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, MANGINO OF 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 INGRESS-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

8-8-11
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 2.6 ACRES AND A VOLUME OF APPROXIMATELY 8.6 ACRE-FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DETENTION MAINTENANCE NOTE:

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

DRAINAGE EASEMENT NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

MAINTENANCE NOTE:

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

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

FINISHED FLOOR NOTE:

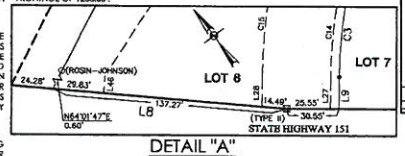
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

SAWS DEDICATION NOTE:

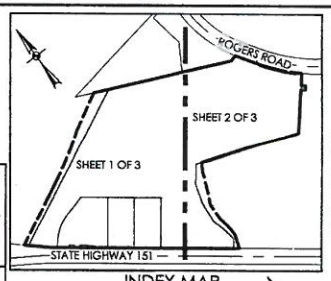
THE DEVELOPER DEDICATES THE SANITARY SEWER TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG SH 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1258.07'.



DETAIL "A"
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 500'

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

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

DATE OF PRINT: August 8, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAN HANKE (OFF-LOT STORM DRAINAGE ESMT-0.900 ACRES)
160 CULEBRA II, LTD
216 NW MILITARY HWY, SUITE 100
SAN ANTONIO, TEXAS 78213
(210) 479-5570

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN HANKE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF August, A.D. 2011.

PEGGY WILLIAMS
Notary Public State of Texas
My Commission Expires
MAY 30, 2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CARLOS FIS MENACHE
STONE OAK PARK II, LTD
16515 BLANCO RD
SAN ANTONIO, TEXAS 78232
(210) 494-7878

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS FIS MENACHE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF August, A.D. 2011.

ANIRA KEL PROVOST
MY COMMISSION EXPIRES
September 10, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S.H. 151 APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

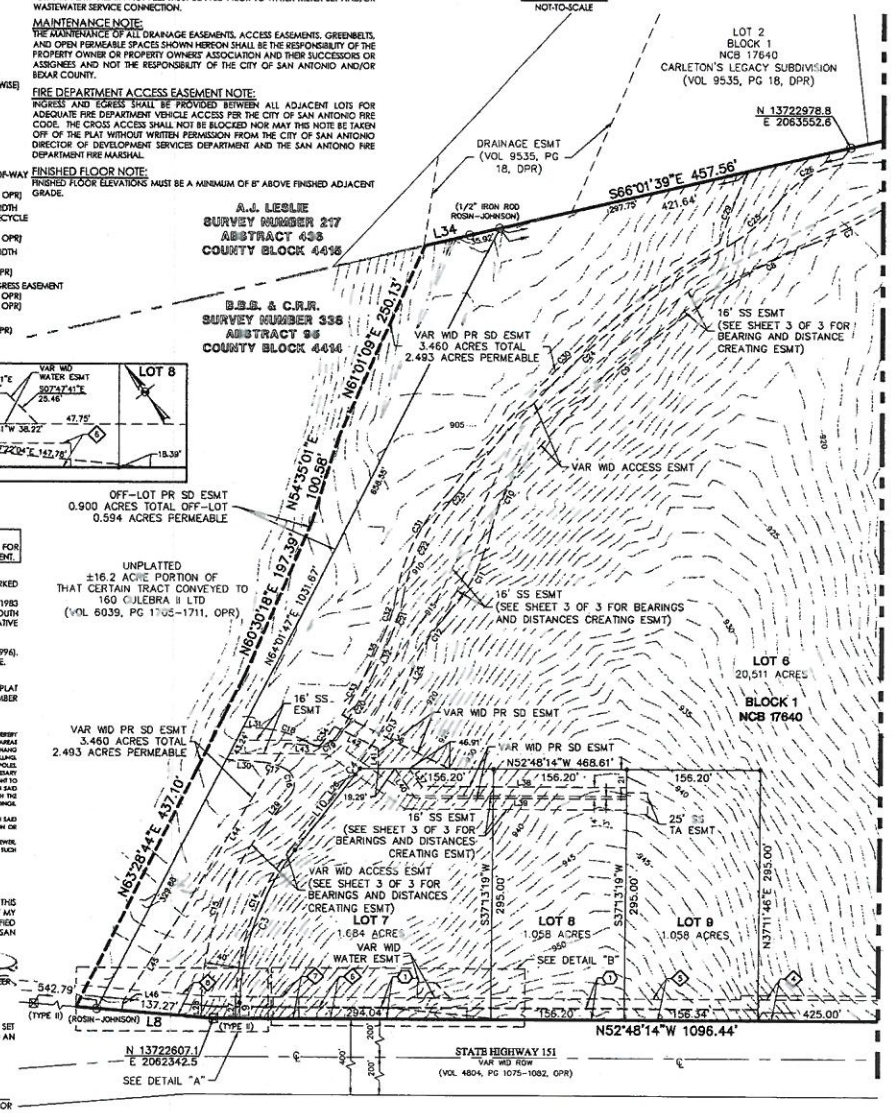
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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



SHEET 1 OF 3

S.H. 151 APARTMENTS

Civil Job No. 7728-04; Survey Job No. 9009-11

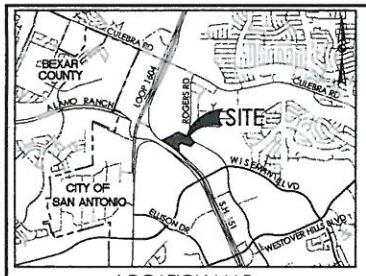
Date: Aug 08, 2011 10:17am Dev: D. Phillips
File: P:\...\S151Apts\Survey\Plat\7728-04.dwg

RECEIVED
2011 AUG -8 PM 3:01
DEVELOPMENT SERVICES

PLAT NUMBER 110236

SUBDIVISION PLAT OF S.H. 151 APARTMENTS

A 25.778 ACRE TRACT OF LAND COMPRISED OF A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STONE OAK PARK II, LTD IN WARRANTY DEED RECORDED IN VOLUME 12100, PAGES 2050-2061 AND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO 160 CULEBRA II LTD IN WARRANTY DEED RECORDED IN VOLUME 6039, PAGES 1705-1711 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414, NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 57B85
NOT-TO-SCALE

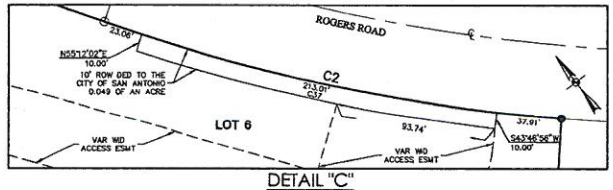
LEGEND

DED	DEDICATION	SD	STORM DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
		TA	TURNAROUND
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
NCB	NEW CITY BLOCK	VOL	VOLUME
PG	PAGE(S)	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PRIVATE	(TYPE I, ☒ II OR III)	FOUND TxDOT MONUMENTATION
ROW	RIGHT-OF-WAY		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

--1140-- EXISTING CONTOURS
ORIGINAL SURVEY/COUNTY LINE

1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9591, PG 170, DPR)
2. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9593, PG 87-91, DPR)
3. VARIABLE WIDTH NON-PERMEABLE DRAINAGE EASEMENT (VOL 9630, PG 191-192, DPR)
4. 0.3954 ACRE-VARIABLE WIDTH WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL 7761, PG 1877-1889, OPR)
5. 0.4044 ACRE-VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 9805, PG 506-517, OPR)
6. 14' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL 4429, PG 1224-1227, OPR)
7. 0.0172 ACRE-VARIABLE WIDTH WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL 7761, PG 1877-1889, OPR)
8. 0.2554 ACRE-VARIABLE WIDTH WATER EASEMENT (VOL 9805, PG 506-517, OPR)
9. 0.009 ACRE INGRESS & EGRESS EASEMENT (VOL 6561, PG 1722-1727, OPR) (VOL 6561, PG 1718-1721, OPR)
10. LEASE AGREEMENT AREA (VOL 6005, PG 958-961, OPR)

NOTE:
SEE SHEET 3 OF 3 FOR CURVE/LINE TABLES AND BEARINGS/DISTANCE CALLOUTS FOR THE 16' SANITARY SEWER EASEMENT & VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT.



DETAIL "C"
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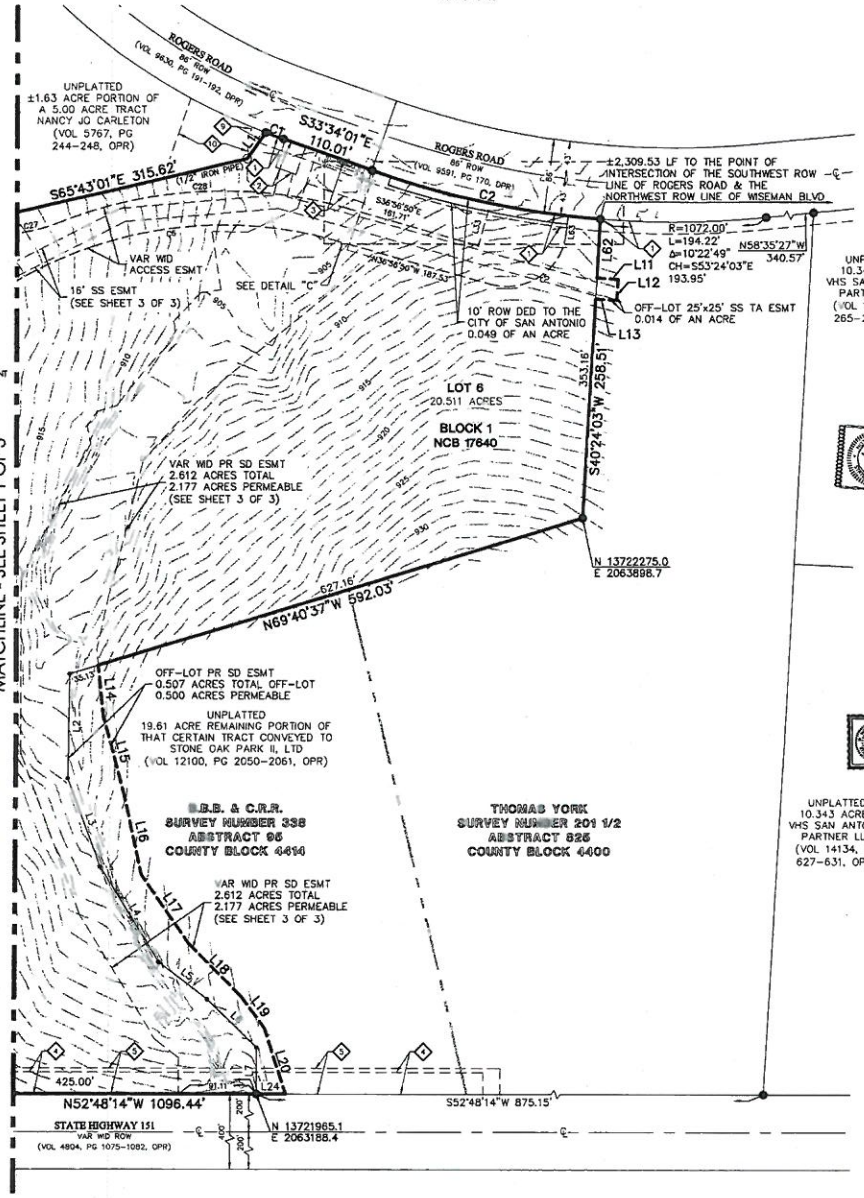


SCALE: 1"= 100'
0' 100' 200' 300'

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

DATE OF PRINT: August 8, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAN HANKE (OFF-LOT STORM DRAINAGE ESMT-0.900 ACRES)
160 CULEBRA II, LTD
2161 NW MILITARY HWY, SUITE 103
SAN ANTONIO, TEXAS 78213
(210) 479-5570

STATE OF TEXAS
COUNTY OF BEXAR

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

PEGGY WILLIAMS
Notary Public State of Texas
My Commission Expires
MAY 20, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CARLOS RS MERACHE
STONE OAK PARK II, LTD
16515 BLANCO RD
SAN ANTONIO, TEXAS 78232
(972) 644-2400

STATE OF TEXAS
COUNTY OF BEXAR

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

AMIRA KEL PROVOST
MY COMMISSION EXPIRES
September 19, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S.H. 151 APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

8-8-11
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
DAVID J. SOTA
4251
PROFESSIONAL
LAND SURVEYOR

DEVELOPMENT SERVICES
RECEIVED
2011 AUG -8 PM 3:

S.H. 151 APARTMENTS
Civil Job No. 7728-04; Survey Job No. 9009-11
Plot: Aug 08, 2011, 10:16am, User: jpreas
File: V:\Projects\Projects\9009-11\Plat.dwg

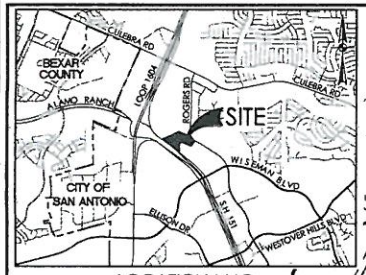
PLAT NUMBER 110236

SUBDIVISION PLAT OF S.H. 151 APARTMENTS

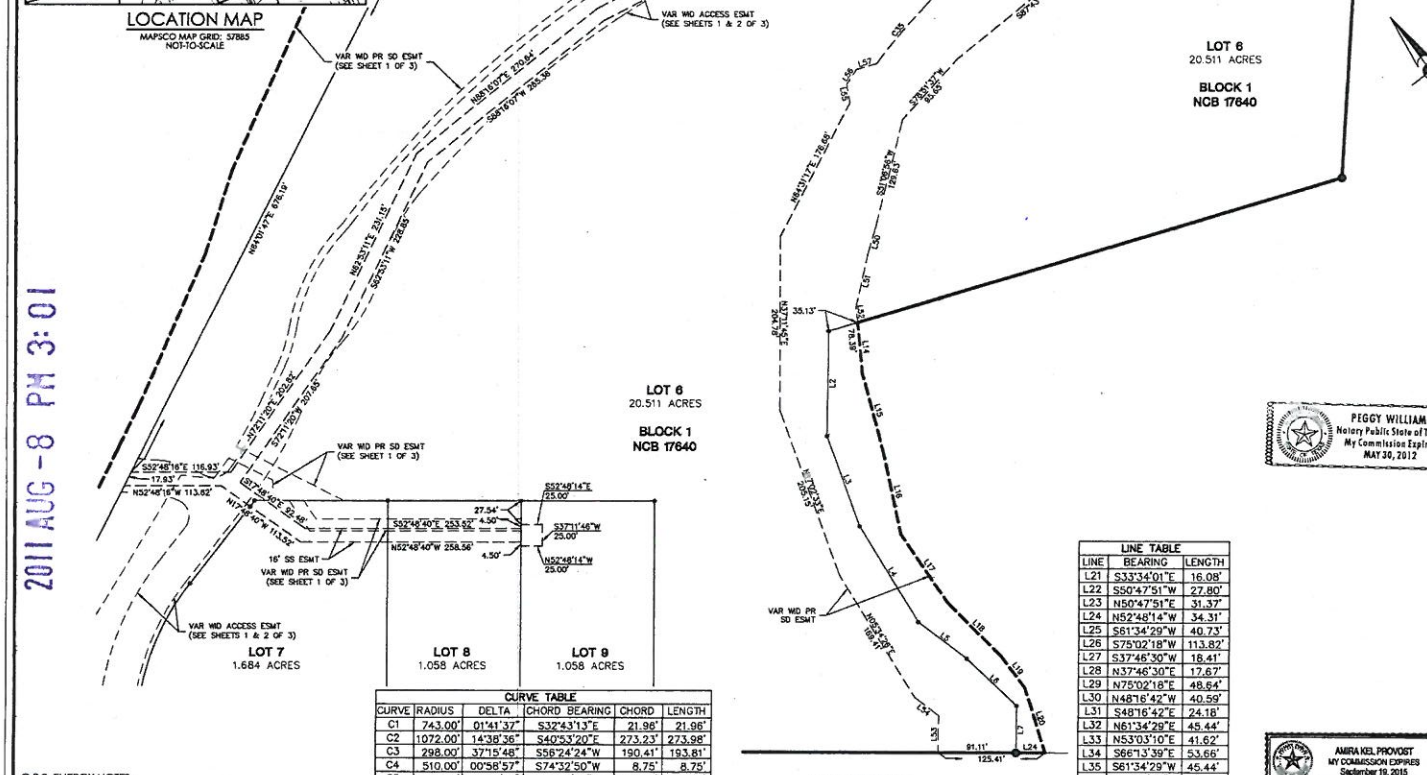
A 25.778 ACRE TRACT OF LAND COMPRISED OF A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STONE OAK PARK II, LTD IN WARRANTY DEED RECORDED IN VOLUME 12100, PAGES 2050-2061 AND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO 160 CULEBRA II LTD IN WARRANTY DEED RECORDED IN VOLUME 6039, PAGES 1705-1711 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414, NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'



LOCATION MAP
MAPSCO MAP GRID: 57B85
NOT-TO-SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	01°41'37"	S32°43'13"E	21.96'	21.96'
C2	1072.00'	14°38'36"	S40°53'20"E	273.23'	273.98'
C3	298.00'	37°15'48"	S56°24'24"W	190.41'	193.81'
C4	510.00'	00°58'57"	S74°32'50"W	8.75'	8.75'
C5	70.00'	99°14'14"	N86°33'57"W	106.64'	121.24'
C6	480.00'	46°51'25"	N60°22'33"W	381.70'	392.55'
C7	505.00'	10°00'17"	N78°48'07"W	88.07'	88.18'
C8	495.00'	12°35'25"	N80°05'41"W	108.55'	108.77'
C9	1145.00'	15°49'10"	S85°42'02"W	315.13'	316.14'
C10	195.00'	27°05'27"	S64°14'43"W	91.34'	92.20'
C11	220.00'	28°18'58"	S64°51'28"W	107.62'	108.73'
C12	195.00'	17°26'28"	S70°17'43"W	59.13'	59.36'
C13	505.00'	13°27'49"	S68°18'24"W	118.40'	118.67'
C14	303.00'	37°15'48"	S56°24'24"W	193.61'	197.06'
C15	343.00'	37°15'48"	N56°24'24"E	219.17'	223.08'
C16	20.00'	102°29'47"	N23°47'25"E	31.19'	35.78'
C17	80.00'	20°49'13"	N37°52'06"W	28.91'	29.07'
C18	120.00'	26°00'37"	S35°16'24"E	54.01'	54.48'
C19	25.00'	85°18'27"	S64°55'19"E	33.88'	37.22'
C20	465.00'	10°50'58"	N66°59'58"E	87.92'	88.05'
C21	195.00'	14°37'43"	N54°15'38"E	49.65'	49.79'
C22	220.00'	32°42'47"	N63°18'10"E	123.91'	125.61'
C23	195.00'	05°29'17"	N76°54'55"E	18.67'	18.68'
C24	1185.00'	21°01'08"	N84°40'50"E	432.28'	434.72'
C25	195.00'	20°46'22"	N84°48'13"E	70.31'	70.70'
C26	120.00'	53°35'49"	S78°47'03"E	108.21'	112.25'
C27	195.00'	22°37'04"	S63°17'41"E	76.48'	76.98'
C28	920.00'	37°39'23"	S55°46'32"E	335.64'	341.76'
C29	1193.50'	04°20'18"	S58°24'08"W	90.35'	90.37'
C30	1193.50'	20°49'16"	S84°06'15"W	431.33'	433.72'
C31	228.50'	34°42'13"	S64°17'53"W	136.29'	138.40'
C32	186.50'	14°37'43"	S54°15'38"W	47.49'	47.62'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°10'59"E	37.59'
L2	S37°57'12"W	123.31'
L3	S17°02'33"W	111.67'
L4	S05°34'26"W	132.19'
L5	S15°39'33"E	71.94'
L6	S09°19'28"E	80.70'
L7	S37°14'13"W	94.92'
L8	N48°16'57"W	161.56'
L9	S37°48'30"W	18.36'
L10	S75°02'18"W	113.82'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S49°35'57"E	25.00'
L12	S40°24'03"W	25.00'
L13	N49°35'57"W	25.00'
L14	S31°34'32"W	59.65'
L15	S22°02'4"W	95.61'
L16	S24°53'33"W	98.43'
L17	S02°45'27"W	97.73'
L18	S07°45'21"E	89.15'
L19	S00°11'55"W	45.50'
L20	S19°10'37"W	80.64'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S33°34'01"E	16.08'
L22	S50°47'51"W	27.80'
L23	N50°47'51"E	31.37'
L24	N52°48'14"W	34.31'
L25	S61°34'29"W	40.73'
L26	S75°02'18"W	113.82'
L27	S37°46'30"W	18.41'
L28	N37°46'30"E	17.67'
L29	N75°02'18"E	48.64'
L30	N48°16'42"W	40.59'
L31	S48°16'42"E	24.18'
L32	N61°34'29"E	45.44'
L33	N53°03'10"E	41.62'
L34	S66°13'39"E	53.66'
L35	S61°34'29"W	45.44'
L36	S26°15'40"E	141.12'
L37	S02°46'59"W	25.51'
L38	S52°48'40"E	240.16'
L39	N52°48'40"W	247.53'
L40	N02°46'59"E	42.48'
L41	N37°11'46"E	23.66'
L42	N26°15'40"W	58.00'
L43	N47°33'36"W	39.22'
L44	S68°18'42"W	244.18'
L45	S69°51'46"W	114.93'
L46	S41°43'03"W	10.21'
L47	S33°34'01"E	70.98'
L48	S56°25'59"W	58.42'
L49	S36°56'50"E	32.17'
L50	S53°12'08"W	33.13'
L51	S49°25'46"W	63.48'
L52	S31°34'32"W	18.73'
L53	N37°14'13"E	42.99'
L54	N15°39'33"W	35.42'
L55	N26°53'12"E	21.98'
L56	N69°49'07"E	20.75'
L57	S69°24'16"E	24.82'
L58	S61°26'39"E	23.50'
L59	N28°31'21"E	69.40'
L60	S51°56'50"E	41.91'
L61	N56°25'59"E	31.30'
L62	S40°24'03"W	69.65'
L63	S43°48'56"W	11.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	456.50'	07°45'48"	S65°27'23"W	61.81'	61.85'
C34	456.50'	03°40'44"	S73°11'56"W	29.31'	29.31'
C35	697.00'	07°36'51"	N77°11'14"E	92.56'	92.63'
C36	28.00'	60°55'36"	N50°31'52"E	28.39'	29.77'
C37	1082.00'	11°23'05"	N40°29'31"W	214.65'	215.00'

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

8-8-11
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
DAVID J. CANOVA
4251
LICENSED
PROFESSIONAL
LAND SURVEYOR

DEVELOPMENT SERVICES
RECEIVED
2011 AUG -8 PM 3:01

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 8, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAN HANKE (OFF-LOT STORM DRAINAGE ESMT-0.900 ACRES)
160 CULEBRA II, LTD
2161 NW MILITARY HWY, SUITE 103
SAN ANTONIO, TEXAS 78213
(210) 479-5570

STATE OF TEXAS
COUNTY OF BEXAR

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

PEGGY WILLIAMS
Notary Public State of Texas
My Commission Expires
MAY 30, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: CARLOS RIS MENACHE
STONE OAK PARK II, LTD
16515 BLANCO RD
SAN ANTONIO, TEXAS 78232
(972) 644-2400

STATE OF TEXAS
COUNTY OF BEXAR

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

AMIRA KEL PROVOST
MY COMMISSION EXPIRES
September 19, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S.H. 151 APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

SHEET 3 OF 3

S.H. 151 APARTMENTS
Civil Job No. 7728-04; Survey Job No. 9009-11

Date: Jun 08, 2011, 10:16am User: D. Canova
File: P:\7728\04\Survey\Civil\PLT\7728-04.dwg

Individual Consideration

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 13 **August 24, 2011**

SUNDANCE RANCH UNIT 2
SUBDIVISION NAME

060732
PLAT #

COUNCIL DISTRICT: OCL
FERGUSON MAP GRID: 446 D-8
OWNER: Post River Sundance Ranch, Ltd., by Alejandro Medina
ENGINEER: Jones and Carter, Inc. by J. Steven Brown, P.E.
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: South of the intersection of Colts Foot and Star Mica

Plat status: The Planning Commission approved this plat on August 27, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f)(2).

DISCUSSION:

The applicant states that improvements have been initated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 20%
- Streets 0%
- Water infrastructure 0%
- Sidewalk 0%

STAFF RECOMMENDATION:

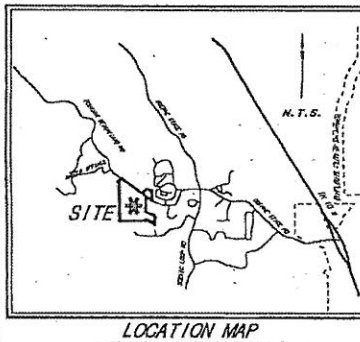
Approval

SUBDIVISION PLAT ESTABLISHING

060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B. 4669 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 259, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HAVE 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.

LOT AREA TABLE

LOT NO	BLOCK NO.	DRAINAGE IN ACRES	NET AREA - ACRES	TOTAL IN ACRES
41	1	0.42 ACRES	0.33	
42	1	0.17 ACRES	0.15	
43	1	0.32 ACRES	0.17 ACRES	
44	1	0.32 ACRES	0.17 ACRES	
45	1	0.62	0.15 ACRES	
46	1	0.77 ACRES	0.17 ACRES	
47	1	0.17 ACRES	0.14 ACRES	
48	1	0.17 ACRES	0.15 ACRES	
49	1	0.17 ACRES	0.15 ACRES	
50	1	0.17 ACRES	0.15 ACRES	

SUBDIVISION PLAT ESTABLISHING

060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 66.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 350, C.B. 4591. BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS.

DRAINAGE NOTES:

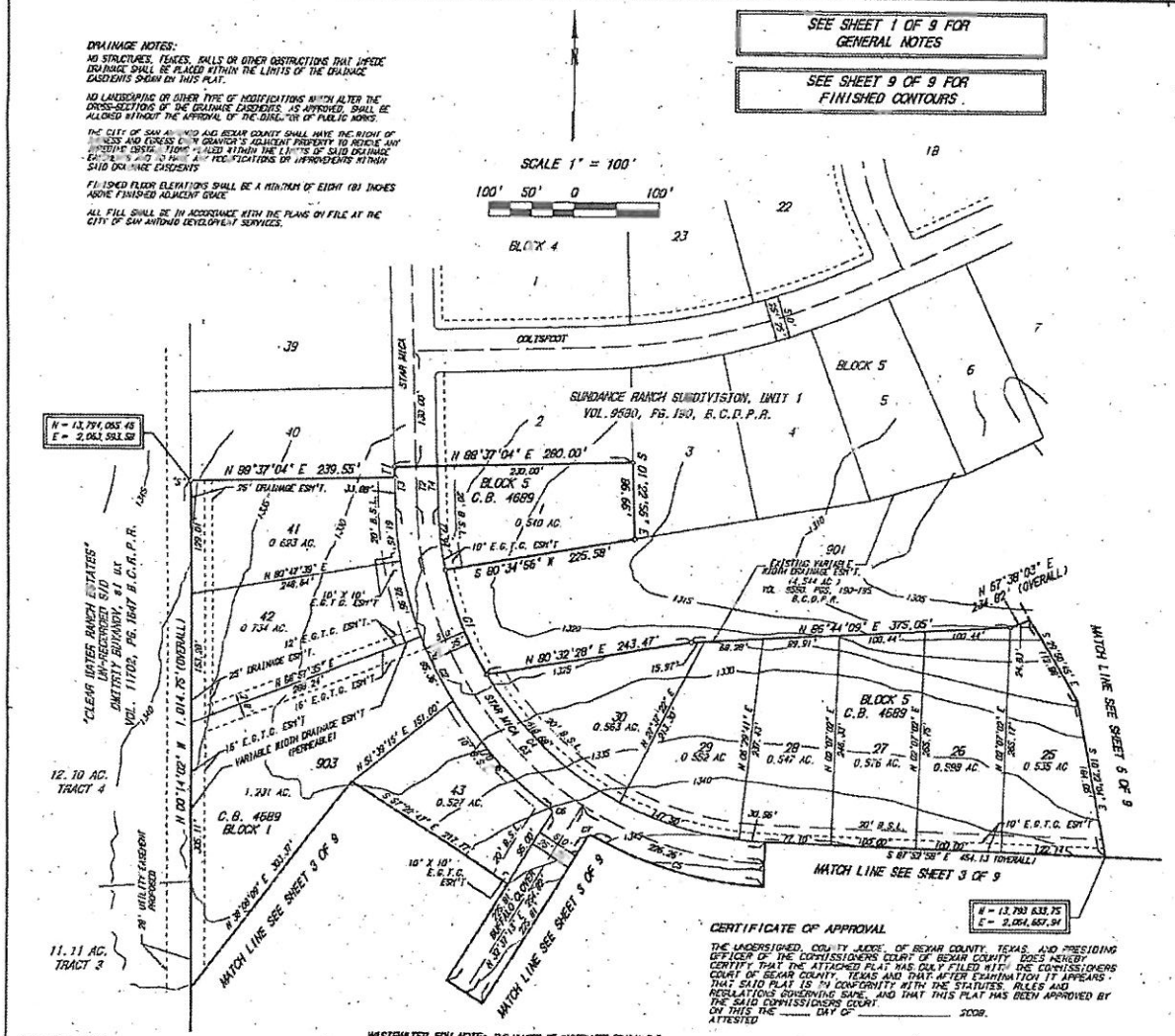
NO STRUCTURES, FENCES, BALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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



STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 8 day of August A.D., 2008.

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 8-8-08

STATE OF TEXAS REGISTERED MICHAEL A. ROHANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAH APP: RC/MR

SHEET 2 OF 9

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____ 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.O.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	019°13'26"	400.00'	67.74'	134.21'	S 21°26'32" E	133.58'
2	052°13'00"	450.00'	220.54'	410.11'	S 37°28'26" E	395.87'
3	086°30'00"	405.00'	399.80'	611.63'	S 44°37'57" E	552.41'
4	086°30'00"	400.00'	395.29'	603.99'	S 44°37'57" E	548.15'
5	026°42'21"	450.00'	106.86'	209.88'	S 74°31'17" E	207.99'
6	086°13'10"	5.00'	4.68'	7.52'	N 10°29'52" E	6.83'
7	086°13'10"	5.00'	4.68'	7.52'	N 75°43'48" E	6.83'

LINE DATA

LINE NO.	DIRECTION	DISTANCE
1	N 01°22'55" W	11.77'
2	S 01°22'55" E	45.65'
3	N 01°22'55" W	45.65'
4	N 01°22'55" W	45.65'

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
803 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-004-19 DATE: 08/07/2008

SUBDIVISION PLAT ESTABLISHING

060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4591, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12687, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

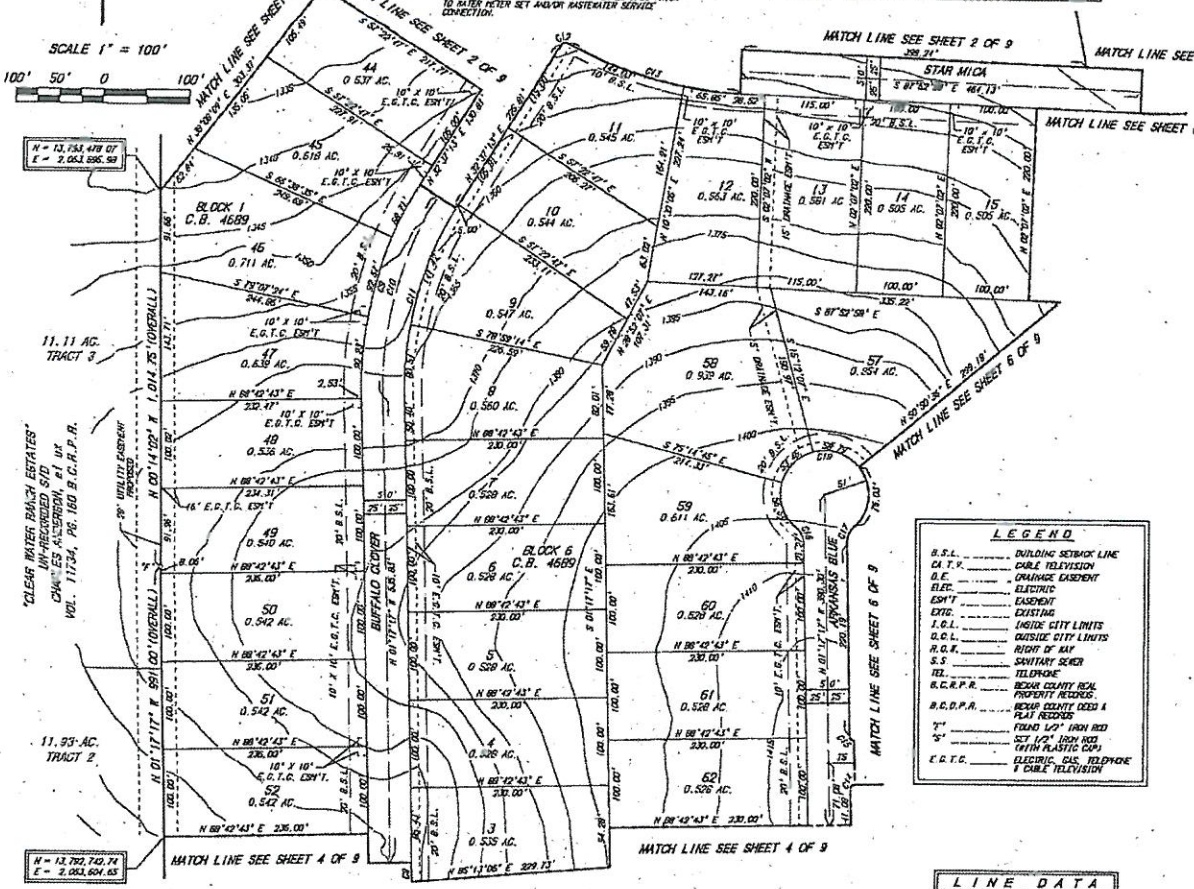
SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HAVE 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.

SCALE 1" = 100'

100' 50' 0 100'



LEGEND	
B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

LINE DATA		
L NO.	DIRECTION	DISTANCE
S1	N 88°42'43" E	30.00'

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 9 day of August A.D., 2009.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 8-8-08

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4557
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, ANCHORS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, SUCH 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 CRANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT (5')-WIDE EASEMENTS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 2009.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
8	003°29'37"	375.00'	11.44'	22.87'	N 03°02'06" W	22.86'
9	033°54'39"	425.00'	129.58'	251.52'	N 15°39'59" E	247.87'
10	033°54'39"	400.00'	121.94'	236.73'	N 15°39'59" E	233.29'
11	033°54'39"	375.00'	114.32'	221.93'	N 15°39'59" E	218.71'
12	006°13'10"	5.00'	4.69'	7.52'	N 75°43'48" E	6.63'
13	026°43'31"	450.00'	106.68'	209.98'	S 74°31'17" E	207.98'
14	090°00'00"	5.00'	5.00'	7.85'	N 43°42'43" E	7.07'
15	090°00'00"	5.00'	5.00'	7.85'	S 46°17'17" E	7.07'
16	040°32'45"	29.00'	12.17'	24.62'	N 25°03'40" W	23.30'
17	047°32'45"	29.00'	12.77'	24.07'	N 22°29'08" E	23.38'
18	275°05'30"	51.00'	46.66'	244.85'	N 88°42'43" E	66.85'

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
6011 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-004-19 DATE: 08/07/2009

DWN: CAM APP: RC/MR

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE 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.

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

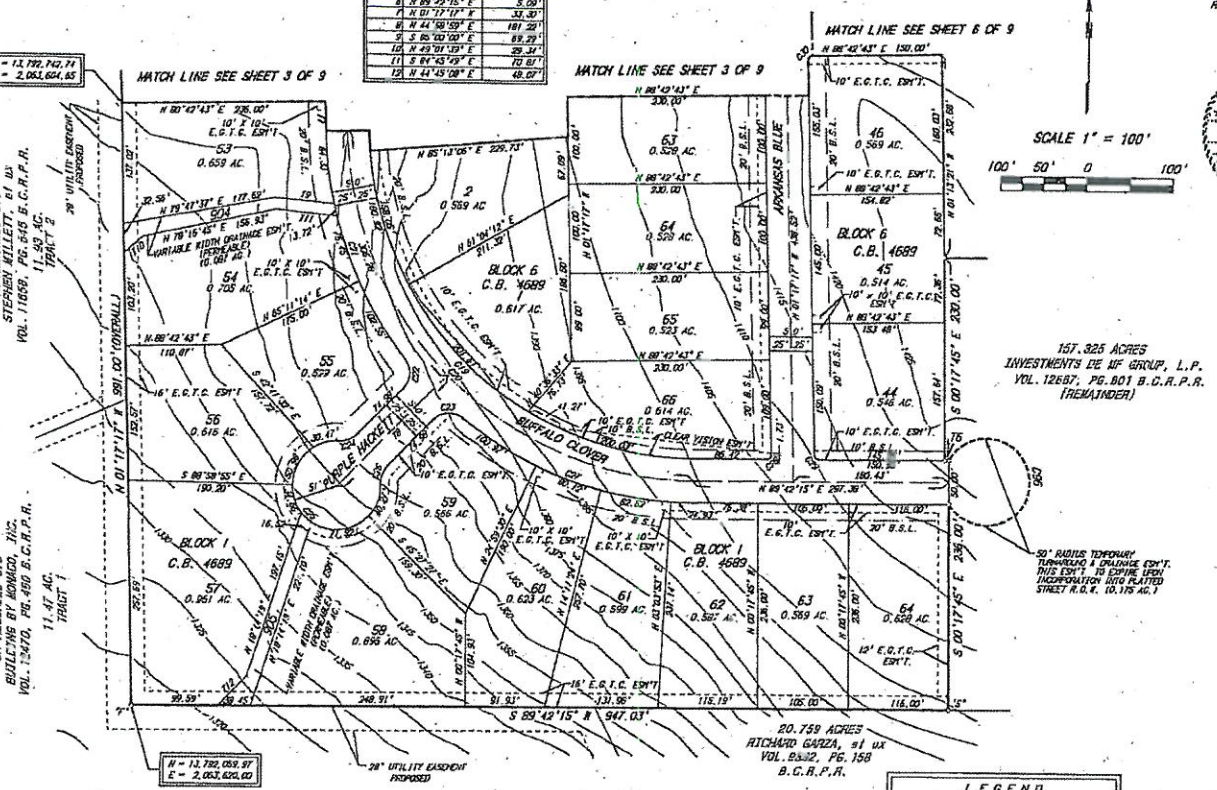
SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 280, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 801 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

LINE DATA		
LINE NO.	DIRECTION	DISTANCE
8	N 89°42'15" E	5.00'
7	N 01°17'17" W	33.30'
6	N 44°58'59" E	181.29'
5	S 85°00'00" E	88.29'
10	N 49°01'39" E	29.34'
11	S 89°42'43" E	70.81'
12	N 44°45'08" E	48.09'



SCALE 1" = 100'

100' 50' 0 100'

STATE OF TEXAS
COUNTY OF BEXAR

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

REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 8 day of August A.D., 2008

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 18, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200_.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
19	059°00'29"	375.00'	368.58'	692.55'	S 45°07'31" E	575.72'
20	059°00'29"	400.00'	393.13'	631.39'	S 45°07'31" E	550.77'
21	007°30'59"	425.00'	113.50'	227.02'	N 19°57'58" E	223.17'
22	053°37'14"	25.00'	22.35'	35.49'	S 01°10'29" E	34.33'
23	053°37'14"	25.00'	22.35'	35.49'	N 06°47'35" E	34.33'
24	047°32'45"	28.00'	12.77'	23.07'	N 68°45'22" E	22.38'
25	375°05'30"	51.00'	45.66'	344.06'	S 45°01'01" E	66.85'
26	047°32'45"	28.00'	12.77'	24.07'	N 21°13'35" E	23.38'
27	036°50'39"	425.00'	150.00'	268.34'	S 70°50'45" E	263.83'
28	090°59'12"	5.00'	5.00'	7.94'	N 44°12'22" E	7.13'
29	089°00'29"	5.00'	4.91'	7.77'	S 45°07'31" E	7.01'
30	090°00'00"	5.00'	5.00'	7.85'	N 43°42'43" E	7.07'
96	300°00'00"	50.00'	———	261.80'	S 00°17'45" E	50.00'

LEGEND	
B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

"CLEAR WATER RANCH ESTATES" UN-RECORDED S/D BUILDING BY MONACO, INC. VOL. 12470, PG. 460 B.C.R.P.R.
11.47 AC. TRACT 1

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, 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 OBSTACLES WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS FACILITIES 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 SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXIST WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN COMPLIANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME. AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____ 200_
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-2000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 411-004-19 DATE: 08/01/2008

DWN: CAM APP: RC/AR

SHEET 4 OF 9

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5811

SUBDIVISION PLAT ESTABLISHING

060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 66.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.326 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

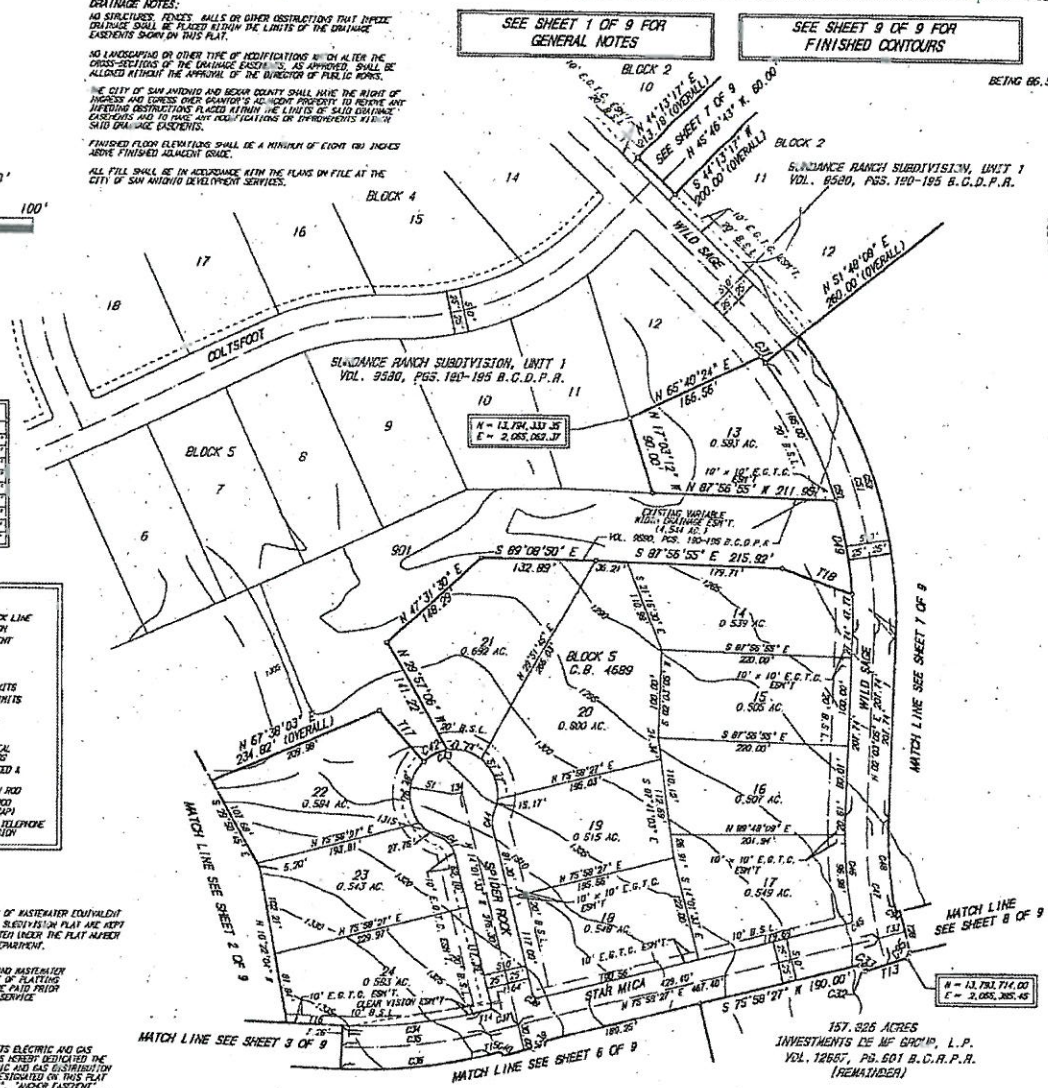
THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

SCALE 1" = 100'

100' 50' 0 100'


BLOCK 2
BLOCK 4
BLOCK 5
BLOCK 5 C.B. 4689
COLTSFOOT
WILD SAGE
SPIDER ROCK
STAR MICA
SUNDANCE RANCH SUBDIVISION, UNIT 1 VOL. 9580, PGS. 190-195 B.C.D.P.R.
N = 13,794,333.35
E = 2,085,063.37
N = 13,793,714.00
E = 2,085,305.45
157.326 ACRES
INVESTMENTS DE MF GROUP, L.P.
VOL. 12667, PG. 601 B.C.R.P.R.
(REMAINDER)
MATCH LINE SEE SHEET 1 OF 9
MATCH LINE SEE SHEET 2 OF 9
MATCH LINE SEE SHEET 3 OF 9
MATCH LINE SEE SHEET 6 OF 9
MATCH LINE SEE SHEET 8 OF 9
S 75°58'27" W 190.00'
N 67°38'03" E 234.82' (OVERALL)
N 87°56'55" W 211.98'
S 87°56'55" E 215.92'
S 89°08'50" E 132.89'
N 65°40'24" E 166.56'
N 17°03'12" E 90.00'
N 47°31'30" E 149.29'
N 29°57'06" E 141.22'
N 75°59'27" E 195.81'
N 75°59'27" E 195.58'
N 75°59'27" E 229.97'
N 75°59'27" E 447.46'
N 75°59'27" E 190.26'
N 88°48'09" E 201.94'
S 87°56'55" E 220.00'
S 87°11'07" E 320.00'
S 14°01'33" E 320.00'
S 87°11'07" E 220.00'
N 10°26'04" E 152.21'
N 10°26'04" E 229.31'
N 10°26'04" E 137.00'
N 10°26'04" E 137.00'
N 10°26'04" E 137.00

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.554, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

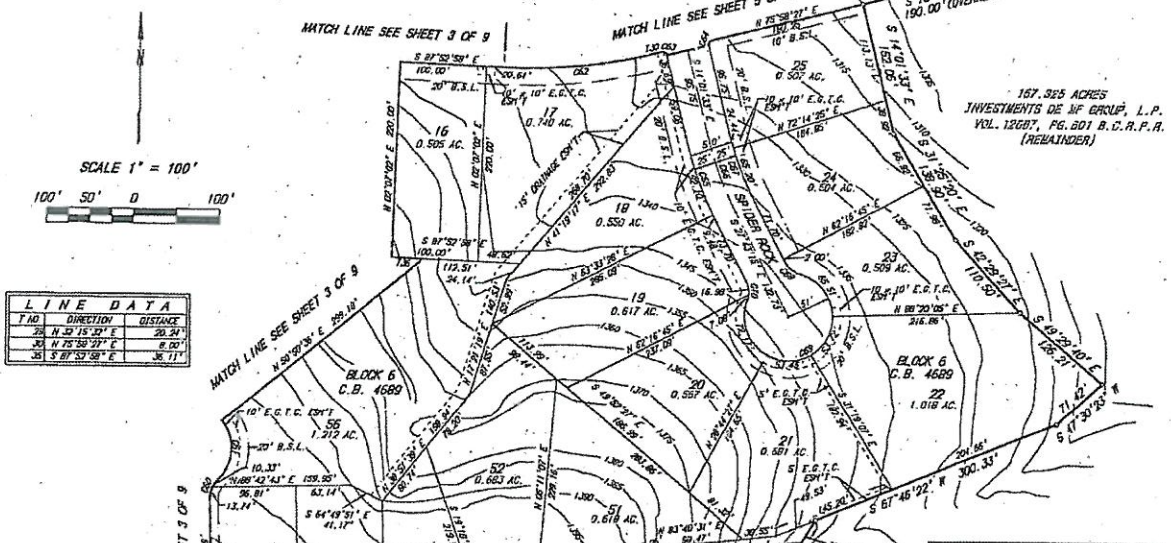
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX



LINE DATA		
L NO.	DIRECTION	DISTANCE
24	N 32°15'21" E	20.24'
33	N 75°58'27" E	8.00'
35	S 87°53'59" E	36.11'

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5'-0") WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5'-0") WIDE EASEMENTS.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
53	090°00'00"	5.00'	5.00'	7.85'	S 46°17'27" E	7.07'
54	042°43'53"	175.00'	68.43'	130.47'	N 87°21'16" E	127.47'
55	055°27'18"	200.00'	107.36'	197.06'	N 80°29'08" E	189.18'
56	046°59'15"	225.00'	97.80'	184.52'	N 65°13'05" E	179.39'
57	087°05'06"	20.00'	15.77'	28.69'	N 17°27'15" E	27.71'
58	374°09'39"	51.00'		244.04'	S 34°00'18" E	69.46'
59	041°21'13"	28.00'	10.94'	20.93'	S 63°24'04" W	20.48'
60	047°32'45"	29.00'	12.77'	24.07'	N 23°39'06" E	23.38'
61	085°24'52"	51.00'	47.07'	75.03'	N 03°43'07" E	68.18'
62	018°08'35"	625.00'	98.63'	176.09'	N 84°02'45" E	175.31'
63	090°00'00"	5.00'	5.00'	7.85'	S 39°01'33" E	7.07'
64	090°00'00"	5.00'	5.00'	7.85'	N 50°58'27" E	7.07'
65	013°41'43"	425.00'	51.04'	101.59'	S 26°23'24" E	101.34'
66	013°41'43"	400.00'	48.03'	95.67'	S 26°23'24" E	95.39'
67	013°41'43"	375.00'	45.03'	89.67'	S 26°23'24" E	89.42'
68	047°32'45"	29.00'	12.77'	24.07'	N 51°39'38" E	23.39'
69	375°05'30"	51.00'		244.86'	S 62°16'45" E	68.65'
70	047°32'45"	29.00'	12.77'	24.07'	N 03°53'53" E	23.39'

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE 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.

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, known to me to be the person whose name is subscribed to the foregoing instrument; and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 8 day of August A.D., 2008

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRN: CAH APP: RC/MAR

SHEET 6 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5011

JOB NO.: 411-004-19 DATE: 08/07/2008

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 66.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC AND TELEPHONE & CABLE TELEVISION

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

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

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

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

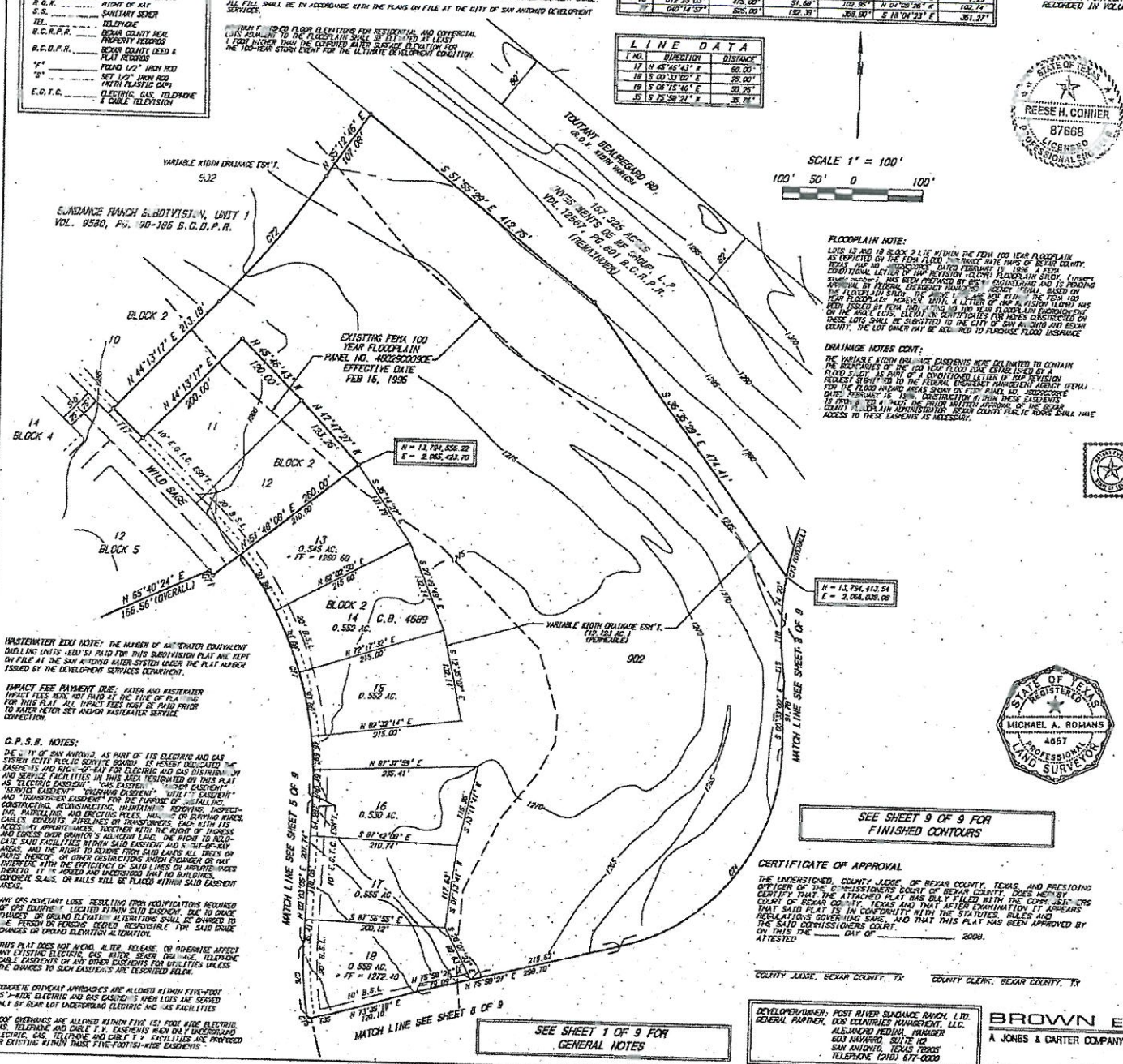
[illegible] REQUIRED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE AT LEAST 18" (ONE FOOT) ABOVE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	001°00'30"	475.00'	4.18'	8.36'	S 38°42'07" E	8.36'
C2	009°00'31"	1468.00'	117.22'	233.95'	N 33°42'02" E	233.72'
C3	040°31'29"	435.00'	160.01'	306.66'	N 19°38'42" E	300.35'
C4	076°17'30"	295.00'	222.66'	394.01'	S 37°43'43" W	365.37'
C5	083°39'58"	5.00'	5.43'	8.17'	S 57°11'45" E	7.29'
C6	012°25'03"	475.00'	51.60'	102.95'	N 04°08'36" E	102.74'
C7	040°14'37"	525.00'	192.39'	368.80'	S 18°04'23" E	361.37'

LINE DATA

L NO.	DIRECTION	DISTANCE
L7	N 45°46'43" W	60.00'
L8	S 00°33'00" E	28.00'
L9	S 06°15'40" E	50.26'
L5	S 75°59'21" W	35.74'



FLOODPLAIN NOTE:

LOTS 13 AND 18 BLOCK 2 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. [illegible] BEARING DATES FEBRUARY 16, 1996. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, (report number [illegible]) HAS BEEN PREPARED BY [illegible] ENGINEERING AND IS PENDING APPROVAL BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE ABOVE THE FEMA 100 YEAR FLOODPLAIN. HOWEVER UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA AND THE ABOVE LOTS ARE NO LONGER IN THE 100 YEAR FLOODPLAIN, ENGINEERED OF THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOUSES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE

DRAINAGE NOTES CONT:

THE VARIABLE WIDTH DRAINAGE EASEMENTS HERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD EVENT ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0090E DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT A FINAL LOMR AND PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT(5')-WIDE EASEMENTS

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 2008.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REESE H. COHIER
87668
LICENSED
PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this 8 day of August A.D., 2009.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 3-8-08

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4857
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

JOB NO. 411-004-19 DATE: 08/01/2008

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

DWN: CJH APP: RCJ/MAR

SHEET 7 OF 9

SUBDIVISION PLAT ESTABLISHING

060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 850, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
V.H.A.E.	VEHICULAR NON-ACCESS ESM'T

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND OPERATING 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 THE RIGHT TO REMOVE TREES, BRUSH OR OTHER OBSTRUCTIONS WHICH EXCEEDED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES INSTALLED. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 2008.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

LINE DATA

LINE NO.	DIRECTION	DISTANCE
20	N 40°01'33" E	3.00'
21	S 50°05'18" E	38.56'
22	S 00°33'00" E	25.00'
23	S 06°15'40" E	50.25'
24	S 00°33'00" E	22.93'
25	S 05°09'06" E	50.75'
26	S 46°57'07" E	9.39'
27	S 40°07'33" E	15.76'
31	N 75°58'27" E	35.76'
32	N 75°58'27" E	35.76'

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
78	030°37'04"	435.00'	119.08'	232.45'	N 24°31'55" E	229.70'
79	089°29'56"	15.00'	14.93'	23.49'	N 05°01'00" W	21.18'
80	062°44'41"	355.00'	8.50'	17.01'	N 74°36'07" E	17.00'
81	090°21'59"	15.00'	15.10'	23.66'	S 84°58'33" W	21.28'
82	040°18'35"	355.00'	133.97'	268.79'	S 19°36'16" W	261.53'
83	040°40'35"	400.00'	148.37'	283.87'	S 19°47'19" W	278.06'
84	040°33'29"	435.00'	160.01'	306.64'	S 19°38'42" W	300.35'
85	041°05'26"	355.00'	133.05'	254.59'	S 19°59'41" W	249.17'
86	078°13'30"	305.00'	226.32'	434.07'	S 37°42'43" W	402.53'
87	078°37'30"	295.00'	232.45'	394.01'	S 37°43'43" W	365.37'
88	025°51'59"	355.00'	81.52'	160.26'	S 63°02'26" W	158.91'
89	092°53'50"	5.00'	7.42'	7.26'	S 88°25'36" E	6.52'
90	041°32'45"	29.00'	12.77'	21.02'	S 23°11'19" E	20.39'
91	275°05'30"	51.00'	46.65'	244.85'	N 43°02'19" E	69.65'
92	041°32'45"	29.00'	12.77'	21.02'	N 20°54'04" W	20.39'
93	007°00'05"	5.00'	4.73'	7.64'	N 02°12'38" E	6.99'

FLOODPLAIN NOTE:

* LOTS 6 AND 7 BLOCK 8 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, AND AS APPROVED BY THE FEBRUARY 01, 1996 A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY (linear study method) HAS BEEN PREPARED BY BROWN ENGINEERING AND IS PENDING APPROVAL BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT IN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA CONFIRMING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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

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

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

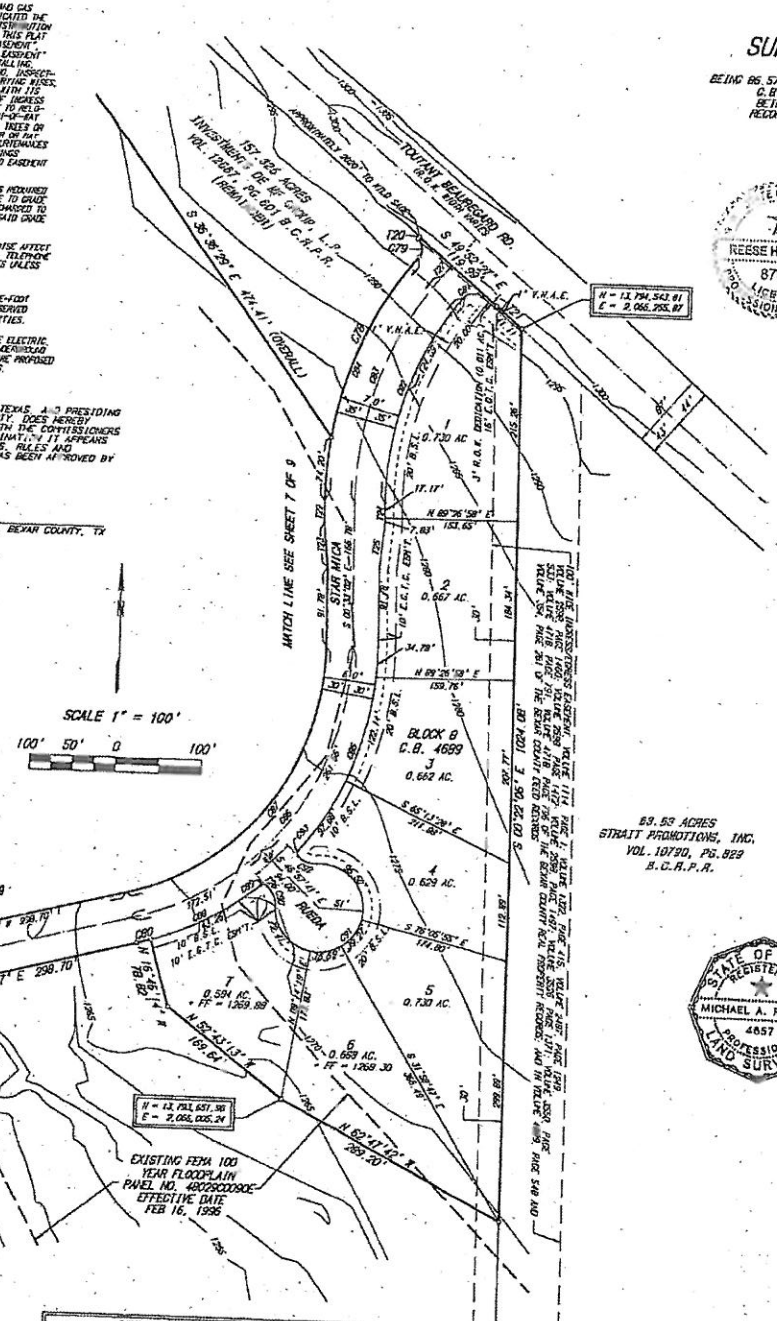
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

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



SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER: DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED REESE H. CONNER 87658 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 4 day of August A.D., 2008.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ H. in the deed and plat records of Bexar County. In Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAH APP: RCVHR

SHEET 8 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5011

JOB NO.: 411-001-19 DATE: 07/07/2008

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 85.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4699 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

DRAINAGE NOTES:

NO FENCES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

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

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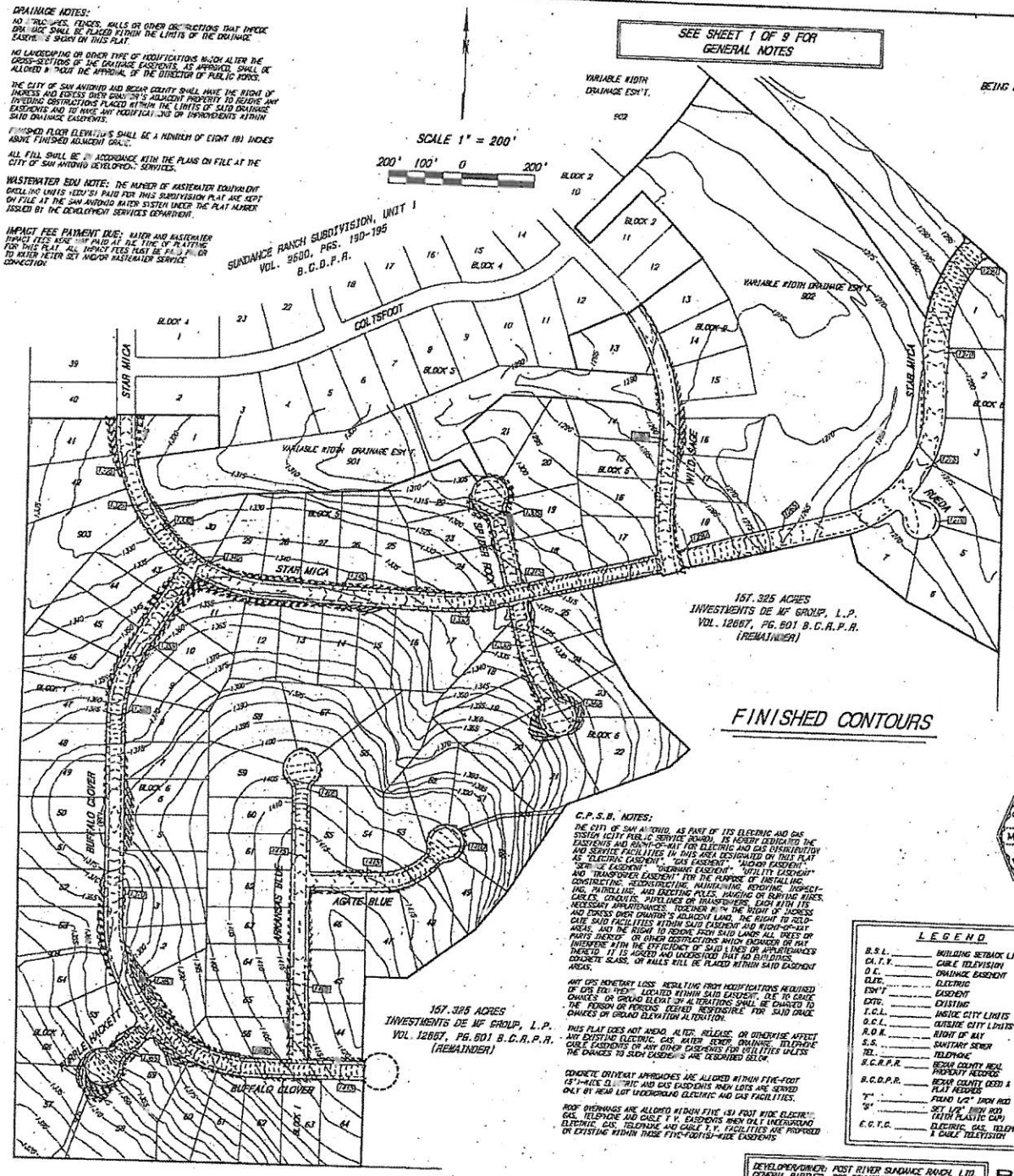

FINISHED CONTOURS

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OF 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 RIGHTS-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEW LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 671-0000

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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 forever all streets, alleys; parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 1 day of August A.D., 2008.

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

8-8-08
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DIN: CAH APP: RC/MAR

SHEET 9 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 Central Parkway N., Suite 100
San Antonio, Texas 78232-5050

TEL 210 494 5511
FAX 210 494 5519

AUSTIN
HOUSTON
SAN ANTONIO
COLLEGE STATION
DALLAS
BRENHAM
ROSENBERG
THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

RECEIVED
11 JUL 27 AM 10: 52
LAND DEVELOPMENT

July 12, 2011

Roderick J. Sanchez, AICP, CBO
Director of Development Services
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: Sundance Ranch Subdivision Unit 2
Plat #060732
Planning Commission Approval August 27, 2008

Dear Mr. Sanchez:

On behalf of the owner, Post River Sundance Ranch, L.P. we are requesting a 3-year performance agreement time extension as per UDC 35-430(f). This request is based upon the following issues:

1. Economic conditions over the past few years have significantly impacted the sale of single-family residential homes in the region. The developer plans to make every effort to complete the proposed improvements and obtain construction acceptance within the next 3 years.

2. The extension requested will allow the Owner time to complete the construction of the required improvements in a timely fashion, and record the plat after construction acceptance.

An 8-1/2" x 11" reduction of the referenced subdivision plat, variance-time extension application, and a processing fee check in the amount of $300.00 are enclosed.

Please advise if you have any questions or need additional information.

Sincerely,

J. Steven Brown, P.E.

JSB/lar
Enclosures
Job #411-004-00

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 14 **August 24, 2011**

MISSIONES
SUBDIVISION NAME

070050
PLAT #

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 681 C-5
OWNER: Hillstar Investments, LTD., by Jaime Arechiga
ENGINEER: CMDS, Inc., by Robert H, Bretz, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: Southwest of the intersection of Loop 410 and State Highway 16

Plat status: The Planning Commission approved this plat on October 22, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

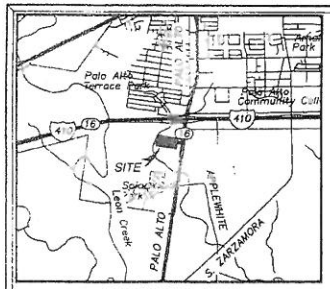
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 80%
- Drainage 80%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

PLAT NO. : 070050



LOCATION MAP
SCALE 1"=5000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°02'07"E	24.34'
L2	N53°02'07"E	13.88'
L3	S35°44'16"W	18.00'
L4	S54°44'16"W	18.00'
L5	S35°44'16"W	18.00'
L6	S54°44'16"W	12.00'
L7	S35°44'16"W	[illegible]
L8	N09°03'45"E	15.00'
L9	N09°03'45"E	15.00'
L10	N09°03'45"E	43.30'
L11	N09°44'16"E	13.94'
L12	S80°12'05"E	15.00'
L13	S80°15'44"E	15.00'
L14	S80°15'44"E	15.00'
L15	S80°15'44"E	15.00'
L16	S80°15'44"E	15.00'
L17	N09°03'45"E	43.06'
L18	N09°03'45"E	43.30'
L19	N09°03'45"E	15.23'
L20	N09°03'45"E	17.77'
L21	N09°03'45"E	16.30'

SETBACK NOTE:

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

WASTEWATER EDU NOTE

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

SAWS NOTE

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

NOTE

A 1/2" IRON ROD WITH A RED PLASTIC CAP INSCRIBED WITH RPLS 4724 WAS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

CPS NOTES

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

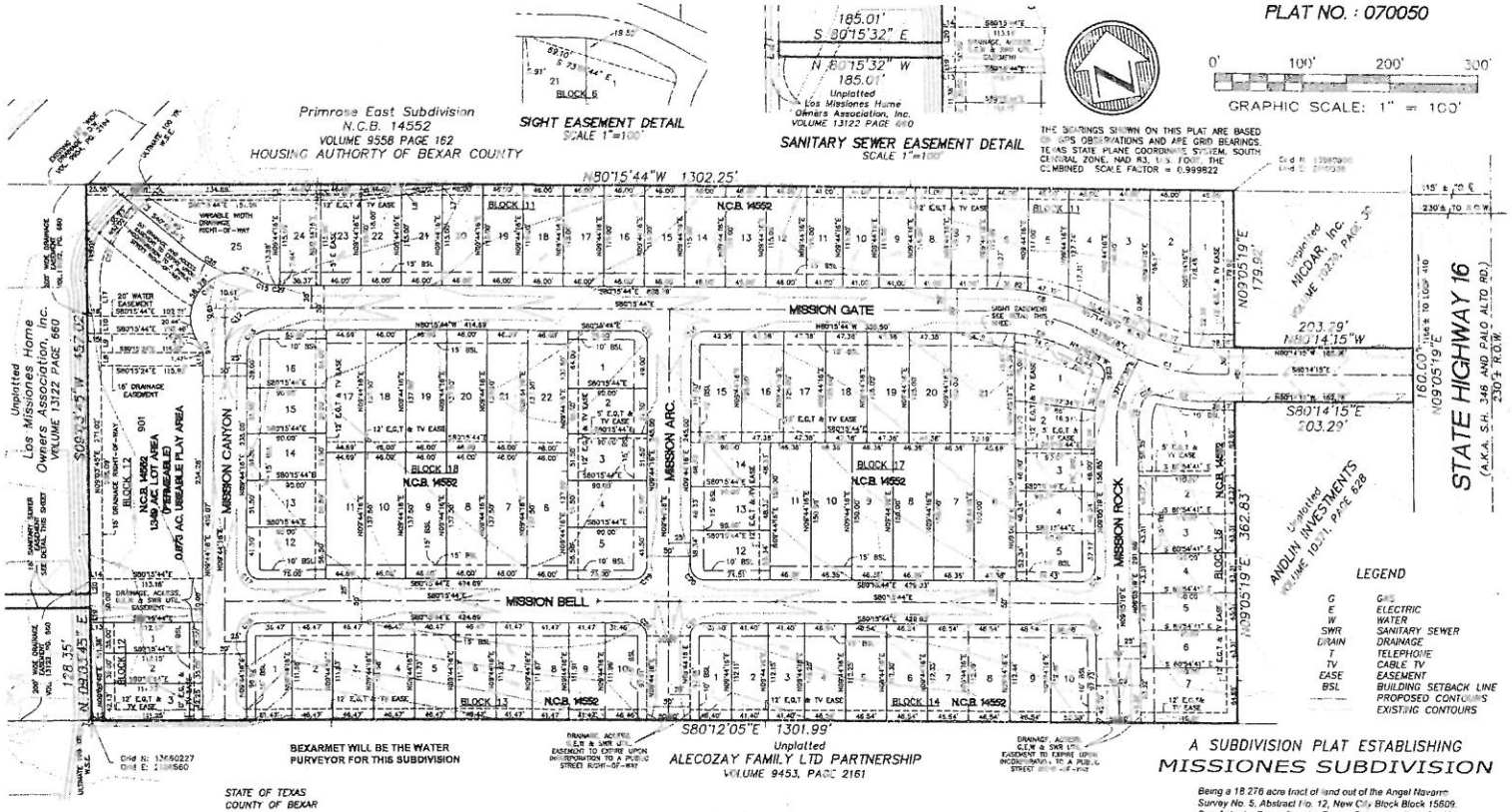
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

#84187 9/22/08
CMDS,INC. BY: ROBERT H. BRETZ
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.

WILKIE SURVEYING, INC. BY: JERRY D. WILKIE, JR. 4724
REGISTERED PROFESSIONAL LAND SURVEYOR



THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON GPS OBSERVATIONS AND ARE GRID BEARINGS. TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. FOOT. THE COMBINED SCALE FACTOR = 0.999822

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

LEGEND

G	GAS
E	ELECTRIC
W	WATER
SWR	SANITARY SEWER
DRAIN	DRAINAGE
T	TELEPHONE
TV	CABLE TV
EASE	EASEMENT
BSL	BUILDING SETBACK LINE
	PROPOSED CONTOURS
	EXISTING CONTOURS

A SUBDIVISION PLAT ESTABLISHING
MISSIONES SUBDIVISION

Being a 18.276 acre tract of land out of the Angel Navarro Survey No. 5, Abstract No. 12, New City Block Block 15609, San Antonio, Bexar County, Texas. Being a portion of a 40 acre tract described in volume 10270, Page 30 and a 2.471 acre tract described in volume 9741, page 47 of the Real Property Records of Bexar County, Texas

CURVE TABLE

NO.	Δ ANGLE	RADIUS	ARC	TANGENT	CHD BEARING	CHD LEN
C1	27°21'42"	206.50'	98.75'	50.34'	N89°33'22"W	97.83'
C2	14°15'08"	236.60'	58.90'	29.60'	N72°08'18"W	58.75'
C3	23°00'06"	176.00'	70.68'	35.97'	N68°44'11"W	70.50'
C4	28°02'12"	100.00'	48.93'	24.97'	N73°08'26"E	48.45'
C5	43°48'35"	125.00'	51.87'	26.31'	N20°58'37"E	51.50'
C6	18°34'04"	71.00'	25.61'	12.93'	N18°52'21"E	25.49'
C7	27°23'18"	212.46'	101.57'	51.77'	S68°34'06"E	100.60'
C8	23°21'38"	237.46'	95.44'	48.37'	S68°44'56"E	94.80'
C9	27°23'17"	181.46'	89.52'	45.68'	S68°34'06"E	88.[illegible]
C10	90°00'00"	15.00'	23.56'	15.00'	N64°44'16"E	21.21'
C11	90°00'00"	15.00'	23.56'	15.00'	S35°15'44"E	21.21'
C12	90°00'00"	50.00'	78.54'	50.00'	N54°44'16"E	70.71'
C13	90°00'00"	25.00'	39.27'	25.00'	N54°44'16"E	35.36'
C14	187°44'30"	50.00'	146.38'	460.62'	N54°44'16"E	99.43'
C15	38°52'15"	15.00'	10.18'	5.29'	N82°49'37"W	9.98'
C16	38°52'15"	15.00'	10.18'	5.29'	S09°41'51"E	9.98'
C17	90°00'00"	15.00'	23.56'	15.00'	N35°15'44"E	21.21'
C18	90°00'00"	15.00'	23.56'	15.00'	N54°44'16"E	21.21'
C19	90°00'00"	15.00'	23.56'	15.00'	S54°44'16"W	21.21'
C20	90°00'00"	15.00'	23.56'	15.00'	N35°15'44"E	21.21'
C21	90°00'00"	15.00'	23.56'	15.00'	N54°44'16"E	21.21'
C22	90°00'00"	15.00'	23.56'	15.00'	S35°15'44"E	21.21'
C23	89°21'03"	15.00'	23.39'	14.83'	S35°36'12"E	21.09'
C24	90°38'57"	15.00'	23.73'	15.17'	S54°24'48"W	21.32'
C25	89°21'28"	15.00'	22.35'	13.86'	N71°09'07"E	20.34'
C26	89°44'22"	15.00'	22.45'	13.92'	S10°09'17"E	20.41'
C27	42°39'37"	75.00'	55.82'	29.38'	N30°03'06"E	54.57'
C28	15°11'46"	[illegible]	[illegible]	20.76'	[illegible]	[illegible]
C29	67°04'43"	[illegible]	21.42'	12.22'	S76°12'23"E	[illegible]

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JAMRO LTD

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAIME ARECHIGA, 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 12 DAY OF SEPT. A.D., 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LOS MISSIONES HOME OWNERS ASSOC., INC.
BY: WADE SCOTT, VICE PRESIDENT
15' SANITARY SEWER EASEMENT AND PLAY AREA (901)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WADE SCOTT, 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 12 DAY OF SEPT. A.D., 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TXDOT NOTES:

1. For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
2. Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
3. Maximum access points to State highway from this property will be regulated as directed by regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of one access point, based on overall platted highway frontage of 69'.
4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT prior to construction within a State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

NOTES:

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

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 3 FEET ABOVE FINAL ADJACENT GROUND

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

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

3. THE DEVELOPER IS RESPONSIBLE FOR THE REMAINDER OF THE STREET IMPROVEMENTS OF MISSION ARC ST. AND MISSION ROCK ST. TO BE DEVELOPED WHEN ADJACENT PROPERTY IS PLATTED

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS ____ DAY OF _____ A.D., 2008.

BY: _____
CHAIRMAN

_____
SECRETARY

PREPARED BY
CMDS, INC
Civil - Municipal - Development Services
615 Pelinca Street
San Antonio, Texas 78216
(210) 861-6921

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., 2007, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D., 2007 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., 2007.

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

06-13-2011

RECEIVED

11 JUL -7 PM 1:34

LAND DEVELOPMENT SERVICES DIVISION

Ms. Elizabeth Carol
Development Services Department
Subdivision : Land Entitlements
City of San Antonio
1901 S. Alamo Street
San Antonio,Tx. 78204

Re: Missiones Subdivision
Plat No. 070050

Dear Ms. Carol:

Please accept this letter as our formal request for a time extension for Missiones Plat no. 070050,which was approved by the City of San Antonio Planning Commission on October 22, 2008 . A copy of the approved plat is attached.

In accordance with Section 35-430(f) of the Unified Development Code Of the City of San Antnio, the owner would like to request a time extension in order to complete the improvements as required for the above referenced Subdivision Plat .

Due to the severe economic downturn in 2008 the owner is requesting an additional 3- year time extension of the plat in order to allow the owner to secure the necessary funding and allow time to complete the required construction improvements.

Please contact me should you require any additional information.

Thank you for your time and consideration regarding this matter.

Sincerely,

Jamie Arechiga
Manager

Attachments:

1. Time Extension Application
2. Check in the amount of $ 300.00
3. copy of Plat

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 15 **August 24, 2011**

SHADY FALLS ESTATES
SUBDIVISION NAME

070492
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 719 E-5
OWNER: C & L Investment Company, by Tim Coffey
ENGINEER: LJA Engineering & Surveying, Inc., by David M. Quebedeaux, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: West of Borregas Road at Old Corpus Christi Road

Plat status: The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

PLAT NO. 070492

LJA Engineering & Surveying, Inc.

Ace Surveying, Inc.

LOCATION MAP

SCALE: 1" = 1000'

CAL INVESTMENT CO. INC.
W.R. COFFEY, TRUSTEE
P.O. BOX 423
CENTERVILLE, TEXAS 75833
903-536-7700
903-536-3421 (FAX)

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, WHO WILL BE AUTHORIZING THE DEVELOPMENT OF SUBDIVISION OUTSIDE THE PROPERTY DESCRIBED IN PLAT, OR PERSON OR THEREOF, OR DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CAL INVESTMENT CO.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Coffey 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 14 DAY OF Aug 2008

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 12, 2012

GINGER FRANKLIN
MY COMMISSION EXPIRES
July 12, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

8-6-08

DAVID M. CUNDIFF, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56916

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 ME.

RHONDA K. BUTLER R.P.L.S. #5400
ACE SURVEYING, INC.
LICENSED STAT
P.O. BOX 64
BEXAR, TX 78006

RHONDA K. BUTLER
5400
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

SUBDIVISION PLAT ESTABLISHING

SHADY FALLS ESTATES

BEING A SUBDIVISION PLAT OF LAND OUT OF A 15.54 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME [illegible] PAGES [illegible] A 1.00

PLAT NO 070492

LOCATION MAP
SCALE 1"=1000'

OWNER
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHO WAS AUTHORIZING THE DEDICATION OF EASEMENTS OUTSIDE THE PROPERTY BOUNDARY, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER AREAS DESIGNED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 20_____

CAL INVESTMENT CO. INC.
JESUS LOPEZ - LOT 4 (AKA TRACT A)
DANNY VALDEZ - LOT 5 (AKA TRACT B)
ANDREW SANDOVAL - LOT 6 (AKA TRACT C)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF Aug, 2008.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 12, 2012
STATE OF TEXAS
COUNTY OF BEXAR

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

8-6-08
DAVID M. CHAMBERLAIN
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 66916

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

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR
ACE SURVEYING, INC.
5409
P.O. BOX 99
BEXAR, TX 78011

GENERAL NOTES:

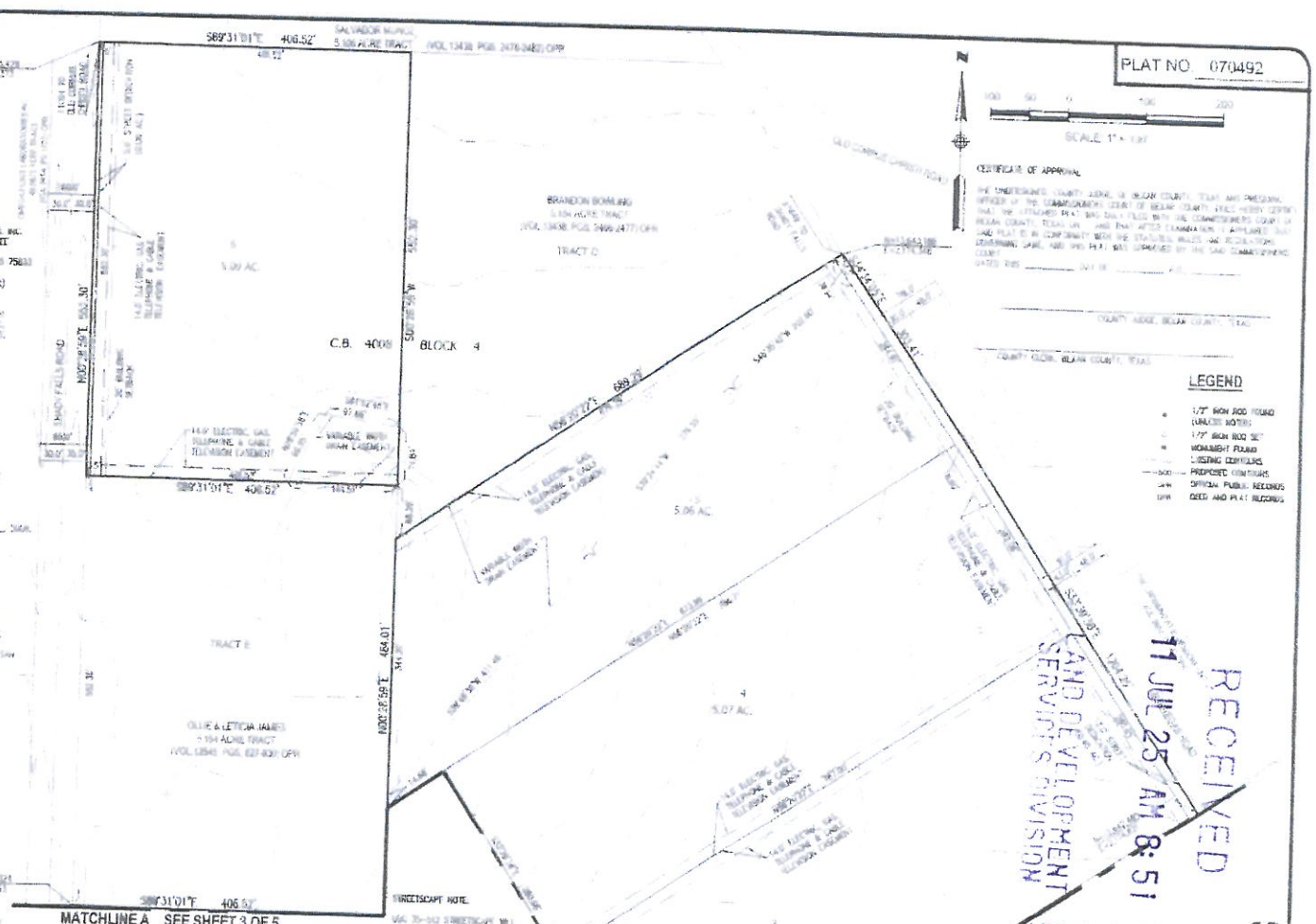
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

2. ANY CITY MAINTENANCE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES ON PRIVATE SUBDIVISION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ORIGINAL ELEVATION AS DETERMINED.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

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



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, HEREBY CERTIFY THAT THE ATTACHED PLAT, BEING FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION, IT APPEARS THAT SAID PLAT IS IN COMPLIANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS
- DPR DEED AND PLAT RECORDS

RECEIVED
11 JUL 25 AM 8:51
LAND DEVELOPMENT SERVICES DIVISION

SHADY FALLS ESTATES

SUBDIVISION PLAT ESTABLISHING

BEING A 32.0 ACRE TRACT OF LAND LOCATED IN A 5.194 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13848, PAGES 2278-2281, A 5.06 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2476-2480, A 5.07 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2469-2473, A 5.07 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2474-2477, A 5.194 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2481-2484, A 1.48 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2485-2488, A 1.48 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES 2489-2492, A 1.48 ACRES DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13438, PAGES

PLAT NO. 070492

LJA Engineering & Surveying, Inc.

Ace Surveying, Inc.

LOCATION MAP
SCALE 1"=7000'

SITE

STREETSCAPE NOTE:

G.P.S. NOTES:

LEGEND

MATCHLINE A SEE SHEET 2 OF 5

MATCHLINE A SEE SHEET 2 OF 5

MATCHLINE B SEE SHEET 4 OF 5

MATCHLINE B SEE SHEET 4 OF 5

CARL INVESTMENT CO. INC.
W.R. COFFEY, TRUSTEE
P.O. BOX 423
CENTERVILLE, TEXAS 75833
903-536-7200
903-536-3421 (FAX)

C.B. 4008 BLOCK 4

STATE OF TEXAS
COUNTY OF BEXAR

GENERAL NOTES:

SHADY FALLS ESTATES

RECEIVED
11 JUL 25 AM 8:51
LAND DEVELOPMENT SERVICES DIVISION

SHEET 3 OF 5

PLAT NO. 070492

SHADY FALLS ESTATES

LOCATION MAP

SCALE: 1"=1000'

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVER-HANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND TRIMMING TREES, MAINTAINING WALLS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY ENDANGER, WITH THE OPERATION 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 CITY MONETARY LOSS RESULTING FROM UNDERGROUND REQUIRED OF CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR ORIGINAL ELEVATION ALTERATIONS SHALL BE OWNED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ORIGINAL ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE: 1"=100'

MATCHLINE B SEE SHEET 3 OF 5

MATCHLINE C SEE 5 OF 5

MATCHLINE C SHEET 5 OF 5

C.B. 4008 BLOCK 4

7.46 AC.

7.49 AC.

5.12 AC.

N89°28'36"W 692.60'

14.0' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHO WAS ONE OF THE PROPRIETORS OF THE LAND SUBDIVIDED IN THIS PLAT, AND DESIGNATED AS SHADY FALLS ESTATES, AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

C&L INVESTMENT CO. INC.
W.R. COFFEY, TRUSTEE
P.O. BOX 423
CENTER VILLE, TEXAS 75833
903-536-7290
903-536-3421 (FAX)

C&L INVESTMENT CO. INC.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF Aug 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 12, 2012

GINGER FRANKLIN
MY COMMISSION EXPIRES
JULY 12, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

David M. Cruikshank 8-6-08

DAVID M. CRUIKSHANK
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 58616

DAVID M. CRUIKSHANK
58616
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

AMANDA K. BURGER
ACE SURVEYING, INC.
TBPLS NO. 10194
P.O. BOX 181
BOERNE, TX 78006

AMANDA K. BURGER
4408
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS

STREETSCAPE NOTE:

SEC. 35-512 STREETSCAPE WILL BE COMPLETED WITH DURING THE BUILDING PHASE.

GENERAL NOTES:

1. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR (1% ANNUAL CHANCE) DEVELOPMENT.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISH ADJACENT GRADE.
3. NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE R.O.W. & EASEMENT.
4. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, ON LATEST REVISION THEREOF.
5. EACH LOT OWNER SHALL PROVIDE FOR PERMANENT DRAINAGE SUBJACENT ON THEIR LOT TO PREVENT BACKING OVER THE SHORELINE AREA.
6. ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVES, PARKS, HIKE/BIKE BUFFERS, EASEMENTS OF ANY KIND, DETENTION OPEN SPACES, SHARE CLEARED, ETC. THE MAINTENANCE OF DRAINAGE EASEMENTS, DETENTION, AND OPEN PRIVATE SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R.B.C. DEED AND PLAT RECORDS

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. _____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

RECEIVED
11 JUL 25 AM 8:51
CITY PLANNING DEPARTMENT
PLATTING DIVISION

LJA Engineering & Surveying, Inc.

Ace Surveying, Inc.

SHEET 4 OF 5

PLAT NO 070492

SHADY FALLS ESTATES

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS
- RPR DEED AND PLAT RECORDS

LOCATION MAP

SCALE 1"=1000'

CAL INVESTMENT CO. INC
BILL COFFEY, TRUSTEE
P.O. BOX 423
CENTERVILLE, TEXAS 75833
903-536-7200
903-536-3421 (FAX)

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHO IS AUTHORIZING THE DEDICATION OF EASEMENTS OVER THE PROPERTY BOUNDARY, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CAL INVESTMENT CO. INC. — LOT 9 (ACA TRACT 1) LOT 11 (AKA TRACT 2) LOT 12 (AKA TRACT 3)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 12, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

DAVID M. GUTIERREZ, P.E.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 58816

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

RHONDA K. BUTLER R.P.L.S. 5486
ACE SURVEYING, INC.
TBPLS 10194
P.O. BOX 987
DEVINE, TX 78016

GENERAL NOTES:

1. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 12 INCHES ABOVE FINISH ADJACENT GRADE.
3. NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FLOW & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONAL FLOW OF THE DRAINAGE FLOW & 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 ACCESS AND CONTACT THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE FLOW & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DRAINAGE FLOW & EASEMENT.
4. BEXAR COUNTY EASEMENT MUST BE FREE OF ALL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE MINIMUM ALLOCATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS. LATEST REVISED.
5. LOTS UNDER 20,000 SQ. FT. ARE FOR RESIDENTIAL USE ONLY. PER BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE FACILITIES, LANDSCAPE, PARKS, PUBLIC EASEMENTS OF ANY KIND, IMPROVEMENTS, UNDERGROUND UTILITIES, GRANTS FOR THE MAINTENANCE OF DRAINAGE EASEMENTS TO THE CITY OF SAN ANTONIO, PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D.

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D. _____ IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ DEPUTY

LAND DEVELOPMENT
SUBDIVISION
2007 JUL 25 PM 3:51

DETAIL "A"

Ace Surveying, Inc.

LJA Engineering & Surveying, Inc.

GINGER FRANKLIN
MY COMMISSION EXPIRES
July 12, 2012

DAVID M. GUTIERREZ
58816
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
RHONDA K. BUTLER
5486
REGISTERED
PROFESSIONAL LAND SURVEYOR

L02

LJA Engineering & Surveying, Inc.

13300 Old Blanco Road
Building II, Suite 326
San Antonio, Texas 78216

Phone 210.678.4700
Fax 210.678.4796
www.ljaengineering.com

RECEIVED
11 JUL 25 AM 8:51
LAND DEVELOPMENT SERVICES DIVISION

July 25, 2011

Mr. Roderick J. Sanchez, Director
City of San Antonio – Planning & Development Services Department
1901 South Alamo
San Antonio, Texas 78204

Re: Shady Falls Estates
Plat No. 070492

Dear Mr. Sanchez:

On behalf of the owner and developer of Shady Falls Estates, C & L Investment Company, we are requesting a one-year Site Improvement Time Extension per Section 35-430(f) of the Unified Development Code for the site improvements associated with Shady Falls Estates, (Plat No. 070492). The subdivision plat was approved by the Planning Commission on September 10, 2008.

The reasons for the delay in the completion of the site improvements are:

1. The economic downturn delayed the developer's ability to obtain financing of construction of the site improvements associated with shady Falls Estates. Financing has recently been obtained and a contractor has been selected to begin construction of the site improvement within the next 30 days.
2. However at this time, the construction of the site improvements may take longer than the time remaining on the current plat approval. If the construction should extend beyond that time the platting process would have to begin again, which would create a hardship for the developer.
3. C & L Investment Company will make every effort possible to complete construction of the site improvements as soon as possible.

Enclosed is the $300 filing fee required to process this request and an 8 ½ x11 reduced copy of the plat. If additional information is required, please contact our office.

Sincerely,
LJA Engineering, Inc.
TBPE Firm # 1386

David M. Quebedeaux, P.E.
Senior Project Manager

Attachments

DMQ/dmq

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 16 August 24, 2011

WILLIS RANCH UNIT – 1, ENCLAVE — 070526
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 C-2
OWNER: SA Willis Ranch Unit 1, Ltd., by Lloyd A. Denton, Jr.
ENGINEER: Pape-Dawson Engineers, Inc., by Becky Carroll, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the west side of Bulverde Road, north of Borgfeld Road

Plat status: The Planning Commission approved this plat on October 22, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

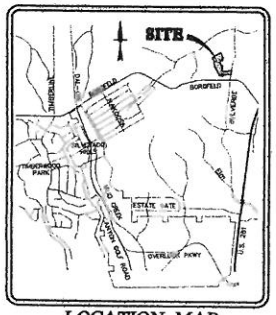
- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%)

STAFF RECOMMENDATION:

Approval

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

PLAT No.: 070526



LOCATION MAP

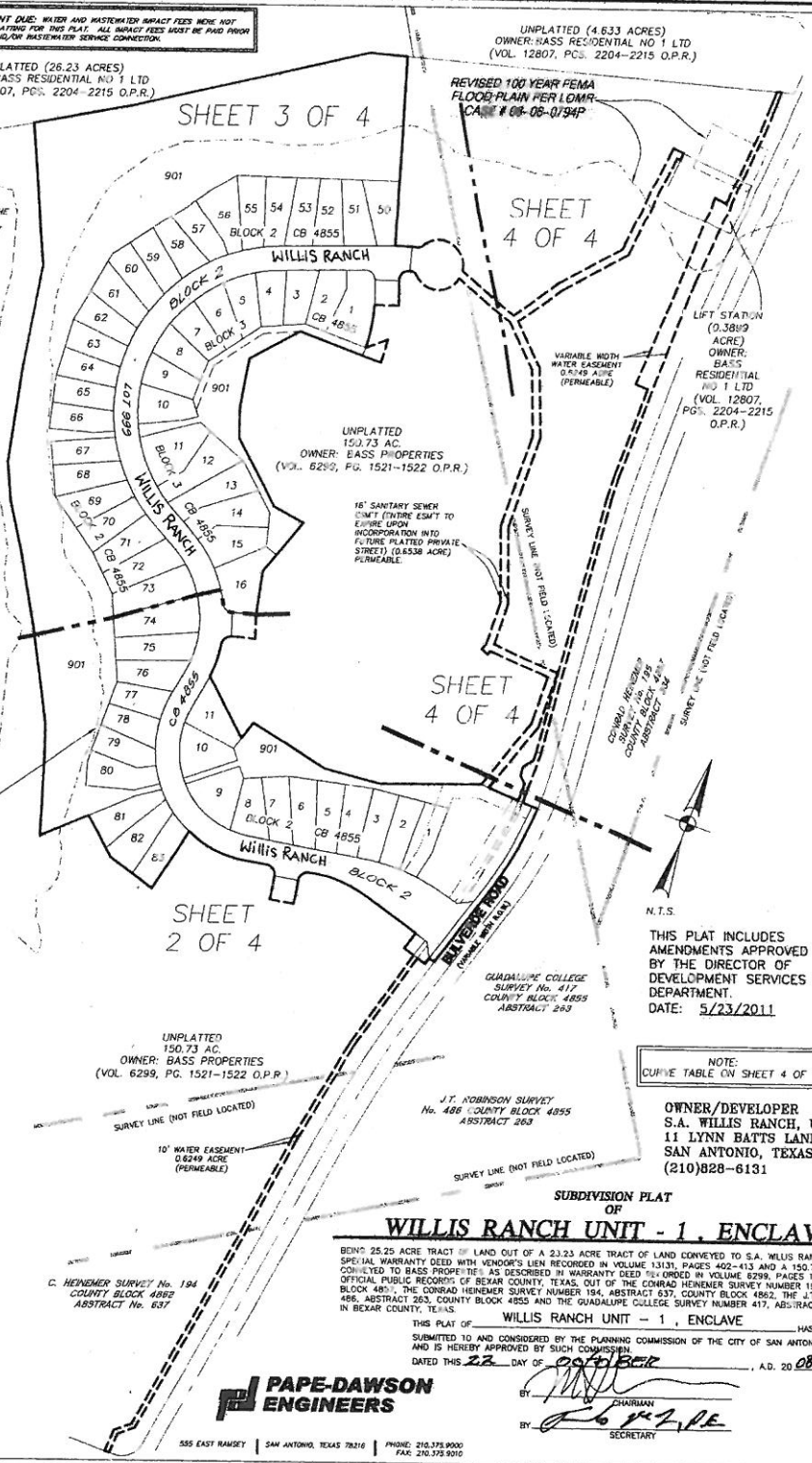
N.T.S.
(FERGUSON MAP GRID: 451 C2)

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

UNPLATTED (26.23 ACRES)
OWNER: BASS RESIDENTIAL NO 1 LTD
(VOL. 12807, PGS. 2204-2215 O.P.R.)

UNPLATTED (4.633 ACRES)
OWNER: BASS RESIDENTIAL NO 1 LTD
(VOL. 12807, PGS. 2204-2215 O.P.R.)

UNPLATTED
150.73 ACRES
OWNER: BASS PROPERTIES
(VOL. 6299, PG. 1521-1522 O.P.R.)



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S14°52'27"E
L2	50.03'	S70°31'00"W
L3	19.64'	S21°20'36"E
L4	-------	-------
L5	-------	-------
L6	134.82'	S90°00'00"W
L7	61.55'	N19°39'03"W
L8	68.91'	N82°00'00"W
L9	92.16'	N12°00'00"W
L10	12.84'	S71°45'04"W
L11	50.00'	S18°14'57"E
L12	39.97'	S17°00'00"W
L13	16.12'	S79°36'10"W
L14	50.00'	S79°36'10"W
L15	47.22'	S79°36'10"W
L16	105.51'	N74°00'00"W
L17	97.44'	N49°00'00"W
L18	109.09'	S46°00'00"W
L19	57.31'	N19°59'28"W
L20	28.66'	S39°41'07"E
L21	42.38'	N65°00'00"E
L22	39.08'	N62°13'49"E
L23	53.76'	N56°00'00"E
L24	56.03'	N56°00'00"E
L25	56.01'	S17°00'00"E
L26	61.16'	S61°23'17"E
L27	51.61'	S10°35'03"W
L28	51.51'	N10°35'03"E
L29	61.76'	N61°25'17"W
L30	46.54'	N28°34'43"E
L31	48.01'	N32°39'43"E
L32	27.38'	S71°00'00"E
L33	32.71'	N55°00'00"E
L34	36.03'	N39°00'00"W
L35	36.82'	N21°20'36"W
L36	100.08'	S01°00'00"W
L37	60.52'	S11°54'22"W
L38	27.04'	N17°00'00"E
L39	24.74'	S42°00'00"E
L40	26.46'	S40°00'00"E
L41	22.82'	S23°36'37"E
L42	35.48'	N61°15'21"E
L43	9.01'	N20°01'03"E
L44	15.00'	S89°38'57"E
L45	13.42'	S20°21'03"W
L46	23.05'	S84°00'00"E
L47	16.01'	S04°18'21"W
L48	7.52'	N84°00'00"W
L51	16.02'	N21°20'38"W
L52	50.68'	N01°01'08"E
L53	12.84'	N71°45'04"E
L54	50.50'	N18°42'30"W
L57	22.46'	N10°23'56"W
L58	50.09'	S79°36'26"W
L59	22.46'	S10°23'56"E
L60	28.64'	N90°00'00"E
L61	178.32'	N90°00'00"E
L62	137.13'	N90°00'00"E
L63	41.19'	N90°00'00"E
L64	48.58'	S46°34'02"W
~~L65~~	~~76.00'~~	~~S43°00'00"W~~
L66	39.79'	N16°31'23"E
L67	122.09'	S38°00'00"W
L68	38.40'	S49°56'47"W
L69	41.37'	S03°56'47"W
L70	3.95'	S89°28'54"W
L71	46.30'	N03°56'47"E
L72	30.84'	N48°56'47"E
L73	28.01'	N00°18'50"E
L74	10.42'	N14°00'36"E
L75	31.27'	S00°18'50"W
~~L76~~	~~22.12'~~	~~N00°00'00"E~~
L77	35.53'	S02°13'18"W
L78	48.52'	S01°32'18"E
L79	33.42'	S87°52'22"E
L80	36.70'	N00°07'29"E
L81	19.80'	N46°01'56"W
L82	19.38'	N05°15'39"W
L83	24.58'	N39°43'01"E
L84	49.00'	N02°32'19"W
L85	26.88'	N88°42'25"W
L86	26.13'	S85°45'59"E
~~L87~~	~~66.10'~~	~~N09°51'00"E~~
~~L88~~	~~50.00'~~	~~N79°36'10"E~~
~~L89~~	~~50.00'~~	~~N10°23'50"W~~
L90	14.80'	S18°27'19"W
L91	19.62'	N73°26'37"W
L92	6.08'	S89°21'44"W
L93	165.20'	N11°54'22"E
L94	39.60'	N19°00'00"E
L95	43.46'	S19°20'00"W
L98	192.97'	S11°54'22"W
L97	28.87'	N16°21'30"E
L98	32.84'	N00°07'29"E
L99	33.44'	S00°07'29"W
L100	74.44'	S16°21'30"W
L101	26.61'	S16°21'30"W
L102	8.15'	S14°21'07"W
L103	8.03'	N14°21'07"E
L104	31.77'	N16°21'30"E
L105	17.27'	N00°07'29"E
L106	240.38'	N08°57'58"E

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POET.
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.

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

REVISED 100 YEAR FEMA FLOOD PLAIN PER LOMR CASE # 08-06-0794P

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF OCTOBER A.D. 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
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

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 5/23/2011

NOTE:
CURVE TABLE ON SHEET 4 OF 4

OWNER/DEVELOPER
S.A. WILLIS RANCH, UNIT-1, LTD
11 LYNN BATTS LANE, STE. 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

SUBDIVISION PLAT
OF
WILLIS RANCH UNIT - 1, ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILUS RANCH, LTD. AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

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

DATED THIS 22 DAY OF OCTOBER, A.D. 20 08

BY: CHAIRMAN

BY: SECRETARY

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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION ON THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

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

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

6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

8. MINIMUM FINISHED FLOOR ELEVARONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CITY OF SAN ANTONIO

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE 4 DAY OF November 20 08
ATTEST:
COUNTY CLERK
BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

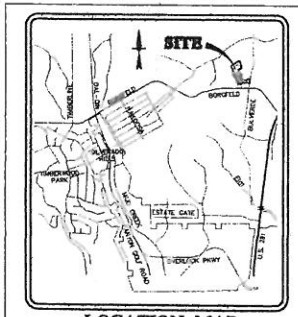
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE. ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____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

BY: _____, DEPUTY

SHEET 1 OF 4

Date: Oct 01, 2008, 8:58am User ID: JoshuaCassis

PLAT No.: 070526



LOCATION MAP

N.T.S.
(FERGUSON MAP GRID: 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

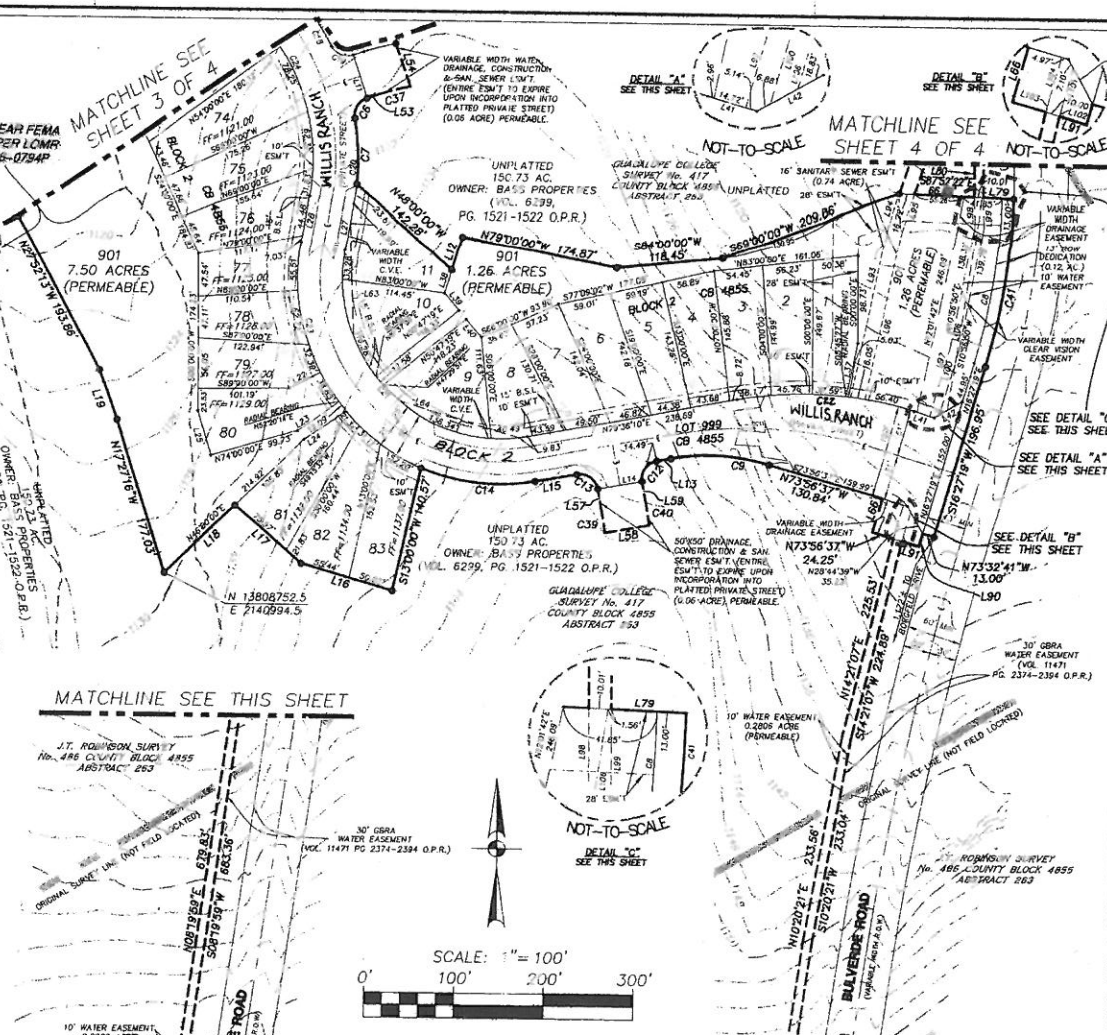
Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
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.

Derrick Rudnick
REGISTERED PROFESSIONAL LAND SURVEYOR



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

OWNER/DEVELOPER
S.A. WILLIS RANCH, UNIT-1, LTD
11 LYNN BATTS LANE, STE. 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 5/23/2011

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. THE DEVELOPER DEDICATED THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
5. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.
10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.
11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 19, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

CPS NOTES:

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

CERTIFICATE OF APPROVAL

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

ON THIS THE 22 DAY OF NOVEMBER 2007

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

SUBDIVISION PLAT
OF
WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

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

DATED THIS 22 DAY OF OCTOBER, A.D. 2008

BY _____ CHAIRMAN

BY _____ SECRETARY

CITY OF SAN ANTONIO
SEAL
TEXAS

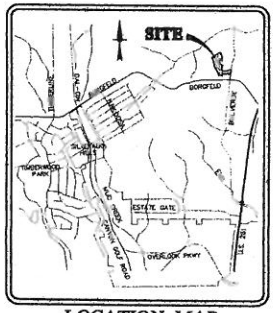
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 of 4

PLAT No.: 070526

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

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



LOCATION MAP
N.T.S.
(FERGUSON MAP GRID: 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POET.
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.

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

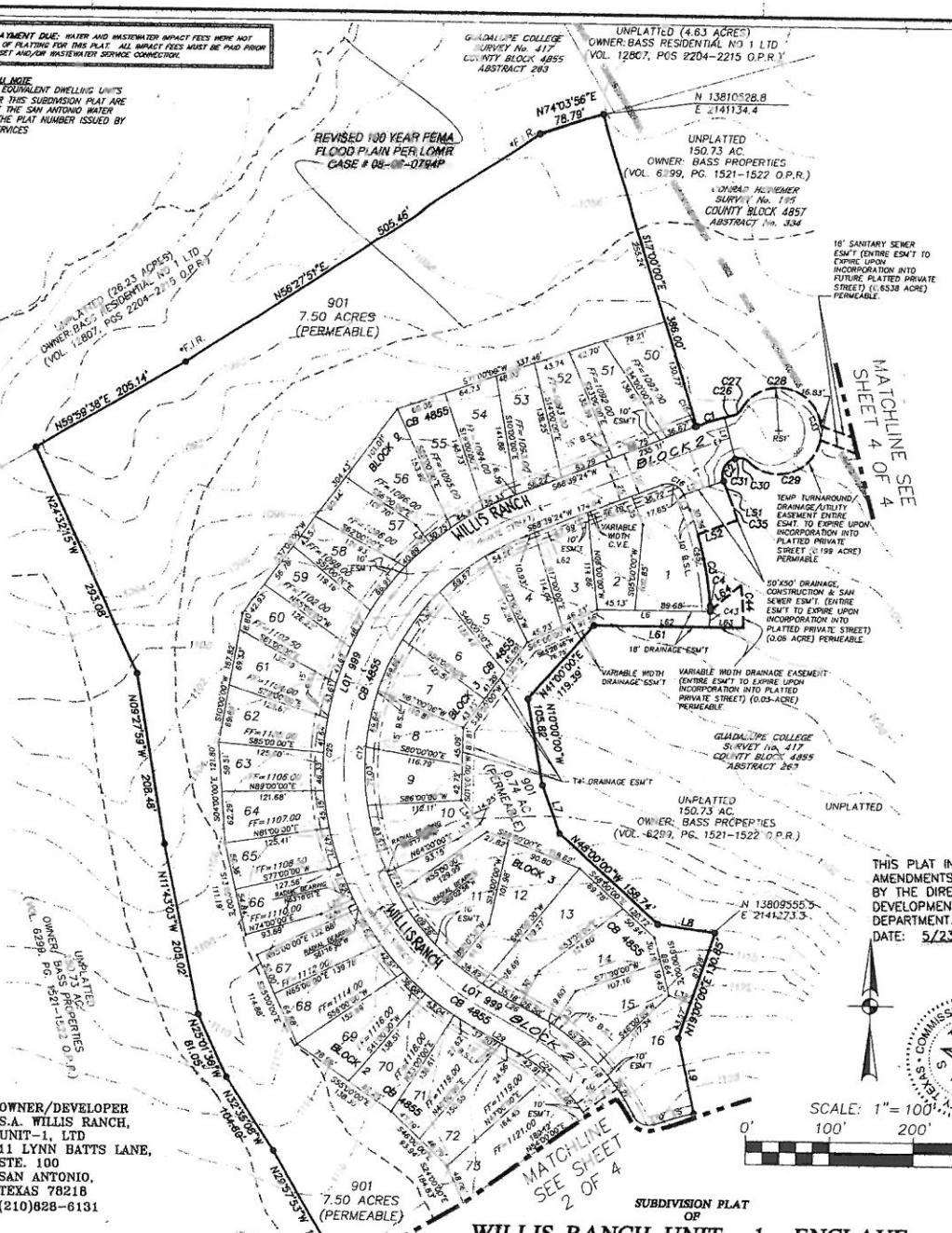
Kirk Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
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



THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 5/23/2011

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

OWNER/DEVELOPER
S.A. WILLIS RANCH,
UNIT-1, LTD
11 LYNN BATTS LANE,
STE. 100
SAN ANTONIO,
TEXAS 78218
(210)828-6131

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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

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

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

6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

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

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINISH ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 2, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE 20th DAY OF November, 2008
ATTESTED:
COUNTY CLERK
BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COMMISSIONERS' COURT BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO

SUBDIVISION PLAT OF WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 23.23 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLIS RANCH UNIT - 1 , ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 22 DAY OF OCTOBER, A.D. 2008
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
_____, DEPUTY

SHEET 3 of 4

Date: Oct 01, 2008 8:50am User ID: [illegible]

PLAT No.: 070526

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

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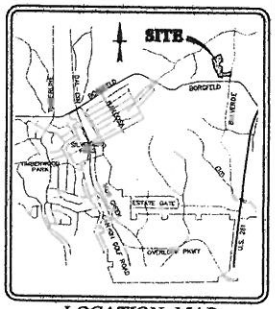

LOCATION MAP
N.T.S.
(FERGUSON MAP GRID 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY NOTES:
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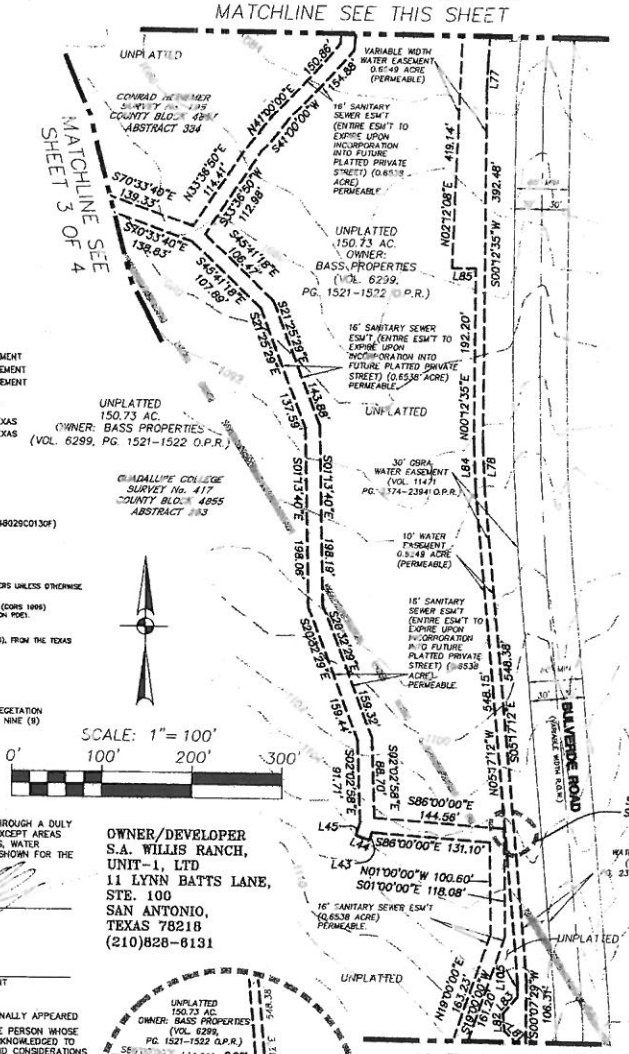
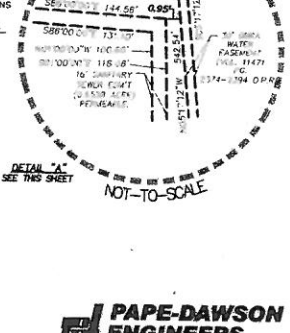
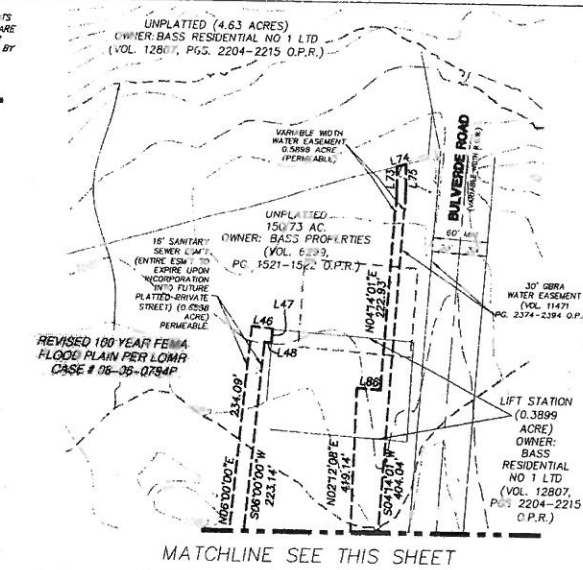




DETAIL "A" SEE THIS SHEET
NOT-TO-SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	35.11'	325.00'	17.57'	06°11'30"	35.10'	N72°01'50"E
C2	33.67'	20.00'	22.42'	96°28'08"	29.84'	N26°53'18"E
C3	85.69'	375.00'	43.03'	13°05'32"	85.50'	N10°08'32"W
C4	6.35'	100.00'	3.18'	03°38'23"	6.35'	N01°47'35"W
C5	36.71'	305.00'	18.38'	06°53'47"	36.69'	S75°11'57"W
C6	28.35'	20.00'	17.15'	81°13'33"	26.04'	N31°08'17"E
C7	72.66'	275.00'	36.54'	15°08'20"	72.45'	N01°54'19"W
C8	187.40'	249.40'	94.19'	143°94'	186.92'	N08°17'29"E
C9	110.35'	239.00'	56.12'	26°27'12"	109.37'	N87°10'13"W
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	S14°36'10"W
C11	31.42'	20.00'	20.00'	90°00'00"	28.28'	N55°23'50"W
C12	129.62'	225.00'	66.66'	33°00'28"	127.84'	N83°53'36"W
C13	1.58'	325.00'	0.79'	00°16'42"	1.58'	S68°47'45"W
C14	31.42'	20.00'	20.00'	90°00'00"	28.28'	N66°20'36"W
C15	681.09'	300.00'	844.50'	130°04'41"	543.96'	S03°37'04"W
C16	163.10'	275.00'	85.12'	34°23'53"	162.63'	N41°13'20"W
C17	28.35'	20.00'	17.15'	81°13'33"	26.04'	S67°38'10"E
C18	96.28'	275.00'	48.64'	20°03'32"	95.79'	N00°33'17"E
C19	338.92'	175.00'	254.54'	111°58'53"	288.41'	S44°54'23"E
C20	198.99'	431.00'	101.30'	26°27'12"	197.23'	N87°10'13"W
C21	306.20'	225.00'	182.12'	77°58'22"	283.11'	S28°24'09"E
C22	282.76'	225.00'	163.49'	72°00'20"	264.52'	N25°25'07"W
C23	794.60'	350.00'	751.91'	130°04'41"	634.62'	S03°37'04"W
C24	10.17'	325.00'	5.08'	01°47'31"	10.16'	N76°01'18"E
C25	12.60'	15.00'	6.70'	48°07'41"	12.23'	N52°51'14"E
C26	128.15'	51.00'	156.80'	143°57'51"	97.00'	S78°13'41"E
C27	108.76'	51.00'	92.35'	122°10'54"	89.29'	N72°45'02"E
C28	15.26'	15.00'	8.36'	58°16'51"	14.61'	S75°17'56"E
C29	2.09'	275.00'	1.04'	00°26'06"	2.09'	N75°20'35"E
C30	253.73'	51.00'	39.10'	285°03'06"	62.06'	N08°41'04"W
C31	31.98'	425.00'	16.00'	04°18'42"	31.97'	N19°11'15"W
C32	37.16'	255.00'	18.61'	08°35'57"	37.13'	N75°55'32"E
C33	27.54'	425.00'	13.78'	03°42'47"	27.54'	N09°32'26"W
C34	27.54'	475.00'	13.77'	03°19'07"	27.54'	S08°44'10"E
C41	190.66'	780.40'	95.83'	14°19'41"	190.16'	S09°17'29"W
C42	---	---	---	---	---	---
C43	18.10'	100.00'	9.07'	10°22'13"	18.07'	N05°12'43"E
C44	50.05'	414.00'	25.06'	06°55'39"	50.02'	N07°[illegible]'51"W
C45	116.05'	375.00'	58.49'	17°43'59"	115.58'	N12°29'41"W

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

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6. LOT 899, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

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

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 19, 2002 AND APPROVED FEMA LOMR CASE NO. 06-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1 LTD.

DULY AUTHORIZED AGENT

OWNER/DEVELOPER
S.A. WILLIS RANCH, UNIT-1, LTD
11 LYNN BATTS LANE, STE. 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65334

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 5/23/2011

STATE OF TEXAS
COUNTY OF BEXAR
BEXAR COUNTY COMMISSIONERS COURT

SUBDIVISION PLAT
OF
WILLIS RANCH UNIT - 1, ENCLAVE

BEING 16.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 15.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 418, ABSTRACT 334, COUNTY BLOCK 4862, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS.

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

DATED THIS 22 DAY OF OCTOBER, A.D. 2008

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CITY OF SAN ANTONIO

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE 21 DAY OF NOVEMBER, A.D. 2008
ATTEST:
COUNTY CLERK, BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

RECEIVED
2008 NOV 21 PM 3:5[illegible]

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

DEVELOPMENT SERVICES DEPARTMENT

2011 JUL 28 A 10: 46

DIRECTOR'S OFFICE

July 27, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Willis Ranch, Unit 1
Plat # 070526

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Willis Ranch, Unit 1, Plat No. 070526, which was approved by the City of San Antonio Planning Commission on October 22, 2008. In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of this plat.

Due to the severe economic downturn, it has been unfeasible to commence construction with this project. The owner is planning, with serious intent, to complete the project. The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Becky Carroll, P.E., LEED® AP
Project Manager

Attachment

P:\61\80\10\WORD\LETTERS\110727A1.DOC

SAN ANTONIO / AUSTIN / HOUSTON

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

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 17 August 24, 2011

BALCONES CREEK UNIT 1 — 070640
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 412 D-8
OWNER: American Bank of Texas, Inc., by Chris Daniel
ENGINEER: Jones and Carter, Inc., by Charles Grady Koehl, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: The extension of George Beere, west of I.H. 10 West

Plat status: The Planning Commission approved this plat on October 22, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%

STAFF RECOMMENDATION:

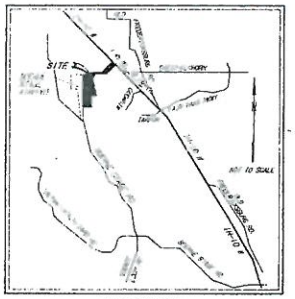
Approval

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.849 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

TERRAIN MAP QUIC 412 E8

DRAINAGE NOTES:

[illegible]

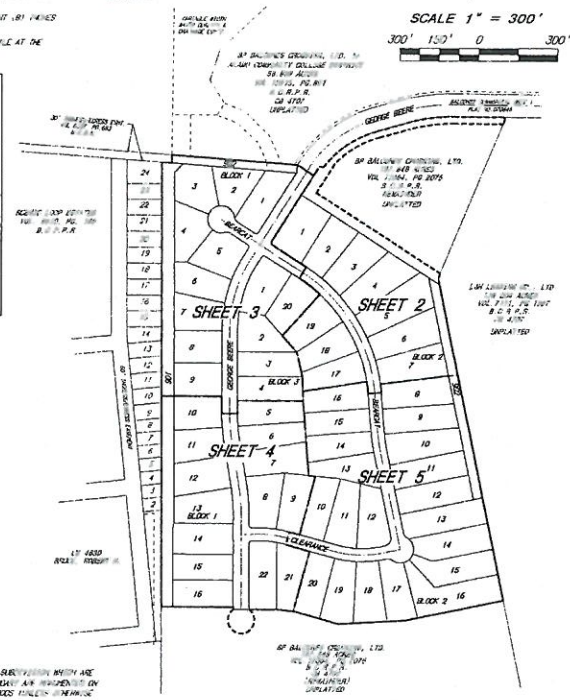
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER FURNISHED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER OR WASTEWATER SERVICE.

SCALE 1" = 300'

300' 150' 0 300'

LEGEND	
B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.R.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

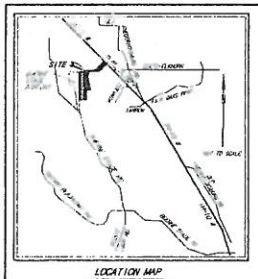

SHEET 3
SHEET 2
SHEET 4
SHEET 5
BLOCK 1
BLOCK 2
BLOCK 3
GEORGE BERRY
BERCHUT
BERCHUT
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING, LTD.
LAW LANDMARK CO., LTD.
LAW LANDMARK CO., LTD.
SAN ANTONIO WATER SYSTEM
SAN ANTONIO WATER SYSTEM
UNPLATTED
UNPLATTED
UNPLATTED

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 10614, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"Y"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D., 200__.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'

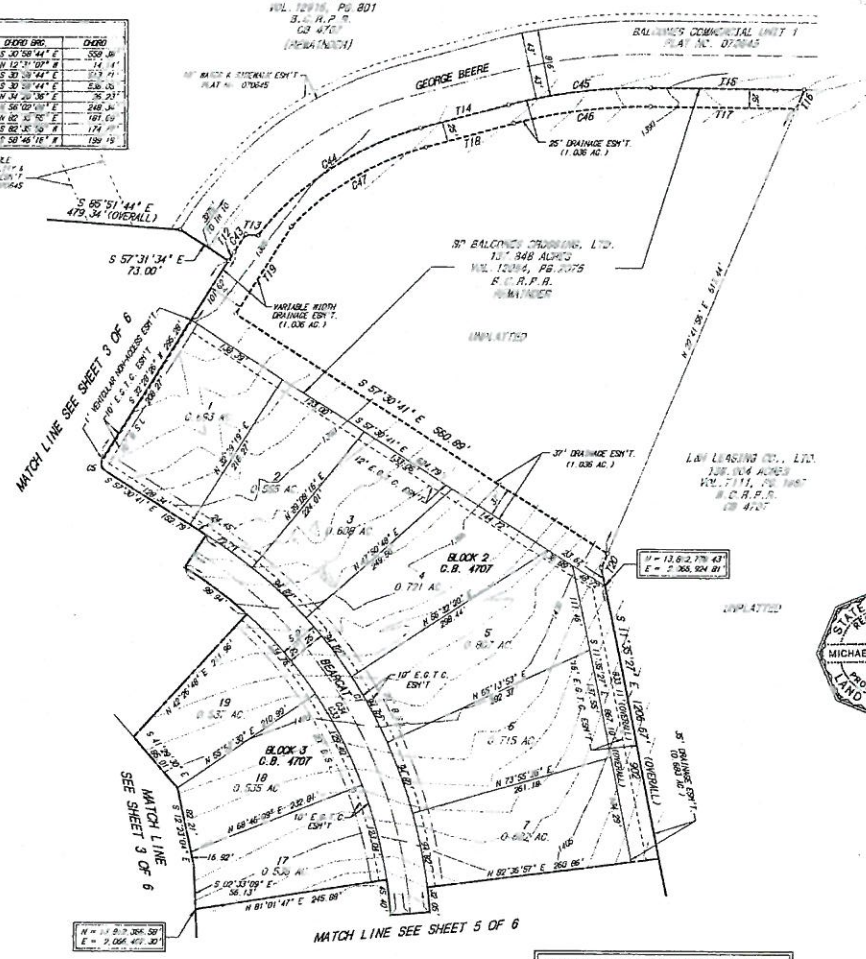
100' 50' 0 100'

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	[illegible]	625.00	[illegible]	519.65	S 30°58'44" E	558.06
5	089°19'07"	10.00'	10.30'	15.71	N 12°31'07" W	14.17
33	05°10'51"	[illegible]	26.19'	52.51'	S 30°39'44" E	52.49
34	05°10'51"	600.00	26.19'	55.69'	S 30°39'44" E	55.68
43	[illegible]	412.00'	13.31'	26.23'	N 34°20'36" E	26.23'
44	[illegible]	399.00	13.33'	252.79'	N 56°09'11" E	248.34
45	015°51'44"	657.00	91.72'	182.[illegible]	N 60°16'16" E	181.69
46	015°51'44"	592.00'	86.33'	175.33'	S 60°16'16" W	174.[illegible]
47	[illegible]°45'34"	364.00'	53.30'	201.77'	S 58°46'16" W	199.15

LINE DATA

LINE NO.	BEARING	DISTANCE
12	N 0°28'26" E	13.81'
13	S 65°51'44" E	15.44'
14	N 14°10'03" E	115.[illegible]
15	S 19°37'37" E	194.53
[illegible]	S 31°56'[illegible]" W	26.99'
17	N 69°22'[illegible]" W	184.[illegible]
18	S 14°19'03" W	115.[illegible]
19	S 0°28'26" W	[illegible]
20	S [illegible]	21.30'



WASTEWATER EDU NOTE: THE NUMBER OF RESIDENTIAL WASTEWATER EDU'S ON THIS PLAT WAS KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER SHOWN ON THE LEASING SERVICES DOCUMENT.

IMPACT FEE PAYMENT DUE: MATR AND WATER IMPACT FEES WILL BE PAID AT THE TIME OF PLATTING FOR THOSE LOTS WHICH WILL HAVE FEES PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DRAINAGE NOTES:

[illegible]

C.P.S.B. NOTES:

[illegible]

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
20535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 979-0000

STATE OF TEXAS
COUNTY OF BEXAR

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

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 5 day of October A.D. 200__

Bianca Quesada-Ayala
My Commission Expires 03/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this ____ day of _____ A.D. 200__

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

9-18-2008

MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of _____ A.D. 200_ at ____ M. and duly recorded the ____ day of _____ A.D. 200_ at ____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this ____ day of _____ A.D. 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DAN CANDIA APP CHECKED

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO. 411-018-19 BG:S 5 DATE: 09/05/2008

SHEET 2 OF 6

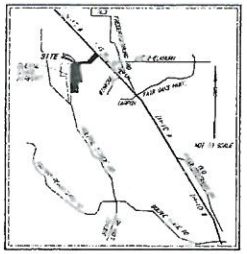
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-6511

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
EST'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.O.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (W/ "BC" PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'

100' 50' 0 100'

CURVE DATA

C.NO	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
5	089°59'27"	10.00'	10.00'	15.71'	N 12°31'07" W	14.14'
6	[illegible]	10.00'	10.00'	15.71'	S 77°28'53" W	14.14'
7	091°30'35"	22.00'	12.[illegible]	24.[illegible]	N 33°44'18" W	23.36'
8	[illegible]	51.00'	[illegible]	144.96'	S 34°26'19" W	98.[illegible]
9	145°22'45"	59.00'	112.[illegible]	149.[illegible]	S 68°17'03" E	214.[illegible]
10	089°59'27"	10.00'	10.00'	15.71'	S 12°31'07" E	14.14'
11	090°00'33"	10.00'	10.00'	15.71'	N 77°28'53" E	14.14'
12	102°30'50"	370.00'	192.59'	592.[illegible]	S 16°[illegible]'37" W	564.[illegible]
13	023°35'51"	500.00'	146.36'	294.[illegible]	S 2[illegible]°[illegible]'[illegible]" E	292.[illegible]
14	[illegible]	570.00'	90.14'	301.84'	S 1[illegible]°[illegible]'31" W	298.[illegible]
15	009°57'29"	575.00'	[illegible]	99.94'	S 5[illegible]°[illegible]'56" E	[illegible]

LINE DATA

L.NO	DIRECTION	DISTANCE
[illegible]	S 86°46'35" [illegible]	[illegible]'
6	[illegible]	[illegible]'
[illegible]	[illegible]	46.[illegible]'

WASTEWATER EDU NOTE: [illegible] EQUIVALENT [illegible] THE PLAT NUMBER [illegible] B.C.O.P.R.

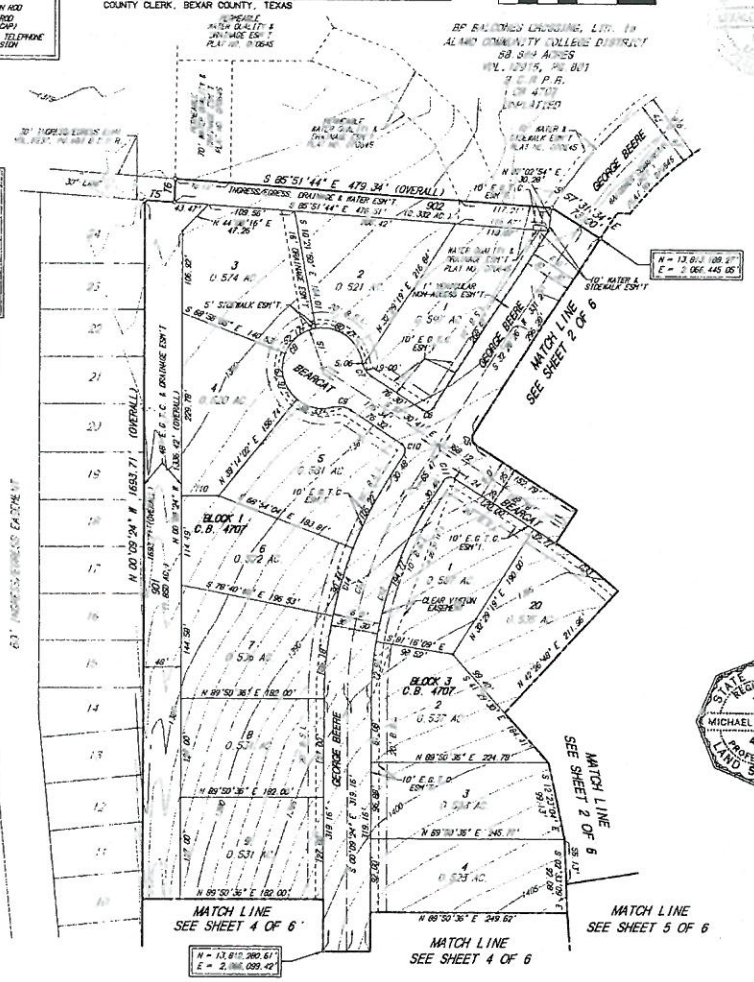
IMPACT FEE PAYMENT DUE: [illegible]

DRAINAGE NOTES:

[illegible]

C.P.S.B. NOTES:

[illegible]



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.

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 3 day of October A.D., 200[illegible]

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

9-18-2008
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

DWN: CAM/LA APP: CAM/MAR

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD. by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER, by SHAUL BARUCH, ITS MANAGER
23535 IH-10 WEST SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 697-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 411-019-19 BCS-5 DATE 09/18/2008

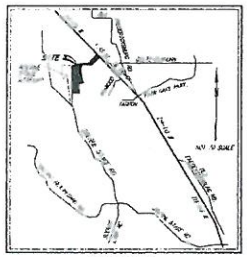
SHEET 3 OF 6

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 117.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 11064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'

100' 50' 0 100'

STATE OF TEXAS
COUNTY OF BEXAR

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

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 3 day of October A.D., 2008

Bonnie Quesada Hyde
My Commission Expires
8/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200___

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

9.18.2008
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4857
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M and duly recorded the _____ day of _____ A.D., 200_ at _____ M in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

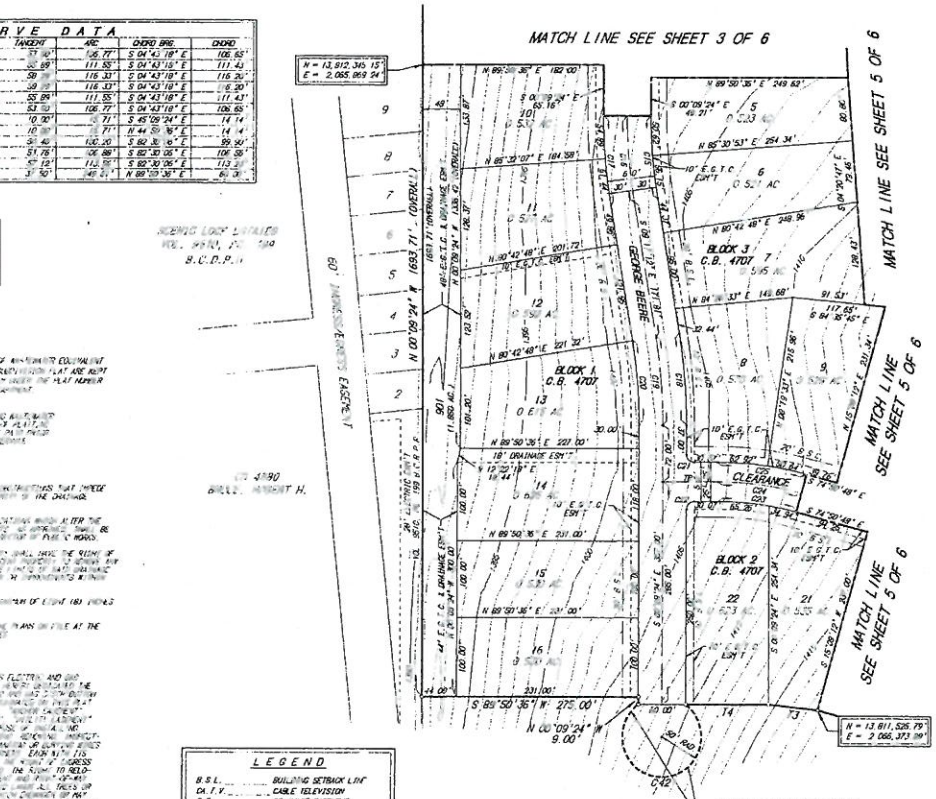
DWN CAMLYA, APP MICHAEL

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
15	009°31'49"	670.00'	55.69'	111.55'	S 04°43'18" E	111.43'
16	009°31'49"	700.00'	58.21'	116.47'	S 04°43'18" E	116.34'
17	009°31'49"	730.00'	59.73'	116.39'	S 04°43'18" E	116.20'
18	009°31'49"	730.00'	59.73'	116.39'	S 04°43'18" E	116.20'
19	009°31'49"	700.00'	55.69'	111.55'	S 04°43'18" E	111.43'
20	009°31'49"	670.00'	53.32'	106.77'	S 04°43'18" E	106.65'
21	090°00'00"	10.00'	10.00'	15.71'	S 45°09'24" E	14.14'
22	090°00'00"	10.00'	10.00'	15.71'	N 44°50'36" E	14.14'
23	015°18'35"	375.00'	50.42'	100.20'	S 82°30'06" E	99.90'
24	015°18'35"	400.00'	53.78'	106.88'	S 82°30'06" E	106.58'
25	016°16'55"	425.00'	57.73'	113.23'	S 82°30'06" E	112.91'
26	286°15'10"	50.00'	31.50'	249.81'	N 89°09'36" E	60.00'

LINE DATA

LINE	DIRECTION	DISTANCE
3	N 31°17'17" W	65.77'
4	S 00°09'24" E	165.00'
8	N 89°50'36" E	12.00'



WASTEWATER EDU NOTE:

IMPACT FEE PAYMENT DUE:

DRAINAGE NOTES:

C.P.S.B. NOTES:

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC	ELECTRIC
ESM'T	EASEMENT
EXIS	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD. by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER, by SHAUL BARUCH, ITS MANAGER
20535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 676-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO. 411-018-19 Blu S-5 DATE 05/22/2008

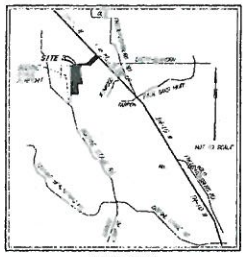
SHEET 4 OF 6

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

CURVE DATA							
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
2	004°30'26"	575.00'	22.71'	45.40'	N 06°42'30" W	45.39'
4	002°56'15"	625.00'	16.33'	32.00'	S 06°54'55" E	32.04'
26	026°54'06"	420.00'	101.65'	197.22'	S 86°17'52" E	197.22'
27	026°54'16"	400.00'	95.67'	187.80'	S 86°17'52" E	186.09'
28	026°54'16"	375.00'	89.69'	175.97'	S 86°17'52" E	174.45'
29	047°[illegible]'45"	25.00'	12.77'	24.00'	S 77°58'32" E	23.38'
30	185°[illegible]'36"	51.00'		164.75'	N 33°15'05" E	101.90'
31	047°32'45"	25.00'	12.77'	24.00'	N 35°31'27" W	23.38'
32	086°30'00"	29.00'	29.00'	45.55'	S 33°15'05" W	41.31'
33	007°18'00"	525.00'	33.58'	75.63'	S 04°06'51" E	75.63'
40	007°18'00"	575.00'	30.29'	75.47'	S 04°06'51" E	75.42'
41	007°18'00"	575.00'	30.29'	73.28'	S 04°06'51" E	73.23'

LINE DATA		
LINE NO.	DIRECTION	DISTANCE
2	S 01°11'45" W	50.11'
[illegible]	N 78°15'05" E	65.94'
[illegible]	S 12°[illegible]'13" E	60.72'

SCALE 1" = 100'

100' 50' 0 100'

STATE OF TEXAS
COUNTY OF BEXAR

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

9-18-08

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

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

Given under my hand and seal of office this 3 day of October A.D. 200X

Bonne Quesada Acuña
My Commission Expires
03/10/2014

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D. 200__

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

9.19.2008

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D. 200_ at _____ M. and duly recorded the _____ day of _____ A.D. 200_ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D. 200__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DAN CANTA APP. CONTAR

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES MUST BE PAID AT THE TIME OF PLATTING. [illegible] PRIOR TO FINAL PLAT APPROVAL [illegible]

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EDU'S [illegible] THE PLAT NUMBER ISSUED BY THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER [illegible] DEPARTMENT

CERTIFICATE OF APPROVAL

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

DATED THIS_____ DAY OF_____ A.D. 200____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

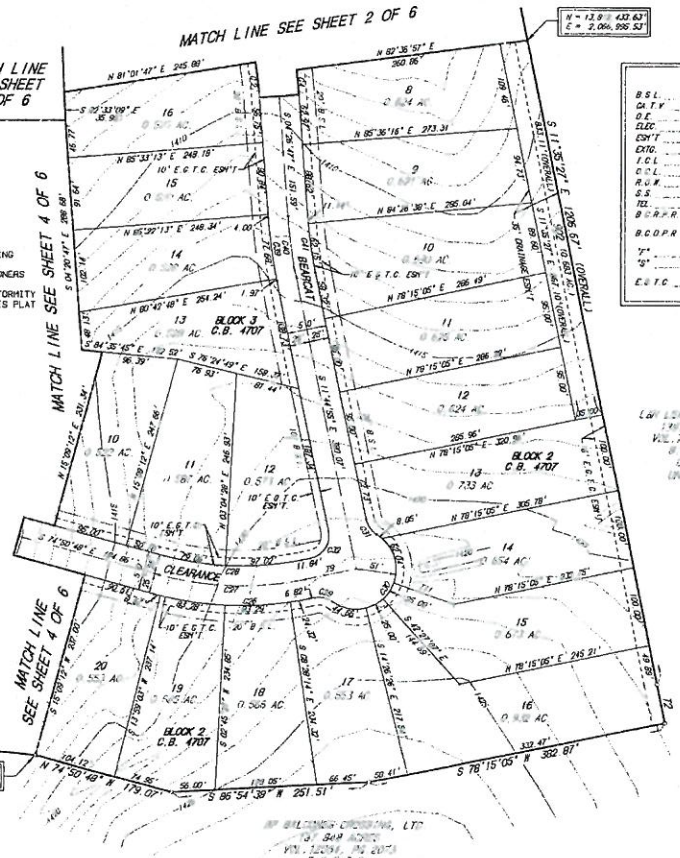
_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

DRAINAGE NOTES:

[illegible]

C.P.S.B. NOTES:

[illegible]



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
9535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78217
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 411-019-19 BR/S-5 DATE 05/02/2008

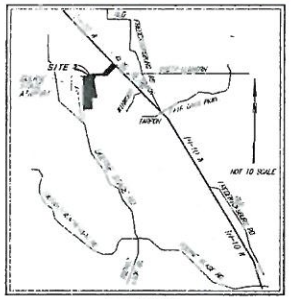
SHEET 5 OF 6

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

FERGUSON MAP GRID 412 E8

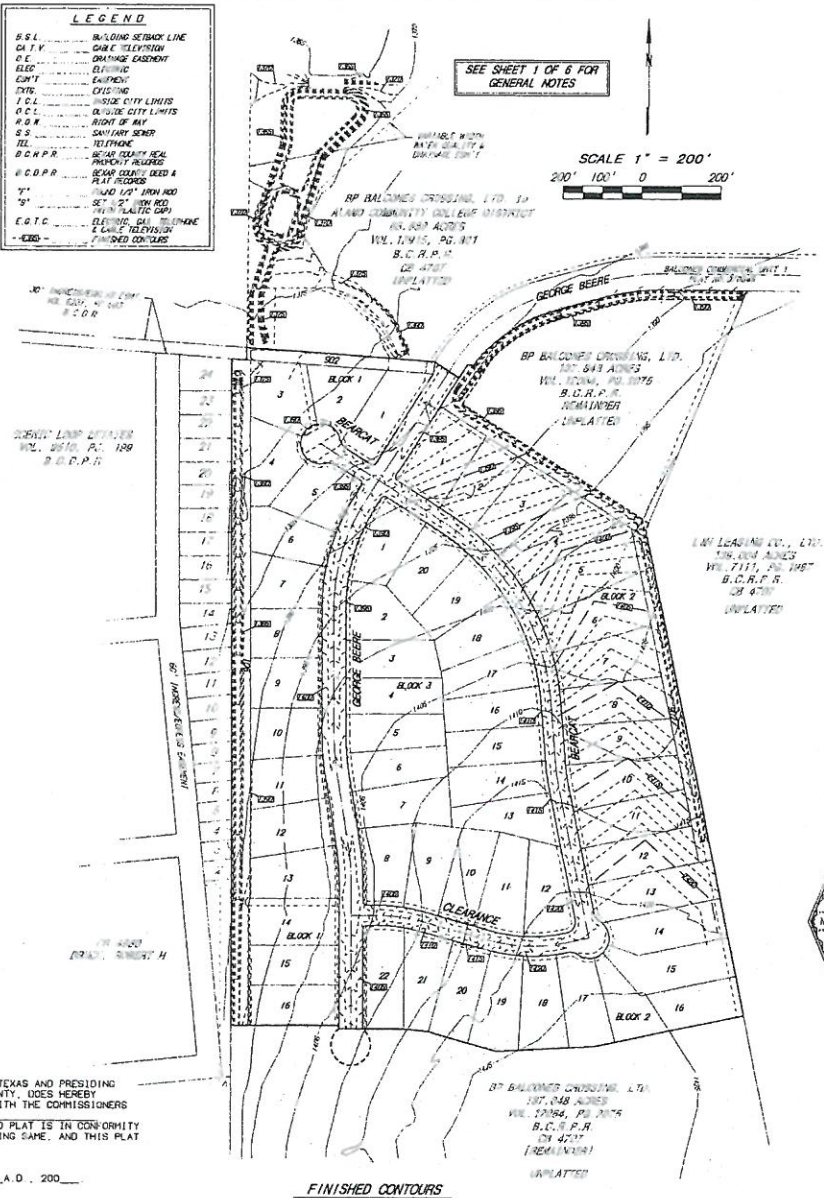
LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESMT.	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP(S)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
700	FINISHED CONTOURS

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SCALE 1" = 200'

200' 100' 0 200'



FINISHED CONTOURS

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF PLATTING. THE AMOUNT OF IMPACT FEES DUE IS BASED ON THE FEE SCHEDULE IN EFFECT AT THE TIME OF PAYMENT.

DRAINAGE NOTES:

[illegible]

C.P.S.B. NOTES:

[illegible]

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D., 200__

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
[illegible] SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0002

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.

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 3rd day of [illegible] A.D., 2008

Bonnie Guessaas Andal
My Commission Expires
03/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

9-18-2008
Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M and duly recorded the _____ day of _____ A.D., 200_, at _____ M in the deed and plat records of Bexar County, in Book/Volume _____ on page _____

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN CAM/TA APP COX/HAR

SHEET 6 OF 6

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 411-018-19 BS/S-6 DATE 05/02/2008

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 Central Parkway N., Suite 100
San Antonio, Texas 78232-5050

TEL 210 494 5511
FAX 210 494 5519

AUSTIN
HOUSTON
SAN ANTONIO
COLLEGE STATION

DALLAS
BRENHAM
ROSENBERG
THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

RECEIVED
11 JUL 25 PM 2:46
LAND DEVELOPMENT SERVICES DIVISION

July 22, 2011

Roderick J. Sanchez, AICP, CBO
Director of Development Services
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: Balcones Creek Subdivision Unit 1
Plat #070640
Planning Commission Approval October 22, 2008

Dear Mr. Sanchez:

On behalf of the owner, American Bank of Texas, Inc. (the Bank) we are requesting a 3-year performance agreement time extension as per UDC 35-430(f). This request is based upon the following issues:

1. Economic conditions over the past few years have significantly impacted the sale of single-family residential homes in the region. The original developer, BP Balcones Crossing, Ltd., is no longer involved with the project, and American Bank of Texas, Inc. now owns the property. As owner of the property, the bank plans t0o make every effort to complete the proposed improvements and obtain construction acceptance within the next 3 years.

2. Construction of the project has not begun, but the Bank has received a previous time extension approval on the adjacent Balcones Commercial Unit 1 subdivision, which will provide access to the proposed referenced residential subdivision. The Balcones Commercial Unit 1 improvements are scheduled for completion in the next three to four months. The expiration of the performance agreement and subsequent expiration of the approved subdivision plat would create hardship for the owner in the form of the additional cost, time and effort required for plat re-approval.

3. The extension requested will allow the Bank time to complete the construction of the required improvements in a timely fashion and record the plat after construction acceptance.

An 8-1/2" x 11" reduction of the referenced subdivision plat, variance-time extension application, and a processing fee check in the amount of $300.00 are enclosed.

Please advise if you have any questions or need additional information.

Sincerely,

Grady Koehl

C. Grady Koehl, P.E.

CGK/lar
Enclosures
Job #735-001-00

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 18 **August 24, 2011**

HAMILTON WOLFE-FLOYD CURL MOB
SUBDIVISION NAME

080049
PLAT #

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 E-7
OWNER: Floyd Curl Land Acquisition, LLC, by James Christmas - Agent
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: At the southwestern corner of Hamilton Wolfe Road and Floyd Curl Drive

Plat status: The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f)(2).

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%

STAFF RECOMMENDATION:

Approval

PLAT NO. 080049

LOCATION MAP

NOT-TO-SCALE

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

2) THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF FLOYD CURL DRIVE, A 86-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9505, PAGES 216-217 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (POE1) BASED ON N.A.D. 83 (CORS96).

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

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

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

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

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

GENERAL NOTES:

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

2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL GRADE.

SCALE : 1"=100'

0' 100' 200' 300'

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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

OWNER/DEVELOPER: FLOYD CURL LAND ACQUISITION, LLC.

DULY AUTHORIZED AGENT: JAMES CHRISTMAS
120 PRESTON EXECUTIVE DR., SUITE 200
CARY, NORTH CAROLINA 27513

STATE OF NORTH CAROLINA

COUNTY OF WAKE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JAMES CHRISTMAS.

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.

THIS DAY OF June 27th A.D. 2008

Dawn Visage (DAWN VISAGE)

NOTARY PUBLIC WAKE COUNTY, NORTH CAROLINA

DAWN VISAGE NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 1/6/2010

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

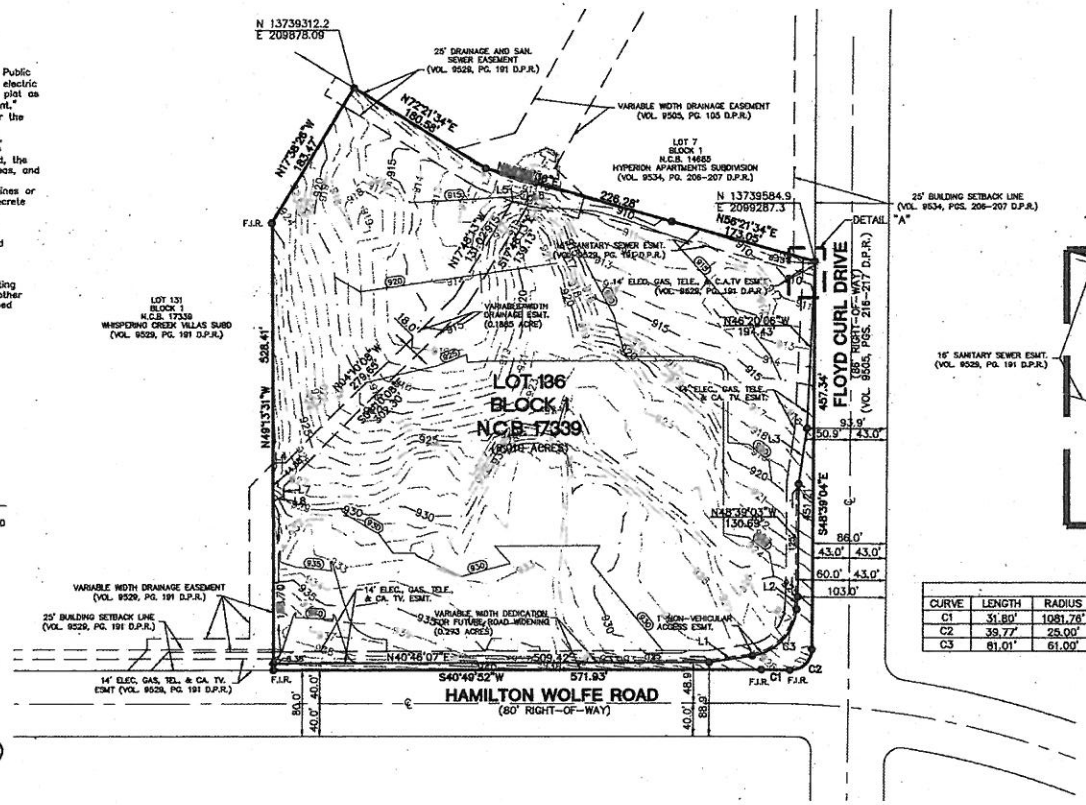
STATE OF TEXAS

COUNTY OF BEXAR

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

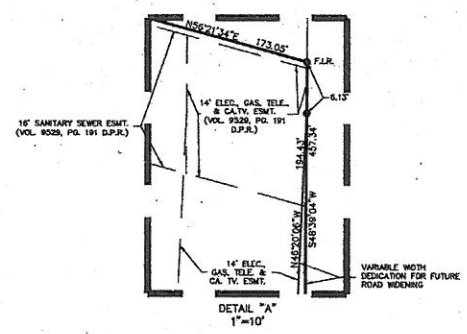
REGISTERED PROFESSIONAL LAND SURVEYOR

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



LEGEND

920	=	EXISTING CONTOUR
900	=	PROPOSED CONTOUR
F.I.R.	=	FOUND 1/2" IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC., GAS, TELE., & CA. TV. ESMT.	=	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	31.80'	1081.76'	15.90'	01°41'04"	31.80'	S41°39'02"W
C2	39.77'	25.00'	25.50'	91°08'37"	35.71'	S03°04'45"E
C3	81.01'	61.00'	47.74'	76°05'41"	75.19'	N05°53'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.30'	N32°08'57"E
L2	14.70'	N43°56'45"W
L3	65.29'	N40°36'07"W
L4	14.36'	N40°49'52"E
L5	2.58'	N62°07'29"E
L6	16.42'	N52°34'29"E
L7	10.99'	S49°10'08"E
L8	14.20'	S12°51'00"W

SUBDIVISION PLAT
OF

HAMILTON WOLFE - FLOYD CURL M.O.B.

A 8.283 ACRE, OR 360,805 SQUARE FEET TRACT OF LAND BEING ALL OF THAT CALLED 8.288 ACRE TRACT CONVEYED TO FLOYD CURL ACQUISITION, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12837, PAGES 570-575 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MANUEL TEJEDA SURVEY NUMBER 89, ABSTRACT 741, COUNTY BLOCK 4445 IN NEW CITY BLOCK (N.C.B.) 13667 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF HAMILTON WOLFE - FLOYD CURL M.O.B. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PAPE-DAWSON ENGINEERS

558 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000 FAX 210.375.9010

STATE OF TEXAS

COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 1

JOB NUMBER 6785-01

Date: Jun 23, 2008, 10:51am User ID: Rdiazondo
File: P:\67\85\01\DESIGN\CIVIL\PL678501.dwg

DEVELOPMENT SERVICES
RECEIVED
2011 JUL 25 PM 3:40

July 13, 2011

From: Floyd Curl Land Acquisition, LLC
1010 High House Road
Suite 300
Cary, North Carolina 27513

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

Re: Plat No. 080049
Hamilton Wolfe – Floyd Curl M.O.B.
Recordation Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to fulfill the improvements required by the approval of Hamilton Wolfe – Floyd Curl M.O.B. Said improvements have not been initiated due to economic factors, and the current expiration date for plat recording is set for September 10, 2011.

Thank you for you consideration in this matter.

Sincerely,

Maxwell M. Oaks
Manager

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

Item No 19

TO: Planning Commission

FROM: Xavier Urrutia, Director, Parks and Recreation Department

COPIES TO: Sandy Jenkins, Park Projects Manager
David Arciniega, Senior Planner, Parks and Recreation Department;

SUBJECT: Conservation Easement at Scenic Canyon

DATE: August 5, 2011

PETITIONER: Parks and Recreation Department
Sandy Jenkins, Park Projects Manager
PO Box 839966
City of San Antonio

Parks staff is requesting that this item be placed on the agenda for the Planning Commission meeting on August 24, 2011.

BACKGROUND

Parks is requesting acceptance of the Conservation Easement at Scenic Canyon. This provides overview of potential conservation easement for Scenic Canyon property in order to protect a natural resource by retaining land in its current state, in particular, the golden cheek warbler habitat. The Conservation Easement at Scenic Canyon is the result of discussions with many people interested in the future of Scenic Canyon. Planning included collaborations with City Council, Camp Bullis, Texas Parks and Wildlife and interested community members and invested parties. Scenic Canyon is 453 acres located off Scenic Loop Road, outside NW Loop 1604 in northwest Bexar County.

The San Antonio Parks & Recreation Board approved the Conservation Easement at Scenic Canyon on June 27, 2011. The Conservation Advisory Board approved the item on July 27, 2011. This item will go to City Council for consideration.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Sandy Jenkins,
Park Projects Manager
Parks and Recreation Department
City of San Antonio

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE APPROVAL OF THE CONSERVATION EASEMENT AT SCENIC CANYON IN CONJUNCTION WITH THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, the Conservation Easement at Scenic Canyon opportunity to provide overview of potential conservation easement for Scenic Canyon property; and

WHEREAS, the Conservation Easement at Scenic Canyon guides the future of 453 acres in a unified manner and plays a critical role in protecting natural resources by retaining land in its current state; and

WHEREAS, the Conservation Easement at Scenic Canyon is in northwest Bexar County and in the near vicinity of Scenic Loop Road, east if IH 10 West; and

WHEREAS, this project is consistent with the recommendations outlined for the Northwest Subarea in the Parks and Recreation System Strategic Plan which recommends the rehabilitation and renovation of park and recreation facilities; and

WHEREAS, the Conservation Easement at Scenic Canyon has been coordinated with and has the support of the Parks and Recreation Department, the Conservation Advisory Board and the District 8 City Council Office; **NOW THEREFORE**

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

1. That the Conservation Easement at Scenic Canyon and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.

2. That the City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2011.

_____
Chairperson

ATTEST: _____
Executive Secretary

GRANT OF CONSERVATION EASEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This Grant of Conservation Easement ("Conservation Easement") is made on this _____ day of _____, 20__, by _____, with an address of _____ ("Grantor"), and THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, with an address of P.O. Box 1495, San Antonio, Texas 78295-1495 ("Grantee").

RECITALS:

A. Protected Property. Grantor is the sole owner in fee simple of the property ("Property") legally described in Exhibit A, attached hereto and incorporated by this reference, which consists of approximately 452 acres located in Bexar County, State of Texas and is generally known as Scenic Canyon.

B. Conservation Values. The Property possesses significant natural, ecological, and aesthetic values for conservation purposes (collectively, the "Conservation Values") which are of importance to Grantor and Grantee, to the people of the county or counties in which the Property is located, and to the people of the State of Texas, and which include, but are not necessarily limited to, natural resource, ecological, and scientific values, including wildlife and plant resources. The Property is also a natural area which qualifies as a "relatively natural habitat of fish, wildlife, or plants, or similar ecosystem", as that phrase is used in Section 170(h)(4)(A)(ii) of the Internal Revenue Code of 1986 (as amended).

The Conservation Values of the Property include (but are not necessarily limited to) habitats essential to maintaining various natural communities of plant and animal species. The protection of the Property will also help to support many plant and animal species which are dependent on the water sources, nesting habitat, and food sources found on the Property; and will help to ensure that this area and its existing features will continue to be available for its natural habitat values. Some of the natural systems to be protected that are well represented in the Property include, without limitation: **habitat for plant, animal, and invertebrate species representative of the Edwards Plateau of Central Texas**. Some of the species and natural systems to be protected that are well represented on the Property include, without limitation: **breeding, feeding, sheltering, nesting, and foraging habitat for the Golden-cheeked Warbler**. Several major habitats present on the Property include, without limitation: **dry to mesic juniper-oak and oak-juniper slope/canyon forests, dry grassland openings, and microhabits provided by intermittent streams and karst formations.**

C. Easement Documentation Report. The characteristics of the Property, its current use and state of improvement, are described in a report entitled Scenica Canyon Management plan from Pape-Dawson Engineers, dated March 1, 2011, mutually agreed upon by the parties, prepared by

Grantee for Grantor, and signed and acknowledged by both parties. Grantor worked with Grantee to ensure that the report is a complete and accurate description of the Property as of the date of this Conservation Easement. It establishes the baseline condition of the Property as of the Effective Date and includes reports, maps, photographs and other documentation.

D. Grantor and Grantee have the common purpose of conserving the above-described Conservation Values of the Property in perpetuity, and the State of Texas has authorized the creation of conservation easements pursuant to Chapter 183 of the Texas Natural Resources Code, TEX. NAT. RES. CODE ANN. §§ 183.01, *et. seq.,* and Grantor and Grantee wish to avail themselves of the provisions of that law.

E. Grantor and Grantee acknowledge that all or partial funding for this conveyance was provided by the U.S. Army ("Army") pursuant to 10 U.S.C. § 2684a for the protection of land surrounding the Camp Bullis Military Installation from incompatible development and for preserving habitat on the Property, and accordingly the Army shall have certain third party contingent rights as more particularly described herein.

NOW, THEREFORE, Grantor, for and in consideration of the facts recited above and of the mutual covenants, terms, conditions and restrictions contained herein, hereby gives, grants, bargains, sells and conveys unto Grantee a Conservation Easement in perpetuity over the Property of the nature and character as follows:

1. **PURPOSE.** The purpose of this Conservation Easement is to ensure that the Property will be retained forever predominantly in its natural condition; to protect native plants, animals, or plant communities on the Property; to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property, while allowing for traditional uses on the Property that are compatible with and not destructive of the Conservation Values of the Property, all subject to the terms of this Conservation Easement.

Grantor will not perform, nor knowingly allow others to perform, any act on or affecting the Property that is inconsistent with the purposes of this Conservation Easement. However, unless otherwise specified below, nothing in this Conservation Easement shall require Grantor to take any action to restore the condition of the Property after any act of God or other event over which Grantor had no control. Grantor understands that nothing in this Conservation Easement relieves it of any obligation or restriction on the use of the Property imposed by law.

2. **PROPERTY USES.** Any activity on or use of the Property inconsistent with the purposes of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following is a listing of activities and uses which are expressly prohibited or which are expressly allowed. Additional retained rights of Grantor are set forth in Section 3 below.

2.1 No Subdivision. The Property may not be divided, subdivided or partitioned, nor conveyed or pledged for a debt except in its current configuration in its entirety.

2.2 Construction.

(a) There shall be no construction of any new structures or improvements allowed on the Property except for the limited, minor structures and improvements permitted under Section 2.2(e) below. However, existing structures and improvements, as well as those permitted under Section 2.2(e) below, may be maintained, remodeled and repaired as set forth in Section 2.2(f) below.

(b) No Development Zones. Notwithstanding anything to the contrary in this Conservation Easement, no construction shall occur and no new structures or improvements may be located in any of the following areas (collectively, the "No Development Zones") which are generally shown on the map attached hereto as Exhibit B:

Notwithstanding the foregoing, minor structures or improvements permitted under Section 2.2(e) below may be placed within No Development Zones only if they have been approved in advance by Grantee.

(d) Roads. Existing roads may be repaired and maintained as necessary to support the activities expressly permitted herein. No new roads shall be constructed on the Property unless approved by Grantee.

Grantor may create and maintain 2-Tracks (defined below) to the limited extent necessary for the activities and to access the structures and improvements expressly permitted in this Conservation Easement; provided, however, that any new 2-Tracks in the No Development Zone shall be subject to Grantee's prior approval. Grantee reserves the right to expressly limit the number or location of 2-Tracks if Grantee determines in its discretion that the Conservation Values may be adversely impacted. "2-Tracks" means avenues of vehicle access delineated on the natural surface of the land as two (2) parallel wheel tracks and that have not been improved by any building, construction, installation, or placement of any materials thereon.

(e) Maintenance, Repairs & Replacements. Grantor shall have the right to maintain, remodel, remove, replace and repair existing structures, water tanks, fences, corrals, water wells, header dams, utilities, and other improvements, as well as those new structures and improvements permitted under Section 2.2(e), and in the event of their destruction, to reconstruct any such existing improvements with another of similar function, capacity, location and material, unless otherwise approved by Grantee. Notwithstanding the foregoing, in no event shall any repaired,

remodeled, reconstructed or replacement structure or improvement exceed (i) 20% of the original footprint of the structure or improvement existing as of the date of Easement Documentation Report or the initial construction date for new structures and improvements permitted under Section 2.2(e) above, and (ii) the greater of two stories or the height of the original structure or improvement existing as of the date of Easement Documentation Report or the initial construction date for new structures and improvements permitted under Section 2.2(e) above.

(f) Preservation of Conservation Values. Grantor shall at all times use best efforts and practices in the construction of structures and improvements to minimize impact on the Conservation Values. All new construction shall be sited as to cause the least disturbance to the Conservation Values of the Property. Grantor agrees to use best efforts to site any new construction in such a manner to take advantage of existing trees, access to utilities, water, public roads and existing drainages, and to minimize disturbance to the Conservation Values.

(g) No Other Construction. Except as expressly set forth in this Section 2.2 or elsewhere in this Conservation Easement, no other structures or improvements may be placed or constructed on the Property.

2.3 Mineral Extraction. There shall be no exploration, development, production, extraction, or transportation of oil, gas or other mineral substances (whether such other mineral substances be part of the mineral estate or part of the surface estate) on, from, or across the Property ("Mineral Activities") except in accordance with this Section; provided, however, that this Section does not apply to water, which is addressed elsewhere in this Conservation Easement.

(a) No Surface Mining. Mineral Activities shall not be conducted by any surface mining methods. Surface mining is strictly prohibited.

(b) Other Mineral Activities Off-Site. Grantor has the right and retains its interests in all oil, gas and other mineral substances (whether such other mineral substances be part of the mineral estate or part of the surface estate) in and under the Property; provided, however, it is understood and agreed by Grantor and Grantee that, in conducting any Mineral Activities on the Property, Grantor shall not use or occupy any portion of the surface estate of the Property and shall not place any facilities, fixtures, equipment, building, structures, pipelines, rights of way or personal property of any kind or nature whatsoever on the surface of the Property or in the subsurface within the depth interval of 1,000 feet below the surface of the Property or on or in any portion thereof. Grantor agrees that any and all Mineral Activities shall be strictly on a "no-drill" basis,

except for directional or horizontal drilling below said subsurface interval from a surface location off the Property, and on a "no-operations" basis, and, accordingly, Grantor hereby waives any rights whatsoever to the use of the surface and said subsurface interval of the Property in connection with any Mineral Activities on the Property. Notwithstanding anything above to the contrary, Grantor shall not be prohibited to conduct exploratory activities outside of the No Development Zones that are non-invasive and do not otherwise damage or negatively impact the Conservation Values and watersheds or aquifer. To the extent Grantor elects to explore for or otherwise extract or exploit any oil, gas or other minerals in or under the Property from a surface location off the Property, Grantor shall use its best efforts to minimize any damage or other negative impact on the Conservation Values and watersheds or aquifer by such activity.

INSERT IF MINERALS ARE OWNED IN WHOLE OR IN PART BY A THIRD-PARTY:

(c) Third-Party Minerals. In the event all or part of the oil, gas or other mineral substances (whether such other mineral substances be part of the mineral estate or part of the surface estate) are owned by third parties as of the date of the grant of this Conservation Easement, the following provisions shall apply to such third party oil, gas and other mineral substances to the extent this Conservation Easement is deemed subordinated (by law or otherwise) to such oil, gas and other mineral substances ownership rights: Whenever such third party owners are required by applicable law or pursuant to any existing or future contract, conveyance or lease to obtain any consent from Grantor with respect to any access to, operation on, physical alteration of, or improvement to the Property, Grantor shall, prior to giving any such consent, consult with Grantee and use its best efforts to incorporate conditions or restrictions on such consent as Grantee may reasonably determine are required in order to prevent a significant impairment or interference with the Conservation Values. In the event Grantor at any time becomes the owner of any of such third party ownership rights, then such rights shall be deemed immediately subject to this Conservation Easement (including without limitation, paragraphs (a) and (b) of this Section), and any and all subsequent Mineral Activities, contracts, conveyances and leases of or relating to such ownership rights shall be bound by the provisions of this Conservation Easement.

2.4 Agricultural Use. There shall be no agricultural activities on the Property except in accordance with this Section and Section 2.6 below.

2.5 Timber Harvest. Timber harvesting on the Property is prohibited except as allowed herein. Grantor shall have the right to harvest timber from the Property in order to maintaining allowed structures and improvements on the Property, such as residences, barn, corrals, fences, etc. No additional timber harvesting shall be allowed.

2.6 Grazing. Grantor may not establish or maintain any commercial feedlot on the Property, which is defined for the purpose of this Conservation Easement as a confined area or facility within which the land is not grazed or cropped at least annually and which is used to receive livestock that has been raised off the Property for feeding and fattening for market.

2.7 Recreational Uses. Grantor shall have the right to engage in and permit others to engage in recreational uses of the Property, including, without limitation, hunting and fishing, that do not require or result in any surface alteration or other development or disturbance of the land and that do not adversely affect the Conservation Values. No use of vehicles off of roads or 2-Tracks for recreation is allowed. Further, pursuit of native wildlife by any form of motorized transportation is not allowed.

2.8 Vehicles. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles (ATVs) or other types of motorized recreational vehicles on the Property, except in conjunction with activities otherwise allowed by this Conservation Easement. Cars, trucks, ATVs and other ranch vehicles shall not be considered as recreational vehicles when used for the ranching and agricultural purposes allowed by this Conservation Easement. All permitted vehicle use shall be conducted in a manner that minimizes damage to the Conservation Values of the Property.

2.9 Excavation. Except as necessary to accommodate the activities expressly permitted under this Conservation Easement, there shall be no ditching, draining, diking, filling, excavating, dredging, removal of topsoil, sand, gravel, rock, minerals or other materials, mining, drilling or removal of minerals, nor any building of roads or change in the topography of the Property or disturbance in the soil in any manner. Notwithstanding the foregoing, nothing in this Section shall be deemed to authorize surface mining (including, without limitation, the removal of gravel, sand or caliche) or any other activity expressly prohibited elsewhere in this Conservation Easement.

2.10 Destruction of Plants, Disturbance of Natural Habitat. Without prior approval of Grantee, Grantor shall have the right to: (i) cut and remove non-native trees, shrubs, or plants, (ii) cut and remove dead, dying or diseased native trees, shrubs and plants, (iii) cut or prune trees and brush to the limited extent that they constitute a hazard to permitted road and trail usage, and (iv) cut and remove trees, shrubs or plants outside No Development Zones to accommodate the

structures and improvements expressly permitted under this Conservation Easement so long the Conservation Values are not significantly impaired or interfered with. With the prior approval of Grantee, Grantor shall have the right to (i) cut firebreaks, except that such approval shall not be required in case of emergency firebreaks, and (ii) cut and remove native trees, shrubs, or plants in order to preserve or enhance natural communities or other Conservation Values of the Property or other reasonable purposes that do not adversely impact the Conservation Values. There shall be no additional removal, harvesting, destruction, or cutting of native trees, shrubs, or plants. Except for agricultural uses permitted in Section 2.4 and for landscaping in the immediate vicinity of residential structures permitted hereunder, there shall also be no planting of non-native trees, shrubs or plants on the Property without the prior approval of Grantee.

2.11 Non-Native Plants and Animals. There shall be no intentional introduction of non-native plants or animals on the Property except as may be otherwise expressly allowed elsewhere in this Conservation Easement or with Grantee's prior approval.

2.12 Hydrology. Other than the construction of wells to serve allowed improvements or for activities expressly allowed in this Conservation Easement, there shall be no alteration, depletion or extraction of surface water, natural water courses, lakes, ponds, marshes, subsurface water or any other water bodies on the Property.

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2.13 Signage. No signs or billboards or other advertising displays are allowed on the Property, except that signs whose placement, number and design do not significantly diminish the scenic character of the Property.

2.14 Biocides. There shall be no use of pesticides or biocides including but not limited to insecticides, fungicides, rodenticides, herbicides, and fertilizers, except as approved by Grantee.

2.15 Dumping. There shall be no storage or dumping of trash, garbage, or other unsightly or offensive material, hazardous substance, or toxic waste, nor any placement of underground storage tanks in, on, or under the Property; there shall be no changing of the topography through the placing of soil or other substance or material such as land fill or dredging spoils, nor shall activities be conducted on the Property that could cause erosion or siltation on the Property.

2.16 Pollution. There shall be no pollution of surface water, natural water courses, lakes, ponds, marshes, subsurface water or any other water bodies, nor shall activities be conducted on the Property that would be detrimental to water purity or that could alter the natural water level or flow in or over the Property.

2.17 Predator Control. Grantor shall have the right to control, destroy, or trap predatory and problem animals which pose a material threat to livestock, humans or the Conservation Values by means and methods approved by Grantee. The method employed shall be selective and specific to individuals, rather than broadcast, nonselective techniques.

2.18 Commercial Development. Any commercial or industrial use of or activity on the Property, other than those relating to agriculture, recreational, home businesses or mineral extraction to the extent permitted in this Conservation Easement is prohibited. No rights of passage shall be granted or retained across or upon the Property if that right of passage is used in conjunction with prohibited activities.

2.19 Density. Neither the Property nor any portion of it shall be included as part of the gross area of other property not subject to this Conservation Easement for the purposes of determining density, lot coverage, or open space requirements under otherwise applicable laws, regulations or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Conservation Easement shall be transferred to any other lands pursuant to a transferable development rights, scheme cluster development arrangement or otherwise; provided, however, that with prior written permission of Grantee, this Section shall not preclude such transfer of development rights resulting from the destruction or demolition of any existing residential building on the Property.

2.20 Soil and Water Conservation; Erosion Control. Subject to Grantee's prior written approval, Grantor may conduct activities for the purpose of soil and water conservation and erosion control utilizing practices (i) customary for the area, or (ii) consistent with federal or state approved soil conservation and erosion control practices and all applicable laws and regulations governing such practices, including without limitation, enrollment of the Property (or portions thereof) in the U.S.D.A Conservation Reserve Program, to the extent such activities are consistent with the Conservation Values.

2.21 GCW Habitat Protection. Notwithstanding anything herein to the contrary, the following activities are prohibited unless the Grantee's prior approval is obtained: removal of brush or vegetation in or within three hundred feet (300') of Golden-cheeked warbler habitat during the Golden-cheeked warbler breeding season (presently March through August)].

3. **ADDITIONAL RIGHTS RETAINED BY GRANTOR**. Grantor retains the following additional rights:

3.1 Existing Uses. The right to undertake or continue any activity or use of the Property not prohibited by this Conservation Easement. Prior to making any

change in use of the Property, Grantor shall notify Grantee in writing to allow Grantee a reasonable opportunity to determine whether such change would violate the terms of this Conservation Easement.

3.2 Transfer. The right to sell, give, mortgage, lease, or otherwise convey the Property subject to the terms of this Conservation Easement.

3.2 Habitat Restoration and Enhancement. With the prior written approval of Grantee, the right to restore and enhance native plant and wildlife habitat, consistent with approved wildlife management and soil conservation practices and all applicable laws and regulations governing such practices.

4. **NOTICE/APPROVAL OF EXERCISE OF GRANTOR'S RESERVED OR RETAINED RIGHTS.**

4.1 Notice. For activities for which Grantee's prior approval is not expressly required, Grantor hereby agrees to notify Grantee in writing fifteen (15) days before exercising any reserved or retained right under this Conservation Easement that may have an adverse impact on the Conservation Values (unless a different time period is otherwise expressly required in this Conservation Easement).

4.2 Approval. When Grantee's approval is required prior to Grantor engaging in any activity, Grantor's request for approval shall be in writing and contain detailed information regarding the proposed activity. Such request shall be delivered to Grantor at least sixty (60) days prior to the anticipated start date of such activity. Grantee agrees to use reasonable diligence to respond to the request within said 60 days; provided, however, that approval shall not be deemed in the event of Grantee's delay in response.

5. **RIGHTS OF GRANTEE.** To accomplish the purpose of this Conservation Easement, the following rights are granted to Grantee by this Conservation Easement:

5.1 Right to Enforce. The right to preserve and protect the Conservation Values of the Property and enforce the terms of this Conservation Easement.

5.2 Right of Entry.

(a) The right of Grantee to enter the Property at reasonable times for the purposes of (i) inspecting the Property to determine if there is compliance with the terms of the Conservation Easement, and (ii) obtaining evidence for the purpose of seeking judicial enforcement of this Conservation Easement. Grantee agrees that this entry will be done in a manner that will not interfere unreasonably with Grantor's permitted uses of the Property. Grantee also agrees to provide advance notice to Grantor prior to entering the Property, except in any case where immediate entry is necessary or desirable to prevent, terminate, or mitigate

damage to, or the destruction of, the Conservation Values, or to prevent, terminate or mitigate a violation of the terms of this Conservation Easement.

(b) The right of Grantee's staff, contractors and associated natural resource management professionals to enter the Property at least two (2) times per year at a mutually convenient time (with any additional visits requiring Grantor's consent) for the purposes of: (i) ecological monitoring, biological surveys, inventories and research as described below, and (ii) management of exotic and invasive plants and animals. This right of entry shall be done in a manner as will not disturb the quiet enjoyment of the Property by Grantor.

5.3 Monitoring and Research. The right, but not the obligation, to monitor the plant and wildlife populations, plant communities and natural habitats on the Property. Grantor shall cooperate with Grantee in establishing, at no expense to Grantor, a written Monitoring and Research Plan, if desired by Grantee, to direct the monitoring of and research on plant and wildlife populations, plant communities and natural habitats on the Property.

5.4 Management of Exotics and Invasive Species. The right, but not the obligation, to control, manage or destroy exotic non-native species or invasive species of plants and animals that threaten the Conservation Values of the Property. Such activities shall be in accordance with management practices of Grantee and may include, but shall not be limited to, application of pesticides, mowing, fencing, trapping and prescribed burning. Grantee will consult with Grantor prior to implementing management activities.

5.5 Army Mitigation Credits. Grantor and Grantee acknowledge and agree that any endangered species mitigation credits that may accrue as a result of this Conservation Easement shall be credited to the Army.

Compliance and ecological monitoring reports, biological surveys, inventories and research, and monitoring, research or management plans of the Property prepared or obtained by Grantee pursuant to this Section shall be provided to Grantor, and the Army upon request, respectively, to the extent not attorney-client or work product privileged.

6. **RESPONSIBILITIES OF GRANTOR AND GRANTEE NOT AFFECTED.** Other than as specified herein, this Conservation Easement is not intended to impose any legal or other responsibility on Grantor, or in any way to affect any existing obligation of Grantor as owners of the Property. Among other things, this shall apply to:

6.1 Taxes. Grantor shall be solely responsible for payment of all taxes and assessments levied against the Property.

6.2 Upkeep and Maintenance. Grantor shall be solely responsible for the upkeep and maintenance of the Property, to the extent it may be required by law. Grantee shall have no obligation for the upkeep or maintenance of the Property.

7. **ACCESS.**

7.1 Public Access. Notwithstanding that all or partial funding for this conveyance was provided by the Army, no right of access by the general public to any portion of the Property is conveyed by this Conservation Easement. However, the public has the right to view the Property from adjacent publicly accessible areas such as public roads and waterways.

7.2 Grantee's Access to the Property. Without limiting the generality of the grant of this Conservation Easement to Grantee, Grantor expressly conveys and assigns to Grantee (and to the Army under the conditions for allowing the exercise of its rights as set forth in Section 8.8) the rights of ingress and egress to and through the Property as an assignee of a partial interest in the Property solely as an easement holder by virtue of this grant of Conservation Easement,

8. **EASEMENT ENFORCEMENT.** Grantee, along with the Army under certain circumstances described in Section 8.8 below, shall have the right to prevent and correct violations of the terms of this Conservation Easement. The following provisions shall be applicable to enforcement of this Conservation Easement:

8.1 Notice of Violation. If Grantee becomes aware that a violation of the terms of this Conservation Easement has occurred or is threatened to occur, Grantee may at its discretion take appropriate legal action. Except when an ongoing or imminent violation could substantially diminish or impair the Conservation Values, Grantee shall give a written notice of the violation to Grantor.

8.2 Corrective Action. Upon the receipt of a notice of violation, Grantor shall promptly commence, and thereafter diligently pursue to completion, corrective action sufficient to cure the violation (if there is a violation) and, where the violation involves injury to the Property, to restore the portion of the Property so injured.

8.3 Default. Grantor shall be in default of this Conservation Easement if it fails to so cure the violation within sixty (60) days after the notice of violation is given; provided that, if more than sixty (60) days is reasonably required for the corrective action, then, if Grantor promptly begins the corrective action within such sixty (60) day period, no default shall exist as to the violation for so long thereafter as Grantor is diligently pursuing such cure to completion. The fact that a default does not exist under the foregoing provisions shall in no event, however,

absolve Grantor from any liability under this Conservation Easement with respect to the violation.

8.4 Remedies. In the event of a violation, Grantee shall have all remedies available at law or in equity to enforce the terms of this Conservation Easement, including (but not limited to) the right to: (i) seek a temporary or permanent injunction with respect to any activity causing a violation; (ii) force the restoration of that portion of the Property affected by the violation to a condition similar or equivalent to the condition that existed prior to the violation, by restoring soils, replanting suitable domestic vegetation, or taking such other action as is reasonably necessary to achieve such restoration; and (iii) recover any additional damages arising from the violation; provided, however, that, except in the event of emergency enforcement, Grantee shall not enforce its rights under clauses (i) or (ii) above after the giving of a notice of violation until such time as a default exists under the foregoing provisions. The foregoing remedies shall be cumulative and shall be in addition to all other remedies existing at law or in equity with respect to the violation.

8.5 Costs of Enforcement. In any action, suit or other proceeding undertaken to enforce any right or obligation under this Conservation Easement, or to interpret any of the provisions of this Conservation Easement, the prevailing party shall be entitled to recover from the non-prevailing party the costs and expenses of such proceeding, including (but not limited to) the court costs and attorneys' fees and expenses incurred by the prevailing party (whether incurred at the trial, appellate, or administrative level), in such amount as the court or administrative body may judge reasonable, all of which may be incorporated into and be a part of any judgment or decision rendered in such action, suit or other proceeding.

8.6 Emergency Enforcement. The foregoing provisions notwithstanding, if Grantee reasonably determines that a violation has occurred or is about to occur and circumstances require immediate action to prevent, terminate, or mitigate significant damage to or the destruction of any of the Conservation Values, or to prevent, terminate, or mitigate a significant violation of a material term of this Conservation Easement, such party may give a notice of violation to the extent reasonably practicable under the circumstances (which may be given orally in such cases or not at all depending on the circumstances) and Grantee may then pursue its remedies under this Conservation Easement without waiting for the period to cure the violation which is provided for above.

8.7 Discretion. The failure of Grantee to discover a violation or to take action under this Conservation Easement with respect to a violation shall not bar it from doing so at a later time, and shall not be deemed or construed to be a waiver of Grantee's rights in the event of any subsequent occurrence of that or any other violation.

8.8 Army Enforcement. Should the Grantee fail to adequately enforce any term of this Conservation Easement or permit the Property to be used or developed in a manner inconsistent with the purposes of this Conservation Easement, as reasonably determined by the Army and after having given Grantee and Grantor notice thereof and a reasonable opportunity to cure the matter, then the Secretary of the Army, through his or her authorized representative, shall have the right to enforce this Conservation Easement using the procedures under this Section 8 and Sections 5.1 and 5.2, together with the right of entry granted to Grantee under Section 7.2 and all authorities available under state or federal law. No greater right of entry by the Army shall be exercised than specified in this Section. Any activities by the Army under this Section shall be subject to the availability of appropriated funds.

9. **TRANSFER OF EASEMENT.** The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable. Upon prior written notice to the Army, Grantee shall have the right to transfer or assign this Conservation Easement to a "qualified organization" under Section 170(h) of the U.S. Internal Revenue Code (which qualified organization must also be qualified to hold the Conservation Easement under applicable state law) that (i) is approved by the Army, (ii) qualifies as an "eligible entity" as defined by 10 U.S.C. § 2684a(b), and (iii) expressly agrees to assume the responsibility imposed on Grantee by this Conservation Easement. Should Grantee, or Grantee's assignee, either dissolve or become incapable of providing for long-term monitoring and enforcement of this Conservation Easement, Grantee or Grantee's assignee shall notify the Army, and in such event, the Secretary of the Army, through his designated representative, shall have the option to direct Grantee or Grantee's assignee to transfer the Conservation Easement to the Army or a third party that qualifies as a permitted transferee under this Section. Grantee shall ensure that any assignment or instrument transferring this Conservation Easement contains the rights set forth in this Section. Further, if Grantee ever ceases to exist or no longer qualifies under Section 170(h) and 10 U.S.C. § 2684a(b) or applicable state law, a court with jurisdiction may transfer this Conservation Easement to another qualified organization having similar purposes that agrees to assume the responsibility. In the event Grantee transfers or assigns this Conservation Easement, in whole or in part, Grantee is hereby granted the right to reserve a third-party right of enforcement if Grantee so elects at the time of the transfer.

10. **TRANSFER OF PROPERTY.** Any time the Property, or any interest therein, is transferred by Grantor to any third party, Grantor shall notify Grantee and the Army in writing at least thirty (30) days prior to the transfer of the Property, and the document of conveyance shall expressly refer to this Conservation Easement.

11. **AMENDMENT OF EASEMENT.** This Conservation Easement may be amended only with the written consent of Grantor, Grantee, and the Army. Any such amendment shall be consistent with the purposes of this Conservation Easement and shall comply with Sec. 170(h) of the Internal Revenue Code, or any regulations promulgated in accordance with that section. Any such amendment shall also be consistent with Chapter 183 of the Texas Natural Resources Code, TEX. NAT. RES. CODE ANN. §§ 183.01, *et. seq*, or any regulations promulgated pursuant to

that law. Grantor and Grantee have no right or power to agree to any amendment that would affect the enforceability of this Conservation Easement.

12. **TERMINATION OF EASEMENT.** If it is determined that conditions on or surrounding the Property have changed so much that it is impossible to fulfill the conservation purposes set forth above, a court with jurisdiction may, at the joint request of both Grantor and Grantee, terminate this Conservation Easement.

If condemnation of a part of the Property or of the entire Property by public authority renders it impossible to fulfill any of these conservation purposes, the Conservation Easement may be terminated through condemnation proceedings.

At the time of the conveyance of this Conservation Easement to Grantee, this Conservation Easement gives rise to a real property right, immediately vested in Grantee. If this Conservation Easement is terminated and the Property is sold or taken for public use, then, as required by Sec. 1.170A-14(g)(6) of the IRS regulations, Grantee shall be entitled to a percentage of the gross sale proceeds or condemnation award (minus any amount attributable to new improvements made after the date of this conveyance, which amount shall be reserved to Grantor) equal to the ratio of the appraised value of this Conservation Easement to the unrestricted fair market value of the Property, as these values are determined on the date of this Conservation Easement. Grantee shall use the proceeds consistently with the conservation purposes of this Conservation Easement.

13. **INTERPRETATION.** This Conservation Easement shall be interpreted under the laws of the State of Texas, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its conservation purposes.

14. **TITLE.** Grantor covenants and represents that Grantor is the sole owner and is seized of the Property in fee simple and has good right to grant and convey this Conservation Easement; that the Property is free and clear of any and all encumbrances, including but not limited to, any mortgages not subordinated to this Conservation Easement, and that Grantee shall have the use of and enjoy all of the benefits derived from and arising out of this Conservation Easement.

15. **NOTICES.** Any notices required by this Conservation Easement shall be in writing and shall be personally delivered or sent by first class mail, to Grantor and Grantee, respectively, at the following addresses, unless a party has been notified by the other of a change of address.

To Grantor:	To Grantee:
_____	The Nature Conservancy
_____	Attn: Legal
_____	P.O. Box 1495
_____	San Antonio, Texas 78295-1495

To Army:

_____
_____
_____
_____

16. **HAZARDOUS WASTE.** Grantor represents and warrants that no known hazardous substance or toxic waste exists or has been generated, treated, stored, used, disposed of, or deposited in or on the Property, and that there are not now any underground storage tanks located on the Property. Without limitation of any other indemnity or release set forth in this Conservation Easement, Grantor and its successors and assigns release and shall indemnify, defend and hold Grantee harmless from any liability related to Grantor's representations and warranties in this Section or related to the use, deposit or release of any hazardous substance or toxic waste on the Property.

Nothing contained in this Conservation Easement shall give rise, in the absence of a judicial decree, to any right or ability of Grantee to become the operator of the Property within the meaning of the Comprehensive Environmental Response, Compensation and Liability Act by exercising physical control over the day-to-day operations of Grantor or becoming involved in management decisions of Grantor regarding the generation, handling or disposal of hazardous substances.

17. **COMPLIANCE WITH APPLICABLE LAWS.** Grantor shall comply with all statutes, laws, ordinances, rules, regulations, codes, orders, guidelines, or other restrictions, or requirements applicable to the Property. Nothing herein shall be construed to allow Grantor to engage in any activity which is restricted or prohibited by law, restrictions or other requirements applicable to the Property.

18. **SEVERABILITY.** If any provision of this Conservation Easement is found to be invalid, the remaining provisions shall not be altered thereby.

19. **PARTIES.** Every provision of this Conservation Easement that applies to Grantor or Grantee shall also apply to their respective heirs, executors, administrators, assigns, and all other successors as their interest may appear. Notwithstanding anything else to the contrary, this Conservation Easement does not create any third party rights of enforcement, except those expressly granted herein to the Army.

20. **RE-RECORDING.** In order to ensure the perpetual enforceability of the Conservation Easement, Grantee is authorized to re-record this instrument or any other appropriate notice or instrument.

21. **MERGER.** The parties agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interest in the Property.

22. **SUBSEQUENT LIENS ON PROPERTY.** No provisions of this Conservation Easement should be construed as impairing the ability of Grantor to use this Property as collateral for subsequent borrowing, provided that any mortgage or lien arising from such a borrowing is subordinate to this Conservation Easement and does not violate the restrictions on subdivision of the Property.

23. **ACCEPTANCE & EFFECTIVE DATE.** As attested by the signature of its authorized representative, Grantee hereby accepts without reservation the rights and responsibilities conveyed by this Conservation Easement. This Conservation Easement is to be effective the date recorded in the _____ County Real Property Records.

[Remainder of page intentionally left blank.]

TO HAVE AND TO HOLD, this Grant of Conservation Easement unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor and Grantee, intending to legally bind themselves, have executed this Conservation Easement as of the date first written above. This Conservation Easement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

GRANTOR:

_____

By:_____

Name:_____

Title:_____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20___, by _____, _____ of _____, in said capacity on behalf of said entity.

_____
Notary Public, State of Texas

[SEAL]

GRANTEE:

THE NATURE CONSERVANCY

By:_____

Name:_____

Title:_____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____, _____ of THE NATURE CONSERVANCY, in said capacity on behalf of said entity.

_____
Notary Public, State of Texas

[SEAL]

EXHIBITS:
Exhibit A Property Description
Exhibit B Map of No Development Zones

AFTER RECORDING, RETURN TO:

The Nature Conservancy
Attn: Legal
200 E. Grayson St., Suite 202
San Antonio, Texas 78215

Conservation Easement at Scenic Canyon

August 24, 2011

Parks and Recreation Department

San Antonio
Parks and
Recreation
Department

Agenda

- Objective
- Background
- Scenic Canyon Overview
- Conservation Easement Highlights
- Next Steps

Objective

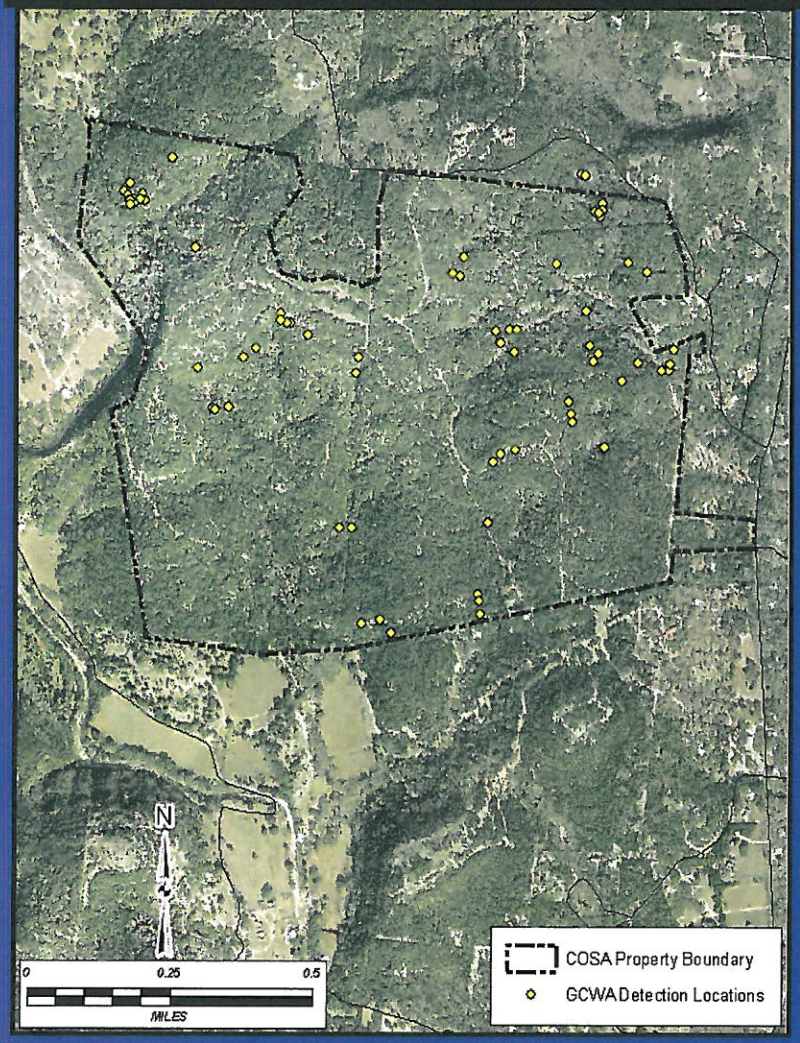
- Provide overview of potential conservation easement for Scenic Canyon property

- Conservation Easement – method to protect natural resource by retaining land in its current state; agreement permanently limiting the type and amount of development

Background

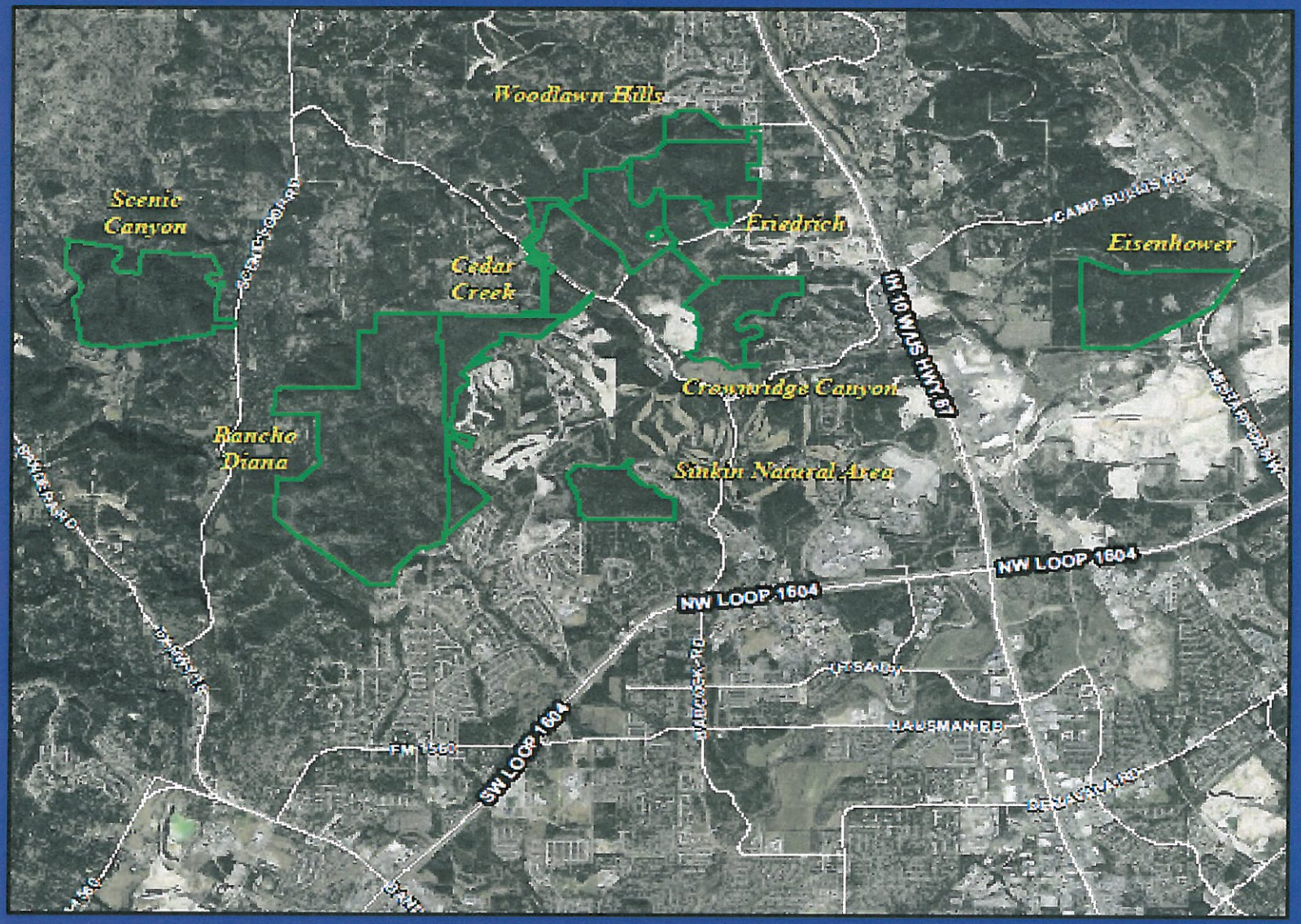
- City Council support for Camp Bullis
  - Joint Land Use Study plan adopted June 18, 2009
  - Implementation Plan strategies include
    - Developing approach to provide mitigation credits to Camp Bullis
    - Leveraging land purchased though proposition 1 & 3 for golden cheeked warbler mitigation credits
  - In 2010 COSA transferred property to Texas Parks and Wildlife for Government Canyon State Park
    - Golden cheeked warbler mitigation credits transferred to Camp Bullis
    - City received grant to survey additional potential habitat

Scenic Canyon Overview



- Purchased through Proposition 1, Edward's Aquifer Protection Program
  - No public use requirement; currently not open to the public
  - 453 acres located off Scenic Loop road
  - 432 acres of potential habitat
- Park development would require endangered species mitigation

Scenic Canyon Overview



Conservation Easement Highlights

- Required Management Activities
  - Limited access during breeding season annually (Mar – Aug)
    - Guided educational tours, routine maintenance only
  - Perimeter fencing
  - Signage indicating "Environmentally sensitive area"
  - Continued monitoring of warbler population, oak wilt, hardwood recruitment

Next Steps

- Summary
  - COSA to retain property ownership
  - Mitigation credits transferred to Camp Bullis
  - Conservation easement held by the Nature Conservancy

- Parks & Recreation Advisory Board Approval (June 27, 2011)
- Conservation Advisory Board Approval (July 27, 2011)
- Planning Commission Consideration (August 24)
- City Council Consideration

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item No. 20

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1482—Request to close, vacate and abandon portions of West Travis, West Houston, North Comal Streets and a portion of Mustang Alley Public Rights of Way adjacent NCB 225

DATE: August 9, 2011

PETITIONER: Bexar County Infrastructure Services Department
Attn: Joe Newton, Asset Manager
233 N. Pecos St., Suite 420
San Antonio, TX 78207

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on August 24, 2011.

BACKGROUND

Petitioner (Bexar County) is requesting the closure, vacation and abandonment of portions of West Travis, West Houston, North Comal Streets and a portion of Mustang Alley Public Rights of Way located adjacent to the Bexar County Jail in NCB 225 as shown on attached Exhibit "A." Relative to the Comal Street Interlocal Agreement, Bexar County is redeveloping the area in and around the Bexar County Jail and has already made improvements to all of North Comal Street between Martin and Commerce Streets as well as the proposed closures of W. Travis and W. Houston Streets. The Petitioner owns all abutting properties and as part of their master plan would like to incorporate the proposed closures to make additional improvements for the new Adult Detention Jail Campus, which in part will include additional parking facilities. The attached Exhibit "B" reflects the proposed plans. It should be noted that the northern part of Comal Street between Martin and Travis Streets was previously closed, vacated and abandoned on August 3, 2006 by Ordinance No. 2006-08-03-0838.

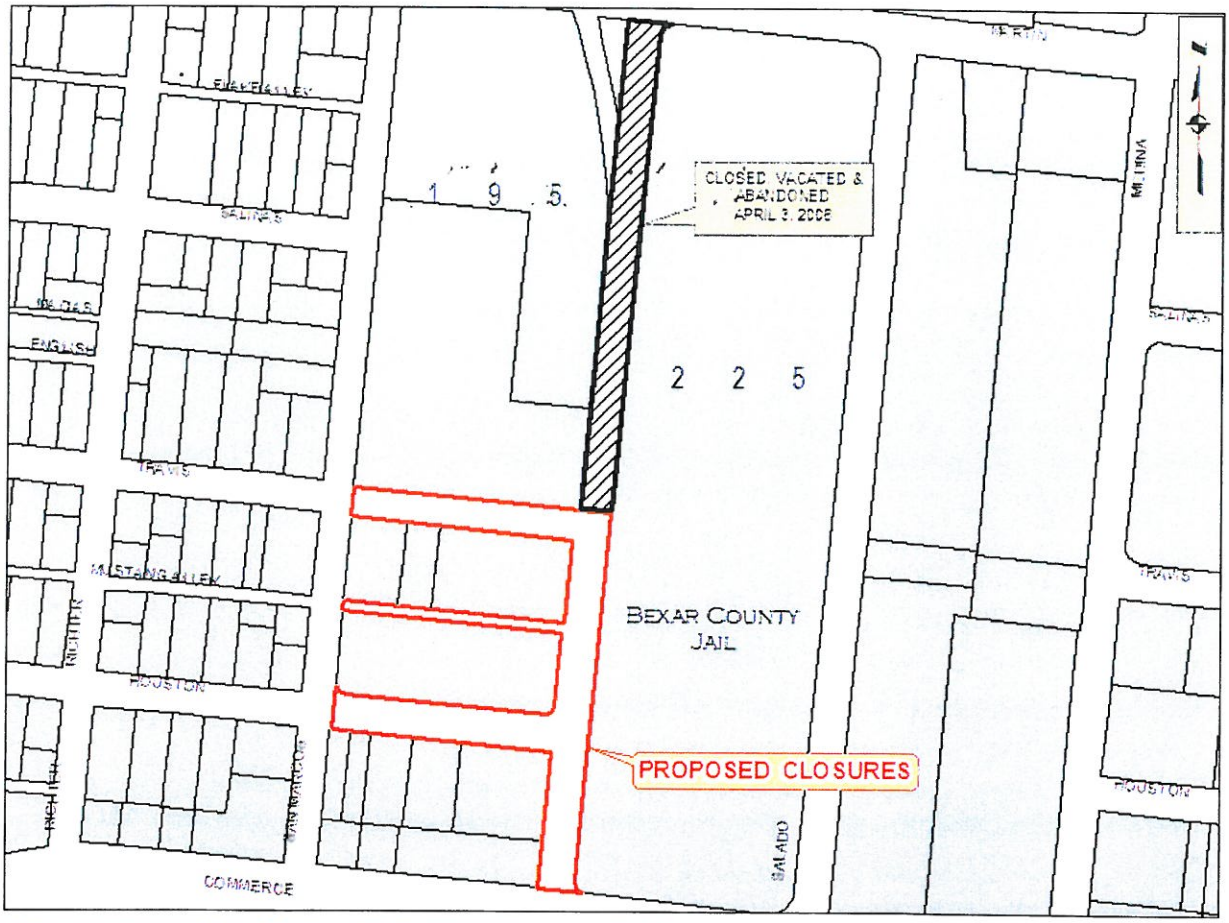
COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CMA



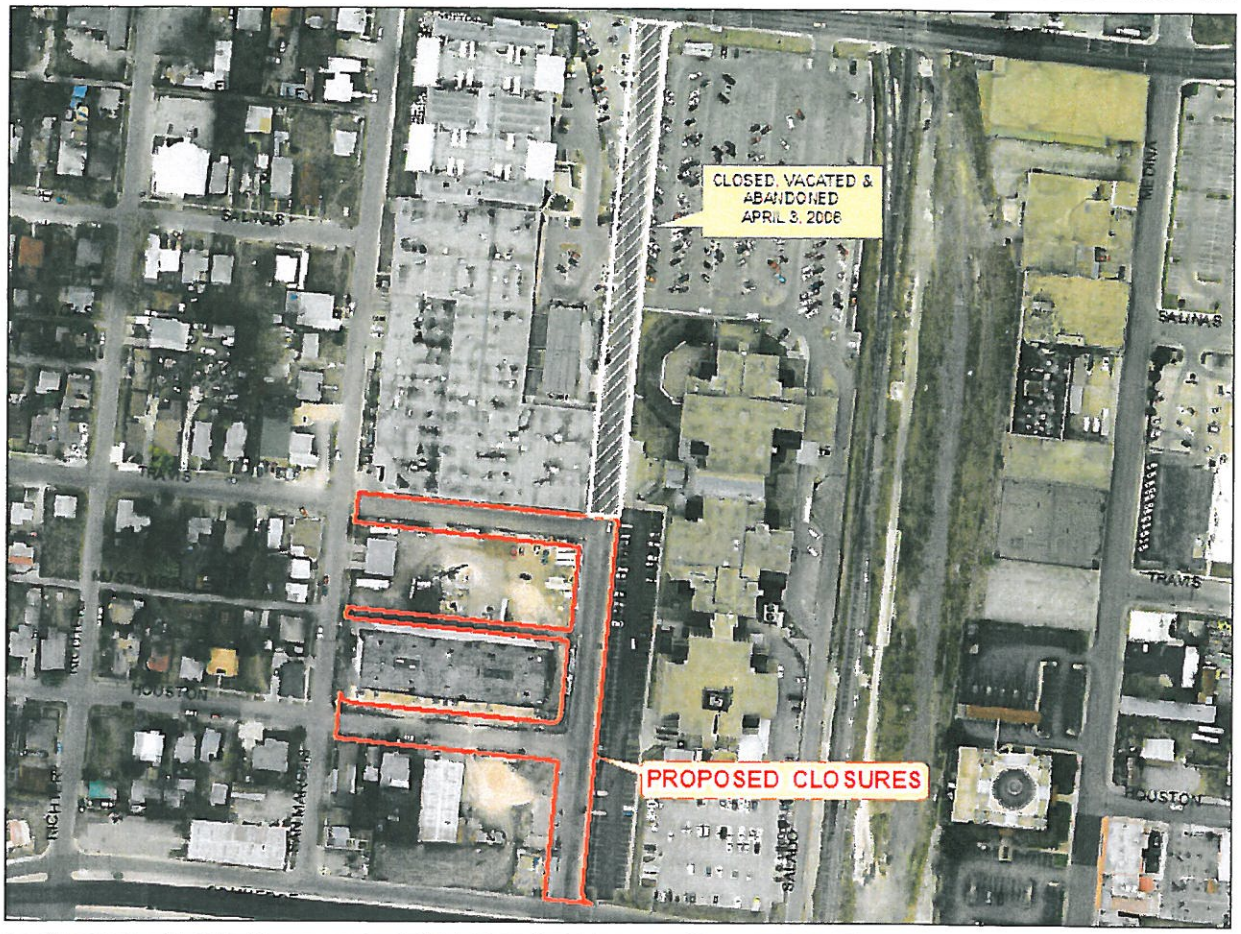


Exhibit "A"

S. P. No. 1482

Petitioner: Bexar County

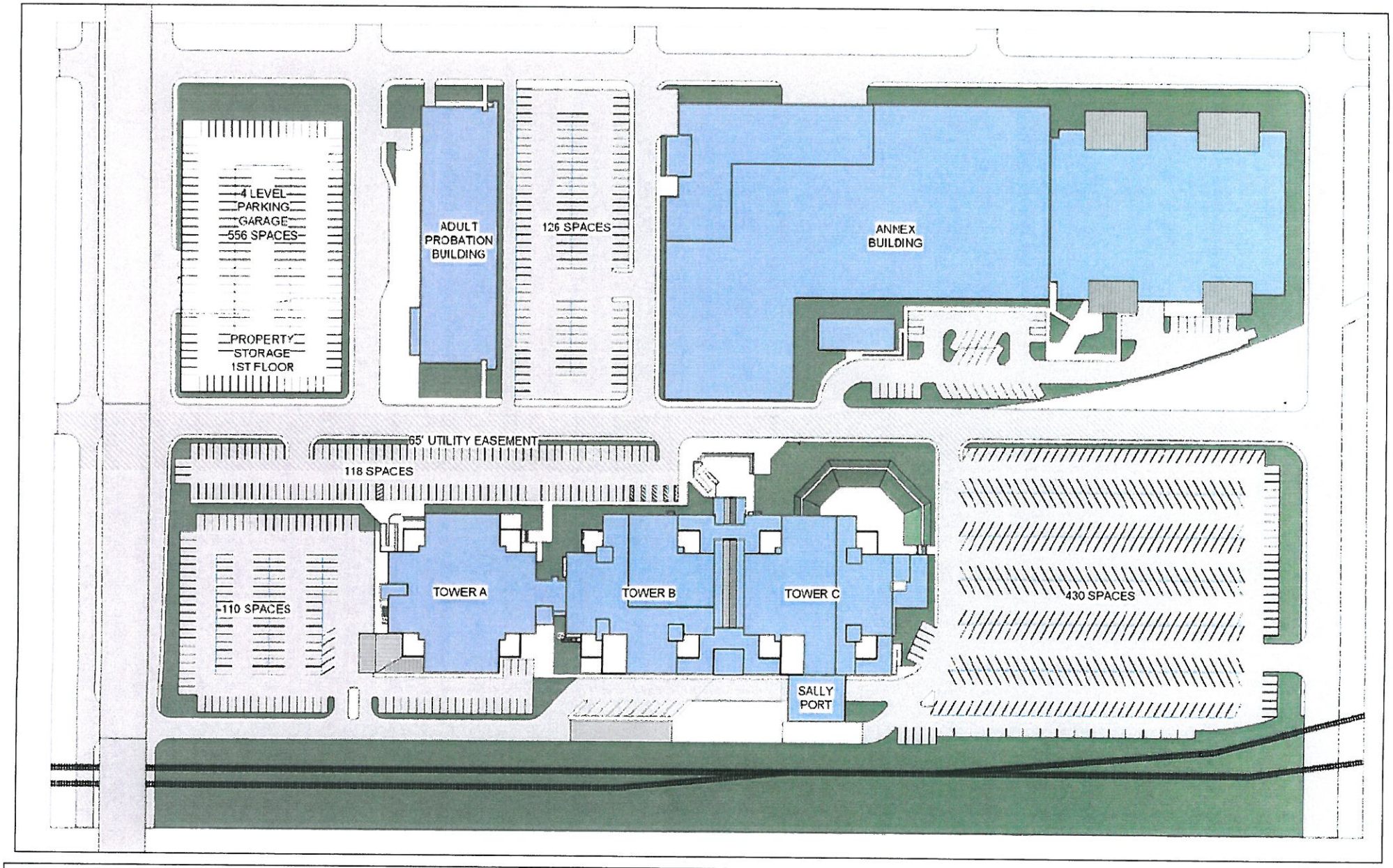


Exhibit "B"

S. P. No. 1482

Petitioner: Bexar County

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

July 27, 2011

Bexar County
Infrastructure Services Department
Attn: Joe Newton, Asset Manager
233 N. Pecos St., Suite 420
San Antonio, TX 78207

Re: S. P. No. 1482—Request to close, vacate and abandon portions of West Travis, West Houston, North Comal Streets and a portion of Mustang Alley Public Rights of Way located adjacent to the Bexar County Jail in NCB 225

Dear Mr. Newton:

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:

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
Provided proper permits are obtained, and the site must be assembled with petitioner's property and platted in accordance with the Unified Development Code.

OFFICE OF HISTORIC PRESERVATION
Requires archaelogical compliance under the Antiquities Code of Texas.

PUBLIC WORKS DEPARTMENT
Storm Water Engineering Division: All existing drainage patterns must remain intact and all drainage structures contained in easements as required.

FIRE DEPARTMENT
The Fire Dept. does not have an issue with the proposed street closures as long as the intended improvements for parking facilities allow accessibility for Fire Dept. vehicles and equipment. There are several fire hydrant locations not affected by the closures; however, there is one located within the proposed closure of Comal and Travis, which should also remain in service and accessible.

CITY PUBLIC SERVICE ENERGY
Generally, petitioner must agree to reserve perpetual easements for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

Specifically, structures will not be allowed to be placed over any gas facilities. Also, easements must be retained for transmission structures and a CPS fiber optic cable running on the transmission line structures. Plans for the proposed development should be provided

to ensure that the changes will not adversely affect CPS Energy's ability to maintain the transmission system and/or the minimum clearance requirements set forth by the National Electrical Safety Code (NESC) and Occupational Safety and Health Administration (OSHA).

ENVIRONMENTAL MANAGEMENT DIVISION

Recommend that a site assessment be conducted prior to any construction in the vicinity of the street closures to determine if any potential environmental concerns associated with the adjacent properties have impacted the three street closures.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named here in 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 Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, we will continue processing your request.*

Regards,

Mike Etienne, Ph.D.
Assistant Director
CIMS Real Estate

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Bexar County Infrastructure Services Department

By

Title: ASSET MANAGER

Print Name: JOE NEWTON

Date: 8-2-11

City of San Antonio
Capital Improvements Management Services Department

August 24, 2011
Agenda Item #

Request to close, vacate and abandon portions of W. Travis, W. Houston and N. Comal Streets, and Mustang Alley Public Rights of Way

Petitioner: Bexar County Infrastructure Services Department

Planning Item

- Bexar County is requesting the closure, vacation and abandonment of improved portions of West Travis, West Houston and North Comal Streets, and Mustang Alley Public Rights of Way for a total of 1.73 acres (75,314 sq ft).
- These streets are located near the Bexar County Jail (NCB 225) in Council District 5.

2

Background

Purpose:

- Bexar County is in the process of making significant improvements in and around the Bexar County Jail to include additional parking facilities.
- As part of their master plan to redevelop the area, the new compound will be known as the Bexar County Adult Criminal Justice Campus.
- The vacation of these rights of way facilitate the petitioner's ongoing improvements; however, they will remain open to vehicular traffic.

3

Background

Purpose:

- It may be noted that the northern part of Comal Street between Martin and Travis Streets was previously closed, vacated and abandoned as approved by City Council on August 3, 2006 by Ordinance No. 2006-08-03-0838.

4

Exhibit "A" - Map

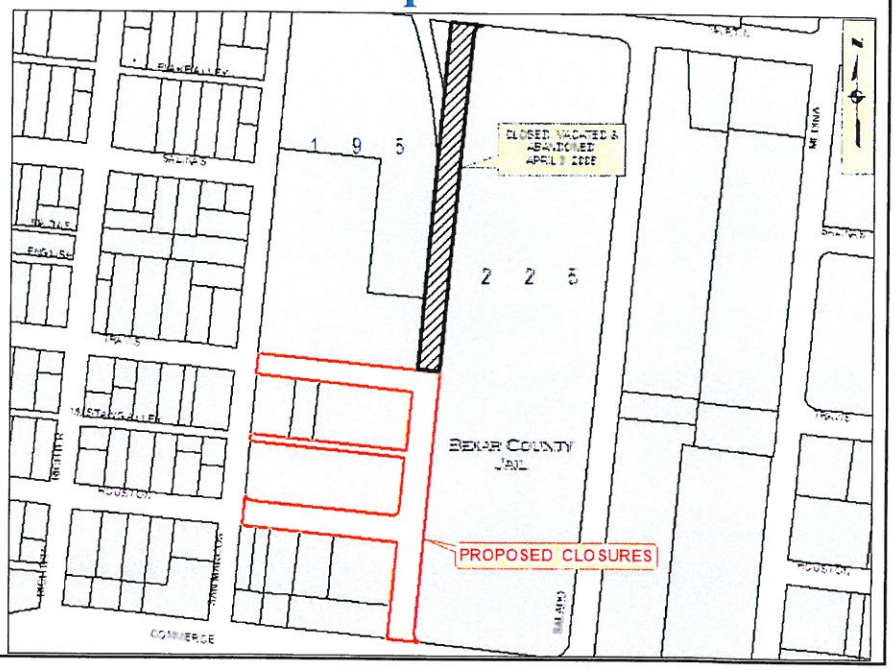
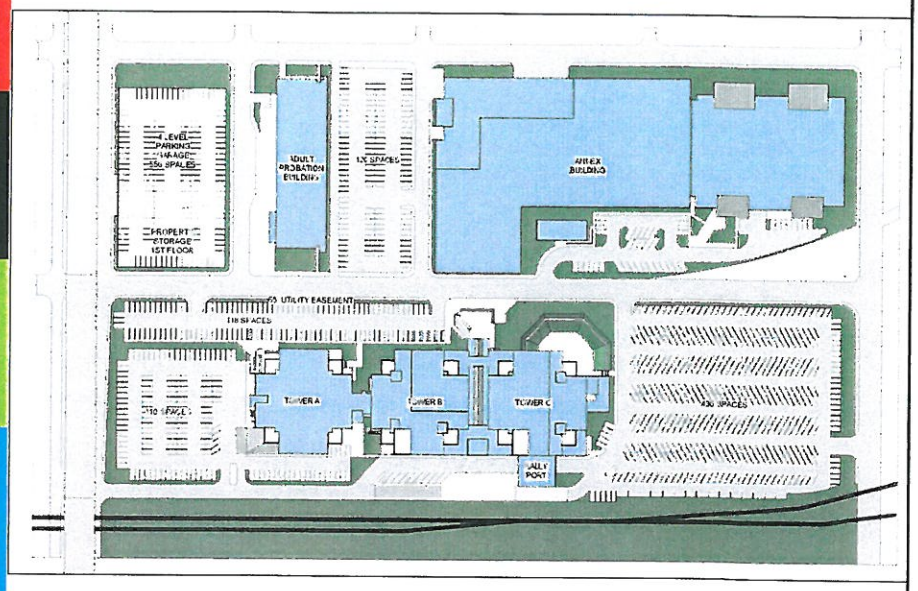


Exhibit "B" - Aerial

Exhibit "C" – Development Plan



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

8

Fiscal Impact

Financial Impact:

- The fee established for these closures is $375,817.00; however, it has been waived to facilitate the Bexar County Adult Criminal Justice Campus.

9

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

10

Item No 21

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1501 – Request to close, vacate and abandon a 0.10 acre portion of undeveloped right-of-way at Palo Duro and Rio Seco

DATE: August 8, 2011

PETITIONER: Michael LaHood

Staff is requesting that this item be placed on the Planning Commission meeting agenda of August 24, 2011.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of a portion of a 0.10 acre portion of right-of-way. There is an undeveloped alley abutting the petitioner's property. There has been illegal dumping and suspicious activity within the alley. Petitioner would like to construct a fence to deter the illegal dumping and suspicious traffic in the alley. The abutting property owners have submitted Quitclaim Deeds and provided written consent.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Letter of Agreement with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

S.P. 1501 – Palo Duro and Rio Seco

Request to close .10 acre of an alley (one arm of a 'T'-shaped alley)

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966
Telephone (210) 207-4032

April 29, 2011

Michael LaHood
c/o Brown & Ortiz (James Griffin)
112 E. Pecan, Suite 1360
San Antonio, TX 78205

Via Certified Mail
[7009 3410 0002 2282 9360]

Re: S.P. 1501 Request to close, vacate and abandon .10 acre (one arm of a T-shaped alley) located between Rio Seco St. and Palo Duro in NCB 14793.

Dear Mr. LaHood,

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.

CPS Energy:

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

Planning and Development Services:

Provided proper permits are obtained. The site must be assembled with petitioner's property and platted in accordance with code.

Public Works

Property should be maintained as a drainage easement.

Capital Improvements Management Services

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioner acknowledges that this property will be accepted in its 'as is' condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow

perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

- Petitioner agrees to remit a closure fee of $12,194.00 which includes the assessed fee of $12,000.00; $144.00 for the posting of signs notifying the public of the proposed right of way closure and $50.00 for recording documents.

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

Title: OWNER - Property

MICHAEL T. LAHOOD
Print Name

Date: 5-11-2011

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF A 0.10 ACRE PORTION OF UNDEVELOPED ALLEY RIGHT OF WAY AT PALO DURO AND RIO SECO ST. IN NCB 14793.

* * * * *

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 street closures to public hearing and approval by act of City Council; and

WHEREAS, Michael LaHood filed an application requesting closure of a 0.10 acre portion of an undeveloped alley right-of-way at Palo Duro and Rio Seco St. in NCB 14793; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of a 0.10 acre portion of an undeveloped alley right-of-way at Palo Duro and Rio Seco St. in NCB 14793.

SIGNED this 24th day of August, 2011.

_____
Amelia Hartman, ***Chair***

Attest:

_____
Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services Department

August 24, 2011

Request to close, vacate and abandon a portion of right-of-way

Petitioner:

Michael LaHood

Planning Item

- The petitioner is requesting the City close, vacate and abandon a 0.10 acre portion of undeveloped alley abutting his property

2

Background

- There has been illegal dumping and other suspicious activity within the alley
- Petitioner would like to place a fence in the alley to deter the activity
- Abutting property owners have consented to the closure

3

Site Map – Alley at Palo Duro and Rio Seco

4

Aerial Map – Alley at Palo Duro and Rio Seco

5

Coordination:

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

6

Fiscal Impact and Recommendation

Financial Impact:

- The fee established for this closure is $12,194.00

Recommendation:

- Staff recommends approval to close, vacate and abandon this 0.10 acre portion of undeveloped alley located between Rio Seco and Palo Duro in NCB 14793

7

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item No. 22

TO: Planning Commission — Individual Consideration Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

SUBJECT: S. P. No. 1552 – Request to declare as surplus and sell two (2) vacant parcels City-owned property

DATE: August 8, 2011

PETITIONER: Gilbert's Utility & Concrete Work, Inc.
C/o Retail Solutions, LLC
13750 San Pedro Avenue
Suite 10 Sterling Vault
San Antonio, Texas 78232

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 8/24/2011.

BACKGROUND

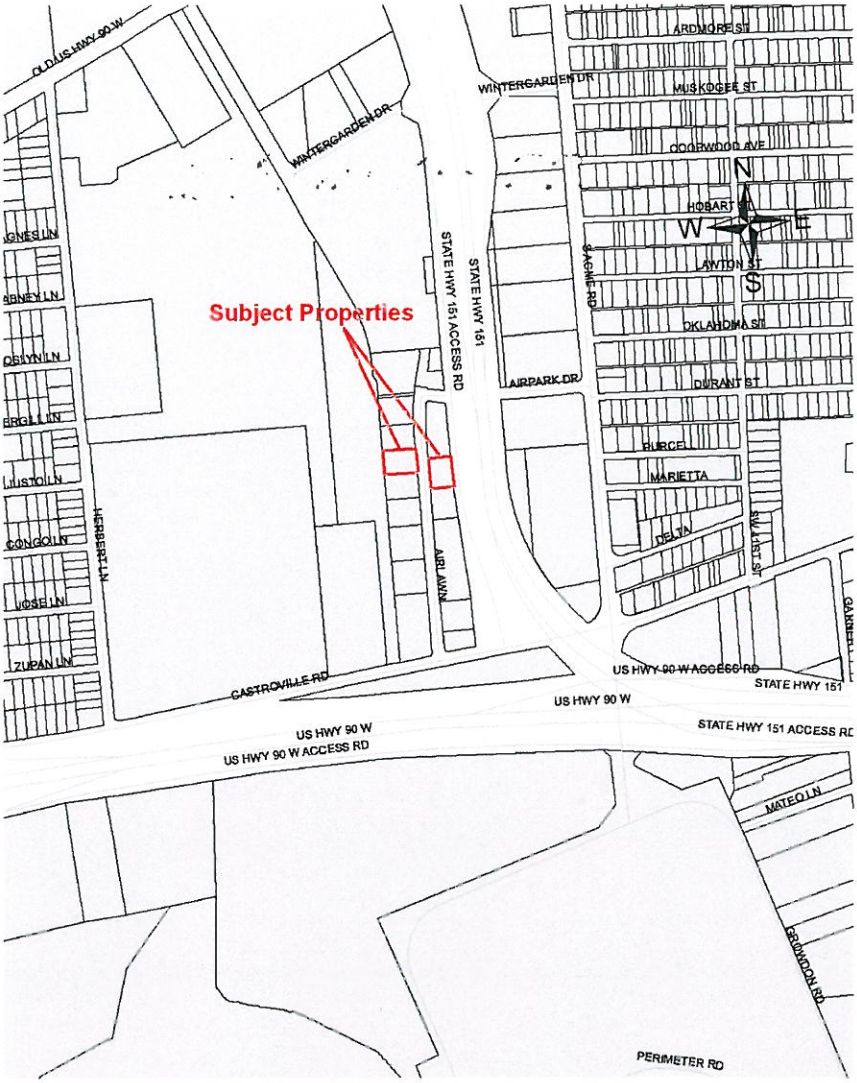
Gilbert's Utility & Concrete Work, Inc. (petitioner) is requesting for the City of San Antonio to declare as surplus and sell two (2) vacant parcels of City-owned property within New City Blocks 16322 and 16323 in City Council District 6, as shown on the attached Exhibit "A." One of the parcels is 0.379 (16,509 square feet) of an acre and the other parcel is 0.445 (19,384 square feet) of an acre. The subject properties are within the Southwest Business and Technology Park. They are located west of State Highway 151 and north of U.S. Highway 90. If approved, the petitioner plans to use the property for storage and work area for its concrete and asphalt construction business. The subject properties were advertised to the public in The Hart Beat Newspaper. These properties will be conveyed through a Special Warranty Deed.

COORDINATION AND FINANCIAL IMPACT

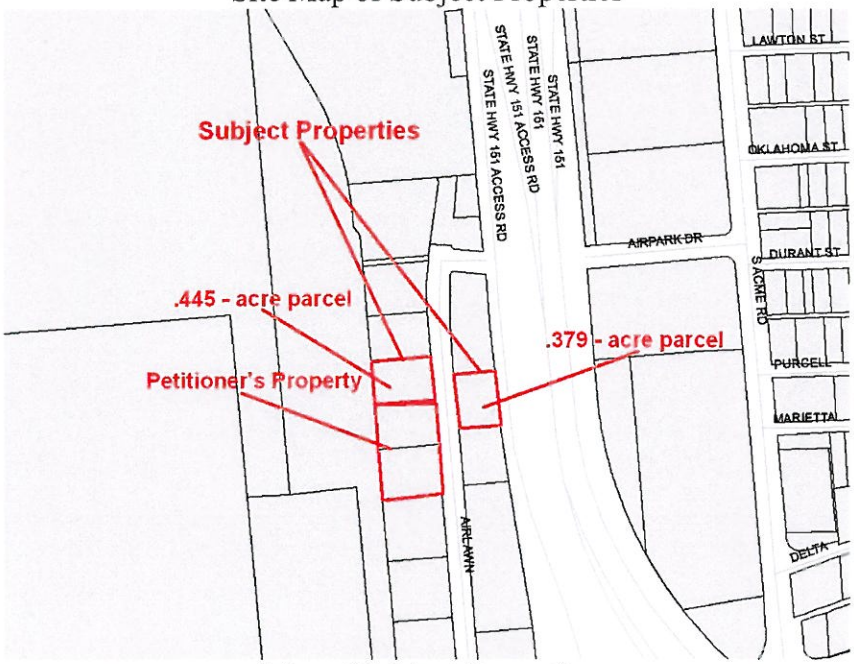
In compliance with City procedures, The Capital Improvements Management Services Department has coordinated with the City Attorney's Office. A copy of the contract is attached for your review. The City of San Antonio will receive $42,808.40 for the sale of these properties.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

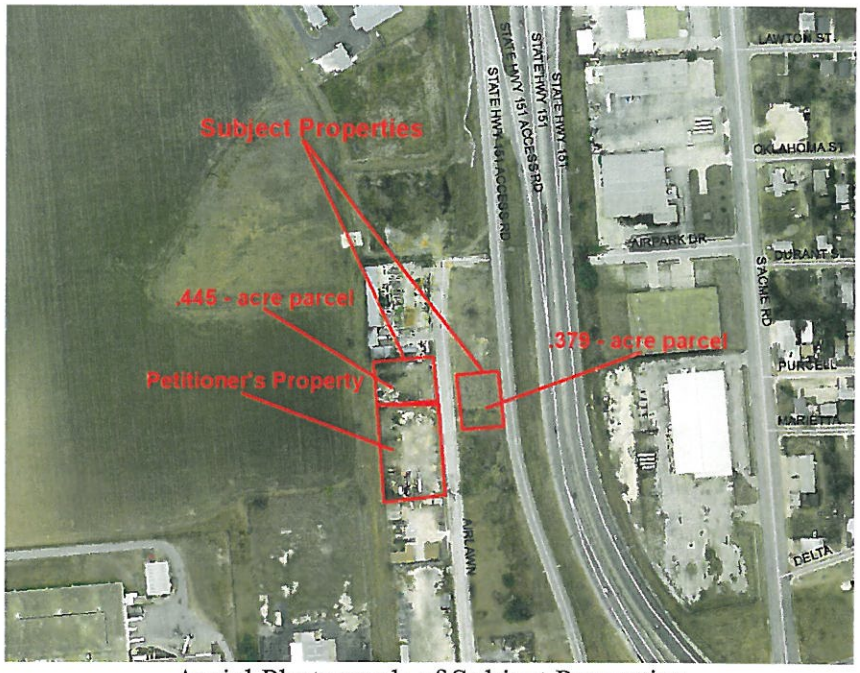


Site Map of Subject Properties



Map of Subject Properties

Exhibit "A"



Aerial Photograph of Subject Properties

Exhibit "A"

Metes and Bounds
Remaining 0.379 Acres
of Lot 7, Block 1, N.C.B. 16322
Van De Walle Industrial Park, Unit 2
April 18, 2011

Being the remaining portion of Lot 7, Block 1, New City Block 16322, Van De Walle Industrial Park, Unit 2, as recorded in Volume 7200, Page 140 of the Deed and Plat Records of Bexar County, Texas, being that same 0.382 acre tract, Tract X, as described in Volume 6696, Page 1287 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows;

Beginning: at a found 1" pipe on the east right-of-way line of Airlawn Drive (60' R.O.W.) approximately 810.7 feet in a northerly direction from the intersection with the north R.O.W. line of Castroville Road (variable width R.O.W.), being the northwest corner of Lot 6, Block 1, N.C.B. 16322 of said Van De Walle Industrial Park, Unit 2, and the southwest corner of said Lot 7, for the southwest corner of this tract described herein;

Thence: North 00°32'46" East, 152.51 feet along the east R.O.W. line of said Airlawn Drive to a found 1" pipe being the southwest corner of Lot 8, Block 1, N.C.B. 16322 of said Van De Walle Industrial Park, Unit 2, and the northwest corner of said Lot 7, for the northwest corner of this tract described herein;

Thence: South 89°43'30" East, 107.54 feet along the south line of said Lot 8 to a found Texas Department of Transportation (TXDOT) monument (brass disk in concrete) on the west R.O.W. line of State Highway 151 (variable width R.O.W.) for the northeast corner of this tract described herein;

Thence: South 00°23'00" West, 101.49 feet along the west R.O.W. line of said State Highway 151 to a found Texas Department of Transportation (TXDOT) monument (brass disk in concrete) and continuing South 03°43'25" East, 51.78 feet to a found ½" iron rod on the north line of said Lot 6, for the southeast corner of this tract described herein;

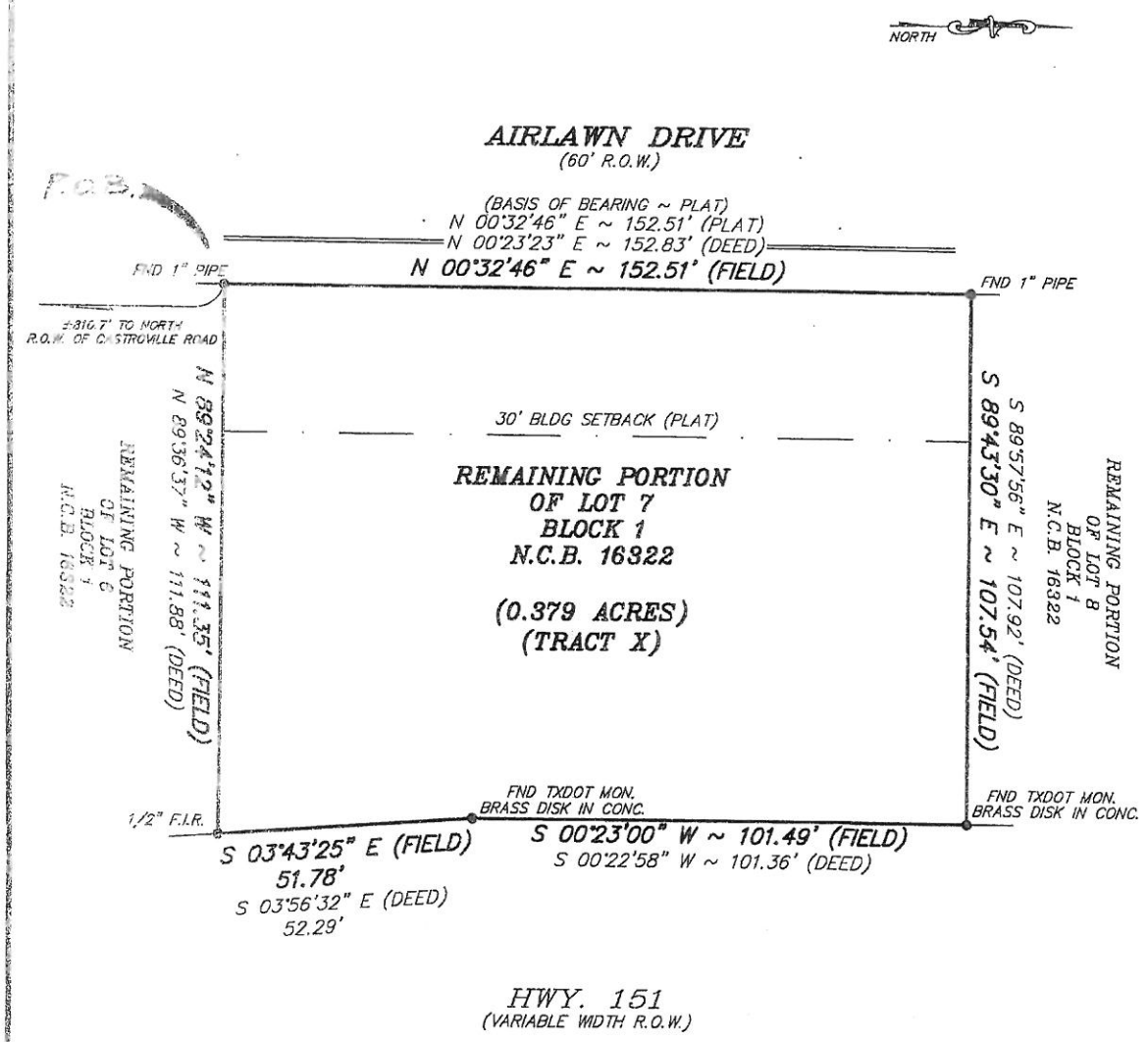
Thence: North 89°24'12" West, 111.35 feet along the north line of said Lot 6 to the **POINT OF BEGINNING** and containing 0.379 acres of land as surveyed on the ground by GE Reaves Engineering, Inc. on April 5, 2011.

Gaylord E. Reaves, RPLS 3501

FN34584

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:
VOL. 9041, PAGE 358, DEED RECORDS
VOL. 9709, PAGE 140-141, DEED & PLAT RECORDS
BEXAR COUNTY, TEXAS

× BARBED WIRE	△ SMOOTH WIRE	—\\\— WOOD FENCE
o IRON FENCE	◇ CHAIN LINK FENCE	—•— WATER FLOW



THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

NOT IN 100 YEAR FLOODPLAIN ACCORDING TO COMMUNITY MAP NO. 48029C0390G REV. 9-29-10 ZONE "X"

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 4/5/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) PORTION OF LOT 7 Block 1 N.C.B. 16322
Addition or Subdivision VAN DE WALLE INDUSTRIAL PARK, UNIT 2
Volume 9696, Page 1287 of the DEED & PLAT records of BEXAR County, Texas.
Address: AIRLAWN DRIVE GF No. ~
Reference name: GILBERT ESCAMILLA

~

To: The Leinholder and/or Landowner and to _____,
I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

4/14/11
Registered Professional Land Surveyor

GE Reaves Engineering, Inc. (FIRM NO. 101337)
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34584*

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

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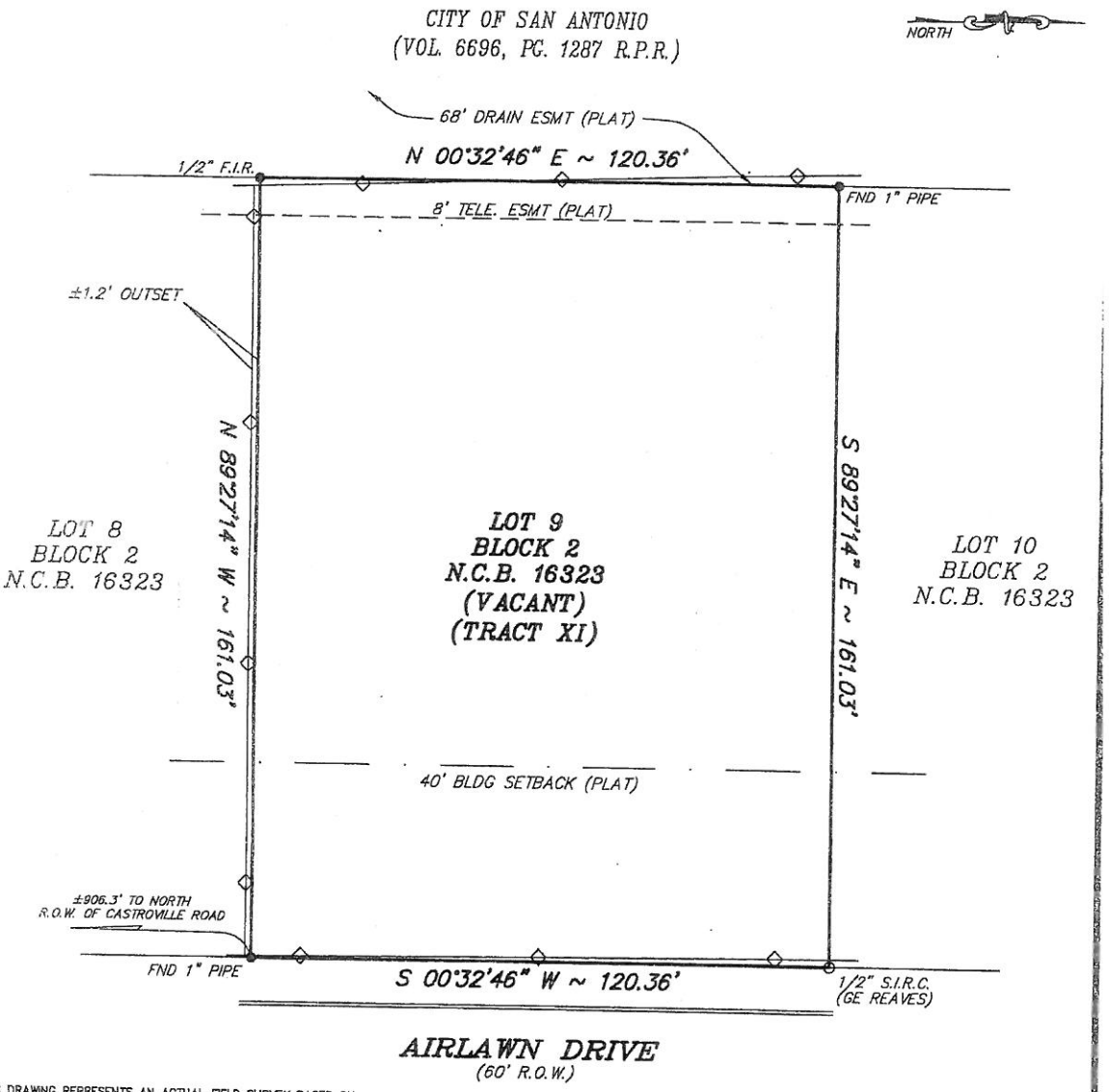
SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:
VOL. 9041, PAGE 358, DEED RECORDS
VOL. 6696, PAGE 1287, REAL PROPERTY RECORDS
BEXAR COUNTY, TEXAS

× BARBED WIRE	△ SMOOTH WIRE	—\\\—WOOD FENCE
o IRON FENCE	◇ CHAIN LINK FENCE	—•—WATER FLOW



THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

NOT IN 100 YEAR FLOODPLAIN ACCORDING TO COMMUNITY MAP NO. 48029C0390G REV. 9-29-10 ZONE "X"

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 4/5/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) 9 Block 2 N.C.B. 16323
Addition or Subdivision VAN DE WALLE INDUSTRIAL PARK, UNIT 2
Volume 7200, Page 140-141 of the DEED & PLAT records of BEXAR County, Texas.
Address: AIRLAWN DRIVE GF No. ~
Reference name: GILBERT ESCAMILLA

To: The Leinholder and/or Landowner and to ~,
I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plot is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

STATE OF TEXAS REGISTERED GAYLORD E. REAVES 2501 PROFESSIONAL LAND SURVEYOR

4/14/11
Registered Professional Land Surveyor

GE Reaves Engineering, Inc. (FIRM NO. 101337)
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34583*

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

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GF# 4311000536

Real Estate Sales Contract
(Airlawn Drive)

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Authorizing Ordinance:

Authority for Negotiated Sale: Local Government Code § 272.001 (b)(6)

Seller: City of San Antonio

Address: P O Box 839966, San Antonio, Texas 78283-3966 (Attention: Director, CIMS)

Seller's Broker: Providence Commercial Real Estate Services, Inc.
San Antonio, Texas 78216

Phone: (210)366-4444

Buyer: Gilbert's Utility & Concrete Work, Inc.

Address: 3438 Sunnydell Drive, San Antonio, Texas 78253

Phone:

Buyer's Broker: Retail Solutions, LLC

Address: 13750 San Pedro Avenue, Suite 10 Sterling Vault, Sterling Bank Building, San Antonio, Texas 78232

Phone: 210.374.6111

Property: The following two tracts that are more accurately described in the attached Exhibits A-1 and A-2, respectively:
Tract A - .379 acres; NCB 16322, Block 1, Lot 7
Tract B - .445 acres; NCB 16323, Block 2, Lot 9

Title Company: Chicago Title Insurance Company
Attn: Doug Becker

Address: 270 North Loop 1604 E, Suite 115
San Antonio, Texas 78232

Phone: 210.482.3560

Purchase Price: $42,808.40

Earnest Money: $10,000.00

Independent Consideration: $100.00

Surveyor: To be selected by Buyer from Seller's list

Survey Category: Category 1A

Effective Date: The date the Title Company acknowledges receipt of a fully executed copy of this Agreement

County for Performance Bexar County, Texas

1. Deadlines and Other Dates.

All deadlines in this contract expire at 5:00 P.M. local time where the Property is located. If a deadline falls on a Saturday, Sunday, or federal or local holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or holiday. Time is of the essence

1.01.	Earnest Money Deadline	3	Days after the Effective Date
1.02.	Delivery of Title Commitment	20	Days after the Effective Date
1.03	Delivery of Survey	30	Days after the Effective Date
1.04	Delivery of Title and Survey Objections	30	Days after Delivery of both Survey and Title Commitment
1.05.	End of Inspection Period	60	Days after the Effective Date
1.06.	Closing Date	30 Days after the End of the Inspection Period	
1.07	Closing Time	10:00 AM	

The deadlines may be altered by the mutual agreement of the parties The Director of the Capital Improvements Management Services Department may consent to such changes on behalf of Seller without further authorization of City Council.

2. Closing Documents.

2.01. At closing, Seller will deliver the following items:

Deed

IRS Nonforeign Person Affidavit

Evidence of Seller's authority to close this transaction

Notices, statements, and certificates as specified in Exhibit C

2.02. At closing, Buyer will deliver the following items:

Evidence of Buyer's authority to consummate this transaction

Deceptive Trade Practices Act waiver

Purchase Price

2.03 The documents listed above are collectively known as the "Closing Documents." Unless otherwise agreed by the parties in writing before closing, the deed will be substantially in the form attached as **Exhibit D**

3. Exhibits.

The following are attached to and are part of this contract for all purposes as if fully set forth:

Exhibit A—Description of the Land

Exhibit B—Representations; Environmental Matters

Exhibit C—Notices, Statements, and Certificates

Exhibit D—Form of Deed

4. Purchase and Sale of Property.

Seller will sell and convey the Property to Buyer, and Buyer will buy and pay Seller for the Property. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract

5. Earnest Money.

5.01. Buyer must deposit the Earnest Money with the Title Company no later than the Earnest Money Deadline. Title Company must execute and deliver to both Buyer and Seller an earnest money receipt substantially in the form attached at the end of this agreement.

5.02. Buyer may direct Title Company to invest the Earnest Money in an interest-bearing account in a federally insured financial institution by giving notice to Title Company and satisfying Title Company's requirements for investing the Earnest Money in an interest-bearing account. Any interest earned on the Earnest Money will be paid to the party that becomes entitled to the Earnest Money. Accrued interest is a credit against the purchase price at closing

6. **Title and Survey.**

6.01. *Review of Title* The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: **Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.**

6.02. *Title Commitment, Title Policy* "Title Commitment" means a Commitment for Issuance of an Owner Policy of Title Insurance by Title Company, as agent for Underwriter, stating the condition of title to the Land. The "effective date" stated in the Title Commitment must be after the Effective Date of this contract. "Title Policy" means an Owner Policy of Title Insurance issued by Title Company, as agent for Underwriter, in conformity with the last Title Commitment delivered to and approved by Buyer.

6.03. *Survey*

6.03.01 "Survey" means an on-the-ground, staked plat of survey and metes-and-bounds description of the Land, prepared by Surveyor or another surveyor satisfactory to Title Company, dated after the Effective Date, and certified to comply with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category.

6.03.02. If Seller does not object to the survey within 20 days after Buyer delivers it to Seller, the land subject to the survey automatically becomes the Land subject to this contract, and the field notes and plat of the survey automatically become Exhibit A to this agreement, whether or not physically attached.

6.04 *Delivery of Title Commitment, Survey* Seller must deliver the Title Commitment to Buyer and Buyer must deliver survey to Seller by the deadlines stated in section 1

6.05. *Title Objections.* Buyer has until the Title Objection Deadline (Section 1) to review the Survey and Title Commitment and notify Seller of Buyer's objections, if any ("Title Objections"). Buyer approves all matters reflected by the Survey and Title Commitment to which it makes no Title Objection by the Title Objection Deadline The matters that Buyer approves are "Permitted Exceptions" If Buyer notifies Seller of any Title Objections, Seller has five days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before closing ("Cure Notice"). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within five days after the deadline for the giving of Seller's Cure Notice, notify Seller that this contract is terminated. In the absence of such timely notice, Buyer must proceed to close, waiving its objections. At or before closing, Seller must cure the Title Objections it has agreed to cure

6.06. Likewise, if Seller notifies Buyer of an objection to the Survey by the Title Objection Deadline, Seller and Buyer will try to work together to resolve the problem If they are unable to do so, Seller may deliver notice to Buyer of Seller's termination of this contract In the absences of such notice, Seller must proceed to close, waiving its objections At or before closing, Buyer must cure the Title Objections that Seller has agreed to cure

7. **Inspection Period.**

7.01. *Entry onto the Property* Buyer may enter the Property before closing to inspect it, subject to the following:

a Buyer must deliver evidence to Seller that Buyer has insurance for its proposed inspection activities, in amounts and with coverages that are substantially the same as those maintained by Seller or in such lesser amounts or with such lesser coverages as are reasonably satisfactory to Seller;

b Buyer may not unreasonably interfere with existing operations or occupants of the Property;

c. Buyer must notify Seller in advance of Buyer's plans to conduct tests so that Seller may be present during the tests;

d. If the Property is altered because of Buyer's inspections, Buyer must return the Property to its preinspection condition promptly after the alteration occurs;

e. Buyer must deliver to Seller copies of all inspection reports that Buyer prepares or receives from third-party consultants or contractors within three days of their preparation or receipt; and

f. Buyer must abide by any other reasonable entry rules imposed by Seller.

7.02. *Buyer's Right to Terminate* Buyer may terminate this contract for any reason by notifying Seller before the end of the Inspection Period. The independent consideration is compensation to Seller for Buyer's right of cancellation.

7.03. *Buyer's Indemnity and Release of Seller.*

a *Indemnity.* Buyer will indemnify, defend, and hold Seller harmless from any loss, attorney's fees, expenses, or claims arising out of Buyer's investigation of the Property, except for repair or remediation of existing conditions discovered by Buyer's inspection.

b. *Release.* Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorney's fees and court and other costs) resulting from Buyer's investigation of the Property.

8. Representations.

The parties' representations stated in Exhibit B are true and correct as of the Effective Date and must be true and correct on the Closing Date.

9. Condition until Closing; No Recording of Contract.

9.01 *Maintenance and Operation* Until closing, Seller will (a) maintain the Property as it existed on the Effective Date, except for reasonable wear and tear and casualty damage; (b) operate the Property in the same manner as it was operated on the Effective Date; and (c) comply with all contracts and governmental regulations affecting the Property.

9.02. *Casualty Damage* Seller will notify Buyer promptly after discovery of any casualty damage to the Property Seller will have no obligation to repair or replace the Property if it is damaged by casualty before closing. Buyer may terminate this contract if the casualty damage that occurs before closing would materially affect Buyer's intended use of the Property, by giving notice to Seller within 15 days after receipt of Seller's notice of the casualty (or before closing if Seller's notice of the casualty is received less than fifteen days before closing). If Buyer does not terminate this contract, Seller will convey the Property to Buyer in its damaged condition.

9.03 *Condemnation* Seller will notify Buyer promptly after Seller receives notice that any part of the Property has been or is threatened to be condemned or otherwise taken by a governmental or quasi-governmental authority. Buyer may terminate this contract if the condemnation would materially affect Buyer's intended use of the Property by giving notice to Seller within 15 days after receipt of Seller's notice to Buyer (or before closing if Seller's notice is received less than fifteen days before closing). If Buyer does not terminate this contract, (a) Buyer and Seller will each have the right to appear and defend their respective interests in the Property in the condemnation proceedings, (b) any award in condemnation will be assigned to Buyer, and (c) if the taking occurs before closing, the description of the Property will be revised to delete the portion taken

9.04. *No Recording* Buyer may not file this contract or any memorandum or notice of this contract in the real property records of any county. If, however, Buyer records this contract or a memorandum or notice, Seller may terminate this contract and record a notice of termination.

10. Termination.

10.01 *Disposition of Earnest Money after Termination.*

a *To Buyer* If Buyer terminates this contract in accordance with any of Buyer's rights to terminate, Seller will, within five days of receipt of Buyer's termination notice, authorize Title Company to deliver the Earnest Money to Buyer.

b *To Seller*. If Seller terminates this contract in accordance with any of Seller's rights to terminate, Buyer will, within five days of receipt of Seller's termination notice, authorize Title Company to pay and deliver the Earnest Money to Seller

10.02 *Duties after Termination* If this contract is terminated, Buyer will promptly return to Seller all documents relating to the Property that Seller has delivered to Buyer and all copies that Buyer has made of the documents After return of the documents and copies, neither party will have further duties or obligations to the other under this contract, except for those obligations that cannot be or were not performed before termination of this contract.

11. Closing.

11.01 *Closing* This transaction will close at Title Company's offices at the Closing Date and Closing Time. At closing, the following will occur:

a. *Closing Documents.* The parties will execute and deliver the Closing Documents

b *Payment of Purchase Price* Buyer will deliver the Purchase Price and other amounts that Buyer is obligated to pay under this contract to Title Company in funds acceptable to Title Company The Earnest Money will be applied to the Purchase Price.

c. *Disbursement of Funds; Recording, Copies.* Title Company will be instructed to disburse the Purchase Price and other funds in accordance with this contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions

d. *Possession* Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at closing.

e. Buyer need not close if Seller cannot or does not deliver marketable title at closing. If Buyer does not close for want of marketable title, the earnest money is returned to Buyer.

11.02 *Transaction Costs.*

a Buyer will pay:

i. the basic charge for the Title Policy;

ii one-half of the escrow fee charged by Title Company;

iii. the costs to prepare the deed;

iv. the costs to record all documents to cure Title Objections agreed to be cured by Seller;

v. the costs to obtain the Survey and certificates or reports of ad valorem taxes;

vi the costs to deliver copies of the instruments described in article 1; and

vii. Buyer's expenses and attorney's fees.

b Seller will pay:

i. one-half of the escrow fee charged by Title Company;

ii. the costs to obtain, deliver, and record all documents other than those to be recorded at Seller's expense;

iii. Seller's expenses and attorney's fees

c. *Ad Valorem Taxes.* Property owned by Seller is exempt under Texas Property Tax Code § 11 11. At closing property taxes will be prorated according to Texas Tax Code § 26.10 Seller assumes no responsibility for ad valorem taxes for any period, rollback or otherwise, not otherwise imposed on it by law

d *Income and Expenses*. Income and expenses pertaining to operation of the Property will be prorated as of the Closing Date on an accrual basis and paid at closing as a credit or debit adjustment to the Purchase Price. Invoices that are received after closing for operating expenses incurred on or before the Closing Date and not adjusted at closing will be prorated between the parties as of the Closing Date, and Seller will pay its share within ten days of notice of Buyer's invoice.

e. *Postclosing Adjustments* If errors in the prorations made at closing are identified within ninety days after closing, Seller and Buyer will make postclosing adjustments to correct the errors within fifteen days of receipt of notice of the errors.

f *Brokers' Commissions*. Buyer and Seller each represent to the other that they have not acted or omitted to act in any way that could give rise to an entitlement to a commission for the transaction to which this agreement relates except as noted at the beginning At closing, each party will provide the other party with a release of broker's or appraiser's liens from all brokers or appraisers for which each party was responsible.

11.03 *Issuance of Title Policy* Seller will, at its expense, cause Title Company to issue the Title Policy to Buyer as soon as practicable after closing.

12. Default and Remedies.

12.01 *Seller's Default* If Seller fails to perform any of its obligations under this contract or if any of Seller's representations is not true and correct as of the Effective Date or on the Closing Date ("Seller's Default"), Buyer may elect either of the following as its sole and exclusive remedy:

a. *Termination* Buyer may terminate this contract by giving notice to Seller on or before the expiration of the Inspection Period and have the Earnest Money returned to Buyer

b *Specific Performance* Buyer may enforce specific performance of Seller's obligations under this contract If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

12 02. *Buyer's Default* If Buyer fails to perform any of its obligations under this contract ("Buyer's Default"), Seller may as its sole and exclusive remedy:

a. *Termination,* Seller may terminate this contract by giving notice to Buyer on or before the Closing Date and Closing Time and have the Earnest Money paid to Seller.

13. Prohibited Interests in Contracts.

13.01 The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:

(i) a City officer or employee;

(ii) his parent, child or spouse;

(iii) a business entity in which the officer or employee, or his parent, child or spouse owns (i) 10% or more of the voting stock or shares of the business entity, or (ii) 10% or more of the fair market value of the business entity;

(iv) a business entity in which any individual or entity above listed is a (i) subcontractor on a City contract, (ii) a partner, or (iii) a parent or subsidiary business entity.

13.02 Contractor warrants and certifies as follows:

(i) Contractor and its officers, employees and agents are neither officers nor employees of the City.

(ii) Contractor has tendered to the City a Discretionary Contracts Disclosure Statement in compliance with the City's Ethics Code.

13.03 Contractor acknowledges that City's reliance on the above warranties and certifications is reasonable.

14. Dispute Resolution.

14.01 As a condition precedent to bringing any action arising out of or relating to this agreement or any aspect thereof, including an action for declaratory relief but not an action specifically excepted below, the disputants must first submit in good faith to mediation. The parties may not assert limitations, laches, waiver, and estoppel based upon attempts to mediate.

14 02. Filing suit on a claim that should be mediated hereunder waives the filer's right to demand mediation. But one party's waiver does not affect another party's right A defendant does not waive mediation for so long as, within a reasonable time after appearing, the defendant gives written notice to the plaintiff or its counsel of intent to require compliance with this paragraph.

14 03. Mediation must be conducted in San Antonio, Bexar County, Texas.

14 04. The party desiring relief has the burden to initiate mediation. Waiting for another party to initiate mediation does not waive the right to it

14 05. If the parties can otherwise agree on a mediator, they may do so. Alternatively, either party may petition any court of competent jurisdiction to appoint a mediator. The only predicate issues the court need consider before appointing a mediator are whether (i) the copy of the contract before the court is authentic and (ii) the contract was duly signed and delivered by all parties to be bound to mediate. If neither of those issues is denied under oath, the court may appoint a mediator upon motion, without trial.

14 06. Mediator fees must be borne equally.

14 07. The parties need not mediate before going to court (1) for either party to seek emergency injunctive relief or (2) for Landlord to seek forcible entry and detainer relief against Tenant

15. Miscellaneous Provisions.

15 01. *Applicable Law*. This Agreement is entered into in San Antonio, Bexar County, state of Texas **THE CONSTRUCTION OF THIS AGREEMENT AND THE RIGHTS, REMEDIES, AND OBLIGATIONS ARISING THEREUNDER ARE GOVERNED BY THE LAWS OF THE STATE OF TEXAS.** But the Texas conflicts of law rules must not be used to apply the laws of a jurisdiction other than Texas. The obligations performable hereunder by both parties are performable in San Antonio, Bexar County, Texas.

15 02. *Severability*. If any portion hereof is determined to be invalid or unenforceable, such determination does not affect the remainder hereof.

15.03. *Successors*. This Agreement inures to the benefit of and is binding on the heirs, representatives, successors, and permitted assigns of each party This clause does not authorize any assignment not otherwise authorized

15.04. *Integration*. **This Written Agreement Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties.**

15 05. *Modification*

15 05.01 This Agreement may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought Subject to the foregoing, any of the terms of this Agreement may be modified at any time by the party entitled to the benefit thereof, but no such modification, express or implied, affects the right of the modifying party to require observance of either (i) the same term or condition as it applies on a subsequent or previous occasion or (ii) any other term hereof

15.05 02. The Director of Capital Improvement Management Services may, without further action of City Council, agree on behalf of Seller to extensions of deadlines or other non-material modifications to the rights and obligations of the parties under this Agreement

15.06. *Third Party Beneficiaries*. This Agreement is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third party beneficiaries hereof.

15.07. *Notices* Any notice provided for or permitted hereunder must be in writing and by certified mail, return receipt requested, addressed to the parties at their respective addresses set forth in the preamble hereof. If the addressee is a corporation, notices must be addressed to the attention of its President. Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice hereunder.

15.08 *Pronouns* In construing this Agreement, plural constructions include the singular, and singular constructions include the plural. No significance attaches to whether a pronoun is masculine, feminine, or neuter. The words "herein," "hereof," and other, similar compounds of the word "here" refer to this entire Agreement, not to any particular provision of it.

15.09. *Captions* Paragraph captions in this Agreement are for ease of reference only and donot affect the interpretation hereof.

15 10. *Counterparts*. This Agreement may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement In making proof of this agreement, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

15.11. *Further Assurances*. The parties must execute and deliver such additional documents and instruments as may be required to effect fully the provisions hereof. No such additional document(s), however, shall alter the rights or obligations of the parties as contained in this agreement

15 12. *Assignment* With Seller's consent, which is not to be unreasonably withheld, Buyer may assign this contract and Buyer's rights under it only to an entity in which Buyer can, directly or indirectly, direct or cause the direction of its management and policies, whether through the ownership of voting securities or otherwise Any other assignment is void.

15.13 *Survival* The obligations of this contract that cannot be performed before termination of this contract or before closing survive termination of this contract or closing, and the legal doctrine of merger does not apply to these matters. If there is any conflict between the Closing Documents and this contract, the Closing Documents control.

15 14. *Ambiguities Not to Be Construed against Party Who Drafted Contract.* The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this contract.

15.15 *No Special Relationship* The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.

15.16. *Confidentiality* The parties will keep confidential this contract, this transaction, and all information learned in the course of this transaction, except to the extent disclosure is required by law or court order or to enable third parties to advise or assist Buyer to investigate the Property or either party to close this transaction.

15.17. *Waiver of Consumer Rights.* **Buyer Waives Its Rights Under The Texas Deceptive Trade Practices-Consumer Protection Act, Section 17.41 *et seq.* of The Texas Business and Commerce Code, A Law That Gives Consumers Special Rights and Protections. After Consultation With an Attorney of Its Own Selection, Buyer Voluntarily Consents To This Waiver.**

15.18 *Incorporation by Reference.* All exhibits to this Agreement are incorporated into it by reference for all purposes as if fully set forth.

16. Public Information.

Buyer acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public. Nothing in this agreement waives an otherwise applicable exception to disclosure.

Seller:

City of San Antonio, a Texas municipal corporation

Name

F. Mike Etienne
Signature

Assistant Director
Title

2/3/2011
Date

Approved as to Form:

For the City Attorney

Buyer:

Gilbert's Utility & Concrete Work, Inc., a Texas corporation

Gilberto Escamilla, President

12-22-10
Date

Title Company Acknowledgment and Receipt

Seller: City of San Antonio

Address: P.O. Box 839966, San Antonio, Texas 78283-3966

Buyer: Gilbert's Utility & Concrete Work, Inc.

Address: 3438 Sunnydell Drive, San Antonio, Texas 78253

Property: The following two tracts that are more accurately described in the attached Exhibits A-1 and A-2, respectively:
Tract A - .379 acres; NCB 16322, Block 1, Lot 7
Tract B - .445 acres; NCB 16323, Block 2, Lot 9

Title Company agrees to act as escrow agent according to the terms of this Contract. Further, Title Company acknowledges receipt from Buyer of three fully executed counterpart originals of the Contract on the same date, with one fully executed original Contract being returned to each of Seller and Buyer.

Chicago Title Insurance Company

_____
Name

_____
Signature

_____
Title

_____
Date

Title Company Receipt for Earnest Money

Seller: City of San Antonio

Address: P.O. Box 839966, San Antonio, Texas 78283-3966

Buyer: Gilbert's Utility & Concrete Work, Inc.

Address: 3438 Sunnydell Drive, San Antonio, Texas 78253

Property: The following two tracts that are more accurately described in the attached Exhibits A-1 and A-2, respectively:
Tract A - .379 acres; NCB 16322, Block 1, Lot 7
Tract B - .445 acres; NCB 16323, Block 2, Lot 9

Title Company acknowledges receipt from Buyer of earnest money in the amount set forth below:

Amount: _____

Chicago Title Insurance Company

_____
Name

_____
Signature

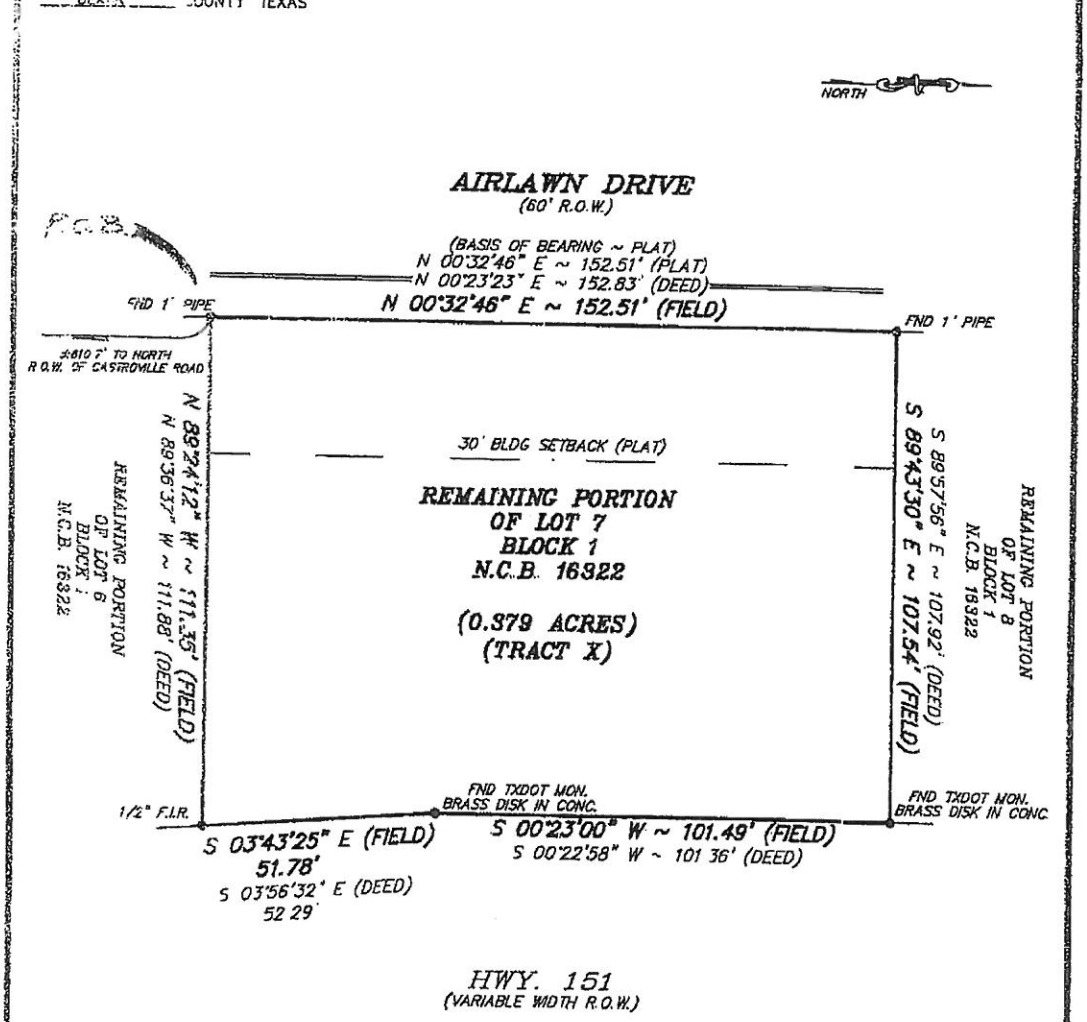
_____
Title

_____
Date

Exhibit A

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:
VOL 4091 PAGE 358 DEED RECORDS
VOL 6696 PAGE 140–141 DEED & PLAT RECORDS
BEXAR COUNTY TEXAS

X BARBED WIRE	△SMOOTH WIRE	—\\—WOOD FENCE
o IRON FENCE	◇CHAIN LINK FENCE	—•—WATER FLOW



THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

NOT IN 100 YEAR FLOODPLAIN ACCORDING TO COMMUNITY MAP NO 48029C0390G REV 9-29-10 ZONE X

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1" =30 DATE OF SURVEY: 4/5/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) PORTION OF LOT 7 Block 1 N.C.B. 16322

Addition or Subdivision VAN DE WALLE INDUSTRIAL PARK, UNIT 2

Volume 6696 Page 1287 of the DEED & PLAT records of BEXAR County Texas

Address: AIRLAWN DRIVE GF No. ~

Reference name: GILBERT ESCAMILLA

To: The Leinholder and/or Landowner and to

I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable

4/14/11

Registered Professional Land Surveyor

GE Reaves Engineering, Inc (FIRM NO 101337)
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34584*

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

COPYRIGHT © 2004 GRE INC ALL RIGHTS RESERVED

Metes and Bounds
Remaining 0.379 Acres
of Lot 7, Block 1, N.C.B. 16322
Van De Walle Industrial Park, Unit 2
April 18, 2011

Being the remaining portion of Lot 7, Block 1, New City Block 16322, Van De Walle Industrial Park, Unit 2, as recorded in Volume 7200, Page 140 of the Deed and Plat Records of Bexar County, Texas, being that same 0.382 acre tract, Tract X, as described in Volume 6696, Page 1287 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows;

Beginning: at a found 1" pipe on the east right-of-way line of Airlawn Drive (60' R.O.W.) approximately 810.7 feet in a northerly direction from the intersection with the north R.O.W. line of Castroville Road (variable width R.O.W.), being the northwest corner of Lot 6, Block 1, N.C.B. 16322 of said Van De Walle Industrial Park, Unit 2, and the southwest corner of said Lot 7, for the southwest corner of this tract described herein;

Thence: North 00°32'46" East, 152.51 feet along the east R.O.W. line of said Airlawn Drive to a found 1" pipe being the southwest corner of Lot 8, Block 1, N.C.B. 16322 of said Van De Walle Industrial Park, Unit 2, and the northwest corner of said Lot 7, for the northwest corner of this tract described herein;

Thence: South 89°43'30" East, 107.54 feet along the south line of said Lot 8 to a found Texas Department of Transportation (TXDOT) monument (brass disk in concrete) on the west R.O.W. line of State Highway 151 (variable width R.O.W.) for the northeast corner of this tract described herein;

Thence: South 00°23'00" West, 101.49 feet along the west R.O.W. line of said State Highway 151 to a found Texas Department of Transportation (TXDOT) monument (brass disk in concrete) and continuing South 03°43'25" East, 51.78 feet to a found ½" iron rod on the north line of said Lot 6, for the southeast corner of this tract described herein;

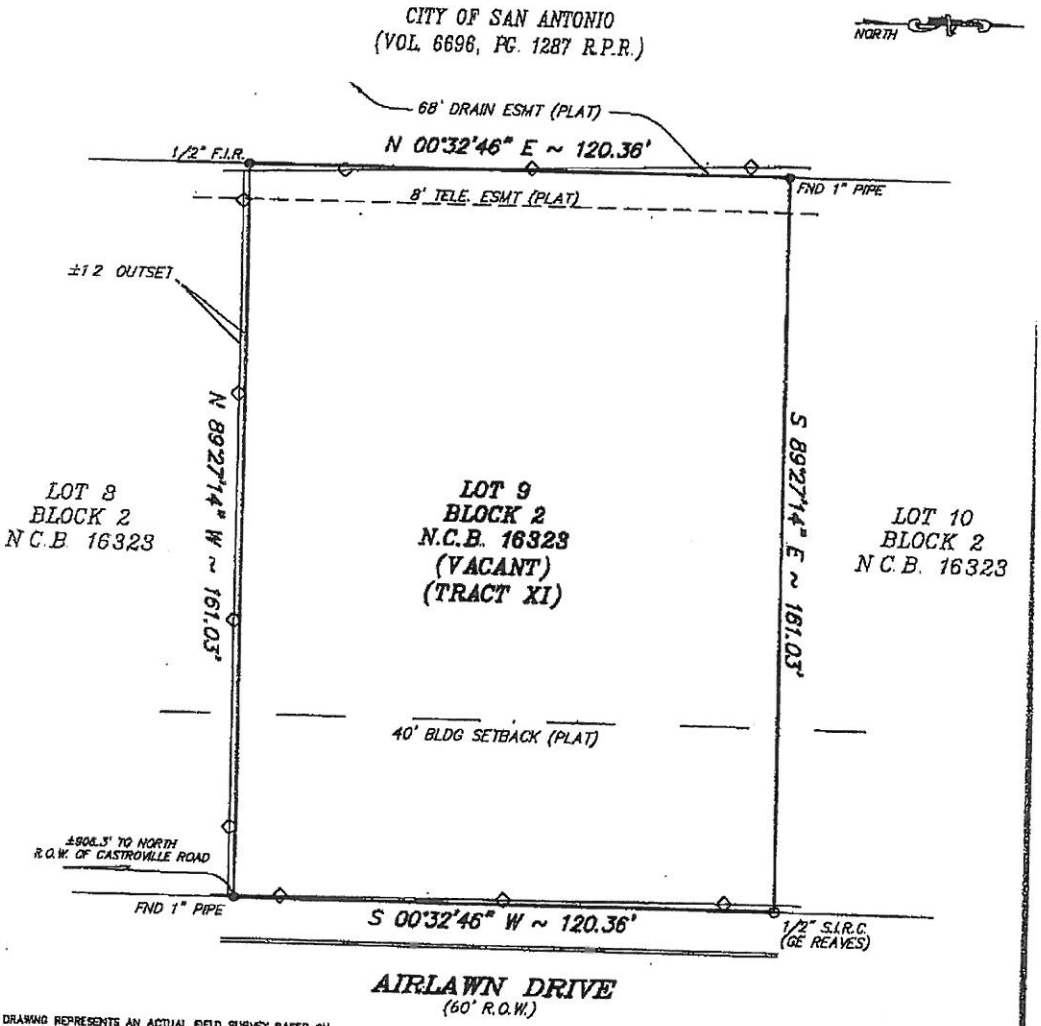
Thence: North 89°24'12" West, 111.35 feet along the north line of said Lot 6 to the **POINT OF BEGINNING** and containing 0.379 acres of land as surveyed on the ground by GE Reaves Engineering, Inc. on April 5, 2011.

Gaylord E. Reaves, RPLS 3501

FN34584

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:
VOL. 4041 PAGE 358 DEED RECORDS
VOL 6696 PAGE 1287 REAL PROPERTY RECORDS
BEXAR COUNTY, TEXAS

X BARBED WIRE	△ SMOOTH WIRE	—\\\— WOOD FENCE
o IRON FENCE	◇ CHAIN LINK FENCE	—→— WATER FLOW



THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

NOT IN 100 YEAR FLOODPLAIN ACCORDING TO COMMUNITY MAP NO 48029C0390G REV 9-29-10 ZONE "X"

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 4/5/11 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

Lot(s) 9 Block 2 N.C.B. 16323
Addition or Subdivision VAN DE WALLE INDUSTRIAL PARK, UNIT 2
Volume 7200, Page 140-141 of the DEED & PLAT records of BEXAR County Texas
Address: AIRLAWN DRIVE GF No ~
Reference name: GILBERT ESCAMILLA

To: The Leinholder and/or Landowner and to ~
I Gaylord E. Reaves a Registered Land Surveyor in the State of Texas do hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

STATE OF TEXAS REGISTERED GAYLORD E. REAVES 3501 PROFESSIONAL LAND SURVEYOR

4/14/11
Registered Professional Land Surveyor

GE Reaves Engineering, Inc (FIRM NO 101337)
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34583*

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

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Exhibit B

Representations; Environmental Matters

A. Seller's Representations to Buyer

Seller represents to Buyer that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date

1. *Authority* Seller is a municipal corporation duly organized, validly existing, and in good standing under the laws of the state of Texas and with authority to convey the Property to Buyer. This contract is, and all documents required by this contract to be executed and delivered to Buyer at closing will be, duly authorized, executed, and delivered by Seller.

2. *Litigation* There is no litigation pending or threatened against Seller that might affect the Property or Seller's ability to perform its obligations under this contract.

3. *Violation of Laws*. Seller has not received notice of violation of any law, ordinance, regulation, or requirements affecting the Property or Seller's use of the Property.

4. *Licenses, Permits, and Approvals* Seller has not received notice that any license, permit, or approval necessary to operate the Property in the manner in which it is currently operated will not be renewed on expiration or that any material condition will be imposed in order to obtain their renewal.

5 *Condemnation, Zoning, Land Use, Hazardous Materials* Seller has not received notice of any condemnation, zoning, or land-use proceedings affecting the Property or any inquiries or notices by any governmental authority or third party with respect to the presence of hazardous materials on the Property or the migration of hazardous materials from the Property.

6. *No Other Obligation to Sell the Property or Restriction against Selling the Property* Except for granting a security interest in the Property, Seller has not obligated itself to sell the Property to any party other than Buyer. Seller's performance of this contract will not cause a breach of any other agreement or obligation to which Seller is a party or to which it is bound.

7 *No Liens* On the Closing Date, the Property will be free and clear of all mechanic's and materialman's liens and other liens and encumbrances of any nature except the Permitted Exceptions, and no work or materials will have been furnished to the Property that might give rise to

mechanic's, materialman's, or other liens against the Property other than work or materials to which Buyer has given its consent.

8. *No Other Representation* Except as stated above or in the notices, statements, and certificates set forth in Exhibit D, Seller makes no representation with respect to the Property.

9. *No Warranty* Seller has made no warranty in connection with this contract.

B. "As Is, Where Is"

This Contract Is An Arms-Length Agreement Between The Parties. The Purchase Price Was Bargained On The Basis Of An "As Is, Where Is" Transaction And Reflects The Agreement Of The Parties That There Are No Representations, Disclosures, Or Express Or Implied Warranties, Except For The Warranty Of Title Stated In The Closing Documents And Seller's Representations To Buyer Set Forth In Section A Of This Exhibit B.

The Property Will Be Conveyed To Buyer In An "As Is, Where Is" Condition, With All Faults. All Warranties Are Disclaimed

C. Environmental Matters

After Closing, As Between Buyer And Seller, The Risk Of Liability Or Expense For Environmental Problems, Even If Arising From Events Before Closing, Will Be The Sole Responsibility Of Buyer, Regardless Of Whether The Environmental Problems Were Known Or Unknown At Closing. Once Closing Has Occurred, Buyer Indemnifies, Holds Harmless, And Releases Seller From Liability For Any Latent Defects And From Any Liability For Environmental Problems Affecting The Property, Including Liability Under The Comprehensive Environmental Response, Compensation, And Liability Act (CERCLA), The Resource Conservation And Recovery Act (RCRA), The Texas Solid Waste Disposal Act, Or The Texas Water Code. Buyer Indemnifies, Holds Harmless, And Releases Seller From Any Liability For Environmental Problems Affecting The Property Arising As The Result Of Seller's Own Negligence Or The Negligence Of Seller's Representatives. Buyer Indemnifies, Holds Harmless, And Releases Seller From Any Liability For Environmental Problems Affecting The Property Arising As The Result Of Theories Of Products Liability And Strict Liability, Or Under New Laws Or Changes To Existing Laws Enacted After The Effective Date That Would Otherwise Impose On Sellers In This Type Of Transaction New Liabilities For Environmental Problems Affecting The Property.

D. Buyer's Representations to Seller

Buyer represents to Seller that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date.

1 *Authority* Buyer is a corporation, duly organized, validly existing, and in good standing under the laws of the state of Texas with authority to convey the Property to Seller. This contract is, and all documents required by this contract to be executed and delivered to Seller at closing will be, duly authorized, executed, and delivered by Seller.

2. *Litigation* There is no litigation pending or threatened against Buyer that might affect Buyer's ability to perform its obligations under this contract

Exhibit C

Notices, Statements, and Certificates

The following notices, statements, and certificates are attached for delivery to Buyer, and Buyer acknowledges receipt of the notices, statements, and certificates by executing this contract:

Notice concerning underground storage tanks, described in section 334.9 of title 30 of the Texas Administrative Code

Exhibit D

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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 Number.

SPECIAL WARRANTY DEED
(AND ASSIGNMENT OF CLAIMS)

Authorizing Ordinance:	
SP No./Parcel:	
Grantor:	City of San Antonio
Grantor's Mailing Address:	P.O. Box 839966, San Antonio, Texas 78283-3966
Grantee:	Gilbert's Utility & Concrete Work, Inc.
Grantee's Mailing Address:	3438 Sunnydell Drive, San Antonio, Texas 78253
Consideration:	$10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.
Property:	The following two tracts that are more accurately described in the attached Exhibits A-1 and A-2, respectively: Tract A - .379 acres; NCB 16322, Block 1, Lot 7 Tract B - .445 acres; NCB 16323, Block 2, Lot 9

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, **grants, sells, and conveys to Grantee**, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold to Grantee, and Grantee's heirs and assigns forever.

Grantor 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, by, through, or under Grantor, but not otherwise.

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

Assignment of Claims

In addition to the conveyance of real estate addressed above, Grantor hereby assigns to Grantee all choate and inchoate statutory and common-law claims, if any, it may have against its predecessors in title and against any other potentially responsible person for environmental contamination of the Property now known or later found to exist.

City of San Antonio, a Texas municipal corporation

_____
Name

_____
Signature

_____
Title

_____
Date

State of Texas §

County of Bexar §

This instrument was acknowledged before me this date by _____, _____of the City of San Antonio, a Texas municipal corporation, on behalf of that entity and in the capacity stated.

Date:_____

_____
Notary Public, State of Texas

My Commission expires:_____

Approved as to Form:

_____
For the City Attorney

After recording, please return to:
City of San Antonio
P.O Box 839966
San Antonio, Texas 78283-3966
(Attention: Director Capital Improvement Management Services)

RESOLUTION # _____

A RESOLUTION SUPPORTING THE SALE OF A VACANT 0.379 (16,509 SQUARE FEET) OF AN ACRE PARCEL AND A VACANT 0.445 (19,384 SQUARE FEET) OF AN ACRE PARCEL OF CITY-OWNED PROPERTY LOCATED WITHIN THE SOUTHWEST BUSINESS TECHNOLOGY PARK (SWBTP) WEST OF HIGHWAY 151 AND NORTH OF U.S. HIGHWAY 90 IN CITY COUNCIL DISTRICT 6, AS REQUESTED BY GILBERT'S UTILITY & CONCRETE WORK, INC.

* * * * *

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

WHEREAS, Gilbert's Utility & Concrete Work, Inc. has filed an application requesting to purchase a vacant 0.379 (16,509 square feet) of an acre parcel and a vacant 0.445 (19,384 square feet) of an acre of parcel of City-owned property within New City Blocks 16322 and 16323 as identified in Exhibit A 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 sale of land.

SIGNED this 24th day of August, 2011.

_____
Amelia Hartman, Chair

Attest:

_____
Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services (CIMS) Department

Planning Commission
Individual Consideration
Special Project 1552
Sale of Vacant City-owned Property
August 24, 2011

Planning Commission Item

- Gilbert's Utility & Concrete Work, Inc. (petitioner) is requesting for the City of San Antonio to declare as surplus and sell two (2) vacant parcels of City-owned property
- These parcels are within New City Blocks 16322 and 16323 in City Council District No. 6
- The properties are located in the Southwest Business and Technology Park (SWBTP) west of State Highway 151 and north of U.S. Highway 90
- One of the parcels is 0.379 (16,509 square feet) of an acre and the other parcel is 0.445 (19,384 square feet) of an acre

2

Background

- If approved, the petitioner plans to use the property for storage and a work area for its concrete and asphalt construction business
- These properties will be conveyed through a Special Warranty Deed

3

Exhibit "A"
Site Map of Subject Properties

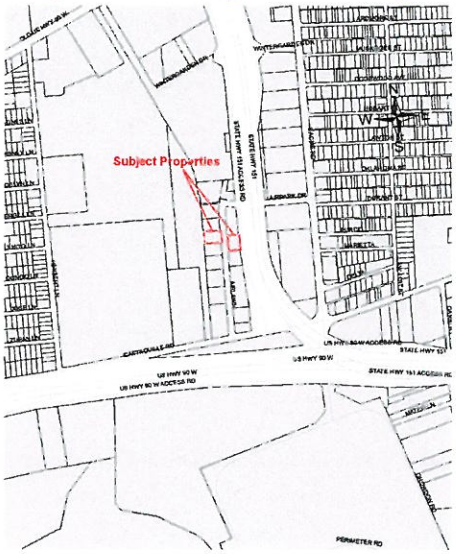

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Exhibit "A" (Cont.)
Map of Subject Properties

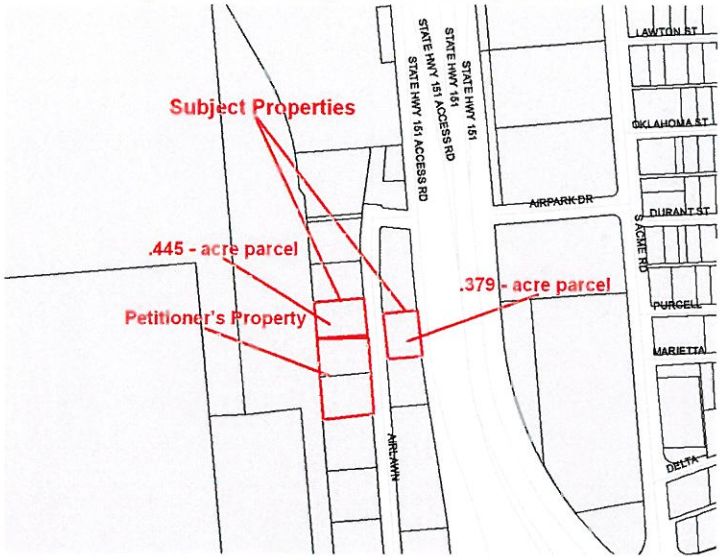

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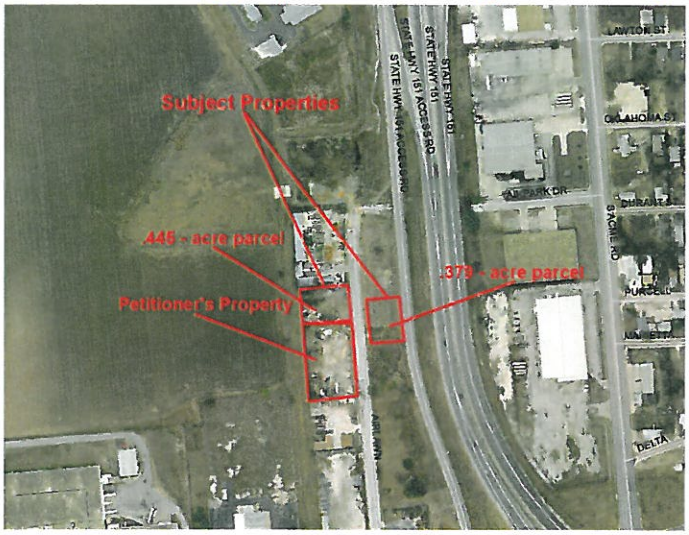
Exhibit "A" (cont.)
Aerial Photograph of Subject Properties



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Background (cont.)

Coordination:

- In compliance with City procedures, The Capital Improvements Management Services Department has coordinated with the City Attorney's Office
- In compliance with City procedures, the subject properties were advertised to the public in The Hart Beat Newspaper

7

Fiscal Impact

Financial Impact:

- The City of San Antonio will receive a total of $42,808.40 for the sale of these properties

Issues & Recommendation

Policy Analysis:
This action is consistent with City Code and Ordinances relative to the disposition of any City-owned property

Recommendation:
Staff recommends approval of this request

8

Item No. 23

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1567 – Request to close, vacate and abandon a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Paschal Street

DATE: August 8, 2011

PETITIONER: Metropolitan Methodist Hospital

Staff is requesting that this item be placed on the Planning Commission meeting agenda of August 24, 2011.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Paschal Street. The State requested the hospital attain a Level 2 rating to improve trauma response capabilities for the City. Metropolitan Methodist Hospital plans to construct Intensive Care Units over East Laurel Avenue between McCullough and Paschal. The support structures will be placed within the right-of-way. The road will remain open to ambulances, visitors and staff.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Letter of Agreement with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966
Telephone (210) 207-4032

August 8, 2011

Methodist Healthcare System of San Antonio, Ltd., L.L.P.
c/o Drenner & Golden Stuart Wolff, LLP
Attn: John Jacks
300 Convent, Suite 2600
San Antonio, TX 78205

Via Courier

Re: Request to close, vacate and abandon a portion of East Laurel

Dear Mr. Jacks,

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.

CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

Petitioner must agree to reserve a perpetual easement for all existing natural gas facilities located within the closure area and agrees to allow perpetual access to any such facilities for construction, inspection, operational and maintenance purposes OR Petitioner may seek relocation of the facilities with the express permission and coordination of CPS Energy and at the sole expense of the Petitioner. Existing 2" steel gas main and 8" steel gas main feeding service to 1410 McCullough Ave. must be centered within a 20' easement OR, if more practical, the easement boundaries can mirror the boundaries of the existing E. Laurel Ave. ROW. In addition, the gas service to the aforementioned address will also require an easement IF the property located at that address is owned by someone other than the Petitioner. Finally, the proposed structure that will span the existing E. Laurel Ave. ROW must provide for a minimum height clearance of 20' beneath it to allow room for the aforementioned activities.

Development Services: The property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

Fire: The two hydrants located at the intersections of Paschal and Laurel and McCullough and Laurel will still have to be accessible. The apparatus access road shall comply with Sec. 503.2

2009 IFC, specifically 20' width and unobstructed vertical clearance of not less than 13 feet 6 inches.

Planning & Community Development: No objection as long as the subject property is platted with a public access easement so that it remains open to traffic and the surrounding neighborhood. Traffic calming features, including lower speed limit for safer pedestrian crossings, are supported for this segment of East Laurel Street.

Public Works: Right of Way - Contact and confirm with all utilities no conflicts exist.
Storm Water Engineering - Retain drainage easement rights to ensure positive drainage.

Capital Improvements Management Services: The closure, vacation and abandonment of this Public Rights of Way will be authorized by a City Ordinance. The petitioner acknowledges that the property will be accepted in its 'as is' condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

An appraisal, dated June 16, 2011, was completed by Noble & Associates, Inc. The fair market value established for this closure is $55,000. The petitioner applied and qualified for fee waivers under the Inner City Reinvestment Infill Policy. Based on the level of investment, the petitioner is entitled to up to 50% off of the value of the closure, or $27,500.00.

The Petitioner agrees to remit a closure fee of $27,694.00 which includes the assessed fee of $27,500.00; $144.00 for the posting of signs notifying the public of the proposed right of way closure and $50.00 for recording documents.

This Letter of Agreement is being offered by the 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 and the fee we will continue processing your request.

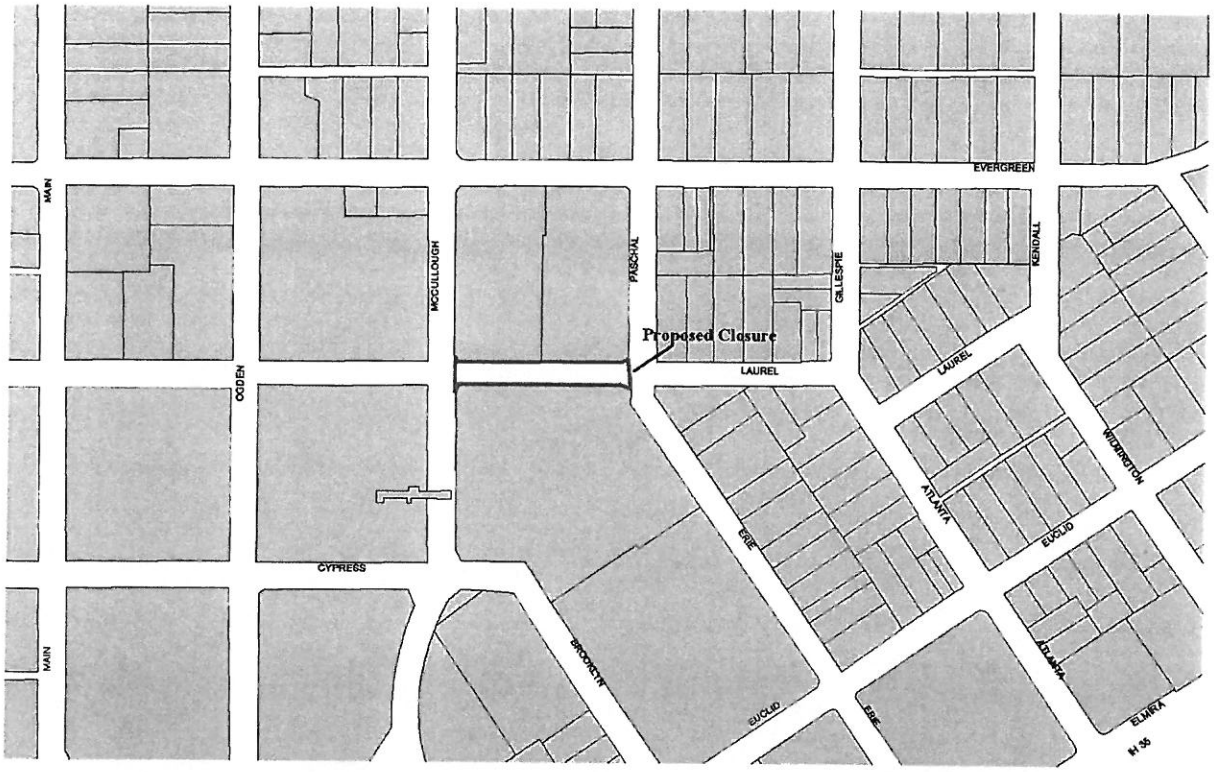
Sincerely,

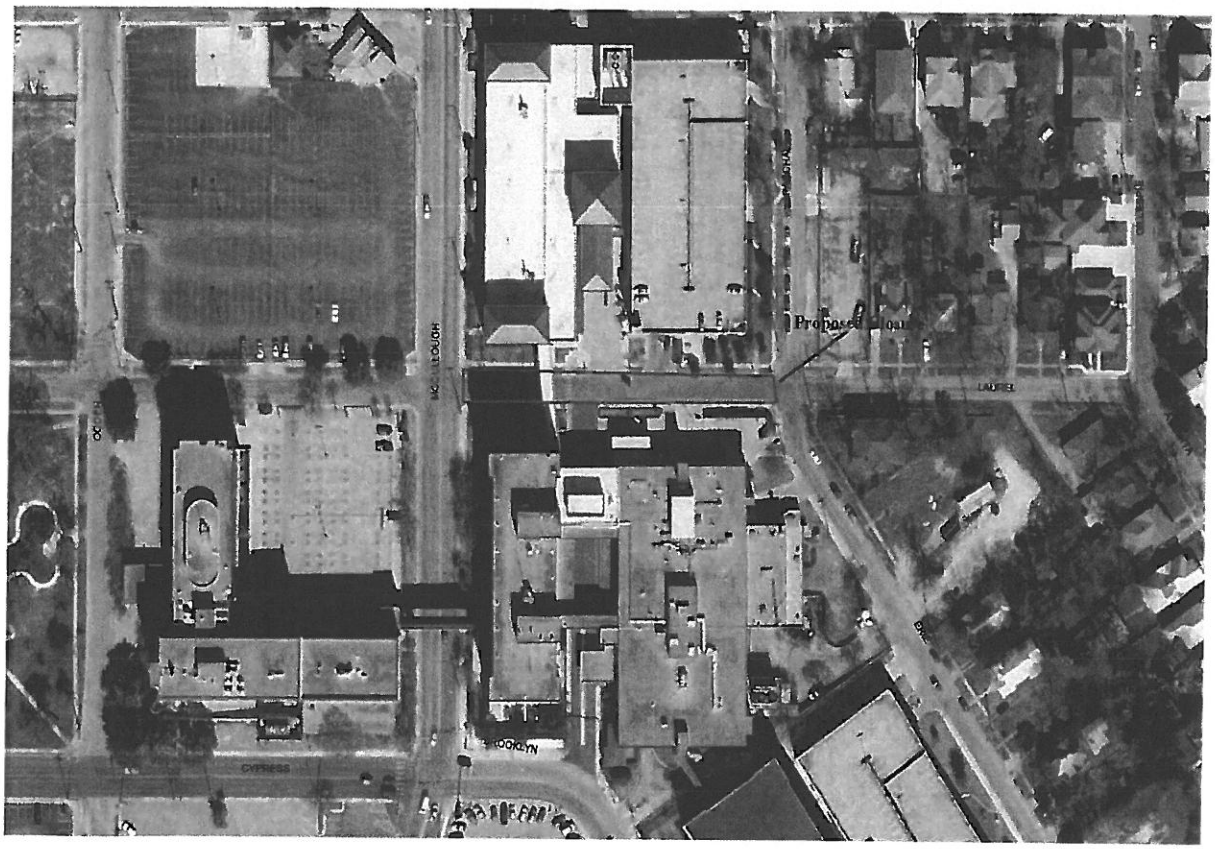
Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

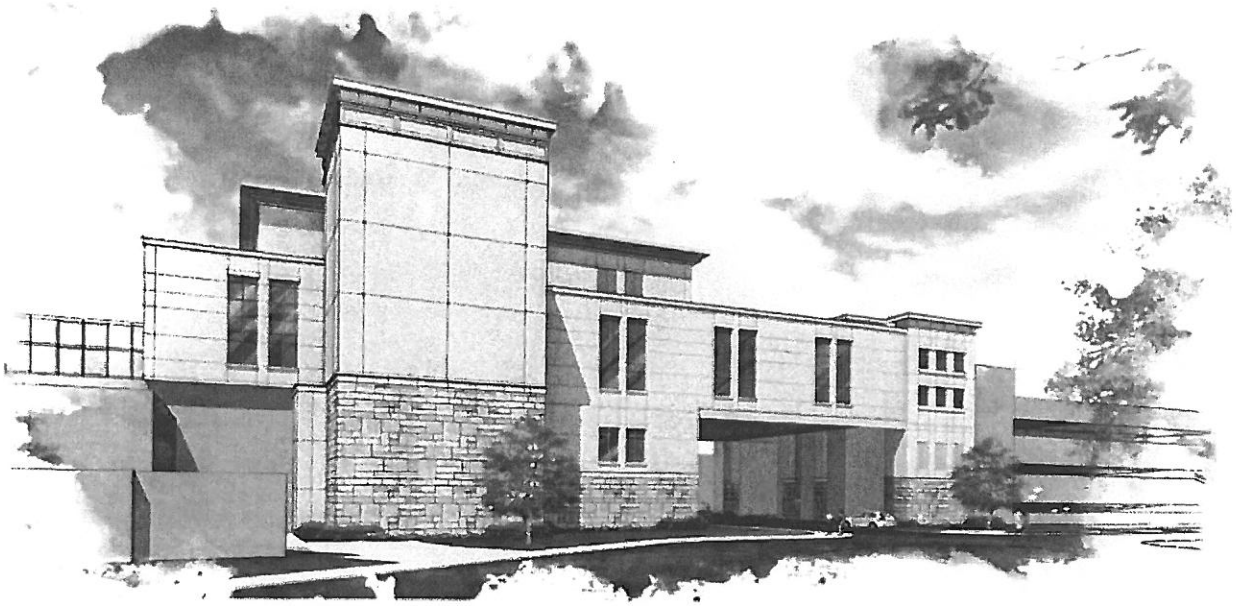
PETITIONER:

By	Title
Print Name	Date





S.P. 1567 Metropolitan Methodist Hospital
Request to close, vacate and abandon a portion of East Laurel
between McCullough Avenue & Paschal Street



STREET LEVEL VIEW FROM ERIE AVENUE

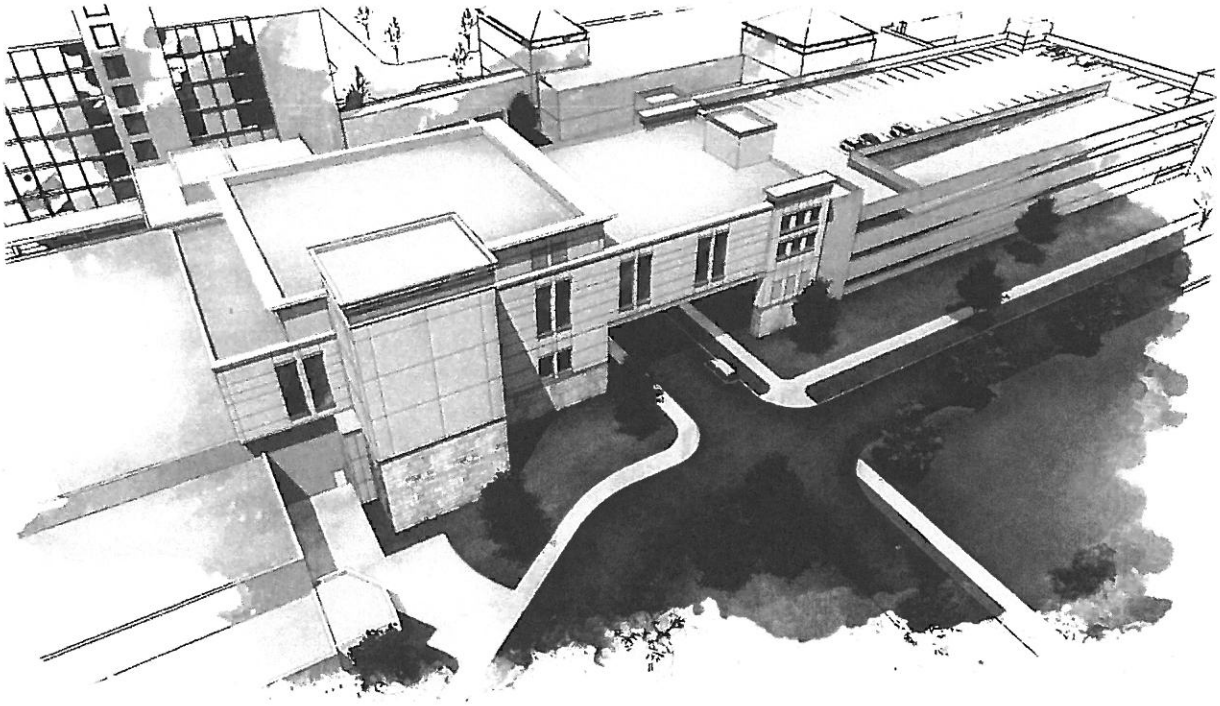
ESa

I.C.U ADDITION & RENOVATIONS

METROPOLITAN METHODIST HOSPITAL

SAN ANTONIO, TX

February 2011



AERIAL VIEW FROM EAST OF HOSPITAL CAMPUS

ESa

I.C.U ADDITION & RENOVATIONS

METROPOLITAN METHODIST HOSPITAL

SAN ANTONIO, TX

February 2011

DESCRIPTION OF RIGHT-OF-WAY
TO BE ABANDONED

Beginning at an iron rod in the westerly right-of-way margin of South Paschal Street, said rod lying at the point of curvature of a curve to the south and west onto the northern right-of-way margin of East Laurel Street;

Thence with said curve to the right, said curve having an internal angle of 90°20'00", a radius of 10.00 feet, an arc length of 15.77 feet and a main chord bearing South 45°10'00" West a distance of 14.18 feet, to an iron pin in the northerly right-of-way margin of East Laurel Street;

Thence, with said northerly right-of-way margin, North 89°40'00" West a distance of 144.75 feet to an iron rod in said northerly right-of-way margin;

Thence, continuing with said northerly right-of-way margin, North 89°40'00" West a further distance of 161.95 feet to an iron pin, said iron pin lying at the point of curvature of a curve to the right onto the easterly right-of-way margin of McCullough Avenue;

Thence, with said curve to the right, said curve having an internal angle of 89°40'00", a radius of 10.00 feet, an arc length of 15.65 feet and a main chord bearing North 44°50'00" West a distance of 14.10 feet, to an iron rod;

Thence with a new line South 03°23'02" West a distance of 84.26 feet to a point, said point lying on a curve, said curve bearing to the north and east from the easterly right-of-way margin of McCullough Avenue onto the southerly right-of-way margin of East Laurel Street;

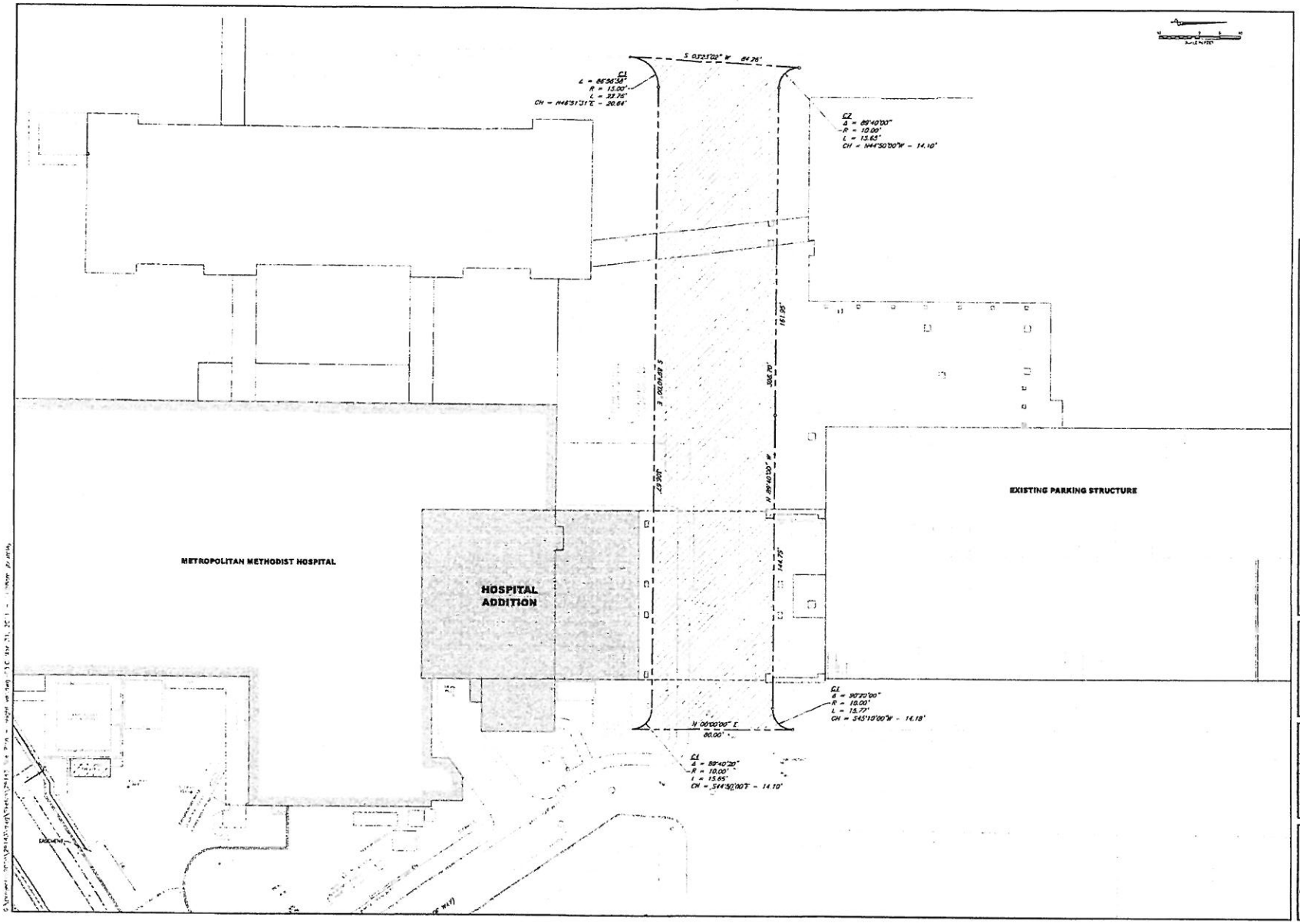
Thence, with said curve having an internal angle of 86°56'58", a radius of 15.00 feet, an arc length of 22.76 feet and a chord bearing North 46°51'31" East a distance of 20.64 feet, to an iron rod in the southerly right-of-way margin of East Laurel Street;

Thence, with said southerly right-of-way margin, South 89°40'00" East a distance of 306.67 feet to an iron rod, said rod lying at the point of curvature of a curve to the right onto the westerly right-of-way margin of South Paschal Street;

Thence, with a curve to the right, said curve having an internal angle of 89°40'20", a radius of 10.00 feet, an arc length of 15.65 feet and a chord bearing South 44°50'00" East a distance of 14.00 feet to an iron rod lying in the westerly right-of-way margin of South Paschal Street;

Thence with a new line North 00°00'00" East a distance of 80.00 feet to the point of beginning.

The parcel thus described contains 19,853.09 square feet, or 0.456 acre, more or less.



LITTLEJOHN ENGINEERING ASSOCIATES

1835 1ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 WWW.LEANC.COM

METROPOLITAN METHODIST HOSPITAL*

ICU, MRI, PACU AND LABORATORY
ADDITIONS AND RENOVATIONS

*A Methodist Hospital Facility

REVISIONS

DATE	DRW

3-17-12 | No. 29143

C3.0

RIGHT-OF-WAY ABANDONMENT AND HEIGHT EXCEPTION

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF A 0.456 ACRE PORTION OF EAST LAUREL AVENUE BETWEEN MCCULLOUGH AVENUE AND PASCHAL STREET; BETWEEN NCB 393 AND NCB 842

* * * * *

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 street closures to public hearing and approval by act of City Council; and

WHEREAS, Metropolitan Methodist Hospital filed an application requesting closure of a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Paschal Street; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Paschal Street; between NCB 393 and NCB 842.

SIGNED this 24th day of August, 2011

_____
Amelia Hartman, *Chair*

Attest:

_____
Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services Department

August 24, 2011

Request to close, vacate and abandon a portion of East Laurel Avenue

Petitioner:

Metropolitan Methodist Hospital

Planning Item

- Metropolitan Methodist Hospital is requesting the City close, vacate and abandon a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Paschal Street

2

Background

- Metropolitan Methodist Hospital is designated a Level 3 Trauma Center
- The State has requested the hospital attain a Level 2 rating to improve trauma response capabilities for the City
- The hospital is landlocked

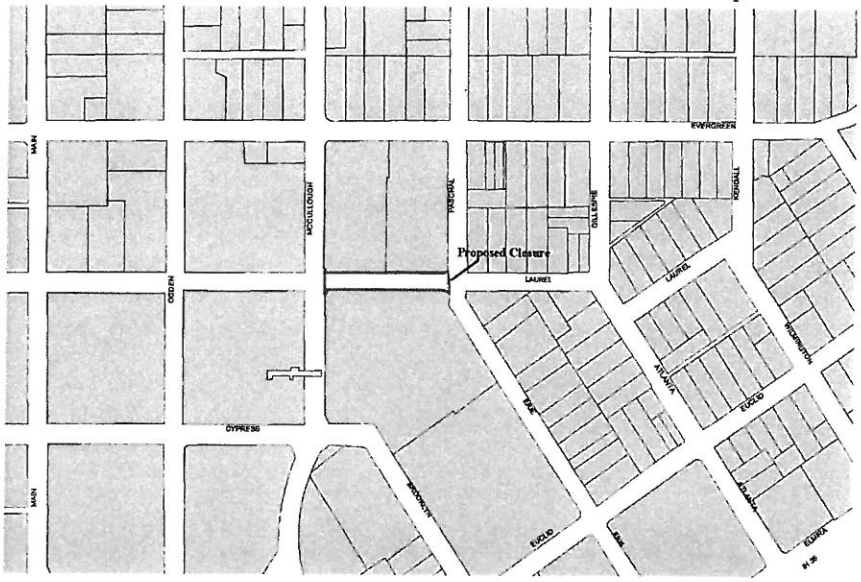
3

Background

- The hospital plans to construct an Intensive Care Unit over East Laurel Avenue
- The support structure will be in the right-of-way
- If the request is approved, the road will remain open for ambulances, visitors and staff

4

Site Map – Metropolitan Methodist Hospital



5

Aerial Map – Metropolitan Methodist

6

Conceptual Plan – Metropolitan Methodist

7

Coordination:

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

8

Fiscal Impact and Recommendation

Financial Impact:

- The fee established for this closure is $27,694.00

Recommendation:

- Staff recommends approval to close, vacate and abandon a 0.456 acre portion of East Laurel Avenue between McCullough Avenue and Pashal Street

9

Item No. 24

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING SECTION

STAFF RECOMMENDATION TO
PLANNING COMMISSION

TECHNICAL ADVISORY COMMITTEE (TAC) MEETING DATE: July 25, 2011

GENERAL LOCATION: West Bexar County

SUBJECT: Re-alignment and re-designation of the proposed Alamo Ranch Parkway on the Major Thoroughfare Plan.

INITIATOR: Staff

BACKGROUND INFORMATION

In 1987 the City of San Antonio designated an alignment on the Major Thoroughfare Plan (MTP) named State Highway 151 as a Freeway (250' to 500' right-of-way) generally located in west Bexar County, paralleling and located between Culebra Road and Potranco Road. The standard design for a Freeway is a four lane divided road with limited access and 12' width travel lanes. A portion of this proposed alignment has not been constructed and right-of-way has not been dedicated.

ISSUES

Staff recommends approval of the following:

1) Re-alignment and re-designation of Alamo Ranch Parkway to a Super Arterial Type B (200' to 250' right-of-way) as illustrated on the accompanying map.

Staff recommendation is based on the following factors:

- A portion of Alamo Ranch Parkway from Loop 1604 to approximately Roft Road has been platted and constructed as a Super Arterial Type B located slightly to the south of the existing proposed alignment for the Parkway
- A portion of Alamo Ranch Parkway from approximately Roft Road to the east of Talley Road is designated on the approved Westpointe West Master Development Plan (MDP) as a Super Arterial Type B located to the south of the existing proposed alignment for the Parkway
- With the proposed amendment, the remainder of the Alamo Ranch Parkway alignment from the Westpointe West MDP to State Highway 211 will be straightened to provide for better east/west travel and better connection to the designated alignment on the Westpointe West MDP

ALTERNATIVES

If the proposed Alamo Ranch Parkway alignment was left as-is, the MTP will not reflect the portion of the Parkway that has been platted, dedicated, and designated.

FISCAL IMPACT

There is no fiscal impact associated with this amendment.

PROCESS HISTORY

On June 14th, a stakeholder meeting was held at which time the following agencies and departments were canvassed: CoSA DSD Streets, CoSA DSD Land Entitlements, CoSA PCD Regional Planning, CoSA Public Works Streets, VIA, Bexar County, and TxDOT.

On July 20th an informational meeting was held for impacted property owners within 200 feet of the proposed re-alignment.

TAC RECOMMENDATION

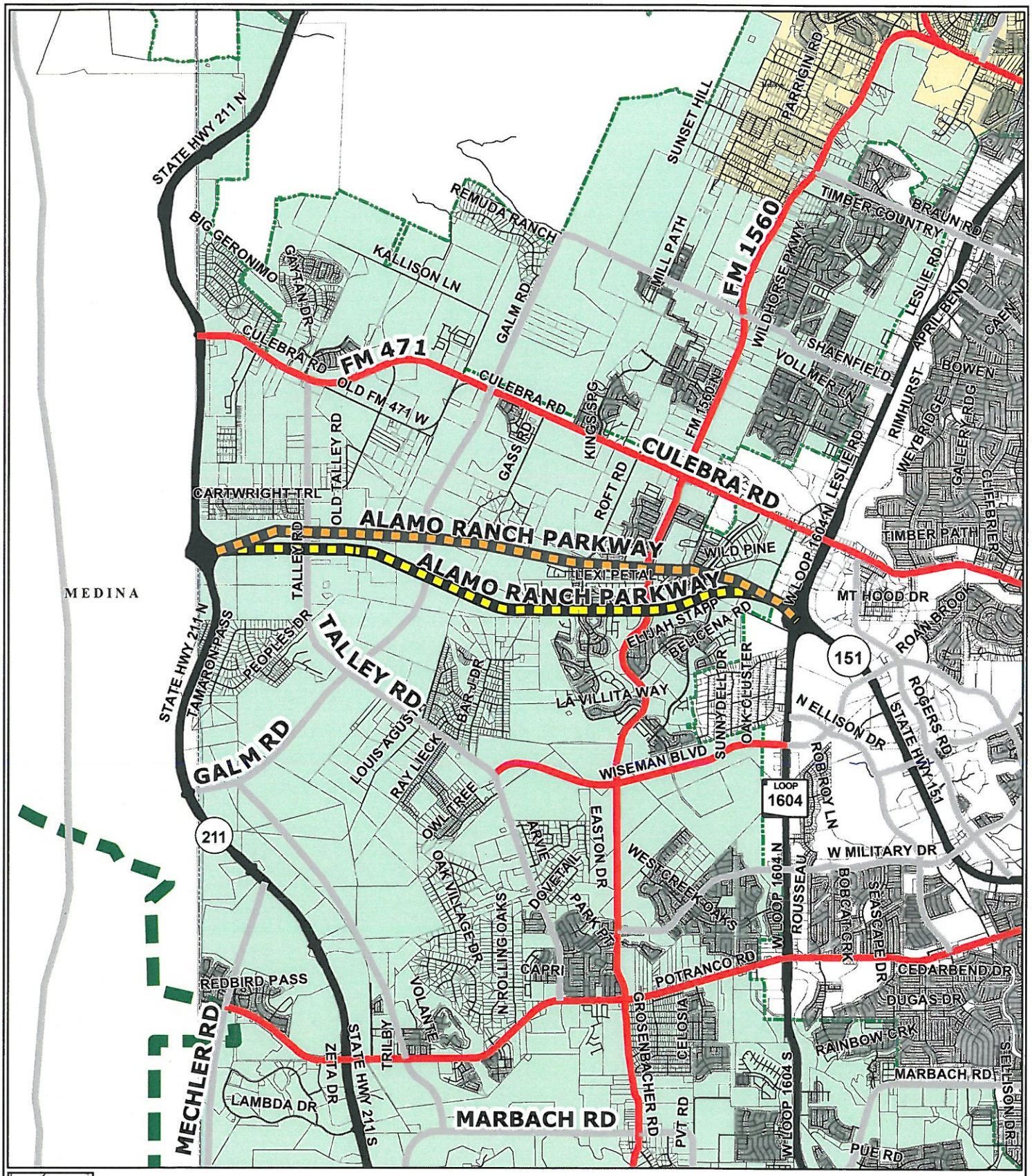
On July 25th the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

STAFF RECOMMENDATION

Staff recommends approval of the re-alignment and re-designation of the proposed Alamo Ranch Parkway on the Major Thoroughfare Plan.

PLANNING AND COMMUNITY DEVELOPMENT STAFF

Chris Looney, AICP	Interim Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Ashley Parsons	Senior Planner, Regional Planning, 210-207-8187



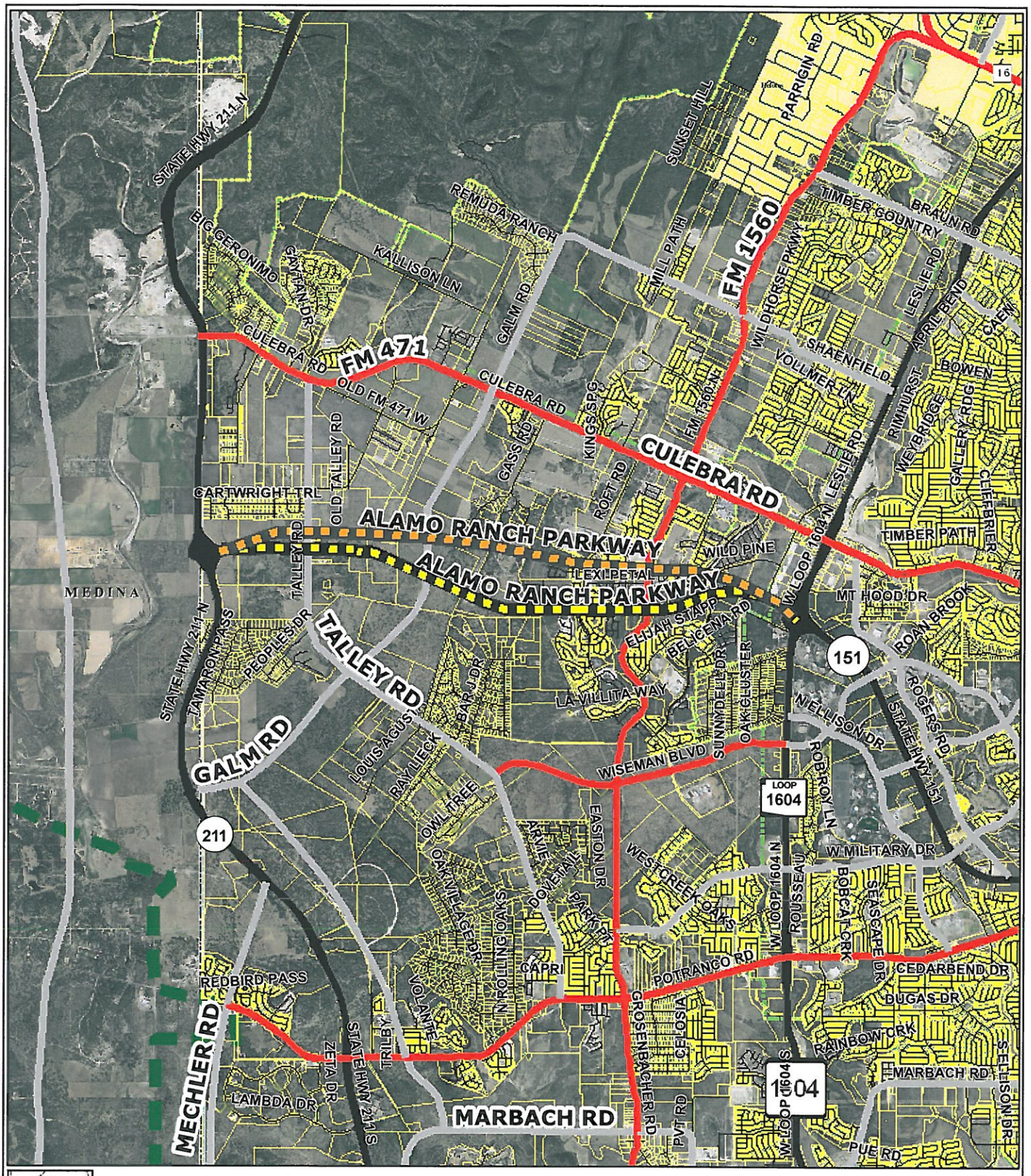
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Gustavo Gutierrez
Map file location:
Map Last Edited: July 8, 2011
PDF Filename: C:\Arcview\pdf\2011\July\1107GG04.pdf

Major Thoroughfare Plan Amendments

Alamo Ranch Parkway

City of San Antonio
Planning and Community Development
Patrick B. Howard, AICP
Interim Director
Cliff Morton Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204



Freeway 250' - 500-
Primary Arterial Type A 120'
Secondary Arterial Type A 86'
Re-alignment
Current Alignment
City of San Antonio
Cities and Towns
Bexar County
Parcels
Extraterritorial Jurisdiction Line
Adjacent Counties

N W E S

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Gustavo Gutierrez
Map file location:
Map Last Edited: July 8, 2011
PDF Filename: C:\Arcview\pdf\2011\July\1107GG05.pdf

Major Thoroughfare Plan Amendments
Alamo Ranch Parkway

0 0.25 0.5 1 Miles

City of San Antonio
Planning and Community Development
Patrick B. Howard, AICP
Interim Director
Cliff Morton Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN AND RE-DESIGNATE AN EXISTING AND PROPOSED SEGMENT OF ALAMO RANCH PARKWAY FROM FREEWAY (250' TO 500' OF RIGHT-OF-WAY) TO SUPER ARTERIAL TYPE B (200' TO 250' OF RIGHT-OF-WAY) GENERALLY LOCATED IN WEST BEXAR COUNY, LOCATED BETWEEN CULEBRA ROAD AND POTRANCO ROAD.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on August 24, 2011 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align and re-designate an existing and proposed segment of Alamo Ranch Parkway from Freeway (250' to 500' of right-of-way) to Super Arterial Type B (200' to 250' of right-of-way) generally located in west Bexar County, paralleling and located between Culebra Road and Potranco Road, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 24th DAY OF August 2011.

Approved:

_____
Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

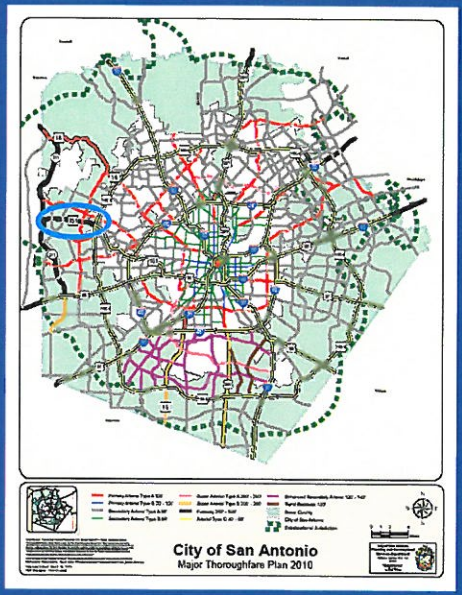
_____
Executive Secretary
San Antonio Planning Commission

Planning Commission

August 24, 2011

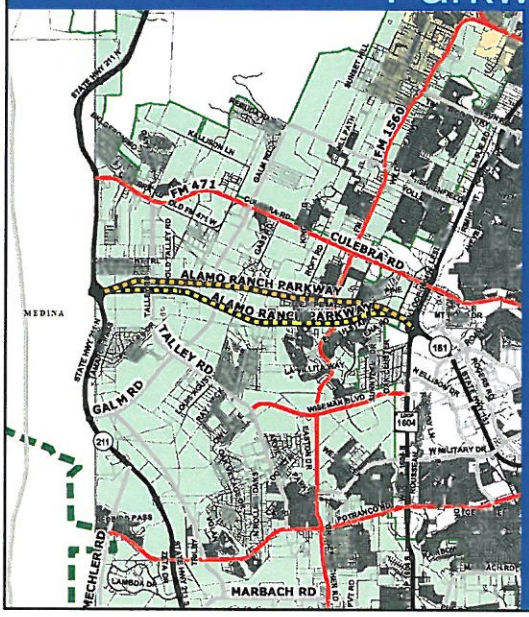
Major Thoroughfare Plan Amendment:

Agenda Item #: Alamo Ranch Parkway



1

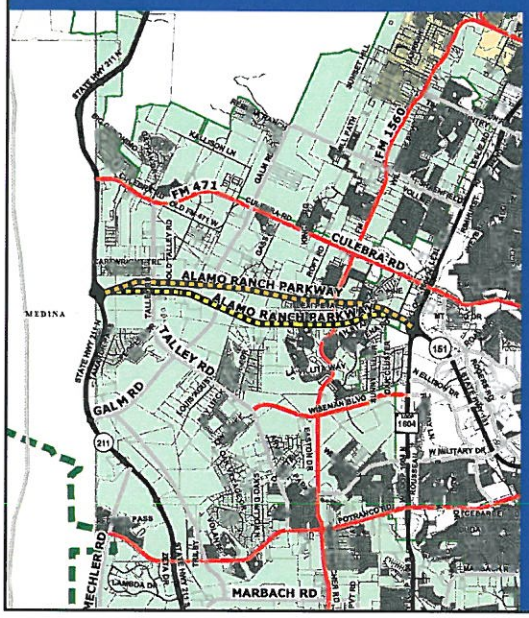
Background for Alamo Ranch Parkway



- Designated in 1987
- A portion of the alignment has been platted and constructed
- May 2, 2011 Master Development Plan submitted for southeast corner of Hwy 211 & Alamo Ranch Parkway
  - Promoted staff's review of Alamo Ranch Parkway alignment

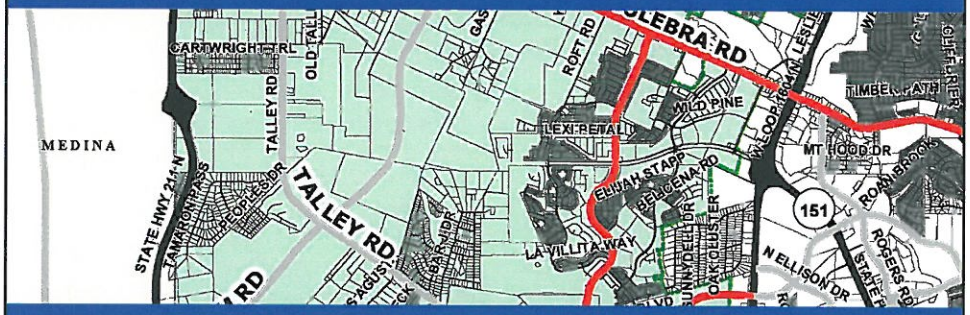
2

Factors Considered



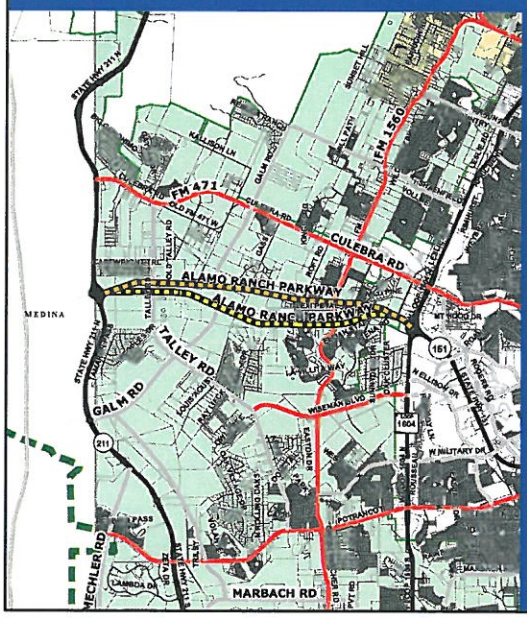
- Portion platted & constructed from 1604 to Roft Road
  - Super Arterial Type B
- Portion designated on approved MDP from Roft Road to just east of Talley Road
  - Super Arterial Type B
- Remainder of Road to be straightened
  - Provide better east/west travel
  - Align with MDP

3



4

Factors Considered



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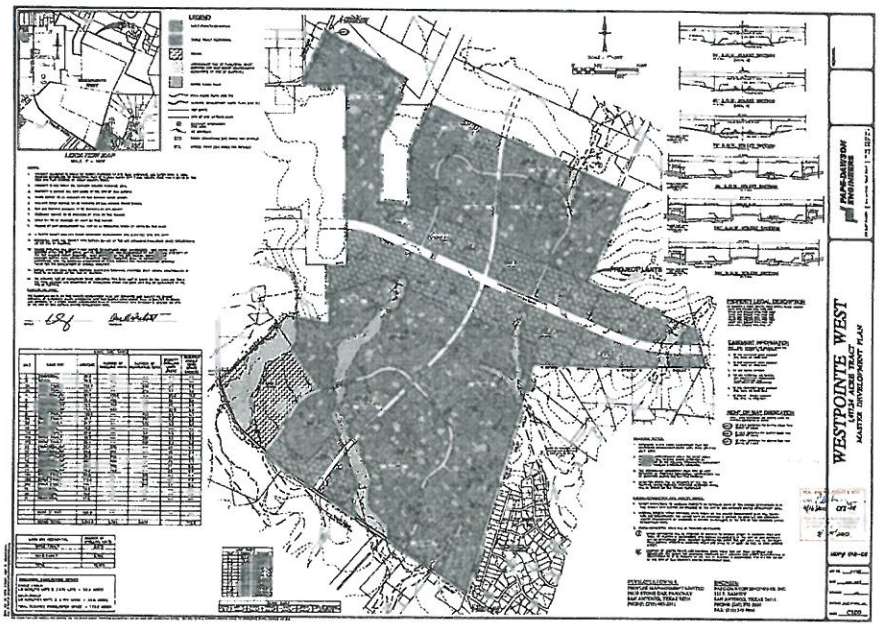
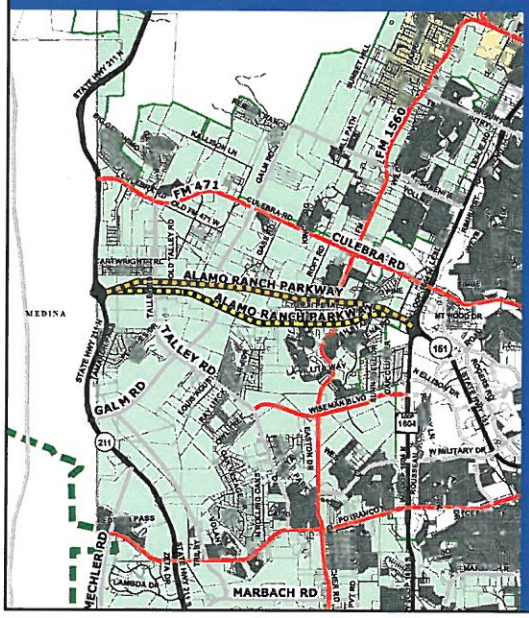
  - Provide better east/west travel
  - Align with MDP

5



Factors Considered



- Portion platted & constructed from 1604 to Roft Road
  - Super Arterial Type B
- Portion designated on approved MDP from Roft Road to just east of Talley Road
  - Super Arterial Type B
- Remainder of Road to be straightened
  - Provide better east/west travel
  - Align with MDP

7

Recommendation

- MTP Committee - **June 14, 2011**
  - Recommended approval
- Informational Meeting - **July 20, 2011**
  - 9 property owners attended; 8 in support, 1 against
- TAC Meeting - **July 25, 2011**
  - Recommended approval
- Staff recommends approval of the re-alignment & re-designation of Alamo Ranch Parkway to Super Arterial Type B

8

Item No. 25

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING SECTION

STAFF RECOMMENDATION TO
PLANNING COMMISSION

TECHNICAL ADVISORY COMMITTEE (TAC) MEETING DATE: July 25, 2011

GENERAL LOCATION: Bexar-Medina County border

SUBJECT: De-designation of the proposed North-South Connector on the Major Thoroughfare Plan.

INITIATOR: Staff

BACKGROUND INFORMATION

In 1987 the City of San Antonio designated a 19 mile alignment on the Major Thoroughfare Plan (MTP) named the North-South Connector as a Secondary Arterial Type A (86' right-of-way) generally located in Medina County, just east of the Bexar-Medina County border. The standard design for a Secondary Arterial Type A is a road with four 12' width lanes, a 14'width median, bike lanes and sidewalks. This proposed alignment has not been constructed and right-of-way has not been dedicated; it is essentially a line on the map.

ISSUES

Staff recommends approval of the following:

1) De-designation of the proposed North-South Connector on the Major Thoroughfare Plan.

Staff recommendation is based on the following factors:

- Medina County subdivision regulations promote low density development. Over the Edwards Aquifer Recharge Zone, Medina County requires a minimum lot size of 1 acre when a site has access to water and sewer, a minimum lot size of 2 acres when a site has access to either water or sewer, and a minimum lot size of 5 acres when a site does not have access to water and sewer (the subject area has no central sewer system); when the site is outside of the Recharge Zone and has access to water and sewer the minimum lot size is 30,000 square feet, when a site has access to either water or sewer the minimum lot size is 1.5 acres, and when a site does not have access to water or sewer the minimum lot size is 3 acres. Low density development will not produce high traffic volume numbers, which would not warrant the need for the North-South Connector.
- The proposed North-South Connector traverses the Edwards Aquifer Recharge and Contributing Zones
- A seven mile portion of the North-South Connector is outside the City of San Antonio ETJ which makes this section unenforceable to require dedication of right-of-way or construction

- The proposed North-South Connector traverses a considerable number of creeks and floodplains
- The terrain is very hilly which would make construction of the road difficult
- Several property owners affected by the North-South Connector are in favor of the de-designation

ALTERNATIVES

If the proposed North-South Connector alignment were to remain on the MTP it is not likely to be built because the City of San Antonio has agreed to enter into an Interlocal Agreement with Medina County stating that all proposed developments within San Antonio's ETJ that is located in Medina County will abide by Medina County subdivision regulations. There is no language in the Agreement requiring Medina County to enforce the City's MTP.

Re-alignment of the North-South Connector is not feasible due to the topography and existing development in the area.

FISCAL IMPACT

There is no fiscal impact associated with this amendment.

PROCESS HISTORY

On February 25th, a stakeholder meeting was held at which time the following agencies and departments were canvassed: DSD Streets, PCD Regional Planning, VIA, COSA Public Works Streets, Bexar County, and TxDOT.

On March 16th an informational meeting was held for impacted property owners within 200 feet of the proposed alignment.

TAC RECOMMENDATION

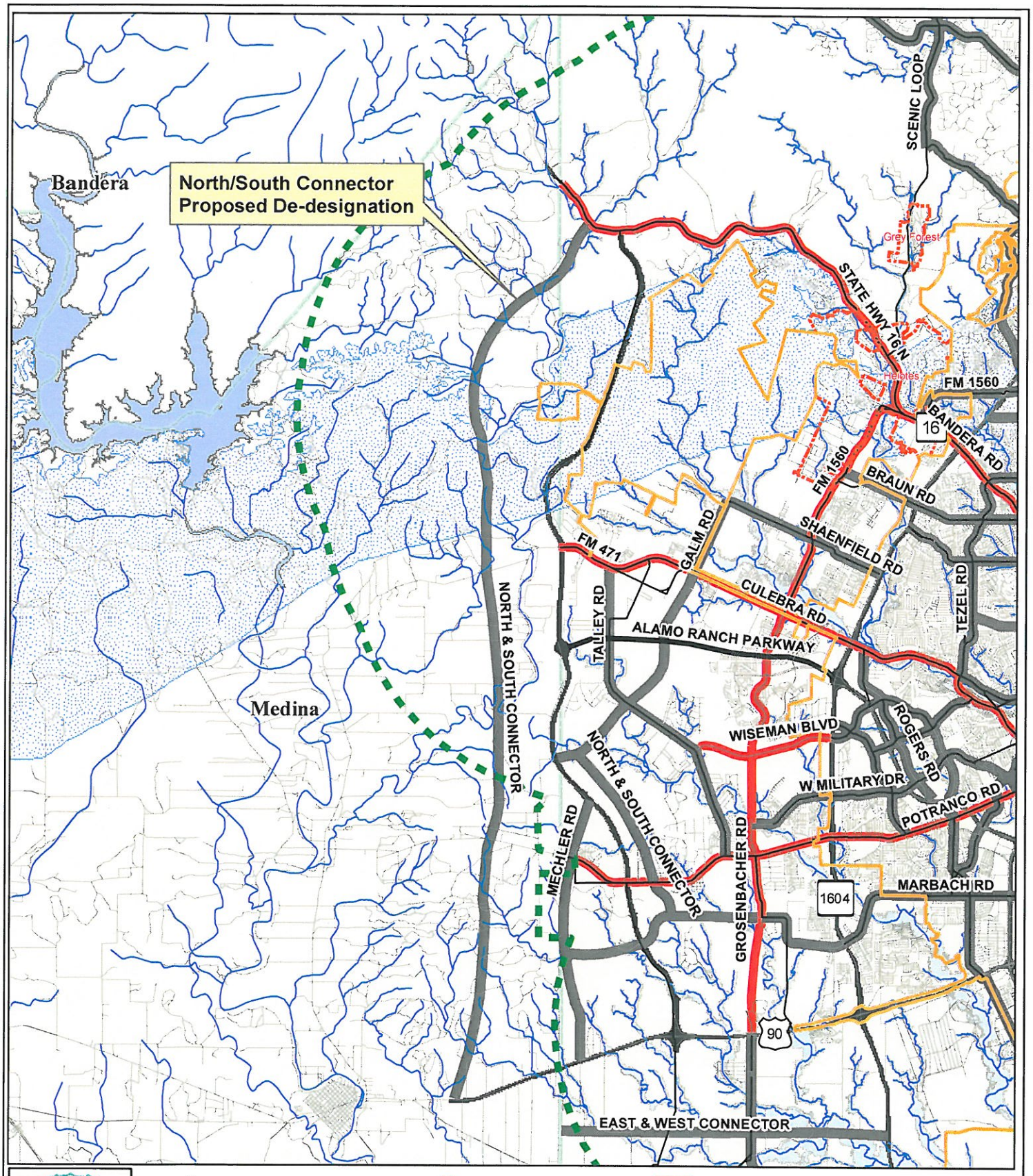
On July 25th the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

STAFF RECOMMENDATION

Staff recommends approval of the de-designation of the proposed North-South Connector on the Major Thoroughfare Plan.

PLANNING AND COMMUNITY DEVELOPMENT STAFF

Chris Looney, AICP	Interim Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Ashley Parsons	Senior Planner, Regional Planning, 210-207-8187



Primary Arterial Type A 120'
Secondary Arterial Type A 86'
Freeway 250' - 500'

Edwards Aquifer Recharge Zone
Floodplain
Lake

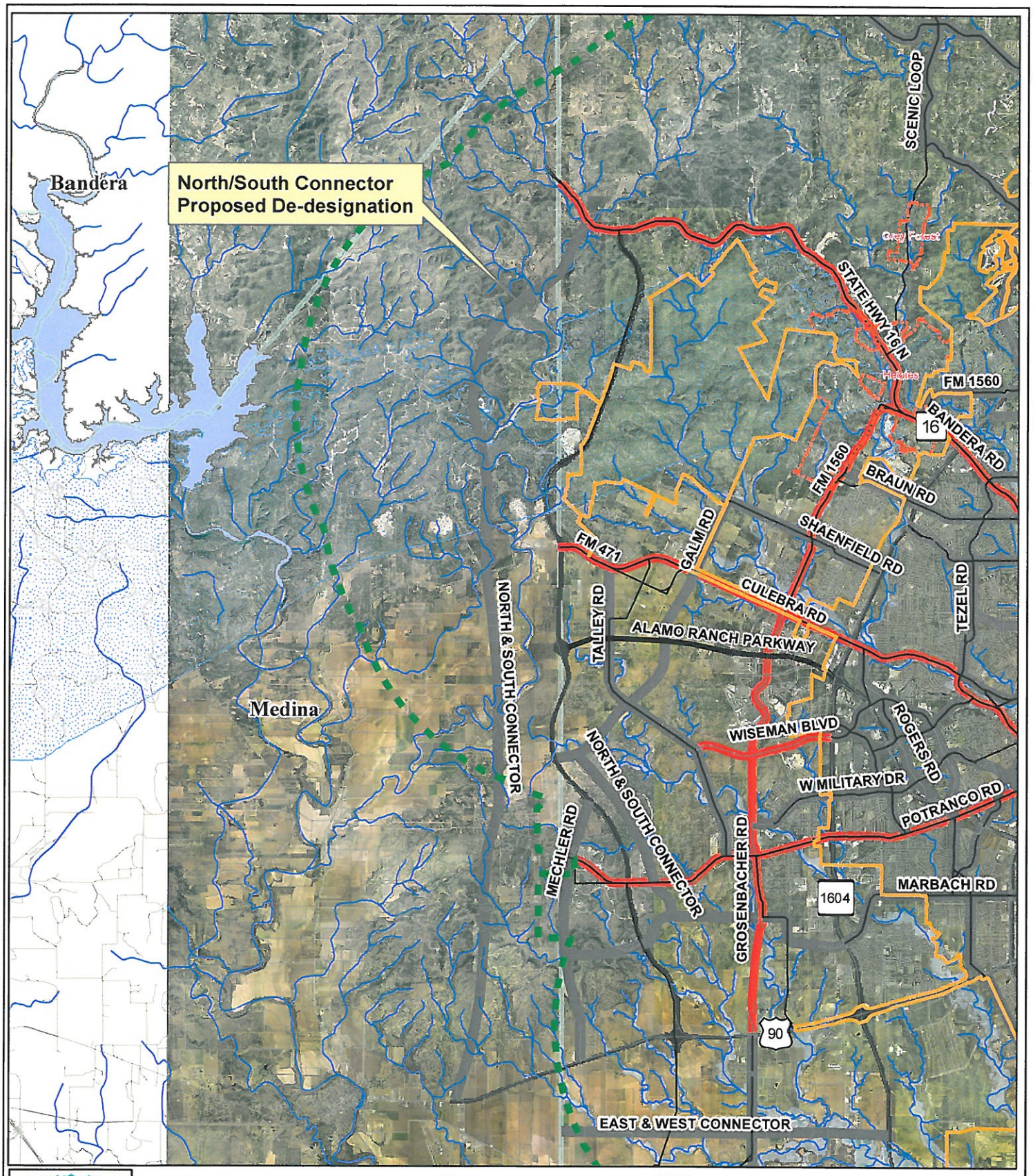
City of San Antonio
San Antonio ETJ
Cities and Towns
County Boundary

0 0.5 1 2 3 Miles

Major Thoroughfare Plan Amendment
North/South Connector in Medina County

Map Creation Date: March 23, 2011
PDF Filename: N_S_Connector large map_8.5x11.mxd

City of San Antonio
Planning and Development Services Department
Rodericks J. Sanchez, AICP, CBO
Director
Cliff Morton Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204



Primary Arterial Type A 120'
Secondary Arterial Type A 86'
Freeway 250' - 500'
Edwards Aquifer Recharge Zone
Floodplain
Lake
City of San Antonio
San Antonio ETJ
Cities and Towns
County Boundary

0 0.5 1 2 3 Miles

Major Thoroughfare Plan Amendment
North/South Connector in Medina County

City of San Antonio
Planning and Development Services Department
Roderick J. Sanchez, AICP, CEO
Director
Cliff Morgan Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

Map Creation Date: March 23, 2011
PDF Filename: N_S_Connector large map_8.5x11.mxd

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO DE-DESIGNATE THE PROPOSED NORTH-SOUTH CONNECTOR AS A SECONDARY ARTERIAL TYPE A (86' OF RIGHT-OF-WAY) GENERALLY LOCATED IN MEDINA COUNTY, JUST EAST OF THE BEXAR-MEDINA COUNTY BORDER.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on August 24, 2011 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to de-designate the proposed North-South Connector as a Secondary Arterial Type A (86' of right-of-way) generally located in Medina County, just east of the Bexar-Medina County border, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 24th DAY OF August 2011.

Approved:

_____
Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

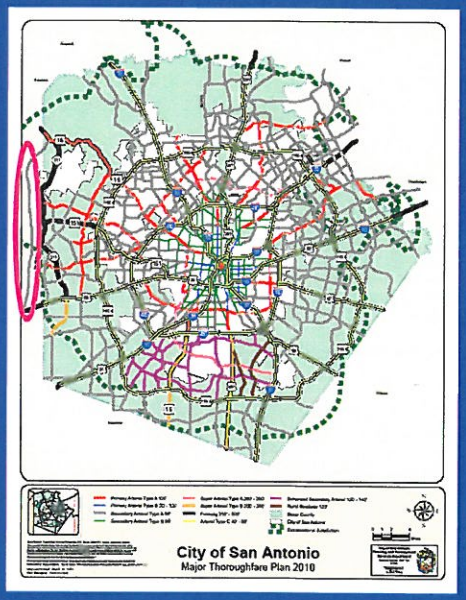
_____
Executive Secretary
San Antonio Planning Commission

Planning Commission

August 24, 2011

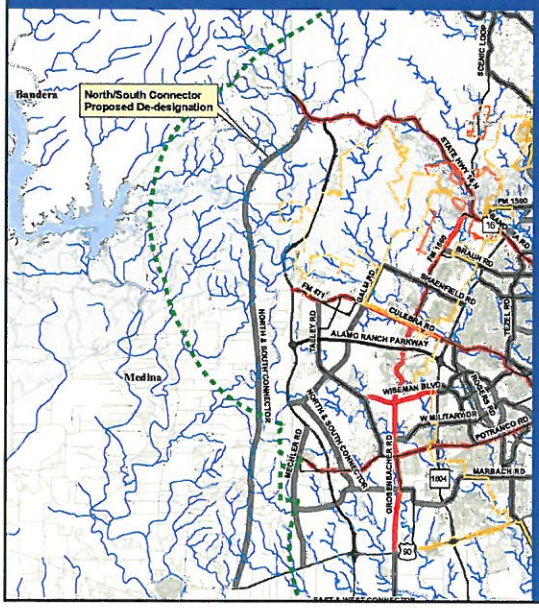
Amendment to
Major Thoroughfare Plan:

Agenda Item #: North-South Connector
in Medina County



1

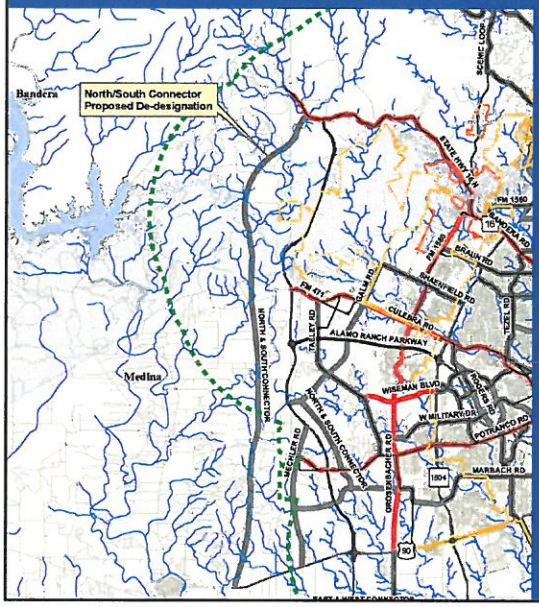
Background for N/S Connector



- Designated in 1987
- No right-of-way dedicated to date
- West/Southwest Sector 2011: property owners expressed wishes to de-designate alignment
  - Prompted staff's review of alignment

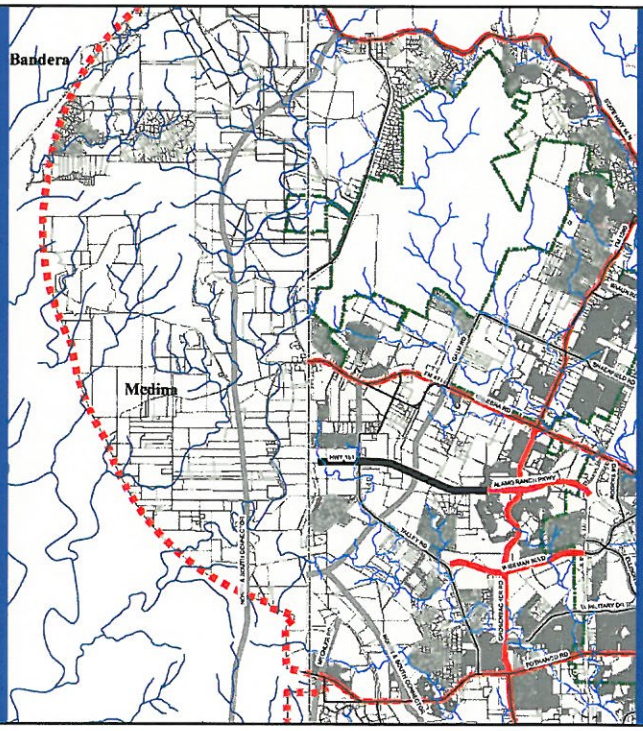
2

Factors Considered



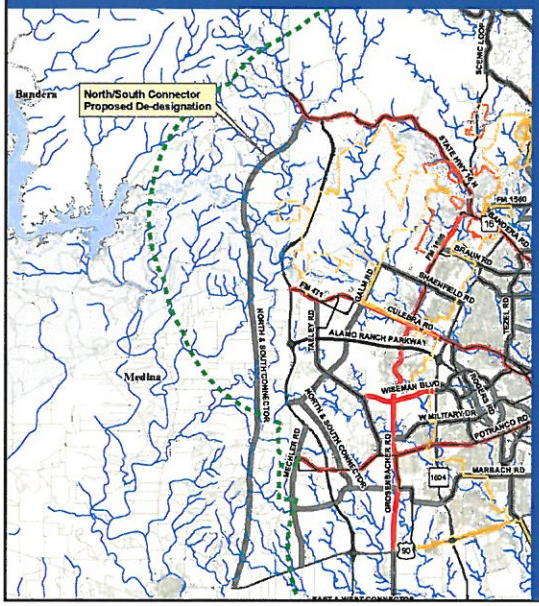
- Located in Medina
  - Subdivision regulations promote low density
- Portion located outside of CoSA ETJ
- Traverses Edwards Aquifer Recharge & Contributing Zones
- Traverses multiple creeks & floodplains
- Property owners in favor of de-designation

3



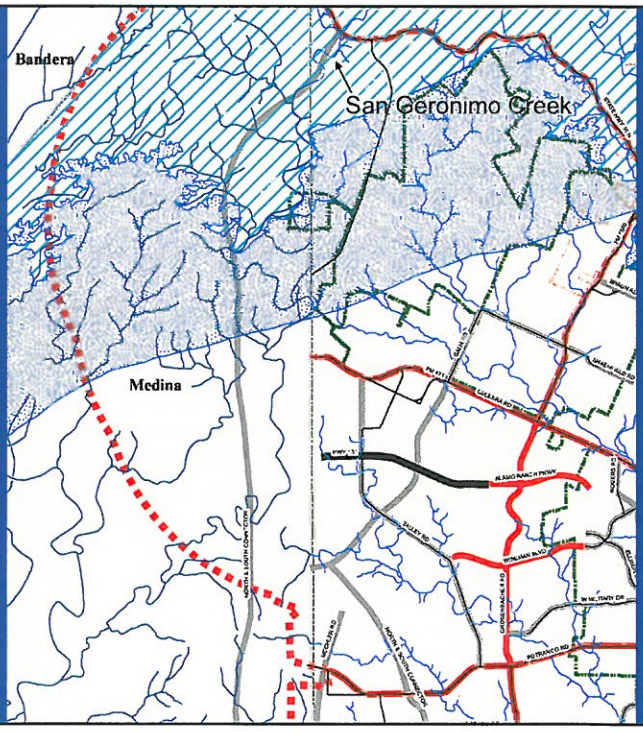
4

Factors Considered



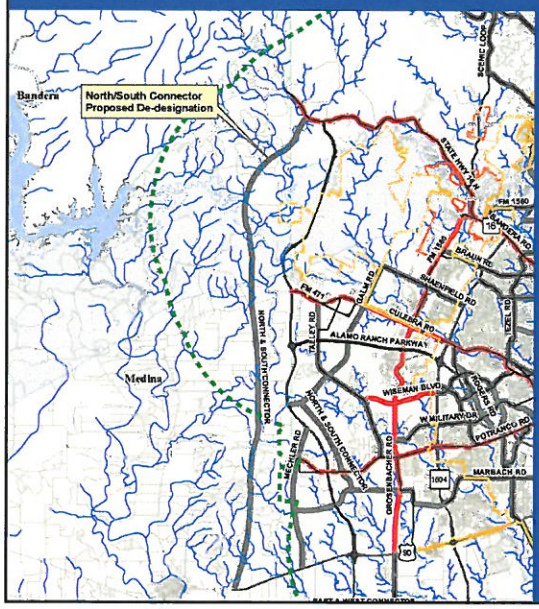
- Located in Medina
  - Subdivision regulations promote low density
- Portion located outside of CoSA ETJ
- Traverses Edwards Aquifer Recharge & Contributing Zones
- Traverses multiple creeks, floodplains & steep slopes
- Property owners in favor of de-designation

5



6

Factors Considered



- Located in Medina
  - Subdivision regulations promote low density
- Portion located outside of CoSA ETJ
- Traverses Edwards Aquifer Recharge & Contributing Zones
- Traverses multiple creeks & floodplains
- Property owners in favor of de-designation

7

Recommendation

- MTP Committee - **February 25, 2011**
  - Recommended approval
- Informational Meeting - **March 16, 2011**
  - 8 property owners attended; all in support
- TAC Meeting - **July 25, 2011**
  - Recommended approval
- Staff recommends approval of de-designation

8

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11043 Item #26

Council District: **9** City Council Meeting Date: **October 6, 2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Sector Plan: **North Sector Plan**
The applicant requests to amend the Land Use Plan designation *from* **Country Tier** land use *to* **Specialized Center** land use and **Natural Tier** land use.

Background Information:

Applicant: Brown and Ortiz, PC (c/o James B. Griffin)
Owner: Steinreal Corp.
Property Location: NCB 17701 Lots P-5A, P-5, and P-1B and NCB 16334 Lot P-5B
Acreage: 274.6
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Military Center (Camp Bullis)
E: Country Tier (vacant)
S: Country Tier and Suburban Tier (electrical easement and single-family residential)
W: Specialized Center (quarry)

Issue:

LAND USE ANALYSIS:

The subject property is located approximately seven hundred feet north of the intersection of Happy's Corner and Canoe Brook and directly south of Camp Bullis between Northwest Military Drive and Blanco Road. The future land use for the property is designated Country Tier land use in the North Sector Plan. The applicant requests to amend the future land use to Specialized Center land use on 260.3 acres and to Natural Tier land use on 14.3 acres.

The Country Tier land use includes both residential and non-residential uses. The residential uses are limited to the intensity of rural homestead which generally includes large tract detached single-family housing served by well water and septic systems of lots greater than ten acres. The non-residential uses include agriculture and commercial uses which are generally described as outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate. Commercial uses in the Country Tier land use should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

The applicant requests to change the land use designation to Specialized Center land use on 260.3 acres and to Natural Tier land use on 14.3 acres at the eastern corner of the property. The Specialized Center land use does not allow for residential uses. Non-residential uses recommended for areas designated as Specialized Center land use include manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. Heavy Industrial uses should be located near expressways, arterials, and railroad lines. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. The Natural Tier land use allows for limited non-residential uses which generally include ancillary uses located within existing and man-made natural areas that support active and/or

passive open space and recreational uses. The Natural Tier includes parks, designated natural areas, and recreational areas.

The subject property is located within the Light Military Influence Area Zone-1 which is a one mile area surrounding Camp Bullis. As such, Objective 6 of the Military Compatibility Development Guidelines in the North Sector Plan states, "Avoid additional light generation and reduce light pollution and glare by existing and new development that would negatively impact night vision device training at Camp Bullis." To protect the Light Military Influence Area Zone-1, City Council has adopted the Military Lighting Overlay District (MLOD). New development in the area must comply with the lighting standards established within this zoning overlay district.

The subject property is also located within the Edwards Aquifer Recharge Zone and also within Karst Zone 1. The Military Compatibility Development Guidelines in the North Sector Plan state in Objective 7, "Comply with the Endangered Species Act and prevent the reduction of karst invertebrate habitat." Additionally, the objective states, "Any development that threatens to destroy critical habitat in Karst Zone 1 and 2 should not be approved. If such a project is approved, mitigation measures preserving habitat may be required." The recommended use within the Karst Zone 1 according to the Military Compatibility Development Guidelines is to designate the property as a conservation area. The initial study of the site indicated that endangered species were located at the eastern corner of the property. United States Fish and Wildlife Service has requested further studies for the Karst features and another habitat study prior to establishing whether a permit for mitigation is required. The portion of the property that has known endangered species based on a previous habitat study is being requested to be changed to the Natural Tier land use.

The subject property does not currently meet the location requirement for a Specialized Center land use. The subject property is not located along an expressway, arterial, or railroad. The only access to the subject property is along a private road and an unpaved ingress/egress easement. The Specialized Center allows for a range of uses which include heavy industrial and business park uses. If access to the site was improved, this could cause significant impact to neighboring single-family residences in the area. Some of the uses within the Specialized Center land use are inappropriate and incompatible at this location. There are some uses though that may be appropriate. The specific use will be determined through the rezoning public hearing process. Inappropriate uses should be avoided such as a business park or other heavy industrial uses such as petroleum manufacturing. Further, the Edwards Aquifer Recharge Zone Overlay District also ensures that some of these inappropriate uses will not be permitted on the subject property.

Generally, a Specialized Center land use is compatible with neighboring military operations at Camp Bullis to the north and the existing quarry to the west. Residential property to the south is buffered by an electrical easement and is not connected by any roadway. Development of the site must abide by the Military Lighting Overlay District to minimize interference with night training at Camp Bullis. Additionally, environmental concerns will be addressed by San Antonio Water System, United States Fish and Wildlife Service, and the Texas Commission on Environmental Quality. Environmental studies are to be conducted over the next year to determine what if any mitigation is required in order to develop the site for the proposed use.

San Antonio Water System (SAWS) submitted a memo on the findings for the Edwards Aquifer Recharge Zone and are in support of the change with recommendations that address any potential damage to water quality, neighboring wells and Salado Creek. A Water Pollution Abatement Plan, an Aquifer Protection Plan, and a Water Quality Maintenance Plan are recommended by SAWS to ensure proper procedures are followed to protect the aquifer and watershed.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Camp Bullis staff have concerns about the plan amendment due to endangered species issues and the environmentally sensitive nature of the tract.

The applicant's request for the Specialized Center land use is appropriate as long as mitigation efforts address the requirements for preserving or mitigating endangered species habitat and environmental plans are implemented to preserve water quality and Karst features on the site. The applicant's request to change a portion of the site to the Natural Tier land use is appropriate as this area has been determined to include endangered species. Concerns for the specific use of the property are best determined through the requested zoning rather than the future land use plan.

☐Minimal Impact ☒Impact may be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Unnamed East/West Connector designated as a Secondary Arterial Type A is located along the southern boundary of the subject property.
Comments: The proposed East/West connector along the southern boundary is not currently improved. The subject property is currently land locked with access only from a private street and utility/access easement that has access from Huebner Road. The potential for increased heavy truck traffic along Huebner Road to access the site is of concern especially for nearby single-family residential neighborhoods.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Camp Bullis abuts the subject property to the north. Bible Study Fellowship International abuts the subject property to the east. Eisenhower Park is approximately 0.7 miles from the subject property. Blattman Elementary School, Concordia Lutheran Church School and Judson Montessori School are within 1.5 miles of the subject property.
Comments: If endangered species habitat is misplaced due to the development of the subject property, it may negatively impact military operations at Camp Bullis. A habitat study and Karst study will determine what, if any, mitigation will be required.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:

Generally, a Specialized Center land use is compatible with neighboring military operations at Camp Bullis to the north and the existing quarry to the west. Residential property to the south is buffered by an electrical easement and is not connected by any roadway. Specialized Center land use allows for a range of uses which include heavy industrial and business park uses. Some of the uses within the Specialized Center land use are inappropriate and incompatible at this location. There are some uses though that may be appropriate. The specific use will be determined through the rezoning public hearing process. Inappropriate uses should be avoided such as a business park or other heavy industrial uses such as petroleum manufacturing. The Edwards Aquifer Recharge Zone Overlay District ensures that some of these inappropriate uses will not be allowed. Development on the site must abide by the Military Lighting Overlay District. Additionally, environmental concerns will be addressed by San Antonio Water System (SAWS), United States Fish and Wildlife Service, and the Texas Commission on Environmental Quality. SAWS has developed recommendations for the corresponding zoning case to ensure the wells and aquifer are protected. Environmental studies are to be conducted over the next year

to determine what, if any, mitigation is required in order to develop the site for the proposed use. A Water Pollution Abatement Plan, an Aquifer Protection Plan, and a Water Quality Maintenance Plan are recommended by SAWS to ensure proper procedures are followed to protect the aquifer and watershed. The applicant's request to change a portion of the site to the Natural Tier land use is appropriate as this area has been determined to include endangered species.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: August 10, 2011 cont. to August 24, 2011
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: July 22, 2011
No. Notices mailed 10 days prior to Public Hearing: 39 (5 to property owners within 200 feet, 33 to North Sector Planning Team members, and 1 to a registered neighborhood association)
Registered Neighborhood Association(s) Notified: Greystone Country Estates Property Owners Association
Comments: Greystone Country Estates Property Owners Association is not located within two hundred feet of the subject property but is the nearest registered neighborhood association. The neighborhood is approximately a half mile from the subject property.

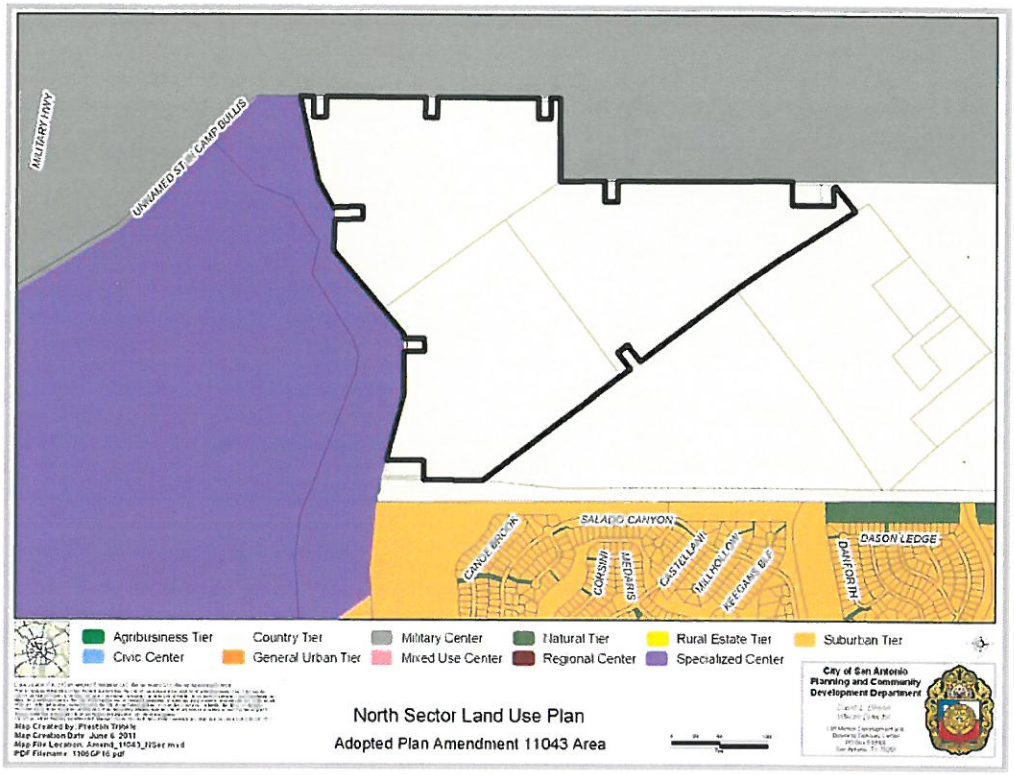
ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011158 S ERZD
Current zoning district: R-6 MLOD MSAO-1 ERZD AHOD
Proposed zoning district: QD S MLOD MSAO-1 ERZD AHOD and RP MSAO MLOD ERZD AHOD
Zoning Commission Public Hearing Date: August 16, 2011
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

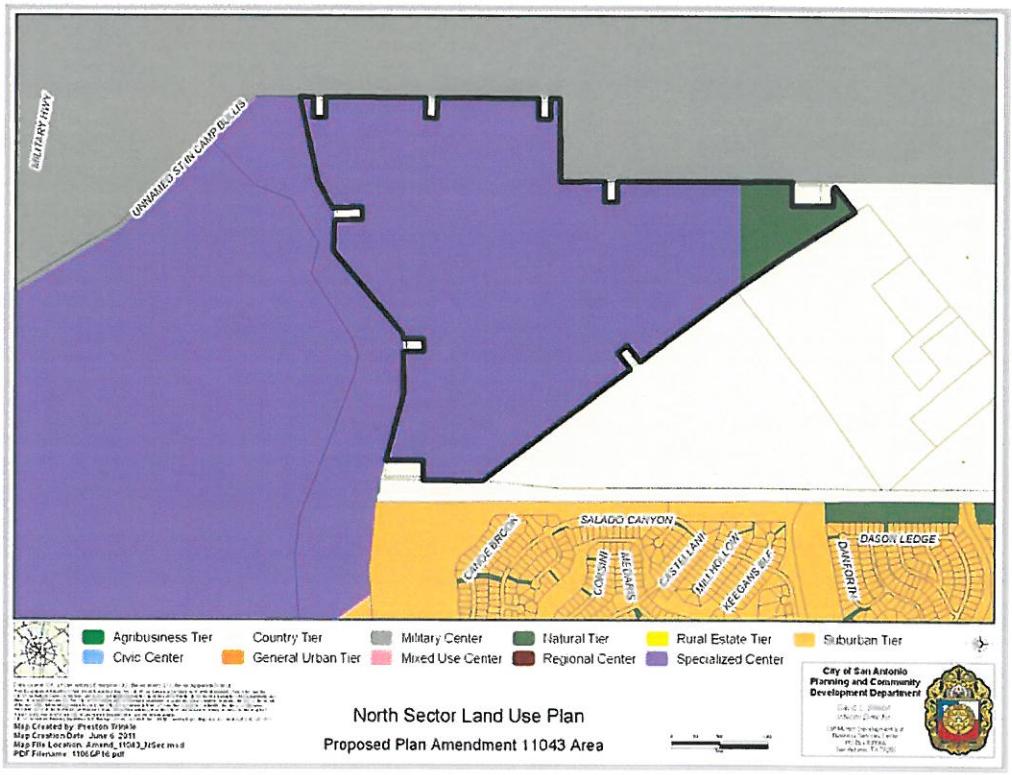
David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: (210) 207-7816

Attachment 1

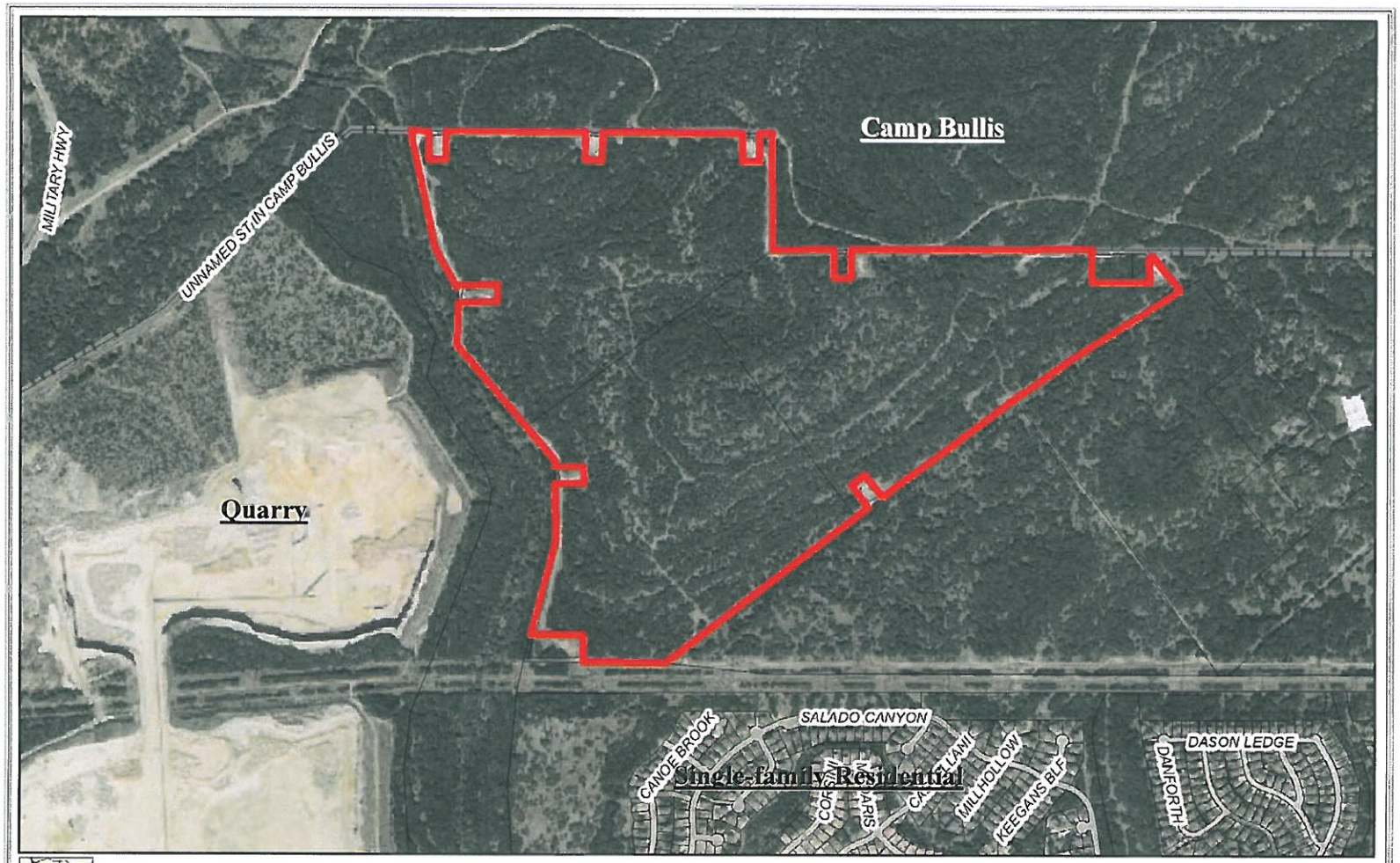
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2010 Aerial

North Sector Land Use Plan

Proposed Plan Amendment 11043 Area

Map Created by: Preston Trinkle
Map Creation Date: June 6, 2011
Map File Location: Amend_11043_NSec.mxd
PDF Filename: 1106GP16.pdf

City of San Antonio
Planning and Community
Development Department
David L. Ellison
Interim Director
CM Morton Development and
Business Services Center
PO Box 839966
San Antonio, TX 78283

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COUNTRY TIER LAND USE TO SPECIALIZED CENTER LAND USE FOR AN AREA OF APPROXIMATELY 260.3-ACRES AND TO NATURAL TIER LAND USE FOR AN AREA OF APPROXIMATELY 14.3-ACRES LOCATED AT NCB 17701 LOT P-5A, P-5, AND P-1B AND NCB 16334 P-5B AND P-36.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 10, 2011 and August 24, 2011 and **APPROVED** the amendment on August 10, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF AUGUST 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

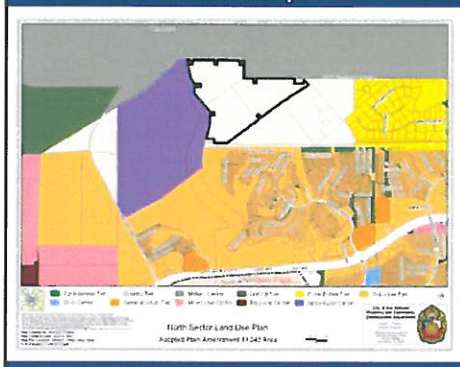
Master Plan Amendment 11043

North Sector Plan

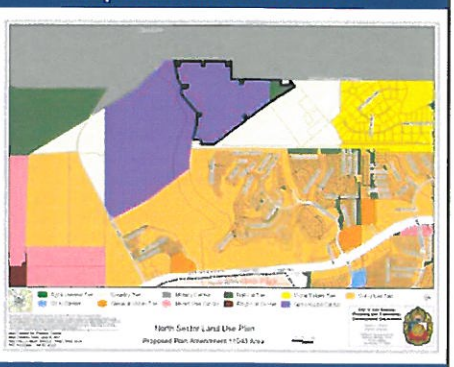
Planning Commission
August 24, 2011
Agenda Item No. XX

Amendment 11043

Plan as adopted:



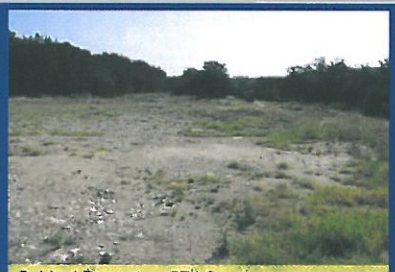
Proposed amendment:



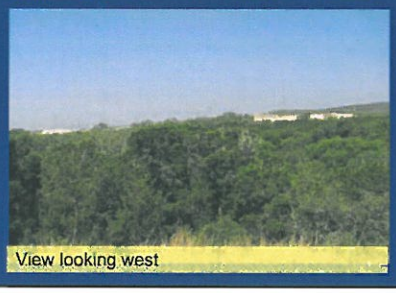
2

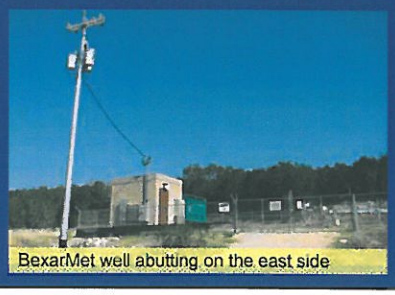
Surrounding Land Uses

Area Images


Subject Property – 274.6 acres

View looking south


View looking west


BexarMet well abutting on the east side

Staff Recommendation

Approval of the request to amend from Country Tier land use to Specialized Center land use on 260.3 acres and Natural Tier land use on 14.3 acres

5

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 29, 2011

Mr. Chris Looney
Interim Assistant Director for Planning
Planning and Community Development Department
1901 S. Alamo
San Antonio, TX 78205

VIA EMAIL

Re: Stein Tract – City of San Antonio Planning
Case No. 11043 and Zoning Case No.Z2011158.

Dear Mr. Looney:

The purpose of this correspondence is to acknowledge that, before any clearing or other development activity occurs on the 275-acre "Stein Tract," an endangered species study for Golden Cheek Warblers will be conducted and submitted to United States Fish and Wildlife Services ("USFWS") along with the completed Karst Invertebrate study. Both studies shall be conducted by a third-party, USFWS-approved biologist.

Please do not hesitate to contact me should you have any questions regarding this matter.

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

Gene Dawson, Jr., P.E.
President

cc: Mr. Jim Cannizzo, U.S. Army
Mr. Rudy Nino, Development Services Department
Mr. James Griffin, Brown & Ortiz, P.C.

O:\USERS\GDAWSONJR\LETTERS\2011\110729A1.DOC

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2011158 (Stein Tract)

Date: August 3, 2011

SUMMARY

A request for a change in zoning has been made for an approximate 260.249-acre tract located on the city's north side. A change in zoning from **R6 MSAO-1 ERZD** to **QD S ERZD MSAO-1D & RP ERZD MSAO-1** is being requested by the applicant, Brown & Ortiz, P.C., by Mr. James Griffin. The change in zoning has been requested to allow a mixed use development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, between NW Military and Blanco off of Huebner. The entire tract lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

   The proposed change is from R-6 MSAO-1 ERZD to QD S ERZD MSAO-1 & RP ERZD MSAO-1 and will allow for the development of a quarry. Currently the site is covered in native vegetation and undeveloped

2. Surrounding Land Uses:

   The proposed development is bounded on the north by Camp Bullis Government property. To the east the property is adjacent to the Bible Study Fellowship property. To the south the property is bounded by Point Bluff Subdivision and to the west by an active Martin Marietta Quarry.

3. Water Pollution Abatement Plan:

   As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

   The Resource Protection Division of the San Antonio Water System conducted a site evaluation on July 6, 2011, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist. Joan B. Falkenberg, P.G., was present during the site evaluation. SAWS staff was escorted by representatives from Brown & Ortiz, James Griffin and Ken Brown, Dan Kossl with Bitterblue and Valerie Collins with Pape Dawson Engineers. Accessibility was limited due to terrain conditions at of the site.

   A. The subject site was observed as undeveloped and in a natural state. Portions of the site were covered by vuggy bedrock and bedrock float. The subject site was observed to have a thin to moderate soil cover, thick vegetation, trees and tall grassy areas with leaf litter covering many parts of the site. According to an aerial photograph provided by the Engineer, reference to geologic feature locations and an accompanying photos of some of those features, it was determined the site had features such as; caves, sinkholes, solution cavities, fractured rock zones and closed depressions. At this time the only area to be preserved is a habitat area for the Golden Cheek Warbler located at the eastern corner of the property perimeter. Prior to development of this project, the Texas Commission on Environmental Quality will require a WPAP and at that time a geologic assessment will be conducted for the report.

      The topography of the site slopes generally from the north to the south. Stormwater occurring on the subject site would drain toward Salado Creek by way of onsite drainage patterns and unnamed tributaries of Salado Creek.

B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by two geologic members of the Edwards Aquifer. The majority of the site is underlain by the Dolomitic member of the Kainer Formation and is characterized by massive bedded light grey limestone. A full section thickness of this member is approximately 110 to 130 feet thick. The remainder of the tract is underlain by the Basal Nodular member and is characterized by a massive nodular and mottled limestone with an overall thickness in full section of 50 to 60 feet.

C. The western perimeter of the site lies within a floodplain preservation area.
The subject site was reported to be transected by an inferred fault along the northwest corner of the subject site. No visual evidence of this fault was observed on the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. Several geologic features are located on the property and there is potential for contamination of the Edwards Aquifer through these features.

2. Several wells were observed adjacent to the property. There is potential for contamination of the Edwards Aquifer via the wells.

3. A portion of the property lies within Salado Creek Watershed, along the western portion, where recharge may occur.

4. The production of large amounts of dust and silt associated with the operations and activities of the quarry.

5. The potential of siltation of Salado Creek in the event stormwater runoff if not properly contained and monitored.

6. The adequate and proper execution and implementation of the water pollution abatement measures proposed for the quarry development.

7. The Cave found in the Natural Preserved Area shall remain in its natural and undisturbed condition and shall be protected according to provisions contained in the approved WPAP.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.

2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The applicant agrees not to exceed 15% impervious cover for the entire site.

2. Blasting shall be conducted in compliance with all federal, state and local rules and regulations.

3. Pre and post blasting assessment of the existing wells. At a minimum this shall include televising and geophysical logging of the wells.

4. The storage of explosives on site shall be prohibited.

5. The storage of fuels, oils, lubricants and antifreeze on the tract is prohibited.

6. The storage or stockpiling of asphalt material on the tract is prohibited.

7. The suppression of dust on site shall be maintained.

8. Stormwater run-off from the quarry be directed to a stormwater abatement system that shall be approved by the Aquifer Protection & Evaluation Division of the San Antonio Water System prior to the release of any building permits.

9. All rock and earthen berms, silt fences, gabions and vegetated filter strips shall be checked and maintained periodically to ensure proper performance.

10. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.

11. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

12. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

13. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available form the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

14. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

15. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.

2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:

   A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each

particular development/use within the area being considered for re-zoning,

B. A set of site specific plans which must have a signed Engineers Seal from Texas,

C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),

D. A copy of the approved Water Pollution Abatement Plan.

3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.

4. If a water quality basin is constructed on the property, the following is required:

   A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

   B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

   C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

   D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.

5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

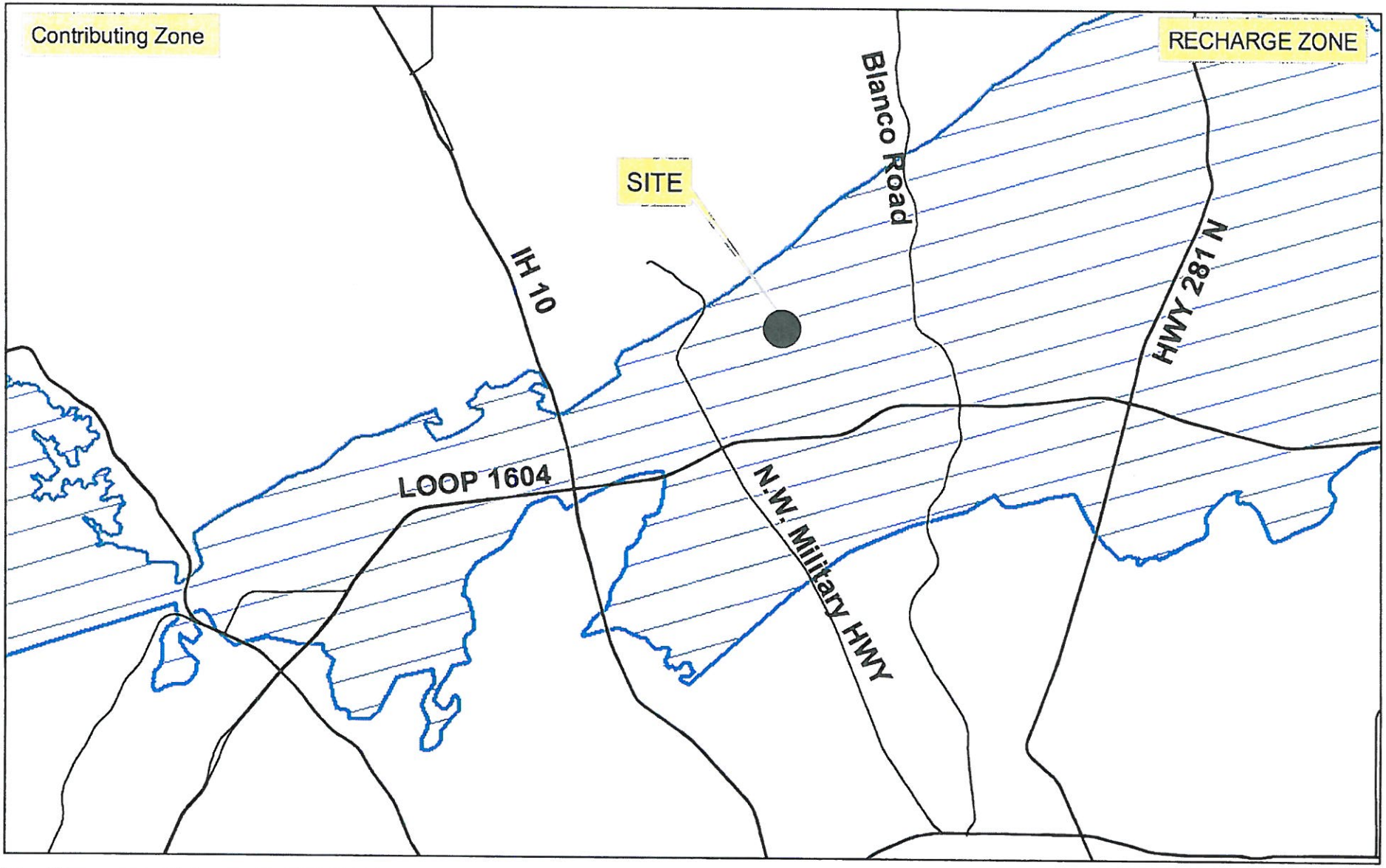
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:

Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:PMG



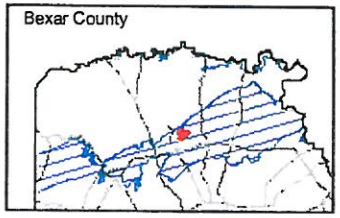
Zoning Case File Number: Z2011158

Stein Tract

Map Book Page & Grid: 481 C8, D8

Map Prepared by Aquifer Protection & Evaluation PMG 07/7/2011

FIGURE 1



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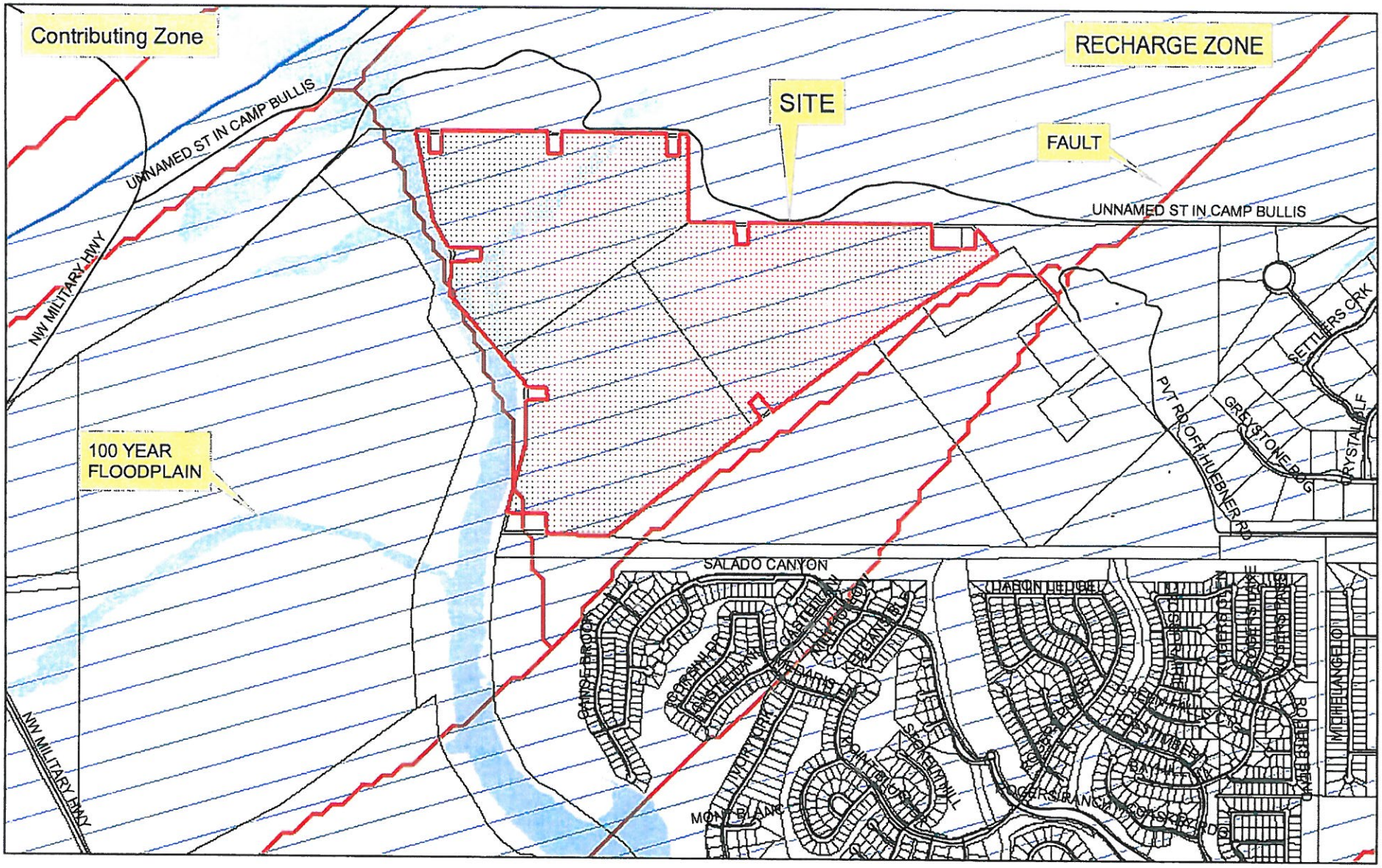


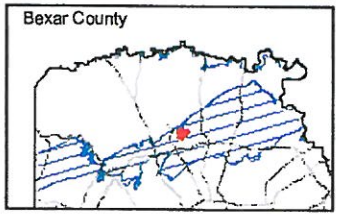
Zoning Case File Number: Z2011158

FIGURE 2

Stein Tract

Map Book Page & Grid: 481 C8, D8

Map Prepared by Aquifer Protection & Evaluation PMG 07/7/2011



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City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11045 Item No. 27

Council District: **8** City Council Meeting Date: **10/6/2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **San Antonio International Airport Vicinity Land Use Plan**
The applicant requests to amend the Land Use Plan designation *from* **Neighborhood Commercial** land use *to* **Mixed Use** land use.

Background Information:

Applicant: Kaufman and Killen, Inc.
Owner: HEB Grocery Company, LP
Property Location: Northeast corner of the intersection of Huebner Road and Northwest Military Highway
Acreage: 18.02
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Outside City Limits (single family homes)
E: Low Density Residential (single family homes)
S: Regional Commercial (bank)
W: Community Commercial (bank, pharmacy)

Issue:

LAND USE ANALYSIS:

The subject property is an undeveloped 18.02 acre parcel located at the northeastern corner of the intersection of Huebner Road and Northwest Military Highway. The property to the northeast is classified as Neighborhood Commercial and is occupied by a commercial distribution center. The properties to the east are occupied by single-family homes and are designated as Low Density Residential land use. The property on the northwest corner of the intersection of Huebner Road and Northwest Military Highway is classified as Community Commercial land use and is occupied by a pharmacy. The property at the southwest corner of this intersection is classified as Regional Commercial land use and is occupied by a bank. A portion of the southeast corner, immediately adjacent to Huebner Road is classified as Parks/Open Space while the remainder of the properties at this location are classified as Low Density Residential land use.

The San Antonio International Airport Vicinity Land Use Plan currently designates the subject property as Neighborhood Commercial land use. Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail serving the market equivalent of a neighborhood are appropriate within the Neighborhood Commercial land use classification. Examples of appropriate uses within this land use category include flower shops, small restaurants, book stores, and lawyer's offices. These land uses should be located at the intersections of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where existing commercial areas have been established.

The applicant is requesting to change the future land use classification of the subject property to Mixed Use. The Mixed Use land use classification includes a mix of low intensity residential and commercial uses within the same building or development. The Mixed Use land use category includes community commercial uses as well as low and medium density residential uses. Mixed Use developments should

be designed for pedestrian access. Examples of appropriate uses for the Mixed Use land use category include professional and personal services, shopfront retail with restaurants, and gift shops.

The proposed amendment to Mixed Use land use would complement the Community Commercial and Regional Commercial uses on the northwest and southwest sides of the intersection of Huebner Road and Northwest Military Highway. The Mixed Use land use classification contains a residential component that would add to the customer base that could utilize the commercial uses in operation on the northwest and southwest sides of the Northwest Military Highway and Huebner Road intersection. Additionally, the proposed plan amendment, by promoting an integrated blend of residential and commercial uses, would reduce the acreage dedicated to purely commercial uses that are immediately adjacent to residential uses. By reducing the amount of commercial development in close proximity to residential uses the proposed plan amendment respects both Objective 1.1 and Objective 2.2 which call for the protection of the quality of life of residents within the planning area as well as the protection of the integrity of existing residential areas.

The Mixed Use land use category also provides for transit oriented development. Transit oriented development is intended to facilitate a land use pattern that ensures access to public transportation and facilitates multi-modal access to regional employment centers. The proposed plan amendment, and its provision for transit oriented development, would prove beneficial to the surrounding area by supporting accessible public transportation options in the area. Transit oriented development is supported by Objective 2.2 of the San Antonio International Airport Vicinity Land Use Plan which recommends the development of transit oriented nodes.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Hubener Road and Northwest Military Highway are classified as Primary Arterial Type A roadways with 120 feet of right-of-way. There is an existing VIA transit stop at the northwest corner of the intersection of Huebner Road and Northwest Military Highway.

Comments: Vehicular traffic would access the subject property via Huebner Road and Northwest Military Highway which are both high capacity roadways.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 1,700 feet west of the Salado Creek Greenway linear park and is approximately 1,000 feet west of a private park located at 14330 Vantage Hill. Oak Meadow Elementary School is approximately 0.5 miles south of the property and the Barshop Jewish Community Center is approximately 1.1 miles to the south.

Comments: The proposed plan amendment would increase the number of students in the area. However, the area has not been a high-growth area and additionally, Oak Meadow Elementary has been designated an overflow campus intended to accommodate increases from other areas of the school district.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:

Comments: The proposed plan amendment would provide for a mix of commercial and residential uses at a scale and intensity that is compatible with the community and regional commercial uses to the south and southwest and the low density residential uses to the north and northeast. The proposed plan amendment would support transit oriented development. Transit oriented development could support the expansion of multi-modal transportation options in the area.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 27, 2011; cont. to August 24, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: July 8, 2011

No. Notices mailed 10 days prior to Public Hearing: 32 to surrounding property owners; two to Neighborhood Associations

Registered Neighborhood Association(s) Notified: Oak Meadow Homeowners' Association, Churchill Estates Homes Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011167

Current zoning district: C-3 Proposed zoning district: C-2, MF-25

Zoning Commission Public Hearing Date: October 4, 2011

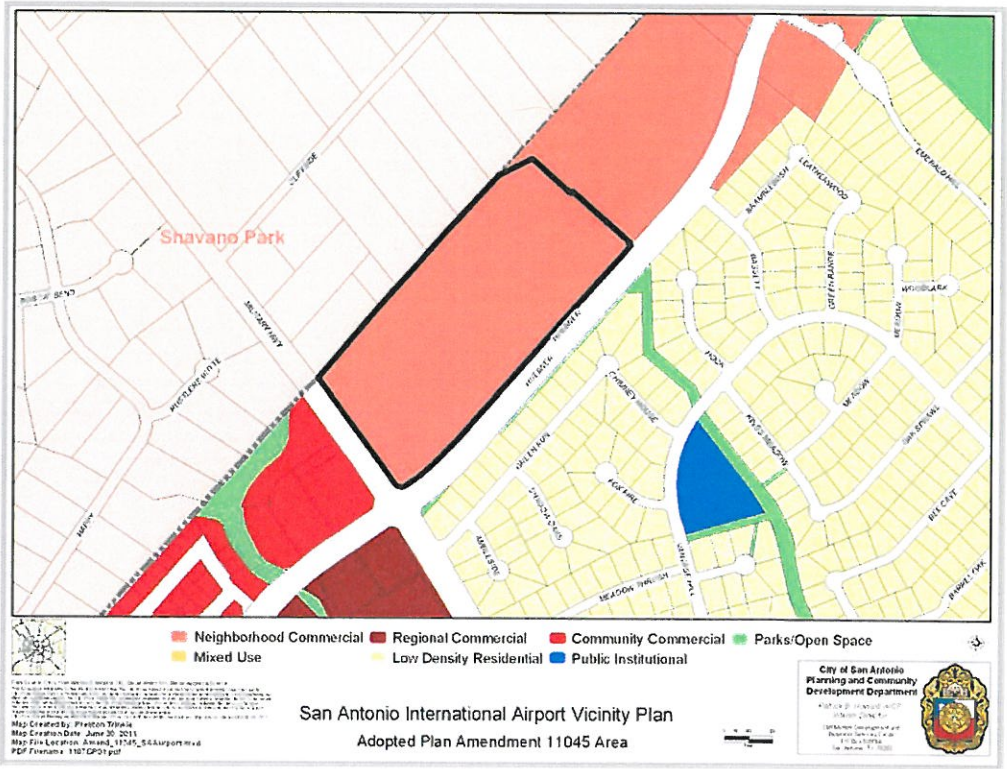
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

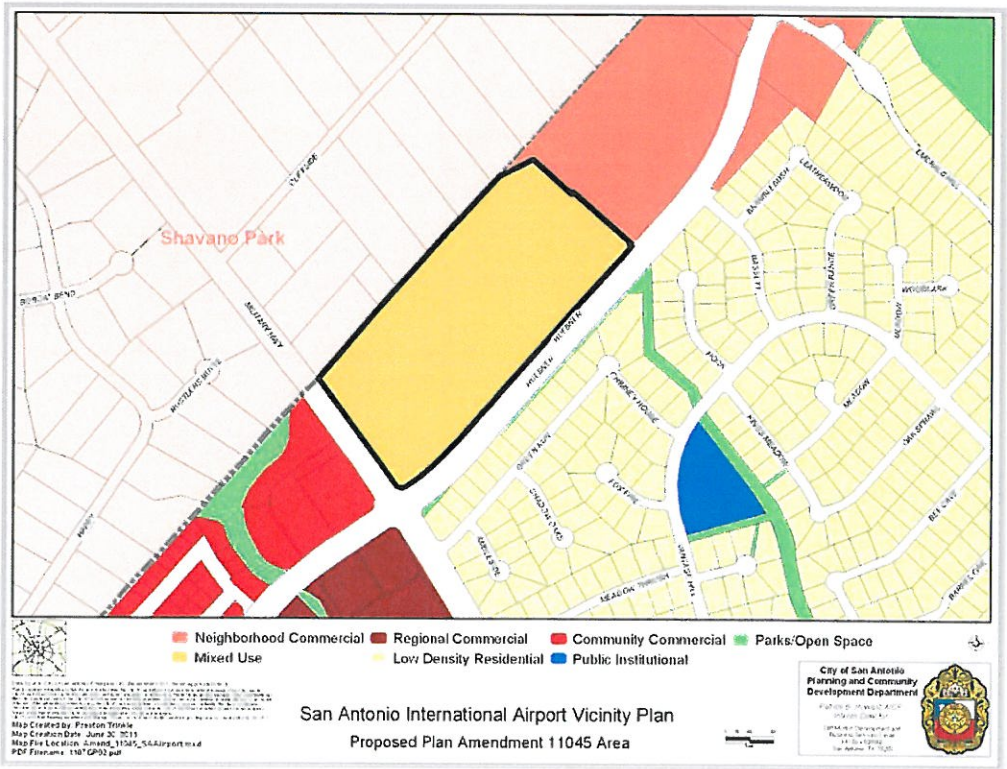
David L. Ellison	Interim Director		
Andrea Gilles	Planning Manager		
Case Manager: Tyler Sorrells	Planner	Phone No.:	210.207.7395

Attachment 1

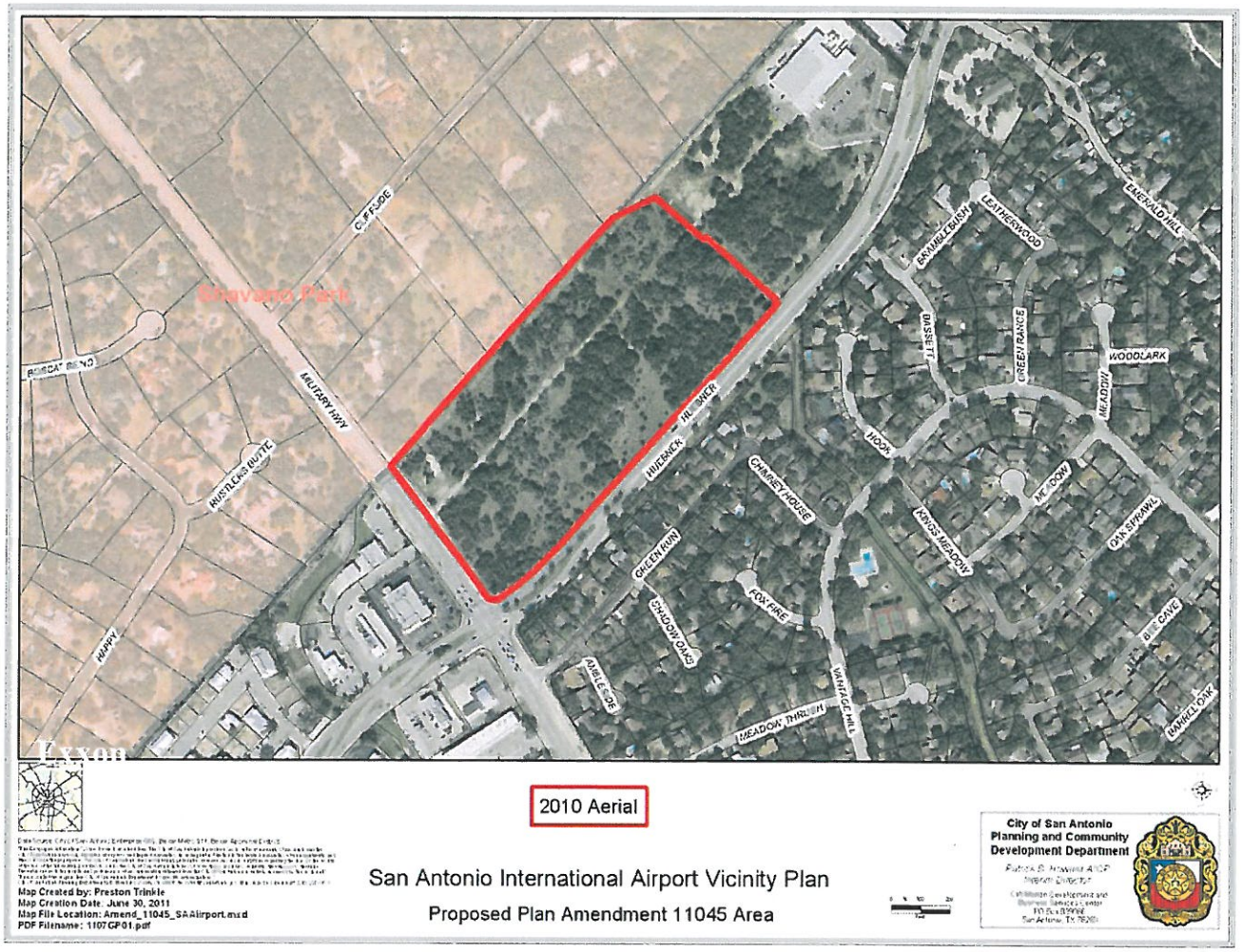
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2010 Aerial

Map Created by: Preston Trinkle
Map Creation Date: June 30, 2011
Map File Location: Amend_11045_SAAirport.mxd
PDF Filename: 1107GP01.pdf

San Antonio International Airport Vicinity Plan

Proposed Plan Amendment 11045 Area

City of San Antonio
Planning and Community
Development Department

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 18.02 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF HUEBNER ROAD AND NORTHWEST MILITARY DRIVE.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 20, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 27, 2011 and August 24, 2011 and **APPROVED** the amendment on August 24, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF AUGUST 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

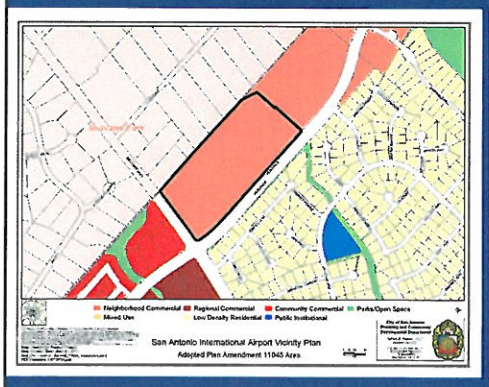
Master Plan Amendment 11045

San Antonio International Airport Vicinity Land Use Plan

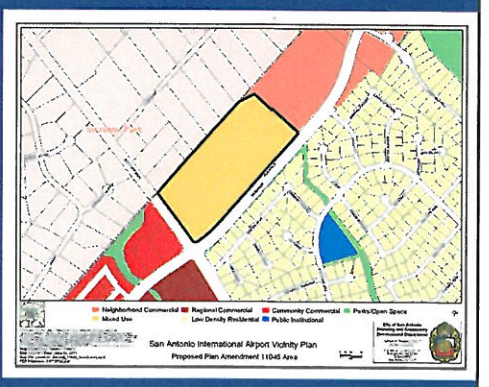
Planning Commission
August 24, 2011
Agenda Item No. XX

Amendment 11045

Plan as adopted:



Proposed amendment:



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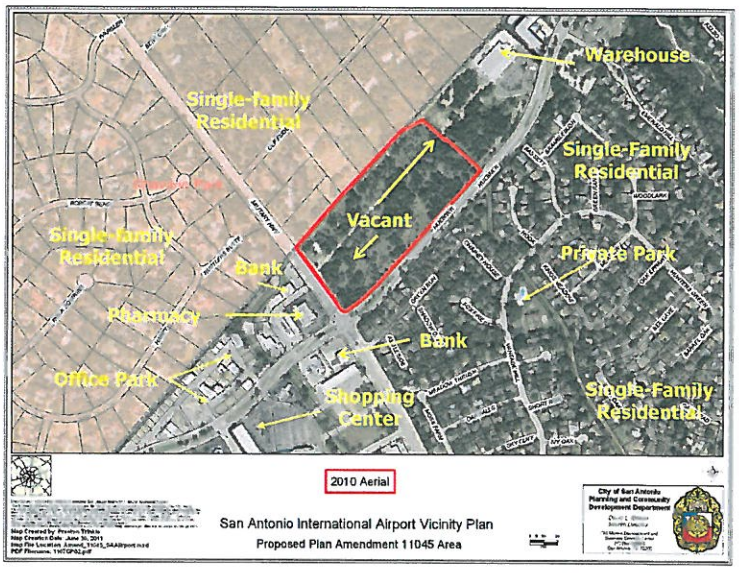
Surrounding Land Uses



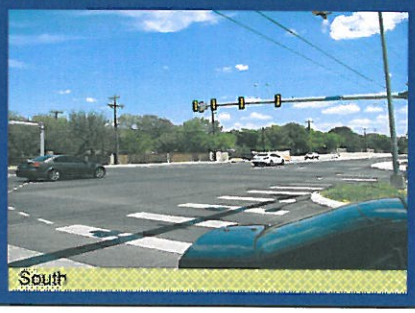
3

Area Images

Subject Property

East

West


South

Staff Recommendation

Approval of the request to amend from Neighborhood Commercial land use to Mixed Use land use

5

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11048 Item No. 28

Council District: **2** City Council Meeting Date: **10/6/2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Government Hill Neighborhood Plan**
The applicant requests to amend the future Land Use Plan designation *from* **Low Density Residential** land use *to* **Low Density Mixed Use** land use.

Background Information:

Applicant: John Yoggerst
Owner: Diana Walter
Property Location: 309 Pierce Street
Acreage: 0.15
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Low Density Residential (single-family home)
E: Low Density Residential (single-family home)
S: Freeway (Interstate Highway 35)
W: Low Density Residential (single-family home)

Issue:

LAND USE ANALYSIS:

The subject property is located at the northwest corner of the intersection of Pierce Street and the access road of Interstate Highway 35 within the Government Hill Neighborhood Plan and Historic District. The subject property is a vacant lot and is located along an area that is predominately single-family residential in character on the north, east and west and abuts the access road to the Interstate on the south. The Government Hill Neighborhood Plan designates the property on the north, east and west as Low Density Residential land use. The applicant requests to change the future land use from Low Density Residential land use to Low Density Mixed Use land use.

The Low Density Residential land use classification includes single-family houses on individual lots. Recommended development densities in Low Density Residential areas should not exceed nine (9) dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood may remain; however, the conversion of existing single-family homes into medium density units is discouraged. Certain non-residential uses, such as schools, places of worship, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

The Low Density Mixed Use land use classification includes a mix of low density residential and commercial uses which can be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses. Shared parking should be located to the rear of structures, and limited curb cuts and monument signs are encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

The applicant requests this plan amendment and associated zoning change in order to construct a one story office building.

The Government Hill Neighborhood Plan was originally adopted by City Council in September 2001. In 2006, the Department of Planning and Community Development received a City Council Request to update the plan. In addition to the plan update, staff was directed to initiate a concurrent comprehensive rezoning to implement the land use plan.

Phase I of the plan update and comprehensive rezoning was adopted in 2008. In the fall of 2009, Phase II of the plan update was initiated. A number of meetings were held to discuss the plan update and gather input from area stakeholders. In the course of the update process, it was proposed by the applicant to change the draft land use plan in order to allow his proposed development of the subject property. His proposal was not supported at that time by area stakeholders and was therefore not included in the plan update. As outlined in the approved plan, it was the desire of area stakeholders to preserve the existing low-density residential housing stock in the community. The Phase II Plan update was recommended for approval by the Planning Commission on August 11, 2010 and later adopted by City Council on November 4, 2010.

The request for Low Density Mixed Use land use would allow for development that is not consistent with surrounding properties to the north, east and west, which are single family residential uses. A commercial development would change the character of this established and predominately low density residential area. The requested land use change would not support the goals of the Government Hill Neighborhood Plan that encourage mixed use designations along North New Braunfels Avenue, Spofford Street, Rogers Street and East Grayson Street, rather than at the subject location.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Interstate Highway 35 is a Freeway. The subject property abuts Interstate Highway 35 and has vehicular access to frontage road.
Other streets: Pierce Street and Gloucester Street to the north, Spofford Street to the east and Palmetto Street to the west are local streets. There is a VIA bus stop on the corner of Pierce and Carson Streets and on the corner of N. New Braunfels Avenue and Interstate Highway 35.
Comments: The proposed Low Density Mix Use land use could generate more traffic and a greater demand for on-street parking spaces.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Iglesia Bautista Betanio, Carson Street Christian Church, and St. Patrick's Catholic Church and Community Center are within walking distance. Pershig Elementary, Hawthorne Academy, San Antonio Fire Station No. 5, Stimson Public Library and Fort Sam Houston are also nearby.
Comments: The existing community facilities could support any additional demand generated by the requested land use change.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Recommendation:

STAFF RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

Comments: The requested land use change would not be in support of the goals of the Government Hill Neighborhood Plan that encourage mixed use designations along North New Braunfels Avenue, Spofford Street, Rogers Street and East Grayson Street. A commercial development would not be appropriate in this established and predominately low density residential area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 24, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: August 5, 2011

No. Notices mailed 10 days prior to Public Hearing: 21 to property owners, 13 to Planning Team members, and 1 to the neighbor association.

Registered Neighborhood Association(s) Notified: Government Hill Alliance

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011172

Current zoning district: H R-5 Proposed zoning district: H NC IDZ AHOD

Zoning Commission Public Hearing Date: September 6, 2011

☐ Approval ☐ Denial

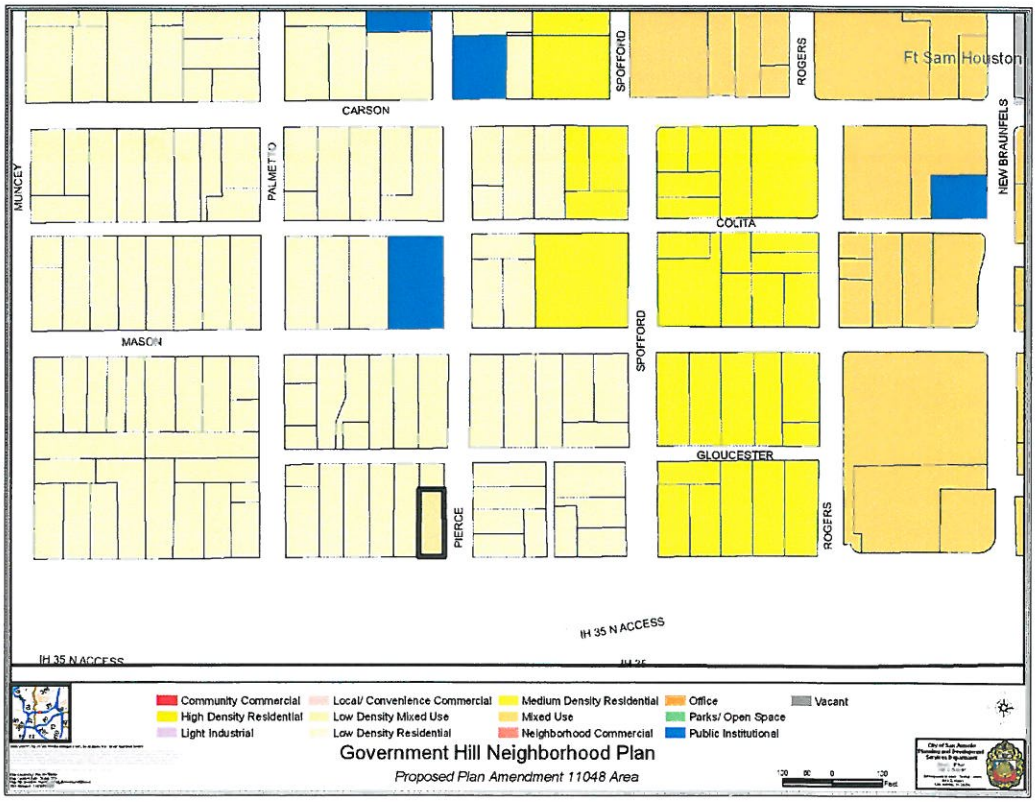
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Robert C. Acosta	Planner	Phone No.: 210-207-0157

Attachment 1

Land Use Plan as Adopted:

Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO LOW DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.15 ACRES LOCATED AT 309 PIERCE STREET.

WHEREAS, City Council approved the Government Hill Neighborhood Plan as an addendum to the Master Plan on August 4, 2011; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 24, 2011 and **DENIED** the amendment on August 24, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF AUGUST 2011.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Amelia Hartman, Chair San Antonio Planning Commission

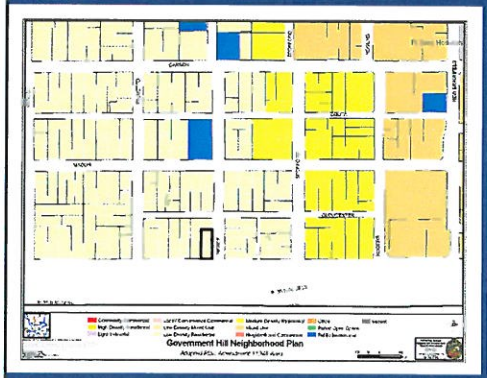
Master Plan Amendment 11048

Government Hill Neighborhood Plan

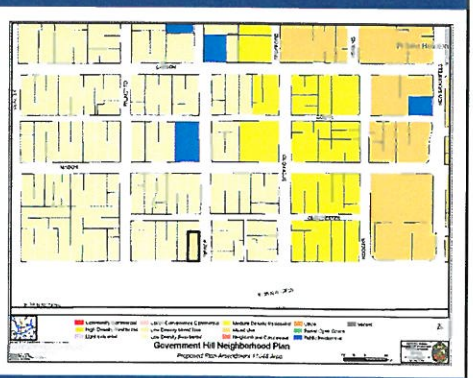
Planning Commission
August 24, 2011
Agenda Item No. 28

Amendment 11048

Plan as adopted:



Proposed amendment:



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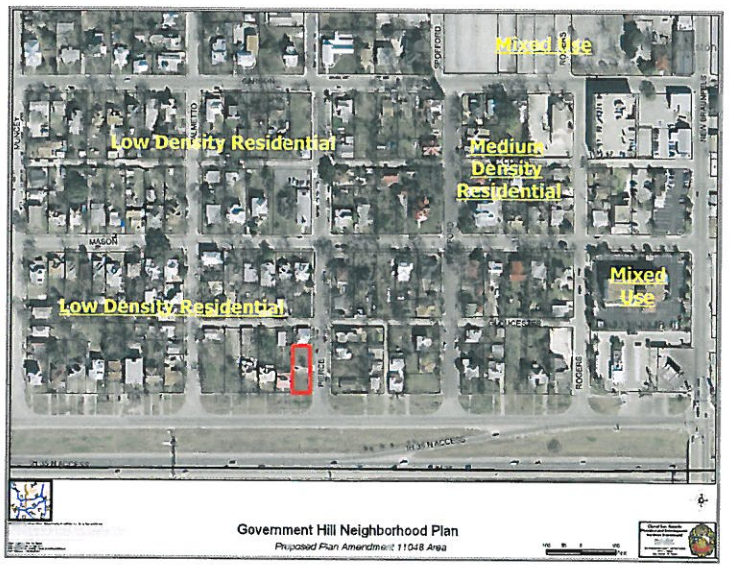
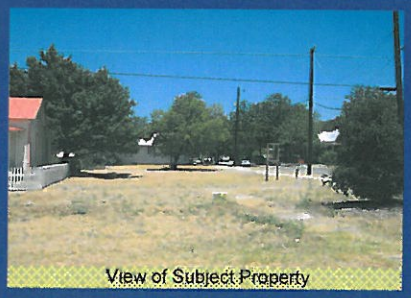
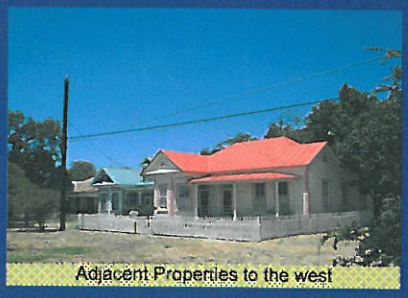
Surrounding Land Uses

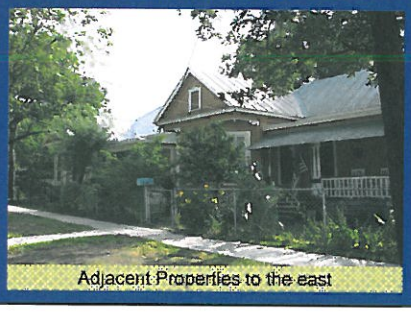


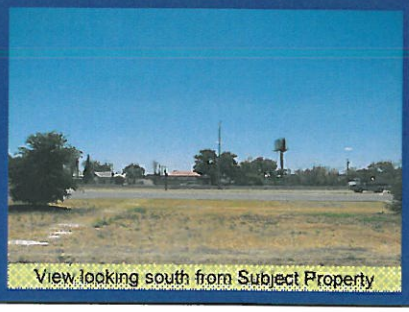
3

Area Images


View of Subject Property


Adjacent Properties to the west


Adjacent Properties to the east


View looking south from Subject Property

Staff Recommendation

Denial of the request to amend from Low Density Residential land Use to Low Density Mixed Use land use

5

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11049 Item No. 29

Council District: **2** City Council Meeting Date: **10/6/2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Eastern Triangle Community Plan**
The applicant requests to amend the Future Land Use Plan designation *from* **Agriculture** and **Parks/Open Space** land use *to* **Medium Density Residential** land use.

Background Information:

Applicant: Harry Jewett
Owner: En Seguido, LTD
Property Location: Portion of NCB 35132 LOT P-87 and P-88. Generally located southwest of the intersection of US Highway 87 and South Foster Road.
Acreage: 62.285
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Community Commercial (vacant)
E: Agricultural (Large Lot Single-Family Residential)
S: Agricultural and Parks/Open Space (Vacant)
W: Low Density Residential (Single-Family Residential)

Issue:

LAND USE ANALYSIS:

The subject property is located southwest of the intersection of US Highway 87 and South Foster Road. This portion of South Foster Road defines the eastern boundary of the City limits. The properties on the east side of South Foster Road are within the city limits of China Grove. Currently, the future land use on the subject property is designated as Agriculture land use and Parks/Open Space land use in the Eastern Triangle Community Plan. Surrounding land uses are single-family residences to the west and to the east along South Foster Road and vacant land to the immediate south and to the north along US Highway 87. Single-family residences along South Foster Road are established on large parcels and have a rural character. There is a floodplain on the subject property that is located between two areas designated for development. The applicant requests to change the future land use from Agriculture land use and Park/Open Space land use to Medium Density land use on these two parcels.

The Agriculture land use classification provides primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted within this land use designation. Single-family residential units are permitted on agricultural and ranch lands. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. Parks / Open Space land use 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 and public and private land uses that encourage outdoor passive or active recreation.

The Medium Density Residential land use classification includes single family residential development on one lot, including townhomes, garden homes, and homes built with a zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes. This form of development should be located

along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial.

The subject property is located along the eastern boundary of the City limits. The existing character of the area is rural to the east, north and south. The area located north of US Highway 87 is also within the Eastern Triangle Community Plan area and is designated with Rural Living land use which allows single-family residential uses on individual estate lots. There is an existing single-family subdivision to the west of the property. The proposed land use would allow a higher density than the adjacent single-family neighborhood to the west and much higher than the one to the north. The requested density is unreasonably high for this area. It is preferred to have developments with lower densities in rural areas located on the edge of the City. Locating a higher density residential development at the edge of the City, an area where services are limited and far away, is not appropriate. This type of development pattern at this location will cause more automobile usage and therefore hinder the efforts of the City to build more sustainable neighborhoods. SA2020 states that new housing starts should be located in infill areas (page 82). Similarly, Mission Verde, the sustainability plan for the City promotes creating new sustainable real estate development that is mixed-use, mixed income, walkable and transit oriented (page 6). Finally, the subject property is within the East District of the Community Plan (page 33). The land use characteristics that are promoted for the East District called for preserving large lots of one acre or more and the rural character of the East District especially along Foster Road through the use of conservation and resource protection subdivisions. The requested land use designation does not meet the criteria for large lot, low density residential development.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: US Highway 87 is a Primary Arterial Type A and South Foster Road is a Secondary Arterial Type A.
Comments: There is a VIA bus route #30 on US Highway 87. According to the site plan provided by the applicant, 41.215 acre tract on the east side of the subject property will have egress/ingress from/to South Foster Road. Even though South Foster Road is designated as a Secondary Arterial Type A on the Major Thoroughfare Plan, it is currently a one-lane country road with no shoulder. Adding such a load to this limited capacity road might have a adverse impact on the current residents in the area until the road capacity is expanded.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: There are community facilities located within walking distance of the subject property: E T Dixon United Methodist Church on US Highway 87 and Lakeside Park, Elementary School, and play area in Foster Meadows. Additional facilities may be provided to support as many as 1100 additional residential units that would be allowed by the associated zoning districts.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Recommendation:

STAFF RECOMMENDATION:

☐ Approval ☐ Denial ☒ Alternate Recommendation: Rural Living land use

The requested land use density is too high for this semi-rural area. Adding such a load to the existing infrastructure would create congestion and an unsustainable type of development pattern. The Eastern Triangle Community Plan calls for large lot development or agricultural uses for this area. Rural Living land use would allow this area to be developed with large residential lots while maintaining the desired character.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 24, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: August 5, 2011

No. Notices mailed 10 days prior to Public Hearing: 62

Registered Neighborhood Association(s) Notified: Lakeside HOA (outside 200 ft.)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011179

Current zoning district: R-6 Proposed zoning district: R-4

Zoning Commission Public Hearing Date: September 6, 2011

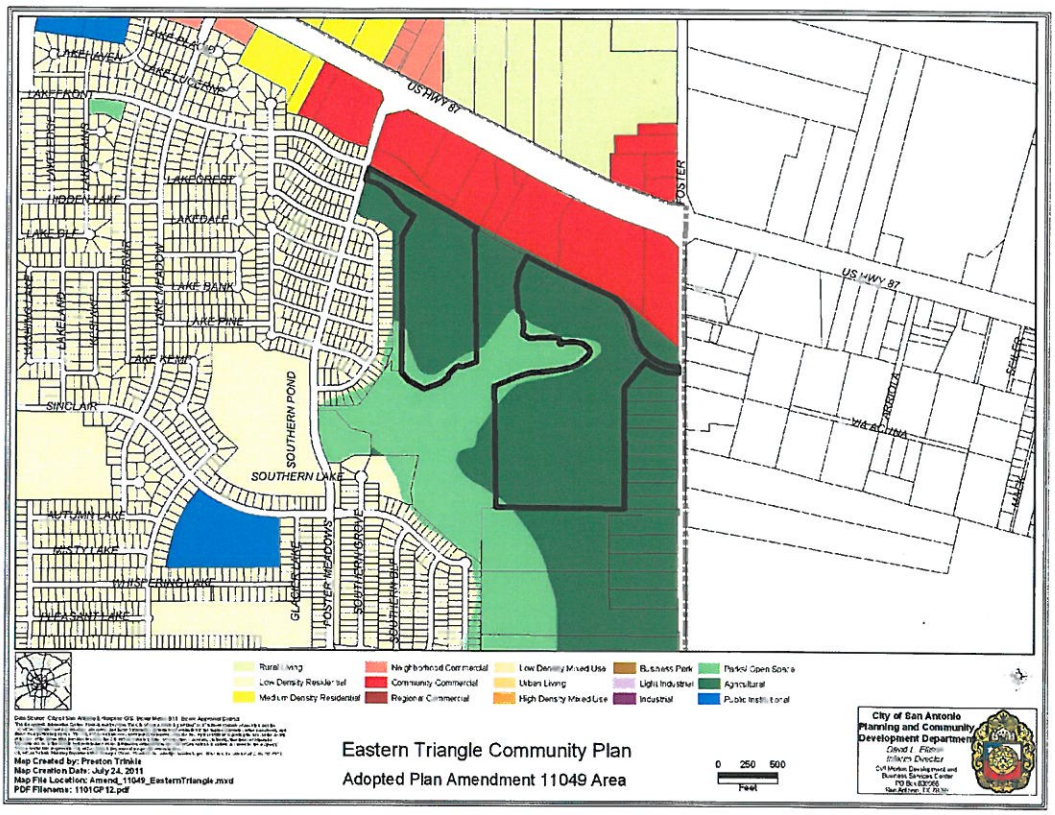
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

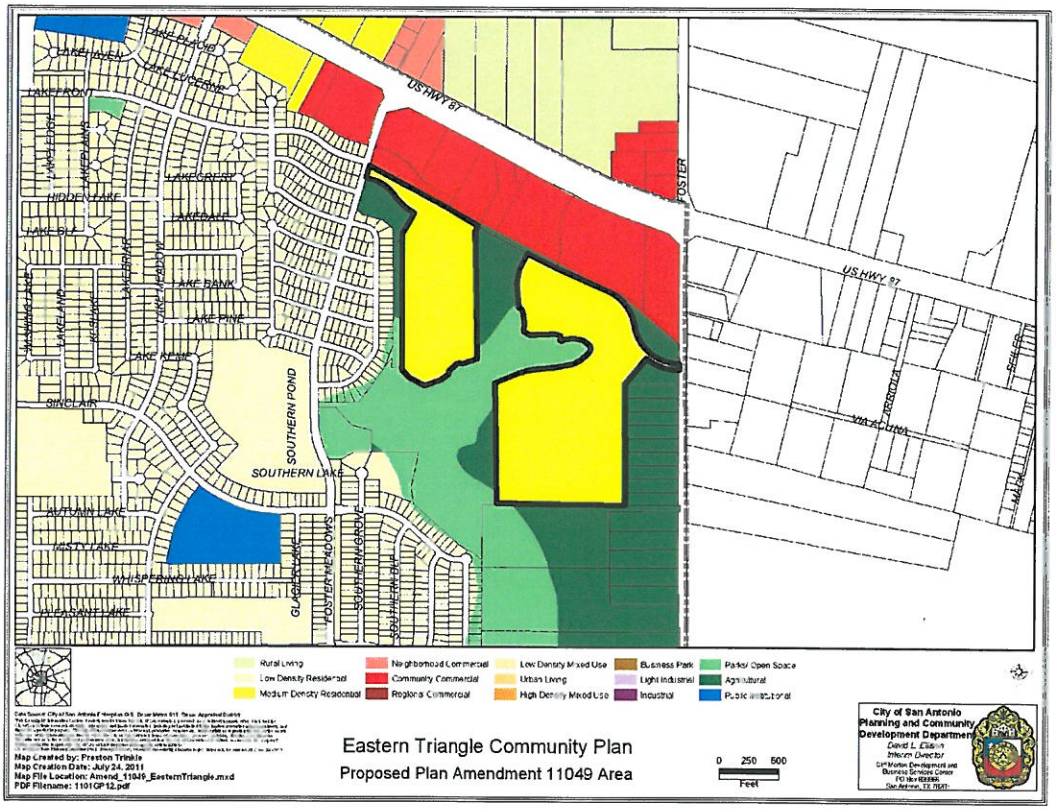
David Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: John Osten	Sr. Planner	Phone No.:207-2187

Attachment 1

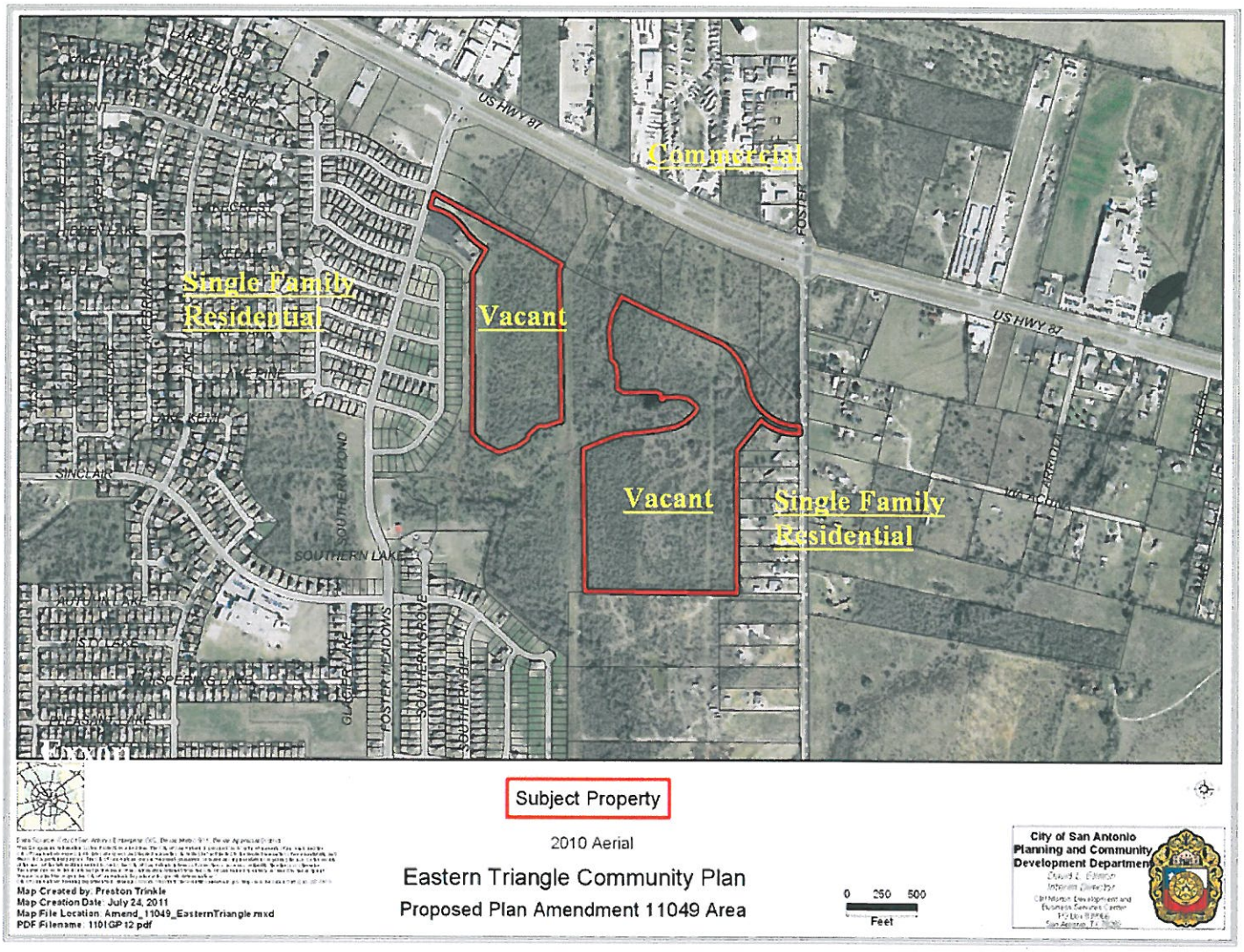
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



Subject Property

2010 Aerial

Eastern Triangle Community Plan

Proposed Plan Amendment 11049 Area

0 250 500
Feet

City of San Antonio
Planning and Community Development Department

Map Created by: Preston Trinkle
Map Creation Date: July 24, 2011
Map File Location: Amend_11049_EasternTriangle.mxd
PDF Filename: 11011GP12.pdf

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE AND PARKS/OPEN SPACE LAND USE TO RURAL LIVING LAND USE FOR AN AREA OF APPROXIMATELY 62.285-ACRES LOCATED AT SOUTHWEST OF THE INTERSECTION OF US HIGHWAY 87 AND SOUTH FOSTER ROAD AND MORE SPECIFICALLY DESCRIBED AS NCB 35132 LOT P-87 and P-88.

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Master Plan on May 21, 2009; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 24, 2011 and **APPROVED** the amendment on August 24, 2011, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420; therefore meeting all requirements; and

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

SECTION 1: The amendment to the 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 24th DAY OF AUGUST 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

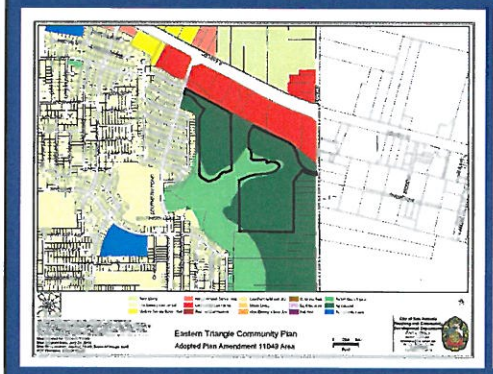
Master Plan Amendment 11049

Eastern Triangle Community Plan

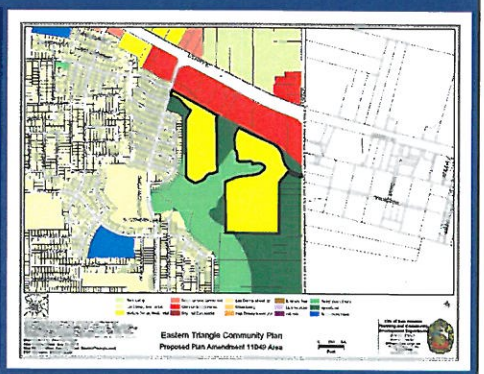
Planning Commission
August 24, 2011
Agenda Item No. XX

Amendment 11049

Plan as adopted:

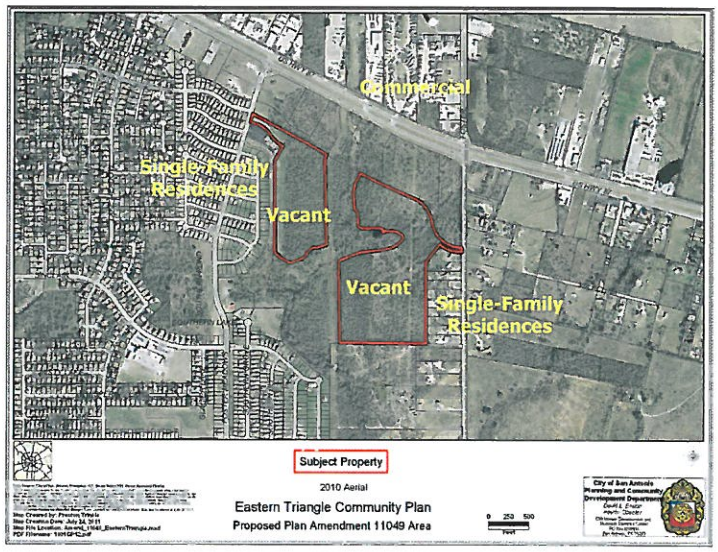


Proposed amendment:



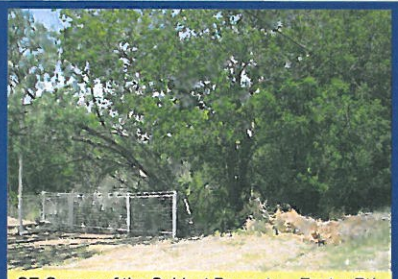
2

Surrounding Land Uses



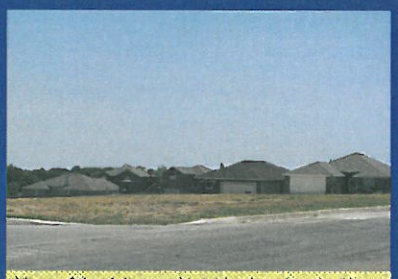
3

Area Images



SE Corner of the Subject Property – Foster Rd

Intersection of Hwy 87 & S. Foster Rd. Facing S



View of the Adjacent Neighborhood to the West

Adjacent Property to South on S. Foster Rd

Staff Recommendation

Denial of the request to amend from Agricultural and Park/Open Space land use to Medium Density land use.

Approval of Rural Living land use.

5

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11050 Item No. 30

Council District: **1, 3, 4, 5** Anticipated City Council Meeting Date: **10/6/2011**

☒Land Use Plan and Zoning Table with Proposed Amendment – Attachment 1
☒South Central San Antonio Community Plan Land Use Map – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the text contained in the **Mixed Use and Transit Oriented Development** land use category in the Land Use Plan and Zoning Table on page 16 of the South Central San Antonio Community Plan Update to add **Mixed Residential Districts** and **Residential Single Family Districts (except R-5, R-6, and R-20)** as recommended base zoning districts.

Background Information:

Applicant: Lucas Rodgers

Issue:

LAND USE ANALYSIS:

The applicant is requesting to add the Mixed Residential Districts and Residential Single Family Districts to the Recommended Base Zoning Districts for the Mixed Use and Transit Oriented Development Land Use Category. The applicant owns a single family residential dwelling at 301 Clay Street. The requested text amendment and associated zoning change would allow for the rehabilitation of an existing single-family residential structure on the subject property. The requested text amendment would also make these zoning districts an option for all other property owners in the plan area with Mixed Use and Transit Oriented Development land use designations.

The Mixed Use and Transit Oriented Development land use classification provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. Designation as Mixed Use and Transit Oriented Development land use requires an overall development plan that incorporates a mix of uses within the overall development and within individual buildings. The Mixed Use and Transit Oriented Development land use category allows for various uses including medical and professional offices such as dentists and insurance agencies; retail establishments such as antique stores, cafes, and hair salons; and high-density residential uses. The existing recommended base zoning districts are the Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), and Multifamily Residential Districts. The proposed text amendment will amend the Mixed Use and Transit Oriented Development land use category by adding the Mixed Residential zoning districts and the Residential Single Family zoning districts (except R-5, R-6, and R-20) as recommended base zoning districts.

Areas classified as Mixed Use and Transit Oriented Development land use are interspersed throughout the planning area and typically located along major thoroughfares or in Mixed Use and Transit Oriented Development land use nodes. The significant Mixed Use and Transit Oriented Development land use nodes are located roughly at the intersections of Nogalitos and South Flores Streets in the northwest corner of the South Central planning area, southwest of the intersection of Probandt Street and South Alamo Street in the north-central portion of the planning area, and at the intersection of Southcross Boulevard and Roosevelt Avenue. There are also Mixed Use and Transit Oriented Development nodes south of Lone Star Boulevard between Probandt and Division Street and in the vicinity of Roosevelt Avenue and VFW Boulevard and East White Avenue. Mixed Use and Transit Oriented Development

land use is also located along the major north-south thoroughfares in the planning area which include Nogalitos Street, Flores Street, Pleasanton Road, Roosevelt Avenue, and Presa Street.

The South Central San Antonio Plan Update Mixed Use and Transit Oriented Development land use classification currently does not include low density residential or medium density residential zoning districts as recommended zoning districts in the Mixed Use and Transit Oriented Development land use classification. This proposed amendment will add these districts, except R-5, R-6, and R-20, as zoning options within the Mixed Use and Transit Oriented Development category. These low intensity single family and multifamily residential uses, including duplexes, triplexes, and fourplexes, would provide a more appropriate transition between the intensive commercial uses permitted in the Mixed Use and Transit Oriented Development land use classification and adjacent residential areas. Amending the Mixed Use and Transit Oriented Development land use category to include the proposed districts would also help encourage a more rational land use development pattern in the planning area by providing a full range of residential densities thereby allowing for a decrease in residential density as you travel further from the higher density core of the mixed use or transit oriented development.

The Mixed Use and Transit Oriented Development land use category is intended to provide a concentrated blend of residential, commercial, and office uses in an urban, pedestrian-oriented development pattern. Addition of the Mixed Residential Districts and Residential Single Family Districts (except R-5, R-6, and R-20) as zoning options within the Mixed Use and Transit Oriented Development category will facilitate the urban and pedestrian-oriented development pattern recommended by the Mixed Use and Transit Oriented Development land use classification. The R-5, R-6, and R-20 base zoning districts are appropriate for a suburban development pattern and would not contribute to the urban densities recommended by the Mixed Use and Transit Oriented Development land use category.

Other neighborhood and community plans contain the mixed residential and higher density single-family residential zoning categories within their Mixed Use land use classifications. The proposed addition of the mixed residential base zoning districts and residential single family base zoning districts (except R-5, R-6, and R-20) to the South Central San Antonio Community Plan would be consistent with that practice.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: The existing Mixed Use and Transit Oriented Development land use areas are primarily located along the major north-south thoroughfares in the planning area which include Nogalitos Street, Flores Street, Pleasanton Road, Roosevelt Avenue, and Presa Street. Nogalitos Street is classified as a Secondary Arterial Type B; Flores Street is classified as a Secondary Arterial Type B; Pleasanton Road is classified as a Secondary Arterial Type A; Roosevelt Avenue is classified as a Primary Arterial Type B in the northern portion of the planning area and transitions to a Primary Arterial Type A in the southern portion of the planning area.
Comments: The higher density residential and commercial uses should be placed adjacent to the major thoroughfares where the existing transportation infrastructure would serve the development. Lower density residential and commercial uses should be located on lower order streets.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Two significant community facilities within the planning area are the Missions National Park and the San Antonio River Mission Reach. There are also numerous schools, churches, and other public uses throughout the planning area.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Comments: Adding low and medium density residential zoning districts to the matrix is not expected to have a significant impact on the demand for community facilities.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:

Comments: The Mixed Use and Transit Oriented Development land use category does not currently include recommended zoning districts that would allow for an appropriate transition between residential and commercial uses. Adding the Mixed Residential Districts and Residential Single Family Districts (except R-5, R-6, and R-20) as zoning options within the Mixed Use and Transit Oriented Development category would allow for an appropriate transition between the commercial and higher intensity residential uses at the core of the Mixed Use and Transit Oriented Development and adjacent low density residential properties located on the periphery.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 24, 2011

☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: August 11, 2011

No. Notices mailed 10 days prior to Public Hearing: 21 to members of the planning team.

Registered Neighborhood Association(s) Notified: Lone Star Neighborhood Association, Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011171

Current zoning district: R-4 Proposed zoning district: R-3

Zoning Commission Public Hearing Date: September 6, 2011

☐ Approval ☐ Denial

Planning and Community Development Department Staff:

David L. Ellison	Interim Director		
Christopher Looney, AICP	Interim Assistant Director		
Case Manager: Tyler Sorrells	Planner	Phone No.:	210.207.7395

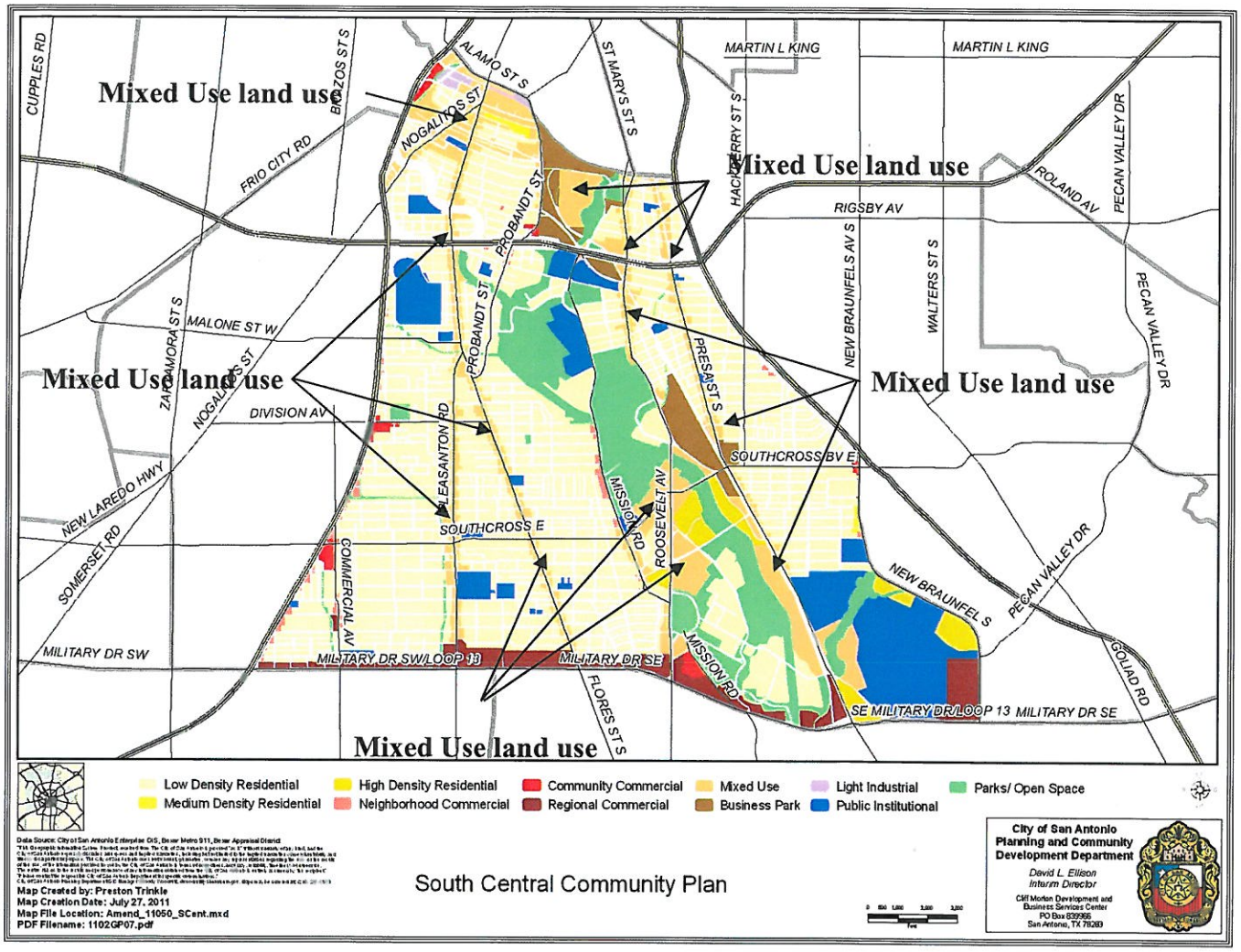
THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for "consistency" between development / rezoning proposals, and the goals of the plan.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Single Family Districts, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C2 & C3)
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use & Transit Oriented Development	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts, Mixed Residential Districts, Residential Single Family Districts (except R-5, R-6, and R-20)
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Mixed Light Industrial Flex District
Heavy Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Heavy Industrial District, Mixed Heavy Industrial Flex District

Attachment 1

Land Use Plan as adopted:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY AMENDING THE MIXED USE AND TRANSIT ORIENTED DEVELOPMENT LAND USE CATEGORY TO ADD MIXED RESIDENTIAL DISTRICTS AND RESIDENTIAL SINGLE FAMILY DISTRICTS (EXCEPT R-5, R-6, AND R-20) AS RECOMMENDED BASE ZONING DISTRICTS.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999; and the South Central San Antonio Community Plan Update on October 26, 2005;

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 24, 2011 and **APPROVED** the amendment on August 24, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF AUGUST 2011.

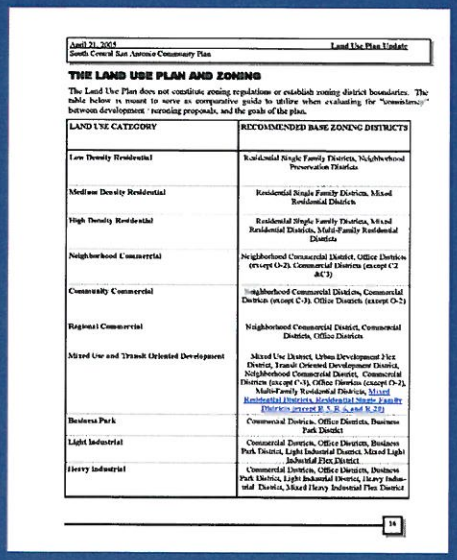
Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Amelia Hartman, Chair San Antonio Planning Commission

Master Plan Amendment 11050

South Central San Antonio Community Plan

Planning Commission
August 24, 2011
Agenda Item No. XX

Proposed Text



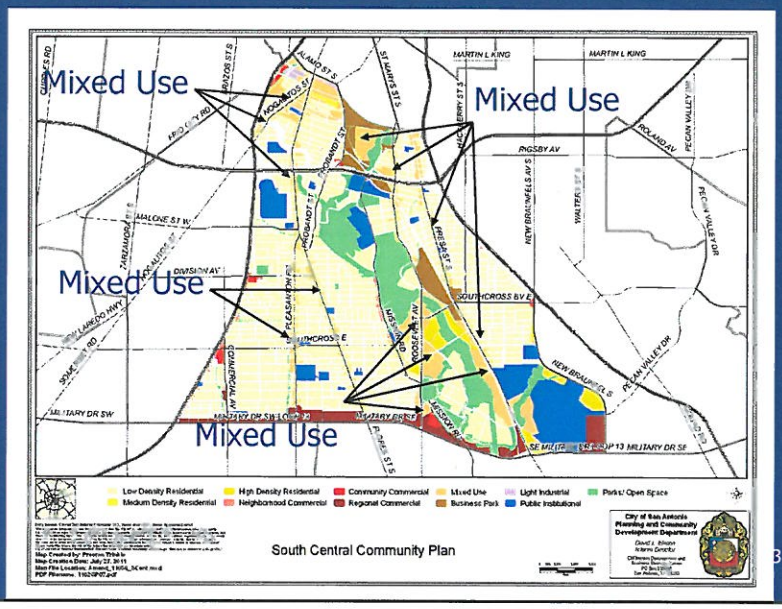
April 21, 2005 — Land Use Plan Update
South Central San Antonio Community Plan

THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for "consistency" between development rezoning proposals, and the goals of the plan.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Single Family Districts, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2 & C-3)
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use and Transit Oriented Development	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts, Mixed Residential Districts, Residential Single Family Districts (except R-5, R-6 and R-20)
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Mixed Light Industrial Flex District
Heavy Industrial	Commercial Districts, Office Districts, Business Park Districts, Light Industrial Districts, Heavy Industrial Districts, Mixed Heavy Industrial Flex District

Plan Amendment 11050



Staff Recommendation

Approval of the request to amend the Mixed Use and Transit Oriented land use classification to add Mixed Residential Districts and Residential Single Family Districts (except R-5, R-6, and R-20) as recommended base zoning districts

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11051 Item No. 31

Council District: **8** City Council Meeting Date: **10/06/2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Sector Plan: **North Sector Plan**
The applicant requests to amend the Future Land Use Plan designation *from* **Suburban Tier** land use *to* **Regional Center** land use.

Background Information:

Applicant: Brown & Ortiz, PC
Owner: K Partners Hausman, LP
Property Location: 2.8 acres out of Lot 3 Block 20 NCB 14865 located northeast of the intersection of Loop 1604 and Hausman Road
Acreage: 2.8
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Suburban Tier (vacant and commercial center)
E: Suburban Tier (vacant)
S: Suburban Tier (vacant, restaurant, and multi-family residential)
W: Right-of-way and Suburban Tier (Loop 1604 and vacant)

Issue:

LAND USE ANALYSIS:
The subject property is located in the North Sector Plan at the northeast corner of Hausman Road and Loop 1604. The current land use designation of the property is Suburban Tier land use. The applicant requests to change the future land use designation to Regional Center land use. The surrounding land use designations are Suburban Tier land use. The majority of the surrounding properties are currently vacant. To the northeast, there is a recently developed commercial center. To the south are two apartment complexes and a fast food restaurant.

Suburban Tier land use includes both residential and non-residential uses. Residential density within the Suburban Tier land use classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier land use classification range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier land use classification serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Regional Center land use also includes both residential and non-residential uses. Residential density within a Regional Center land use consists of high density residential uses. This generally includes attached single family and multifamily housing, mid to high rise condominium buildings, apartment

complexes, and row houses. Non-residential uses within the Regional Center land use include regional commercial and office uses. Generally, these uses include "big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development.

The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. The applicant indicates in a draft site plan that the site will have access to both Hausman Road and the Loop 1604 access road.

Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned a competition grade athletic complex less than a quarter mile east of the subject property that is expected to become a regional draw. Dub Farris Athletic Complex is located less than a half mile south of the subject property that also adds to the regional draw of the area. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

The nearest Regional Center is located a little over one mile to the south at Loop 1604 and Bandera Road. The next nearest Regional Center is located approximately two and half miles northeast of the subject property at Loop 1604 and IH-10.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Hausman Road is a Secondary Arterial Type A.
Comments: The property is bordered on the west side by the access road for Loop 1604, a freeway. Kyle Seale Parkway, a Secondary Arterial Type A, is located approximately a quarter mile to the east. VIA bus route 660 travels along Loop 1604 from University Park and Ride at IH-10 to Northwest Vista College. Hausman Road is not currently built as a Secondary Arterial Type A throughout. The majority of Hausman Road is a two lane roadway with one lane in each direction lacking sidewalks and curbs. A small stretch at the intersection with Loop 1604 expands to a five lane road with sidewalks. It is noted that Hausman Road will need to be improved as this area develops in the future as a Regional Center.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Igo Library, Bonnie Connor Park, Dub Farris Athletic Complex, Brandeis High School, Stinson Middle School, and the proposed University of Texas at San Antonio Athletic Complex are located less than a half mile from the subject property.
Comments: The proposed land use change of the subject property is not anticipated to negatively affect the nearby community facilities. Rather, the proposed use of the site will provide services to these facilities and compliment their use.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments: The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. It is proposed that the site will have access to both Hausman Road and Loop 1604 access road. Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned an athletic complex less than a quarter mile east of the subject property. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 24, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: August 5, 2011

No. Notices mailed 10 days prior to Public Hearing: 46 (4 to property owners within 200 feet, 1 to property owner of subject property, 1 to applicant, 38 to Planning Team members, and 2 to neighborhood associations)

Registered Neighborhood Association(s) Notified: No registered neighborhood association is located within 200 feet of the subject property. Hunters Chase Homeowners Association and Woller Creek Association were notified but are located approximately 0.4 miles from the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011181 S

Current zoning district: C-3 ERZD Proposed zoning district: C-3 S ERZD (Hospital)

Zoning Commission Public Hearing Date: September 6, 2011

☐ Approval ☐ Denial

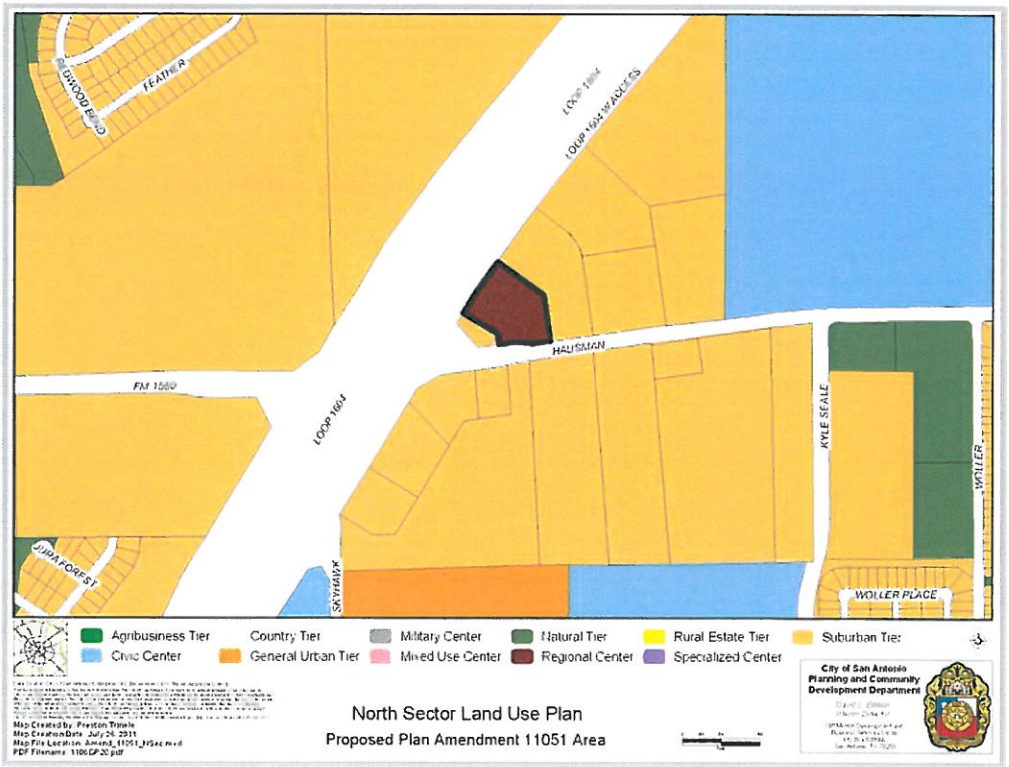
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: (210) 207-7816

Attachment 1

Land Use Plan as adopted:

Proposed Amendment:



Attachment 2

Map Created by: Preston Trinkle
Map Creation Date: July 26, 2011
Map File Location: Amend_11051_NSec.mxd
PDF Filename: 1106GP20.pdf

North Sector Land Use Plan

Proposed Plan Amendment 11051 Area

City of San Antonio
Planning and Community Development Department
David L. Ellison
Interim Director

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 2.8-ACRES OUT OF LOT 3 BLOCK 20 NCB 14865 LOCATED NORTHEAST OF THE INTERSECTION OF LOOP 1604 AND HAUSMAN ROAD.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 24, 2011 and **APPROVED** the amendment on August 24, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF AUGUST 2011.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Amelia Hartman, Chair San Antonio Planning Commission

Master Plan Amendment 11051

North Sector Plan

Planning Commission
August 24, 2011
Agenda Item No. XX

Amendment 11051

Plan as adopted:

Proposed amendment:

2

Surrounding Land Uses

Area Images

Regional Center proposed for 2.8 acres

East of the subject property looking north

Looking south from the subject property

Loop 1604 access road looking southwest

Area Images

Commercial center north of subject property

Looking east on Hausman Road

Looking southeast on Hausman Road

Drainage facility southwest of subject property

Staff Recommendation

Approval of the request to amend from Suburban Tier land use to Regional Center land use

6

P/C AGENDA FOR August 24, 2011				
Item Number	Item Name	Company	Owner Information	Agent Information
6A & 7	Ibarra Subdivision		Jose Valentin and Vanessa Ibarra	
6B & 8	Torres Subdivision		Ernest and Valerie Torres	
6C & 9	Northside Church of Christ	Northside Church of Christ, Inc.	Presley O. Orsburn	
6D & 10	Carlson Park, Phase III	LMC Development, LLC	Scott Fleming	
6E & 11	Hunt Lane 2	Proportional Prosperity, LLC,	Marco Gamboa	
12	S.H. 151 Apartments		Carlos Fis Menache	
13	Sundance Ranch Unit 2	Post River Sundance, Ltd.	Alejandro Medina	
14	Missiones	Hillstar Investments, Ltd.	Jaime Arechiga	
15	Shady Falls Estates	C & L Investments Company	Tim Coffey	
16	Willis Ranch Unit 1 - Enclave	SA Willis Ranch Unit, ltd.	Lloyd A. Denton, Jr.	
17	Balcones Creek Unit 1	American Bank of Texas, Inc.	Chris Daniel	
18	Hamilton Wolfe/Floyd Curl MOB	Floyd Curl Land Acquisition, LLC		James Christmas
19	Consideration of a Conservation easement	Parks and Recreation Department		Sandy Jenkins
20	S.P. No. 1482	Bexar County Infrastructure Services Dept.		Joe Newton
21	S.P. No. 1501		Michael LaHood	
22	S.P. No. 1552	Gilbert's Utility & Concrete Work, Inc.		
23	S.P. No. 1567	Metropolitan Methodist Hospital		
24	Re-alignment of Alamo Ranch Parkway	Planning and Community Development		Chris Looney, ACIP
25	De-designation of North-South Connector	Planning and Community Development		Chris Looney, ACIP
26	PA -11043	Steinreal Corp.		James Griffin
27	PA - 11045	HEB Grocery Company, L.P.		Kaufman and Killen, Inc.
28	PA - 11048		Diana Walter	
29	PA - 11049	En Seguido, LTD		Harry Jewett
30	Pa - 11050		Lucas Rodgers	
31	PA - 11051	K Partners Hausman, LP		Brown and Ortiz, PC