



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

**PLANNING COMMISSION AGENDA**  
**∞ December 18, 2013 ∞**  
**11:00 A.M.**

Roberto R. Rodriguez, *Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Kevin Love  
Zachary Harris  
Angela Rinehart

Marcello Diego Martinez  
George Peck  
Michael Garcia Jr.

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

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

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

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

1. **10:00 A.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)

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

2. **11:00 A.M.** - Call to Order, Board Room
3. Roll Call
4. Election of officers-Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem
5. Citizens to be heard

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

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

**Plats**

6. **120114:** Request by Vernon Joseph Friesenhahn Trust, Jessica Kathleen Friesnhan Trust, and Rolling Village I Ltd, for approval of a major plat to replat a 14.479-acre tract of land to establish the **Fairview Acres Subdivision, Unit 2**, generally located southwest of the intersection of Nacogdoches Road and Loop 1604. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **120193:** Request by Lennar Homes of Texas Land and Construction, LTD, for approval of a major plat to subdivide a 13.179-acre tract of land to establish the **Ashton Park Unit 2 Ph 5A (Enclave)** Subdivision, generally located west of Sebastian Farm, south of Potranco Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **120457:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 13.528-acre tract of land to establish the **Solana Ridge Unit 10** Subdivision, generally located east of the intersection of Galaxy Brook and Vega Horizon. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130046:** Request by Armadillo Construction Company, LTD for approval of a major plat to replat and subdivide 22.862-acre tract of land to establish the **Monte Viejo Subdivision Unit 7**, generally located south of the intersection of Pandora Seco and Puente. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
10. **130095:** Request by Sivage Community Development, Inc., for approval of a major plat to replat and subdivide a 31.99-acre tract of land to establish the **Kriewald Unit 7** Subdivision, generally located north of the intersection of Kriewald Road and Krie Trail. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130132:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to replat and subdivide a 14.51-acre tract of land to establish the **Amorosa, Phase 2B (Enclave)** Subdivision, generally located east of the intersection of Amorosa Way and Resort Parkway. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130248\*:** Request by Shavano Rogers Ranch North No. 3, Ltd., for approval of a major plat to subdivide a 35.52-acre tract of land to establish the **Shavano Highlands Unit 1 PUD** Subdivision, generally located north of the intersection of Shavano Ranch and Loop 1604. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **130266:** Request by Centex Homes, for approval of a major plat to subdivide a 13.007-acre tract of land to establish the **Silver Oaks Subdivision Unit 21** subdivision, generally located north of the intersection of Oakwood Park and Pure Silver. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
14. **130277\*:** Request by Centex Homes, for approval of a major plat to replat and subdivide a 9.765-acre tract of land to establish the **Silverado Hills Unit 8** Subdivision, generally located southeast of the intersection of Borgfeld Drive and Canyon Golf Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. **130304:** Request by Luckey Ranch Partners, LLC, for approval of a major plat to replat and subdivide a 47.67-acre tract of land to establish the **Luckey Ranch Unit 8, 9, & 10A** Subdivision, generally located west of the intersection of Luckey Ranch and Luckey Tree. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
16. **130308:** Request by Sivage Community Development, Inc., for approval of a major plat to replat and subdivide a 27.51-acre tract of land to establish the **Talise De Culebra Unit-2** Subdivision, generally located near the intersection of Aquarelle Way and Coolspring Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
17. **130337:** Request by Granite Properties , LLC, for approval of a major plat to subdivide a 29.365-acre tract of land to establish the **Granite LLC** subdivision, generally located northwest of the intersection of Old Corpus Christi Road and Donop Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
18. **130344:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 13.167-acre tract of land to establish the **Alamo Ranch Unit 50B** Subdivision, generally located south of the intersection of Texas Gold and Rock Mine. **Staff recommendation is approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
19. **130369:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 23.14-acre tract of land to establish the **Talise De Culebra Unit-3A** Subdivision, generally located north of Culebra Road (FM 471), west of Culebra Way. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
20. **130395\*:** Request by Gene Liguori, for approval of a major plat to replat and subdivide a 3.773-acre tract of land to establish the **Ruby Ridge** subdivision, generally located south of the intersection of Comanche Gap and Cross Mountain Trail. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
21. **130476:** Request by Meritage Homes of Texas, LLC, request to **rescind** the approval of **Plat 130476, The Trails of Providence Subdivision.** The subject property generally located west of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
22. **130501\*:** Request by North East Independent School District, for approval of a minor plat to replat and subdivide an 86.089-acre tract of land to establish the **Reagan High School Subdivision,** generally located north of the intersection of Ronald Reagan and East Sonterra Boulevard. **Staff**

**recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

- 23. 130516:** Request by Michael Lackey, for approval of a major plat to subdivide a 0.402-acre tract of land to establish the **Cevallos Urban Subdivision (IDZ)**, generally located west of the intersection of E. Cevallos Street and Probandt Street. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
- 24. 140069:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 21.538-acre tract of land to establish **The Trails at Providence Subdivision**, generally located east of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

### Variance

- 25. AEVR FPV# 14-002:** Request by City of San Antonio Park and Recreation for a variance to the Unified Development Code Appendix F, Subdivision C, Section 35-F124(c) which states that, “An increase in water surface elevation is permitted solely when all the following conditions are met: 1.) Property owner owns both sides of the floodplain. 2.) The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3). 3.) Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches. 4.) No increase in water surface elevations or velocities upstream and downstream outside of the owner’s property limits.” The site is located at 15698 Pleasanton Road near the confluence of Medina River and Leon Creek. **Staff recommends approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Department of Public Works, Planning & Engineering)

### Planned Unit Development

- 26. 13-00013:** Request by Rogers 1604 Commercial, LTD for approval of the **Cornerstone N.W. Military Subdivision PUD** Plan, generally located east of N.W. Military (F.M. 1535) Highway. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

- 27. MTPA 13002:** (Continued from December 4, 2013 meeting) Consideration of a request to amend the **Major Thoroughfare Plan**, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County. **Staff recommends approval.** (Rebecca Pacini, AICP, Senior Planner, (210) 207-7816, rebecca.pacini@sanantonio.gov, Department of Planning & Community Development)
- 28. PA 14005:** (Continued from December 4, 2013 meeting) A request by William Lambert, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.0505 of an acre out of NCB 1872, located at 115 Michigan Avenue from “Mixed Use” and “Low

Density Residential” to “Mixed Use”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)

29. **PA 14011:** (Continued from December 4, 2013 meeting) A request by Salah Diab, for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.28 of an acre out of NCB 7981, located at 1509 and 1511 West Southcross Boulevard from “Medium Density Residential” to “Mixed Use”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)
30. **PA 14014:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the North Sector Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.565 acres of land out NCB 14697 located at the Southeast corner of Huebner Road and Research Drive from “Mixed Use Center” to “Regional Center”, in City Council District 8. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Development Services Department)
31. **PA 14015:** A request by Jaime Noriega, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 25.951 acres of land out of NCB 14049, located southwest of the intersection of Lookout Road and Toepperwein Road, from “Suburban Tier” to “General Urban Tier”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)
32. Public hearing and consideration of a resolution **recommending Development Agreements** for properties in the proposed Limited Purpose Annexation Area guaranteeing continued extraterritorial status of properties which are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)
33. Public hearing and consideration of a resolution **recommending the consent** to create a Public Improvement District and to approve the “Agreement for Services in lieu of Annexation between the City of San Antonio and Westpointe Project and Vise Oaks I, Ltd.” for the Westpointe Public Improvement District located in the City’s extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)
34. Public hearing and consideration of a resolution recommending to approve the “Agreement for Services in lieu of Annexation between the City of San Antonio and Southwest Independent School District” located in the City’s extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

**Other Items**

35. Appoint Planning Commissioners to the Technical Advisory Committee (Christopher Looney, Planning Manager, (210) 207-5889, Christopher.Looney@sanantonio.gov, Development Services Department)
36. Approval of the minutes for the November 13, 2013 and December 4, 2013 Planning Commission meetings.
37. Director's report - City Council Action Update (Planning Commission items sent to Council).
38. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

120114

**Project Name:**

Fairview Acres Subdivision, Unit 2

**Applicant:**

Jessica Lombardi, Agent

**Representative:**

Matkin Hoover Engineering and  
Surveying  
c/o Garrett D. Keller, P.E.

**Owners:**

Vernon Joseph Friesenhahn Trust  
Jessica Kathleen Friesenhahn Trust  
Rolling Village I, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of  
Nacogdoches Road and Loop  
1604

**MAPSCO Map Grid (Ferguson):**

519 E-5

**Tract Size:**

14.479 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat a 14.479-acre tract of land to establish the **Fairview Acres Subdivision, Unit 2.**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 20, 2013

**CASE HISTORY**

Area being replatted is the remaining portions of tracts 17, 18, and 19, out of the Fairview Acres Subdivision, recorded in volume 2575. page 191, out of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

“C-3” General Commercial District

### **C. Major Thoroughfare**

1. Loop 1604, Freeway
2. Nacogdoches, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 11, 2013.

## **II. RECOMMENDATION**

Approval of the proposed **Fairview Acres Subdivision, Unit 2**

## **III. ATTACHMENT**

1. Proposed plat

PLAT NO. 120114

REPLAT ESTABLISHING FAIRVIEW ACRES SUBDIVISION, UNIT 2

BEING A TOTAL OF 14.479 ACRES, ESTABLISHING LOT 4 (3.668 ACRES) AND LOT 5 (10.811 ACRES), BLOCK 14, NCB 16587, FAIRVIEW ACRES SUBDIVISION, UNIT 2, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100' DATE: 03/15/12 JOB NO.: 2297.02

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.

LOT 5 - ROLLING VILLAGE I, LTD. DULY AUTHORIZED AGENT

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

LOT 4 - JESSICA KATHLEEN FRIESENHAHN TRUST DULY AUTHORIZED AGENT

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

LOT 4 - VERNON JOSEPH FRIESENHAHN TRUST DULY AUTHORIZED AGENT - JESSICA LOMBARDI

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 THIS PLAT OF FAIRVIEW ACRES 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

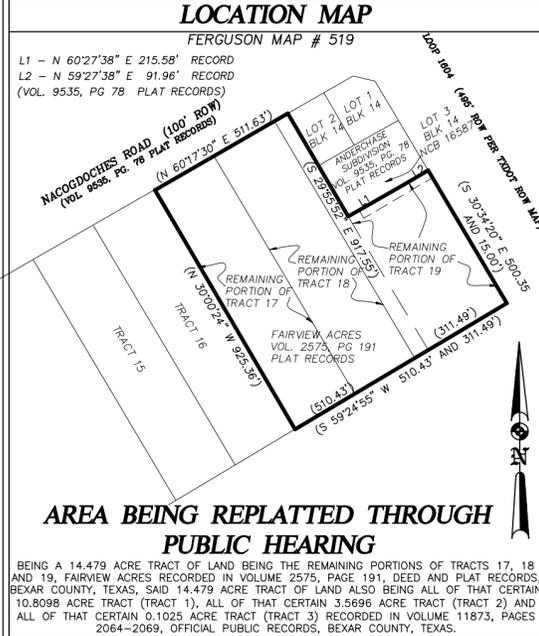
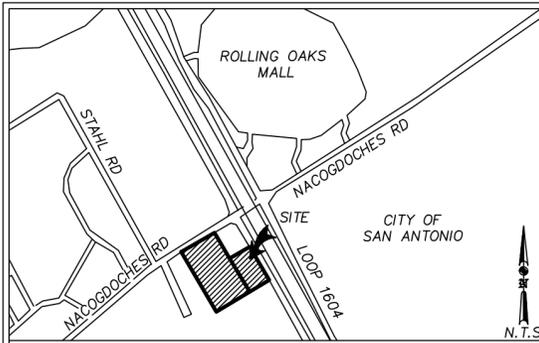
BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 AT M.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



- LEGEND: ELEC. = ELECTRIC, TELE. = TELEPHONE, CA. T.V. = CABLE TELEVISION, ESMT. = EASEMENT, B.S.L. = BUILDING SETBACK LINE, F.I.R. = FOUND 1/2" IRON ROD, F.I.R.P. = FOUND 1/2" IRON ROD (WITH YELLOW PAPE-DAWSON CAP), S.I.R. = SET 1/2" IRON ROD (WITH RED MATKIN-HOOVER ENG. CAP), TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION

- NOTES: 1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND. 2. THE BEARINGS FOR THIS PLAT ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83. 3. DIMENSIONS SHOWN ARE GRID AND THE SURFACE ADJUSTMENT FACTOR IS 1.00017

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

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

SHARED ACCESS NOTE: OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. SAN ANTONIO UDC 35-506(r)(3)

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 THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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

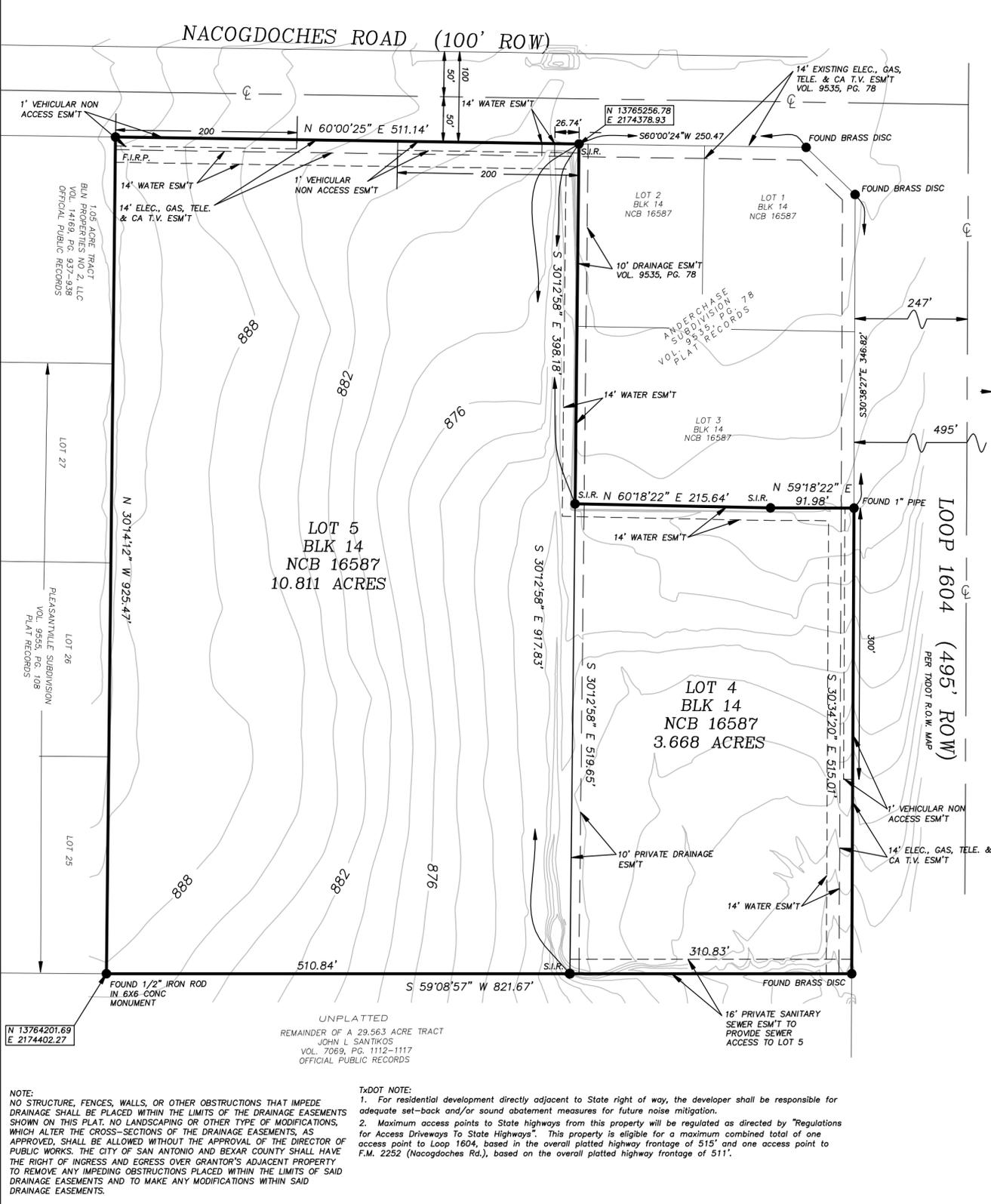
REGISTERED PROFESSIONAL LAND SURVEYOR TRAVIS L. QUICKSALL R.P.L.S. # 6447

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

GARRETT D. KELLER LICENSED PROFESSIONAL ENGINEER # 111511 MATKIN HOOVER ENGINEERING & SURVEYING

C.P.S. NOTES: 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging 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.

Wastewater EDU note The number of equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.



OWNER/DEVELOPER: ROLLING VILLAGE I, LTD. 300 TORCIDO DRIVE SAN ANTONIO, TX 78209 & VERNON JOSEPH FRIESENHAHN TRUST JESSICA K. FRIESENHAHN TRUST 300 TORCIDO DRIVE SAN ANTONIO, TX 78209

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

UNPLATTED REMAINDER OF A 29.563 ACRE TRACT JOHN L. SANTIKOS VOL. 7069, PG. 1112-1117 OFFICIAL PUBLIC RECORDS

TxDOT NOTE: 1. For residential development directly adjacent to State right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation. 2. Maximum access points to State highways from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". This property is eligible for a maximum combined total of one access point to Loop 1604, based in the overall platted highway frontage of 515' and one access point to F.M. 2252 (Nacogdoches Rd.), based on the overall platted highway frontage of 511'.





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

120193

**Project Name:**

Ashton Park Unit 2 Ph 5A (Enclave)

**Applicant:**

David Grove

**Representative:**

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

**Owner:**

Lennar Homes of Texas Land and  
Construction, LTD

**Staff Coordinator:**

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

**Property Address/Location:**

West of Sebastian Farm, south of  
Potranco Road

**MAPSCO Map Grid (Ferguson):**

610 B-5

**Tract Size:**

13.179 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 13.179-acre tract of land  
to establish **Ashton Park Unit 2 Ph 5A (Enclave)** Subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 2, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of sixty (**60**) single family lots, three (**3**) non-single family lots, and approximately one thousand five hundred (**1,500**) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 30, 2013.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 030A-06 Potranco Subdivision, accepted on January 15, 2009

**III. RECOMMENDATION**

Approval of the proposed **Ashton Park Unit 2 Ph 5A (Enclave)** Subdivision

**IV. ATTACHMENT**

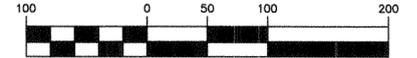
1. Proposed plat

SUBDIVISION PLAT OF ASHTON PARK UNIT 2 PH 5A (ENCLAVE)

BEING 13.179 ACRES OF LAND IN THE M. HERNANDEZ SURVEY No. 300 1/2, ABSTRACT No. 1052, C.B. No. 4372, AND BEING OUT OF A 4.334 ACRE TRACT 1 AND A 95.934 ACRE TRACT 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 16159, PAGE 1834 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

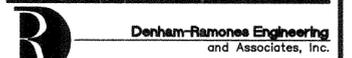


GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 CENTRAL PARKWAY NORTH, #100 SAN ANTONIO, TX 78232 PHONE (210) 403-6200



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

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DAVID GROVE, VICE-PRESIDENT

BY: DAVID GROVE, VICE-PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY of November A.D., 2013.



Dorcas Renee Collier, Notary Public, Bexar County, Texas

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON [DATE] 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 [DATE] DAY OF [MONTH] A.D. 20 [YEAR]

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASHTON PARK PH 2 UNIT 5A (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. IN ACCORDANCE WITH STATUTE AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED,

DATED THIS [DATE] DAY OF [MONTH] A.D., 2013.

BY: [NAME] CHAIRMAN

BY: [NAME] SECRETARY

I, [NAME] COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE [DATE] DAY OF [MONTH], A.D., [YEAR] AT [TIME] M, AND DULY RECORDED THE [DATE] DAY OF [MONTH], A.D., [YEAR] AT [TIME] M, IN THE RECORDS OF [COUNTY], OF SAID COUNTY, IN BOOK VOLUME [NUMBER]

ON PAGE [NUMBER] IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS [DATE] DAY OF [MONTH] A.D., [YEAR]

BY: [NAME] DEPUTY

"C.P.S. NOTES"

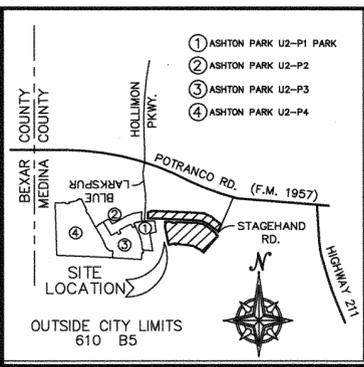
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PRIVATE STREETS (LOT 999) AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2. SAWS IMPACT FEE PAYMENT DUE: WATER AND SEWER 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.
- 3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 4. BUILDER TO INSTALL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER WHERE STATIC PRESSURES EXCEED 80 PSI.
- 5. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND PRIVATE STREETS (LOT 999) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
- 6. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 8. ALL LIMITS OF SAID DRAINAGE EASEMENTS AND ALL LIMITS OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 9. 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 SAID DRAINAGE EASEMENTS.
- 10. ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.

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.



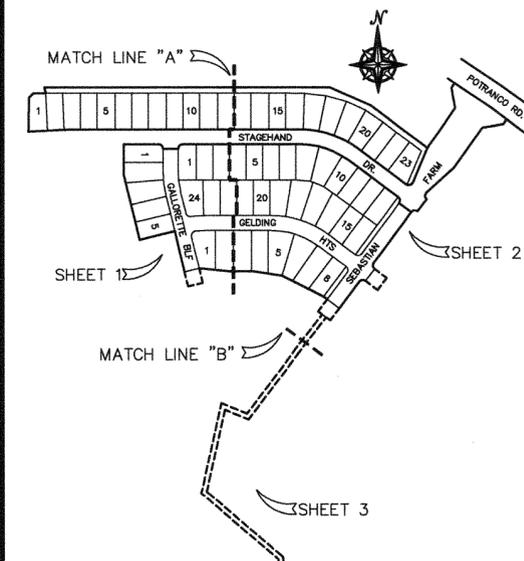
LOCATION MAP NOT TO SCALE

LEGEND & SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINE - B.S.L.
- 2. CLEAR VISION EASEMENT - C.V.E.
- 3. ELECTRIC & CABLE TELEVISION EASEMENT - E.T.V.E.
- 4. TELEPHONE & CABLE TELEVISION EASEMENT - T.T.V.E.
- 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.T.V.E.
- 6. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT - E.G.T.T.V.E.
- 7. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS - O.P.R.
- 8. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS - D.P.R.
- 9. PROPOSED FINISHED CONTOUR - [Symbol]
- 10. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99982202. ROTATION GRID TO PLAT IS 0'00'00". MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 12. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF THE 2.100 AC. TRACT RECORDED IN VOLUME 16013, PAGE 718 BETWEEN THE TWO FOUND MONUMENTS SHOWN AND DETERMINED AS S85°40'11"E BY GPS OBSERVATION BASED ON NAD43-(HARN) ON THE TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

MONUMENT NOTE:

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



INDEX MAP NOT TO SCALE

BUILDING SETBACK NOTE

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

STATE OF TEXAS COUNTY OF BEXAR

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

Paul W. Denham, Registered Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

Gary B. Neill, Registered Professional Land Surveyor



Table with columns: LINE, BEARING, DISTANCE. Lists survey points L1 through L26.

Table with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curve data for C1 through C17.

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

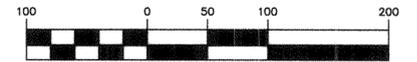
Vertical text on the right edge: User ID: RAMONES\AS\SSA File: H:\Land Projects\3\FCC - Ashton Park U2-PSA\Map - Ashton Park U2-PSA.dwg Date: Nov 25, 2013, 12:01pm

SUBDIVISION PLAT OF ASHTON PARK UNIT 2 PH 5A (ENCLAVE)

BEING 13.179 ACRES OF LAND IN THE M. HERNANDEZ SURVEY No. 300 1/2, ABSTRACT No. 1052, C.B. No. 4372, AND BEING OUT OF A 4.334 ACRE TRACT I AND A 95.934 ACRE TRACT 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 16159, PAGE 1834 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 CENTRAL PARKWAY NORTH, #100 SAN ANTONIO, TX 78232 PHONE (210) 403-6200

Denham-Ramones Engineering and Associates, Inc. 1380 PANtheon WAY, SUITE 290 SAN ANTONIO, TX 78232 (210) 495-3100 OFFICE (210) 495-3122 FAX FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237-00

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DAVID GROVE, VICE-PRESIDENT

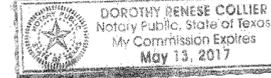
BY: DAVID GROVE, VICE-PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY of November A.D., 2013.



Dorothy Renee Collier NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASHTON PARK PH 2 UNIT 5A (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. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

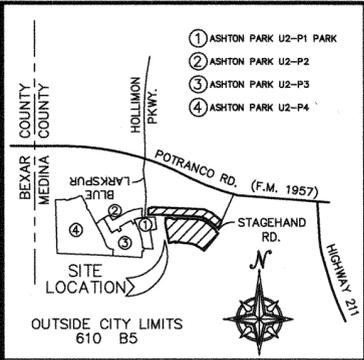
BY: \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS COUNTY OF BEXAR BY: \_\_\_\_\_ SECRETARY

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

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

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



LOCATION MAP NOT TO SCALE

LEGEND & SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINE B.S.L.
2. CLEAR VISION EASEMENT C.V.E.
3. ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
4. TELEPHONE & CABLE TELEVISION EASEMENT T.T.V.E.
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
6. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT E.G.T.T.V.E.
7. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS O.P.R.
8. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS D.P.R.
9. PROPOSED FINISHED CONTOUR [910]
10. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99982202. ROTATION GRID TO PLAT IS 0°00'00"
11. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF THE 2.100 AC. TRACT RECORDED IN VOLUME 16013, PAGE 718 BETWEEN THE TWO FOUND MONUMENTS SHOWN AND DETERMINED AS S65°40'11"E BY GPS OBSERVATION BASED ON NAD43-(HARN) ON THE TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

MONUMENT NOTE:

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

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Ashton Park Unit 1, 2, and 5A enclaves.

BUILDING SETBACK NOTE

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

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Paul W. Denham, Registered Professional Engineer.

STATE OF TEXAS COUNTY OF BEXAR

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

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

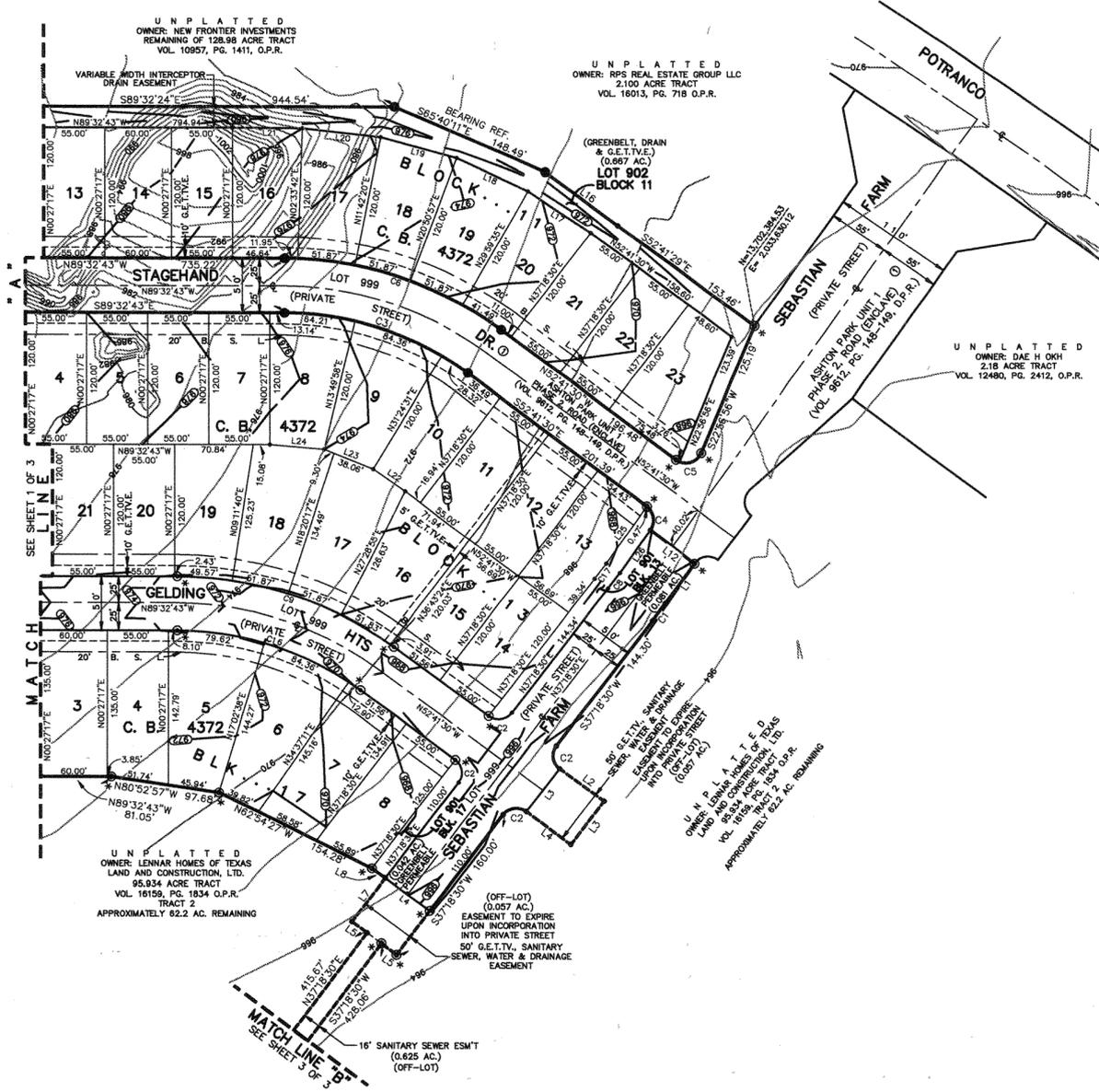
"C.P.S. NOTES"

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

OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PRIVATE STREETS (LOT 999) AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) SAWS IMPACT FEE PAYMENT DUE: WATER AND SEWER 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.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) BUILDER TO INSTALL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER WHERE STATIC PRESSURES EXCEED 80 PSI
5.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND PRIVATE STREETS (LOT 999) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
6.) THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
8.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
9.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
10.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.

CURVE AND LINE DATA ON SHEET 1



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

Doc#: Nov 25, 2013, 12:02pm User ID: RAMONESAL\SSA File: H:Land Projects\3\FCC - Ashton Park U2-PSA (vfy) Subdivision-Ashton Park U2\_PSA.dwg

PLAT No. 120193

SHEET 3 OF 3

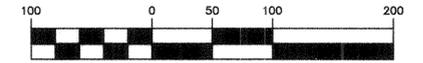
60 LOTS

SUBDIVISION PLAT OF ASHTON PARK UNIT 2 PH 5A (ENCLAVE)

BEING 13.179 ACRES OF LAND IN THE M. HERNANDEZ SURVEY No. 300 1/2, ABSTRACT No. 1052, C.B. No. 4372, AND BEING OUT OF A 4.334 ACRE TRACT 1 AND A 95.934 ACRE TRACT 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 16159, PAGE 1834 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 CENTRAL PARKWAY NORTH, #100 SAN ANTONIO, TX 78232 PHONE (210) 403-6200

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

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DAVID GROVE, VICE-PRESIDENT

BY: DAVID GROVE, VICE-PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF November A.D., 2013.

DOROTHY RENEE COLLIER Notary Public, State of Texas My Commission Expires May 13, 2017

Notary Public, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ASHTON PARK PH 2 UNIT 5A (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. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

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

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

BY: DEPUTY

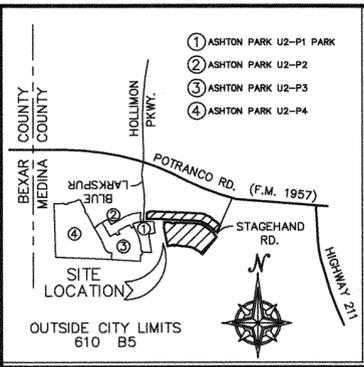
OTHER NOTES:

- 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PRIVATE STREETS (LOT 999) AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2) SAWS IMPACT FEE PAYMENT DUE. WATER AND SEWER 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.
3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4) BUILDER TO INSTALL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER WHERE STATIC PRESSURES EXCEED 80 PSI.
5) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND PRIVATE STREETS (LOT 999) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
6) THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
8) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
9) 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.
10) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.

CURVE AND LINE DATA ON SHEET 1

"C.P.S. NOTES"

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



LOCATION MAP NOT TO SCALE

LEGEND & SURVEYOR'S NOTES

- 1) BUILDING SETBACK LINE - B.S.L.
2) CLEAR VISION EASEMENT - C.V.E.
3) ELECTRIC & CABLE TELEVISION EASEMENT - E.T.V.E.
4) TELEPHONE & CABLE TELEVISION EASEMENT - T.T.V.E.
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.T.V.E.
6) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT - E.G.T.T.V.E.
7) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS - O.P.R.
8) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS - D.P.R.
9) PROPOSED FINISHED CONTOUR - [910]
10) THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99982202. ROTATION GRID TO PLAT IS 0'00'00"
11) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
12) BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF THE 2.100 AC. TRACT RECORDED IN VOLUME 16013, PAGE 718 BETWEEN THE TWO FOUND MONUMENTS SHOWN AND DETERMINED AS S85°40'11"E BY GPS OBSERVATION BASED ON NAD83-(HARN) ON THE TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

MONUMENT NOTE:

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

Table with 2 columns: PLAT REFERENCE, Description of plat and volume/page information.

BUILDING SETBACK NOTE

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

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Paul W. Denham, Registered Professional Engineer.

STATE OF TEXAS COUNTY OF BEXAR

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

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



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

Vertical text on the right edge: User ID: RAMONES\JL\SSA File: H:\Land Projects\3\FCC - Ashton Park U2-PSA.dwg Subdivision-Ashton Park U2-PSA.dwg Date: Nov 25, 2013, 12:02pm



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

120457

**Project Name:**

Solana Ridge Unit 10

**Applicant:**

Ian Cude

**Representative:**

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

**Owner:**

Continental Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

East of the intersection of Galaxy  
Brook and Vega Horizon

**MAPSCO Map Grid (Ferguson):**

647 E-8

**Tract Size:**

13.528 acres

**Council District:**

4

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 13.528-acre tract of land  
to establish **Solana Ridge Unit 10** Subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 2, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of seventy four (**74**) single family lots, one (**1**) non-single family lot, and approximately two thousand sixty five (**2,065**) linear feet of public streets.

### **B. Zoning**

“R-5” Residential Single-Family

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 30, 2013.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Military Installation was notified.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 804-B Solana Ridge, accepted on September 4, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Solana Ridge Unit 10** Subdivision

## **IV. ATTACHMENT**

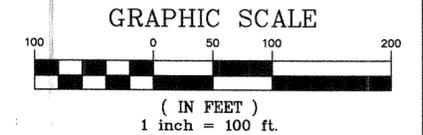
1. Proposed plat

PLAT No. 120457

74 LOTS

SUBDIVISION PLAT OF SOLANA RIDGE SUBDIVISION UNIT 10

BEING 13.528 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Denham-Ramones Engineering and Associates, Inc.

1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX. 78232 FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

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: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP CHTX OF TEXAS, INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER IAN CUDE, LAND ACQUISITIONS MANAGER

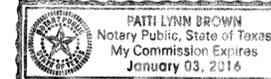
DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 24th DAY OF June A.D., 2013.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SOLANA RIDGE SUBDIVISION UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

BY: DEPUTY

"C.P.S. NOTES"

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

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

EDU NOTE:

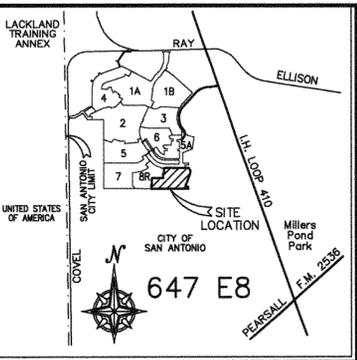
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

BUILDING SETBACK NOTE

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

MONUMENT NOTE:

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

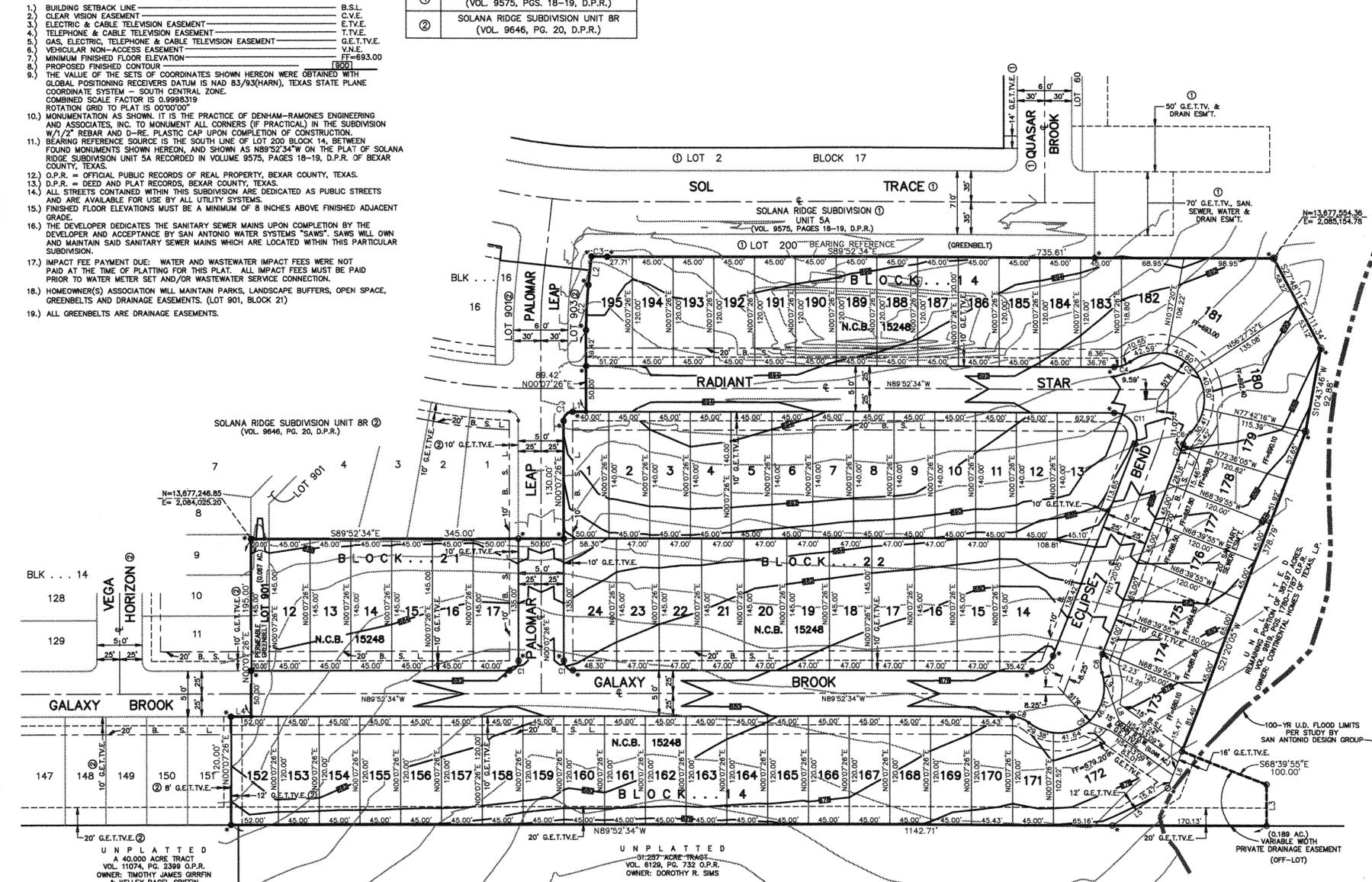


LOCATION MAP NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE B.S.L.
- 2. CLEAR VISION EASEMENT C.V.E.
- 3. ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
- 4. TELEPHONE & CABLE TELEVISION EASEMENT T.V.E.
- 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
- 6. VEHICULAR NON-ACCESS EASEMENT V.N.E.
- 7. MINIMUM FINISHED FLOOR ELEVATION FF=693.00
- 8. PROPOSED FINISHED CONTOUR
- 9. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COINED SCALE FACTOR IS 0.9998319
- 10. ROTATION GRID TO PLAT IS 0°00'00"
- 11. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

PLAT REFERENCE table with 2 entries: SOLANA RIDGE SUBDIVISION UNIT 5A and SOLANA RIDGE SUBDIVISION UNIT 8R.



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

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

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



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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130046

**Project Name:**

Monte Viejo Subdivision Unit 7

**Applicant:**

Jeffery Czar, Jr.

**Representative:**

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

**Owners:**

Armadillo Construction Company  
Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of  
Pandora Seco and Puente

**MAPSCO Map Grid (Ferguson):**

652 C-8

**Tract Size:**

22.862 acres

**Council District:**

3

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013

- Notices mailed to one property  
owner within 200 feet.

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 22.862-acre tract of land to establish the **Monte Viejo Subdivision Unit 7**.

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 20, 2013

**CASE HISTORY**

Area being replatted was previously platted as a portion of a sanitary sewer and ingress/egress easement, out of the Monte Viejo Subdivision Unit 6R, recorded in volume 9659, page 162, out of the Deed and Plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty eight (**68**) single family lots, one (**1**) non-single family lots, and one thousand nine hundred and eighty (**1,980**) linear feet of public streets.

### **B. Zoning**

“RM-4” Residential Mixed District

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 2, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 723-D, Monte Viejo, accepted on June 26, 2012

### **B. Notices**

To the present, staff has not received any written opposition

## **III. RECOMMENDATION**

Approval of the proposed **Monte Viejo Subdivision Unit 7**

## **IV. ATTACHMENT**

1. Proposed plat

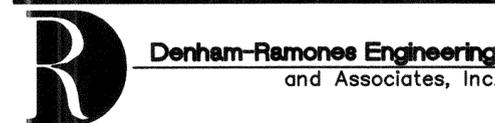
REPLAT & SUBDIVISION PLAT ESTABLISHING MONTE VIEJO SUBDIVISION UNIT 7

BEING A REPLAT OF A TOTAL OF 0.203 ACRES OF LAND OUT OF THE MONTE VIEJO SUBDIVISION UNIT 6R, RECORDED IN VOLUME 9659, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 22.659 ACRES OUT OF THE REMAINDER OF A 226.574 ACRE TRACT RECORDED IN VOLUME 9137, PAGES 1205-1211 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JUSTO ESQUEDA SURVEY No. 100, ABSTRACT No. 213, N.C.B. 10879, SAN ANTONIO BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 22.862 ACRES OF LAND.

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.



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

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 3602 PAESANOS PARKWAY SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE (210) 662-0066 FAX (210) 798-5062

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 HEREIN EXPRESSED.

OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. JEFFERY CZAR, JR. PRESIDENT BY: [Signature]

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 14th DAY OF November A.D., 2013.

Notary Public, State of Texas MY COMMISSION EXPIRES: 10-28-2016 [Signature]

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

DATED THIS 14th DAY OF November A.D., 2013.

BY: [Signature] CHAIRMAN

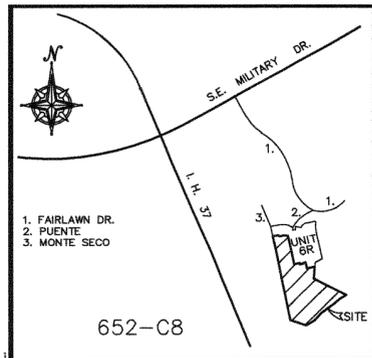
BY: [Signature] SECRETARY

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

DAY OF A.D. AT M, AND DULY RECORDED THE DAY OF A.D. AT M, IN THE RECORDS OF OF SAID COUNTY, IN BOOK VOLUME

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

BY: [Signature] DEPUTY



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) BUILDING SETBACK LINE B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT V.N.E.
4.) CLEAR VISION EASEMENT C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
6.) MACINA, BOSE & COPELAND M.B.C.
7.) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
9.) I.R.F. = IRON REBAR FOUND
10.) I.R.S. = IRON REBAR SET
11.) PROPOSED FINISHED CONTOUR [Symbol]
12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000158 ROTATION GRID TO PLAT IS 0'00'00"
13.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
14.) BEARING REFERENCE SOURCE IS THE SOUTHWEST CORNER OF LOT 12, BLOCK 34 OF MONTE VIEJO SUBDIVISION UNIT 6R RECORDED IN VOLUME 9659, PAGE 162 D.P.R. BETWEEN THE FOUND MONUMENTS AT THE WESTERN MOST CORNER OF LOT 1 AND THE SOUTH CORNER OF LOT 12, AS SHOWN HEREON, AND CALLED S29°15'54"E.

MONUMENT NOTE:

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

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS MONTE VIEJO SUBDIVISION UNIT 6R, RECORDED IN VOLUME 9659, PAGE 162, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MONTE VIEJO SUBDIVISION UNIT 6R, WHICH IS RECORDED IN VOLUME 9659, PAGE 162, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

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

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

OWNER [Signature] OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF November 2013.

[Signature] Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: [Signature]

STATE OF TEXAS COUNTY OF BEXAR

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

[Signature] REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

[Signature] REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

"C.P.S. NOTES"

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

BUILDING SETBACK NOTE

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

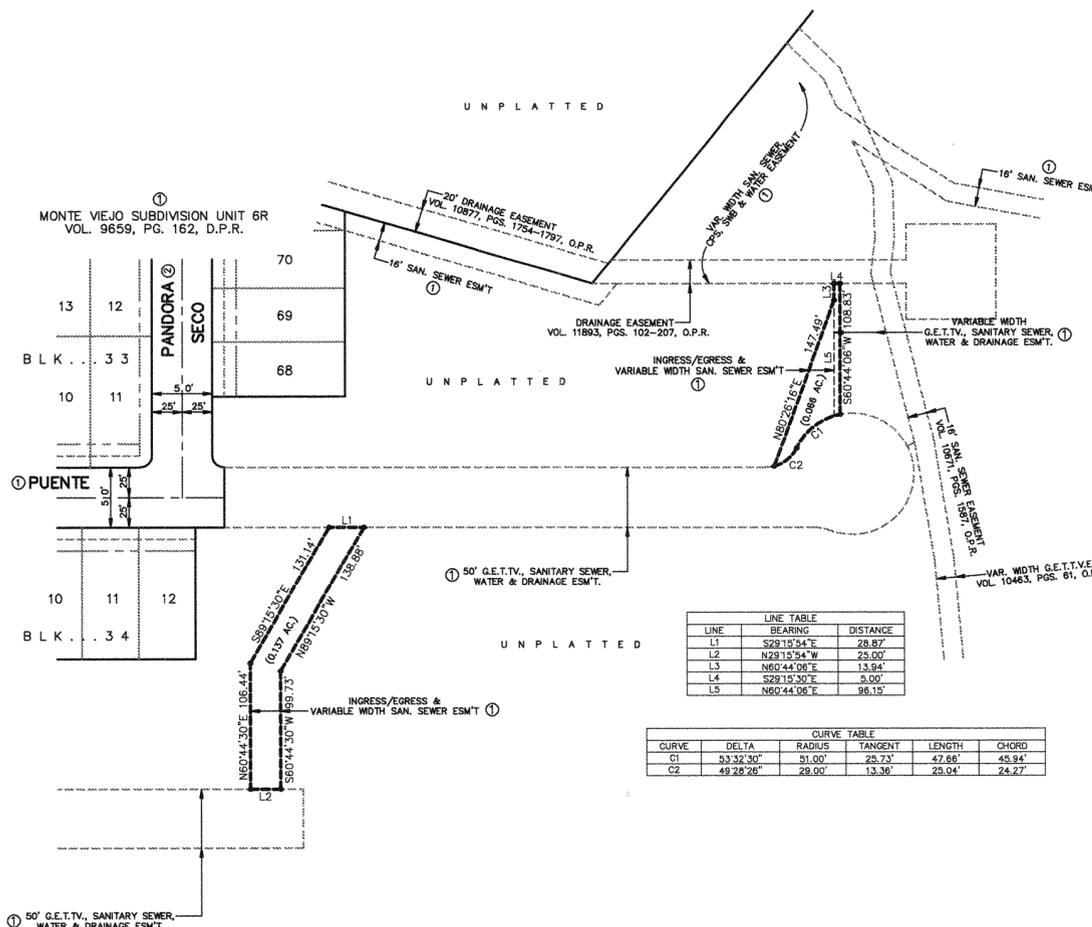
OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
4.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS. (LOT 901, BLK. 30)
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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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.
7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
8.) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANGE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANGE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

EDU NOTE:

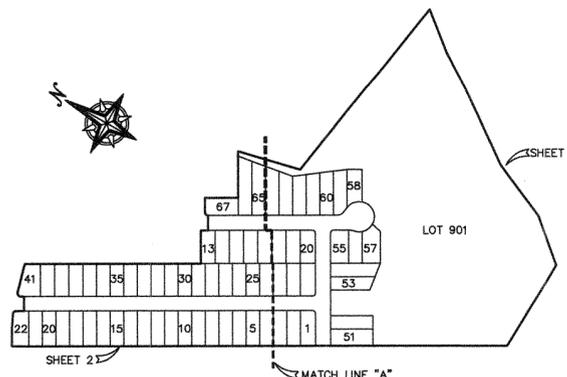
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PLAT REFERENCE table with 2 columns: ID, Reference



LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD



INDEX MAP 1"=400'

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

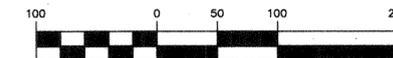


DATE: Nov 05, 2013, 10:27am User ID: RAMONESAL\SSA File: H:\Land Projects\3\44-Monte Viejo Unit 7\Map\Monte Viejo Unit 7.dwg

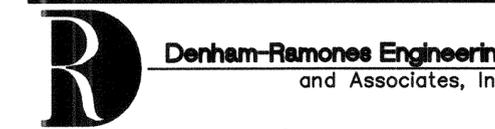
REPLAT & SUBDIVISION PLAT ESTABLISHING MONTE VIEJO SUBDIVISION UNIT 7

BEING A REPLAT OF A TOTAL OF 0.203 ACRES OF LAND OUT OF THE MONTE VIEJO SUBDIVISION UNIT 6R, RECORDED IN VOLUME 9659, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 22.659 ACRES OUT OF THE REMAINDER OF A 226.574 ACRE TRACT RECORDED IN VOLUME 9137, PAGES 1205-1211 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JUSTO ESQUEDA SURVEY No. 100, ABSTRACT No. 213, N.C.B. 10879, SAN ANTONIO BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 22.862 ACRES OF LAND.

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.



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

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 3602 PAESANOS PARKWAY SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE (210) 662-0066 FAX (210) 798-5062

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

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

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 16th DAY OF November A.D., 2013.

CHRISTINE DIANE FRAZIER Notary Public, State of Texas MY COMMISSION EXPIRES 10-29-2016

Signature of Christine Diane Frazier, Notary Public, Bexar County, Texas

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

DATED THIS DAY OF A.D., 2013.

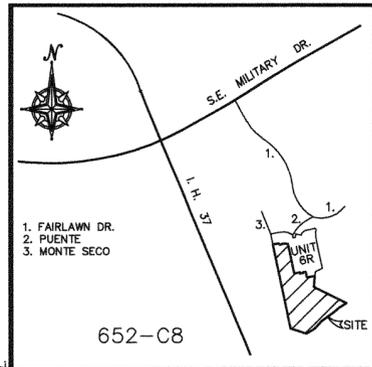
BY: CHAIRMAN

BY: SECRETARY

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

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

BY: DEPUTY



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) BUILDING SETBACK LINE B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT V.N.E.
4.) CLEAR VISION EASEMENT C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
6.) MAGINA, BOSE & COPELAND M.B.C.
7.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
9.) I.R.F. = IRON REBAR FOUND
10.) I.R.S. = IRON REBAR SET
11.) PROPOSED FINISHED CONTOUR [790]
12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000158. ROTATION GRID TO PLAT IS 0°00'00"
13.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONEE ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-12, BLOCK 34 OF MONTE VIEJO SUBDIVISION UNIT 6R RECORDED IN VOLUME 9659, PAGE 162 D.P.R. BETWEEN THE FOUND MONUMENTS AT THE WESTERN MOST CORNER OF LOT 1 AND THE SOUTH CORNER OF LOT 12, AS SHOWN HEREON, AND CALLED S29°15'54"E.

MONUMENT NOTE:

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

"C.P.S. NOTES"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 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.
3.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

BUILDING SETBACK NOTE

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

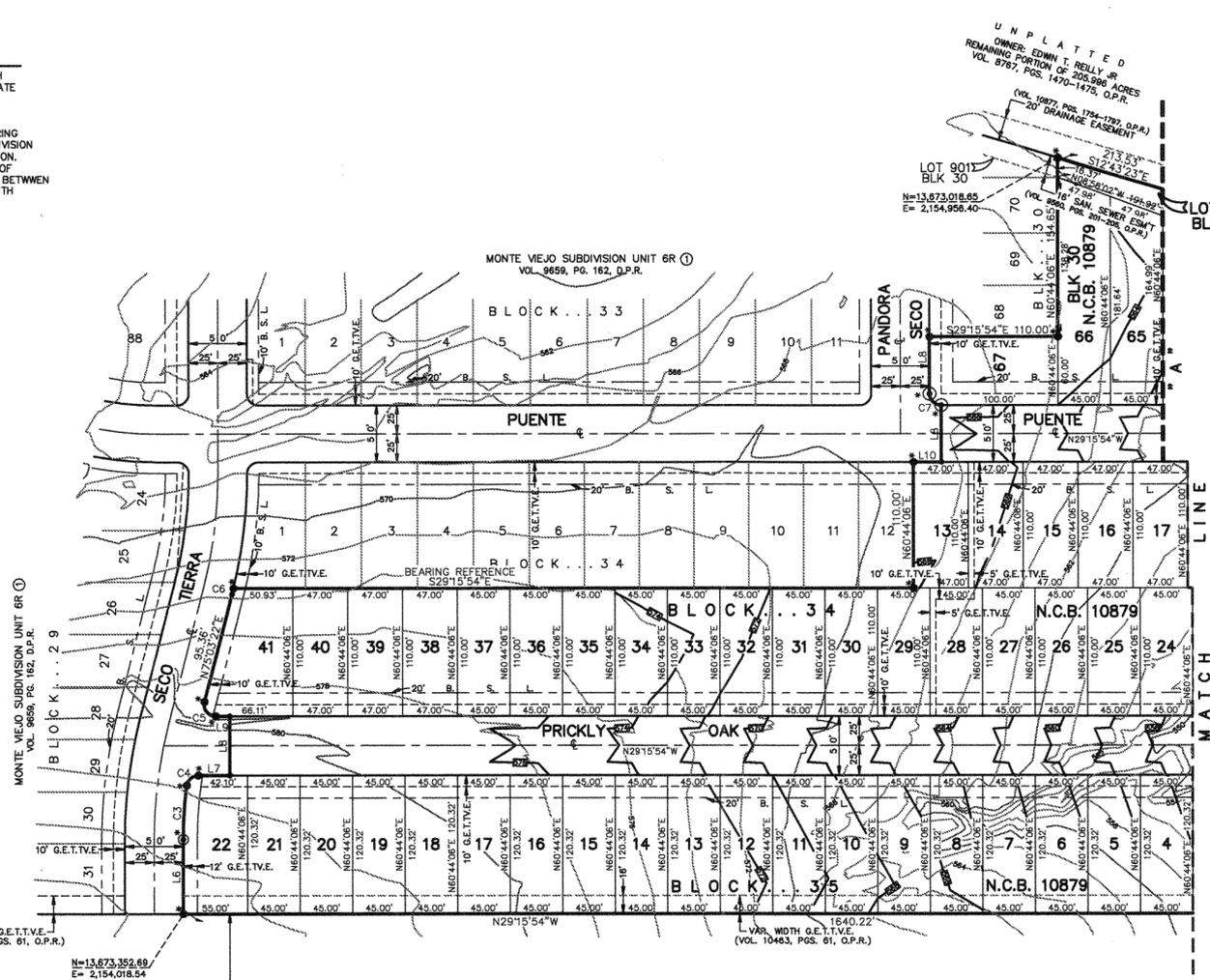
OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
4.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS. (LOT 901, BLK. 30)
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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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.
7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
8.) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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.

PLAT REFERENCE table with 1 row: MONTE VIEJO SUBDIVISION UNIT 6R VOL. 9659, PG. 162, D.P.R.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L6 through L13.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows C3 through C10.

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



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

Signature of Paul W. Denham, Registered Professional Engineer

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

Signature of Gary B. Neill, Registered Professional Land Surveyor

Plat: Nov 05, 2013, 10:27am User: ID: RAMONESALYSSA File: H: Land Projects 3\AH-Monte Viejo Unit 7.dwg

REPLAT & SUBDIVISION PLAT ESTABLISHING MONTE VIEJO SUBDIVISION UNIT 7

BEING A REPLAT OF A TOTAL OF 0.203 ACRES OF LAND OUT OF THE MONTE VIEJO SUBDIVISION UNIT 6R, RECORDED IN VOLUME 9659, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 22.659 ACRES OUT OF THE REMAINDER OF A 226.574 ACRE TRACT RECORDED IN VOLUME 9137, PAGES 1205-1211 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JUSTO ESQUEDA SURVEY No. 100, ABSTRACT No. 213, N.C.B. 10879, SAN ANTONIO BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 22.862 ACRES OF LAND.

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.



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

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 3602 PAESANOS PARKWAY SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE (210) 662-0066 FAX (210) 798-5062

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

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

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 16th DAY OF November A.D., 2013.

CHRISTINE DIANE FRAZIER Notary Public, State of Texas My Commission Expires 10-29-2016

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

DATED THIS 16th DAY OF November A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

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

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

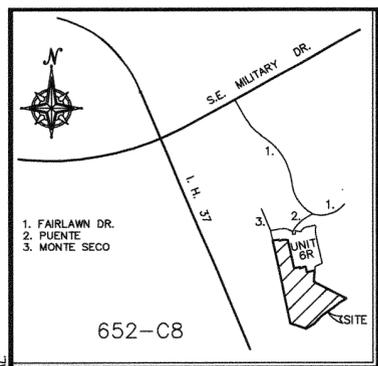
DAY OF A.D. AT M, IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME

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

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

BY: DEPUTY



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) BUILDING SETBACK LINE B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT V.A.E.
4.) CLEAR VISION EASEMENT C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
6.) MACHINE, BOSE & COPELAND M.B.C.
7.) G.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
9.) I.R.F. = IRON REBAR FOUND
10.) I.R.S. = IRON REBAR SET
11.) PROPOSED FINISHED CONTOUR [790]
12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000158 ROTATION GRID TO PLAT IS 0°00'00"
13.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOTS 1-12, BLOCK 34 OF MONTE VIEJO SUBDIVISION UNIT 6R RECORDED IN VOLUME 9659, PAGE 162 D.P.R. BETWEEN THE FOUND MONUMENTS AT THE WESTERN MOST CORNER OF LOT 1 AND THE SOUTH CORNER OF LOT 12, AS SHOWN HEREON, AND CALLED S29°15'54"E.

MONUMENT NOTE:

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

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

BUILDING SETBACK NOTE

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

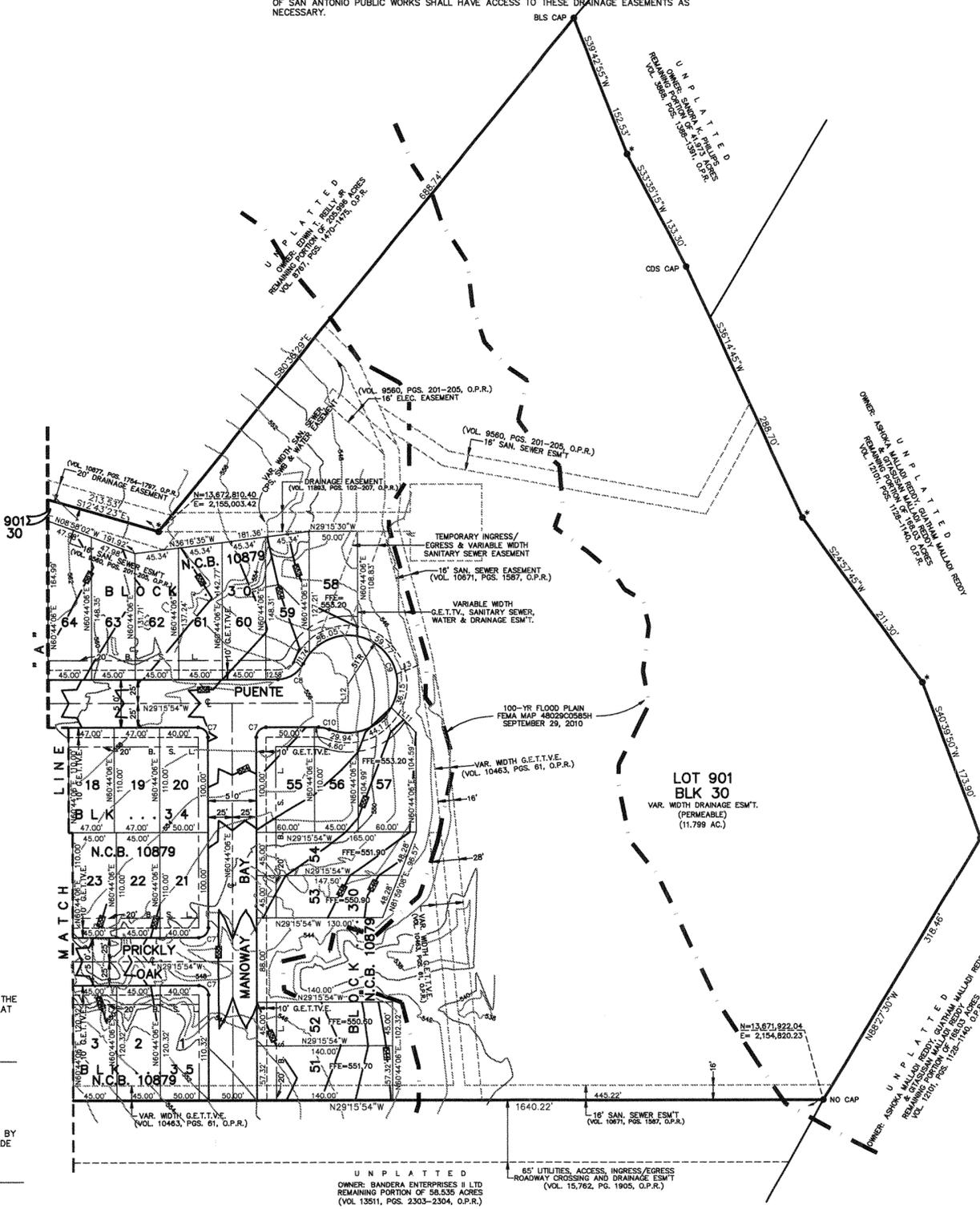
OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
4.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS. (LOT 901, BLK. 30)
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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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.
7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
8.) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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.

Table with 2 columns: PLAT REFERENCE, MONTE VIEJO SUBDIVISION UNIT 6R VOL. 9659, PG. 162, D.P.R.



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



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Paul W. Denham REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. Gary B. Neill REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

DATE: Nov 05, 2013, 10:27am User ID: RAMONESALYSSA File: H: Land Projects 3\AH-Monte Viejo Unit 7.dwg Monte Viejo Unit 7.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130095

**Project Name:**

Kriewald Unit 7

**Applicant:**

Michael Sivage

**Representative:**

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

**Owners:**

Sivage Community Development,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Kriewald Road and  
Krie Trail

**MAPSCO Map Grid (Ferguson):**

646 E-1

**Tract Size:**

31.99 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Notices Mailed November 14, 2013

- 1 to property owners within  
200 feet of the subdivision
- No registered neighborhood  
association within 200 feet

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 31.99-acre tract of land to establish **Kriewald Unit 7** Subdivision

**APPLICATION TYPE**

Replat and Subdivide

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

November 25, 2013

**CASE HISTORY**

Area being replatted is a right-of-way, out of the Westside Place Subdivision plat, recorded in Volume 9538, Page 218, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one hundred fifteen (**115**) single family lots, eight (**8**) non-single family lots, and approximately six thousand three hundred thirteen (**6,313**) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 12, 2013.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 578, Westside Place Subdivision, accepted on October 10, 1997

**B. Notices**

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

**II. RECOMMENDATION**

Approval of the proposed **Kriewald Unit 7** Subdivision.

**III. ATTACHMENT**

1. Proposed plat

# PLAT NUMBER 130095

## REPLAT & SUBDIVISION PLAT OF KRIEVALD UNIT 7

ESTABLISHING LOTS 1-15, BLOCK 110; LOTS 1-33, BLOCK 111, AND LOTS 1-68, BLOCK 112 AND BEING 31.99 ACRES OUT OF THAT 88.540 ACRE TRACT CONVEYED TO SIVAGE COMMUNITY DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11457, PAGES 511-549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO OUT KRIEVALD ROAD SUBDIVISION UNIT 4 2ND FILING RECORDED IN VOLUME 9569, PAGES 23-25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENT TEXADA SURVEY 69, ABSTRACT 737, COUNTY BLOCK 4332 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWING FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL SIVAGE  
SIVAGE COMMUNITY DEVELOPMENT, INC.  
17319 SAN PEDRO, SUITE 140  
SAN ANTONIO, TX 78232  
(210) 403-4750

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SIVAGE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF November, A.D. 2013.

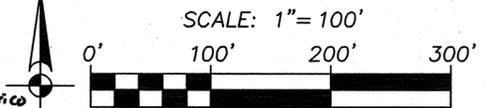
NOTE:  
SEE SHEET 3 OF 3 FOR  
CURVE AND LINE TABLE.



Paula F. Gonzalez  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
Bernalillo New Mexico

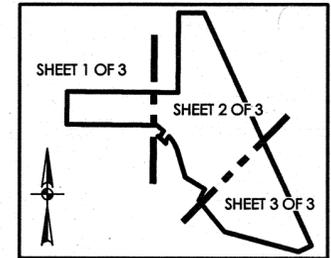
### LEGEND

- |      |  |  |   |
|------|--|--|---|
| AC   | ACRE(S)                                      | OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK  | BLOCK  | VOL  | VOLUME  |
| BSL  | BUILDING SETBACK LINE                        | PG   | PAGE(S)   |
| CB   | COUNTY BLOCK                                 | ROW  | RIGHT-OF-WAY  |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |   |
| ESMT | EASEMENT                                     | SET 1/2" IRON ROD (PD)                       |   |
- 
- |     |      |   |
|-----|------|---|
| --- | 1140 | EXISTING CONTOURS   |
| --- | 1140 | PROPOSED CONTOURS   |
| --- |      | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN      |
| --- |      | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN |
- 
- |   |  |   |  |
|---|--|---|--|
| ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                   | ⑦ | 12X10' WATER EASEMENT (VOL. 9538, PG 218, DPR)   |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                   | ⑧ | 25' BUILDING SETBACK LINE (VOL. 9540, PG 32, DPR)  |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                    | ⑨ | 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9540, PG 32, DPR)                 |
| ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) VARIABLE WIDTH CLEAR VISION EASEMENT | ⑩ | 12' TELEPHONE EASEMENT (VOL. 9569, PGS 23-25, DPR)                                       |
| ⑥ | 12' WATER EASEMENT   | ⑪ | 16' ELECTRIC & GAS EASEMENT (VOL. 7295, PGS 1714-1719, OPR)                              |
| ⑦ | 12' SEWER EASEMENT   | ⑫ | 20' DRAINAGE EASEMENT (VOL. 15708, PGS 211-214, OPR)                                     |
| ⑧ | 20' WATER EASEMENT   | ⑬ | 17' ELECTRIC, GAS, TELEPHONE & CABLE TV ACCESS EASEMENT (VOL. 9515, PGS 219-225, DPR)    |
| ⑨ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                   | ⑭ | 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9569, PGS 23-25, DPR)             |
| ⑩ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                        | ⑮ | 69' DRAINAGE ROW HERITAGE PARK SUBDIVISION UNIT-9 (VOL. 9515, PGS 219-225, DPR)          |
| ⑪ | 8' X 8' WATER EASEMENT   | ⑯ | VARIABLE WIDTH DRAINAGE ROW KRIEVALD ROAD SUBDIVISION UNIT-4 (VOL. 9569, PGS 23-25, DPR) |
| ⑫ | 12' WATER EASEMENT (VOL. 9569, PGS 23-25, DPR)                                       |   |  |
| ⑬ | 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9569, PGS 23-25, DPR)         |   |  |
| ⑭ | 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9569, PGS 23-25, DPR)         |   |  |
| ⑮ | 12' SANITARY SEWER EASEMENT (VOL. 9569, PGS 23-25, DPR)                              |   |  |
| ⑯ | 20' WATER EASEMENT (VOL. 9569, PGS 23-25, DPR)                                       |   |  |



**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: September 30, 2013



### INDEX MAP

SCALE: 1" = 100'

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

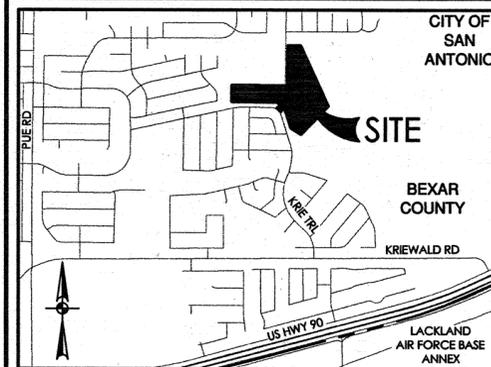
THIS PLAT OF KRIEVALD UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



### LOCATION MAP

MAPSCO MAP GRID: 646E1  
NOT-TO-SCALE

**C.P.S. ENERGY NOTES:**

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

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

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD2011), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

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

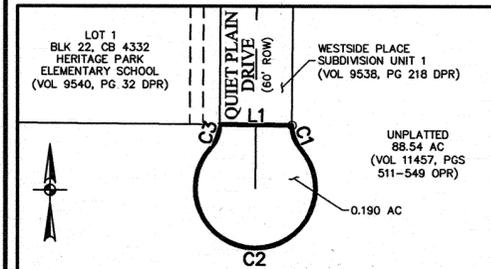
**OPEN SPACE NOTE:**  
LOTS 901, 902, & 903, BLOCK 111, COUNTY BLOCK 4322 AND LOTS 901, 904, & 905, BLOCK 112, COUNTY BLOCK 4332 ARE DESIGNATED AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND INGRESS/EGRESS EASEMENT.  
LOT 903, BLOCK 112, COUNTY BLOCK 4332 IS DESIGNATED AS A GREENBELT.

**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.

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

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

**FLOODPLAIN NOTE:**  
A PORTION OF LOT 903, BLOCK 112, COUNTY BLOCK 4332 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0370G, DATED SEPTEMBER 29, 2010. A VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARY OF THE FLOODPLAIN. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THIS DRAINAGE EASEMENT AS NECESSARY.



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

SCALE: 1" = 100'

THE AREA (0.190 ACRES) BEING REPLATTED WAS PREVIOUSLY PLATTED AS RIGHT-OF-WAY OF THE WESTSIDE PLACE SUBDIVISION UNIT 1 RECORDED IN VOLUME 9538, PAGE 218 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WESTSIDE PLACE SUBDIVISION UNIT 1 PLAT NO. 970455 WHICH IS RECORDED IN VOLUME 9538, PAGE 218, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12-18-13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: MICHAEL SIVAGE  
SIVAGE COMMUNITY DEVELOPMENT, INC.  
17319 SAN PEDRO, SUITE 140  
SAN ANTONIO, TX 78232  
(210) 403-4750  
STATE OF TEXAS  
COUNTY OF BEXAR  
SWORN AND SUBSCRIBED BEFORE ME THIS 18<sup>th</sup> DAY OF November, A.D. 2013.

Paula F. Gonzalez  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 2-4-17

STATE OF TEXAS  
COUNTY OF BEXAR

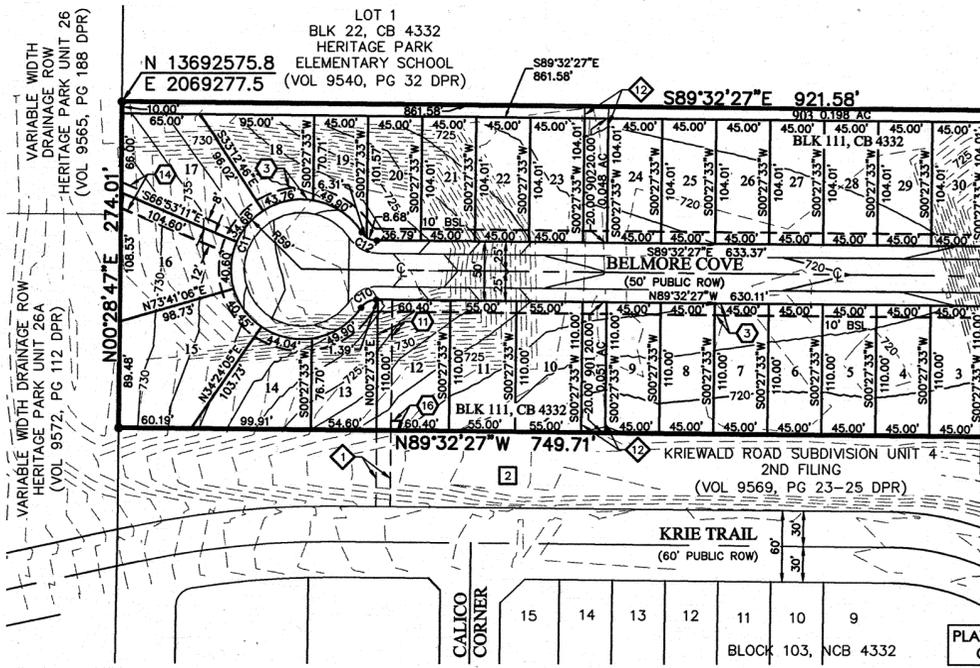
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

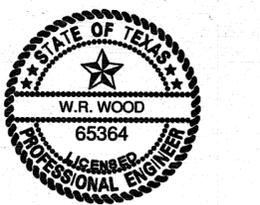
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 2 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



# PLAT NUMBER 130095

## REPLAT & SUBDIVISION PLAT OF KRIEWARD UNIT 7

ESTABLISHING LOTS 1-15, BLOCK 110; LOTS 1-33, BLOCK 111, AND LOTS 1-68, BLOCK 112, AND BEING 31.99 ACRES OUT OF THAT 88.540 ACRE TRACT CONVEYED TO SIVAGE COMMUNITY DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11457, PAGES 511-549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO OUT KRIEWARD ROAD SUBDIVISION UNIT 4 2ND FILING RECORDED IN VOLUME 9569, PAGES 23-25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENT TEXADA SURVEY 69, ABSTRACT 737, COUNTY BLOCK 4332 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 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: MICHAEL SIVAGE  
SIVAGE COMMUNITY DEVELOPMENT, INC.  
17319 SAN PEDRO, SUITE 140  
SAN ANTONIO, TX 78232  
(210) 403-4750

STATE OF TEXAS - *New Mexico*  
COUNTY OF BEXAR - *Bernalillo*

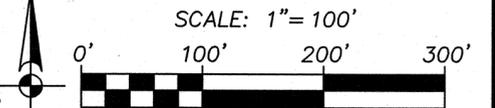
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SIVAGE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF *November*, A.D. 2013.

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

1% A.C. (100-YR)  
FEMA DFIRM FLOODPLAIN  
EFFECTIVE 9-29-10

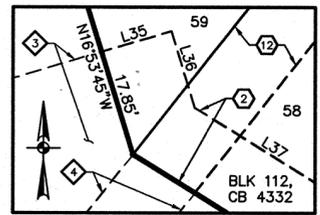


*Paula F. Gonzalez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
*Bernalillo New Mexico*

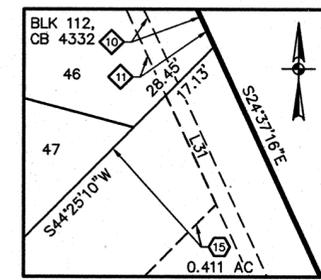


555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

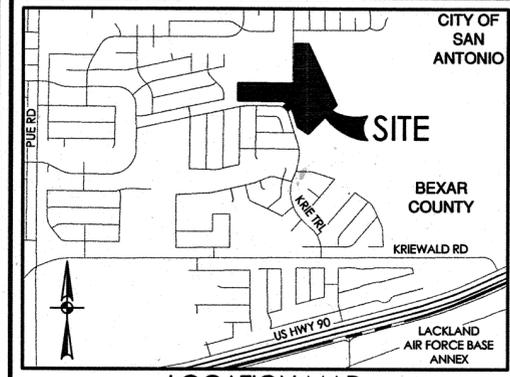
DATE OF PRINT: September 30, 2013



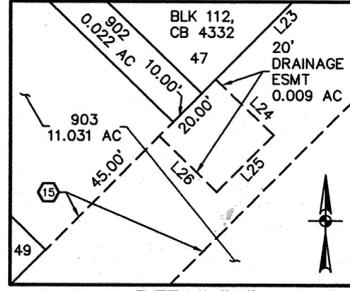
DETAIL "E"  
NOT-TO-SCALE



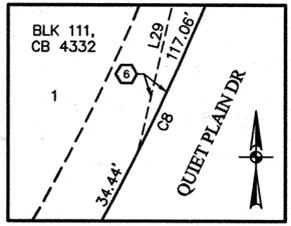
DETAIL "D"  
NOT-TO-SCALE



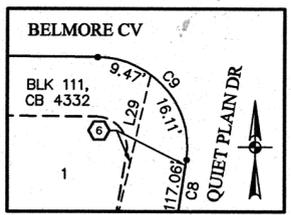
LOCATION MAP  
MAPSCO MAP GRID: 644E1  
NOT-TO-SCALE



DETAIL "A"  
NOT-TO-SCALE



DETAIL "B"  
NOT-TO-SCALE



DETAIL "C"  
NOT-TO-SCALE

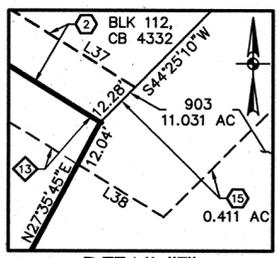
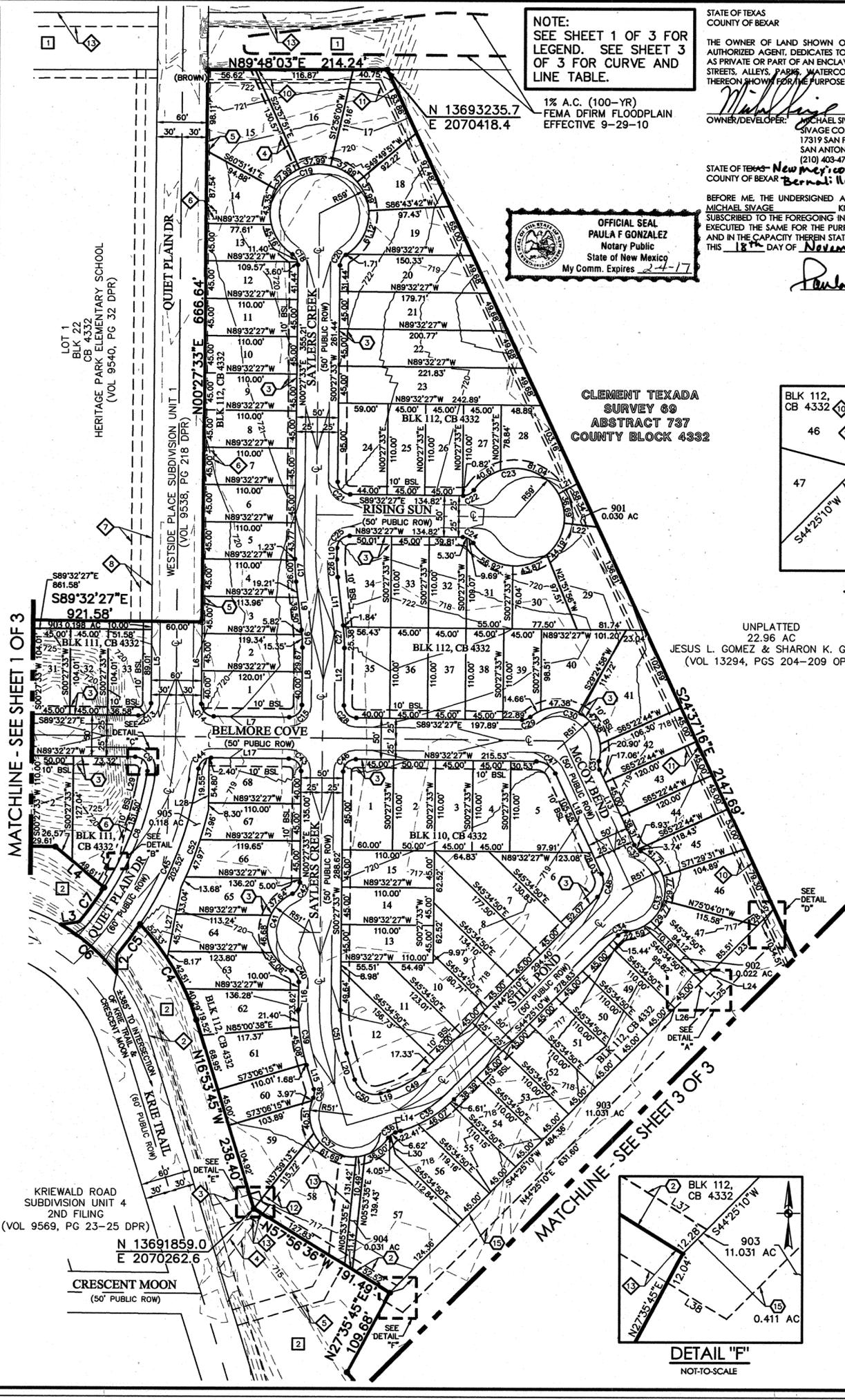
**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT,"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

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

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "F"  
NOT-TO-SCALE

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

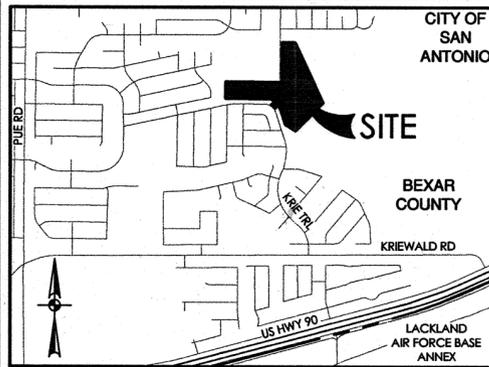
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**LOCATION MAP**  
MAPSCO MAP GRID: 646E1  
NOT-TO-SCALE

LINE #	BEARING	LENGTH
L1	S89°32'27"E	60.00'
L2	S00°38'58"W	22.97'
L3	N81°14'41"E	22.78'
L4	N49°38'42"W	76.18'
L5	N00°27'33"E	99.01'
L6	S00°27'33"W	99.01'
L7	S89°32'27"E	90.01'
L8	N00°27'33"E	69.67'
L9	N06°28'24"W	58.71'
L10	S00°27'33"W	13.77'
L11	S06°28'24"E	58.71'
L12	S00°27'33"W	69.67'
L13	S24°37'16"E	100.38'
L14	S73°06'15"W	6.72'
L15	N16°53'45"W	30.42'

LINE #	BEARING	LENGTH
L16	N00°27'33"E	33.63'
L17	N89°32'27"W	92.61'
L18	N24°37'16"W	133.58'
L19	N73°06'15"E	9.80'
L20	S16°53'45"E	33.50'
L21	S61°18'58"W	26.35'
L22	N83°04'14"W	40.91'
L23	N44°25'10"E	123.96'
L24	S45°34'50"E	20.00'
L25	S44°25'10"W	20.00'
L26	N45°34'50"W	20.00'
L27	S10°40'12"W	86.93'
L28	S00°27'33"W	63.11'
L29	N12°52'25"E	128.73'
L30	S14°32'36"E	24.06'

LINE #	BEARING	LENGTH
L31	S24°37'16"E	29.98'
L35	N73°06'15"E	12.00'
L36	S16°53'45"E	13.36'
L37	S57°56'36"E	189.63'
L38	N57°56'36"W	25.10'

NOTE:  
SEE SHEET 1 OF 3 FOR  
LEGEND.

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.

*Michael Savage*  
OWNER/DEVELOPER: MICHAEL SAVAGE  
SIVAGE COMMUNITY DEVELOPMENT, INC.  
17319 SAN PEDRO, SUITE 140  
SAN ANTONIO, TX 78232  
(210) 403-4750

STATE OF TEXAS  
COUNTY OF BEXAR  
Bernalillo

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SAVAGE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November, A.D. 2013.

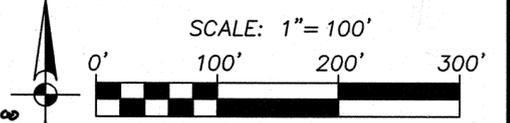


*Paula Gonzalez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
New Mex. 00  
Bernalillo

**PLAT NUMBER 130095**

**REPLAT & SUBDIVISION PLAT  
OF  
KRIEWALD UNIT 7**

ESTABLISHING LOTS 1-15, BLOCK 110; LOTS 1-33, BLOCK 111, AND LOTS 1-68, BLOCK 112, AND BEING 31.99 ACRES OUT OF THAT 88.540 ACRE TRACT CONVEYED TO SIVAGE COMMUNITY DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11457, PAGES 511-549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO OUT KRIEWALD ROAD SUBDIVISION UNIT 4 2ND FILING RECORDED IN VOLUME 9569, PAGES 23-25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CLEMENT TEXADA SURVEY 69, ABSTRACT 737, COUNTY BLOCK 4332 OF BEXAR COUNTY, TEXAS.



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

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

DATE OF PRINT: September 30, 2013

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	41°24'35"	S20°14'44"E	21.21'	21.68'
C2	50.00'	282°49'09"	N89°32'27"W	75.00'	229.35'
C3	30.00'	41°24'35"	N21°09'50"E	21.21'	21.68'
C4	290.00'	26°41'53"	N30°14'19"W	133.91'	135.13'
C5	430.00'	6°07'23"	S36°39'57"W	45.93'	45.95'
C6	230.00'	22°28'01"	N48°46'49"W	89.61'	90.19'
C7	370.00'	7°50'07"	N35°34'04"E	50.56'	50.60'
C8	370.00'	31°17'43"	N23°50'16"E	199.59'	202.10'
C9	15.00'	97°43'52"	N40°40'31"W	22.60'	25.59'
C10	15.00'	57°16'46"	S61°49'10"W	14.38'	15.00'
C11	59.00'	294°33'33"	N00°27'33"E	63.78'	303.32'
C12	15.00'	57°16'46"	S60°54'04"E	14.38'	15.00'
C13	15.00'	90°00'00"	N45°27'33"E	21.21'	23.56'
C14	15.00'	90°00'00"	S44°32'27"E	21.21'	23.56'
C15	15.00'	90°00'00"	N45°27'33"E	21.21'	23.56'
C16	175.00'	6°55'57"	N03°00'26"W	21.16'	21.17'
C17	225.00'	6°55'57"	N03°00'26"W	27.21'	27.22'
C18	15.00'	57°16'46"	N28°10'50"W	14.38'	15.00'
C19	59.00'	294°33'33"	S89°32'27"E	63.78'	303.32'
C20	15.00'	57°16'46"	S29°05'56"W	14.38'	15.00'
C21	15.00'	90°00'00"	S44°32'27"E	21.21'	23.56'
C22	15.00'	57°16'46"	N61°49'10"E	14.38'	15.00'
C23	59.00'	294°33'33"	S00°27'33"W	63.78'	303.32'
C24	15.00'	57°16'46"	N60°54'04"W	14.38'	15.00'
C25	15.00'	90°00'00"	S45°27'33"W	21.21'	23.56'
C26	175.00'	6°55'57"	S03°00'26"E	21.16'	21.17'
C27	225.00'	6°55'57"	S03°00'26"E	27.21'	27.22'
C28	15.00'	90°00'00"	S44°32'27"E	21.21'	23.56'
C29	15.00'	40°44'57"	N70°05'05"E	10.44'	10.67'
C30	51.00'	146°25'04"	S57°04'51"E	97.65'	130.33'
C31	15.00'	40°44'57"	S04°14'48"E	10.44'	10.67'
C32	15.00'	40°44'57"	S44°59'44"E	10.44'	10.67'
C33	51.00'	150°32'19"	S09°53'57"W	98.65'	134.00'
C34	15.00'	40°44'57"	S64°47'38"W	10.44'	10.67'
C35	150.00'	28°41'05"	S58°45'42"W	74.31'	75.10'
C36	15.00'	40°44'57"	S52°43'47"W	10.44'	10.67'
C37	51.00'	171°29'53"	N61°53'45"W	101.72'	152.65'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C38	15.00'	40°44'57"	N03°28'43"E	10.44'	10.67'
C39	225.00'	17°21'18"	N08°13'06"W	67.89'	68.15'
C40	15.00'	65°22'32"	N32°13'43"W	16.20'	17.12'
C41	51.00'	130°45'05"	N00°27'33"E	92.72'	116.38'
C42	15.00'	65°22'32"	N33°08'49"E	16.20'	17.12'
C43	15.00'	90°00'00"	N44°32'27"W	21.21'	23.56'
C44	15.00'	83°50'21"	S48°32'22"W	20.04'	21.95'
C45	430.00'	33°06'27"	S23°10'25"W	245.03'	248.47'
C46	15.00'	90°00'00"	S45°27'33"W	21.21'	23.56'
C47	25.00'	64°55'11"	N57°04'51"W	26.84'	28.33'
C48	25.00'	69°02'26"	N09°53'57"E	28.33'	30.12'
C49	100.00'	28°41'05"	N58°45'42"E	49.54'	50.06'
C50	25.00'	90°00'00"	S61°53'45"E	35.36'	39.27'
C51	175.00'	17°21'18"	S08°13'06"E	52.81'	53.01'
C52	450.38'	12°40'18"	N19°06'47"E	99.40'	99.61'

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITORS 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 CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

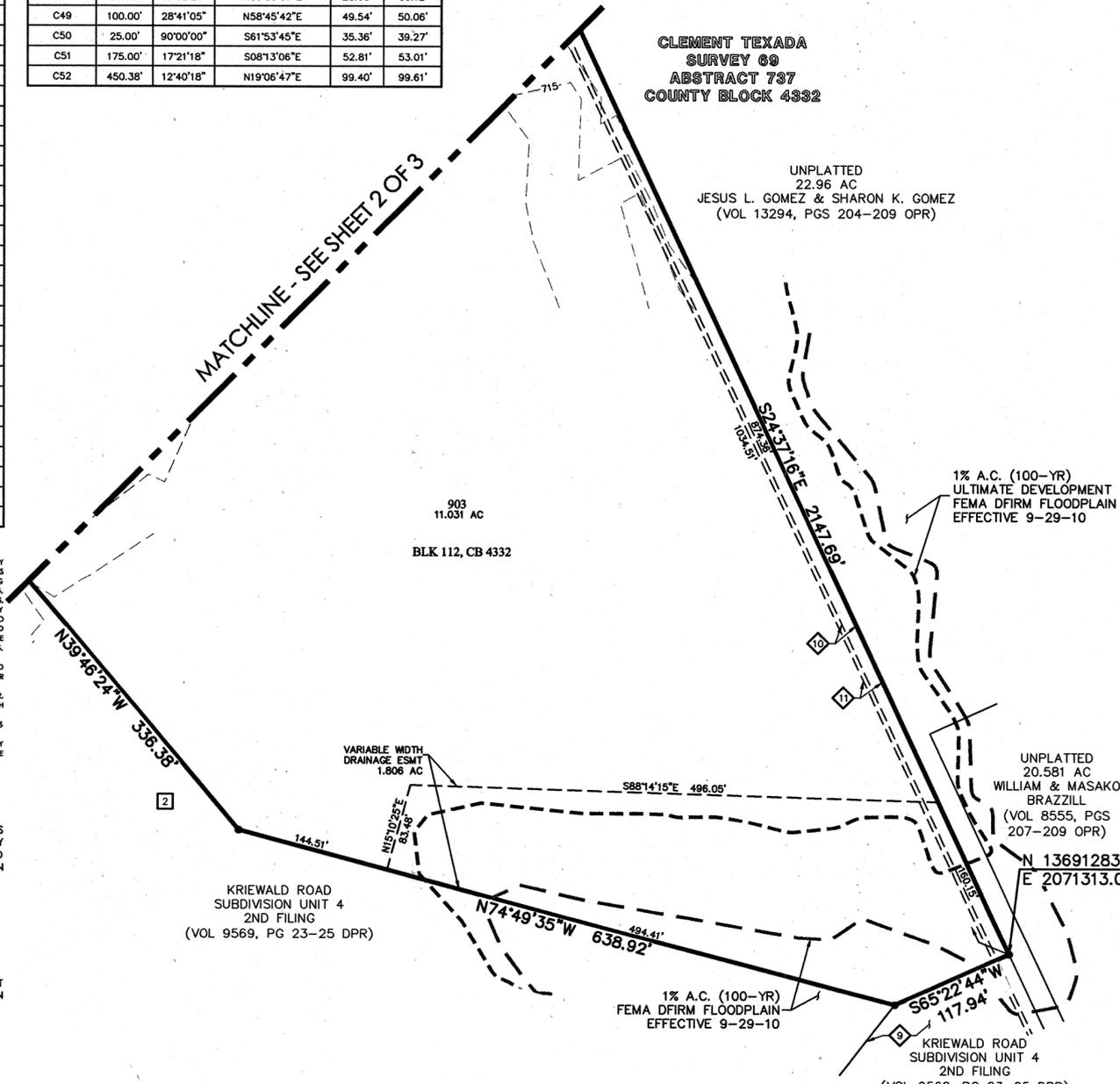
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*W.R. Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**CERTIFICATE OF APPROVAL**

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130132

**Project Name:**

Amorosa, Phase 2B (Enclave)

**Applicant:**

John Pierret

**Representative:**

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

**Owner:**

Forestar (USA) Real Estate Group

**Staff Coordinator:**

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

**Property Address/Location:**

East of the intersection of Amorosa  
Way and Resort Parkway

**MAPSCO Map Grid (Ferguson):**

484 E-4

**Tract Size:**

14.51

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Notices Mailed December 1, 2013

- One (1) notice was sent to property owners within 200 feet
- Internet Agenda posting December 13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 14.51-acre tract of land to establish **Amorosa, Phase 2B (Enclave)** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 26, 2013

**CASE HISTORY**

The area being replatted is a portion of a variable width drainage easement; out of the Amorosa Phase 2A (Enclave) Subdivision plat, recorded in Volume 9660, Page 102, of the Deed and Plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty-nine (39) single-family residential lots, two (2) non-single family lots and approximately one thousand six hundred thirty three (1,633) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 1, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 5, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 452A, Cibolo Canyons, approved on November 6, 2012

### **B. Notices**

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

## **III. RECOMMENDATION**

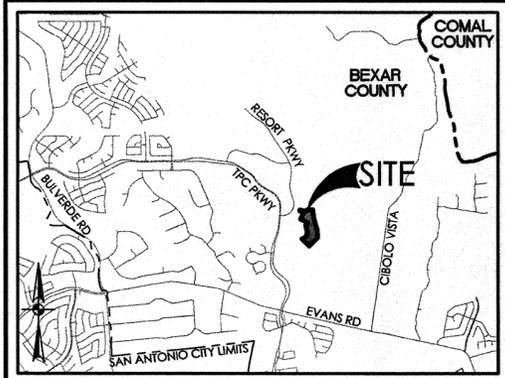
Approval of the proposed **Amorosa, Phase 2B (Enclave)** Subdivision Plat

## **IV. ATTACHMENT**

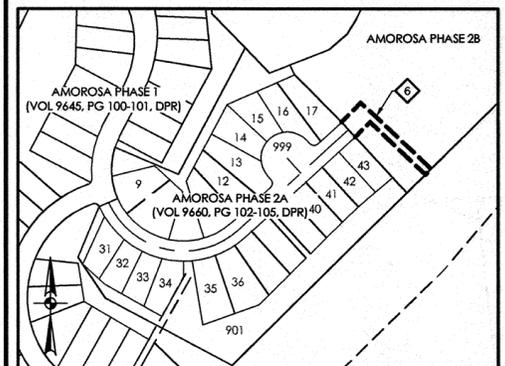
1. Proposed plat
2. SAWS Request for Review Letter

PLAT NUMBER 130132
REPLAT & SUBDIVISION PLAT
ESTABLISHING
AMOROSA, PHASE 2B
(ENCLAVE)

A 14.51 ACRE TRACT OF LAND OUT OF A 1384.19 ACRE TRACT OF LAND
CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR
(USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN
VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARDEN SURVEY NUMBER
478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, BEXAR COUNTY, TEXAS



LOCATION MAP
MAPSCO MAP GRID: 484E4
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1"=600'

THE AREA BEING REPLATTED 0.168 OF AN ACRE WAS PREVIOUSLY PLATTED AS A
PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE AMOROSA, PHASE 2A
(ENCLAVE) PLAT RECORDED IN VOLUME 9660, PAGES 102 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AMOROSA PH 2A
PLAT # 120451 WHICH IS RECORDED IN VOLUME 9660, PAGE 102, COUNTY PLAT AND
DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF
(DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED
REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: JOHN PIERRET
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF NOVEMBER
A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COM. MISSION EXPIRES: 10-22-2017

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

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

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

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

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.

AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT
WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE
SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATER-SHED
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.

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

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

Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C60 with their respective geometric data.

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

OPEN SPACE NOTE:
LOT 901, BLOCK 21 (3.76 AC) AND LOT 902, BLOCK 22 (1.13 AC), CB 4910 ARE
DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC,
TELEPHONE, CABLE TV EASEMENTS AND PEDESTRIAN EASEMENTS.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR
THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS
BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI
RESIDUAL PRESSURE. 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.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,
DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AMOROSA, PHASE
2B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE AMOROSA, PHASE 2B
HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF
THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT
901, BLOCK 21 AND LOT 902, BLOCK 22, CB 4910.

ZERO LOT LINE NOTE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS
ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND
FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL
AFFECTED PROPERTIES.

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

Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C61 through C63.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L1 through L15.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L16 through L30.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L31 through L45.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L46 through L60.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L61 through L75.

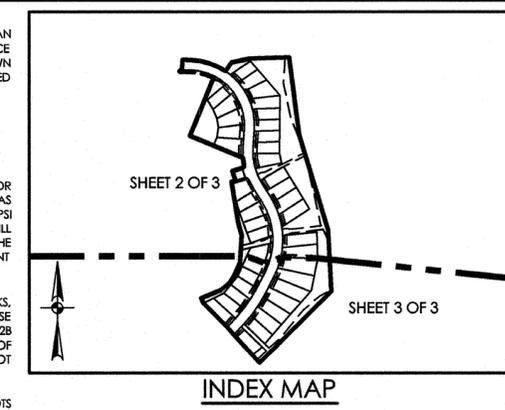
Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L76 through L90.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L91 through L105.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L106 through L120.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L121 through L135.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L136 through L150.



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 DFRM PANEL 4800350145, DATED SEPTEMBER 29, 2010, AND THE
HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS 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 FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR
CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE
EASEMENTS AS NECESSARY.

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.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE
FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION
OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE
DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE
FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM
EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L51 through L65.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L66 through L80.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L81 through L95.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L96 through L110.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L111 through L125.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L126 through L140.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L141 through L155.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L156 through L170.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L171 through L185.

Table with 3 columns: LINE #, BEARING, LENGTH. Lists lines L186 through L200.

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
DED DEDICATION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
EASEMENT EASEMENT
EMT EXTRATERRITORIAL JURISDICTION
FFE FINISHED FLOOR ELEVATION
ZERO LOT LINE (SURVEYOR)
GB GREENBELT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NBG NEW CITY BLOCK
ONE OVERHEAD ELECTRIC
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
VAR WID VARIABLE WIDTH
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

RICHARD OLIVAREZ
Notary Public, State of Texas
My Commission Expires
October 22, 2017

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: November 5, 2013

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

OWNER/DEVELOPER: JOHN PIERRET
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JOHN PIERRET, 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 5TH DAY OF NOVEMBER, A.D. 2013.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

RICHARD OLIVAREZ
Notary Public, State of Texas
My Commission Expires
October 22, 2017

CARA C. TACKETT
89491
LICENSED PROFESSIONAL ENGINEER

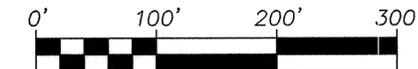
JOHN NOBLE NICHOLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 130132

REPLAT & SUBDIVISION PLAT ESTABLISHING AMOROSA, PHASE 2B (ENCLAVE)

A 14.51 ACRE TRACT OF LAND OUT OF A 1384.19 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'



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

DATE OF PRINT: November 5, 2013

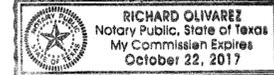
STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN PIERRET FORESTAR (USA) REAL ESTATE GROUP 14755 PRESTON ROAD, SUITE 710 DALLAS, TEXAS 78254 (972) 702-8699

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET 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 5TH DAY OF NOVEMBER, A.D. 2013.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

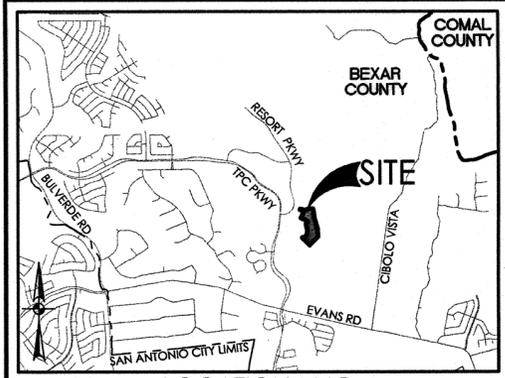
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP

MAPSCO MAP GRID: 484E4 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
DED DEDICATION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
ETJ EXTRATERRITORIAL JURISDICTION
FEJ FINISHED FLOOR ELEVATION
GB GREENBELT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB NEW CITY BLOCK
OHE OVERHEAD ELECTRIC
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
VAR WD VARIABLE WIDTH
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) FINISHED FLOOR ELEVATION
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT 1.131 AC (PERMEABLE)
20' BUILDING SETBACK LINE
VARIABLE WIDTH, WATER, SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.057 AC.)
14' SANITARY SEWER EASEMENT (VOL. 9575, PG 197-203, DPR)
14' SEWER EASEMENT (VOL. 9652, PG 12-14, DPR)
VARIABLE WITH DRAINAGE EASEMENT (VOL. 13031, PG 164-237, OPR)
VARIABLE WIDTH WATER/SEWER EASEMENT (VOL. 9575, PG 197-203, DPR)
20' WATER EASEMENT (VOL. 9575, PG 197-203, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9660, PG 102, DPR)

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

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

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

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY COST MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS 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 AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. IF YOU HAVE RESIDENTIAL LINES, ADD THE FOLLOWING NOTES:
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

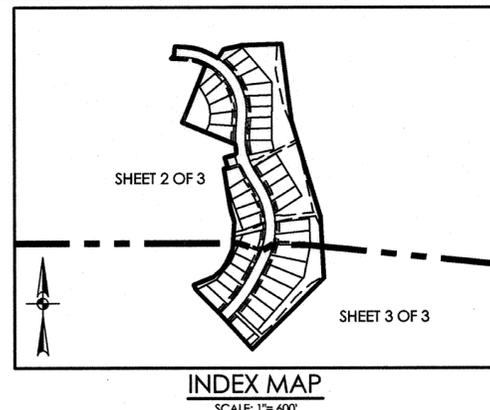
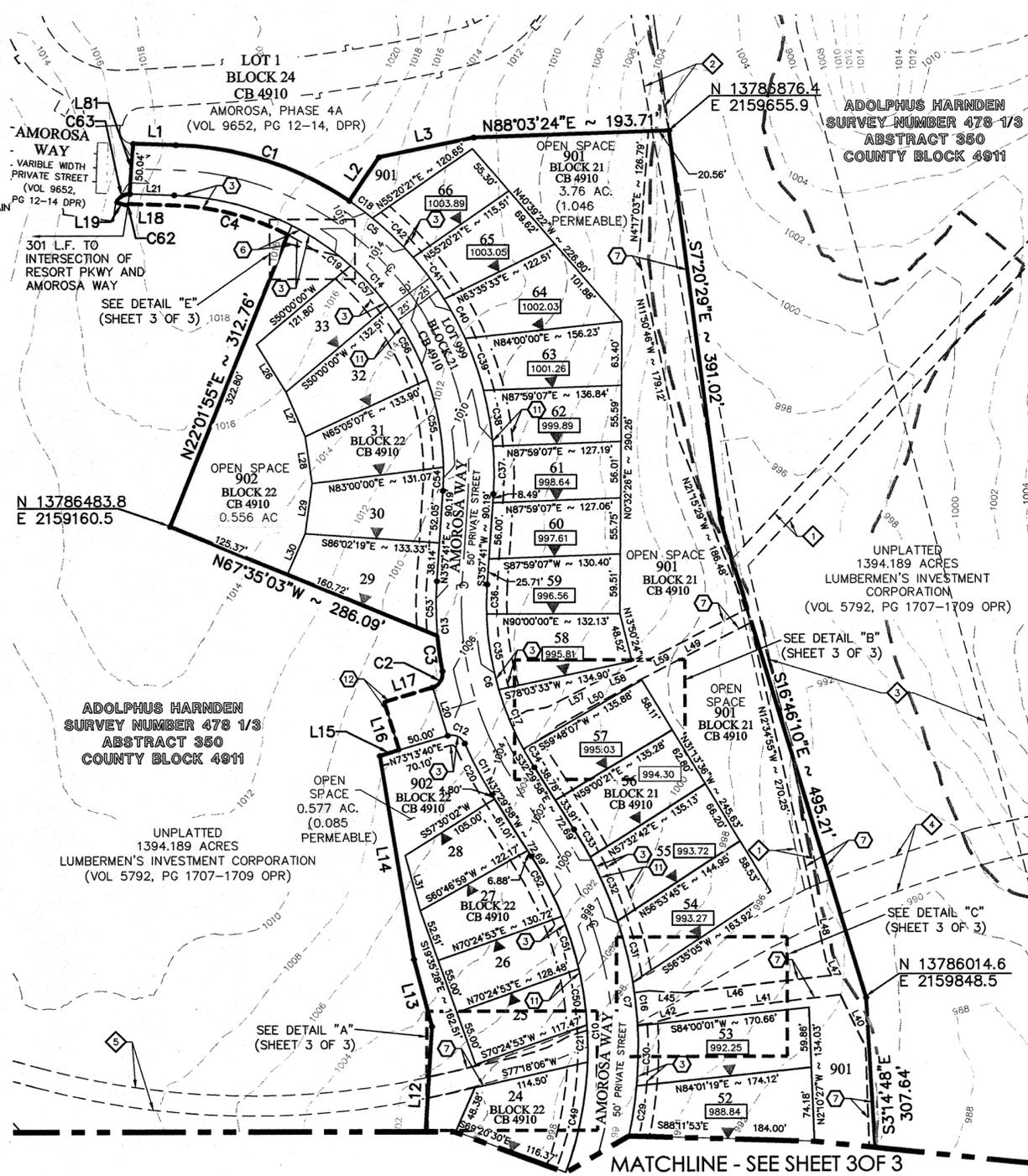
Cara C. Tackett LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 FOR CURVE AND LINE DATA PLAT



INDEX MAP

SCALE: 1" = 600'

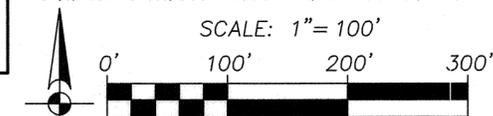


# PLAT NUMBER 130132

## REPLAT & SUBDIVISION PLAT ESTABLISHING AMOROSA, PHASE 2B (ENCLAVE)

A 14.51 ACRE TRACT OF LAND OUT OF A 1384.19 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, BEXAR COUNTY, TEXAS

SCALE: 1" = 100'



### PAPE-DAWSON ENGINEERS

TBPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
DALLAS, TEXAS 78254 | FAX: 210.375.9010

DATE OF PRINT: November 5, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN PIERRET  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 78254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET, 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 5th DAY OF NOVEMBER, A.D. 2013.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**RICHARD OLIVAREZ**  
Notary Public, State of Texas  
My Commission Expires  
October 22, 2017

#### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

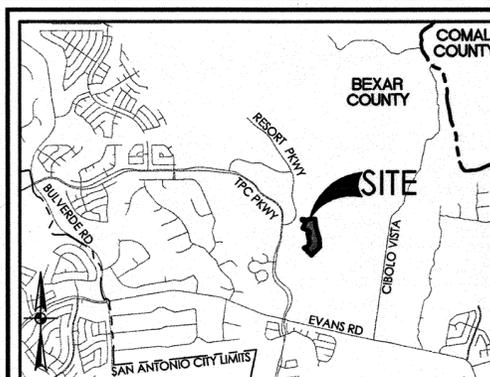
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

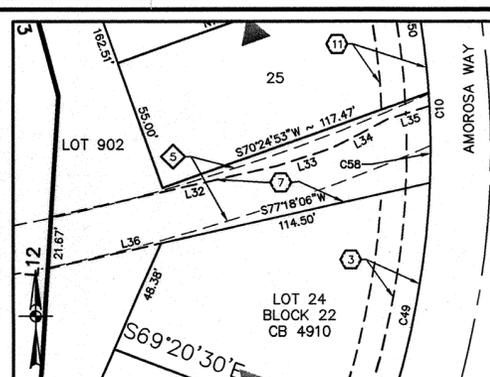
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS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

COUNTY CLERK, BEXAR COUNTY, TEXAS

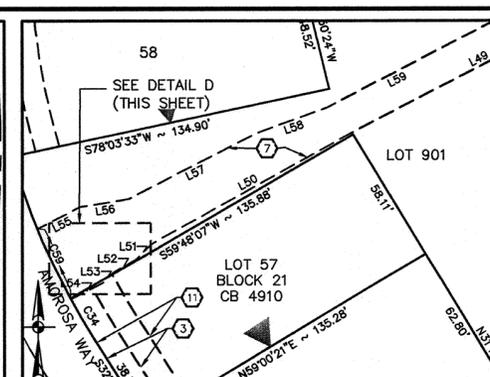
BY: \_\_\_\_\_ DEPUTY



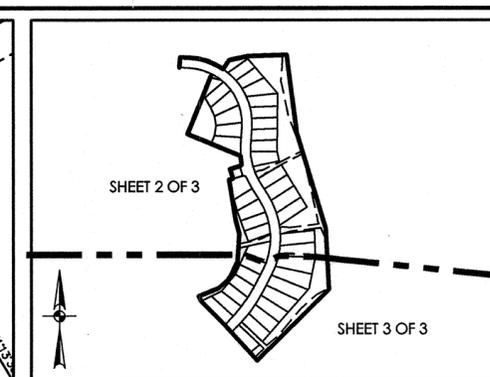
**LOCATION MAP**  
MAPSCO MAP GRID: 484E4  
NOT-TO-SCALE



**DETAIL "A"**  
NOT-TO-SCALE



**DETAIL "B"**  
NOT-TO-SCALE



**INDEX MAP**  
SCALE: 1" = 1000'

#### LEGEND

AC	ACRE(S)	GB	GREENBELT
BLK	BLOCK	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
BSL	BUILDING SETBACK LINE	NCB	NEW CITY BLOCK
CATV	CABLE TELEVISION	OHE	OVERHEAD ELECTRIC
CB	COUNTY BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DED	DEDICATION		
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
ELEC	ELECTRIC	VOL	VOLUME
ESMT	EASEMENT	PG	PAGE(S)
ETJ	EXTRATERRITORIAL JURISDICTION	ROW	RIGHT-OF-WAY
FEU	FINISHED FLOOR ELEVATION	VAR WD	VARIABLE WIDTH
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
			FINISHED FLOOR ELEVATION
			(SURVEYOR)
			1234.56
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

- 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 7 VARIABLE WIDTH DRAINAGE EASEMENT 1.131 AC (PERMEABLE)
- 11 20' BUILDING SETBACK LINE
- 12 VARIABLE WIDTH, WATER, SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.057 Ac.)
- 1 16' SANITARY SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
- 2 16' SEWER EASEMENT (VOL 9652, PG 12-14, DPR)
- 3 VARIABLE WITH DRAINAGE EASEMENT (VOL 13031, PG 164-237, OPR)
- 4 VARIABLE WIDTH WATER/SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
- 5 20' WATER EASEMENT (VOL 9575, PG 197-203, DPR)
- 6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9660, PG 102, DPR)

#### SURVEYOR'S NOTES:

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

#### EDU NOTE:

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

#### IMPACT FEE PAYMENT NOTE:

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

#### C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES OR CONDUITS, PREMISES 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 ENDSANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY COST 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 HEREON.
- IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

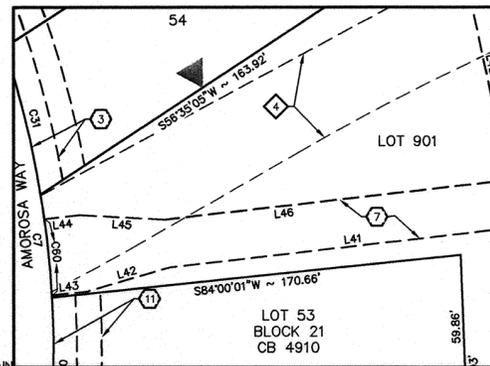
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Carroll J. Tackett*  
LICENSED PROFESSIONAL ENGINEER

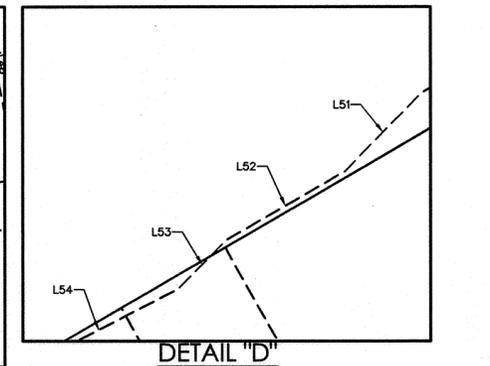
STATE OF TEXAS  
COUNTY OF BEXAR

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

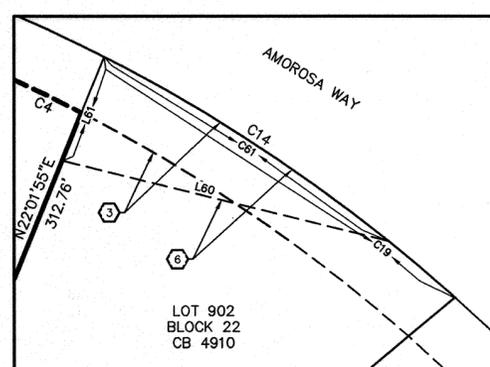
*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**DETAIL "C"**  
NOT-TO-SCALE

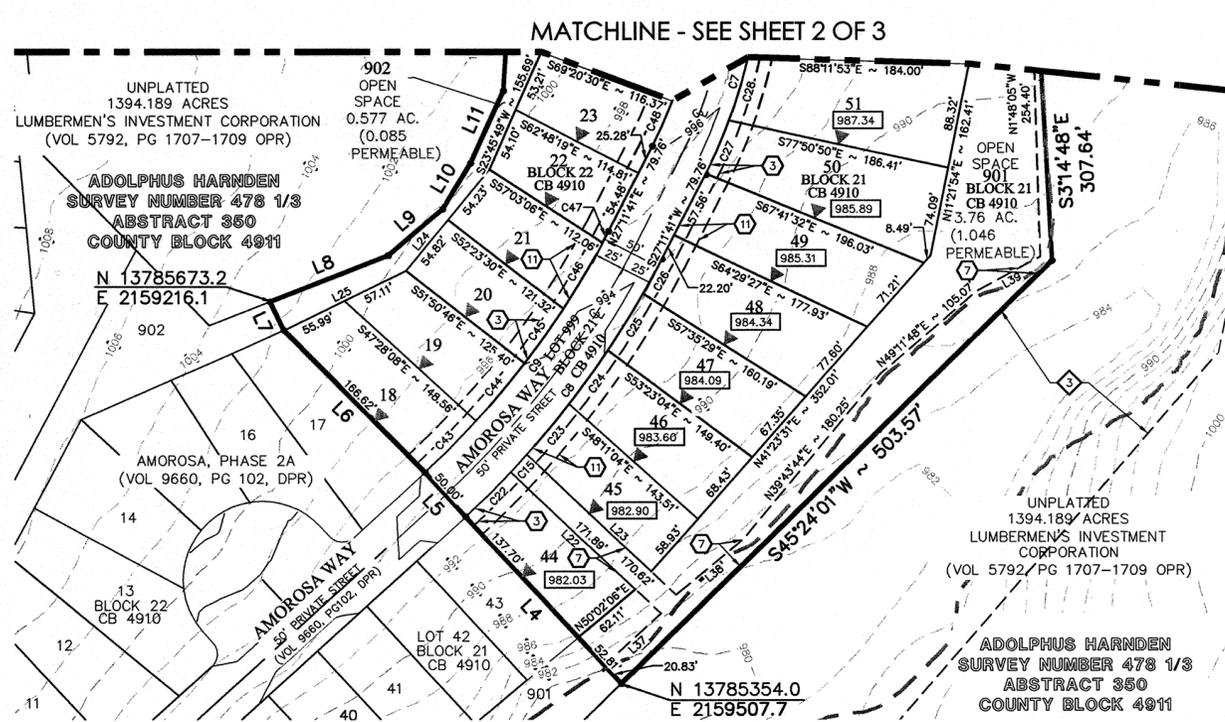


**DETAIL "D"**  
NOT-TO-SCALE



**DETAIL "E"**  
NOT-TO-SCALE

SEE SHEET 1 FOR CURVE AND LINE DATA PLAT



DEVELOPMENT SERVICES  
RECEIVEDAugust 7, 2013 2:38 PM  
2013 NOV 21

Mr. Jason Diamond, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, Texas 78216

RE: File No. 1307010 - Request for review of **Amorosa Phase 2B No. 130132** located off TPC Parkway and Amorosa Way.

Dear Mr. Diamond:

On July 26, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 14.470 acres located entirely within the EARZ. No sensitive geological features were observed. The property lies within the 100-year floodplain preservation area.

The proposed development is located within the COSA non annexation agreement for the PGA property and is governed by the entire non annexation area staying at/or below an overall 15 percent Impervious Cover. Should any documentation become available that would alter this non annexation, the documentation may be submitted to the San Antonio Water System for review and possible Category determination.

As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by 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 Amorosa Phase 2B, Plat No. 130132.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wiatrek", is written over a faint, larger version of the same signature.

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130248

**Project Name:**

Shavano Highlands Unit 1 PUD

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

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

**Owner:**

Shavano Rogers Ranch North No. 3,  
Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Shavano  
Ranch and Loop 1604

**MAPSCO Map Grid (Ferguson):**

515 C-2

**Tract Size:**

35.52

**Council District:**

9

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 35.52-acre tract of land to establish **Shavano Highlands Unit 1 PUD** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 3, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of eighty-two (82) single-family residential lots, four (4) non-single family lots and approximately one thousand seventy five (1,075) linear feet of public streets and five thousand two hundred fifty (5,250) linear feet of private streets.

### **B. Zoning**

“R-6 PUD ERZD AHOD MLOD” Residential Single Family Planned Unit Development Airport Hazard Overlay Military Lighting Overlay District.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

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

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has no further comments.

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD-1) Regulations.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 538-B Rogers Ranch, accepted on June 14, 2006

PUD 13-00003 Shavano Highlands, approved on August 14, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Shavano Highlands Unit 1 PUD** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Request for Review Letter

PLAT NUMBER 130248

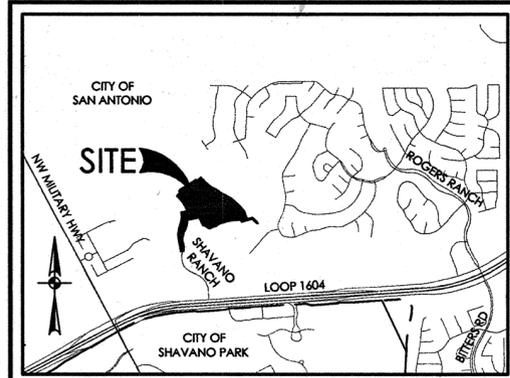
SUBDIVISION PLAT ESTABLISHING SHAVANO HIGHLANDS UNIT 1 PUD

A 35.52 ACRE TRACT OF LAND BEING A PORTION OF THAT 167.519 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 390-401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...



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

DATE OF PRINT: November 25, 2013



LOCATION MAP

MAPSCO MAP GRID: 515C2 NOT-TO-SCALE

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
BSL BUILDING SETBACK LINE ROW RIGHT-OF-WAY
CB COUNTY BLOCK SS SANITARY SEWER
CV CLEAR VISION TA TURNAROUND
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VAR VAR VARIABLE WIDTH
ELEC ELECTRIC (SURVEYOR) W WATER
ESMT EASEMENT 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SET 1/2" IRON ROD (PD)
NCB NEW CITY BLOCK 1234.56 FINISHED FLOOR ELEVATION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

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

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...

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

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

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

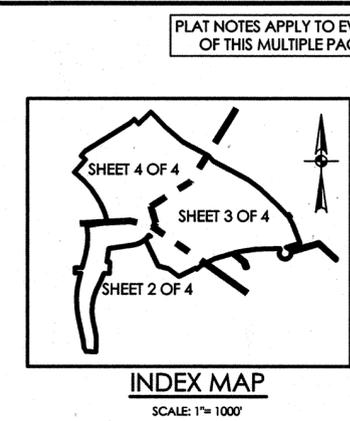
PRIVATE STREET NOTE: LOT 999, BLOCK 20, NCB 16334 (RUSSELL HILL HORSEMAN ROAD, BELLINI HILL, BELLE STRAIT, HILLSEDGE, ABRINGDON PLACE, COGESHALL LN, BISHOP'S POND, HIGHLAND FROST AND POPLIN COVE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

LOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON DECEMBER 28, 2012 CASE NO. 12-06-3820P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

OPEN SPACE NOTE: LOTS 901, 902, & 903, BLOCK 20, NCB 17701, LOT 901, BLOCK 22, NCB 17701, AND LOT 901, BLOCK 25, NCB 17701 ARE DESIGNATED AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L38.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L39 through L76.



INDEX MAP

SCALE: 1"= 1000'

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C42.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C43 through C84.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE...

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

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT"...

STATE OF TEXAS COUNTY OF BEXAR

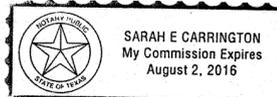
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Signature: Rick Wood, LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Signature: David A. Casanova, REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS COUNTY OF BEXAR

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

Signature: Lloyd A. Denton, Jr., OWNER/DEVELOPER

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF November, A.D. 2013.

Signature: Sarah E. Carrington, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS UNIT 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

Signature lines for CHAIRMAN and SECRETARY.

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

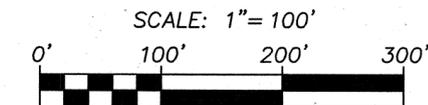
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

Signature lines for COUNTY CLERK and DEPUTY.

# PLAT NUMBER 130248

## SUBDIVISION PLAT ESTABLISHING SHAVANO HIGHLANDS UNIT 1 PUD

A 35.52 ACRE TRACT OF LAND BEING A PORTION OF THAT 167.519 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 390-401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF THAT 23.683 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 788-803 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 391, ABSTRACT 482, IN NEW CITY BLOCK 17701 AND 16334, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

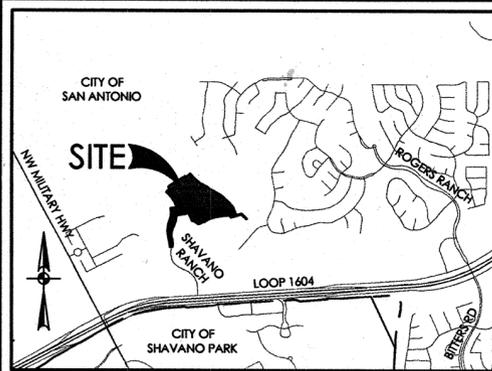


**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

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

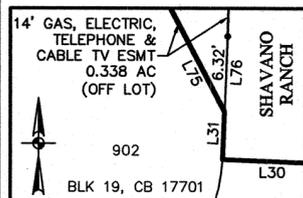
DATE OF PRINT: November 25, 2013

NOTE:  
SEE SHEET 1 OF 4 FOR LEGEND  
AND CURVE AND LINE TABLE



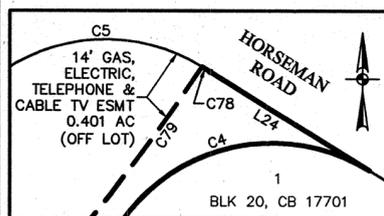
LOCATION MAP

MAPSCO MAP GRID: 51SC2  
NOT-TO-SCALE



DETAIL "A"

NOT-TO-SCALE



DETAIL "B"

NOT-TO-SCALE

### C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

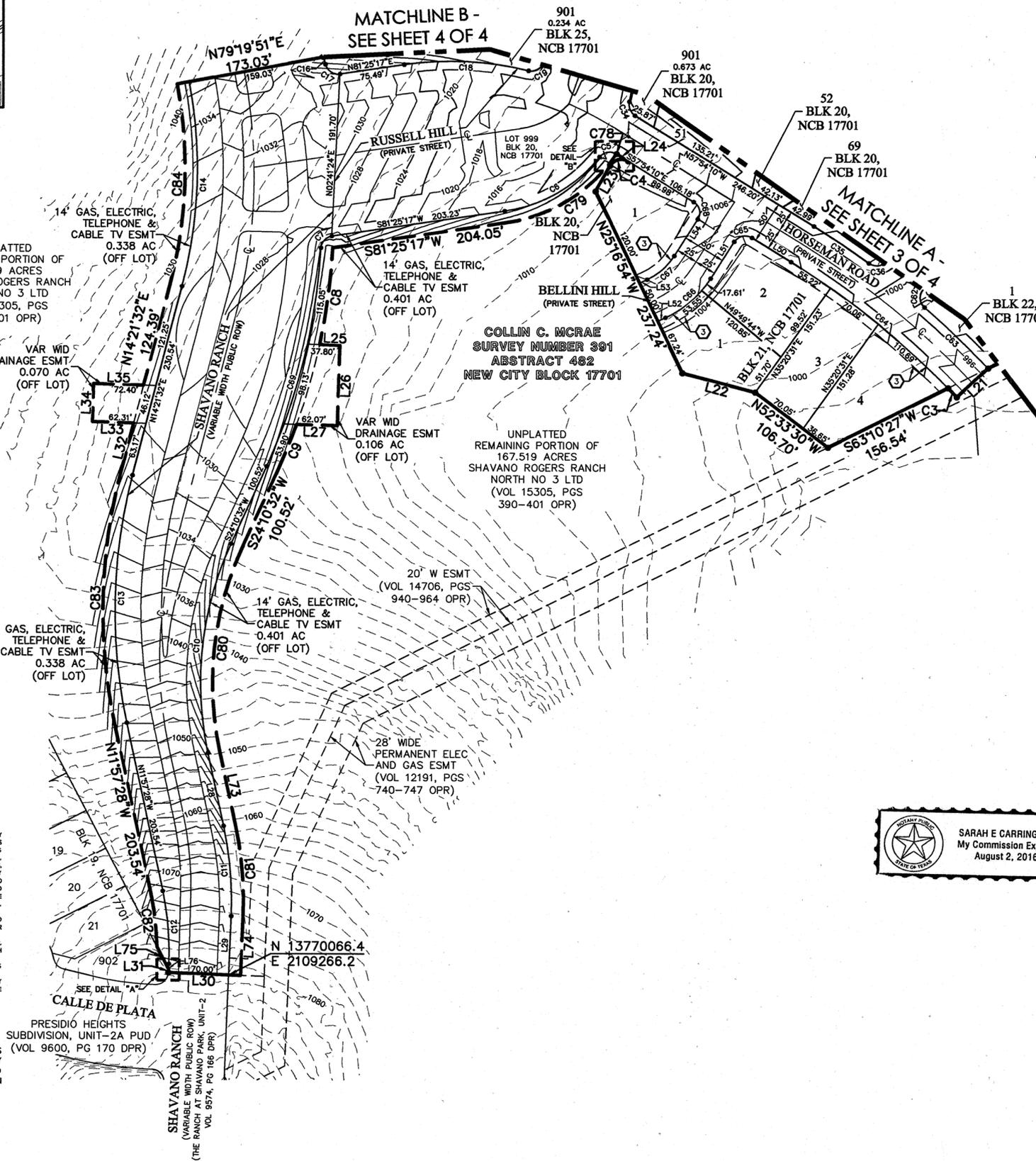
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



SARAH E CARRINGTON  
My Commission Expires  
August 2, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3 LTD.  
11 LYNN BATHS 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. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF November, A.D. 2013.

*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS UNIT 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

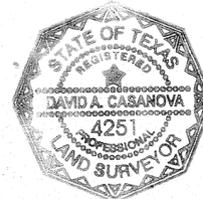
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



Civil Job No. 4426-80

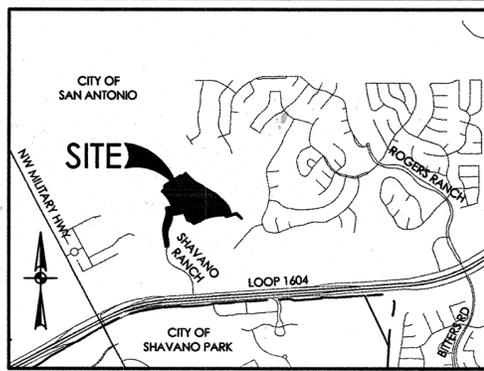
SHAVANO HIGHLANDS UNIT 1 PUD

PLAT NUMBER 130248

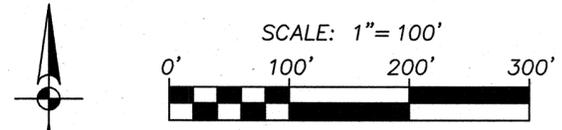
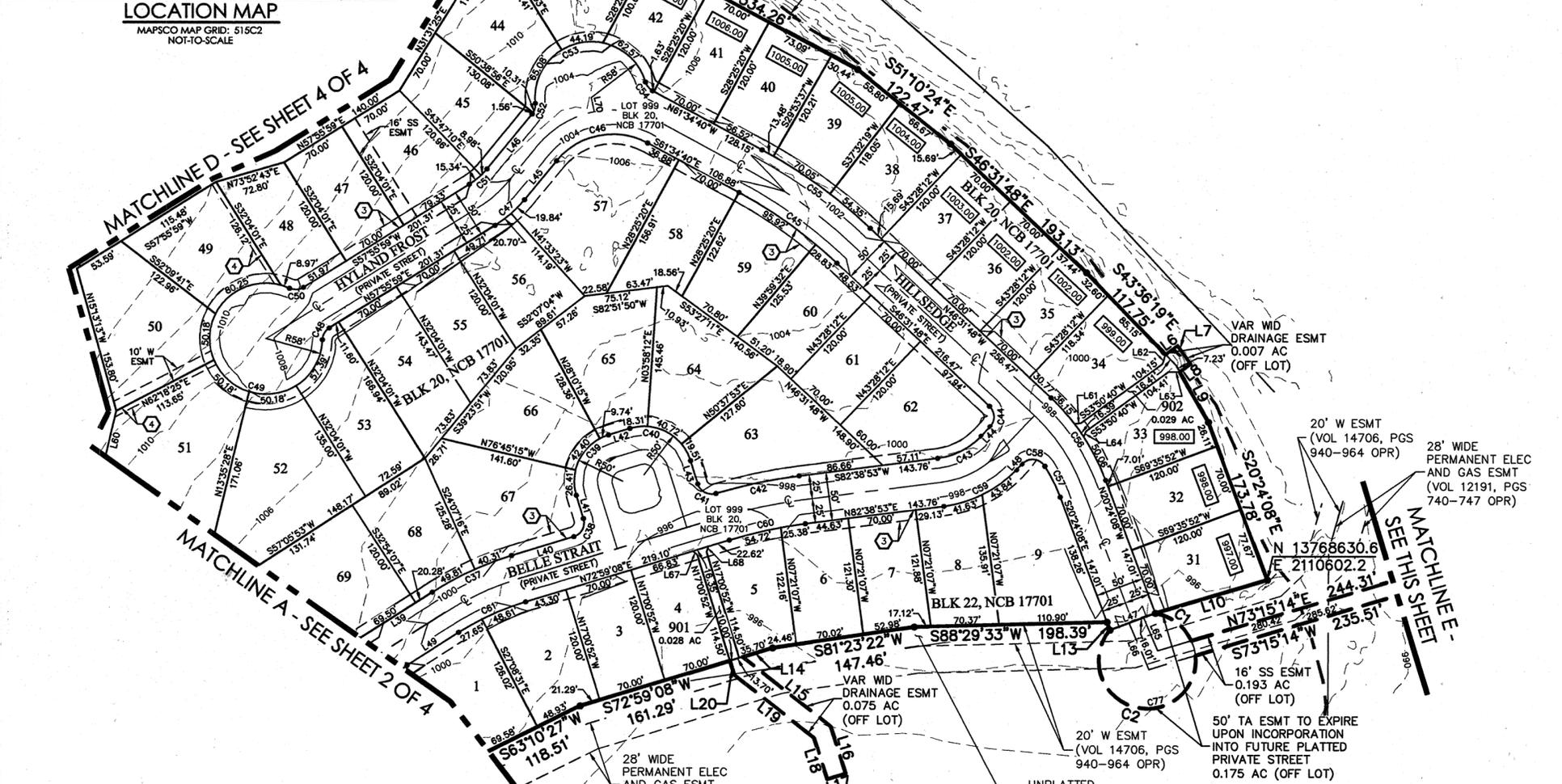
SUBDIVISION PLAT ESTABLISHING SHAVANO HIGHLANDS UNIT 1 PUD

A 35.52 ACRE TRACT OF LAND BEING A PORTION OF THAT 167.519 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 390-401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF THAT 23.683 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 788-803 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 301, ABSTRACT 482, IN NEW CITY BLOCK 17701 AND 16334, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTE: SEE SHEET 1 OF 4 FOR LEGEND AND CURVE AND LINE TABLE



LOCATION MAP MAPSCO MAP GRID: 515C2 NOT-TO-SCALE



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: November 25, 2013

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

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

COLLIN C. MCRAE SURVEY NUMBER 301 ABSTRACT 482 NEW CITY BLOCK 17701

UNPLATTED REMAINING PORTION OF 23.683 ACRES SHAVANO ROGERS RANCH NORTH NO 3 LTD (VOL 15305, PGS 788-803 OPR)

UNPLATTED REMAINING PORTION OF 167.519 ACRES SHAVANO ROGERS RANCH NORTH NO 3 LTD (VOL 15305, PGS 390-401 OPR)

SARAH E CARRINGTON My Commission Expires August 2, 2016

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR. SHAVANO ROGERS RANCH NORTH NO. 3 LTD. 11 LYNN BATTIE LANE, STE. 100 SAN ANTONIO, TEXAS 78218 (210) 828-6131

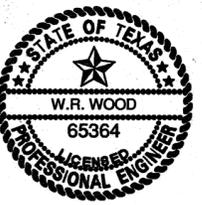
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF November, A.D. 2013.

Sarah E. Carrington NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS UNIT 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



SHAVANO HIGHLANDS UNIT 1 PUD

Civil Job No. 4426-80

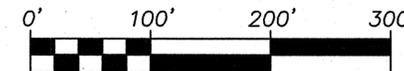
Date: Nov 25, 2013, 4:35pm User: lb\_gow File: \\s:\4426\80\Design\Civil\Plan\PL-442680.dwg

PLAT NUMBER 130248

SUBDIVISION PLAT ESTABLISHING SHAVANO HIGHLANDS UNIT 1 PUD

A 35.52 ACRE TRACT OF LAND BEING A PORTION OF THAT 167.519 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 390-401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF THAT 23.683 ACRE TRACT OF LAND, RECORDED IN VOLUME 15305, PAGES 788-803 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 391, ABSTRACT 482, IN NEW CITY BLOCK 17701 AND 16334, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

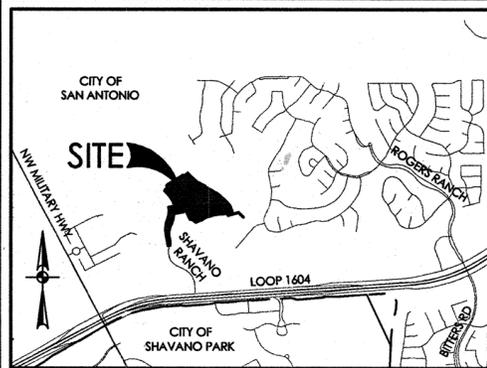
SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS TBP, FIRM REGISTRATION # 470

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

DATE OF PRINT: November 25, 2013



LOCATION MAP MAPSCO MAP GRID: 515C2 NOT-TO-SCALE

COLLIN C. MCRAE SURVEY NUMBER 391 ABSTRACT 482 NEW CITY BLOCK 17701

N 13769361.4 E 2108797.8

UNPLATTED REMAINING PORTION OF 167.519 ACRES SHAVANO ROGERS RANCH NORTH NO 3 LTD (VOL 15305, PGS 390-401 OPR)

UNPLATTED REMAINDER OF 23.683 ACRES SHAVANO ROGERS RANCH NORTH NO 3 LTD (VOL 15305, PGS 788-803 OPR)

NOTE: SEE SHEET 1 OF 4 FOR LEGEND AND CURVE AND LINE TABLE

1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN PER FEMA LOMR CASE #12-06-3820P EFFECTIVE MAY 13, 2013

UNPLATTED REMAINDER OF 23.683 ACRES SHAVANO ROGERS RANCH NORTH NO 3 LTD (VOL 15305, PGS 788-803 OPR)



MATCHLINE B - SEE SHEET 2 OF 4

MATCHLINE D - SEE SHEET 3 OF 4

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

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

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.

DAVID A. CASANOVA 4251 LICENSED LAND SURVEYOR

SARAH E. CARRINGTON My Commission Expires August 2, 2016

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR. SHAVANO ROGERS RANCH NORTH NO. 3, LTD. 11 LYNN BARTS 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. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF November, A.D. 2013.

Sarah E. Carrington NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS UNIT 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



SHAVANO HIGHLANDS UNIT 1 PUD Civil Job No. 4426-80



April 23, 2013

Mr. Jim Welch, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: SAWS File No. 1303001 - Request for review of **Shavano Highlands Unit 1 PUD, Plat No. 130248** located on the northeast side of Shavano Ranch off 1604.

Dear Mr. Welch:

On April 2, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 34.68 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1999. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 26, 1994.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System recommends the **approval** of Shavano Highlands Unit 1 PUD, Plat No. 130248.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', is written over a horizontal line.

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130266

**Project Name:**

Silver Oaks Subdivision Unit 21

**Applicant:**

Laurin Darnell

**Representative:**

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

**Owners:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of  
Oakwood Park and Pure Silver

**MAPSCO Map Grid (Ferguson):**

545 E-7

**Tract Size:**

13.007 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 13.007-acre tract of land  
to establish the **Silver Oaks Subdivision Unit 21**.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 27, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of forty six (46) single family lots, four (4) non-single family lots, and one thousand three hundred and eight four (1,384) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 4, 2013

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 848C, Moos Tract, accepted on October 9, 2012

**III. RECOMMENDATION**

Approval of the proposed **Silver Oaks Subdivision Unit 21**

**IV. ATTACHMENT**

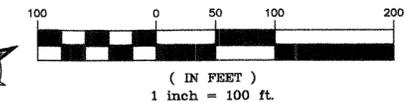
1. Proposed plat

SUBDIVISION PLAT ESTABLISHING

SILVER OAKS SUBDIVISION UNIT 21

BEING A TOTAL OF 13.007 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782-1791 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



DEVELOPER/OWNER: CENTEX HOMES 1354 N. LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-1985

Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX, 78232 (210) 495-3100 OFFICE (210) 496-3122 FAX FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237-00

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER BY: LAURIE DARNELL, DIVISION PRESIDENT

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 2nd DAY OF November, A.D., 2013. STEPHANIE L. CASTILLO Notary Public, State of Texas My Commission Expires June 14, 2017

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

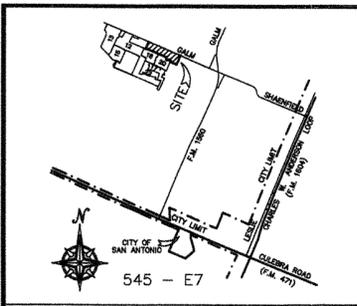
THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 21 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

By: CHAIRMAN By: SECRETARY

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

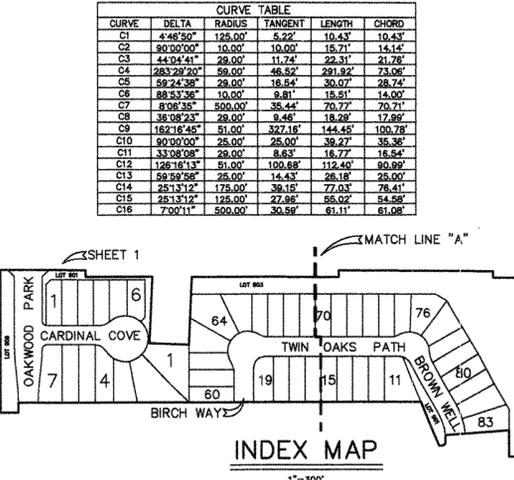
ON PAGE \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_ A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS By: DEPUTY



LOCATION MAP NOT TO SCALE

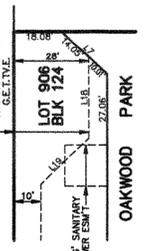
- LEGEND: 1. BUILDING SETBACK LINE - B.S.L. 2. CLEAR VISION EASEMENT - C.V.E. 3. ELECTRIC & CABLE TELEVISION EASEMENT - E.T.V.E. 4. TELEPHONE & CABLE TELEVISION EASEMENT - T.V.E. 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.V.E. 6. VEHICULAR NON-ACCESS EASEMENT - V.N.E. 7. MINIMUM FINISHED FLOOR ELEVATION - 930.00FF. 8. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. 9. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. 10. PROPOSED FINISHED CONTOUR - [Symbol]

LINE TABLE and CURVE TABLE with columns for LINE, BEARING, DISTANCE, CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD.



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 AND BELIEF THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM. STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL.

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



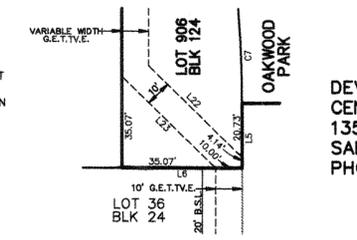
DETAIL "A" NOT TO SCALE

- OTHER NOTES: 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION. 4. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. 5. 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. 6. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. 7. 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. 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. 9. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL. 10. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH DFIRM PANEL 480290215G DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25 YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

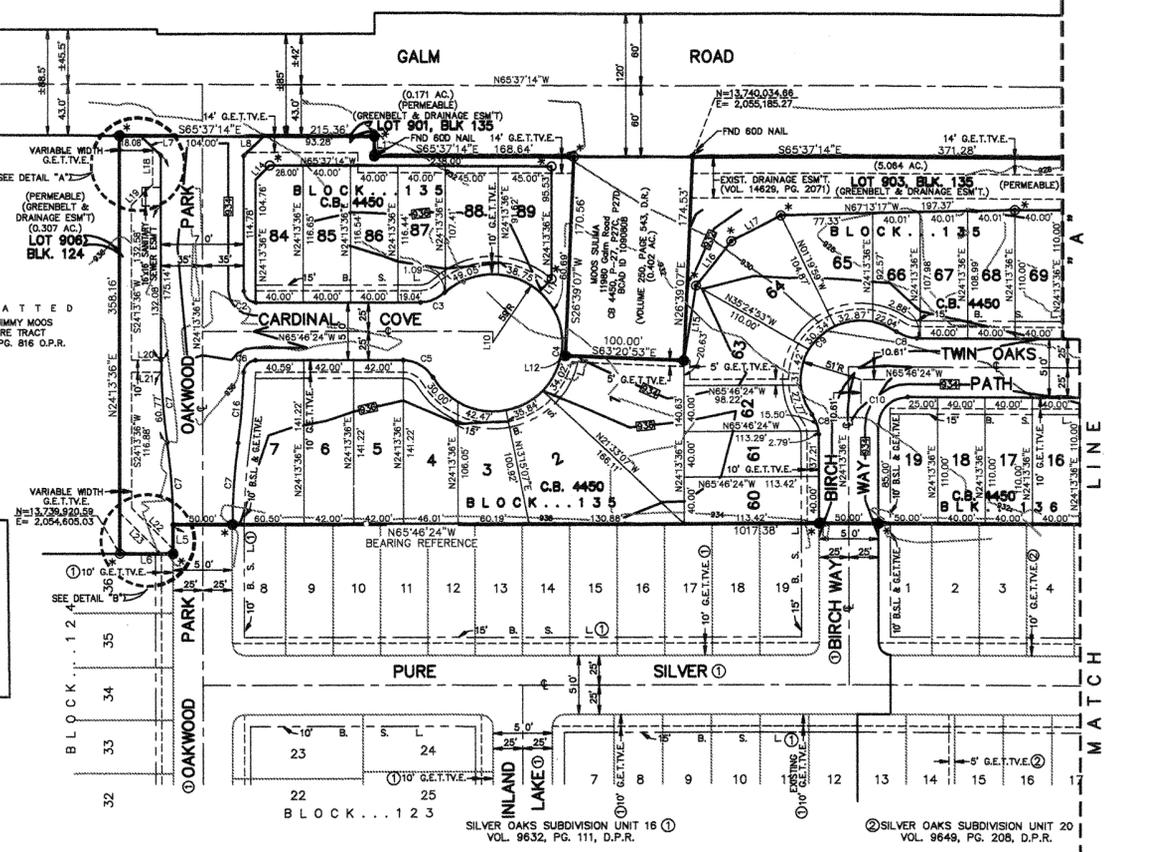
BUILDING SETBACK NOTE

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

PLAT REFERENCE table with 2 rows: 1. SILVER OAKS SUBDIVISION UNIT 16 VOL. 9632, PGS. 111, D.P.R. 2. SILVER OAKS SUBDIVISION UNIT 20 VOL. 9649, PGS. 208, D.P.R.



DETAIL "B" NOT TO SCALE

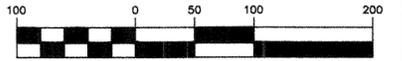


Vertical text on the right edge: User ID: RAMONES\JSSA File: H:\Land Projects\3\Center-Silver Oaks U21\Draw\Silver Oaks U21.dwg Date: Nov 21, 2013, 11:01am

# SUBDIVISION PLAT ESTABLISHING SILVER OAKS SUBDIVISION UNIT 21

BEING A TOTAL OF 13.007 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782-1791 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**DEVELOPER/OWNER:**  
CENTEX HOMES  
1354 N. LOOP 1604, SUITE 108  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-1985

**Denham-Ramones Engineering**  
and Associates, Inc.  
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE  
SAN ANTONIO, TX 78232 (210) 495-3122 FAX  
FIRM REGISTRATION NUMBER: T.B.P.E. F-5181 & T.B.P.L.S. 100237.00

**OWNER:** CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
**BY:** CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER  
**BY:** Laurin Darnell, Division President  
STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
LAURIN DARNELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY of November, A.D., 2013.  
Notary Public, State of Texas  
My Commission Expires June 14, 2017  
Suzanne H. C. Notary Public, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

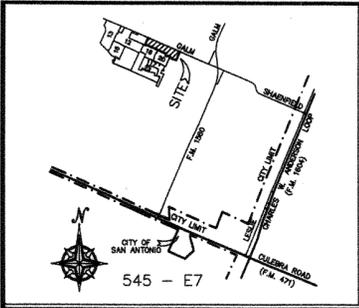
COUNTY JUDGE, BEXAR COUNTY, TEXAS  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 21 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

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

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



LOCATION MAP  
NOT TO SCALE

### "C.P.S. NOTES"

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

### LEGEND

- 1.) BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
- 2.) CLEAR VISION EASEMENT \_\_\_\_\_ C.V.E.
- 3.) ELECTRIC & CABLE TELEVISION EASEMENT \_\_\_\_\_ E.T.V.E.
- 4.) TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ T.T.V.E.
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ G.E./T.V.E.
- 6.) VEHICULAR NON-ACCESS EASEMENT \_\_\_\_\_ V.N.E.
- 7.) MINIMUM FINISHED FLOOR ELEVATION \_\_\_\_\_ M.F.F.E.
- 8.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 10.) PROPOSED FINISHED CONTOUR \_\_\_\_\_ [Symbol]
- 11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°16'24".
- 12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 13.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN AT THE NORTH EAST CORNER LOT 10, BLOCK 136 AND THE NORTH WEST CORNER OF LOT 8, BLOCK 135 AND SHOWN AS S85°42'24"E ON THE PLATS OF SILVER OAKS UNIT 16 AND 20, RECORDED IN VOLUME 9632, PAGE 111, D.P.R. & VOLUME 9642, PAGE 208, D.P.R., RESPECTIVELY.

### OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- 5.) 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.
- 6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 7.) 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.
- 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.
- 9.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- 10.) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH DFIRM PANEL 48029C0215G DATED SEPTEMBER 28, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25 YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

### 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.

### MONUMENT NOTE:

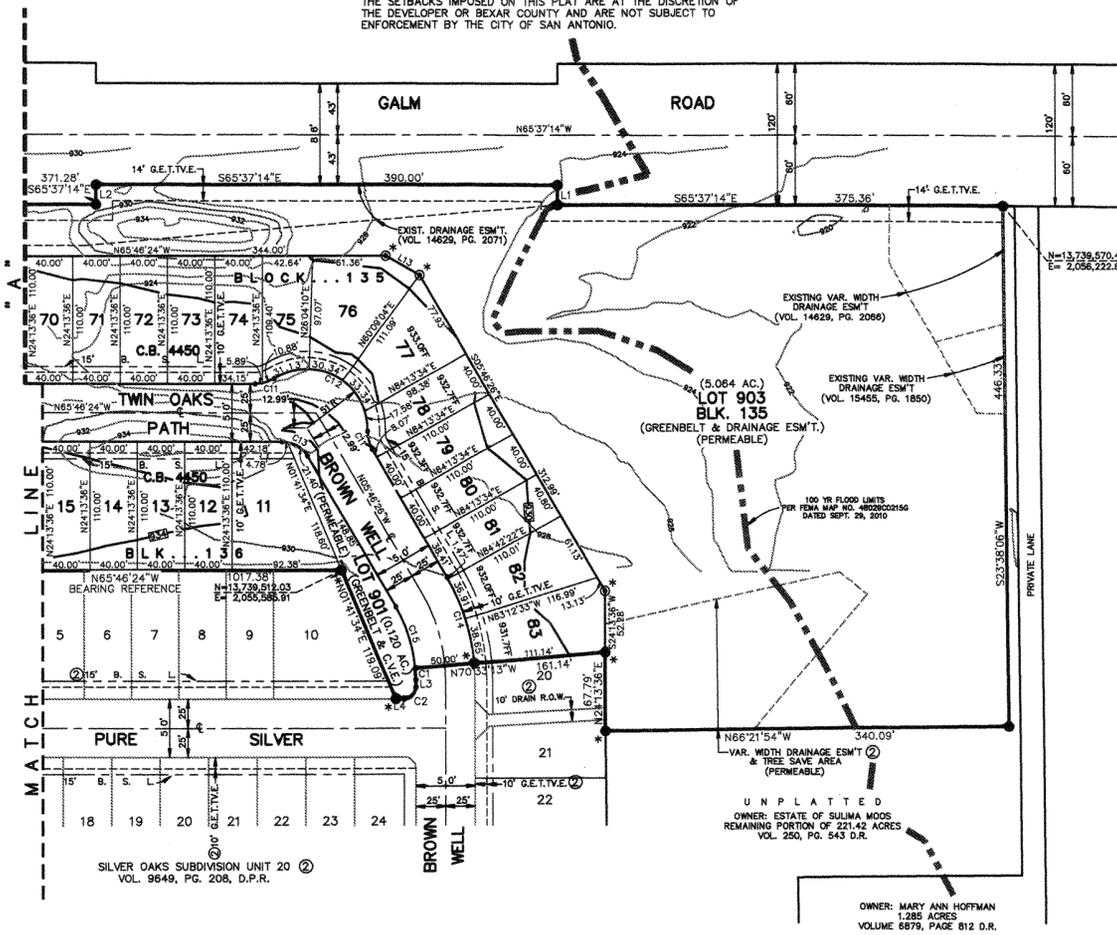
- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/D-R E CAP
- \* = 1/2" IRON ROD SET W/D-R E CAP

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 16 VOL. 9632, PGS. 111, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 20 VOL. 9649, PGS. 208, D.P.R.

### CURVE AND LINE DATA ON SHEET 1 OF 2

### BUILDING SETBACK NOTE

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



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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Paul W. Denham*  
REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



Date: Nov 21, 2013, 11:01am User: D:\RAMONES\4\YSSA File: H:\Land Projects\3\Center-Silver Oaks U21.dwg Silver Oaks U21.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130277

**Project Name:**

Silverado Hills Unit 8

**Applicant:**

Laurin Darnell

**Representative:**

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

**Owner:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Borgfeld Drive and Canyon Golf  
Road

**MAPSCO Map Grid (Ferguson):**

450 F-4

**Tract Size:**

9.765

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Notices Mailed December 1, 2013

- One (1) notice was sent to property owners within 200 feet
- Internet Agenda posting December 13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 9.765-acre tract of land to establish **Silverado Hills Unit 8** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 26, 2013

**CASE HISTORY**

The area being replatted is a twenty-foot overhead electric, gas, telephone, and cable T.V. easement; out of the Silverado Hills Unit 7 Subdivision plat, recorded in Volume 9652, Page 160, of the Deed and Plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty-eight (**48**) single-family residential lots, four (**4**) non-single family lots and approximately one thousand six hundred thirteen (**1,613**) linear feet of public streets.

### **B. Zoning**

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

### **C. Major Thoroughfare**

Canyon Golf Road, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 21, 2013.

This plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 20, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 802C Friesenhahn, accepted on March 13, 2008

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Silverado Hills Unit 8** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat

SILVERADO HILLS UNIT 8

PLAT NUMBER 130277

REPLAT & SUBDIVISION PLAT ESTABLISHING SILVERADO HILLS UNIT 8

AN 9.765 ACRE TRACT OF LAND OUT OF A 99.37 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12230, PAGES 100-111 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NUMBER 418, ABSTRACT 262, COUNTY BLOCK 4847, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: 11/22/2013

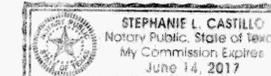
STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: LAURIN DARNELL CENTEX HOMES 1718 DRY CREEK SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF November, A.D. 2013.



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

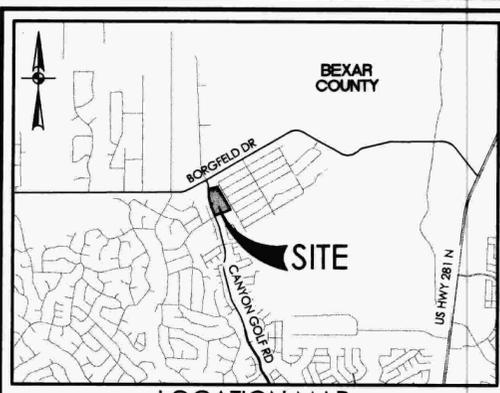
THIS PLAT OF SILVERADO HILLS UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

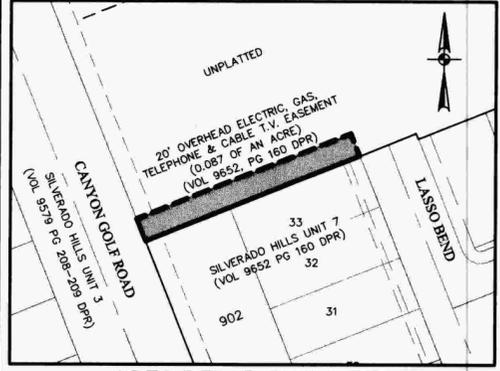
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

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



LOCATION MAP MAPSCO MAP GRID: 450F4 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1"=100'

THE AREA BEING REPLATTED 0.087 OF AN ACRE WAS PREVIOUSLY PLATTED AS 20' OVERHEAD ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT OF THE SILVERADO HILLS UNIT 7 RECORDED IN VOLUME 9652, PAGE 160 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (SILVERADO HILLS UNIT 7; PLAT ID 120077) WHICH IS RECORDED IN VOLUME 9652, PAGE(S) 160, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: LAURIN DARNELL CENTEX HOMES 1354 N LOOP 1604 E SUITE 108 SAN ANTONIO, TEXAS 78232 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF November, A.D. 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 06-14-17



STATE OF TEXAS COUNTY OF BEXAR

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

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

LOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON AUGUST 2, 2012 CASE NO. 11-06-4594P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L23.

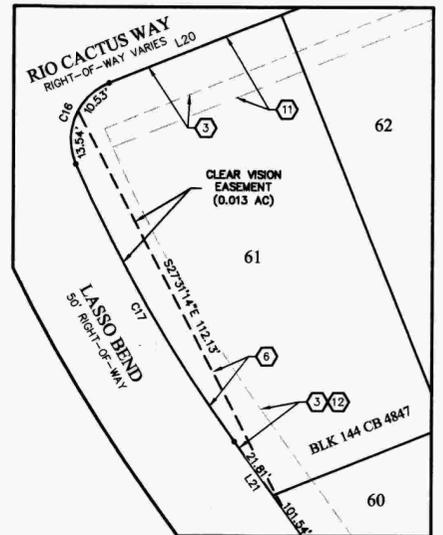
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L24 through L45.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C25.

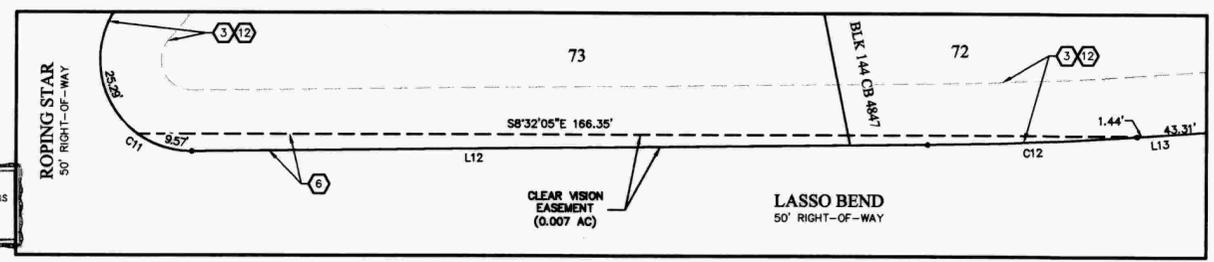
LEGEND

- BLK COUNTY BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
VARIABLE WIDTH CLEAR VISION EASEMENT (0.049 ACRE)
1' VEHICLE NON-ACCESS EASEMENT (NOT-TO-SCALE)
LOT 903, BLOCK 144, CB 4847 OPEN SPACE/15' DRAINAGE EASEMENT PERMEABLE (0.108 OF AN ACRE)
LOT 902, BLOCK 144, CB 4847 10' DRAINAGE EASEMENT PERMEABLE (0.028 OF AN ACRE)
LOT 901, BLOCK 144, CB 4847 10' DRAINAGE EASEMENT PERMEABLE (0.065 OF AN ACRE)
PG PAGE(S)
ROW RIGHT-OF-WAY
VOL VOLUME
REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FINISHED FLOOR ELEVATION (MINIMUM)
EFFECTIVE FEMA FLOODPLAIN
EXISTING CONTOURS
PROPOSED CONTOURS
LOT 902, BLOCK 139, CB 4847 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (0.358 OF AN ACRE)
LOT 902, BLOCK 139, CB 4847 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL 9652 PG 160 DPR)
14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV, EASEMENT (VOL 9579, PG 63-64, DPR)
16' SANITARY SEWER EASEMENT (VOL 14841, PGS 467-481 RPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 160, DPR)
10' BUILDING SETBACK LINE (VOL 9652, PG 160, DPR)
15' BUILDING SETBACK LINE (VOL 9652, PG 160, DPR)

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



CLEAR VISION EASEMENT DETAIL A SCALE: 1"=30'



CLEAR VISION EASEMENT DETAIL B SCALE: 1"=20'

OPEN SPACE NOTE: LOT 902, BLOCK 139, LOT 901, 902 & 903 BLOCK 144, ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS. LOT 902, BLOCK 139, SHALL ALSO BE CONSIDERED A GAS, ELECTRIC, TELEPHONE CABLE TV, DRAINAGE AND ACCESS EASEMENT. LOT 903, BLOCK 144, SHALL ALSO BE CONSIDERED A SEWER EASEMENT.

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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 DFRM PANEL 48029C0130G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS 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 FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



Civil Job No. 6003-52; Survey Job No. 9127-05

PLAT NUMBER 130277

REPLAT & SUBDIVISION PLAT ESTABLISHING SILVERADO HILLS UNIT 8

AN 9.765 ACRE TRACT OF LAND OUT OF A 99.37 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12230, PAGES 100-111 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NUMBER 418, ABSTRACT 262, COUNTY BLOCK 4847, BEJAR COUNTY, TEXAS.



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

DATE OF PRINT: 11/22/2013

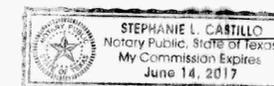
STATE OF TEXAS COUNTY OF BEJAR

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

OWNER/DEVELOPER: LAURIN DARNELL CENTEX HOMES 1718 DRY CREEK SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF November, A.D. 2013.



THIS PLAT OF SILVERADO HILLS UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

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

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

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

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEJAR

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

COUNTY CLERK, BEJAR COUNTY, TEXAS

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



LOCATION MAP MAPSCO MAP GRID: 450F4 NOT-TO-SCALE

LEGEND table with symbols for blocks, lots, easements, and contours.

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

EDU NOTE: THE NUMBER OF 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.

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

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

STATE OF TEXAS COUNTY OF BEJAR

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

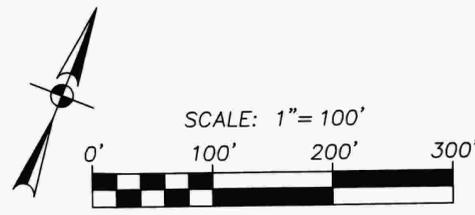
STATE OF TEXAS COUNTY OF BEJAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. FLOOD ZONE NOTE: THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0130G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDOM OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE PLUS FREEDOM CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEJAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION, OR, IF NONRESIDENTIAL FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. LOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON AUGUST 2, 2012 CASE NO. 1104-494P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY. FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE. BEJAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SILVERADO HILLS UNIT 8 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, 902 & 903 BLOCK 144 AND LOT 902, BLOCK 139.

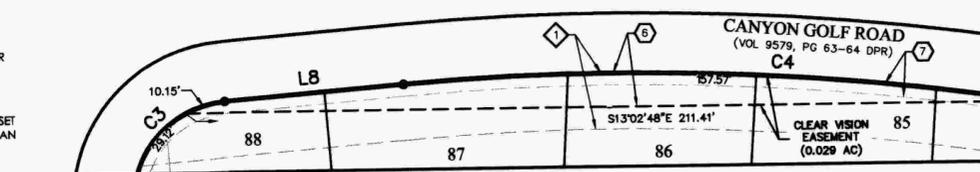


SEE SHEET 1 FOR LINE AND CURVE TABLES

OPEN SPACE NOTE: LOT 902, BLOCK 139, LOT 901, 902 & 903 BLOCK 144, ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS. LOT 902, BLOCK 139, SHALL ALSO BE CONSIDERED A GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE AND ACCESS EASEMENT. LOT 903, BLOCK 144, SHALL ALSO BE CONSIDERED A SEWER EASEMENT.

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

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



CLEAR VISION EASEMENT DETAIL C SCALE: 1" = 30'



Civil Job No. 6003-52; Survey Job No. 9127-05

File: P:\6003-52\Submap\Civil\Plat V1\600352.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130304

**Project Name:**

Luckey Ranch Unit 8, 9, & 10A

**Applicant:**

Charles Merdian

**Representative:**

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

**Owner:**

Luckey Ranch Partners, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of intersection  
of Luckey Ranch and Luckey Tree.

**MAPSCO Map Grid (Ferguson):**

645 D-6

**Tract Size:**

47.67

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Notices mailed November 26, 2013

- Fifty-three (53) to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet
- Internet Agenda Posting  
December 13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 47.67-acre tract of land to establish the **Luckey Ranch Unit 8, 9, & 10A** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 25, 2013

**Case History**

Area being replatted was previously platted as a Drainage and Access Easement of the Luckey Ranch Unit-4 Subdivision, recorded in Volume 9641, Pages 205 to 208, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one hundred ninety five (195) single-family residential lots, eight (8) non-single family residential lots and approximately seven thousand three hundred sixty seven (7,367) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

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

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 010-09, Lucky Ranch, accepted on December 16, 2009

### **B. Notices**

To the present, staff has received one (1) written response in opposition from the surrounding property owners.

## **III. RECOMMENDATION**

Approval of the proposed **Lucky Ranch Unit 8, 9, & 10A** Subdivision Plat

## **IV. ATTACHMENT**

- 1.** Proposed Plat

PLAT NUMBER 130304

REPLAT & SUBDIVISION PLAT ESTABLISHING LUCKEY RANCH UNIT 8, 9, & 10A

A 47.67 ACRE TRACT OF LAND COMPRISED OF 41.50 ACRES OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; 2.55 ACRES OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO 3.62 ACRES OUT OF LUCKEY RANCH UNIT-4 RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE I. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 18, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: LUCKEY RANCH PARTNERS, LLC

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MERDIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November, A.D. 2013.

Sandra Lee Byer, Notary Public, Bexar County, Texas

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 8, 9, & 10A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

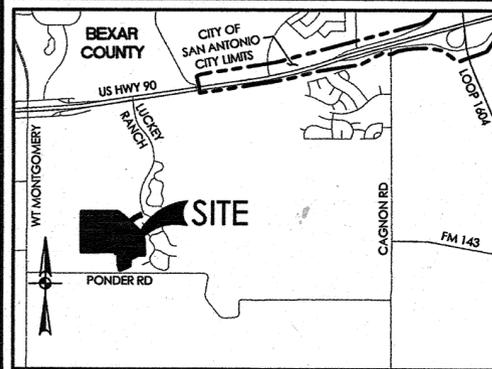
STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

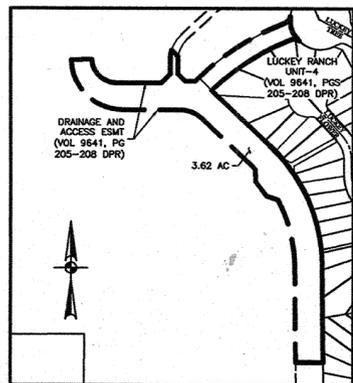
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 64SD6 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 400'

THE AREA (3.62 ACRES) BEING REPLATTED WAS PREVIOUSLY PLATTED AS A DRAINAGE AND ACCESS EASEMENT OF THE LUCKEY RANCH UNIT-4 (PLAT NO. 110347) RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LUCKEY RANCH UNIT-4 (PLAT NO. 110347) WHICH IS RECORDED IN VOLUME 9641, PAGE(S) 205-208, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12-18-13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: CHARLES MERDIAN LUCKEY RANCH PARTNERS, LLC 1450 LAKE ROBINS DRIVE THE WOODLANDS, TX 77380 (281) 362-8998

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF November, A.D. 2013

Sandra Lee Byer, Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 4-17-14

SURVEYOR'S NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

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

John Noel Nicholls, Registered Professional Land Surveyor

C.P.S. ENERGY NOTES:

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

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.

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

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

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.

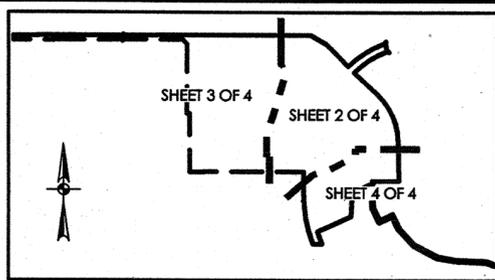
SETBACK NOTE:

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

OPEN SPACE NOTE:

LOTS 901 & 902, BLOCK 15, CB 4319, LOT 904, BLOCK 14, CB 4319, AND LOT 901, BLOCK 52, CB 4319 ARE DESIGNATED AS A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOTS 905, BLOCK 16, 901, BLOCK 17, AND 902 & 903, BLOCK 52 ARE DESIGNATED AS ENTRY MONUMENT EASEMENTS AND SHALL BE THE RESPONSIBILITY HOMEOWNERS ASSOCIATION.

Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 48 rows of curve data.



INDEX MAP

SCALE: 1"= 1000'

Margaret M. Marengo, Notary Public, State of New York, Commission Expires June 11, 2015

CLEAR VISION EASEMENT NOTE:

LOT 12, BLOCK 12, CB 4319, LOTS 8-10, 26, & 27, BLOCK 13, CB 4319, LOTS 11-13 & 17-19, BLOCK 14, CB 4319, AND LOTS 14, 35, & 36, BLOCK 17, CB 4319 ALL CONTAIN A 15' CLEAR VISION EASEMENT ALONG THE FRONTAGE OF THE LOT. LOTS 11 & 44, BLOCK 13, CB 4319 CONTAIN A 15' CLEAR VISION EASEMENT ALONG LUCKEY SUMMIT, LOT 1, BLOCK 14, CB 4319 CONTAINS A 15' CLEAR VISION EASEMENT ALONG LUCKEY SQUARE, LOT 5, BLOCK 52, CB 4319 CONTAINS A 15' CLEAR VISION EASEMENT ALONG LUCKEY VIEW.

BEXAR COUNTY MAINTENANCE NOTE:

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

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.

Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 48 rows of curve data.

NOTE: SEE SHEET 4 OF 4 FOR LEGEND.

STATE OF NEW YORK COUNTY OF NASSAU

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.

Edward Kalkow, Notary Public, Nassau County, New York

STATE OF NEW YORK COUNTY OF NASSAU

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, A.D. 2013.

Margaret M. Marengo, Notary Public, Nassau County, New York

LINE TABLE

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 12 rows of line data.

LINE TABLE

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 4 rows of line data.

Sandra Lee Byer, Notary Public, State of Texas, My Commission Expires April 17, 2014

Table with 3 columns: LINE #, BEARING, LENGTH. Contains 53 rows of line data.

OWNER/DEVELOPER: CHARLES MERDIAN LUCKEY RANCH PARTNERS, LLC 1450 LAKE ROBINS DRIVE THE WOODLANDS, TX 77380 (281) 362-8998

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

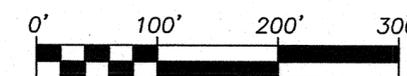
SHEET 1 OF 4

# PLAT NUMBER 130304

## REPLAT & SUBDIVISION PLAT ESTABLISHING LUCKEY RANCH UNIT 8, 9, & 10A

A 47.67 ACRE TRACT OF LAND COMPRISED OF 41.50 ACRES OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; 2.55 ACRES OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO 3.62 ACRES OUT OF LUCKEY RANCH UNIT-4 RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE I. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: November 18, 2013

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ LUCKEY RANCH UNIT 8, 9, & 10A \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

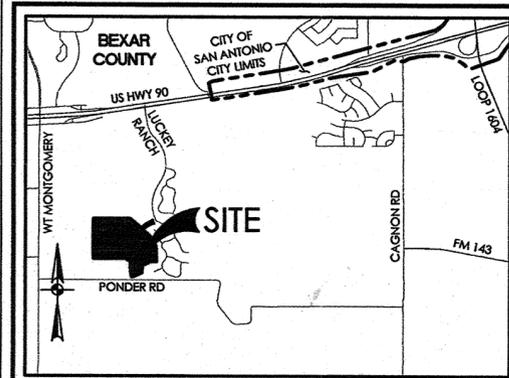
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



### LOCATION MAP

MAPSCO MAP GRID: 64SD6  
NOT-TO-SCALE

STATE OF NEW YORK  
COUNTY OF NASSAU

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.

*Edward Kalkow*  
OWNER/DEVELOPER: EDWARD KALKOW, MANAGING MEMBER  
LUCKEY RANCH GLOBAL ASSOCIATES  
A TEXAS GENERAL PARTNERSHIP  
BY: KEP LUCKEY RANCH GLOBAL LP,  
BY: KEP LUCKEY RANCH, LLC  
GENERAL PARTNER  
7001 BRUSH HOLLOW ROAD  
WESTBURY, NY 11590  
(516) 876-4800

STATE OF NEW YORK  
COUNTY OF NASSAU

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, A.D. 2013.

*Margaret M. Marengo*  
NOTARY PUBLIC, NASSAU COUNTY, NEW YORK

**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 ERECTING POLES, HANGING OR SURGING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS; THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES 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 C/S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/S EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Charles Merdian*  
OWNER/DEVELOPER: CHARLES MERDIAN  
LUCKEY RANCH PARTNERS, LLC  
1450 LAKE ROBINS DRIVE  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MERDIAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, A.D. 2013.

*Sandra Lee Byer*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

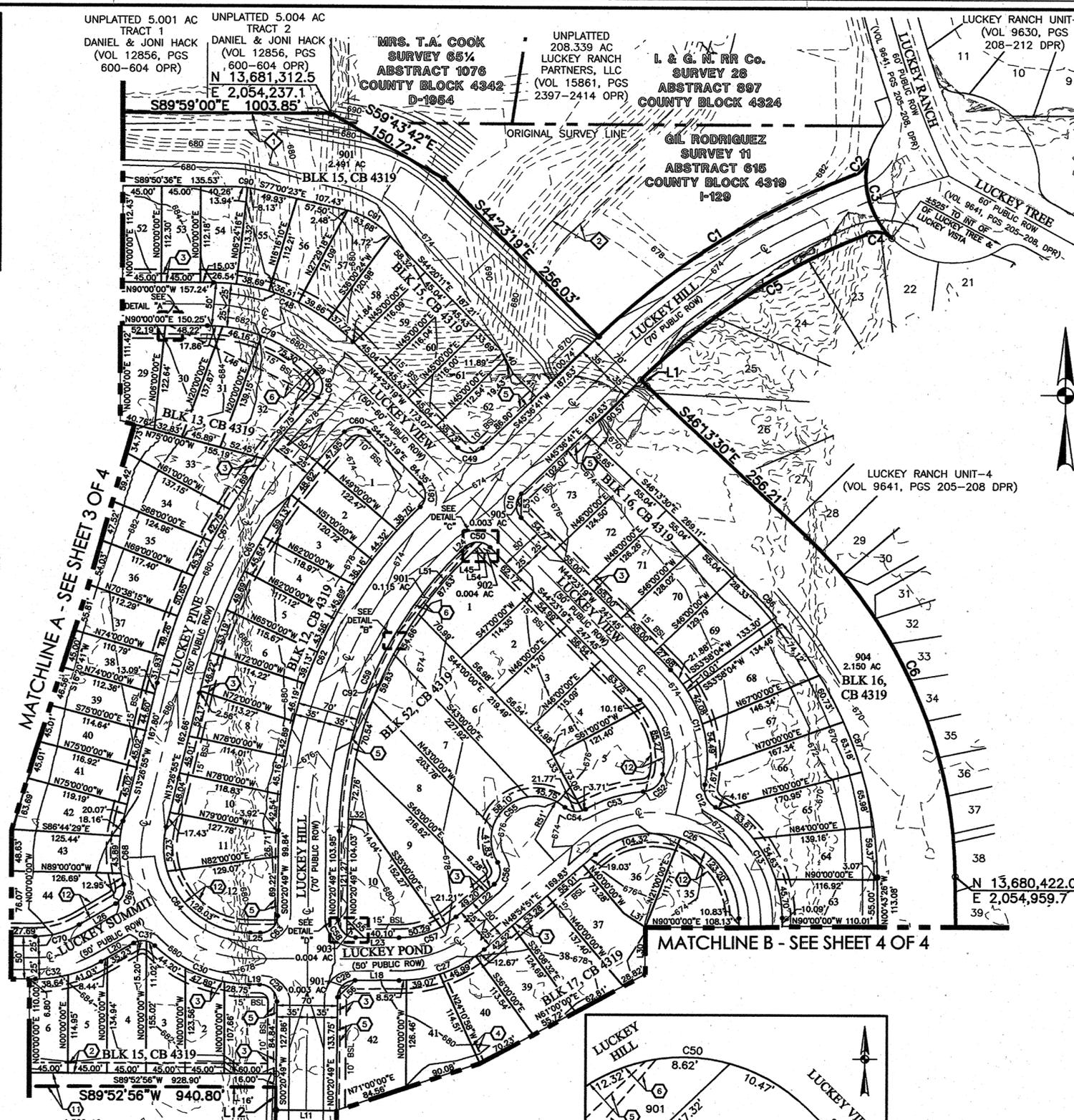
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

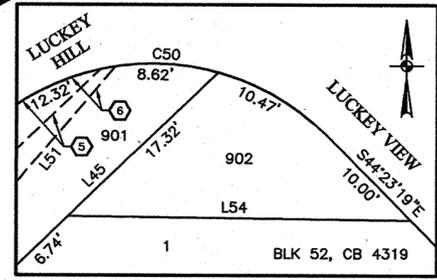
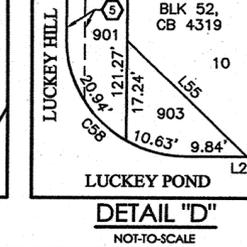
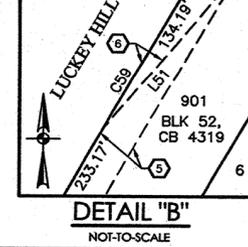
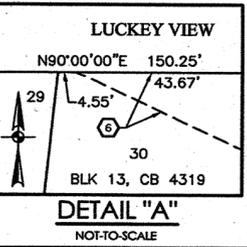
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



610.544 AC  
LUCKEY RANCH GLOBAL ASSOCIATES  
(VOL 12452 PGS 419-428 OPR)  
**GIL RODRIGUEZ SURVEY 11**  
**ABSTRACT 615**  
**COUNTY BLOCK 4319**  
I-129

NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLE.  
SEE SHEET 4 OF 4 FOR  
LEGEND.



Margaret M. Marengo  
Notary Public, State of New York  
No. 01MAS006821  
Qualified in Nassau County  
Commission Expires June 11, 2015

SANDRA LEE BYER  
Notary Public, State of Texas  
My Commission Expires  
April 17, 2014



LUCKEY RANCH UNIT 8, 9, & 10A  
Civil Job No. 7396-50; Survey Job No. 9242-12

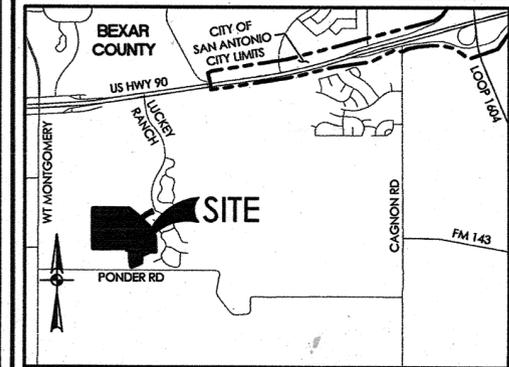
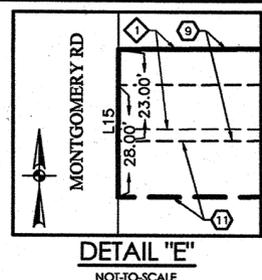
PLAT NUMBER 130304

REPLAT & SUBDIVISION PLAT ESTABLISHING LUCKEY RANCH UNIT 8, 9, & 10A

A 47.67 ACRE TRACT OF LAND COMPRISED OF 41.50 ACRES OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; 2.55 ACRES OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO 3.62 ACRES OUT OF LUCKEY RANCH UNIT-4 RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE I. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

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

STATE OF NEW YORK COUNTY OF NASSAU BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KAIKOW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, A.D. 2013.

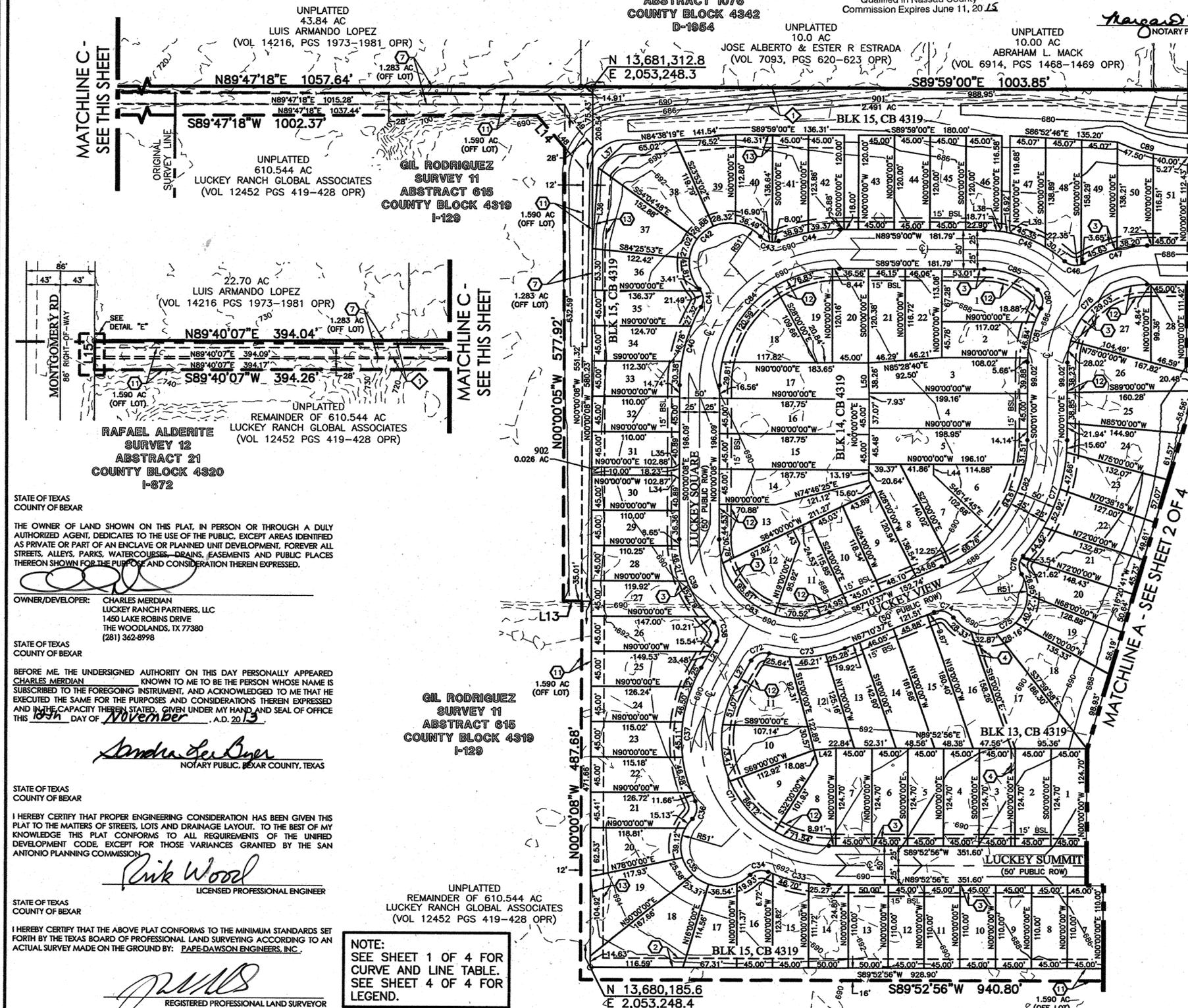


LOCATION MAP MAPSCO MAP GRID: 64SD6 NOT-TO-SCALE

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," "DRAINAGE EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

MRS. T.A. COOK SURVEY 65% ABSTRACT 1076 COUNTY BLOCK 4342 D-1954 Margaret M. Marengo Notary Public, State of New York No. 01MA5006821 Qualified in Nassau County Commission Expires June 11, 2015

Margaret M. Marengo NOTARY PUBLIC, NASSAU COUNTY, NEW YORK



SCALE: 1" = 100' 0' 100' 200' 300' PAPE-DAWSON ENGINEERS TPIE, FIRM REGISTRATION # 470 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: November 18, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MERDIAN LUCKEY RANCH PARTNERS, LLC 1450 LAKE ROBINS DRIVE THE WOODLANDS, TX 77380 (281) 362-8998

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

Sandra Lee Byer NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

NOTE: SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE. SEE SHEET 4 OF 4 FOR LEGEND.

UNPLATTED REMAINDER OF 610.544 AC LUCKEY RANCH GLOBAL ASSOCIATES (VOL 12452 PGS 419-428 OPR)

UNPLATTED 43.84 AC LUIS ARMANDO LOPEZ (VOL 14216, PGS 1973-1981 OPR)

UNPLATTED 10.0 AC JOSE ALBERTO & ESTER R ESTRADA (VOL 7093, PGS 620-623 OPR)

UNPLATTED 10.0 AC ABRAHAM L. MACK (VOL 6914, PGS 1468-1469 OPR)

SANDRA LEE BYER Notary Public, State of Texas My Commission Expires April 17, 2014



LUCKEY RANCH UNIT 8, 9, & 10A Civil Job No. 7396-50; Survey Job No. 9242-12

LUCKEY RANCH UNIT 8, 9, & 10A  
Civil Job No. 7396-50; Survey Job No. 9242-12

# PLAT NUMBER 130304

## REPLAT & SUBDIVISION PLAT

### ESTABLISHING

# LUCKEY RANCH UNIT 8, 9, & 10A

A 47.67 ACRE TRACT OF LAND COMPRISED OF 41.50 ACRES OUT OF A 208.339 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15861, PAGES 2397-2414 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; 2.55 ACRES OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO 3.62 ACRES OUT OF LUCKEY RANCH UNIT-4 RECORDED IN VOLUME 9641, PAGES 205-208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE L. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1074, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

STATE OF NEW YORK  
COUNTY OF NASSAU

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: EDWARD KALKOW, MANAGING MEMBER  
LUCKEY RANCH GLOBAL ASSOCIATES  
A TEXAS GENERAL PARTNERSHIP  
BY: KEP LUCKEY RANCH GLOBAL, L.P.  
GENERAL PARTNER  
7001 BRUSH HOLLOW ROAD  
WESTBURY, NY 11590  
(516) 876-4800

STATE OF NEW YORK  
COUNTY OF NASSAU

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, A.D. 2013.

Margaret M. Marengo  
Notary Public, State of New York  
No. 01MA5006821  
Qualified in Nassau County  
Commission Expires June 11, 2015

*Margaret M. Marengo*  
NOTARY PUBLIC, NASSAU COUNTY, NEW YORK

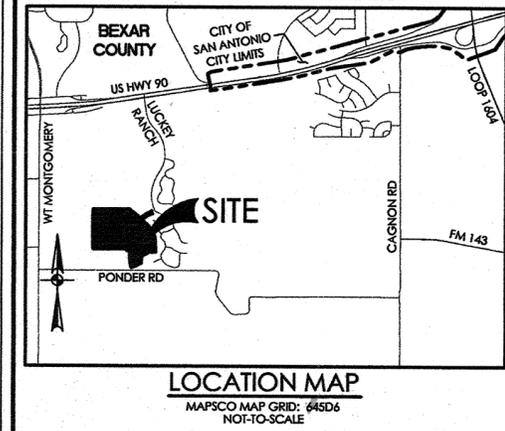
### LEGEND

- AC ACRE(S)
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- INT INTERSECTION
- NCB NEW CITY BLOCK
- ROW RIGHT-OF-WAY
- 1140--- EXISTING CONTOURS
- 1140--- PROPOSED CONTOURS
- ORIGINAL SURVEY
- 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 7 VARIABLE WIDTH DRAINAGE EASEMENT (1.283 ACRES OFF LOT)
- 8 16' SANITARY SEWER EASEMENT (0.536 ACRES OFF LOT)
- 9 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.590 ACRES OFF LOT)
- 10 12' CLEAR VISION EASEMENT (REFERENCE CLEAR VISION EASEMENT NOTE ON SHEET 1 OF 4)
- 11 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12 70' EMERGENCY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.945 ACRES OFF LOT)
- 13 20' WATER EASEMENT (VOL 14842, PGS 558-565, OPR)
- 14 DRAINAGE AND ACCESS EASEMENT (VOL 9641, PGS 205-208, DPR)
- 15 16' SANITARY SEWER EASEMENT (VOL 9630, PGS 208-212, DPR)
- 16 30' EMERGENCY ACCESS EASEMENT (VOL 9641, PGS 205-208, DPR)
- 17 TEMPORARY 28' ELECTRIC LINE ROW AGREEMENT (VOL 15450, PGS 351-355, OPR)

SCALE: 1" = 100'

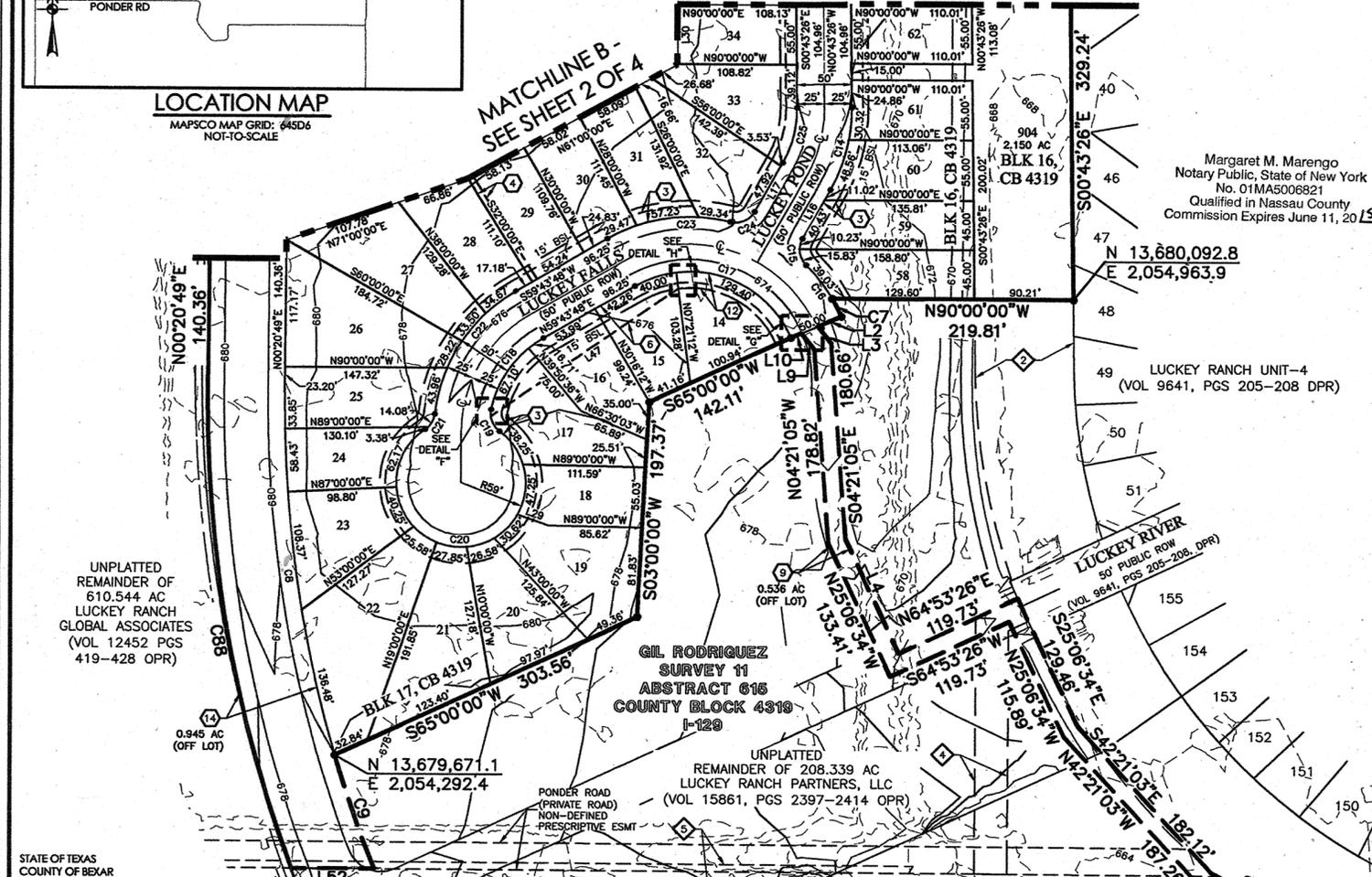
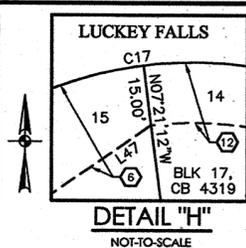
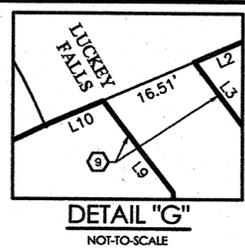
**PAPE-DAWSON ENGINEERS**  
TBP, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: November 18, 2013



**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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADWAYS 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 GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MERDIAN  
LUCKEY RANCH PARTNERS, LLC  
1450 LAKE ROBINS DRIVE  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MERDIAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November, A.D. 2013.

*Sandra Lee Byer*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

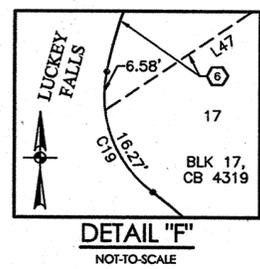
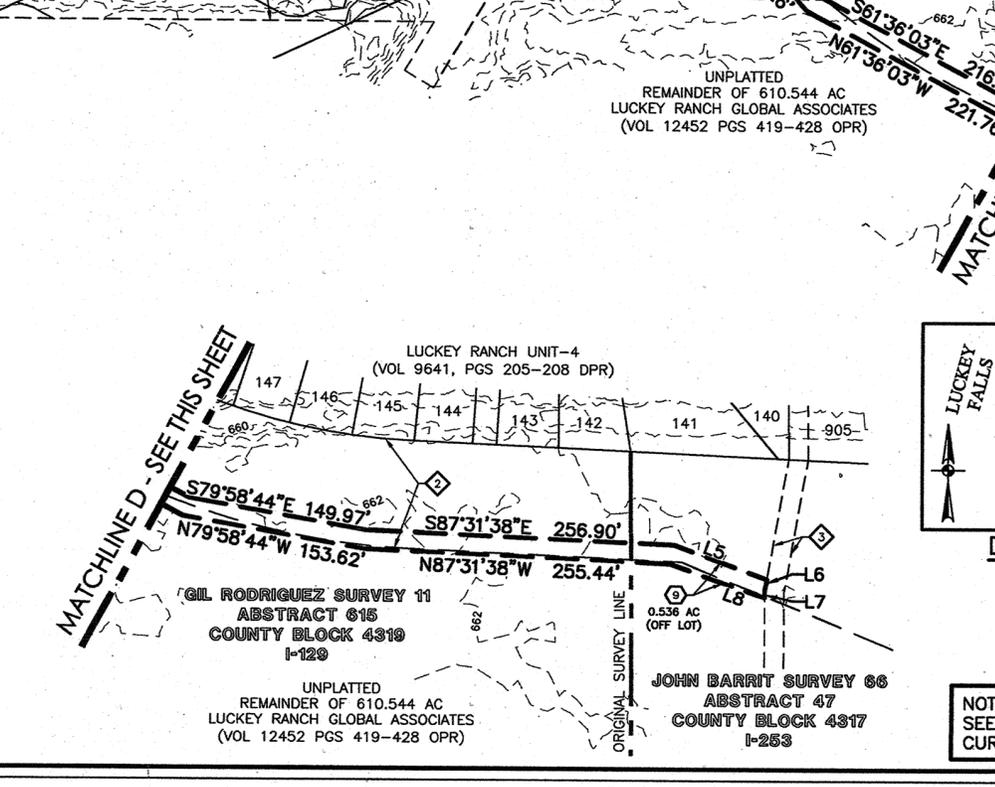
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLE.

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT 8, 9, & 10A 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

SANDRA LEE BYER  
Notary Public, State of Texas  
My Commission Expires  
April 17, 2014





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 16

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130308

**Project Name:**

Talise De Culebra Unit-2

**Applicant:**

Michael Sivage

**Representative:**

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

**Owner:**

Sivage Community Development,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Near the intersection of Aquarelle  
Way and Coolspring Drive.

**MAPSCO Map Grid (Ferguson):**

545 B-8

**Tract Size:**

27.51 acres

**Council District:**

ETJ & 6

**Notification:**

Published in Daily Commercial  
Recorder November 26, 2013  
Notices Mailed November 26, 2013

- 4 to property owners within  
200 feet of the subdivision.

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 27.51-acre tract of land to establish **Talise De Culebra Unit-2** Subdivision.

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

November 26, 2013

**CASE HISTORY**

Area being replatted is a variable width public drainage easement (0.106 Ac.) and a 21' public drainage easement (0.053 Ac.) out of the Talise De Culebra Unit-1 Subdivision Plat No. 110157 as recorded in Volume 9641, Pages 12-13 of the Deed and Plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one hundred nine (**109**) single family lots, four (**4**) non-single family lots, and approximately four thousand five hundred thirty nine (**4,539**) linear feet of public streets.

### **B. Zoning**

“R-5” Residential Single-Family District and outside the city limits of San Antonio.

### **C. Major Thoroughfare**

Culebra Road (FM 471), Primary Arterial Type A, 120-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 12, 2013.

### **F. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 13-00011 Settlers Ridge, accepted on July 24, 2013

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Talise De Culebra Unit-2** Subdivision

## **IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 130308

REPLAT & SUBDIVISION PLAT OF TALISE DE CULEBRA UNIT-2

A 27.51 ACRE TRACT OF LAND COMPRISED OF 11.956 ACRES OUT OF THAT CALLED 48.55 ACRE TRACT CONVEYED TO SIVAGE COMMUNITY DEVELOPMENT INC. IN DEED RECORDED IN VOLUME 14749, PAGES 127-136 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, AND ALL OUT OF THAT 370.47 ACRE TRACT CONVEYED TO SIVAGE INVESTMENTS, LTD IN DEED RECORDED IN VOLUME 11457, PAGES 511-549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450 IN BEJAR COUNTY, TEXAS.



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

DATE OF PRINT: November 14, 2013

STATE OF TEXAS COUNTY OF BEJAR

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

OWNER/DEVELOPER: SIVAGE COMMUNITY DEVELOPMENT, INC. A TEXAS CORPORATION BY: Michael Savage MICHAEL SIVAGE - PRESIDENT 4902 ALAMEDA BLVD, NE ALBUQUERQUE, NM 87113 (505) 998-1800

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SIVAGE, 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. GIVE UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November, A.D. 2013.



CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF TALISE DE CULEBRA UNIT-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

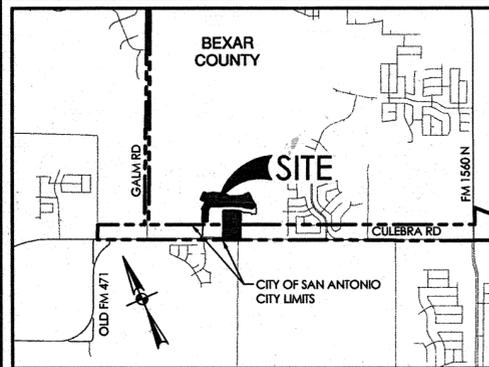
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEJAR

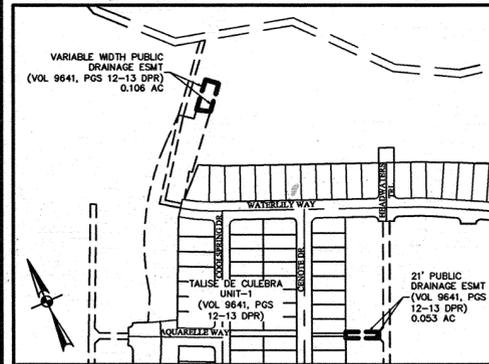
I, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF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

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 54588 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1"=400'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.106 AC) AND AS A 21' PUBLIC DRAINAGE EASEMENT (0.053 AC) OF THE TALISE DE CULEBRA UNIT-1 (PLAT NO. 110157) RECORDED IN VOLUME 9641, PAGES 12-13 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TALISE DE CULEBRA UNIT-1 (PLAT NO. 110157) WHICH IS RECORDED IN VOLUME 9641, PAGES 12-13, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12-13-13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: MICHAEL SIVAGE - PRESIDENT SIVAGE COMMUNITY DEVELOPMENT, INC., A TEXAS CORPORATION, 4902 ALAMEDA BLVD, NE ALBUQUERQUE, NM 87113 (505) 998-1800

STATE OF TEXAS COUNTY OF BEJAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF November, A.D. 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula Gonzalez

MY COMMISSION EXPIRES: 2-4-17

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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEJAR

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

STATE OF TEXAS COUNTY OF BEJAR

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

C.P.S. ENERGY NOTES:

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

BEJAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TALISE DE CULEBRA UNIT-2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE TALISE DE CULEBRA HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLOCK 155, NCB 18296; LOT 902, BLOCK 163, CB 4450; LOT 901, BLOCK 166, CB 4450; LOT 901, BLOCK 172, CB 4450.

DRAINAGE EASEMENT NOTE:

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

FINISHED FLOOR NOTE:

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

LEGEND

Legend table with columns: AC, BLK, BSL, CB, DPR, ESMT, NCB, OPR, VOL, ROW, SS, W, FOUND, SET, FINISHED FLOOR ELEVATION. Includes symbols for contours, floodplains, and easements.

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 11210, PGS 976-984, OPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9641, PGS 12-13, DPR)
1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VARIABLE WIDTH CLEAR VISION EASEMENT
16' SANITARY SEWER EASEMENT
28' DRAINAGE EASEMENT
35' DRAINAGE EASEMENT
25' SANITARY SEWER EASEMENT (VOL 11210, PGS 976-984, OPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9641, PGS 12-13, DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9641, PGS 12-13, DPR)
16' SANITARY SEWER EASEMENT (VOL 9641, PGS 12-13, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (VOL 9641, PGS 12-13, DPR)

FLOOD ZONE NOTE:

AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN MAP PANEL 48029C0195G AND 48029C0215G, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SETBACK NOTE:

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

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 "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 471, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 552.00'.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

FIRE FLOW NOTE:

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

OPEN SPACE NOTE:

LOT 903, BLOCK 155, NCB 18296, LOT 902, BLOCK 163, CB 4450, LOT 901, BLOCK 166, CB 4450 ARE DESIGNATED AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT. LOT 901, BLOCK 172, CB 4450 IS DESIGNATED AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Contains 30 line entries (L1-L30).

LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Contains 30 line entries (L32-L62).

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 18 curve entries (C1-C18).

CURVE TABLE

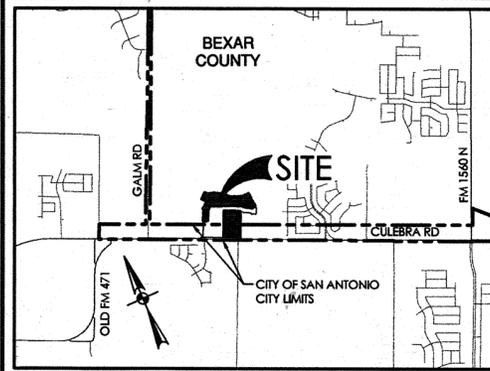
Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 17 curve entries (C19-C35).

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

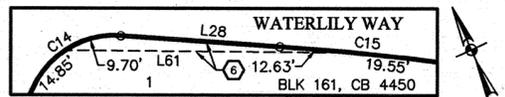
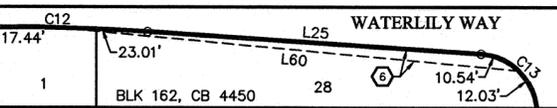
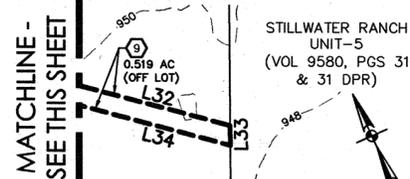


TALISE DE CULEBRA UNIT-2 Civil Job No. 7695-08; Survey Job No. 9240-13





LOCATION MAP  
MAPSCO MAP GRID: 5458B  
NOT-TO-SCALE



C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

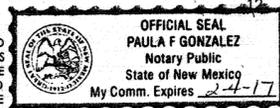
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: SIVAGE COMMUNITY DEVELOPMENT, INC., A TEXAS CORPORATION

BY: *Michael Savage*  
MICHAEL SIVAGE - PRESIDENT  
4902 ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87113  
(505) 998-1800

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SIVAGE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF November, A.D. 2013.



STATE OF TEXAS  
COUNTY OF BEXAR

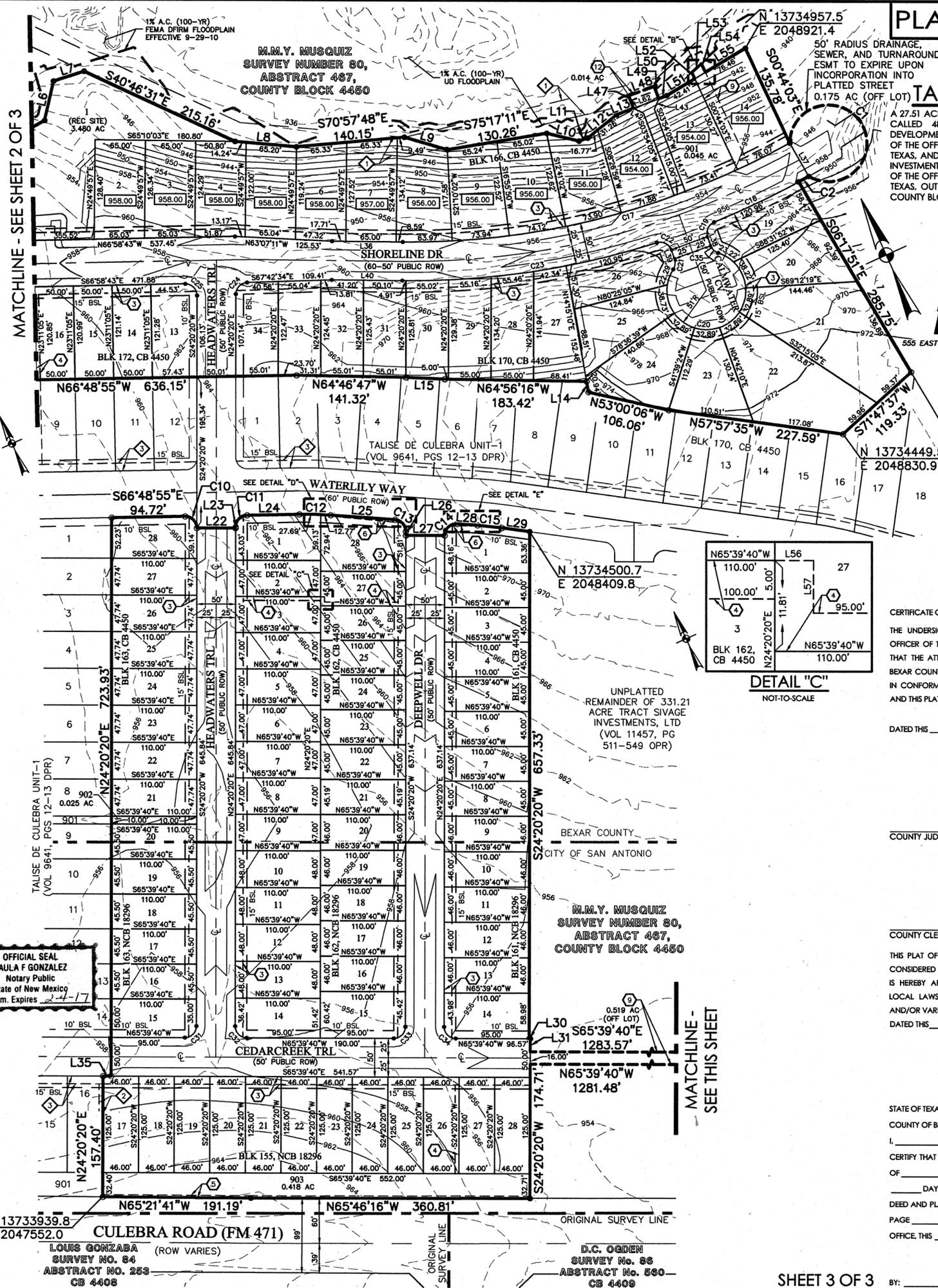
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BY: *Rick Wood*  
RICK WOOD  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

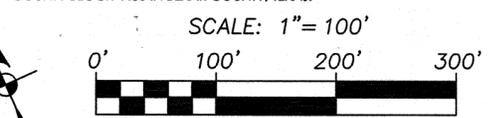
BY: *Louis Gonzaba*  
LOUIS GONZABA (ROW VARIES)  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 130308

REPLAT & SUBDIVISION PLAT  
OF  
TALISE DE CULEBRA UNIT-2

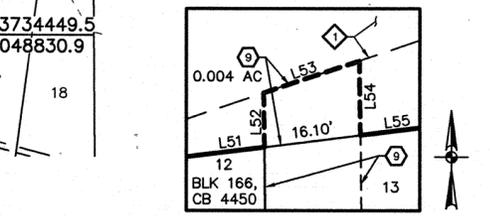
A 27.51 ACRE TRACT OF LAND COMPRISED OF 11.956 ACRES OUT OF THAT CALLED 48.55 ACRE TRACT CONVEYED TO SIVAGE COMMUNITY DEVELOPMENT, INC. IN DEED RECORDED IN VOLUME 14749, PAGES 127-136 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OUT OF THAT 370.47 ACRE TRACT CONVEYED TO SIVAGE INVESTMENTS, LTD IN DEED RECORDED IN VOLUME 11457, PAGES 511-549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450 IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS  
TFPE, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.9010

DATE OF PRINT: November 14, 2013

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



DETAIL "B"  
NOT-TO-SCALE

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TALISE DE CULEBRA UNIT-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. 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



TALISE DE CULEBRA UNIT-2  
Civil Job No. 7895-08; Survey Job No. 9240-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 17

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130337

**Project Name:**

Granite LLC

**Applicant:**

Craig Whitlock

**Representative:**

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

**Owners:**

Granite Properties, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of  
Old Corpus Christi Road and  
Donop Road.

**MAPSCO Map Grid (Ferguson):**

684 F-7

**Tract Size:**

29.365 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 29.365-acre tract of land to establish the **Granite LLC** subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 22, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of six (6) non-single family lots and one thousand five hundred and sixty eight (1,568) linear feet of public streets.

### **B. Zoning**

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

### **C. Major thoroughfare**

IH-37, Freeway

### **D. Services Available**

SAWS Water and on site sewer facility

### **E. Inter-jurisdictional Review**

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

### **F. Interdepartmental Review**

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

## **II. RECOMMENDATION**

Approval of the proposed **Granite LLC** subdivision

## **III. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 130337

SUBDIVISION PLAT  
ESTABLISHING  
GRANITE LLC

BEING A TOTAL OF 29.365 ACRES ESTABLISHING LOTS 2-7, BLOCK 2, COUNTY BLOCK 4007, BEING ALL OF THAT 29.365 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 16207, PAGE 2294 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT 11, COUNTY BLOCK 4007, IN BEXAR COUNTY, TEXAS.

STATE OF COLORADO  
COUNTY OF GARFIELD

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: CRAIG WHITLOCK  
GRANITE PROPERTIES, LLC  
201 14TH STREET, SUITE 200  
GLENWOOD SPRINGS, COLORADO 81601  
(970) 985-3430

STATE OF COLORADO  
COUNTY OF GARFIELD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CRAIG WHITLOCK, 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, GARFIELD COUNTY, COLORADO

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

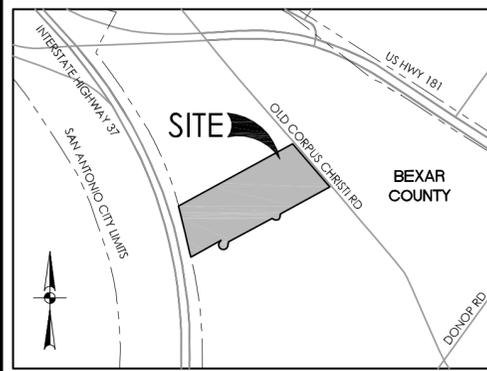
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
MAPSCO MAP GRID: 484 F7  
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- PC PAGE(S)
- ROW RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FOUND TxDOT MONUMENTATION
- 1140--- EXISTING CONTOURS (TYPE I, II OR III)
- - -1140- - - PROPOSED CONTOURS
- ■ ■ CITY OF SAN ANTONIO LIMITS

- ① 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9637, PG 34, DPR)
- ② 20' SETBACK (VOL 9637, PG 34, DPR)
- ③ 1' NON-ACCESS EASEMENT (VOL 9637, PG 34, DPR)
- ④ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9637, PG 34, DPR)
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 20' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ 15' DRAINAGE EASEMENT
- ⑤ 10' DRAINAGE EASEMENT
- ⑥ PRIVATE ACCESS EASEMENT (0.056-ACRES) (FOR BENEFIT OF LOTS 6 & 7)

**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.

**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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, 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.

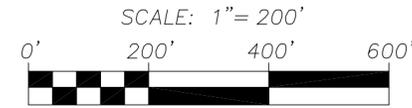
**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT,"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

**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 "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG INTERSTATE HIGHWAY 37, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 675.64'.

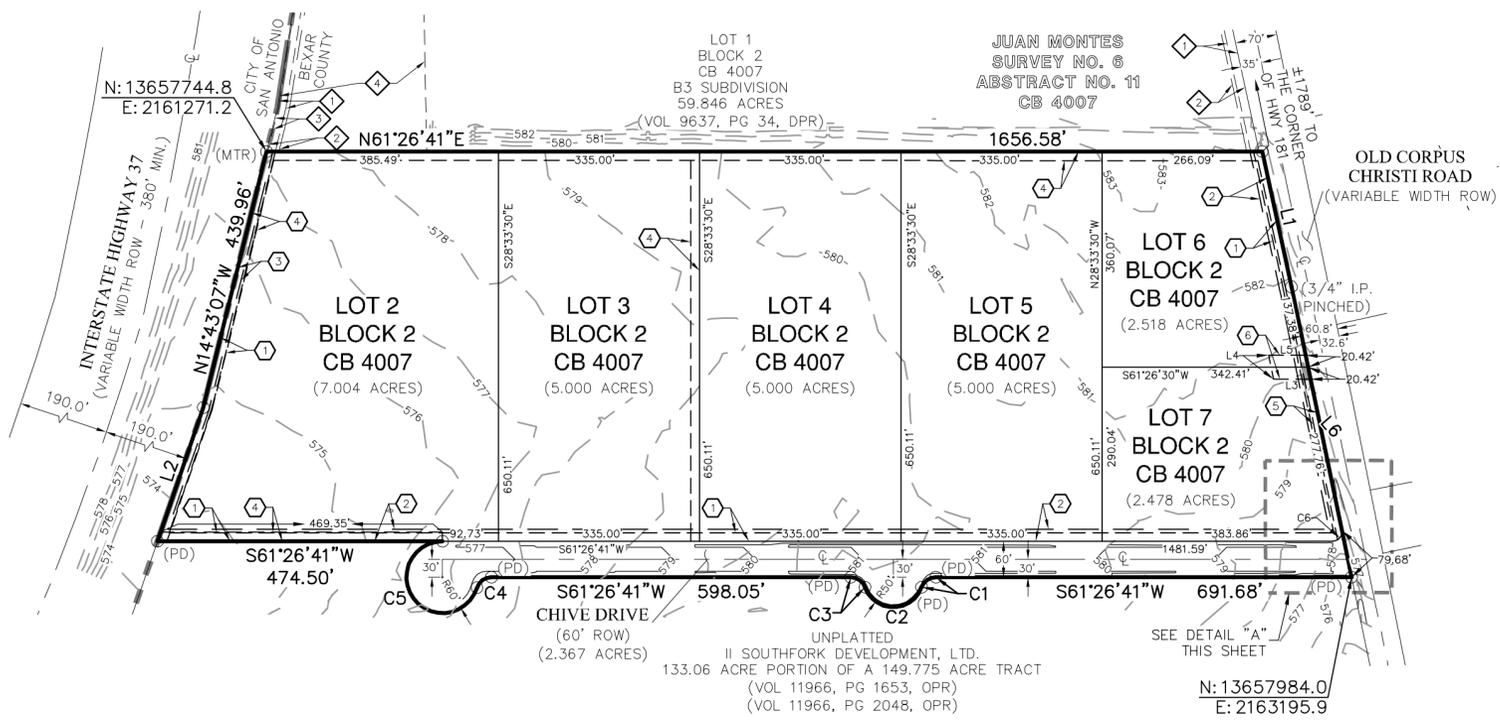
**SETBACK NOTE:**  
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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



**PAPE-DAWSON ENGINEERS**  
TYPE, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010  
DATE OF PRINT: November 20, 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.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

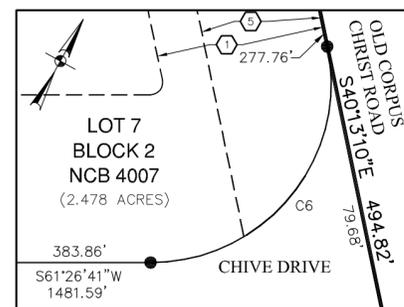
STATE OF TEXAS  
COUNTY OF BEXAR

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

LINE	BEARING	LENGTH
L1	S40°42'31"E	230.68'
L2	N09°37'08"W	235.68'
L3	S61°26'30"W	61.26'
L4	N40°13'10"W	40.84'
L5	N61°26'30"E	61.26'
L6	S40°13'10"E	494.82'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	70°31'46"	S26°10'50"W	28.87'	30.77'
C2	50.00'	141°03'27"	S61°26'41"W	94.28'	123.10'
C3	25.00'	70°31'47"	N83°17'29"W	28.87'	30.77'
C4	25.00'	72°53'43"	S24°59'49"W	29.70'	31.81'
C5	60.00'	252°53'43"	N65°00'11"W	96.53'	264.83'
C6	15.00'	101°39'43"	N10°36'46"E	23.26'	26.62'



DETAIL "A"  
SCALE: 1" = 10'



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 18

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130344

**Project Name:**

Alamo Ranch Unit 50B

**Applicant:**

Laurin Darnell

**Representative:**

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

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of Texas  
Gold and Rocky Mine

**MAPSCO Map Grid (Ferguson):**

577 C-7

**Tract Size:**

13.167

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 13.167-acre tract of land to establish **Alamo Ranch Unit 50B** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

12/10/13

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty-five (**65**) single-family residential lots, one (**1**) non-single family lot and approximately one thousand eight hundred seventy three (**1,873**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 5, 2013.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808D Alamo Ranch, accepted on May 25, 2006

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch 50B** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat



# PLAT NUMBER 130344

## SUBDIVISION PLAT OF ALAMO RANCH UNIT 50B

BEING A 13.167 ACRE TRACT OF LAND ESTABLISHING LOTS 27-61, BLOCK 77, LOTS 25-54, LOT 901, BLOCK 73, OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



### PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: December 9, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Laurin Darnell*  
OWNER/DEVELOPER: LAURIN DARNELL  
PULTE HOMES OF TEXAS, L.P.  
1718 DRY CREEK  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF December, A.D. 2013.

*Stephanie L. Castillo*  
STEPHANIE L. CASTILLO  
Notary Public, State of Texas  
My Commission Expires 12/31/2014  
COUNTY OF BEXAR, TEXAS

IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

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

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

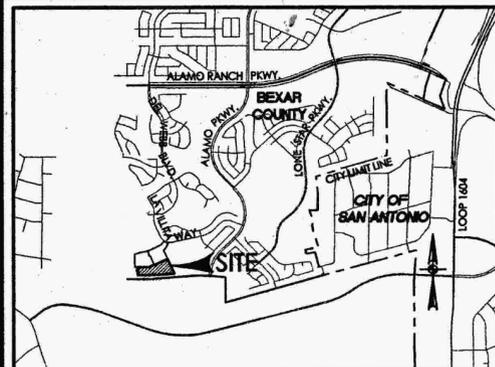
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



### LOCATION MAP

MAPSCO MAP GRID: 577C7  
NOT-TO-SCALE

### LEGEND

- |   |                   |
|---|-------------------|
| BLK BLOCK   | PG PAGE(S)        |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ROW RIGHT-OF-WAY  |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | VOL VOLUME        |
|   | EXISTING CONTOURS |
|   | PROPOSED CONTOURS |
- 
- |   |   |
|---|---|
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT (0.106 AC.)   | 5 10' BUILDING SETBACK LINE (VOL. 9452, PG. 168 DPR)                                      |
| 6 15' PUBLIC DRAINAGE EASEMENT  | 6 15' BUILDING SETBACK LINE (VOL. 9452, PG. 168 DPR)                                      |
| 7 10' BUILDING SETBACK LINE   | 7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9633, PG. 98-99 DPR)           |
| 11 15' BUILDING SETBACK LINE  | 7 10' BUILDING SETBACK LINE (VOL. 9633, PG. 98-99 DPR)                                    |
| 12 15' BUILDING SETBACK LINE  | 8 10' BUILDING SETBACK LINE (VOL. 9633, PG. 98-99 DPR)                                    |
| 13 ENTIRE 50'x20' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ("OFF-LOT" - 0.023 OF AN ACRE) | 9 15' BUILDING SETBACK LINE (VOL. 9633, PG. 98-99 DPR)                                    |
| 14 10' x 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ("OFF-LOT" - 0.002 OF AN ACRE)  | 9 25' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9633, PG. 98-99 DPR)              |
| 1 16' UTILITY EASEMENT (VOL. 12797, PG. 1136-1144 OPR)  | 10 16' SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9633, PG. 98-99 DPR)                    |
| 2 12' GAS, ELECTRIC, TELEPHONE CABLE TV, AND OVERHEAD ELECTRIC EASEMENT (VOL. 13699, PG. 212-221 OPR)   | 10 30' GAS EASEMENT (VOL. 6375, PG. 445-448 OPR)  |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG. 168 DPR)   | 10 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9633, PG. 98-99 DPR) |
| 4 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9652, PG. 168 DPR)   | 10 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9655, PG. 91 OPR)             |
|   | 10 10' WATER EASEMENT (VOL. 9655, PG. 91 OPR)   |
|   | 10 10' BUILDING SETBACK LINE (VOL. 9655, PG. 91 DPR)                                      |
|   | 10 15' BUILDING SETBACK LINE (VOL. 9655, PG. 91 DPR)                                      |
|   | 10 15' PUBLIC DRAINAGE EASEMENT (VOL. 9633, PG. 98-99 DPR)                                |

### SURVEYOR'S NOTES:

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

### EDU NOTE:

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

### IMPACT FEE PAYMENT NOTE:

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

### C.P.S. ENERGY NOTES:

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

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

*Shauna L. Weaver*  
SHAUNA L. WEAVER  
LICENSED PROFESSIONAL ENGINEER

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

*John Noel Nicholls*  
JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N44°59'54"E	21.21'	23.56'
C2	15.00'	90°00'00"	S45°00'06"E	21.21'	23.56'
C3	465.00'	23°54'25"	N78°02'41"E	192.62'	194.02'
C4	15.00'	52°01'12"	N40°04'52"E	13.16'	13.62'
C5	50.00'	194°02'25"	S88°54'31"E	99.25'	169.33'
C6	15.00'	52°01'12"	S02°06'05"W	13.16'	13.62'
C7	75.00'	70°30'21"	S59°09'42"E	86.58'	92.29'
C8	15.00'	96°52'13"	N37°09'01"E	22.45'	25.36'
C9	275.00'	12°37'26"	N17°35'48"W	60.47'	60.59'
C10	15.00'	57°46'09"	N52°47'36"W	14.49'	15.12'
C11	60.00'	295°32'17"	N66°05'29"E	64.00'	309.49'
C12	15.00'	57°46'09"	S04°58'33"W	14.49'	15.12'
C13	325.00'	141°4'44"	S16°47'09"E	80.60'	80.81'
C14	15.00'	84°45'05"	S52°02'20"E	20.22'	22.19'
C15	125.00'	70°30'21"	N59°09'42"W	144.30'	153.82'
C16	25.00'	90°00'00"	N68°54'31"W	35.36'	39.27'
C17	515.00'	23°54'25"	S78°02'41"W	213.33'	214.89'

### LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°59'54"E	50.00'
L2	S04°24'52"E	50.00'
L3	N85°35'08"E	17.78'
L4	S23°59'11"E	165.57'
L5	N89°58'46"W	16.98'
L6	N00°01'14"E	16.00'
L7	N00°00'06"W	138.36'
L8	S89°59'54"W	30.67'
L9	N00°00'06"W	50.00'
L10	N89°59'54"E	20.00'
L11	S00°00'06"E	50.00'
L12	S89°59'54"W	20.00'
L13	N00°00'06"W	95.00'
L14	S00°00'06"E	105.00'
L15	S23°54'31"E	26.23'

### LINE TABLE

LINE #	BEARING	LENGTH
L16	N23°54'31"W	57.35'
L17	S23°54'31"E	57.35'
L18	N23°54'31"E	27.46'
L19	S04°24'52"E	11.37'
L20	N04°24'52"W	37.55'
L21	S89°59'54"W	10.00'
L22	N00°00'06"W	10.00'
L23	N89°59'54"E	10.00'
L24	N89°58'46"W	16.90'

### OPEN SPACE NOTE:

LOT 901, BLOCK 73, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 50B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 73.

### FINISHED FLOOR NOTE:

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

### SETBACK NOTE:

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

### FIRE FLOW NOTE:

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

### DRAINAGE EASEMENT NOTE:

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

### GREY FOREST NOTES:

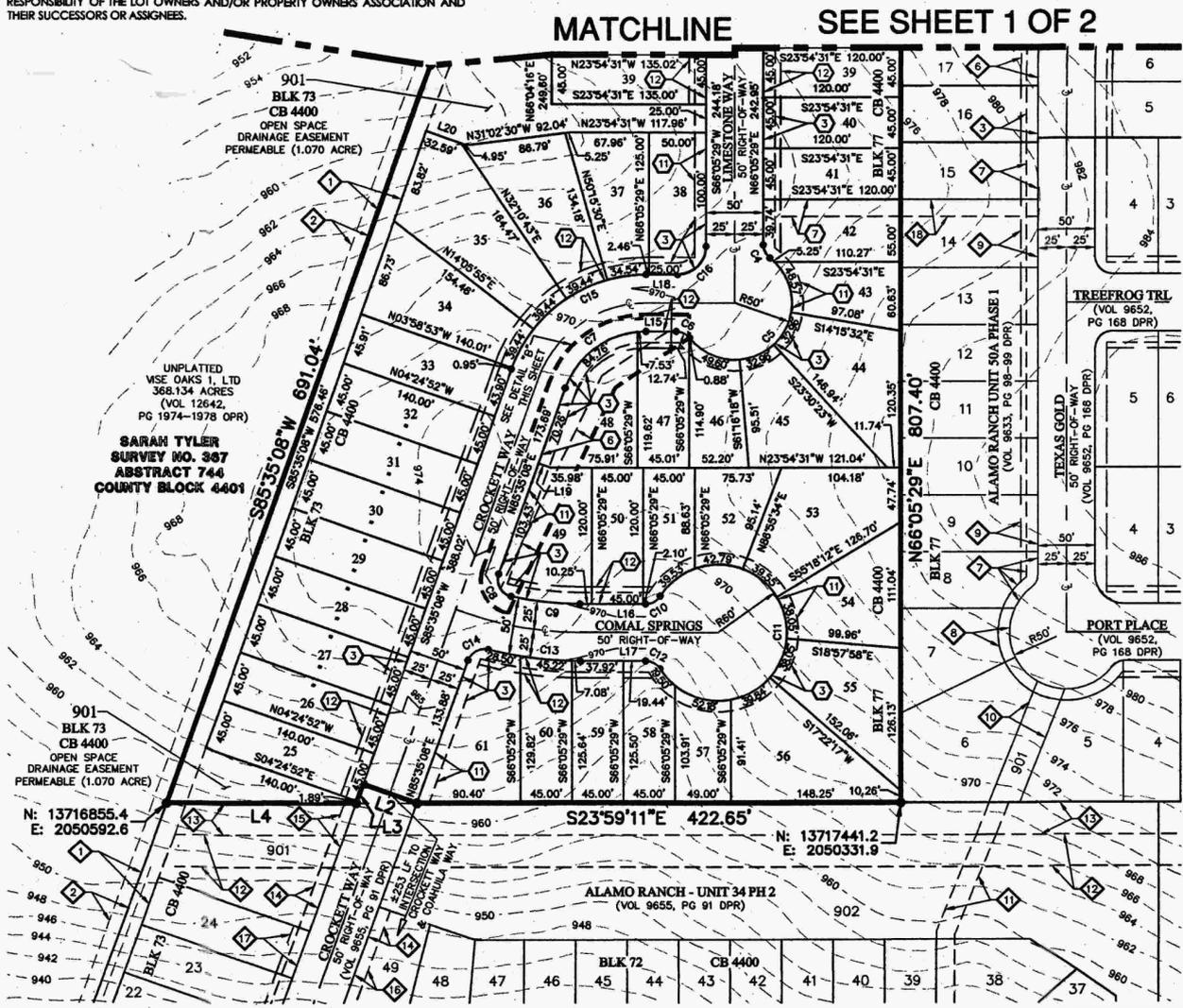
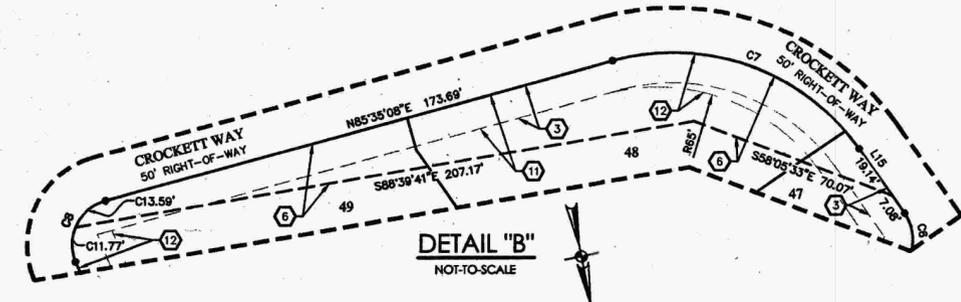
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING,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

### DETENTION MAINTENANCE NOTE:

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

### DETENTION NOTE:

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 19

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130369

**Project Name:**

Talise De Culebra Unit-3A

**Applicant:**

Jeremy Flach

**Representative:**

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

**Owner:**

Meritage Homes of Texas, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

North of Culebra Road (FM 471),  
west of Culebra Way

**MAPSCO Map Grid (Ferguson):**

545 B-8

**Tract Size:**

23.14 acres

**Council District:**

ETJ & 6

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 23.14-acre tract of land to establish **Talise De Culebra Unit-3A** Subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 3, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of eighty eight (**88**) single family lots, three (**3**) non-single family lots, and approximately four thousand three (**4,003**) linear feet of public streets.

**B. Zoning**

“R-5” Residential Single-Family District and outside the city limits of San Antonio.

**C. Major Thoroughfare**

Culebra Road (FM 471), Primary Arterial Type A, 120-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

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

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 26, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 13-00011 Settlers Ridge, accepted on July 24, 2013

**III. RECOMMENDATION**

Approval of the proposed **Talise De Culebra Unit-3A** Subdivision

**IV. ATTACHMENT**

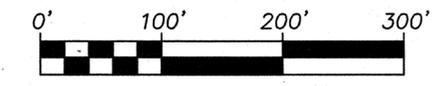
1. Proposed plat

PLAT NUMBER 130369

SUBDIVISION PLAT OF TALISE DE CULEBRA UNIT-3A

ESTABLISHING LOTS 1-17, BLOCK 174, LOTS 1-7, BLOCK 175, LOTS 1-18, BLOCK 176, LOTS 1-9, BLOCK 177, LOTS 1-14 & 38-48, BLOCK 179, A 23.14 ACRE TRACT OF LAND OUT OF A 79.84 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED RECORDED IN VOLUME 16248, PAGES 1554-1562 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450 IN BEXAR COUNTY, TEXAS AND PARTIALLY IN NEW CITY BLOCK 18296 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: November 26, 2013

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

OWNER/DEVELOPER: MERITAGE HOMES OF TEXAS, LLC

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF November, A.D. 2013.

Jessica Laraine Warren Notary Public, State of Texas My Commission Expires February 25, 2017

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

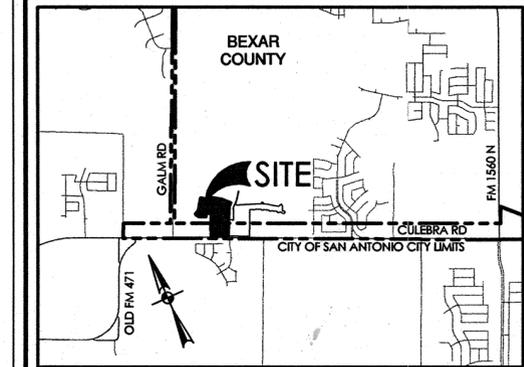
DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 54588 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
NCB NEW CITY BLOCK
EXISTING CONTOURS
PROPOSED CONTOURS
CITY OF SAN ANTONIO LIMITS
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VARIABLE WIDTH CLEAR VISION EASEMENT
5' DRAINAGE EASEMENT
5' PEDESTRIAN EASEMENT
OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOLUME PAGE(S)
RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 9641, PGS 12-13, DPR)
CHANNEL EASEMENT (VOL 7963, PGS 1390-1392, OPR)
25' SANITARY SEWER EASEMENT (VOL 11210, PGS 976-984, OPR)
60' SANITARY SEWER EASEMENT (VOL 10993, PGS 1184-1192, OPR)

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

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

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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

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.

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

OPEN SPACE NOTE: LOT 901, BLOCK 176, COUNTY BLOCK 4450 IS DESIGNATED AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOT 901, BLOCK 179, COUNTY BLOCK 4450 IS DESIGNATED AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND INGRESS/EGRESS EASEMENT. LOT 902, BLOCK 179, COUNTY BLOCK 4450 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND INGRESS/EGRESS EASEMENT.

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 BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 471, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 515.89'.

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

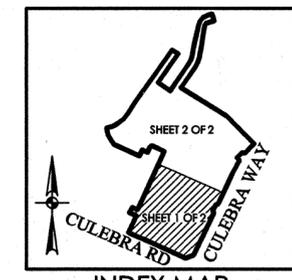
FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L19.

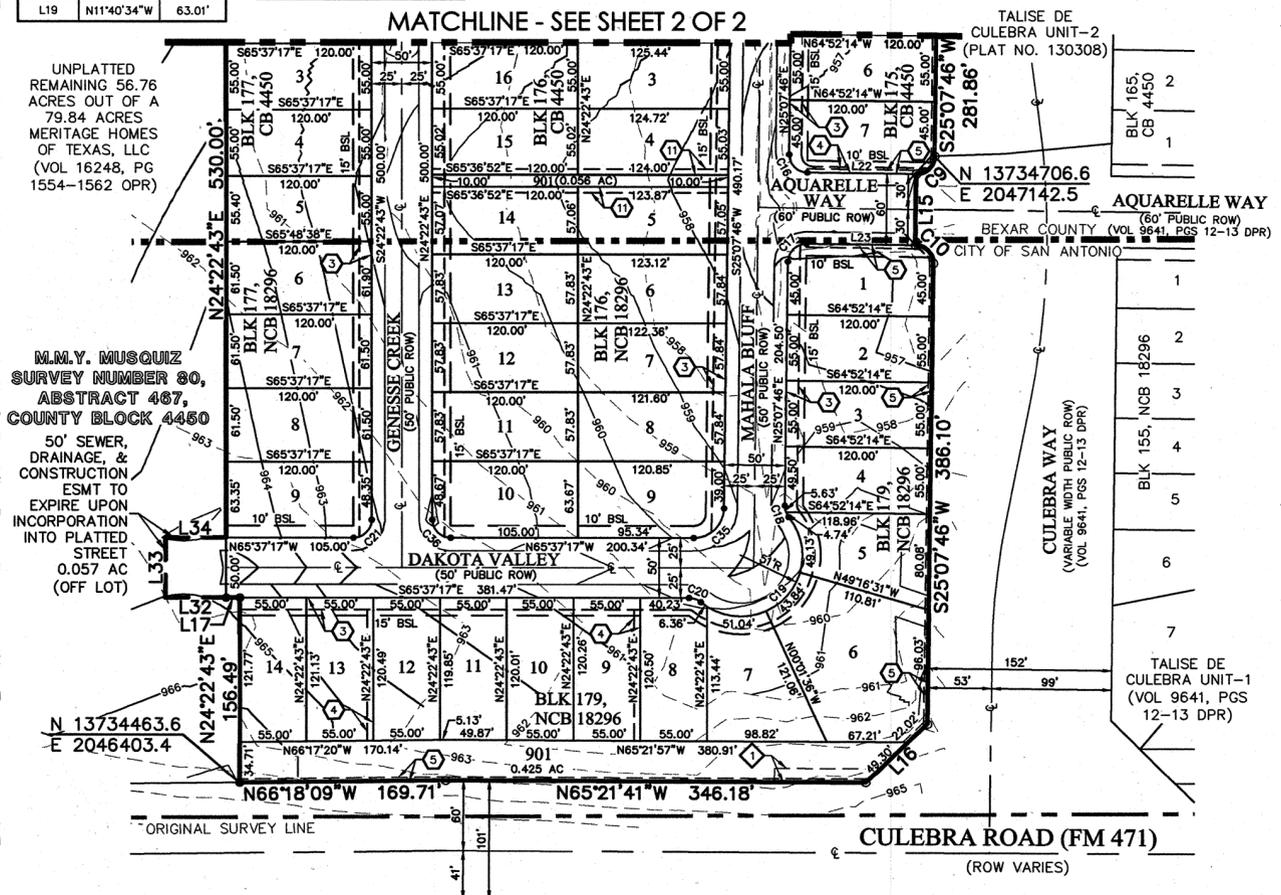
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L20 through L37.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C39.



INDEX MAP SCALE: 1" = 100'



Civil Job No. 7695-14; Survey Job No. 9090-13

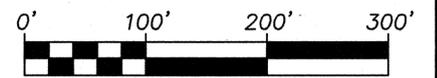
Date: Nov 26, 2013, 11:05am User: j.d. dawson File: P:\7695\7695\Draw\7695-14.dwg

PLAT NUMBER 130369

SUBDIVISION PLAT OF TALISE DE CULEBRA UNIT-3A

ESTABLISHING LOTS 1-17, BLOCK 174, LOTS 1-7, BLOCK 175, LOTS 1-18, BLOCK 176, LOTS 1-9, BLOCK 177, LOTS 1-14 & 38-48, BLOCK 179, A 23.14 ACRE TRACT OF LAND OUT OF A 79.84 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED RECORDED IN VOLUME 16248, PAGES 1554-1562 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450 IN BEXAR COUNTY, TEXAS AND PARTIALLY IN NEW CITY BLOCK 18296 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS T&PE, FIRM REGISTRATION # 470

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

DATE OF PRINT: November 26, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF November, A.D. 2013.

Jessica Laraine Warren Notary Public, State of Texas My Commission Expires February 25, 2017

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

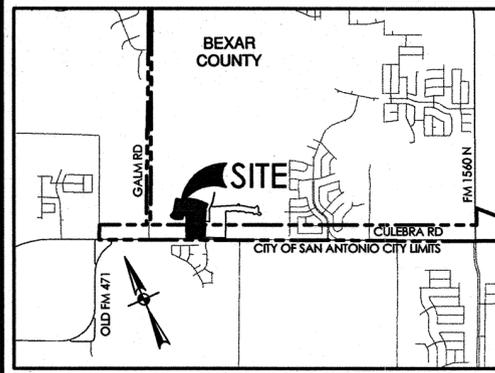
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

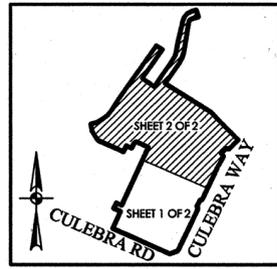


LOCATION MAP MAPSCO MAP GRID: 54588 NOT-TO-SCALE

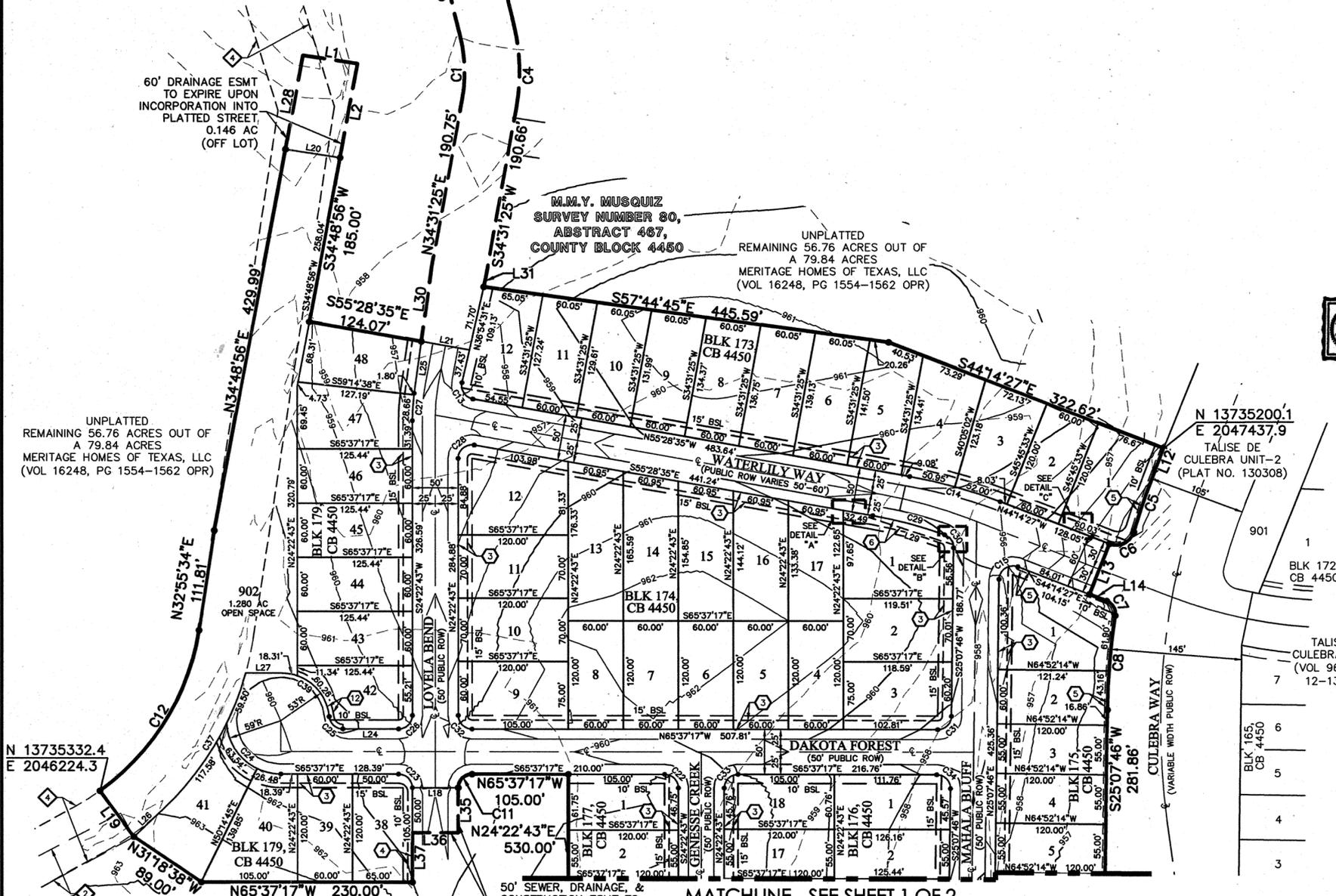
C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', 'GAS EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER CONSTRUCTIONS 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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



INDEX MAP SCALE: 1" = 1000'



UNPLATTED REMAINING 56.76 ACRES OUT OF A 79.84 ACRES MERITAGE HOMES OF TEXAS, LLC (VOL 16248, PG 1554-1562 OPR)

M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450

UNPLATTED REMAINING 56.76 ACRES OUT OF A 79.84 ACRES MERITAGE HOMES OF TEXAS, LLC (VOL 16248, PG 1554-1562 OPR)

STATE OF TEXAS COUNTY OF BEXAR UNPLATTED REMAINING 56.76 ACRES OUT OF A MERITAGE HOMES OF TEXAS, LLC (VOL 16248, PG 1554-1562 OPR)

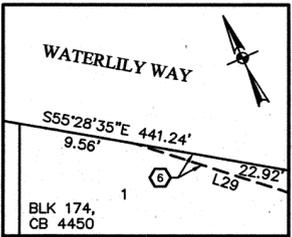
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

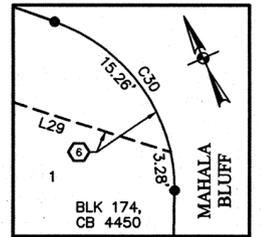


W.R. Wood LICENSED PROFESSIONAL ENGINEER

JOHN NOEL NICHOLLS REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A" NOT-TO-SCALE



DETAIL "B" NOT-TO-SCALE



DETAIL "C" NOT-TO-SCALE

NOTE: SEE SHEET 1 OF 2 FOR LEGEND AND CURVE AND LINE TABLE

TALISE DE CULEBRA UNIT-3A Civil Job No. 7895-14; Survey Job No. 9090-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130395

**Project Name:**

Ruby Ridge

**Applicant:**

Gene Liguori, Agent

**Representative:**

K Love Engineering, LLC.  
c/o Jose M. Cantu, P.E.

**Owners:**

Gene Liguori  
Tina Liguori  
Cross Mountain Villas, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of  
Comanche Gap and Cross  
Mountain Trail

**MAPSCO Map Grid (Ferguson):**

479 B-3

**Tract Size:**

3.773 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 3.773-acre tract of land to establish the **Ruby Ridge** subdivision.

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 2, 2013

**CASE HISTORY**

Area being replatted was previously platted as a .04 acre portion of Lot 12, Block 2, CB 4702A, out of the Cross Mountain Ranch Unit 1 subdivision, recorded in volume 8900, page 45, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and on site sewer facility

### **D. Inter-jurisdictional Review**

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

Furthermore, this plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 31, 2013.

## **II. RECOMMENDATION**

Approval of the proposed **Ruby Ridge** subdivision

## **III. ATTACHMENT**

1. Proposed plat

PLAT NO. 130395

REPLAT AND SUBDIVISION PLAT ESTABLISHING RUBY RIDGE

BEING 3.773 ACRES ESTABLISHING LOT 14, BLOCK 2, CB 4702 PREVIOUSLY RECORDED IN VOLUME 8900, PAGE 45 OF THE DEED AND PLAT OF RECORDS AND OUT OF VOLUME 5229, PAGE 1750 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: GENE LIGOURI 13423 BLANCO RD., #250 SAN ANTONIO, TX 78216

AGENT: (FOR OFFSITE EASEMENTS) CROSS MOUNTAIN VILLAS, LTD. PO BOX 145 MIMS, FLORIDA 82754

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

ON THIS DAY OF A.D. 20

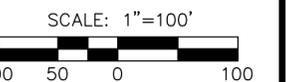
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

UNPLATTED JOHN M. & ELAINE M. BERG 25.378 ACRES 8554/1353 DPRBCT

SPRINGS AT BOERNE STAGE SUBDIVISION UNIT 2, BLOCK 3 VOL. 9565, PG. 85 DPRBCT

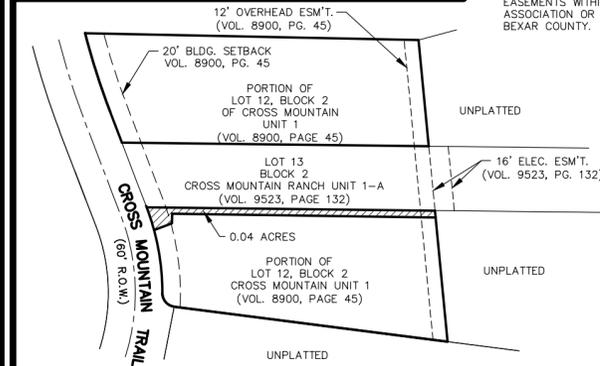
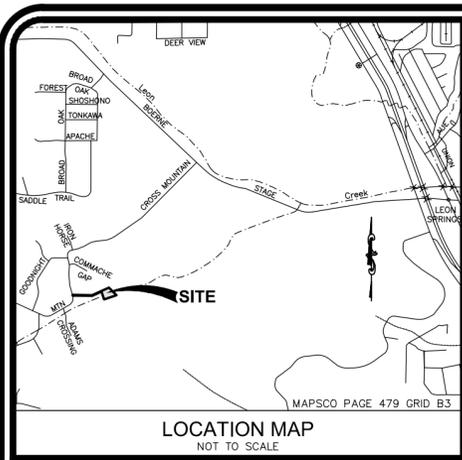
LOT 20 HILLS AT BOERNE STAGE II PHASE I, BLOCK 4 VOL. 9620, PG. 162 DPRBCT



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

DATED THIS DAY OF A.D. BY: CHAIRMAN BY: SECRETARY

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



AREA BEING REPLATTED THE AREA BEING REPLATTED WAS PREVIOUSLY 0.04 ACRES OF LOT 12, BLOCK 2, C.B. 4702A, IN THE SUBDIVISION PLAT OF CROSS MOUNTAIN RANCH UNIT 1 RECORDED IN VOLUME 8900, PAGE 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

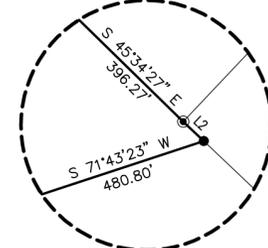
- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY OPS MONETARY LOSS... 3. THIS PLAT DOES NOT AMEND... 4. CONCRETE DRIVEWAY APPROACHES... 5. ROOF OVERHANGS... DRAINAGE NOTES: 1. NO STRUCTURES, FENCES, WALLS... 2. MINIMUM FINISHED FLOOR ELEVATIONS... 3. THE MAINTENANCE OF ALL PRIVATE STREETS...

Table with columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Lists boundary measurements for various lots.

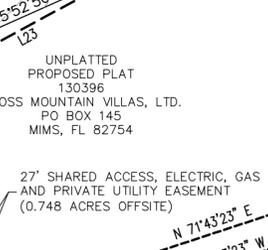
Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for the plat.

- IMPACT FEE NOTE: 1. WATER IMPACT FEES WERE NOT PAID... FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE: 1. INGRESS AND EGRESS SHALL BE PROVIDED... GENERAL NOTES: 1. ALL ACCESS DRIVEWAYS... 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM... 3. THE VALUE OF THE TWO SETS OF COORDINATES... 4. IRON PINS FOUND OR SET AT EACH CORNER... 5. RESIDENTIAL FINISHED FLOOR ELEVATIONS... SETBACK NOTE: 1. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER...

DETAIL "B" SCALE: 1"=20'



DETAIL "A" SCALE: 1"=20'



DETAIL "C" SCALE: 1"=20'



LEGEND

- 609 --- EXISTING CONTOUR ACRES E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T. R.O.W. VOLUME PG. PROPERTY LINE EXISTING EASEMENT EXISTING SETBACK FOUND 1/2" REBAR WITH NO IDENTIFICATION FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "ACES" UNLESS NOTED OTHERWISE SET 1/2" REBAR WITH PLASTIC CAP "TX LANDMARK SURVEYING" FOUND RR SPIKE IN ROCK

K Love ENGINEERING Site Development Engineering Services Firm No. 11042 11710 WARFIELD, SAN ANTONIO, TX 78216 www.kloveengineering.com (210) 485-5683

STATE OF TEXAS COUNTY OF BEXAR

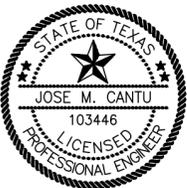
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER NO. 103446

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: ROB RUGLOSKI, R.P.L.S., TEXAS LANDMARK SURVEYING, LLC, 26254 I.H.10 W., STE. 105, BOERNE, TX 78006, (830) 428-0296

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6002



Date: Dec 02, 2013, 2:18pm User ID: Kevin Love File: K:\Projects\Ruby Ridge\Plats\Drawing\Ruby Ridge.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 21

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130476

**Project Name:**

The Trails at Providence Subdivision

**Applicant:**

Jeremy Flach

**Representative:**

M.W. Cude Engineers, LLC.  
c/o Christopher R. Dice, P.E.

**Owners:**

Meritage Homes of Texas LLC

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Oakland  
Road and Prue Road.

**MAPSCO Map Grid (Ferguson):**

548 C-4

**Tract Size:**

21.538 acres

**Council District:**

8

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 130476, The Trails of Providence Subdivision. The applicant proposes to change the layout of the subdivision to be consistent with the adjacent "RE" Residential Estate zoning district.

**RECOMMENDED ACTION**

**Approval**

**CASE HISTORY**

Plat No. 130476 was approved by the Planning Commission on September 25, 2013.

**ATTACHMENTS**

1. Plat

PLAT NUMBER: 130476

REPLAT  
ESTABLISHING

THE TRAILS AT PROVIDENCE SUBDIVISION

BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER

HERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

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

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

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

CHAIRMAN

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

SECRETARY

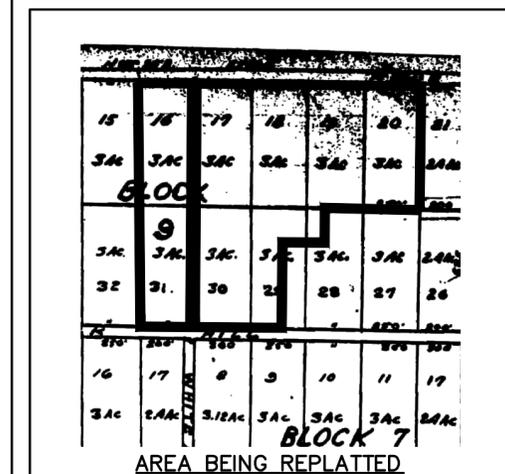
STATE OF TEXAS  
COUNTY OF BEXAR

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

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



LOCATION MAP  
MAPSCO MAP GRID 548 C4 NOT TO SCALE



AREA BEING REPLATTED  
SCALE: 1"=500'

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOTS 16, 17, 18, 19, 20, 28, 29, 30 AND 31, BLOCK 9 OF OAKLAND ESTATES, AN ANTIQUATED PLAT DATED JULY 26, 1926 RECORDED IN VOLUME 642, PAGE 273, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

Ac.	= ACRES
CT	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEV.	= ELEVATION
ESM.T.	= EASEMENT
EX.	= EXISTING
FF.	= FINISHED FLOOR
F.I.R.	= FOUND IRON ROD
F.I.R.C.	= FOUND IRON ROD WITH CAP
G.P.M.	= GALLONS PER MINUTE
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGES
PGS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
TYP.	= TYPICAL
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WID.	= WIDTH
-ELEV-	= PROPOSED CONTOUR
-ELEV-	= STREET CENTERLINE
-ELEV-	= EXISTING GROUND MAJOR CONTOUR
-ELEV-	= EXISTING GROUND MINOR CONTOUR
-ELEV-	= EXISTING PROPERTY LINE
-ELEV-	= LIMITS OF TREE PRESERVATION AREA
---	= DEED LINE
●	= FOUND IRON ROD
○	= SET IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

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

**S.A.W.S. NOTES**

1. IMPACT FEE 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 SEWER SERVICE CONNECTION.
2. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

**MISCELLANEOUS NOTES**

1. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE TRAILS AT PROVIDENCE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

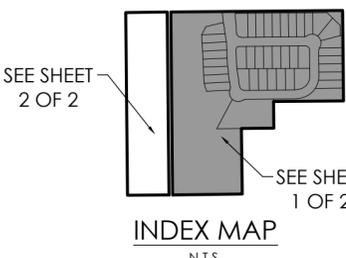
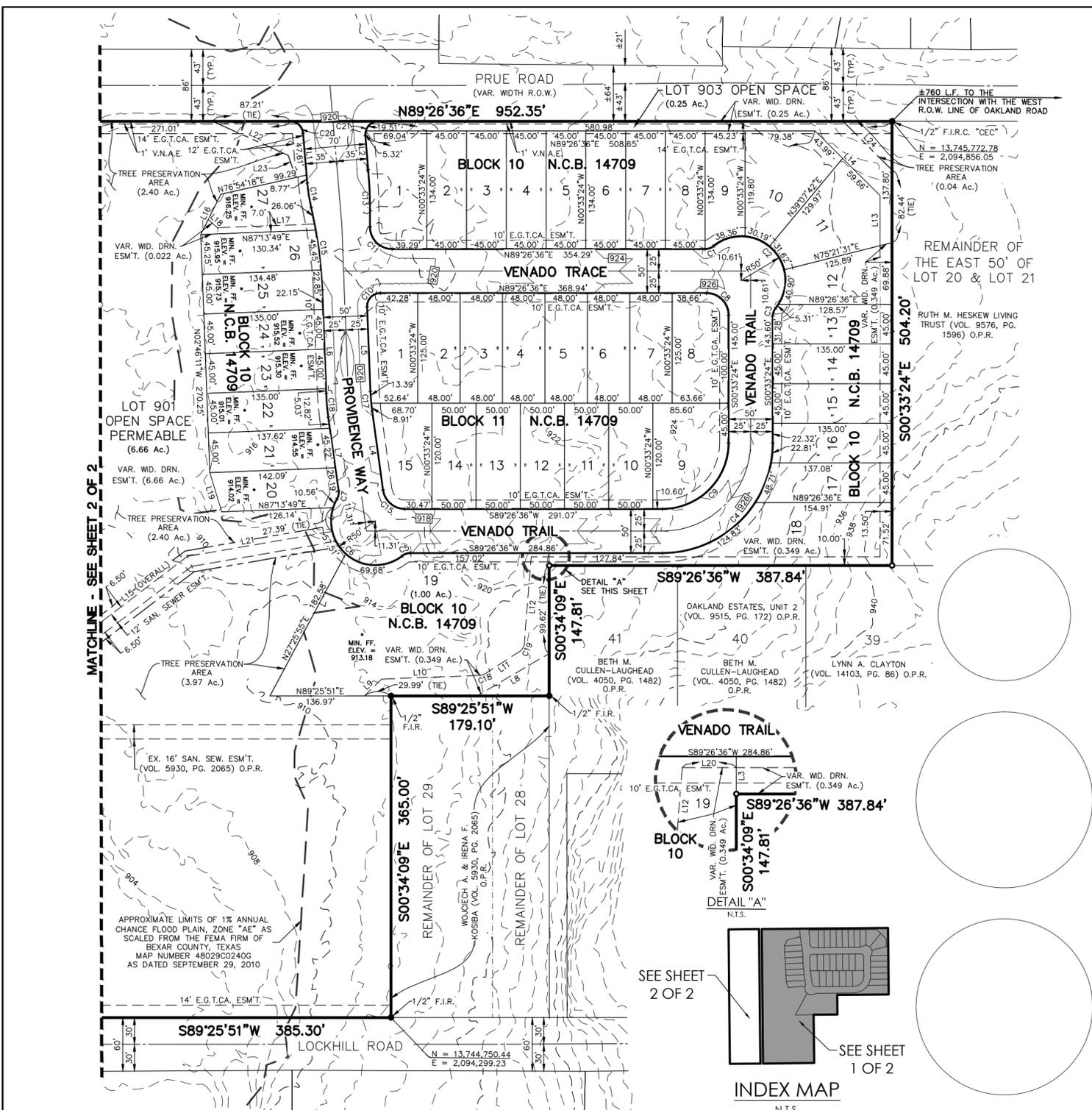
**DRAINAGE NOTES**

1. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD.

2. \* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
3. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
4. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS 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 OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

**SURVEYOR'S NOTES**

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.



PLAT NUMBER: 130476

REPLAT  
ESTABLISHING

THE TRAILS AT PROVIDENCE SUBDIVISION

BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'  
100 50 0 100

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBPE FIRM #455  
MWC: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02855.000

STATE OF TEXAS  
COUNTY OF BEXAR

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

**OWNER/DEVELOPER**  
MERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

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. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

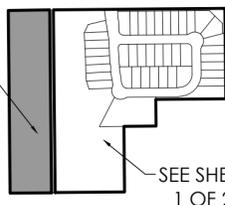
BY: \_\_\_\_\_, DEPUTY



LOCATION MAP

MAPSCO MAP GRID 548 C4 NOT TO SCALE

SEE SHEET  
2 OF 2



INDEX MAP

N.T.S.

LEGEND

- Ac. = ACRES
- CT = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEV. = ELEVATION
- ESM'T. = EASEMENT
- EX. = EXISTING
- FF. = FINISHED FLOOR
- F.I.R. = FOUND IRON ROD
- F.I.R.C. = FOUND IRON ROD WITH CAP
- G.P.M. = GALLONS PER MINUTE
- LI. = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- TYP. = TYPICAL
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WID. = WIDTH
- ELEV- = PROPOSED CONTOUR
- ELEV- = EXISTING GROUND MAJOR CONTOUR
- ELEV- = EXISTING GROUND MINOR CONTOUR
- - - - = EXISTING PROPERTY LINE
- - - - = LIMITS OF TREE PRESERVATION AREA
- - - - = DEED LINE
- = FOUND IRON ROD
- = SET IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES

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

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

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

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

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

S.A.W.S. NOTES

1. FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

2. \* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

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

4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

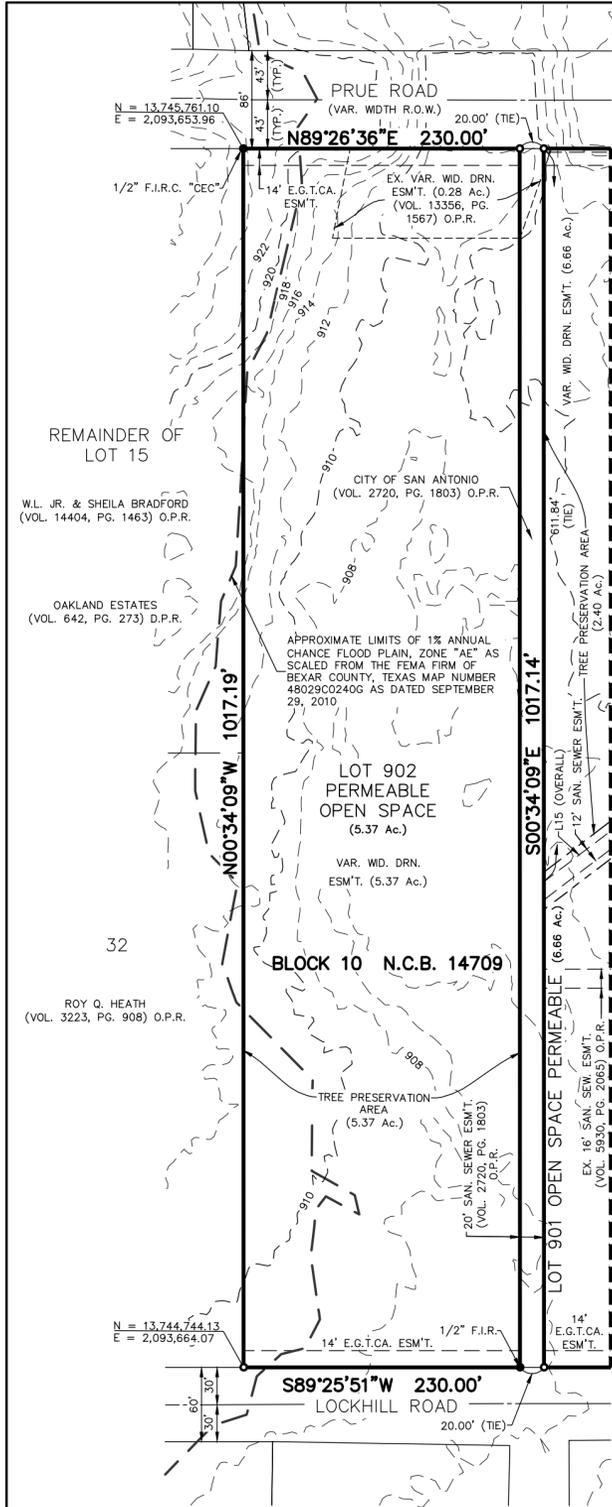
MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE TRAILS AT PROVIDENCE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

DRAINAGE NOTES

1. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD.



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	38°52'15"	5.29'	10.18'	9.98'	N70°00'29"E
C2	50.00'	167°44'30"	465.62'	146.38'	99.43'	N45°33'24"W
C3	15.00'	38°52'15"	5.29'	10.18'	9.98'	S18°52'44"W
C4	125.00'	90°00'00"	125.00'	196.35'	176.78'	N44°26'36"E
C5	15.00'	37°52'11"	5.15'	9.91'	9.73'	S70°30'30"W
C6	50.00'	157°50'46"	255.40'	137.75'	98.14'	S49°30'12"E
C7	15.00'	37°52'11"	5.15'	9.91'	9.73'	N10°29'05"E
C8	25.00'	90°00'00"	25.00'	39.27'	35.36'	N45°33'24"W
C9	75.00'	90°00'00"	75.00'	117.81'	106.07'	N44°26'36"E
C10	15.00'	92°12'47"	15.59'	24.14'	21.62'	S43°20'12"W
C11	25.00'	91°22'24"	25.61'	39.87'	35.78'	S44°52'12"E
C12	593.00'	61°3'23"	32.24'	64.41'	64.38'	N02°17'42"W
C13	200.00'	81°0'38"	14.30'	28.54'	28.52'	S09°29'42"E
C14	500.00'	10°48'50"	47.32'	94.37'	94.23'	N08°10'36"W
C15	25.00'	82°06'23"	21.77'	35.83'	32.84'	S49°30'12"E
C16	225.00'	5°40'49"	11.16'	22.31'	22.30'	S05°36'36"E
C17	275.00'	5°40'49"	13.64'	27.26'	27.25'	S05°36'36"E
C18	11.50'	29°34'38"	3.04'	5.94'	5.87'	N72°27'35"E
C19	11.05'	51°0'30"	5.28'	9.85'	9.52'	N30°55'58"E
C20	15.00'	85°09'01"	13.78'	22.29'	20.30'	N47°58'54"W
C21	15.00'	94°50'59"	16.33'	24.83'	22.09'	S42°01'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.38'	S05°24'23"E
L2	38.93'	S05°24'23"E
L3	14.20'	S00°33'24"E
L4	90.44'	S08°27'00"E
L5	96.13'	N02°46'11"W
L6	117.18'	N02°46'11"W
L7	84.23'	N08°27'00"W
L8	94.83'	S58°53'11"W
L9	27.03'	N44°38'13"E
L10	111.64'	N87°14'54"E
L11	47.17'	N56°27'30"E
L12	99.33'	N03°58'02"E
L13	56.90'	S00°33'24"E
L14	103.65'	S45°33'24"E
L15	194.92'	N52°08'48"E
L16	51.33'	N25°59'17"E
L17	110.28'	N87°13'49"E
L18	13.88'	S47°46'11"E
L19	46.49'	N17°18'46"W
L20	20.34'	N89°26'36"E
L21	166.21'	N79°37'12"E
L22	93.82'	S66°03'53"E
L23	26.44'	S19°40'12"E
L24	78.29'	S45°33'24"E

MATCHLINE - SEE SHEET 1 OF 2



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 22

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130501

**Project Name:**

Reagan High School Subdivision

**Applicant:**

Garrett J. Sullivan

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Eugene H. Dawson, Jr., P.E.

**Owners:**

North East Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Ronald  
Reagan and East Sonterra Boulevard.

**MAPSCO Map Grid (Ferguson):**

516 F-1

**Tract Size:**

86.089 acres

**Council District:**

9

**Notification:**

Published in the Daily Commercial  
Recorder November 26, 2013

Notices mailed November 27, 2013

- 1 to property owners within  
200 feet of the subdivision

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a minor plat to replat and subdivide an 86.089-acre tract of land to establish the **Reagan High School Subdivision.**

**APPLICATION TYPE**

Replat and subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 4, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 1, Block 5, NCB 4943, and a variable width drainage easement out of the Stone Oak High School, Unit-2 subdivision plat, recorded in volume 9538, page 198, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

“NP-10 ERZD MLOD” Neighborhood Preservation Edwards Recharge Zone Military Lighting Overlay District

### **C. Major Thoroughfare**

East Sonterra Boulevard, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 26, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). The request meets all of the requirements for development over the recharge zone.

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Reagan High School Subdivision**

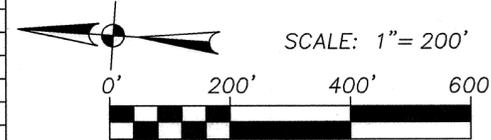
## **IV. ATTACHMENT**

1. Proposed plat
2. Saws Request for Review

# PLAT NUMBER 130501

## REPLAT & SUBDIVISION PLAT ESTABLISHING REAGAN HIGH SCHOOL SUBDIVISION

BEING A TOTAL OF 86.089 ACRES ESTABLISHING LOT 2, BLOCK 5, NEW CITY BLOCK 17606, COMPRISED OF ALL OF LOT 1, BLOCK 5, COUNTY BLOCK 4943, STONE OAK HIGH SCHOOL, UNIT 2, RECORDED IN VOLUME 9538, PAGE 198 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A 3.283 ACRE TRACT OF LAND OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT NO. 603, COUNTY BLOCK 4943, RECORDED IN VOLUME 15861, PAGE 1085 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL 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 OF PRINT: November 27, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT 970091, STONE OAK HIGH SCHOOL UNIT-2 WHICH IS RECORDED IN VOLUME 9538, PAGE 198, BEXAR COUNTY, TEXAS PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: GARRETT J. SULLIVAN  
(EXECUTIVE DIRECTOR OF CONSTRUCTION MANAGEMENT AND ENGINEERING)  
NORTH EAST INDEPENDENT SCHOOL DISTRICT, 8961 TESORO DRIVE  
SAN ANTONIO, TEXAS 78217-6216. (210) 407-0438

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 3RD DAY OF DECEMBER A.D. 2013

*Lindal M. Vargues*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/02/2016

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: GARRETT J. SULLIVAN  
(EXECUTIVE DIRECTOR OF CONSTRUCTION MANAGEMENT AND ENGINEERING)  
NORTH EAST INDEPENDENT SCHOOL DISTRICT, 8961 TESORO DRIVE  
SAN ANTONIO, TEXAS 78217-6216. (210) 407-0438

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARRETT J. SULLIVAN, 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 DECEMBER, A.D. 2013

*Lindal M. Vargues*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF 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\_\_\_\_.

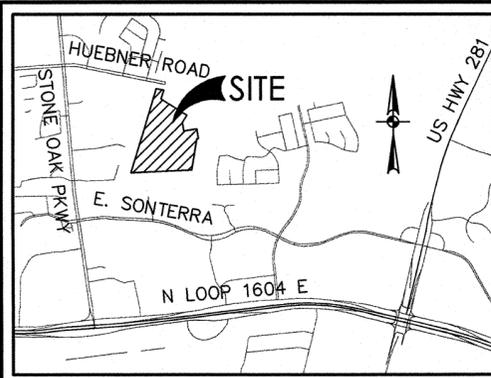
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

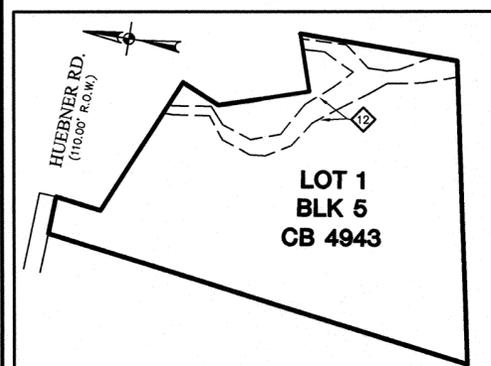
LINE	BEARING	LENGTH
L1	N54°21'54"W	84.82'
L2	N43°22'22"E	59.42'
L3	N09°34'44"W	36.52'
L4	N25°15'32"E	25.71'
L5	N60°05'48"E	66.98'
L6	S60°05'48"W	66.94'
L7	S06°01'15"W	47.48'
L8	N06°01'15"E	49.56'
L9	S76°54'22"W	104.96'
L10	S75°01'04"W	38.22'
L11	S31°05'02"E	66.60'
L12	N31°05'02"W	66.89'
L13	S55°04'07"W	86.61'
L14	N52°02'55"E	15.42'
L16	N26°49'40"W	87.30'
L17	S80°39'02"W	50.93'
L18	N80°39'23"E	425.80'

### LEGEND

- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- CB CHORD BEARING
- VOL VOLUME
- NRL NON-RESIDENTIAL LOT
- SET 1/2" IRON ROD (PD)
- FOUND IRON ROD (SURVEYOR)
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TV
- (PD) PAPE DAWSON CAP
- 8 VARIABLE WIDTH PRIVATE INGRESS/EGRESS EASEMENT (VOL. 9583, PG. 201, DPR)
- 9 14' GETCTV EASEMENT (VOL. 9558, PG. 4 DPR)
- 10 VARIABLE WIDTH INGRESS AND EGRESS EASEMENT (VOL. 9552, PG. 98 DPR)
- 11 14' GETCTV EASEMENT (VOL. 9552, PG. 98 DPR)
- 12 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9538, PG. 198 DPR)
- 1 28' GETCTV EASEMENT (VOL. 9566, PG. 181 DPR)
- 2 16' GETCTV EASEMENT (VOL. 9566, PG. 181 DPR)
- 3 VARIABLE WIDTH DRAINAGE ROW AND WATER QUALITY EASEMENT (VOL. 9566, PG. 181 DPR)
- 4 12' GETCTV EASEMENT (VOL. 9566, PG. 181 DPR)
- 5 5' GETCTV EASEMENT (VOL. 9566, PG. 181 DPR)
- 6 20' GETCTV EASEMENT (VOL. 9566, PG. 181 DPR)
- 7 30' INTERCEPTOR DRAIN EASEMENT (VOL. 8866, PG. 1373 OPR)

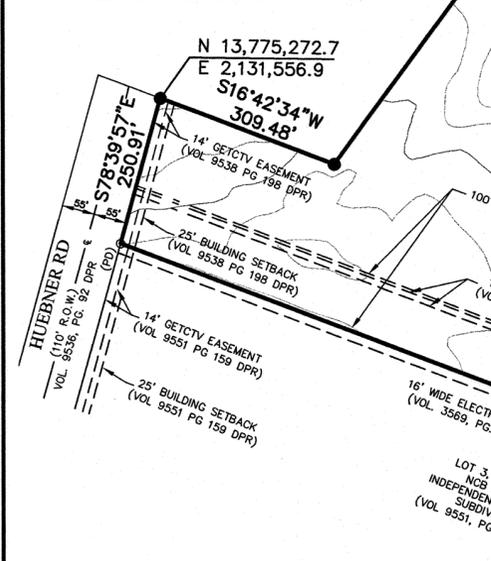


LOCATION MAP  
MAPSCO MAP GRID: S16F1  
SCALE: 1"=3000'



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
SCALE: 1"=800'

82.80 ACRE TRACT BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 5, CB 4943 AND A VARIABLE WIDTH DRAINAGE EASEMENT, STONE OAK HIGH SCHOOL, UNIT-2, RECORDED IN VOLUME 9538, PAGE 198 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



### SURVEYOR'S NOTES:

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

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.

*Eugene H. Dawson, Jr.*  
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.

*Angela Marie Carlin*  
REGISTERED PROFESSIONAL LAND SURVEYOR

### C.P.S. ENERGY NOTES:

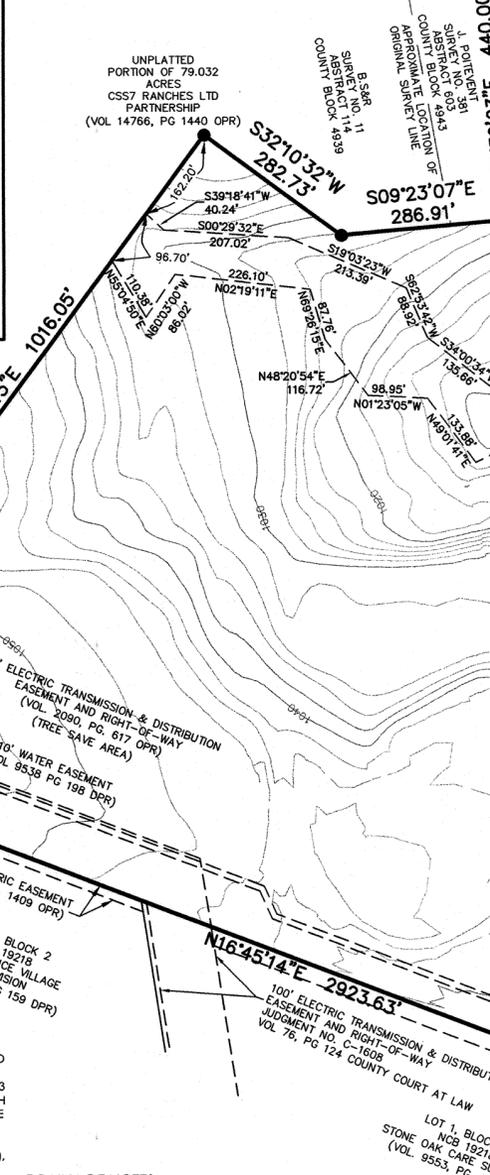
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG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

### AQUIFER NOTE:

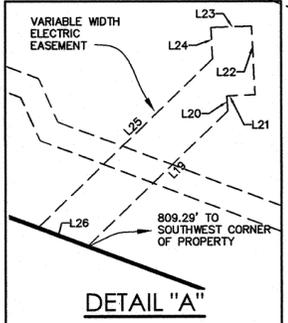
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH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



### DRAINAGE NOTES:

- 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 within said drainage easements.
- Storm water detention is required for this property. Building permits for this property shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio. The property may be eligible to post a fee in lieu of detention (FILO) if offsite drainage conditions allow but only when approved by the City of San Antonio. Maintenance of on-site storm water detention shall be the sole responsibility of the lot owners and/or property owners association and their successors or assigns.
- The maintenance of drainage easements, greenbelts, and open permeable spaces shown hereon shall be the responsibility of the property owner or homeowners association and their successors or assigns or the responsibility of the City of San Antonio or Bexar County.

LINE #	BEARING	LENGTH
L19	N48°16'28"W	81.22'
L20	S83°02'36"W	6.24'
L21	N06°49'24"W	11.70'
L22	S83°12'48"W	28.65'
L23	S05°56'57"E	16.83'
L24	N83°14'34"E	13.00'
L25	S48°16'28"E	101.37'
L26	N16°45'14"E	2923.63'



REAGAN HIGH SCHOOL SUBDIVISION  
Civil Job No. 8127-00



# Attachment #2

DEVELOPMENT SERVICES  
RECEIVED

September 26, 2013

2013 NOV 22 AM 10:20

Mr. John Krauss  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 224 - Request for review and approval of an Aquifer Protection Plan (Letter of Certification) for **Ronald Reagan High School Subdivision**, located northeast of the intersection of Ronald Reagan Drive and East Sonterra Boulevard

Dear Mr. Krauss:

On September 20, 2013 the Resource Protection and Compliance Department of the San Antonio Water System (SAWS) received an Aquifer Protection Plan issued by your office concerning the property referenced above. This letter serves as certification that the requirements of Chapter 34, Article VI, Division 6, Sections 34-910 and 34-911 of the San Antonio City Code have been complied with as they apply to the above-referenced development. Ronald Reagan High School Subdivision, 3.283 acres, is a Category 2 property as defined by the Aquifer Protection Ordinance (Ordinance No. 81491) of the City of San Antonio Code.

This Letter of Certification does not relieve or reduce the obligation of the recipient of this letter, the land owner, developer, or affiant to fully and completely comply with all of the terms and conditions of the application for a approved Aquifer Protection Plan, the approved Water Pollution Abatement Plan and/or Pollution Prevention Criteria that have been submitted in relation to the referenced development project. The recipient of this letter is authorized to commence development activities as provided for, and subject to all of the terms and conditions of Chapter 34, Article VI, Division 6, of the San Antonio City Code. Pursuant to Section 34-910 of said Code, this Letter of Certification **will expire** if not utilized within **three years** from the date of this document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Barr', written over a horizontal line.

Michael J. Barr, Supervisor  
Aquifer Protection and Evaluation Section

Approved:

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', written over a horizontal line.

Andrew Wiatrek, Manager  
Edwards Aquifer and Watershed Protection Division

AW:BVK



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 23

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

130516

**Project Name:**

Cevallos Urban Subdivision (IDZ)

**Applicant:**

Michael W. Lackey

**Representative:**

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

**Owner:**

Michael W. Lackey

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of the  
intersection of E. Cevallos Street  
and Probandt Street

**MAPSCO Map Grid (Ferguson):**

616 D-7

**Tract Size:**

0.402 acres

**Council District:**

5

**Notification:**

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to subdivide a 0.402-acre tract of land  
to establish **Cevallos Urban Subdivision (IDZ)**

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 3, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of eight (8) single family lots.

**B. Zoning**

“IDZ” Infill Development Zone

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 25, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 13, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Cevallos Urban Subdivision (IDZ)**.

**III. ATTACHMENT**

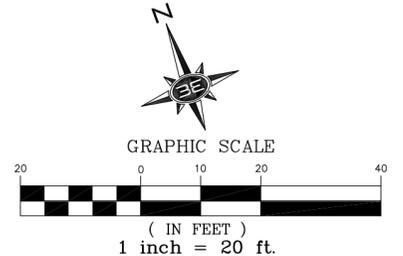
1. Proposed plat

PLAT NO. 130516

SUBDIVISION PLAT  
ESTABLISHING

# CEVALLOS URBAN SUBDIVISION (IDZ)

BEING A 0.402 ACRE TRACT OF LAND ESTABLISHING LOTS 23 THROUGH 30, N.C.B. 2569, OUT OF AND PART OF CIR. 2, N.C.B. 2569, VOLUME 7447, PG. 1484, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS AND CIR. 3, ARB. A9, N.C.B. 2569, VOLUME 3073, PG. 415, DEED RECORDS OF BEXAR COUNTY, TEXAS.



**BRIONES**  
CONSULTING & ENGINEERING LTD.

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



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

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: MICHAEL W. LACKEY

DULY AUTHORIZED AGENT :

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER:**  
**MICHAEL W. LACKEY**  
P.O. BOX 830405  
SAN ANTONIO, TEXAS 78283  
TELEPHONE: (210) 7053735

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

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

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**CITY PUBLIC SERVICE NOTES**

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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.

**NOTES**

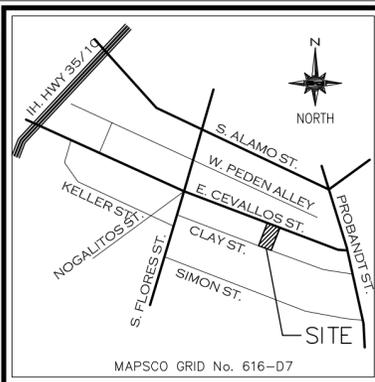
- 1.) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 3.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. 35-504 (e)(5).
- 4.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 5.) IRREVOCABLE PRIVATE 18' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 23-30, N.C.B. 2569.

**WASTEWATER EDU NOTE:**

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

**IMPACT FEE NOTE:**

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

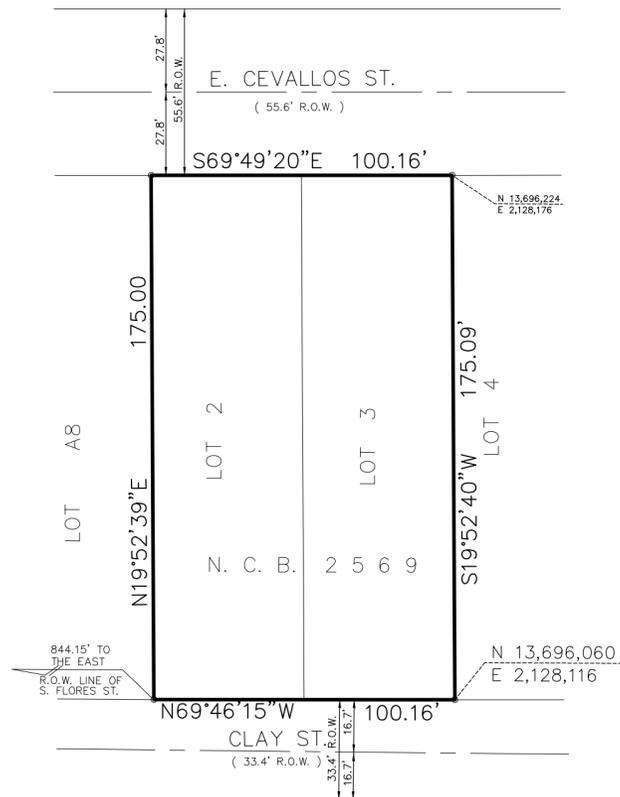


MAPSCO GRID No. 616-D7

**LOCATION MAP**  
NOT TO SCALE

- LEGEND**
- D.&P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - FND. I.R. = FOUND IRON ROD
  - B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.N.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - W.D. = WARRANTY DEED
  - 680--- = PROPOSED CONTOURS
  - 680--- = EXISTING CONTOURS

LOT TABLE	
LOT #	S.F.
23	2,129
24	2,128
25	2,128
26	2,379
27	2,379
28	2,128
29	2,128
30	2,132



**SUBJECT AREA**

BEING ARBITRARY LOTS 2 & 3, N.C.B. 2569

UNPLATTED PORTION OF LOT A8  
OWNER: JOHNNY P. HERNANDEZ (VOL. 1345, O.P.R. PG. 1833)

UNPLATTED PORTION OF LOT A8  
OWNER: LUCAS RODRIGES (VOL. 1487, O.P.R. PG. 877)

UNPLATTED LOT 4  
N.C.B. 2569  
OWNER: ANDRES & NORMA J. VAQUERA (VOL. 8911, PG. 1938 D.R.)

STATE OF TEXAS  
COUNTY OF BEXAR  
**BRIAN A. CROWELL**  
REGISTERED PROFESSIONAL ENGINEER  
82619

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

REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 24

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

140069

**Project Name:**

The Trails at Providence Subdivision

**Applicant:**

Jeremy Flach

**Representative:**

M.W. Cude Engineers, LLC.  
c/o Christopher R. Dice, P.E.

**Owners:**

Meritage Homes of Texas LLC

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Oakland  
Road and Prue Road.

**MAPSCO Map Grid (Ferguson):**

548 C-4

**Tract Size:**

21.538 acres

**Council District:**

8

**Notification:**

Published in the Daily Commercial  
Recorder November 26, 2013  
Notices mailed November 27, 2013

- 27 to property owners within  
200 feet of the subdivision
- Oakland Estates  
Neighborhood Association

Internet Agenda posting December  
13, 2013

**REQUEST**

Approval of a major plat to replat a 21.538-acre tract of land to  
establish **The Trails at Providence Subdivision.**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 12, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 16, 17, 18,  
19, 20, 28, 29, 30, and 31, Block 9, out of the Oakland Estates, an  
antiquated plat dated July 26, 1926, recorded in volume 980 page  
281, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty eight (38) single family residential lots, four (4) non-single family lots, and one thousand two hundred and eighty three (1,283) linear feet of public streets.

### **B. Zoning**

“R-6” Residential Single Family District  
“RE” Residential Estate District

### **C. Major Thoroughfare**

Prue Road, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 11, 2013

Furthermore, On December 5, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(q)(1), Sidewalk Standards, of the Unified Development Code (UDC). On December 11, 2013, the Development Services Director granted the requested administrative exception pending report (**ATTACHMENT 2**).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Notices**

To the present, staff has received one (1) written responses in opposition from the surrounding property owners.

## **III. RECOMMENDATION**

Approval of the proposed **The Trails at Providence Subdivision**

## **IV. ATTACHMENT**

1. Proposed plat
2. Administrative Exception granted on December 11, 2013

PLAT NUMBER: 140069

REPLAT  
ESTABLISHING

THE TRAILS AT PROVIDENCE SUBDIVISION

BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBP FIRM # 455  
MWC: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02855.000

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
MERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

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. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

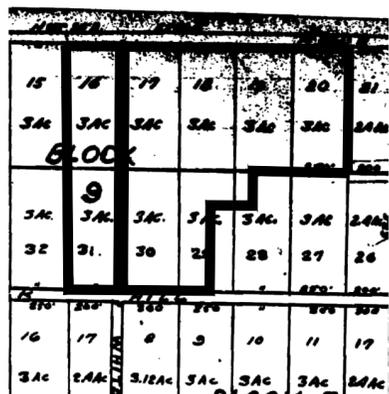
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY,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

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



LOCATION MAP

MAPSCO MAP GRID 548 C4 NOT TO SCALE



AREA BEING REPLATTED

SCALE: 1"=500'

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOTS 16, 17, 18, 19, 20, 28, 29, 30 AND 31, BLOCK 9 OF OAKLAND ESTATES, RECORDED IN VOLUME 980, PAGE 281, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- Ac. = ACRES
- C1 = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEV. = ELEVATION
- ESM'T. = EASEMENT
- EX. = EXISTING
- FF. = FINISHED FLOOR
- F.I.R. = FOUND IRON ROD
- F.I.R.C. = FOUND IRON ROD WITH CAP
- G.P.M. = GALLONS PER MINUTE
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEW.
- TYP. = TYPICAL
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WID. = WIDTH
- ELEV--- = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- ELEV--- = EXISTING GROUND MAJOR CONTOUR
- ELEV--- = EXISTING GROUND MINOR CONTOUR
- ELEV--- = EXISTING PROPERTY LINE
- ELEV--- = LIMITS OF TREE PRESERVATION AREA
- ELEV--- = DEED LINE
- = FOUND IRON ROD
- = SET IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES

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

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

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

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

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

S.A.W.S. NOTES

1. IMPACT FEE 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 SEW. SERVICE CONNECTION.

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

3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE TRAILS AT PROVIDENCE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

DRAINAGE NOTES

1. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD.

2. \* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

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

4. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS 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 OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

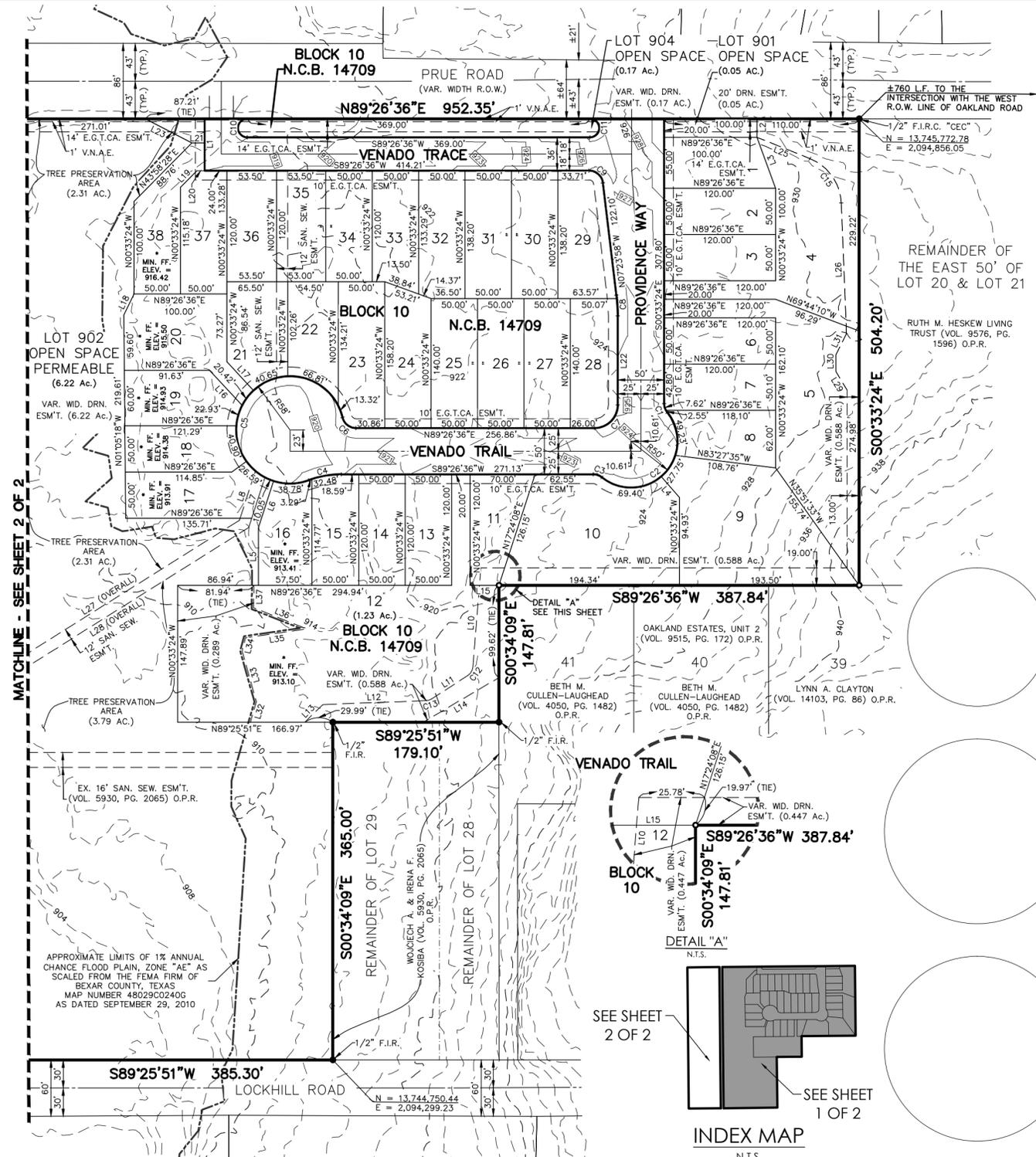
SURVEYOR'S NOTES

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

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

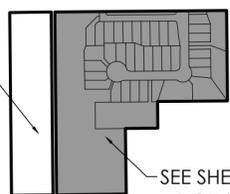
3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.



MATCHLINE - SEE SHEET 2 OF 2

SEE SHEET 2 OF 2



INDEX MAP

N.T.S.

PLAT NUMBER: 140069

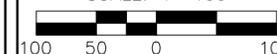
REPLAT  
ESTABLISHING

THE TRAILS AT PROVIDENCE SUBDIVISION

BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBPE FIRM #455  
MWC: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02855.000

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
MERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

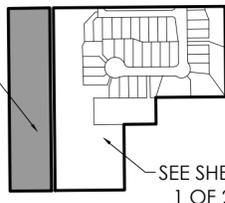
BY: \_\_\_\_\_, DEPUTY



LOCATION MAP

MAPSCO MAP GRID 548 C4 NOT TO SCALE

SEE SHEET  
2 OF 2



INDEX MAP

N.T.S.

LEGEND

- Ac. = ACRES
- CT = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEV. = ELEVATION
- ESM'T. = EASEMENT
- EX. = EXISTING
- FF. = FINISHED FLOOR
- F.I.R. = FOUND IRON ROD
- F.I.R.C. = FOUND IRON ROD WITH CAP
- G.P.M. = GALLONS PER MINUTE
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEW.
- TYP. = TYPICAL
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WID. = WIDTH
- ELEV--- = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- ELEV--- = EXISTING GROUND MAJOR CONTOUR
- ELEV--- = EXISTING GROUND MINOR CONTOUR
- ELEV--- = EXISTING PROPERTY LINE
- ELEV--- = LIMITS OF TREE PRESERVATION AREA
- ELEV--- = DEED LINE
- = FOUND IRON ROD
- = SET IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

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

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

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

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

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

**S.A.W.S. NOTES**

1. IMPACT FEE 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 SEW. SERVICE CONNECTION.

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

3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH POINTS. THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

**MISCELLANEOUS NOTES**

1. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE TRAILS AT PROVIDENCE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

**DRAINAGE NOTES**

1. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD.

2. \* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

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

4. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS 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 OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

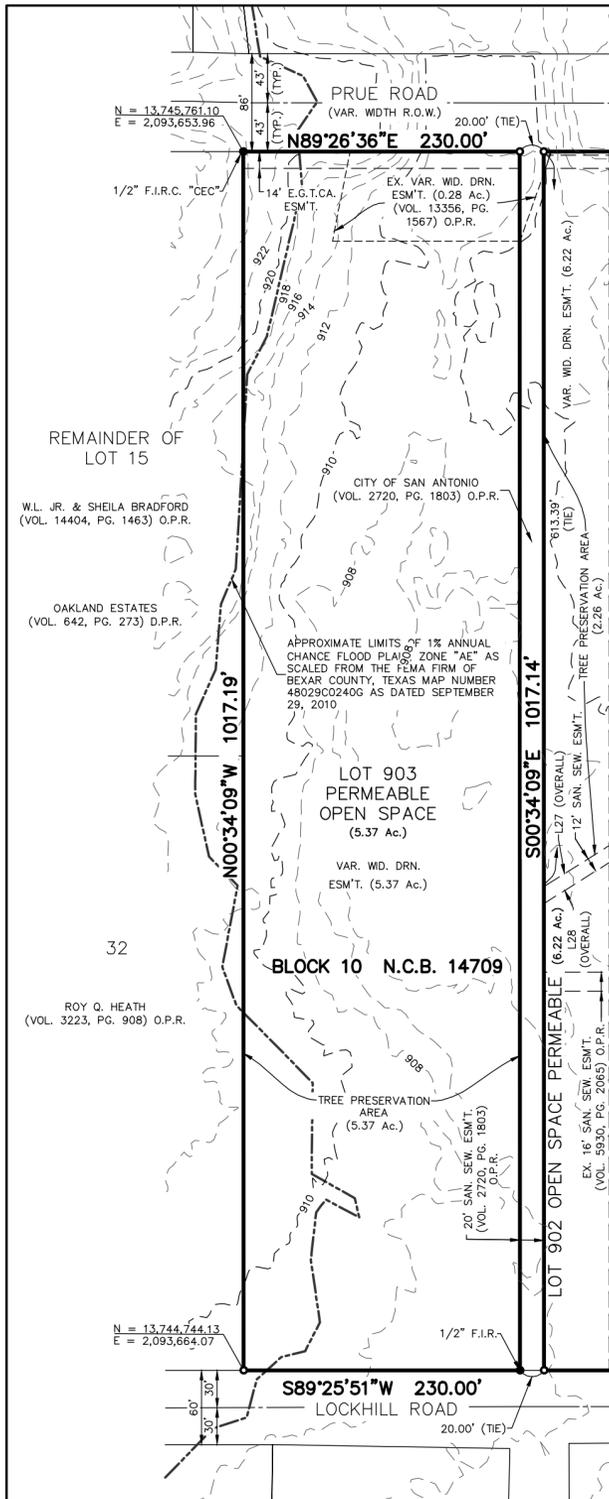
**SURVEYOR'S NOTES**

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

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

3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	38°52'15"	5.29'	10.18'	9.98'	S19°59'31"E
C2	50.00'	167°44'30"	465.62'	146.38'	99.43'	N44°26'36"E
C3	15.00'	38°52'15"	5.29'	10.18'	9.98'	N71°07'16"W
C4	100.00'	20°29'38"	18.08'	35.77'	35.58'	S79°11'47"W
C5	58.00'	277°01'39"	51.29'	280.43'	76.84'	S27°27'47"W
C6	15.00'	76°32'01"	11.83'	20.04'	18.58'	S52°17'24"E
C7	25.00'	90°00'00"	25.00'	39.27'	35.36'	N44°26'36"E
C8	189.00'	6°50'34"	11.30'	22.57'	22.56'	N03°58'41"W
C9	15.00'	83°09'26"	13.31'	21.77'	19.91'	N48°58'41"W
C10	10.00'	180°00'00"	INFINITY	31.42'	20.00'	S00°33'24"E
C11	10.00'	180°00'00"	INFINITY	31.42'	20.00'	N00°33'24"W
C12	11.50'	52°29'30"	5.67'	10.54'	10.17'	N30°12'47"E
C13	11.50'	29°34'38"	3.04'	5.94'	5.87'	N72°27'35"E
C15	54.00'	65°46'20"	34.92'	61.99'	58.64'	N35°43'22"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.00'	N00°33'24"W
L2	20.00'	S00°33'24"E
L3	58.52'	N20°32'23"W
L4	29.98'	N41°12'47"W
L5	62.45'	N00°33'24"W
L6	52.92'	N17°26'42"E
L7	56.92'	N17°26'42"E
L8	55.98'	N17°26'42"E
L10	107.86'	N03°58'02"E
L11	46.94'	N56°27'30"E
L12	111.64'	N87°14'54"E
L13	27.03'	N44°38'13"E
L14	94.83'	S58°53'11"W
L15	31.11'	N89°26'36"E
L16	51.87'	S43°19'59"E
L17	42.35'	S43°19'59"E
L18	25.34'	N24°57'28"E
L19	25.39'	N43°58'28"E
L20	8.19'	N89°26'36"E
L21	13.75'	S89°26'36"W
L22	96.24'	N00°33'24"W
L23	56.18'	N62°59'15"W
L25	61.51'	S68°36'32"E
L26	141.70'	N02°50'12"W
L27	336.60'	N57°12'18"E
L28	348.51'	N57°12'18"E
L29	23.17'	N31°25'27"W
L30	18.12'	N00°33'24"W
L31	25.09'	N26°20'15"E

MATCHLINE - SEE SHEET 1 OF 2



## CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	The Trails at Providence
<b>Address:</b>	Prue Road, San Antonio, TX 78240
<b>A/P #/PPR #/Plat#:</b>	Plat# 140069
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	12/11/13
<b>AEVR Submitted by:</b>	Christopher Dice, P.E., Owner's Agent
<b>Issue:</b>	Sidewalk Requirements
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-506 (a)(2) and (q).
<b>By:</b>	Pablo G. Martinez, P.E., Senior Engineer

The Development Services Department (DSD) has reviewed the information presented in Mr. Dice's letter submitted December 5, 2013. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

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

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

1. Prue Road is a substandard street with no curb and sidewalk. There is a swale adjacent to the road that directs the drainage to the adjacent creek. The construction of sidewalk will interfere with the existing drainage. Prue road needs to be upgraded or widening with curb to provide proper location of sidewalks.
2. There are several trees in line with the location of the sidewalk (adjacent to the property line). The development is proposing not to remove the trees and keep a buffer area between the two access points to the subdivision. Sidewalks will be installed inside the subdivision up to the entrance off Prue Road.

The DSD staff agrees with the applicant's analysis and agrees that the recommendation for approval would not adversely impact the community. The AEVR does meet the intent of the UDC. Therefore, staff recommends approval.

RECOMMENDATION: Administrative Exception Approval



Pablo G. Martinez, P.E., CPM  
Development Services Engineer  
DSD – Land Development Engineering

12/11/13  
Date

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



John P. Jacks  
Assistant Director  
Development Services Department

Date 12-11-13

December 4, 2013

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

Re: The Trails at Providence Subdivision  
Plat Identification #140069  
UDC Code Section 35-506(q)(1) – Sidewalk Standards

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear COSA DSD,

This Administrative Exception Request letter is being submitted in reference to the Trails at Providence Subdivision plat concerning Sidewalk Standards as defined in the City of San Antonio Unified Development Code. This project is located on the south side of Prue Road within the city limits of San Antonio.

The applicant wishes to request consideration for an Administrative Exception to waive the requirement for sidewalk installation along the property's frontage on Prue Road as required in section 35-506(q)(1) of the Unified Development Code of the City of San Antonio. Sidewalks for the interior portion of the subdivision will be installed in accordance with the requirements of the Unified Development Code of the City of San Antonio.

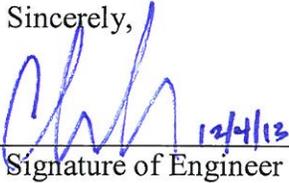
The following information is provided concerning the hardship and uniqueness of the subject property and confirmation that granting this Administrative Exception will not be to the detriment of the public's health, safety and welfare and will not be harmful to the subject property or the adjacent properties. The lots along the south side of Prue Road were platted in 1931 with the subdivision plat of Oakland Estates. Sidewalks for the lots involved in the Oakland Estates subdivision plat, including the two lots abutting this project to the west and east, have not been constructed to date and will likely not be constructed unless these lots are replatted or the City of San Antonio constructs them on their own behest. Prue Road adjacent to this project is a non-curbed, bar ditch street section with a significant amount of trees located within the Right-of-Way. Installation of sidewalk in this area would necessitate the removal of trees and detract from the aesthetics of this subdivision and the aesthetics of Prue Road. The lack of curbing on Prue Road provides pedestrians with little protection from traffic inadvertently travelling off of Prue Road.

DEVELOPMENT SERVICES RECEIVED

2013 DEC -5 PM 12: 21

- *The hardship relates to the applicant's land, rather than personal circumstances: This hardship is related to the development by others of the adjacent tracts of land and lack of connecting sidewalk on either side of the property.*
- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties: The adjacent platted lots were not required to install sidewalk along their frontage on Prue Road as it was not required at the time of platting of these adjacent lots.*
- *The hardship is not the result of the Applicant's own actions: The hardship only relates to the existing conditions adjacent to the applicant's site. These conditions include lack of connecting sidewalk and lack of curbing along Prue Road.*
- *The granting of the Administrative Exception will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations: The Administrative Exception submitted will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. The lack of connecting sidewalk adjacent to the property and along Prue Road would not allow for a continuous sidewalk pedestrian route for travel along Prue Road. Furthermore, the granting of this Administrative Exception will not adversely affect the orderly subdivision of other land in this area.*

In my professional opinion, this Administrative Exception request recognizes and conforms to the spirit and intention of the Unified Development Code in regards to the intent to provide sidewalks for pedestrian use and the exceptions provided to this requirement. Please review this request and contact me by phone at (210) 681-2951 or by email at [cdice@cudeengineers.com](mailto:cdice@cudeengineers.com) if you have any questions or require any additional information.

Sincerely,  
  
 Signature of Engineer



  
 Signature of Owner

Attachment:  
 1. Proposed Subdivision Plat *TBRE Form # 455*

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 25

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

FPV 14-002

**Applicant:**

Brandon Ross  
City of San Antonio  
Parks & Recreation

**Representative:**

Haff & Associates/Dwayne Hamilton,  
P.E., CFM

**Owner:**

City of San Antonio

**Staff Coordinator:**

Lyndon Duano  
Senior Engineering Associate  
(210)207-2540  
lyndon.duano@sanantonio.gov

**Property Address/Location:**

15698 Pleasanton Road

**MAPSCO Map Grid (Ferguson)**

716

**Council District(s):**

3

**Notification:**

Internet Agenda Posting December 6,  
2013

**REQUEST**

1) A request for approval of a floodplain variance **FPV 14-002** to Section 35-F124 (c) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the Medina Trails Phase III within the Medina River watershed; 2) A request approval of Building Permit #AM1913279 for Medina Trail Phase III.

**APPLICATION TYPE:**

Floodplain Variance

**RECOMMENDED ACTION**

**Approval** of the proposed variance to Appendix F, Section 35-F124(c).

**ALTERNATIVE ACTIONS**

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

**DATE FILED**

December 3, 2013

**I. SYNOPSIS OF ANALYSIS**

The applicant has submitted a Building permit and applied for a Floodplain Development Permit (FPDP) for construction of the extensions of trails from the eastern most trail loop of phase II to an access point east of Pleasanton Road, and includes two low water crossing pedestrian bridge across Medina River and Leon Creek. The application was reviewed by Planning & Engineering staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F124(c). Which states the following: an increase in water surface elevation is permitted solely when all the following conditions are met:

- Property owner owns both sides of the floodplain.
- The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504 (d) (3).
- No increase is water surface elevations or velocities upstream and downstream outside of the owner's property limits.

### **III. RECOMMENDATION**

The City of San Antonio, Department of Public Works recommends approval of the floodplain variance (Attachment 4) based on the following considerations:

- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing for the ultimate 100 year storm event is contained in the channel and do not require mapping changes.
- The increase of water surface elevation will not cause an additional threat to public safety.
- Several alternatives were examined and it was concluded that significant channel modifications would need to be performed in order to mitigate

### **IV. ATTACHMENTS**

1. Flood Plain Development Permit
2. Flood plain Variance to applicant
3. Variance Request
4. Variance Response



# CITY OF SAN ANTONIO

## FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 14-010

Date 10/18/2013

Permit Number 2014010

**1. APPLICANT DATA (Owner)**

Company Name City of San Antonio

First Name Brandon MI \_\_\_\_\_ Last Ross

Address: Number 5800 Street Old Hwy 90 City San Antonio

State TX Zip Code 78229 Phone \_\_\_\_\_

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

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

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

**2. TYPE OF PROPOSED DEVELOPMENT**

Proposed use: Other\*

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

Type of use proposed: Public Hiking & Biking Trail, Parking Lots, Pedestrian bridges

Occupant Name City of San Antonio, Parks & Rec. Dept. Phone (210) 297-6101

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

Type: Other Other (Describe): Public Hiking & Biking Trail, Parking Lots, Pedestrian bridges

**ON THE FOLLOWING DESCRIBED PROPERTY:**

**4. LOCATION**

Subdivision \_\_\_\_\_ Number \_\_\_\_\_ Lot Number \_\_\_\_\_ Block \_\_\_\_\_ NCB \_\_\_\_\_ Tract \_\_\_\_\_

Location Description: along downstream ends of Medina River and Leon Creek (south of Toyota Manufacturing Plant), Pleasanton Rd and along Mitchell Lake (South and East), san Antonio, Texas Location

Permittee Print Name \_\_\_\_\_

Permittee Signature \_\_\_\_\_

*Andrew Arnes*

RECOMMEND FOR DISAPPROVAL

*[Signature]*

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

(Conditions and provisions on next page)

Date

12/3/13

Date

12/3/13

Date



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



**FOR OFFICE USE ONLY**

**Application Number**    14-010

**Date**    10/18/2013

**Permit**    2014010

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

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

**Other provisions:**

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

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

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

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

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

All construction associated with this FPDP shall conform to the approved plans as per A/P #AM1913279.

Is Additional Information Required?    No

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

Permit Application - Reviewed By:    LJD

**WARNING:**

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

\_\_\_\_\_  
Permittee Initial



# CITY OF SAN ANTONIO

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

December 4, 2013

Brandon Ross  
City of San Antonio  
5800 Old Highway 90  
San Antonio, TX 78229

**Re: Floodplain Variance**  
**AP#AM1913279 Medina Trails – Phase III & IV**  
**FPV# 14-002**

Dear Mr. Ross;

The Public Works/Storm Water Engineering Division has reviewed the proposed improvements associated with Building Permit #AM1913279 and has found that the proposed improvements do not meet the current City of San Antonio Unified Development Code (UDC) requirements as set forth in Appendix F, "Floodplains-Areas of Special Flood", Subdivision C, Section 35-F124(c).

Section 35-F124(c) states that, "*An increase in water surface elevation is permitted solely when all the following conditions are met:*

1. *Property owner owns both sides of the floodplain.*
2. *The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3).*
3. *Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches.*
4. *No increase in water surface elevations or velocities upstream and downstream outside of the owner's property limits."*

The engineer of record has provided the information below to assist with the review of the variance to the UDC requirements referenced above.

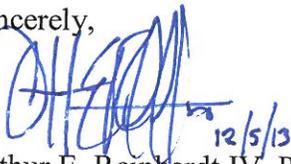
- The hydraulic analysis conducted on the proposed low water crossings indicated several rises in water surface elevation for the Ultimate Development 100-year storm event as a result of the addition of the pedestrian bridge low water crossing.
- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing design is 0.17 feet for the Ultimate Development 100-year storm event and occurs just upstream of the pedestrian bridge.
- No adverse impacts were noted downstream of the project area along Leon Creek for the Ultimate Development 100-year storm event.
- All impacts are contained within the channel.
- No mapping change is required to the FEMA Flood Insurance Rate Map.
- The FEMA base flood elevation does not change.

The City of San Antonio's Department of Public Works supports your request for a variance to UDC Section 35-F124(c) based on the following considerations:

- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing for the Ultimate Development 100-year storm event is contained in the channel and therefore does not require mapping changes.
- The increase of water surface elevation will not cause an additional threat to public safety.
- Several alternatives were examined and it was concluded that significant channel modifications would need to be performed in order to mitigate the increase in water surface elevation.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a Floodplain Development Permit. If you have further questions or require any further assistance and/or information, please contact Lyndon Duano at (210) 207-2540 or via email at [lyndon.duano@sanantonio.gov](mailto:lyndon.duano@sanantonio.gov).

Sincerely,



Arthur E. Reinhardt IV, PE, CFM  
Assistant Director, Planning & Engineering  
Department of Public Works



December 05, 2013

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

RE: Medina Trails Phase III Variance Request – Appendix F, Section 35-F124(c)(1), Section 35-F124(c)(2) and Section 35-F124(c)(4)

Dear COSA DSD,

This letter requests a variance to the “No-Rise” Certification for the improvements proposed in the attached report titled, Hydraulic Report: Medina Trails Phase III Leon Creek and Medina River Low Water Crossings, dated September 2013. Phase III of the river trail design efforts extends the trails from the eastern most trail loop of Phase II to an access point east of Pleasanton Road and includes two low water crossings across Medina River and Leon Creek. The project resides within the Leon Creek and Medina River watersheds and is on the downstream end of the Leon Creek confluence with the Medina River. The limits of the proposed low water crossings are located within the FEMA panel 48029C0570F and 48029C0590G, effective date on September 29, 2010 (*see Exhibit A*).

The hydraulic analysis conducted on each of the proposed low water crossings indicated several rises in water surface elevations for the 100-year ultimate storm event as a result of the addition of the two low water crossings. The maximum increase in water surface elevation caused by the Leon Creek low water crossing design is 0.17 ft. for the 100-year future conditions storm event just upstream of the low water crossing; however, all impacts are not only contained in the channel, but also do not cause mapping changes. Several increases of 0.01 ft in water surface elevation were noted in the Medina River model with the addition of the low water crossing; however, the locations of these rises are at distances relatively far enough upstream to conclude that the rises are more likely as a result of rounding errors in the hydraulic model. Additionally, no adverse impacts were noted downstream of the project area on Leon Creek or the Medina River for the 100-year future conditions storm event.

Therefore, Halff Associates, in representation of the City of San Antonio (COSA) Department of Parks and Recreation, in accordance with UDC Section 35-F135 Variance Procedures, is hereby requesting a variance from UDC Section 35-F124-Allowable Development Within the Regulatory Floodplain (c)(1), (c)(2) and (c)(4) which state that

- (c) An increase in water surface elevation is permitted solely when all the following conditions are met:*
- 1. Property owner owns both sides of the floodplain.*
  - 2. The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3).*
  - 4. No increase in water surface elevations or velocities upstream and downstream outside of the owner's property limits.*

Approval of this variance request will allow COSA Department of Parks and Recreation to obtain a building permit and begin construction within the regulatory floodplain without mitigation.

In accordance with the City of San Antonio UDC Variance Procedures outlined in Section 35-F135,

1. *The variance is a minimum necessary, considering the flood hazard, to afford relief* – Without approval of this variance, significant disruption to the aquatic habitats of both Leon Creek and the Medina River would be necessary to mitigate the rises in water surface elevation for 100-year future conditions storm.
2. *There is good and sufficient cause* – Halff Associates, in representation of COSA Department of Parks and Recreation, is committed to complying with local laws and ordinances. As such, various channel improvement alternatives were analyzed in order to mitigate the rises in water surface elevation caused by the addition of the Leon Creek low water crossing. After analyzing the channel improvement alternatives, Halff Associates came to the conclusion that significant channel modifications would need to be performed in order to mitigate the rises observed as a result of the Leon Creek low water crossing. Performing such action would damage the surrounding habitat and significantly increase costs.
3. *Failure to grant this variance will result in exceptional hardship to the applicant* – Without approval of this variance, the significantly higher construction and property acquisition costs associated with the channel improvements required to mitigate the rises in water surface elevation would present a financial hardship to the applicant. In addition, the increased construction costs would delay and potentially reduce the extent of the Medina Trails which is part of a voter supported community improvement project of public hiking and biking trails.
4. *The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances* – The proposed project, low water crossings across Leon Creek and the Medina River, causes minor rises in water surface elevations for the 100-year future conditions storm. However, since all impacts are contained in the channel and do not cause mapping changes, Halff Associates is requesting that an exception be made to the No-Rise regulation that is currently in place. Such an exception would allow the Leon Creek and Medina River Low Water Crossings to be built as they are represented in the proposed plans, which has a lower environmental impact and is more economically feasible.

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

Supporting technical data for the hydraulic analysis conducted on the low water crossings is provided in the previously submitted report titled, Hydraulic Report: Medina Trails Phase Three Leon Creek and Medina River Low Water Crossings, dated September 2013.

If you have any questions about this analysis or require additional information, please contact me at (210) 798-1895 or by email at [dhamilton@halff.com](mailto:dhamilton@halff.com).

Respectfully,  
HALFF ASSOCIATES, INC.  
TBPE FIRM #F-312



Dwayne S. Hamilton, P.E., CFM  
Vice President



Attachments

CC: Brandon Ross – COSA Parks  
Wayne Cooper – Halff  
Daniel Reece - Halff



# Medina River Trail VARIANCE REQUEST

## Key to Features

— River Centerline

— Trail

— Streets

FEMA 100YR Floodplain

■ AE

## Exhibit A: Project Location

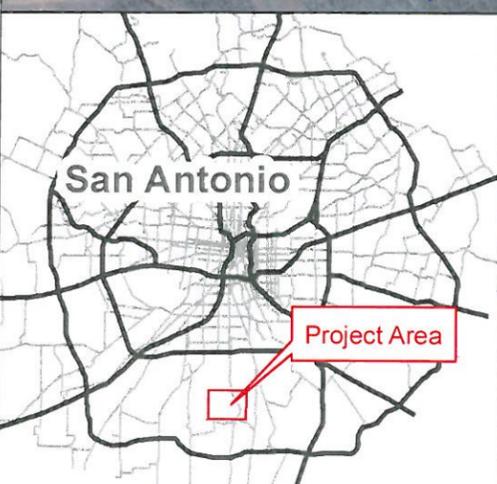
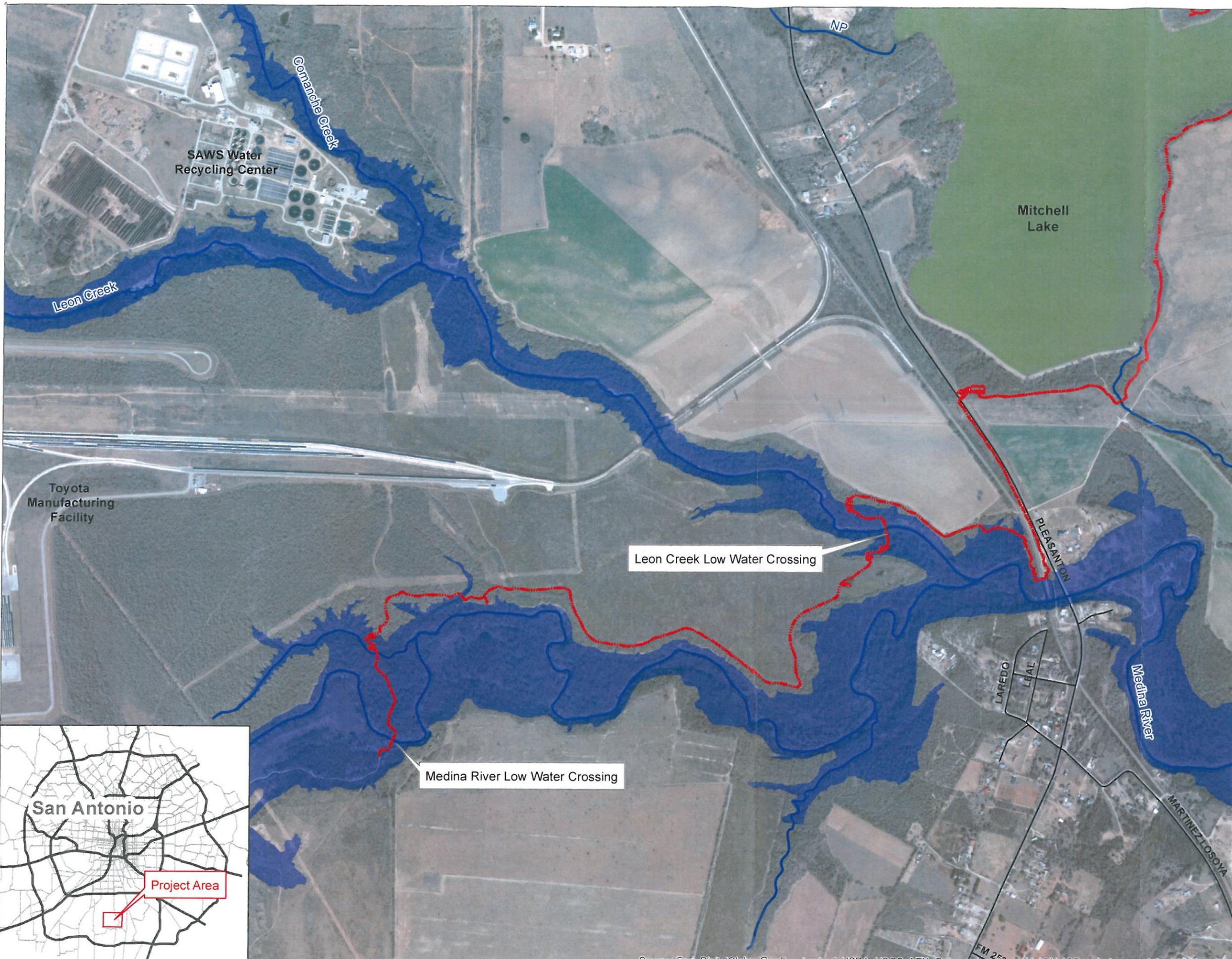


0 250 500 1,000  
Feet

1 inch = 1,000 feet



300 EAST SONTERRA BLVD., SUITE 230  
SAN ANTONIO, TEXAS 78258-3991  
TEL (210) 798-1895  
FAX (210) 798-1896  
TBPE FIRM REGISTRATION #312



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**CITY OF SAN ANTONIO**  
**PUBLIC WORKS**  
**Interdepartmental Correspondence**

**TO:** Robert R., Chair

**FROM:** Arturo E. Reinhart IV, PE, CFM, Assistant Director, Planning & Engineering

**COPIES TO:** Brandon Ross, COSA Parks & Recreation

**SUBJECT:** Administrative Exception: UDC Section 35-F124  
Medina Trails-Phase Three

**DATE:** 12/04/13

---

---

The Public Works/Storm Water Engineering Division has been in review of the Building Permit associated with the proposed improvements for Building Permit #AM1913279. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

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

Appendix F, Subdivision C, Section 35-F124 (c) which states that an increase in water surface elevation is permitted solely when all the following conditions are met:

- Property owner owns both sides of the floodplain.
  - The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504 (d) (3).
  - No increase in water surface elevations or velocities upstream and downstream outside of the owner's property limits.
2. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

The hydraulic analysis conducted on the proposed low water crossings indicated several rises in water surface elevations for the 100 year ultimate event as a result of the addition of the pedestrian bridge low water crossing. The maximum increase in water surface elevation caused by the Leon Creek pedestrian bridge low water crossing design is 0.17 feet for the 100-year future conditions storm event just upstream of the pedestrian bridge. However the following:

- All impacts are contained within the channel.
- No mapping change is required to the FEMA map.
- The FEMA base flood elevation does not change.

- No adverse impact were noted downstream of the project area on Leon Creek for the 100 year ultimate conditions storm event.

3. The City of San Antonio, Department of Public Works grants your request for a Variance to UDC Section 35-F124 ( c ) based on the following considerations:

- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing for the ultimate 100 year storm event is contained in the channel and do not require mapping changes.
- The increase of water surface elevation will not cause an additional threat to public safety.
- Several alternatives were examined and it was concluded that significant channel modifications would need to be performed in order to mitigate

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

If you have further questions or require any further assistance and/or information, please contact Lyndon Duano at (210) 207-2540 or via email ([lyndon.duano@sanantonio.gov](mailto:lyndon.duano@sanantonio.gov)).

The Public Works/Storm Water Engineering Division has reviewed the proposed improvements associated with Building Permit #AM1913279 and has found that the proposed improvements do not meet the current City of San Antonio Unified Development Code (UDC) requirements as set forth in Appendix F, "Floodplains-Areas of Special Flood", Subdivision C, Section 35-F124(c).

Section 35-F124(c) states that, "*An increase in water surface elevation is permitted solely when all the following conditions are met:*

- *Property owner owns both sides of the floodplain.*
- *The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3).*
- *Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches.*
- *No increase is water surface elevations or velocities upstream and downstream outside of the owner's property limits."*

The engineer of record has provided the information below to assist with the review of the variance to the UDC requirements referenced above.

- The hydraulic analysis conducted on the proposed low water crossings indicated several rises in water surface elevation for the Ultimate Development 100-year storm event as a result of the addition of the pedestrian bridge low water crossing.
- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing design is 0.17 feet for the Ultimate Development 100-year storm event and occurs just upstream of the pedestrian bridge.

- No adverse impacts were noted downstream of the project area along Leon Creek for the Ultimate Development 100-year storm event.
- All impacts are contained within the channel.
- No mapping change is required to the FEMA Flood Insurance Rate Map.
- The FEMA base flood elevation does not change.

The City of San Antonio's Department of Public Works supports your request for a variance to UDC Section 35-F124(c) based on the following considerations:

- The maximum increase in water surface elevation caused by the Leon Creek Pedestrian Bridge low water crossing for the Ultimate Development 100-year storm event is contained in the channel and therefore does not require mapping changes.
- The increase of water surface elevation will not cause an additional threat to public safety.
- Several alternatives were examined and it was concluded that significant channel modifications would need to be performed in order to mitigate the increase in water surface elevation.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a Floodplain Development Permit.

If you have further questions or require any further assistance and/or information, please contact Lyndon Duano at (210) 207-2540 or via email at [lyndon.duano@sanantonio.gov](mailto:lyndon.duano@sanantonio.gov).



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 26

**Public Hearing:**

Planning Commission  
December 18, 2013

**Application/Case Number:**

13-00013

**Project Name:**

Cornerstone N.W. Military  
Subdivision PUD

**Applicant:**

Lloyd Denton, Jr.

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
David Martinez, P.E.

**Owner:**

Rogers 1604 Commercial, Ltd.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-5016  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located east of N.W.  
Military, north of Loop 1604

**MAPSCO Map Grid (Ferguson):**

515 B-1

**Tract Size:**

7.630 acres

**Council District(s):**

9

**Notification:**

Notices mailed December 6, 2013

- 31 to property owners within 200 feet

Internet Agenda Posting December  
13, 2013

**REQUEST**

Approval of the **Cornerstone N.W. Military Subdivision (PUD)**  
Plan

**APPLICATION TYPE**

Planned Unit Development

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may take on this  
are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

**I. ANALYSIS**

**A. Proposed Uses**

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

**B. Zoning**

R-6 PUD ERZD MLOD AHOD Single-family residential Planned Unit Development Edwards Recharge Zone Military Lighting Overlay Airport Hazard Overlay District

**C. Surrounded Land Uses and Zoning**

Land Use Overview		
	Zoning Districts	Current Land Use
North	QD-S MSAO-1 ERZD MLOD	Quarry
South	R-4 PUD ERZD MSAO-1 MLOD	Single Family
East	R-6 PUD ERZD MSAO-1 MLOD	Single Family
West	C-2 ERZD MSAO-1 MLOD	Vacant

**D. Inter-jurisdictional Review**

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

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

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

However, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD-1) Regulations.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 29, 2013.

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

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Cornerstone N.W. Military Subdivision PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

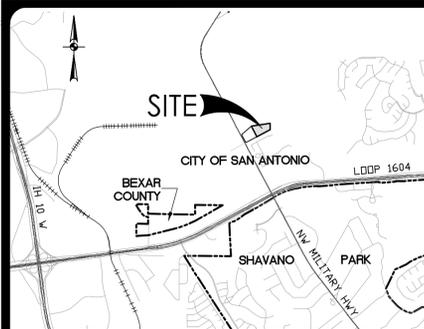
To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

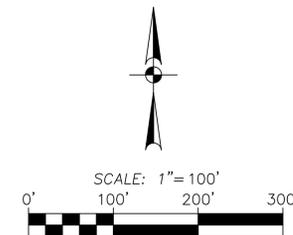
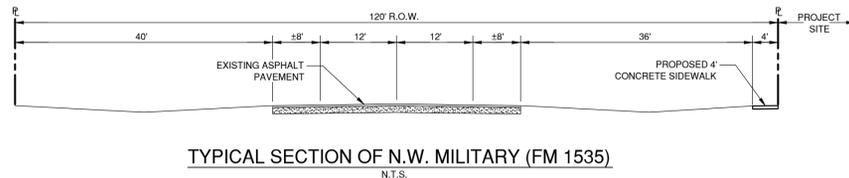
Approval of the proposed **Cornerstone N.W. Military Subdivision PUD Plan**.

**IV. ATTACHMENT**

1. Proposed Plan

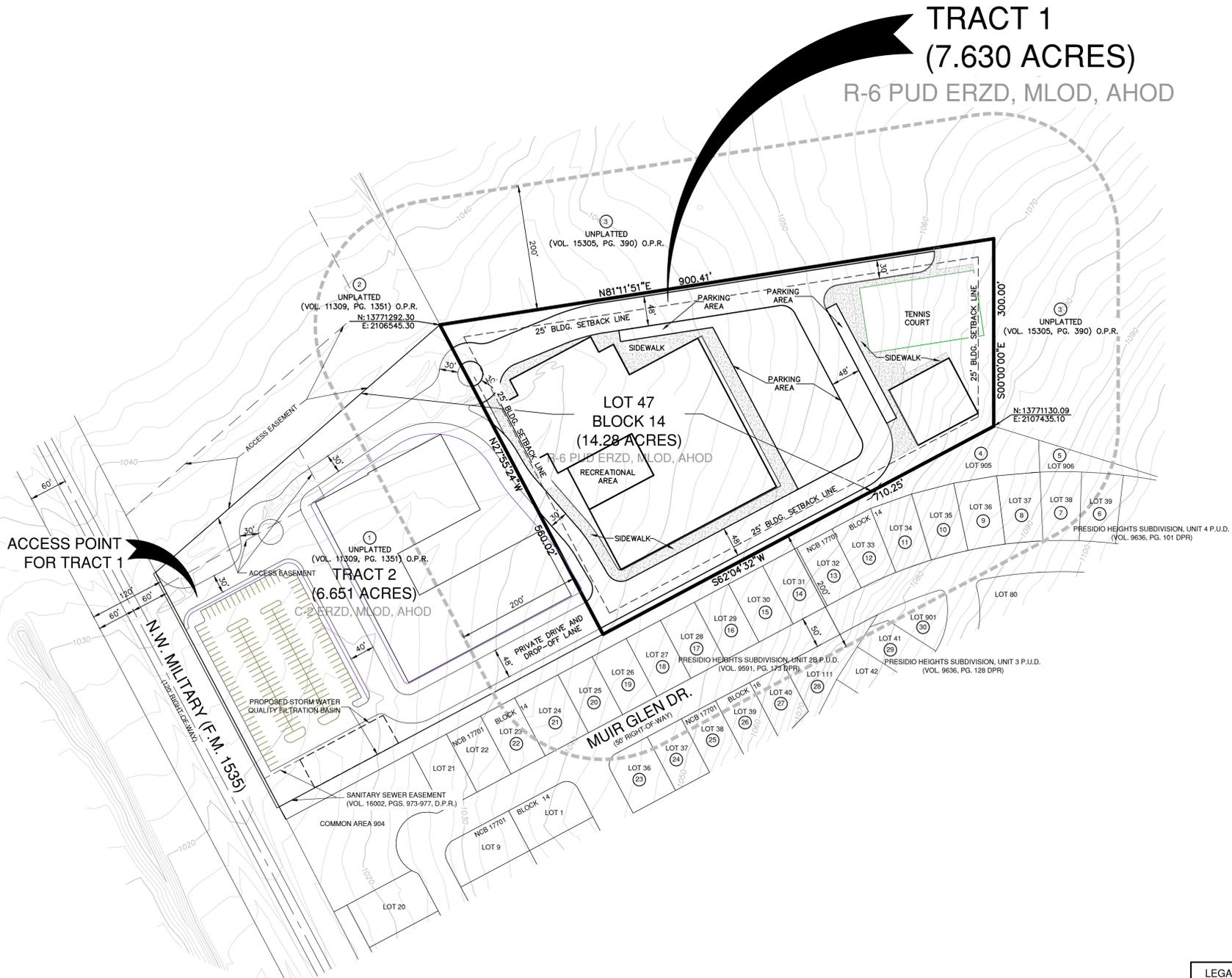


**LOCATION MAP**  
MAPSCO MAP GRID: 515B1  
SCALE: 1" = 2000'



**PROPERTY/OWNERSHIP KEY**

- 1 ROGERS 1604 COMMERCIAL, LTD. (VOL. 11309, PG. 1351) O.P.R.
- 2 ROGERS 1604 COMMERCIAL, LTD. (VOL. 11309, PG. 1351) O.P.R.
- 3 SHAVANO ROGERS RANCH NO. 3, LTD. (VOL. 15305, PG. 390) O.P.R.
- 4 ROGERS 1604 COMMERCIAL, LTD. (VOL. 11309, PG. 1351) O.P.R.
- 5 SHAVANO ROGERS RANCH NO. 3, LTD. (VOL. 15305, PG. 390) O.P.R.
- 6 GREGORY A. & VENESSA L. NUSSEL (VOL. 15804, PG. 325) O.P.R.
- 7 GREGORY A. & VENESSA L. NUSSEL (VOL. 15804, PG. 325) O.P.R.
- 8 KHALED & ALBADAWI EINAS TARBOSH (VOL. 14461, PG. 1657) O.P.R.
- 9 KHALED & ALBADAWI EINAS TARBOSH (VOL. 14461, PG. 1657) O.P.R.
- 10 AUDIE & MIRANDA WENZLAFF (VOL. 14255, PG. 2062) O.P.R.
- 11 JUAN CARLOS SANTANDREU ROSAS (VOL. 14636, PG. 1877) O.P.R.
- 12 FEDERICO & KARLA CASTANEDA (VOL. 14869, PG. 33) O.P.R.
- 13 RUSSELL & TAMARA DAWN SAY RHONI (VOL. 14752, PG. 168) O.P.R.
- 14 ROSA MARGARITA RIVERO DE CASTANEDA (VOL. 14875, PG. 1457) O.P.R.
- 15 CHARLOTTE P. YOCHEM (VOL. 14354, PG. 558) O.P.R.
- 16 CHARLOTTE P. YOCHEM (VOL. 14354, PG. 558) O.P.R.
- 17 ANDREW S. & VALE SANDRA D. MORALES (VOL. 14539, PG. 486) O.P.R.
- 18 ROBERT C. & YONG P. JOHANSEN (VOL. 14624, PG. 2112) O.P.R.
- 19 ADRIAN & WONG MARIA EUGENIA WONG-BOREN (VOL. 14572, PG. 2157) O.P.R.
- 20 PRESIDIO HOMEOWNERS ASSOCIATION INC. (VOL. 14301, PG. 1552) O.P.R.
- 21 SUBBAYYA & RAMACHANDRUNI RAMALAKSHMI EVANI (VOL. 14545, PG. 76) O.P.R.
- 22 BRIAN RODRIGUEZ (VOL. 14594, PG. 219) O.P.R.
- 23 PRESIDIO HOMEOWNERS ASSOCIATION INC. (VOL. 14856, PG. 2050) O.P.R.
- 24 PRESIDIO HOMEOWNERS ASSOCIATION INC. (VOL. 14856, PG. 2050) O.P.R.
- 25 JUAN DANIEL & ELNAKAT AFAMIA GOMEZ (VOL. 14972, PG. 2390) O.P.R.
- 26 RAYMOND H.C. III & CINDY M. TESKE (VOL. 14483, PG. 1785) O.P.R.
- 27 ALFONSO LOPEZ-YANEZ & MONICA MUJARES LOPEZ-YANEZ (VOL. 15053, PG. 1844) O.P.R.
- 28 PRESIDIO HOMEOWNERS ASSOCIATION INC. (VOL. 14856, PG. 2050) O.P.R.
- 29 GUSTAVO ARCO (VOL. 16116, PG. 2180) O.P.R.
- 30 PRESIDIO HOMEOWNERS ASSOCIATION INC. (VOL. 15789, PG. 1927) O.P.R.



**TRACT 1**  
**(7.630 ACRES)**  
R-6 PUD ERZD, MLOD, AHOD

**LOT 47**  
**(14.28 ACRES)**  
RECREATIONAL AREA

**TRACT 2**  
**(6.651 ACRES)**  
C-2 ERZD, MLOD, AHOD

**LAND USE - PRIVATE SCHOOL**

DENSITY AND OPEN SPACE LAND USE TABLE	
LAND USE	AREA
BASE ZONING DISTRICT: R-6 PUD ERZD, MLOD, AHOD	
1. TOTAL ACREAGE:	7.630 ACRES
2. NUMBER OF LOTS:	1
3. SF OF BLDG/STRUCTURES:	98,580 SF
4. AREA OF IMPERVIOUS COVER:	
(a.) BUILDINGS:	96,302 SF
(b.) PARKING:	43,026 SF
(c.) ROADWAYS:	81,660 SF
(d.) SIDEWALKS:	38,900 SF
(e.) TENNIS COURT:	19,620 SF
(f.) MISC. DUMPSTER PADS/ SIGNS, MAINTENANCE AND/OR MECH. EQUIPMENT	3,000 SF
TOTAL:	282,508 SF
PERCENTAGE IMPERVIOUS COVER:	85.0%
5. TOTAL F.A.R.:	N/A
6. PASSIVE OPEN SPACE:	49,855 SF
7. PRIVATE RECREATIONAL OPEN SPACE:	19,213 SF
8. TOTAL PARKING SPACES:	140

**P.U.D. SUMMARY TABLE**

1. NUMBER OF LOTS:	1
2. TOTAL AREA OF OPEN SPACE:	N/A
3. TOTAL NUMBER OF DWELLING UNITS:	N/A
4. RESIDENTIAL DENSITY:	N/A
5. TOTAL AREA:	7.630 ACRES

**LEGEND**

---	PUD LIMITS
---	NOTIFICATION LIMITS
O.P.R.	OFFICIAL PUBLIC RECORDS OF
D.P.R.	DEED AND PLAT RECORDS OF
	BEXAR COUNTY, TEXAS

**OWNER:**  
ROGERS 1604 COMMERCIAL, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78219  
TEL: (210) 828-6131  
FAX: (210) 828-6137

**DEVELOPER:**  
ROGERS 1604 COMMERCIAL, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78219  
TEL: (210) 828-6131  
FAX: (210) 828-6137

**ENGINEER:**  
PAPE DAWSON ENGINEERS  
555 E. RAMSEY  
SAN ANTONIO, TEXAS 78216  
TEL: (210) 375-9000  
FAX: (210) 375-9010

**ARCHITECT:**  
WIGODSKY & ASSOCIATES ARCHITECTS, LLC  
6102 BROADWAY, SUITE B-3  
SAN ANTONIO, TEXAS 78209  
TEL: (210) 822-2400

**LEGAL DESCRIPTION:**  
A 7.630 ACRE TRACT OF LAND OUT OF A 167.519 ACRES TRACT CONVEYED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD. IN A DEED RECORDED IN VOLUME 15305, PAGES 390-402 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. McCRAE, SURVEY NO. 391, ABSTRACT 593, NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

- NOTES:**
1. 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.
  2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  3. THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  4. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  5. ZONING - 7.630 ACRES - R-6 PUD ERZD  
USE - CHURCH/ PRIVATE SCHOOL  
MAX. ALLOWABLE DENSITY - N/A
  6. THIS PROJECT IS LOCATED IN THE NORTHSIDE I.S.D.
  7. THERE ARE NO PLATTED STREETS WITHIN THE PLATTED PROPERTY.
  8. DETAILED DRAINAGE ANALYSIS AND OFF-STREET PARKING WILL BE SUBMITTED WITH THE SUBDIVISION PLAT OR INDIVIDUAL BUILDING PERMITS.
  9. THIS PROPERTY IS NOT WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48022C0230G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.
  10. SIDEWALKS WILL BE INSTALLED IN ACCORDANCE WITH UDC 35.506(g).
  11. WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC AND GAS WILL BE PROVIDED BY CPS.
  12. ZONING ORDINANCE NO. 88359. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED PER ORDINANCE NO. 88359 AND SUBSEQUENT AGREEMENT MADE WITH SAWS PERTAINING TO THE BLENDING OF IMPERVIOUS COVER IMPACTING THE SUBJECT TRACT.
  13. THE MAXIMUM HEIGHT OF ALL STRUCTURE SHALL COMPLY WITH THE UDC 35-344(d)(1).
  14. OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC 35-344(h), AS APPLICABLE.
  15. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
  16. PERIMETER FENCING SHALL COMPLY WITH UDC 35-344(d)(2).

# CORNERSTONE N.W. MILITARY SUBDIVISION

## PLANNED UNIT DEVELOPMENT

### #13-00013

**SURVEYOR'S NOTES:**  
1. 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.  
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**APPROVED**  
PLANNED UNIT DEVELOPMENT  
PLANNING COMMISSION  
CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

NO.	REVISION	DATE

**PAPE-DAWSON ENGINEERS**

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**CORNERSTONE N.W. MILITARY SUBDIVISION**  
CITY OF SAN ANTONIO, TEXAS

**PLANNED UNIT DEVELOPMENT PLAN**  
#13-00013

PLAT NO.	130313
JOB NO.	5214-01
DATE	OCTOBER 2013
DESIGNER	GM
CHECKED	DM DRAWN GM
SHEET	C1.00



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

TRANSPORTATION PLANNING

STAFF REPORT

AGENDA ITEM NO 27

**Public Hearing:**

December 18, 2013

**Application/Case Number:**

MTPA 13002

**Applicant:**

KFW Engineers  
c/o Blaine Lopez

**Representative:**

KFW Engineers  
c/o Blaine Lopez

**Owner:**

CTMGT Rancho del Lago, LLC

**Staff Coordinator:**

Rebecca Pacini, AICP, Senior Planner  
(210) 207-7816  
rebecca.pacini@sanantonio.gov

**Location:**

A proposed segment of the North/South Connector, a Secondary Arterial Type A, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and a proposed segment of Marbach Road, a Secondary Arterial Type A, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211 generally located in west Bexar County

**Council District(s):**

None, City of San Antonio ETJ

**Notification:**

Published in Daily Commercial Recorder 11/15/2013

Notices Mailed 11/21/2013

- 10 to property owners within 200 feet
- No registered neighborhood association within 200 feet

**SUBJECT**

Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by:

- 1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and
- 2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211 generally located in west Bexar County.

**STAFF RECOMMENDATION**

**Approval** of the request as presented

**ALTERNATIVE ACTIONS**

- A. Denial of both parts of the request;
- B. Denial of the first part of the request and approval of the second part; or
- C. Approval of the first part of the request and denial of the second part.

**CASE HISTORY**

Application received, 5/21/2013

MTP Committee meetings, 06/11/2013 and 09/05/2013

Public information meeting, 08/29/2013

Planning Commission Technical Advisory Committee meeting, 11/08/2013

Planning Commission public hearing, 12/04/2013 – The Commission continued this item to 12/18/2013.

## **I. BACKGROUND**

The Major Thoroughfare Plan (MTP) adopted as a component of the City's Comprehensive Master Plan generally identifies the location for major roads within San Antonio and its extra-territorial jurisdiction (ETJ). The MTP assures an adequate transportation network that works to move people, goods, and services in an optimal and efficient manner through right-of-way dedication for future roads. The MTP was adopted by City Council through Ordinance No. 49818 on September 21, 1978. The MTP has been amended several times through the years to calibrate and realign the thoroughfares along with development of the greater San Antonio metropolitan area. The MTP is generally built as development occurs.

In 1985, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 6132 to designate the segment of Marbach from Loop 1604 to the Bexar County line.

In 2006, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 2006-03-23-398 to designate the segment of the North/South Connector between Potranco Road and Marbach Road as a Secondary Arterial Type A requiring 86 feet of right-of-way.

## **II. ISSUES**

The applicant represents a proposed 691 acre development known as Arcadia Ridge that would consist of residential development, commercial development, a school site, and park/open space. The development is required to accommodate two proposed major thoroughfares, North/South Connector and Marbach Road, designated in the Major Thoroughfare Plan (MTP).

The first part of the applicant's request is to realign the North/South Connector with Stevens Parkway. Stevens Parkway was identified in Stevens Ranch, Master Development Plan (MDP) 777, accepted in 2004, as accommodating the MTP right-of-way dedication for the North/South Connector. Plat 050366 was approved and recorded with the right-of-way dedication for Stevens Parkway in accordance with the approved MDP 777 in 2007. Plats related to MDP 777 and subsequent amendments to the MDP were approved without amending the MTP.

The current alignment of the North/South Connector as adopted does not recognize the developed portion of Stevens Parkway as the North/South Connector. Therefore, the alignment south of Potranco Road must be amended to recognize the shift of the thoroughfare alignment as Stevens Parkway. The current alignment for the North/South Connector traverses several platted and developed areas north of Potranco Road. To best provide connectivity from Stevens Parkway to the proposed Marbach Road alignment, the applicant proposes to shift the alignment of the North/South Connector to align with Stevens Parkway along the western boundary of the applicant's property. The alignment as adopted through the proposed development crosses a natural storm water low area. Placing the right-of-way through this area may create additional concern for addressing storm water management. Additionally, neighboring property owners have expressed concern that with the construction of Stevens Parkway to the north it was anticipated that future dedication of the North/South Connector would align with Stevens Parkway to Marbach Road. Neighboring property owners have expressed support for the alignment to continue Stevens Parkway as the North/South Connector from Potranco Road to Marbach Road.

The second part of the applicant's request is to realign a proposed portion of Marbach Road currently proposed along the southern boundary of the applicant's property in order to minimize costs and to accommodate environmental constraints. The applicant proposes to shift the alignment onto his property in order to design and construct a roadway which takes into consideration and preserves the natural topography. The current alignment as adopted is not cost effective due to the steep topography and the geometry of Potranca Creek which would require a large amount of earthwork.

### **III. RECOMMENDATION**

The Department recommends **approval** as presented. The Planning Commission Technical Advisory Committee recommended approval on November 8, 2013.

### **IV. ATTACHMENTS**

1. Area map



## RESOLUTION NO.

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN BY REALIGNING A PROPOSED SEGMENT OF THE NORTH/SOUTH CONNECTOR, A SECONDARY ARTERIAL TYPE A REQUIRING 86 FEET OF RIGHT-OF-WAY, BETWEEN POTRANCO ROAD AND MARBACH ROAD ON THE MAJOR THOROUGHFARE PLAN, AND REALIGNING A PROPOSED SEGMENT OF MARBACH ROAD, A SECONDARY ARTERIAL TYPE A REQUIRING 86 FEET OF RIGHT-OF-WAY, ON THE MAJOR THOROUGHFARE PLAN BETWEEN GROSENBACHER ROAD AND HIGHWAY 211, GENERALLY LOCATED IN WEST BEXAR COUNTY.**

**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 public hearings on December 4 and December 18, 2013, allowing all interested citizens to be heard.

**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 realign a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and to realign a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211, generally located in west Bexar County, is herein approved and recommended to the City Council for adoption. The Amendment is more particularly described in **Attachment "I,"** attached hereto and incorporated herein for all purposes.

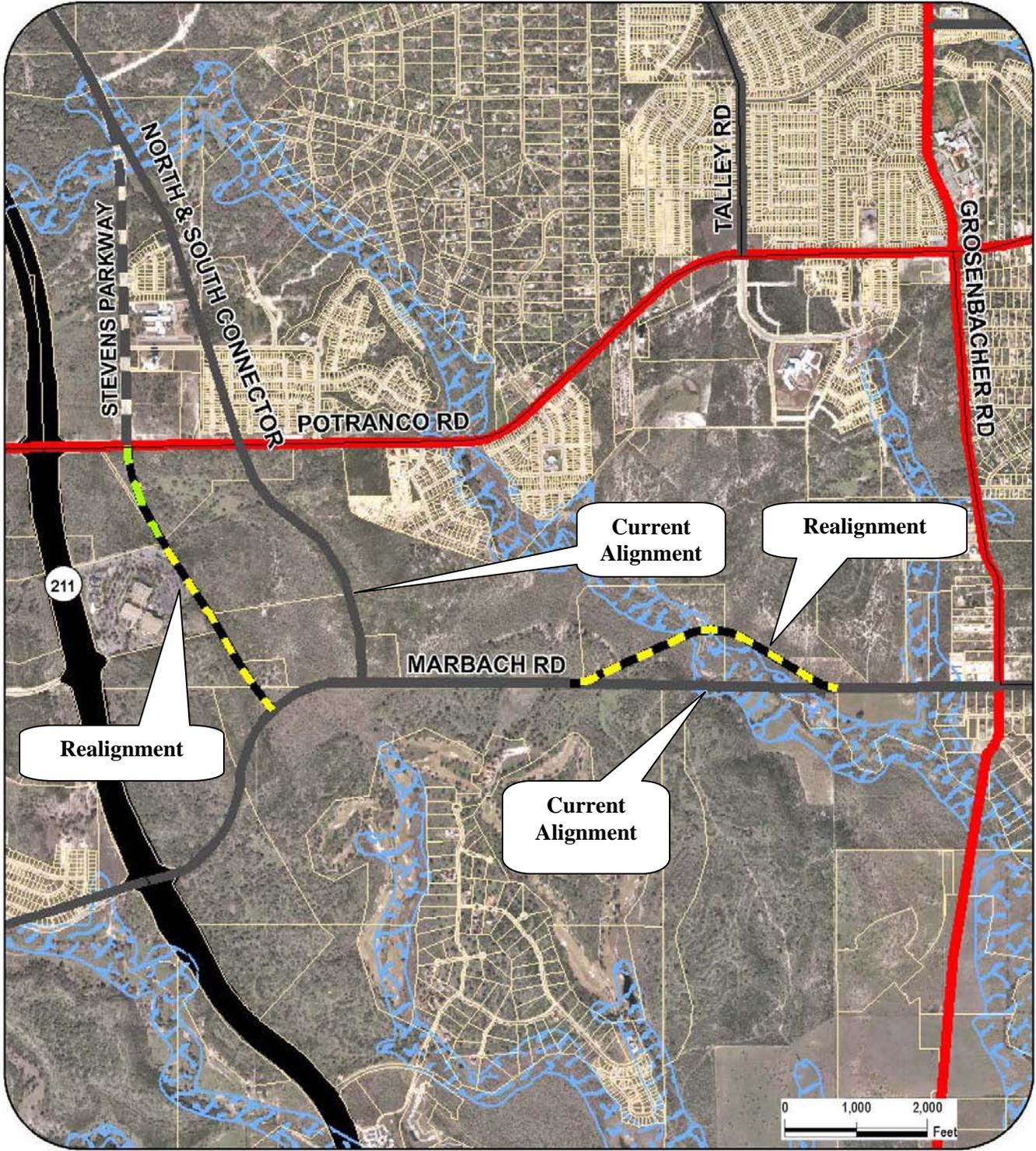
PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER 2013.

Approved:

Attest:

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



	Staff Recommended		Primary Arterial Type A 120'
	Staff Recommended and Applicant Requested		Secondary Arterial Type A 86'
	Freeway 250' - 500'; Freeway		Flood Plains

Data Source: City of San Antonio Strategic GIS, Bexar Metro GIS, Bexar Approval District  
 This document is a planning document and does not constitute a contract. The City of San Antonio is not liable for any loss or damage, including consequential, arising from the use of this document. The City of San Antonio does not warrant, either expressly or impliedly, the accuracy, reliability, or completeness of the information contained herein. The City of San Antonio does not warrant, either expressly or impliedly, the accuracy, reliability, or completeness of the information contained herein. The City of San Antonio does not warrant, either expressly or impliedly, the accuracy, reliability, or completeness of the information contained herein.

**Major Thoroughfare  
 Plan Amendments 13002  
 Marbach Road & North/South Connector**

City of San Antonio  
 Planning and Community  
 Development Department  
 1500 Broadway  
 San Antonio, TX 78205




**LAND USE**  
**SOLUTIONS**

LandUseSolutionsTX.com

Michele Haussmann

PRINCIPAL

[Michele@LandUseSolutionsTX.com](mailto:Michele@LandUseSolutionsTX.com)

[210-812-2222](tel:210-812-2222)

October 10, 2013

Ms. Rebecca Paskos, Senior Planner  
City of San Antonio  
Planning and Community Development Department  
*VIA electronic Mail* [Rebecca.Paskos@sanantonio.gov](mailto:Rebecca.Paskos@sanantonio.gov)

RE: Amendment to the City's Major Thoroughfare Plan: City File MTPA 13002

Dear Ms. Paskos:

As a representative of HEB Grocery Company, LP, owner of property south of Potranco Road at the Stevens Parkway intersection, I respectfully submit this letter opposing the applicant's revised amendment to the City's Major Thoroughfare Plan ("MTP") as of October 9, 2013 to re-designate and realign the North/South Connector south of Potranco Road. The road system shown on the applicant's revised master development plan relocates the North/South Connector to the location of the applicant's 140' right-of-way spine road, which was their original request, and relocates the North/South Connector so far to the west that it is of no use to the applicant's development. This fact was mentioned in the stakeholders meeting on October 7, 2013, as well as the fact that the applicant is not going to construct the North/South Connector.

Based on the applicant's amended master development plan, the proposed amendment to the MTP is the same as the applicant's original request, which was a deletion of the North/South Connector, not a realignment. The North/South Connector was to provide connectivity from the Stevens Ranch development north of Potranco Road to the properties south of Potranco Road. This realignment continues to eliminate the City's desired north/south connectivity,

due to the fact that the applicant wishes to construct a realigned spine road instead of the North/South Connector.

We look forward to the continuation of this process and future public hearings to discuss the applicant's request. Thank you for your time and attention to this important matter.

Respectfully,



Michele Haussmann

**Rebecca Pacini (DPCD)**

---

**From:** Wes Free [wfree@lusardi.com]  
**Sent:** Thursday, November 07, 2013 4:09 PM  
**To:** Rebecca Paskos (DPCD)  
**Cc:** kyledenning@hotmail.com; Elaine Regan  
**Subject:** RE: Planning Commission Technical Advisory Committee Agenda November 8, 2013

Rebecca,

Thank you for allowing us the opportunity to write this letter on behalf of Mr. Lusardi and Mr. Denning who are adjoining property owners regarding the proposed Rancho Del Lago Major Thoroughfare Plan Amendments 13002 at Stevens Parkway and Potranco Rd. The original Thoroughfare plan was designed with Stevens Parkway as the primary North and South Connector between Potranco Road and Marbach road. The Rancho Del Lago proposed amendment provides for a new major connector road through the development between Marbach and Potranco. We believe Stevens Parkway should remain the primary North and South connector with access into the future development for circulation purposes. In the event Rancho Del Lago's proposal is approved, we request they be held responsible for their portion of the cost to improve Stevens Parkway along their property boundary. In the event Stevens parkway is not required to be improved concurrently with the Rancho Del Lago development, then Rancho Del Lago should be required to bond for their share of the cost of improvements. The bottom line is without adequate funding, Stevens Parkway will never be built. This also applies to Rancho Del Lago's frontage along Marbach road in the event it also is not improved at the time of the Rancho Del Lago Development.

Please allow these comments to be heard in tomorrow's meeting either verbally or by providing copies to the meeting participants.

Thank you and please let me know if you have any questions,

**Wes Free**  
**LUSARDI LAND COMPANY**  
**1570 Linda Vista Drive**  
**San Marcos, CA 92078**  
760.744.3133 x1264 Office  
760.471.4892 Fax  
[Lic# 01938175](#)

# Stevens Ranch San Antonio, Texas

November 27, 2013

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

Re: Major Thoroughfare Plan to Stevens Ranch Parkway and  
Arcadia Proposed Master Development Plan

Dear Mr. Sanchez:

As I did on September 4, I am writing again to express our opposition to the proposed Major Thoroughfare Plan realignments through the proposed Arcadia Master Development Plan and to oppose approval of the proposed Arcadia Master Development Plan.

As a brief history, we are the developers of the 2000-acre Stevens Ranch development to the north of Potranco Road. As part of this development, we have taken on the responsibility of building Stevens Ranch Parkway at a cost of over \$16 million, of which \$7.2 million has already been spent.

In addition, we have voluntarily created a Public Improvement District (PID) on our property along with 1,000 additional acres to provide the funding of pre-construction costs of Potranco Road from Loop 1604 to State Highway 211 and for State Highway 211 from Potranco Road to FM 471 (Culebra Road). As part of the PID, our project is responsible for supplementing a Bexar County Pass-Through Program with \$15 million for right-of-way, environmental approval, and design of these two major infrastructure projects, as well as the financing cost on the bonds that will be sold to build this infrastructure. We accepted these burdens in reliance upon the City's Major Thoroughfare Plan. The City now, quite arbitrarily, is considering a major change in that Major Thoroughfare Plan which, if approved, would substantially harm our 2,000 acre project. We find it unacceptable that we and our future homeowners took on on this Thoroughfare Plan-reliant burden, and now, after we have spent many millions of dollars in reliance upon that Thoroughfare Plan, the city would even consider, much less approve, a revised master plan to the south that chooses to manipulate the Major Thorough Plan and the rules of proportionality.

As a landowner and developer, we support the concept of proportionality, but approving the Arcadia Master Development Plan will make a mockery of the City's Major Thoroughfare Plan and good transportation planning on the west side of San Antonio. The Arcadia developer has decided to place the southern extension of the Stevens Ranch Major Thoroughfare on their west

Mr. Roderick J. Sanchez, Director  
Major Thoroughfare Plan to Stevens Ranch Parkway and  
Arcadia Proposed Master Development Plan  
November 27, 2013  
Page 2 of 2

property line so their only obligation will be to dedicate the right of way. Their proposed plan revisions will eliminate their current obligation to build the road.

They are proposing a new, major enhanced north-south collector to be located east of the required alignment. They have unilaterally decided the north-south collector should be moved east in order to enhance the value of their commercial parcels at that more easterly location along Potranco Road. If the city would simply require them to adhere to the current Thoroughfare Plan, upon which we have relied through many years of work and many dollars spent, thereby building the Stevens Ranch Parkway as shown on the Major Thoroughfare Plan as their north-south collector, there would be no additional cost to them, the Arcadia development, and the intent of the Major Thoroughfare Plan would be met.

Our development has already contributed tens of millions of dollars to west side infrastructure, with plans to continue that investment program. We encourage you to adhere to the Major Thoroughfare upon which we have relied for many years, and thereby require the Arcadia development to be planned in the way that continues to enhance transportation on the west side of Bexar County. Again, we support the concept of proportionality, but we oppose bad planning on the part of the city and the developer.

Sincerely,



Chip Field  
Stevens Ranch

cc: Rebecca Paskos

# SR HOLDINGS, LP

November 27, 2013

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

Re: Approval of Arcadia Proposed Master Development Plan

Dear Mr. Sanchez:

As a developer of Bella Vista located north of the proposed Arcadia Master Development Plan on Potranco Road, we are writing to express our opposition to this Master Development Plan and the revisions to the Major Thoroughfare Plan.

If the Arcadia Master Development Plan is approved as submitted with Stevens Ranch Parkway being along the west property line and not a part of the internal circulation system of the Arcadia development, the Stevens Ranch Parkway will not be built until the public can build this road in the future. As a result, all north-south traffic will be forced through Bella Vista Subdivision by Vista Place, creating a long-term burden on our homeowners.

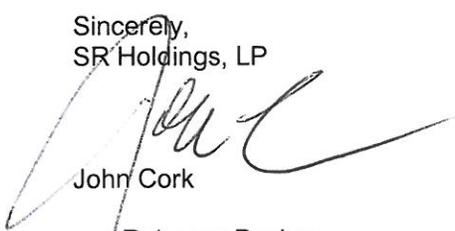
Vista Place was not designed to be an arterial carrying north-south traffic. Shifting this transportation burden to our project after the fact is not acceptable.

The Arcadia Master Development Plan and resulting Major Thoroughfare Plan should incorporate the extension of Stevens Ranch Parkway to the south for their internal circulation. This can be accomplished without adding any additional cost to their development and within the limits of proportionality.

I have looked at purchasing the Arcadia property several times in the past, along with dozens of other builders and developers. Every preliminary master plan contemplated on this property in the past has included the construction of Stevens Ranch Parkway through the property. In fact, my files indicate the engineering reports for the Utility Service Agreements show the attached master plan.

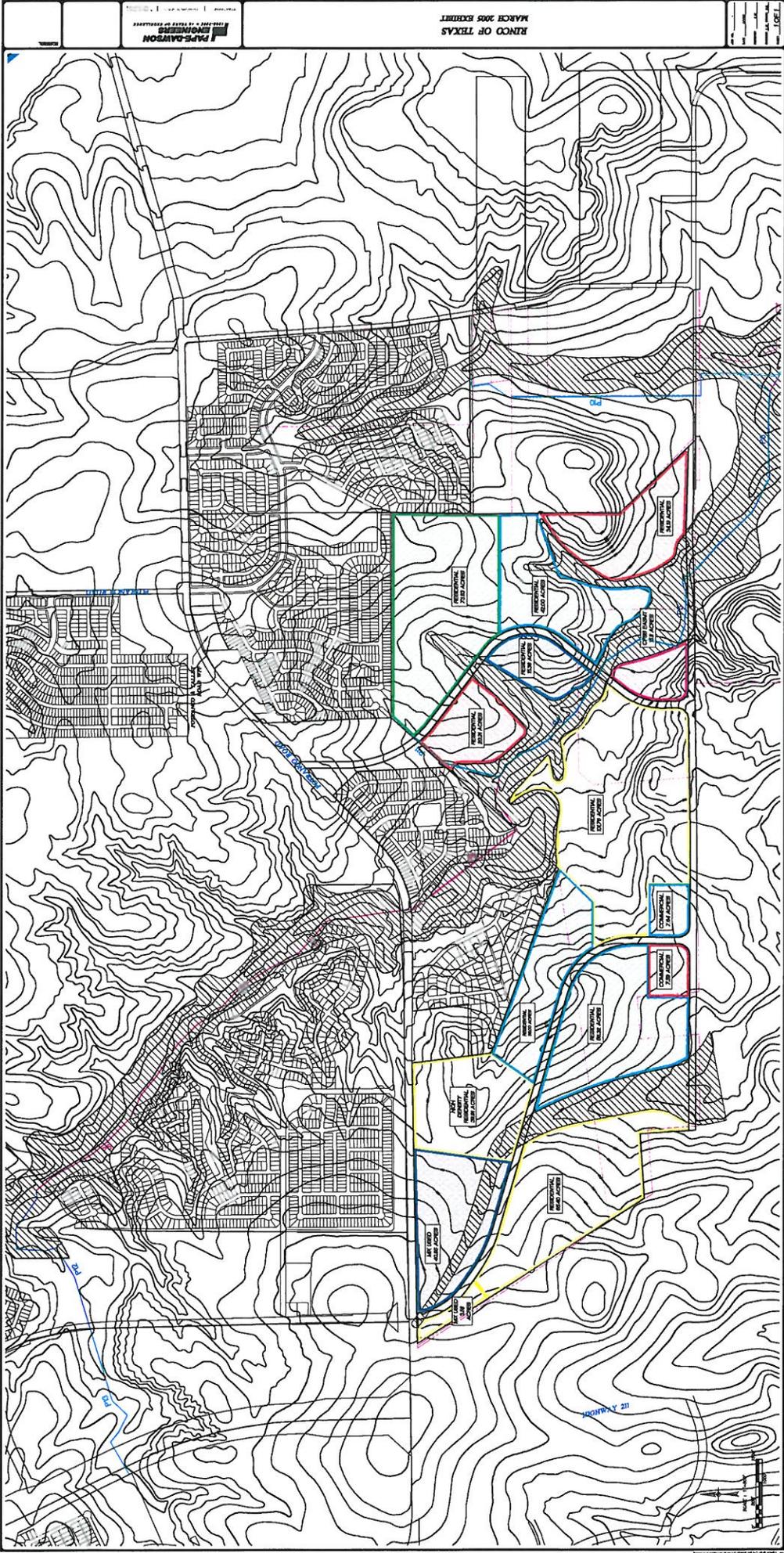
We encourage you to require the Arcadia developer to submit a responsible Master Development Plan and not shift the cost and impacts of transportation to their neighbor.

Sincerely,  
SR Holdings, LP



John Cork

cc: Rebecca Paskos



## WEINGARTEN REALTY

December 2, 2013

2600 Citadel Plaza Drive, Suite 125  
Houston, TX 77008  
713.866.6000 Main  
713.866.6049 Fax  
www.weingarten.com

Ms. Trish Wallace, Transportation Planning Manager  
Department of Planning & Community Development  
City of San Antonio

Mr. Roderick Sanchez, Director  
Development Services Department  
City of San Antonio

VIA Electronic Mail [Rod.Sanchez@sanantonio.gov](mailto:Rod.Sanchez@sanantonio.gov) and [Patricia.Wallace@sanantonio.gov](mailto:Patricia.Wallace@sanantonio.gov)

Re: Proposed Amendment to the City's Major Thoroughfare Plan City File MTPA 13002  
Proposed Arcadia Ridge Master Development Plan

Dear Ms. Wallace and Mr. Sanchez:

Cumberland Potranco Joint Venture, owner of 200 acres located on the north side of Potranco Road at Stevens Parkway, hereby submits this letter of opposition to the Amendment of the City's Major Thoroughfare Plan ("MTPA") to re-designate and realign the North/South Collector south of Potranco Road, known as Stevens Parkway, and the Arcadia Ridge Master Development Plan ("MDP").

The MTPA and the MDP negatively impact the entire commercial district at Potranco and the existing Stevens Parkway. Based on the applicant's MDP, the proposed changes to the Major Thoroughfare Plan are the same as the applicant's original request, which was a deletion of the North/South Connector, not realignment. We understood the North/South Connector was to provide a connection from the Stevens Ranch development north of Potranco Road to the properties south of Potranco Road.

The Developer has reworked their spine road, a 140' Collector Roadway, through the middle of their development, east of Stevens Parkway. Their plan moves the extension of Stevens Parkway to the western edge of their property. Additionally, we understand they are merely dedicating right-of-way and are not required to build the roadway. Prior to approval of the MTPA, we strongly believe there should be a funding mechanism in place to build the roadway per the City of San Antonio Unified Development Code.

From a regional planning standpoint, the developers of the 2,000-acre Stevens Ranch development to the north of Potranco Road constructed Stevens Parkway north of Potranco Road at a cost of \$7.2 million and have commitment to spend \$16 million to complete the construction. This is proof that the City and the property owners in the area have committed to the planning and construction of Stevens Parkway. At this point in the planning and construction process, to not require the last portion of Stevens Parkway be constructed by the

People-to-People. Coast-to-Coast.

Developer is not only unfair, it destroys the overall plan to provide regional north and south connectivity for this area of San Antonio.

Since there continues to be strong opposition by impacted property owners that own thousands of acres, we request the City conduct public meetings with the impacted property owners and the applicant to discuss this important issue prior to the Planning Commission and City Council public hearings for the consideration of the MTPA.

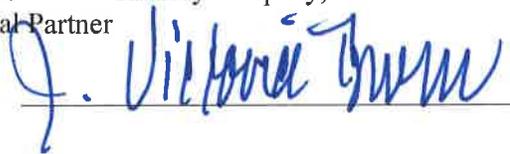
Thank you for your consideration.

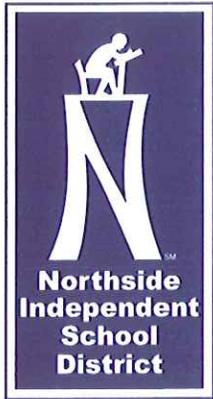
CUMBERLAND POTRANCO JOINT VENTURE  
a Texas joint venture

By: WRI Cumberland LP,  
a Texas limited partnership,  
Its Manager

By: WRI Cumberland GP, LLC,  
a Texas limited liability company,  
General Partner

By:

  
\_\_\_\_\_



December 15, 2013

**Leroy San Miguel**

Assistant  
Superintendent  
for  
Facilities &  
Operations

Ms. Rebecca Paskos, Senior Planner  
City of San Antonio  
Planning & Community Development Department

RE: Amendment to the City's Major Thoroughfare Plan  
File MTPA 13002

Dear Ms. Paskos:

Northside Independent School District (NISD) is in the process of acquiring a site in the Arcadia Ridge residential development. As an integral part of this development NISD would like to express support for the proposed applicant's request to amend the City of San Antonio's Major Thoroughfare Plan that was unanimously approved by the Technical Advisory Committee on November 8, 2013.

We look forward to the continued support as this request moves to the Planning and Zoning Commission on December 4 and City council on December 5, 2013.

Thank you for your time regarding this important matter.

Sincerely,

A handwritten signature in blue ink that reads 'Leroy San Miguel'. Below the signature, the name 'Mr. Leroy San Miguel' is printed in a standard black font.

Assistant Superintendent for Facilities & Operations

5900 Evers Road  
San Antonio, Texas  
78238-1606  
Tel: 210.397.1215  
Fax: 210.257.1212  
[www.nisd.net](http://www.nisd.net)





# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 28

**Public Hearing:**

Planning Commission  
December 18, 2013

**Case Number:**

PA 14005

**Applicant:**

William Lambert

**Representative:**

William Lambert

**Owner:**

Jeffery Dersh

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

115 Michigan Avenue

**Legal Description:**

NCB 1872, Block 48, S 44 ft. of 5  
and 6

**Tract Size:**

0.0505 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 11/15/2013

Notices Mailed 11/21/2013

- 18 to property owners within 200 feet
  - 1 to Beacon Hill Neighborhood Association
  - 11 to planning team members
- Internet Agenda Posting 11/29/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Midtown Neighborhoods Neighborhood Plan future land use classification for the property subject to this application from Mixed Use and Low Density Residential to Mixed Use.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Midtown Neighborhoods Neighborhood Plan to change the future land use classification of the subject property from Mixed Use and Low Density Residential to Mixed Use.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:** The Midtown Neighborhoods Neighborhood Plan identifies Fredericksburg Road as a corridor where live/work units and other commercial uses are desirable. Furthermore, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The neighborhood conservation district contains commercial design standards which will minimize the impacts of any potential renovation on adjacent residential uses. Additionally, a portion of the subject property is currently classified as Mixed Use and Low Density Residential. Reclassification to Mixed Use would facilitate redevelopment of the subject property and bring it into conformance with generally accepted land use planning principles.

**Transportation:** The subject property's proximity and multiple points of access to Fredericksburg Avenue, a Secondary Arterial Type B, is anticipated to minimize any negative traffic impacts on adjacent residential properties. There is a VIA bus stop at the southern intersection of West French Place and Fredericksburg Road.

**Community Facilities:** The subject properties are approximately 325 feet northeast of St. Ann's Catholic Church, 280 feet northeast of Beacon Hill Elementary School, and approximately 140 feet north of the KIPP Aspire Academy. No negative impacts on community facilities in the area are anticipated.

**CASE HISTORY**

This case was continued from the December 4, 2013 Planning Commission meeting.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> Midtown Neighborhoods Neighborhood Plan	
<b>Plan Adoption Date:</b> October 12, 2000	<b>Update History:</b> N/A
<b>Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area’s commercial centers.</b>	
<b>Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area’s commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.</b>	

<b>Comprehensive Land Use Categories</b>
<p><b>Mixed Use:</b> Mixed Use provides for a mix of neighborhood-scale commercial, and medium to high-density residential uses. This classification calls for pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike, or transit. This classification supports the use or adaptive reuse of existing commercial or residential areas identified for Mixed Use development while maintaining the architectural character of existing buildings. Businesses are encouraged to utilize on-street parking and or parking in the rear of the establishment. This classification also encourages mixed use buildings where the first floor is used for retail or service businesses and the second or upper floors is used for residences.</p>
<p><b>Low Density Residential:</b> Low Density Residential uses include single-family houses on individual lots. Low Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot are not considered to be a Low Density Residential use.</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Mixed Use, Low Density Residential	Vacant commercial
North	Low Density Residential	Single-Family Home
East	Low Density Residential	Single-family home
South	Low Density Residential, Mixed Use	Vacant
West	Low Density Residential	Single-Family Home, Auto glass repair

**Land Use:** The subject property is located approximately 80 feet east of the intersection of West French Place and Fredericksburg Road. The Midtown Neighborhoods Neighborhood Plan identifies Fredericksburg Road as a corridor where live/work units and other commercial uses are desirable. Furthermore, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The neighborhood conservation district contains commercial design standards which will minimize the impacts of any potential renovation on adjacent residential uses. Additionally, a portion of the subject property is currently classified as Mixed Use and Low Density Residential.

Reclassification to Mixed Use would facilitate redevelopment of the subject property and bring it into conformance with generally accepted land use planning principles.

The proposed plan amendment is requested to accommodate an art gallery and retail space intended to serve the design and art communities, offices for an architecture firm, and a residential component within an existing structure. The subject property is located approximately 83 feet east of the intersection of Fredericksburg Road and West French Place. This portion of Fredericksburg Road contains an established neighborhood-scaled commercial development pattern with which the proposed amendment would be compatible. This is supported by **Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.**

Additionally, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The Conservation District contains a number of commercial design criteria intended to minimize commercial development that is incompatible with adjacent residential development. Application of the Neighborhood Conservation District regulations will occur upon submittal of building plans. Commercial redevelopment under these requirements is consistent with **Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.**

Furthermore, the current land use classification bisects the subject property into two differing land use classifications. The dual classifications in place on the property renders application of appropriate zoning problematic. Adoption of the proposed land use classification for the property would facilitate implementation of unitary land use and zoning classifications for the subject property which is consistent with generally accepted land use planning principles.

**Transportation:** The subject property is located at the northern corner of the intersection of West French Place and Michigan Avenue and is approximately 80 feet east of the intersection of Fredericksburg Road. West French Place and Michigan Avenue are classified as local streets. The subject property's proximity and multiple points of access to Fredericksburg Avenue, a Secondary Arterial Type B, is anticipated to minimize any negative traffic impacts on adjacent residential properties. There is a VIA bus stop at the southern intersection of West French Place and Fredericksburg Road.

**Community Facilities:** The subject properties are approximately 325 feet northeast of St. Ann's Catholic Church, 280 feet northeast of Beacon Hill Elementary School, and approximately 140 feet north of the KIPP Aspire Academy. No negative impacts on community facilities in the area are anticipated.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** RM-4

**Proposed Zoning:** IDZ with Neighborhood Commercial and single-family uses

**Corresponding Zoning Case:** Z2014016

**Zoning Commission Public Hearing Date:** December 17, 2013

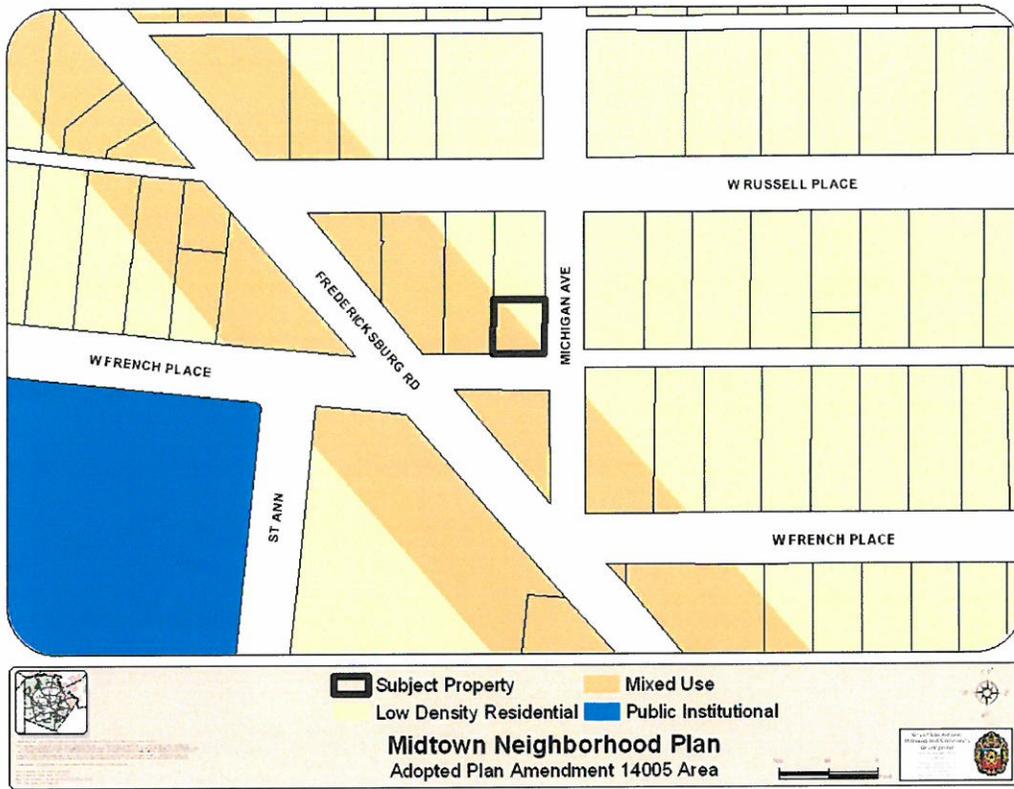
## III. RECOMMENDATION

Approval. The proposed plan amendment is consistent with the Midtown Neighborhoods Neighborhood Plan desire to facilitate mixed use commercial development along identified commercial corridors such as Fredericksburg Road and will pose minimal impacts on adjacent residential properties.

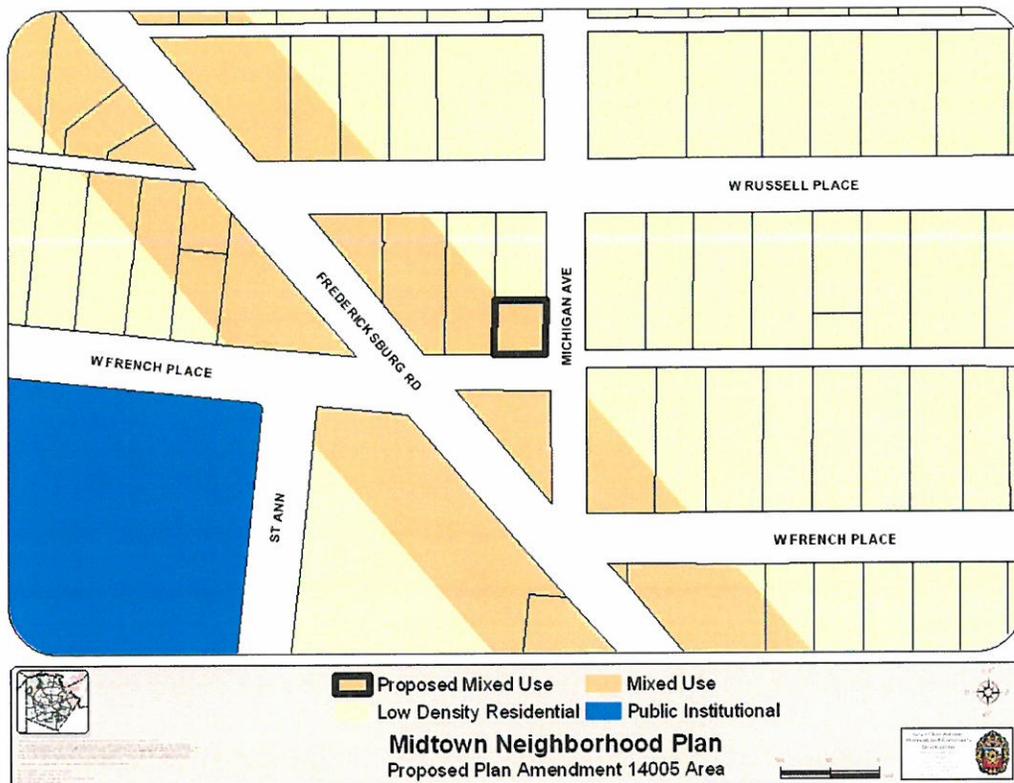
## IV. ATTACHMENTS

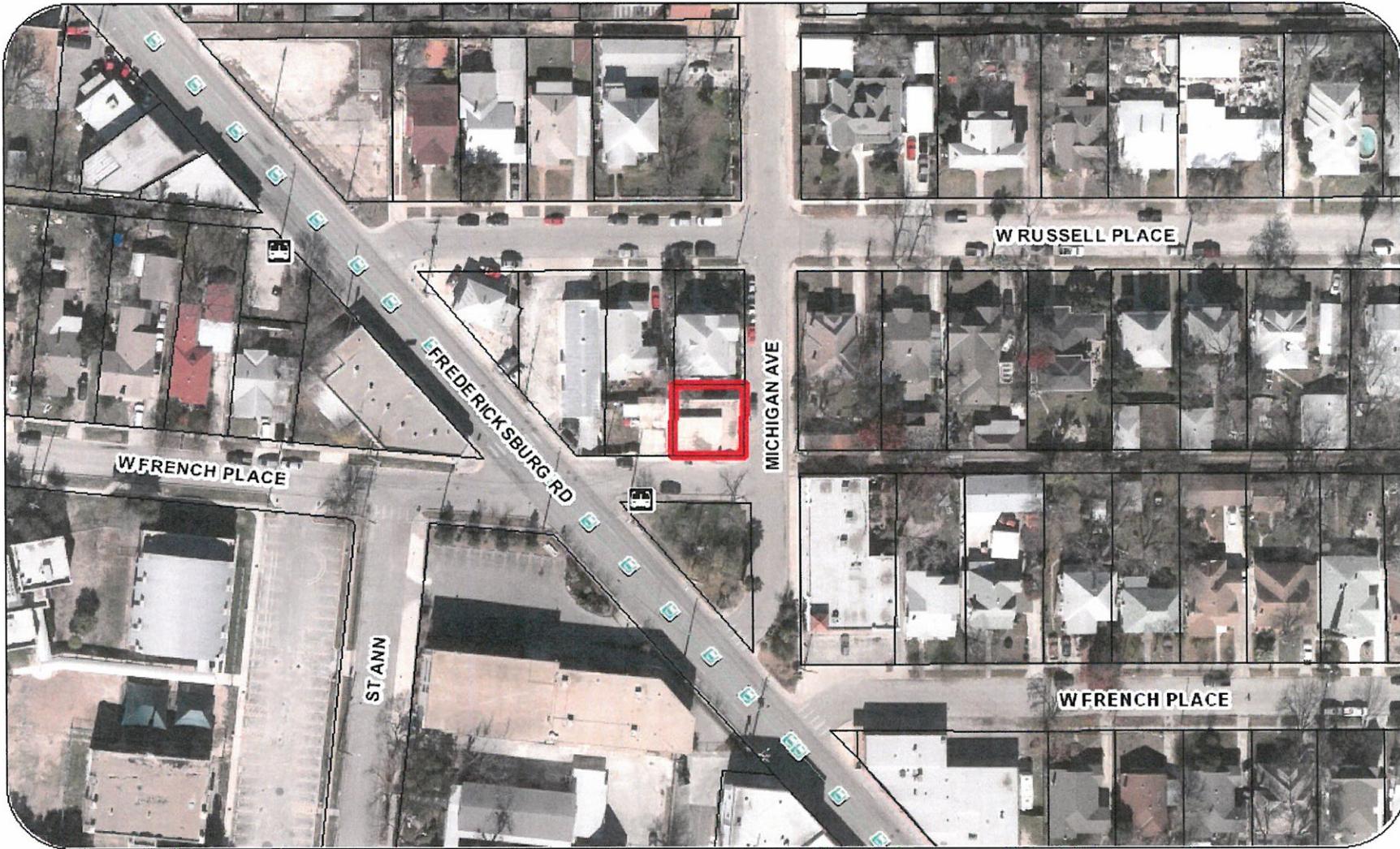
- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





2012 Aerial

 Subject Property  VIA Bus Stops  VIA Bus Routes



### Midtown Neighborhood Plan Proposed Plan Amendment 14005 Area



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND LOW DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.505 ACRES LOCATED AT 115 MICHIGAN AVENUE.**

**WHEREAS**, City Council approved the Midtown Neighborhoods Neighborhood Plan as an addendum to the Comprehensive Master Plan on October 12, 2000; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013 and **APPROVED** the amendment on December 18, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Midtown Neighborhoods Neighborhood Plan 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 18<sup>TH</sup> DAY OF DECEMBER 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 29**

**Public Hearing:**

Planning Commission  
December 18, 2013

**Case Number:**

PA 14011

**Applicant:**

Rubi Martinez

**Representative:**

Salah Diab

**Owner:**

Rubi Martinez

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

1509 and 1511 West Southcross  
Boulevard

**Legal Description:**

NCB 7981 Block 59, Lots 27 and 28

**Tract Size:**

0.28 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial  
Recorder 11/15/2013  
Notices Mailed 11/21/2013

- 29 to property owners within 200 feet
  - No registered neighborhood association within 200 feet
  - 26 to planning team members
- Internet Agenda Posting 11/29/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Nogalitos/South Zarzamora Community Plan future land use classification for the property subject to this application from Medium Density Residential to Mixed Use.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Nogalitos/South Zarzamora Community Plan to change the future land use classification of the subject property from Medium Density Residential to Mixed Use.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Nogalitos/South Zarzamora Community Plan
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:** The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area.

**Transportation:** West Southcross Boulevard, is a Secondary Arterial Type A roadway and South Zarzamora Street is a Primary Arterial Type A roadway. No negative transportation impacts are anticipated due to the subject properties proximity to these major roadways. There is a VIA bus stop located at the intersection of West Southcross Boulevard and South Zarzamora Street.

**Community Facilities:** The subject property is approximately 590 feet southwest of Columbia Heights Elementary School. No negative impacts to community facilities are anticipated

**CASE HISTORY**

This case was continued from the December 4, 2013 Planning Commission meeting.

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Nogalitos/South Zarzamora Community Plan	
<b>Plan Adoption Date:</b> September 30, 2004	<b>Update History:</b> June 18, 2009
<b>Goal 3: Economic Development Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.</b>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Medium Density Residential:</b> Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access.	R-4, R-5, R-6, RM-4, RM-5, RM-6,
<b>Mixed Use:</b> Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment.	NC, C-1, C-2 P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD TOD, IDZ

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Medium Density Residential	Existing duplexes
North	Low Density Residential	Single-Family Homes
East	Medium Density Residential	Restaurant
South	Mixed Use	Taxidermy Studio
West	Mixed Use	Laundry

**Land Use:** The subject property is located on a portion of West Southcross Boulevard that has an established commercial development pattern. The commercial uses accommodated in the proposed land use classification are compatible with this development pattern. Furthermore, the property is adjacent to an established Mixed Use node centered on the intersection of West Southcross Boulevard and South Zarzamora Street. The proposed land use change would serve to protect the residential core of the planning area by concentrating commercial development in a portion of the planning area outside the residential core of the planning area. Additionally, the commercial uses accommodated by the requested land use classification would provide the framework for the provision of a diverse array of services intended to serve residents in the planning area. Provision of these services is supported by the economic development goals and objectives in the plan.

The proposed plan amendment is intended to facilitate construction of a restaurant on the subject properties. The subject properties are located in close proximity to an established commercial node centered on South Zarzamora Street and West Southcross Boulevard. Furthermore, the portion of West

Southcross Boulevard containing the subject properties contains a mix of established commercial uses. The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area. This is supported by **Goal 3: Economic Development Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.**

**Transportation:** West Southcross Boulevard, is a Secondary Arterial Type A roadway and South Zarzamora Street is a Primary Arterial Type A roadway. No negative transportation impacts are anticipated due to the subject properties proximity to these major roadways. There is a VIA bus stop located at the intersection of West Southcross Boulevard and South Zarzamora Street.

**Community Facilities:** The subject property is approximately 590 feet southwest of Columbia Heights Elementary School. No negative impacts to community facilities are anticipated.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-4

**Proposed Zoning:** C-1

**Corresponding Zoning Case:** Z2013202

**Zoning Commission Public Hearing Date:** December 17, 2013

## III. RECOMMENDATION

Approval. The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area.

## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.28 ACRES LOCATED AT 1509 AND 1511 WEST SOUTHCROSS BOULEVARD.**

**WHEREAS**, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004; and updated June 18, 2009; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013 and **APPROVED** the amendment on December 18, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Nogalitos/South Zarzamora 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 18<sup>th</sup> DAY OF DECEMBER 2013.

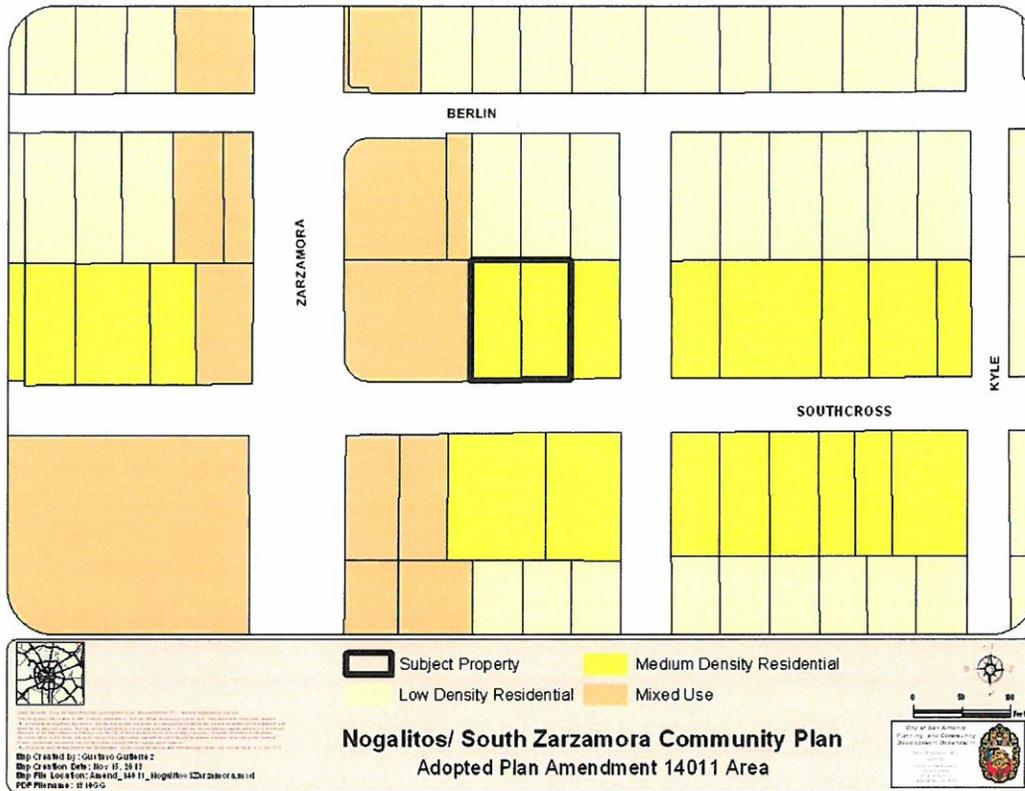
Attest:

Approved:

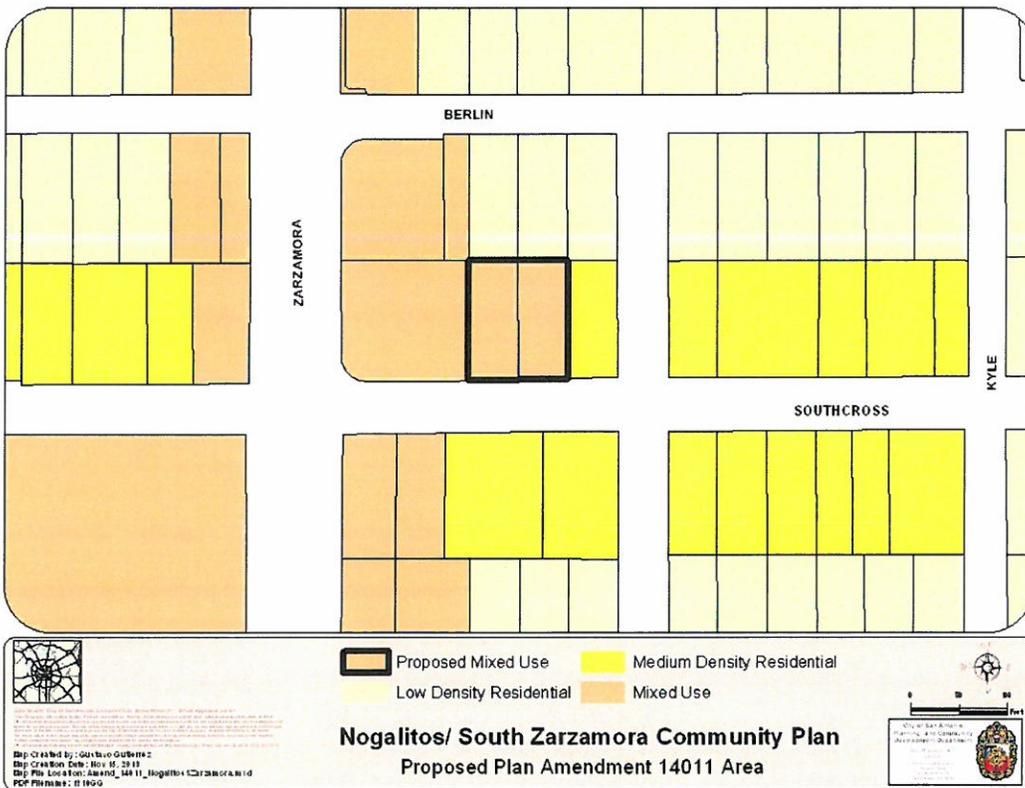
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

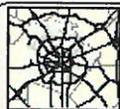
\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





2012 Aerial

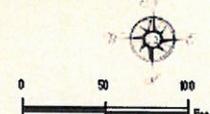
 Subject Property     VIA Bus Stops     VIA Bus Routes

Copyright © 2013 City of San Antonio, Texas. All rights reserved. This map is provided for informational purposes only. The City of San Antonio does not warrant the accuracy or completeness of the information contained herein. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any actions taken based on the information contained herein. The City of San Antonio is not responsible for any actions taken based on the information contained herein. The City of San Antonio is not responsible for any actions taken based on the information contained herein.

Map Created by: Gustavo Gutierrez  
 Map Creation Date: Nov 15, 2013  
 Map File Location: Amend\_14011\_Nogalitos@Zarzamora.mxd  
 PDF Filename: 1310GG

## Nogalitos/ South Zarzamora Community Plan

### Proposed Plan Amendment 14011 Area





**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 30**

**Public Hearing:**

Planning Commission  
December 18, 2013

**Case Number:**

PA 14014

**Applicant:**

Kaufman & Killen, Inc.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

La Cantera Development Co.

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

Approximately 3.565 acres of land out NCB 14697 located at the Southeast corner of Huebner Road and Research Drive

**Legal Description/Location:**

Approximately 3.565 acres of land out NCB 14697 located at the Southeast corner of Huebner Road and Research Drive

**Tract Size:**

3.565 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial Recorder 11/27/2013  
Notices Mailed 12/5/2013

- 8 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to Applicant
- 38 to planning team members

Internet Agenda Posting 12/13/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Mixed Use Center to Regional Center.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the North Sector Plan to change the future land use classification of the subject property from Mixed Use Center to Regional Center.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:**

The existing community facilities could support any additional demand generated by the requested future land use change.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> North Sector Plan	
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> None
<p><b>HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</b></p> <p><b>ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.</b></p> <p><b>ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.</b></p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p><b>Mixed Use Center:</b> <u>RESIDENTIAL: Very High Density</u>            Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses  <u>NON-RESIDENTIAL: Community Commercial, Office, Mixed Use</u>            Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses  <u>LOCATION:</u> Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.</p>	<p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD</p>
<p><b>Regional Center:</b> <u>RESIDENTIAL: High Density</u>            Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses  <u>NON-RESIDENTIAL: Regional Commercial, Office</u>            Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing  <u>LOCATION:</u> Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged</p>	<p>MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject	Mixed Use Center	Vacant land

Property		
North	Mixed Use Center	Vacant land and Apartment Complex
East	Mixed Use Center	Vacant land
South	Mixed Use Center	Medical facility
West	Mixed Use Center	Right-of –way and Medical facility

**Land Use:**

**Sector Plan Criteria for review:**

**The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.**

While the North Sector Plan provides other areas with the requested land use classification, the subject property’s location along Huebner Road makes the area appropriate for more intense residential and commercial development. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The development of the subject property at the Regional Center would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density medical facility that is compatible with the already-existing surrounding area.

**The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.**

The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The proposed amendment would make available specialized medical services to a targeted high risk population and provide employment opportunities for individuals living in the immediate area or in close proximity to the Huebner Road and Fredericksburg Road corridor. The subject property is an area that has extensive high density residential and community scale commercial development.

**The amendment must uphold the vision for the future of the North Sector Plan.**

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property’s location in the vicinity of the USAA Main Campus, as well as its relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The applicant requests this plan amendment and associated zoning change in order to allow the

development of a specialized medical facility. The current classification of Mixed Use Center allow commercial uses by right, however the associated zoning district required to implement the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan. The subject property is located in an area that has experienced extensive development. The subject property's location along Huebner Road and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the subject property is outside the boundaries of the Camp Bullis Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

**Transportation:** The City's Major Thoroughfare Plan identified Huebner Road and Research Drive as Primary Arterial Type A and Fredericksburg Road as Secondary Arterial Type A. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop on Huebner Road along side the subject property. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:** Robert McDermott Elementary School and the Castle Hills First Baptist Church (Northwest) are within walking distance. University Hospital, UT Health Science Center and the Medical Center Complex are in close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** MF-33

**Proposed Zoning:** C-3

**Corresponding Zoning Case:** Z2014051

**Zoning Commission Public Hearing Date:** January 21, 2014

## **III. RECOMMENDATION**

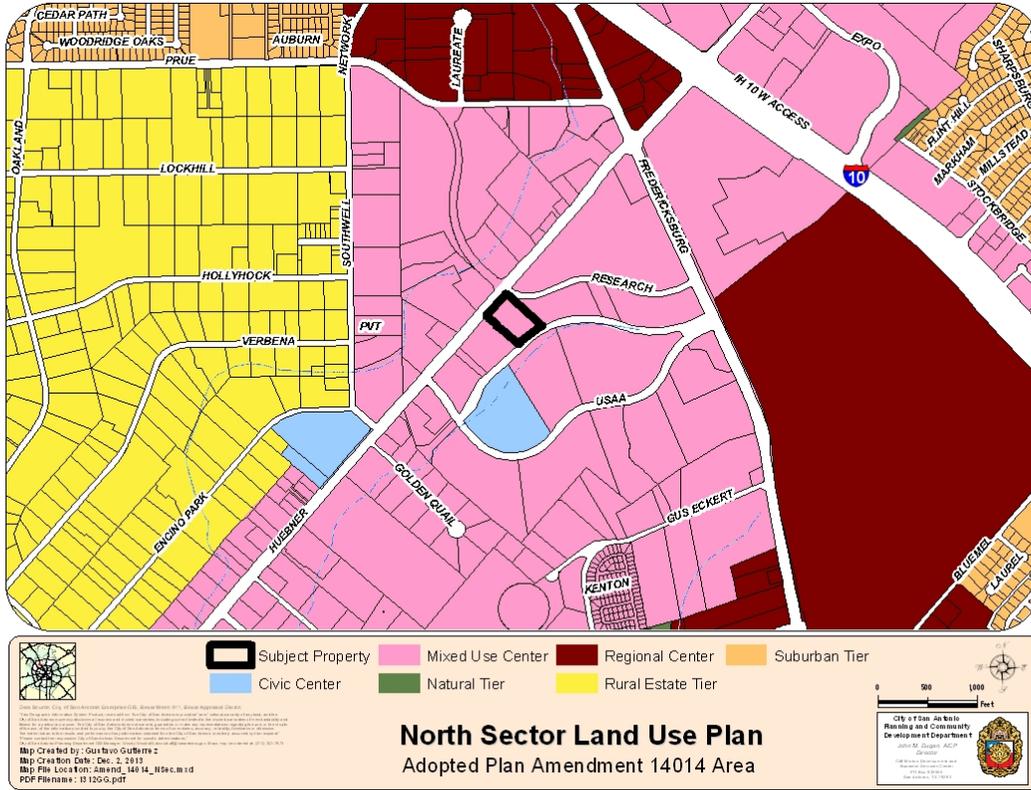
The subject property's location along Huebner Road and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

## **IV. ATTACHMENTS**

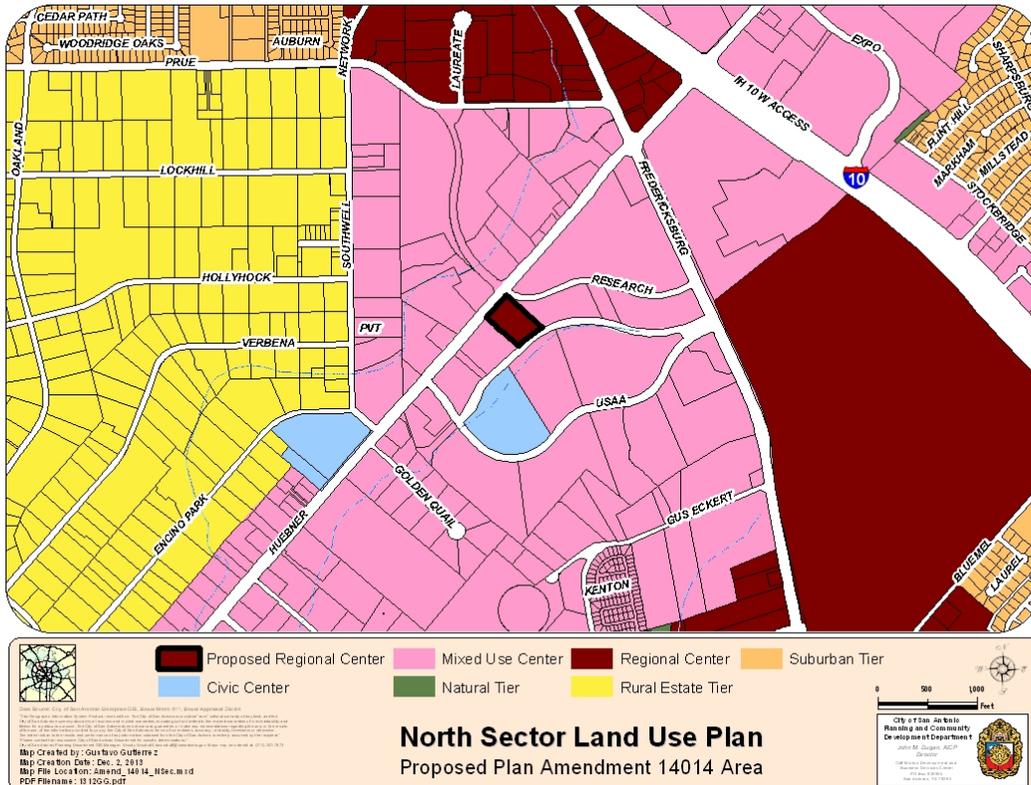
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

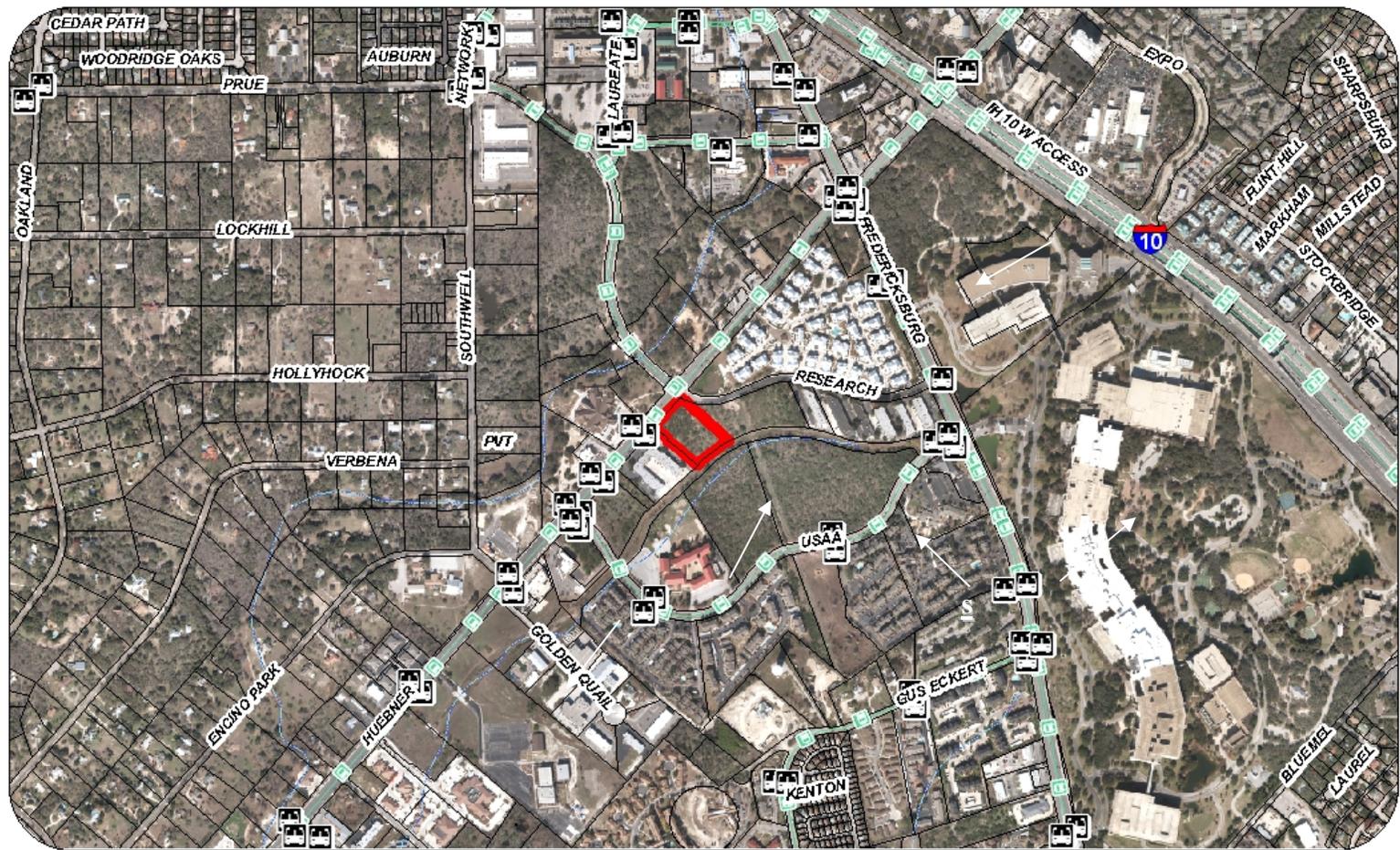
## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

Map Created by: Gustavo Gutierrez  
 Map Creation Date: Dec. 2, 2013  
 Map File Location: Amend\_14014\_NSec.mxd  
 PDF Filename: 1312G.pdf

# North Sector Land Use Plan

## Proposed Plan Amendment 14014 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Duggan, AICP  
 Director  
 682 Brackenridge Blvd., Suite 100  
 San Antonio, TX 78203

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE CENTER TO REGIONAL CENTER USE FOR AN AREA OF APPROXIMATELY 3.565 ACRES OF LAND OUT OF NCB 14697 LOCATED AT THE SOUTHEAST CORNER OF HUEBNER ROAD AND RESEARCH DRIVE.**

**WHEREAS**, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013 and **APPROVED** the amendment on December 18, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT with** City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

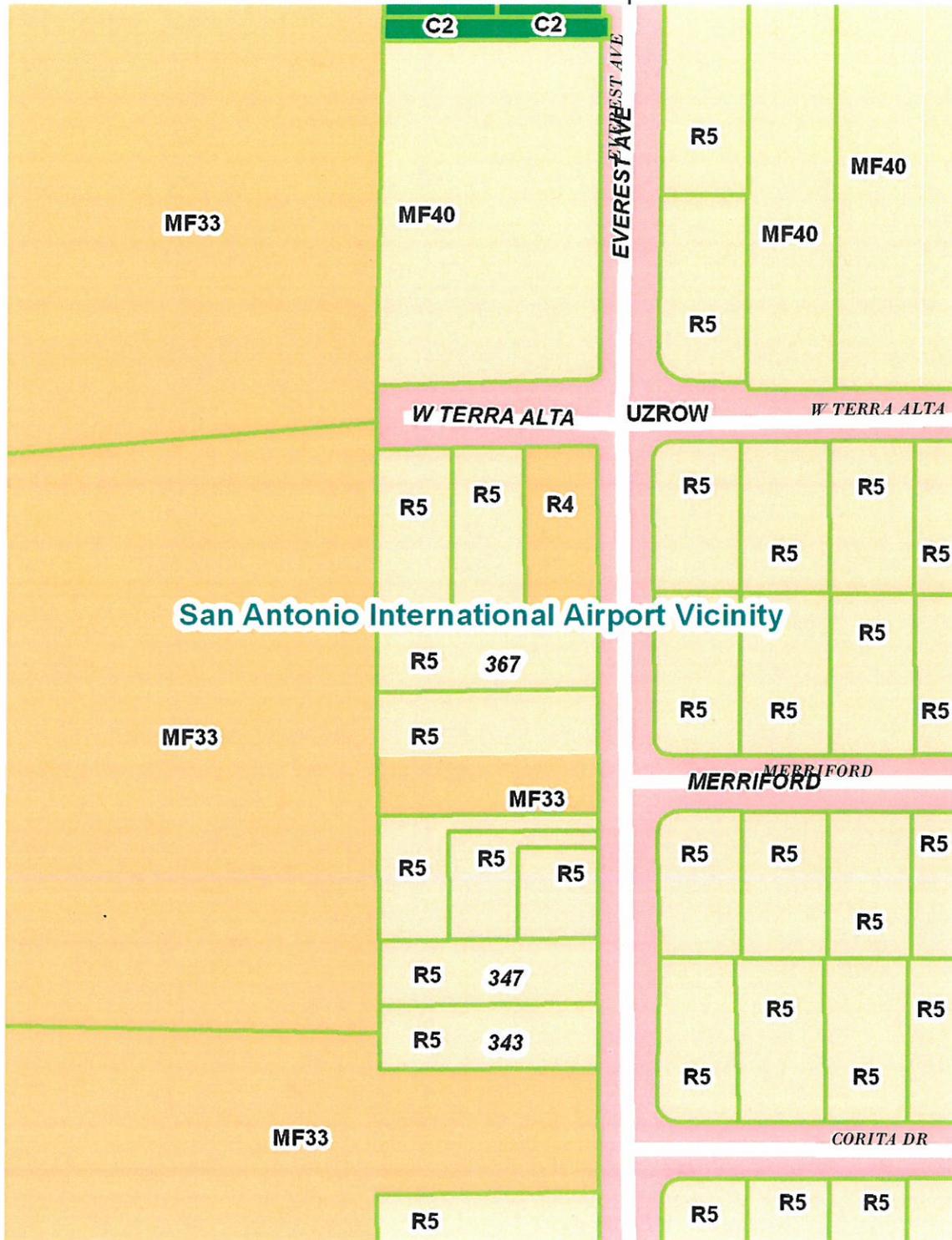
PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



San Antonio International Airport Vicinity

MF33

MF40

R5

MF40

MF40

R5

W TERRA ALTA

UZROW

W TERRA ALTA

R5

R5

R4

R5

R5

R5

R5

R5

R5

367

R5

R5

R5

R5

MERRIFORD

MF33

R5

R5

R5

R5

R5

R5

R5

R5

347

R5

R5

R5

343

R5

R5

CORITA DR

MF33

R5

R5

R5

R5

GLACIER LN



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ZONING SECTION

STAFF REPORT

AGENDA ITEM NO. 31

**Public Hearing:**

Planning Commission  
December 18, 2013

**Case Number:**

PA 14015

**Applicant:**

Klove Engineering

**Representative:**

Jaime Noriega

**Owner:**

JTL JV, LLC

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

Southwest of the intersection of  
Lookout Road and Toepperwein Road

**Legal Description:**

NCB 14049, Lot P-8 and P-16F

**Tract Size:**

25.951 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder 11/27/2013  
Notices Mailed 12/5/2013

- 22 to property owners within 200 feet
- No registered neighborhood association within 200 feet

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:** The higher-density residential uses accommodated by the proposed General Urban Tier as well as the subject property's location would serve to increase the amount of transitional land uses interposed between the existing commercial uses to the south and low-density residential uses further north of the subject property. Additionally, the subject property's location in a developed portion of the planning area would facilitate coordinated infrastructure provision as well as preservation of undeveloped areas with sensitive environmental features.

**Transportation:** The subject property is located in a portion of the planning area with a developed transportation infrastructure. Access to the property is provided by Toepperwein Road which is classified as a Secondary Arterial Type A roadway. No negative impacts to the surrounding transportation infrastructure are anticipated.

**Community Facilities:** The subject property is approximately 0.7 miles west of Woodstone Elementary School. No negative impacts to adjacent community facilities are anticipated.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> North Sector Plan	
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> N/A
<p><b>LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.</b></p> <p><b>Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</b></p> <p><b>Strategy HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.</b></p> <p><b>Goal UTI-6 Utility investments coordinated in order to accommodate recommended future development.</b></p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Suburban Tier:</b> Suburban Tier accommodates small and large tract attached and detached single family; multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. This classification also accommodates service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels and other retail uses as appropriate.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD</p>
<p><b>General Urban Tier :</b> General Urban Tier accommodates Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). This classification also accommodates commercial uses such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses as appropriate.</p>	<p>O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Suburban Tier	Undeveloped
North	General Urban Tier	Quadplex subdivision
East	No land use classification, City of Live Oak	Mobile Home Subdivision
South	Suburban Tier	Mobile Home Subdivision, Boat and RV Storage, Business Park,
West	Suburban Tier, Natural Tier	Auto Repair, Plumbing Supply, Self-Storage, Vacant

**Land Use:**

The proposed plan amendment is intended to facilitate multi-family development of the subject property. The subject property is located at the periphery of a portion of the North Sector planning area that is predominately composed of commercial and higher-density residential uses. The higher-density residential uses accommodated by the proposed General Urban Tier as well as the subject property’s location would serve to increase the amount of transitional land uses interposed between the existing commercial uses to the south and low-density residential uses further north of the subject property. This is supported by the following goals and strategies:

**LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.**

**Strategy HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses and**

**Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.**

Additionally, the North Sector Plan calls for the efficient provision of utility and stormwater management services throughout the planning area. The subject property is located in a developed portion of the planning area and would have access to an established infrastructure network. Furthermore, the location of the subject property in a developed portion of the planning area will protect undeveloped areas in the planning area with natural features identified as desirable for preservation. This is supported by the following North Sector Plan goals and objectives:

**Goal UTI-6 Utility investments coordinated in order to accommodate recommended future development.**

**Goal INF-7 Stormwater runoff is effectively managed to reduce flooding and protect the safety of citizens and property.**

**Goal NR-2 Natural Hill Country features such as steep slopes, soils, native trees, and natural vistas are protected.**

**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

**The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.**

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in an area with an established commercial and industrial development pattern classifies it as an appropriate location for the General Urban Tier designation. Additionally, the subject property's location in the vicinity of other industrial developments, as well as its location in a developed portion of the planning area would help concentrate development in areas that are less environmentally sensitive as well as providing development opportunities that would be complimentary to other established uses in the area. Furthermore, the residential uses accommodated in the proposed land use would provide an appropriate transitional land use between the established commercial uses to the south of the subject property and low density residential areas to the north.

**The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.**

The proposed plan amendment is compatible with adjacent commercial and residential development. This adjacency, with proper site planning, could serve to provide more efficient provision of utilities and other public services to the subject property, as well as assist in focusing development away from environmentally sensitive parts of the planning area. Furthermore, the proposed land use classification will serve as an additional transitional land use between the commercial uses to the south and residential areas to south.

**The amendment must uphold the vision for the future of the North Sector Plan.**

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The

proposed amendment will contribute to the diversity of housing opportunities in the planning area by further developing the land use fabric in a portion of the planning area with significant existing transportation infrastructure.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The subject property is located in a portion of the planning area with an established mix of commercial and residential development. The proposed land use classification is compatible with residential uses in the immediate vicinity of the subject property and will serve to enhance the land use transition between the commercial and residential uses. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property.

Additionally, the subject property is approximately 14 miles from Camp Bullis and is not anticipated to pose negative impacts on military operations.

**Transportation:**

Toepperwein Road and Lookout Road are classified as Secondary Arterial Type A roadways. No negative impacts to the surrounding transportation infrastructure are anticipated.

**Community Facilities:**

The subject property is approximately 0.7 miles west of Woodstone Elementary School. No negative impacts to adjacent community facilities are anticipated.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "R-4 AHOD" Single-Family Residential Zoning District and Airport Hazard Overlay District

**Proposed Zoning:** "MF-33 AHOD" Multi-Family Residential Zoning District Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014044

**Zoning Commission Public Hearing Date:** January 21, 2014

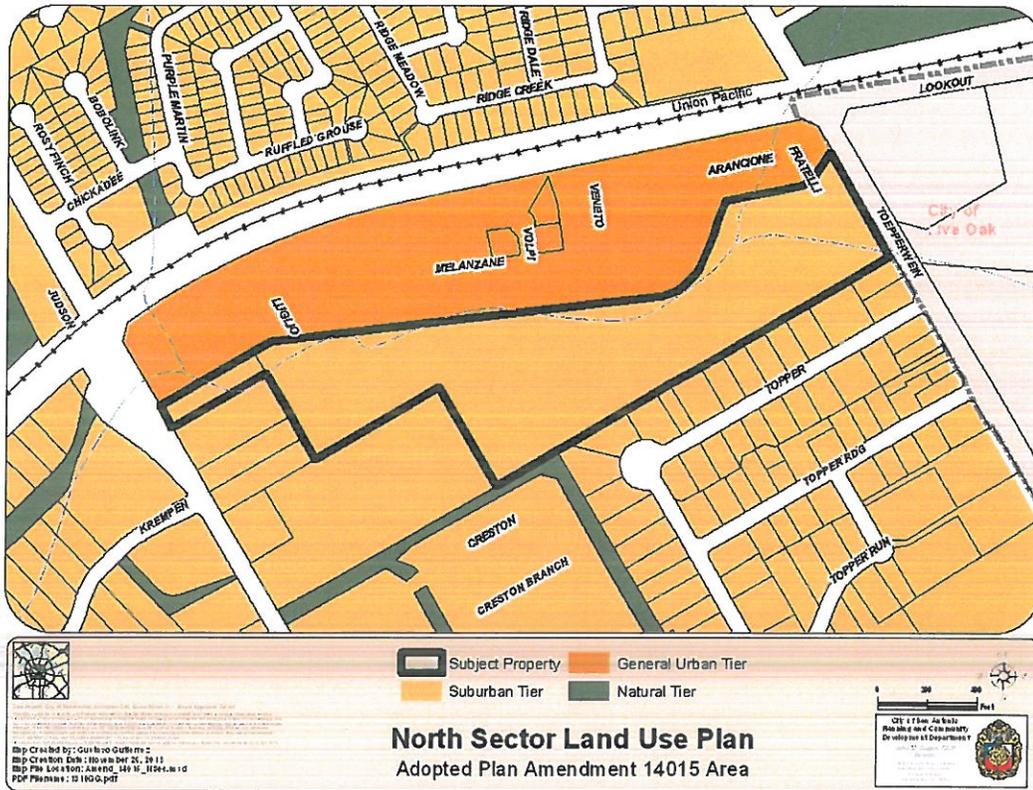
**III. RECOMMENDATION**

The department recommends approval. The higher-density residential uses accommodated by the proposed General Urban Tier as well as the subject property's location would serve to increase the amount of transitional land uses interposed between the existing commercial uses to the south and low-density residential uses further north of the subject property. Additionally, the subject property's location in a developed portion of the planning area would facilitate coordinated infrastructure provision as well as preservation of undeveloped areas with sensitive environmental features.

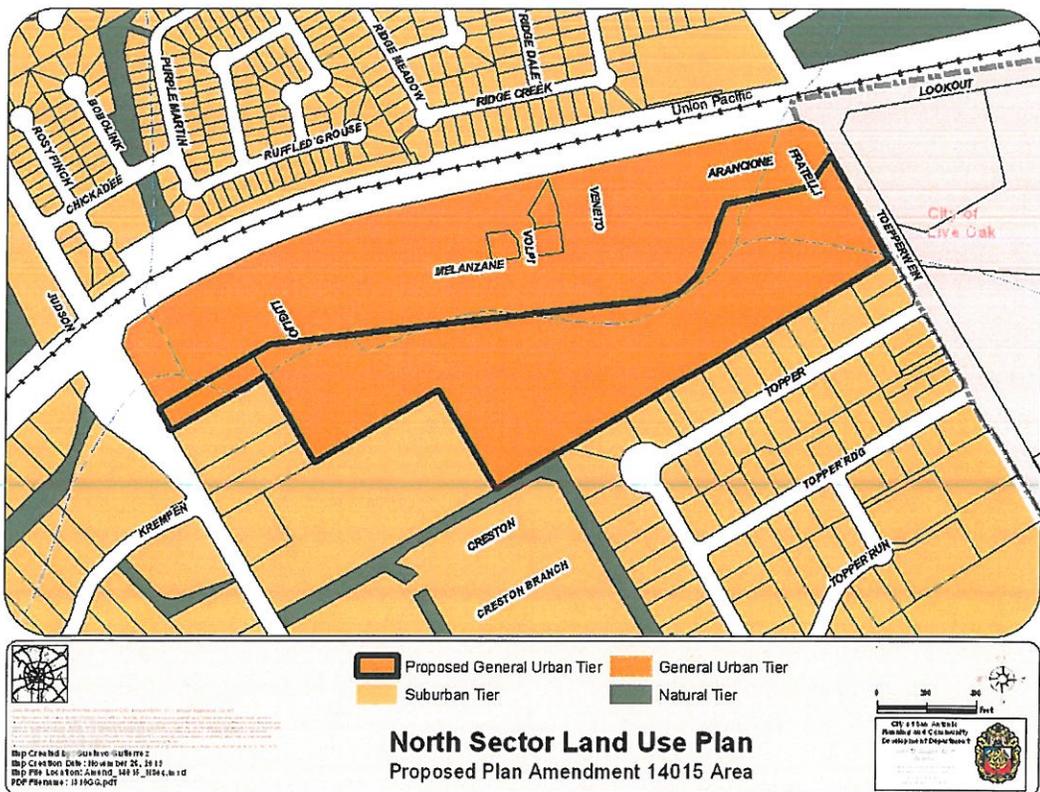
**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





Subject Property 
 
 VIA Bus Stops 
 
 VIA Bus Routes

Map Created by: Gustavo Gutierrez  
 Map Creation Date: November 26, 2013  
 Map File Location: Amend\_14015\_11Sec.mxd  
 PDF Filename: 1310GG.pdf

## North Sector Land Use Plan

### Proposed Plan Amendment 14015 Area

**City of San Antonio**  
 Planning and Community  
 Development Department  
John M. Sauer, Jr.  
 Director

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 25.951 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF LOOKOUT ROAD AND TOEPPERWEIN ROAD AND LEGALLY DESCRIBED AS NCB 14049, LOT P-8 AND P-16F.**

**WHEREAS**, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013 and **APPROVED** the amendment on December 18, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER, 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 32

**Public Hearing:**

Planning Commission  
December 18, 2013

**Applicant:**

City of San Antonio

**Owners:**

Multiple

**Property Address/Location:**

Multiple in South San Antonio  
Limited Purpose Annexation  
boundary area

**Tract Size:**

257 tracts totaling 11,793 acres were  
offered development agreements

**Council District(s):**

Not applicable, ETJ

**Staff Coordinator:**

Nina Nixon-Mendez  
Planning Manager  
(210) 207-2744  
[nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)

**REQUEST**

Development Agreement guaranteeing the continued extraterritorial status of the property which is appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years between the City of San Antonio and multiple property owners within the South San Antonio Limited Purpose Annexation boundaries.

**RECOMMENDED ACTION**

Staff recommends approval authorizing the Development Agreement guaranteeing the continued extraterritorial status of the property which is appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years between the City of San Antonio and multiple property owners within the South San Antonio Limited Purpose Annexation boundaries.

**ALTERNATIVE ACTIONS**

1. One alternative is to not consent to the development agreement for these areas; however, this is required for annexation by the Texas Local Government Code 43.036 and 212.172.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

When an area is proposed for annexation the Texas Local Government Code, Section 43.035, requires a development agreement be offered in lieu of annexation to owners of property appraised for ad valorem tax purposes as land for agriculture or wildlife management use under Subchapter C or D, Chapter 23, Texas Tax Code, or as timber land under Subchapter E of that chapter. A city may not annex an area, unless the city offers to make an agreement with the land owner to continue the extraterritorial status of the area. Section 43.035 authorizes the development agreement to extend regulations and planning authority of the city that do not interfere with the use of the area for agriculture, wildlife management or timber use. If the landowner declines to make the agreement the City may annex the property.

**CASE HISTORY**

This is the first public hearing of this case.

## I. ANALYSIS

The primary tenets of the development agreement are:

- 1) owners agree to consensual annexation at the end of the 10 year term or have an option to extend the agreement, by mutual consent in writing, and with City Council approval;
- 2) the agreement allows the continuation of agriculture as an industry which supports local markets;
- 3) the City can extend its boundaries beyond the development agreement as an area adjacent to one of these agreements is considered to be contiguous to the city;
- 4) the development agreement does not create vested rights;
- 5) the agreement automatically terminates with the filing of a subdivision plat or related development document, or if the use is changed to a non-agricultural use, regardless of how the area is appraised for ad valorem tax purposes; and
- 6) should the agreement terminate the City can proceed with annexation and zoning using the procedures for consensual annexation.

The proposed agreement is consistent with the City's Annexation Policy, which states that in considering non-annexation agreements the City should:

- Shall be offered to property owners, within a proposed Municipal Annexation Plan, that have Agricultural Exemptions, in accordance with state law;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option in areas that have taxing authority;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

## II. SUPPLEMENTAL INFORMATION

On November 13, 2013, the Planning Commission held a public hearing and recommended annexation for limited purposes for Area 1; Area 2; and Area 3 within current CSMA boundaries. Two public hearings were held before City Council, on the proposed South San Antonio Limited Purpose Annexation on December 4 and December 5, 2013. City Council consideration for Limited Purpose Annexation is scheduled for January 9, 2014 with Full Purpose Annexation in December 2016. Those properties where owners have consented to a non-annexation agreement will be removed from the Limited Purpose Annexation. Those properties where owners decline or do not respond to the City's offer will be included in the Limited Purpose Annexation proposal.

## III. RECOMMENDATION

Staff recommends approval, to comply with the Texas Local Government Code, Section 43.035. Staff requests continuance of this case to January 8, 2014 to bring forward the complete listing of properties being considered for Development Agreements related to the South San Antonio Limited Purpose Annexation.



**RESOLUTION NO.**  
**RECOMMENDATION APPROVING DEVELOPMENT AGREEMENTS  
FOR PROPERTIES IN THE PROPOSED LIMITED PURPOSE  
ANNEXATION AREA GUARANTEEING CONTINUED  
EXTRATERRITORIAL STATUS OF PROPERTIES WHICH ARE  
APPRAISED FOR AD VALOREM TAX PURPOSES AS  
AGRICULTURAL, WILDLIFE MANAGEMENT OR TIMBER USE FOR  
A PERIOD OF 10 YEARS.**

**WHEREAS**, the City of San Antonio is considering a proposed South San Antonio Limited Purpose Annexation; and

**WHEREAS**, the Texas Local Government Code, Section 43.035, requires a development agreement be offered in lieu of annexation to owners of property in the proposed area that is appraised for ad valorem tax purposes as land for agriculture or wildlife management use under Subchapter C or D, Chapter 23, Texas Tax Code, or as timber land under Subchapter E of that chapter; and

**WHEREAS**, the properties that meet the qualifications to be offered a development agreement are designated as agriculture or wildlife management use or as timber land and depicted in the map as Exhibit 1 and the individual properties are identified in Exhibit 2. Exhibit 1 and Exhibit 2 are attached and incorporated herein for all purposes; and

**WHEREAS**, Section 123A of the Charter of the City of San Antonio requires that the Planning Commission shall make a recommendation to City Council on proposed annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013, regarding the Development Agreement, attached as Exhibit 3 and incorporated herein for all purposes, guaranteeing the continued extraterritorial status of such property; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be consistent with City policies, plans and regulations; and

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

**SECTION 1:** The San Antonio Planning Commission recommends to City Council approval of the Development Agreement guaranteeing the continued extraterritorial status of the properties that are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years between the City of San Antonio and multiple property owners eligible to receive a development agreement for non-annexation.

**PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER 2013.**

Attest:

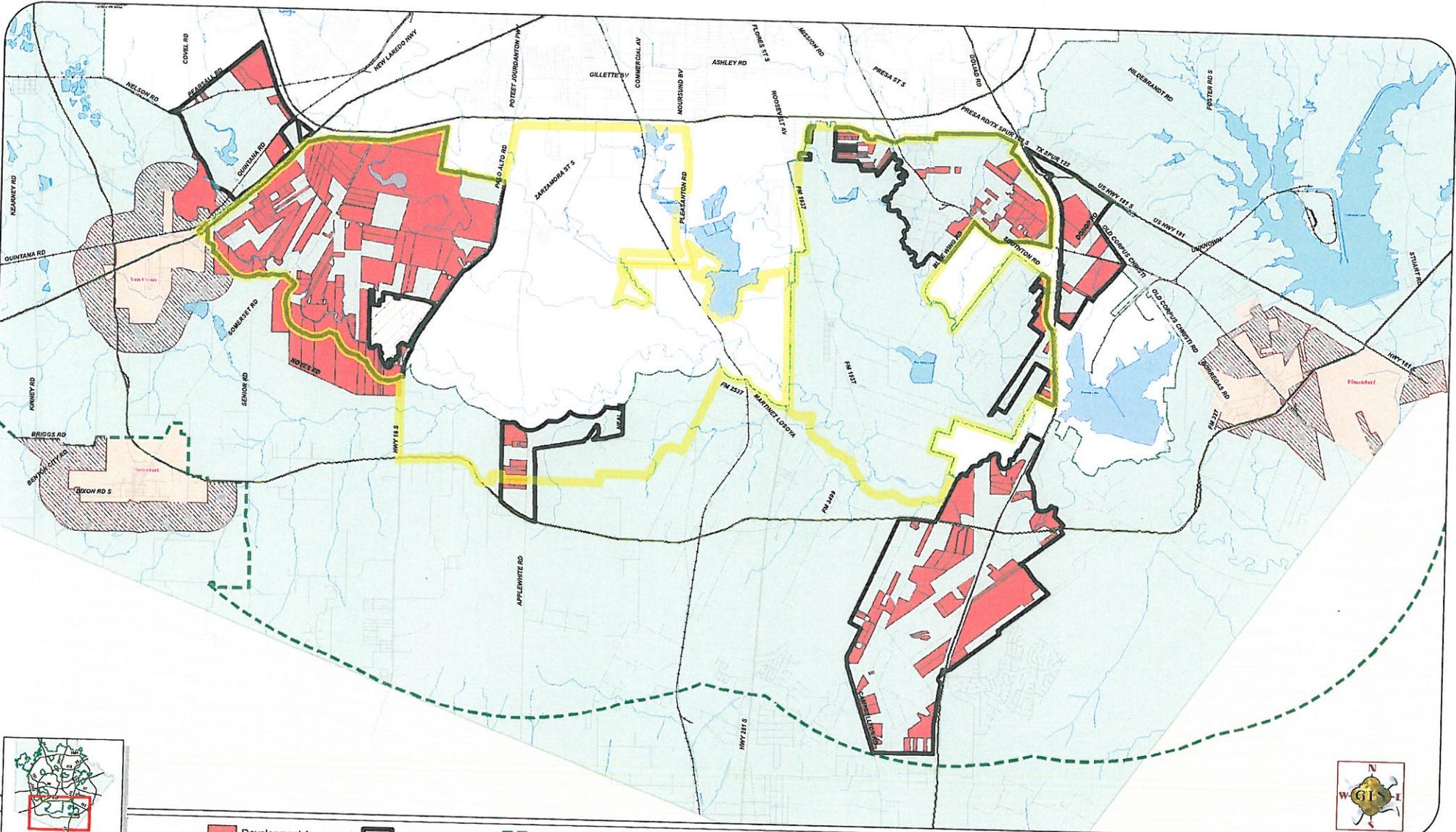
Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Robert R. Rodriguez, Chair  
San Antonio Planning Commission



- Development Agreements
- Proposed Study Areas
- Existing COSA Extraterritorial Jurisdiction Line
- Cities and Towns
- Limited Purpose Annexation
- Military Bases
- Creeks
- CSMA Boundary
- City of San Antonio
- Other Cities ETJs
- Bexar County
- Lakes
- Expressways

## City of San Antonio Proposed Annexation Study



**City of San Antonio**  
 Information Technology  
 Services Department - GIS  
 GIS Section Development and  
 Services - 1000 Commerce  
 San Antonio, TX 78205-3905

Date: 12/15/2010  
 Time: 10:00:00 AM  
 User: GISADMIN  
 Plot File: 13130001.ppt

## Exhibit 2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE REAL PROPERTY RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

### DEVELOPMENT AGREEMENT TEXAS LOCAL GOVERNMENT CODE §§ 43.035 & 212.172

**THIS AGREEMENT** is made and effective this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of San Antonio, Texas, a home rule municipal corporation of the State of Texas located within Bexar County, Texas (hereinafter referred to as "City") and \_\_\_\_\_ hereinafter called "the Owner", whether one or more natural persons or other legal entities, and is as follows:

**WHEREAS**, the Owner's property, hereinafter called "the Property", is located within the extraterritorial jurisdiction of the City and is subject to municipal annexation; and

**WHEREAS**, the Property is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Texas Tax Code, or as timber land under Subchapter E of that chapter;

**WHEREAS**, the Texas Local Government Code § 43.035 provides that the City may not annex property appraised for such purposes unless it first offers to make a development agreement with the Owner pursuant to such section; and

**WHEREAS**, the City has notified the Owner of its intent to annex the Property and has offered to enter into an agreement guaranteeing the continued extraterritorial status of the Property upon the terms and conditions hereinafter provided; and

**WHEREAS**, the City desires that any development of the property be in conformance with the City's Comprehensive plan; and

**WHEREAS**, the Owner desires to enter into this Agreement to secure the continued extraterritorial status of the Property:

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

**1. Identification of the Property.** The Property is described as the property owned by the Owner within the boundaries of the area, more particularly described as \_\_\_\_\_ which is appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber use.

**2. Continuation of Extraterritorial Status.** The Property shall not be annexed and shall remain in the extraterritorial jurisdiction of the City as long as this agreement is effective, the Property is not subdivided, the Property continues to be appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Texas

Tax Code, or as timber land under Subchapter E of that chapter and the Owner is not in violation of this agreement. This provision does not prohibit annexation with the consent of the Owner.

**3. Annexation Upon Subdivision or Change of Use.** This agreement is void if the Owner fails to continue to use the Property solely for agricultural, wildlife management or timber use and/or subdivides or develops the Property in any manner that would require a plat of the subdivision or a related development document to be filed with any governmental entity having jurisdiction over the Property.

Existing legal residential uses may continue. No new residential development shall be permitted, except for the addition of living space to an existing legal residence, the addition of accessory residential structures such as garages and carports where the total combined floor area of all accessory structures does not exceed 2500 feet, and an accessory dwelling (either attached or detached) that does not exceed 1200 square feet in living area.

If the Property ceases to be appraised for agricultural, wildlife management or timber use or if the Owner subdivides the Property as described in this section, then the City may annex the Property, either in whole or in part, and such annexation shall be deemed to be with the consent of the Owner.

**4. Term.** This Agreement shall terminate 10 years after the effective date of this Agreement or upon annexation of the Property in conformance with this agreement and/or Section 43.035 of the Texas Local Government Code, whichever comes first. Upon termination the City may annex the Property, either in whole or in part or for full or limited purposes, and such annexation shall be deemed to be with the consent of the Owner.

City and owner may extend the term of this agreement by mutual consent, in writing, and subject to approval by the City Council, as evidenced by passage of an ordinance.

**5. Agreement a Covenant Running With the Land.** This Agreement shall be recorded in the Real Property Records of the applicable county and shall be a covenant running with the land binding upon all parties having any right, title or interest in the Property or any part thereof, including their heirs, successors and assigns, and shall inure to the benefit of the owners of the Property and to the City. This Agreement may not be revised or amended without the written consent of both parties.

**6. Notice of Sale of the Property.** Prior to the sale or conveyance of any portion of the Property, the Owner shall give written notice and a copy of this Agreement to the prospective purchaser or grantee and shall provide a copy of such disclosure to the City.

**7. Form and Delivery of Notice.** Any notice required or permitted under this Agreement shall be in writing and shall be delivered by facsimile or by registered or certified US mail. Notice to the Owner may be addressed to Owner at the address indicated on the most recent applicable county property tax roll for the Property. If more than one entity is named in this Agreement, service of any notice on any one of the entities shall be deemed service on all entities. Any notice so given shall be deemed to have been received when deposited in the United States mail so addressed with postage prepaid:

CITY:

John Dugan, Planning Director  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966  
Facsimile Number: 210-207-5480

OWNER:

Print Name:

Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Facsimile Number: \_\_\_\_\_

**8. Enforcement.** This Agreement may be enforced by Owner or City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the Agreement thereafter.

**9. Provisions Severable.** If any provision contained in this Agreement is held unconstitutional, invalid or unenforceable, then the remaining provisions shall be deemed severable and shall remain in full force and effect.

**10. Governmental Powers.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers.

**11. Captions.** Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

**12. Modification of Agreement.** This Agreement cannot be modified or amended without the written consent of all the parties hereto and attached and made a part of this Agreement.

**13. Governing Law and Venue.** Venue shall be in the state courts located in Bexar County, Texas and construed in conformity with the laws of the State of Texas.

**IN WITNESS WHEREOF,** the parties have signed and executed this Agreement effective as of the date first set forth above.

**CITY OF SAN ANTONIO**

**The Owner**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: John Dugan

Print Name: \_\_\_\_\_

Title: Planning Director

Title: \_\_\_\_\_

**State of Texas  
County of Bexar**

**State of Texas  
County of Bexar**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by John Dugan, Planning Director of the City of San Antonio, a Texas municipal corporation, on behalf of said corporation.

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, the Owner within the District.

\_\_\_\_\_  
Notary Public, State of Texas  
Personalized Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Personalized Seal)

\_\_\_\_\_  
(Print Name of Notary Public here)

\_\_\_\_\_  
(Print Name of Notary Public here)

My commission expires the \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

My commission expires the \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

After Recording Return to:  
Nina Nixon-Méndez, Planning Manager  
City of San Antonio  
Department of Planning and Community Development  
PO Box 839966  
San Antonio, TX 78283-3966

**Development Agreement  
guaranteeing continued ETJ  
status of property appraised  
for ad valorem tax purposes as  
agricultural, wildlife  
management or timber use**

San Antonio Planning Commission  
Agenda Item #  
December 18, 2013

1

**Properties Subject to Development  
Agreement**

- When an area is proposed for annexation the *Texas Local Government Code*, Section 43.035, requires a development agreement be offered in lieu of annexation to owners of property appraised for ad valorem tax purposes as land for agriculture or wildlife management use under Subchapter C or D, Chapter 23, Texas Tax Code, or as timber land under Subchapter E of that chapter.
- South San Antonio Limited Purpose Annexation proposal triggers this requirement

2



## Non-Annexation Agreement

- Owners agree to consensual annexation at the end of the 10 year term or have an option to extend the agreement, by mutual consent in writing, and with City Council approval
- Allows the continuation of agriculture as an industry which supports local markets
- City can extend its boundaries beyond the development agreement as an area adjacent to one of these agreements is considered to be contiguous to the city
- Development agreement does not create vested rights

5

## Agreement Requirements for Non-Annexation

- Automatically terminates with the filing of a subdivision plat or related development document, or if the use is changed to a non-agricultural use, regardless of how the area is appraised for ad valorem tax purposes
- Should the agreement terminate the City can proceed with annexation and zoning using the procedures for consensual annexation
- Agreement runs with the land

6

## Recommendation

- **Staff recommends approval**  
to comply with the Texas Local  
Government Code, Section 43.035.

Next Steps: City Council hearing  
scheduled for January 9, 2014

Staff contact: Nina Nixon-Mendez,  
Planning Manager, 207-2744,  
[nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 33

**Public Hearing:**

Planning Commission  
December 18, 2013

**Applicant:**

Jane Macon, of Bracewell and  
Giuliana, representing Westpointe  
Project and Vise Oaks I, Ltd.

**Owners:**

Westpointe Project and Vise Oaks  
I, Ltd.

**Property Address/Location:**

The area is bound by Culebra Road  
on the north, Loop 1604 on the east,  
W. Military Drive on the south, and  
Medio Creek on the west

**Tract Size:**

3,576 acres

**Council District(s):**

Not applicable, ETJ

**Staff Coordinator:**

Nina Nixon-Mendez  
Planning Manager  
(210) 207-2744

[nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)

**REQUEST**

Consent to create a Public Improvement District within the City's extraterritorial jurisdiction as allowed under Chapter 372 of the Texas Local Government Code and a 2) non-annexation agreement for the term of 31 years.

**RECOMMENDED ACTION**

Staff recommends approval.

**ALTERNATIVE ACTIONS**

1. One alternative is to not consent to the creation of the PID and the non-annexation agreement, and place the property in the City's Three-Year Annexation Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

The applicant requests consent to create a Public Improvement District within the City's extraterritorial jurisdiction as allowed under Chapter 372 of the Texas Local Government Code and a 2) non-annexation agreement for the term of 31 years.

**Proposed Land Use:** Single-family, Multifamily, and Commercial

- Westpointe East at build-out – 2460 single family lots, 330 acres of commercial, 138 acres of multifamily
- Westpointe North at build-out – 881 single family lots, 5.5 acres of commercial
- Westpointe West at build-out - 3226 single family lots, 165 acres of commercial, 108 acres of multifamily

**Background:** The estimated cost of improvements is \$218,008,400.00 which will be financed by PID revenues and the developer. The estimated total PID value is \$181,446,700.00. PID proceeds will pay for public improvements, including utilities, arterial roads, drainage basins, lighting, construct of entry way features and signage, landscaping, sidewalks, other pedestrian walkways, trails, and park and other recreational facilities. The proposed method of assessment is a special assessment based on the

value of the property at the City's tax rate (.565690/\$100). The estimated cumulative appraised value of the properties at build out is \$2,719,090,000.00.

**Proposed Considerations:** In exchange to consent to the PID, Westpointe initially proposed to enter into a non-annexation agreement for 31 years, with the following considerations:

- Consent to annex upon expiration of agreement,
- Ability for City to extend and enforce development and building regulations,
- No vested rights for properties within the PID prior to date of agreement,
- Requirement of Master Development Plan to comply with the development regulations of the Development agreement,
- Application of all City Development fees, except building permit fees.

No Fire, EMS, or Police Services are being requested.

**Additional Considerations:** The City has requested additional considerations based on annexation policy analysis and the West/Southwest Sector Plan, and the Owners are in agreement:

- Provide connectors such as trails, sidewalks, etc. through natural areas, neighborhoods, retail, and public facilities
- Include Hwy 151 gateway Corridor district provisions for vegetative buffers and signs
- Implement Energy Star or equivalent standards
- Provide annual report and agree to curing provisions
- Will have no more than 20% of commercial/multifamily areas as office centers; not more than 25% will be retail and no retail center larger than 50 acres allowed without City consent
- Will not incorporate through the lifetime of the PID
- Hire third party qualified inspector using a sampling method per builder and a report to the City on compliance with City Codes

### CASE HISTORY

This is the first public hearing of this case.

### **I. ANALYSIS**

The West/Southwest Sector Plan designates this area as Suburban, General Urban, Mixed Use Center, Regional Center, Natural Tier, and Civic land uses. The West/Southwest Sector Plan also calls for:

- HOU 1.3-Provide a range of housing types and prices to accommodate all residents within the same neighborhood
- TRAN – 1.5 Integrate hike and bike trails that connect housing areas with shopping, employment centers, and other destinations
- TRANS-3.1 Encourage high connectivity ratios for residential and commercial development
- TRAN-3.2 Ensure new residential subdivisions offer multiple access points in and out of the subdivision
- TRAN- 4.3 Preserve natural open spaces along corridors and parkways
- UTL – 2.2 Utilize LID and BMPs practices to minimize impervious cover
- UTL – 2.3 Minimize alterations of natural floodplains and stream channels
- UTL 2-5 Promote the retention of existing trees on developing properties
- HOU 4.2 Encourage new homes and new housing developments to be LEED and LEED ND certified
- NR-1.3 Incorporate creeks with parks and open space
- NR-3.7 Explore use of drainage rights of way to provide for safe pathways to parks
- NR-4.5 Promote linear greenways as bicycle and pedestrian pathways, to keep citizens active and to reduce illegal dumping in creeks

The current development plan is consistent with the West/Southwest Sector Plan Land Use Plan; the proposal, meets the majority of the objectives stated above, except for the high connectivity ratios for residential and commercial development and the mix of housing types.

The proposed agreement is consistent with the City's Annexation Policy, which states that in considering Special Districts the City should:

- Ensure that Special Districts in the ETJ do not create regulations that would not be in the best interest of the City;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

Considerations in lieu of annexation are outlined on page one of this report.

## **II. SUPPLEMENTAL INFORMATION**

None.

## **III. RECOMMENDATION**

The proposed amendment is consistent with the West/Southwest Sector Land Use Plan and the City's Annexation Policy. Staff recommends approval.

# Westpointe Public Improvement District

San Antonio  
Planning Commission  
December 18, 2013  
Item #

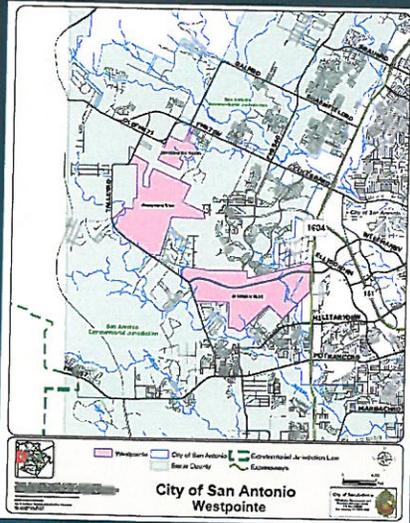
1

## Westpointe Public Improvement District

- Request consent to:
  - 1) create a Public Improvement District within the City's extraterritorial jurisdiction as allowed under Chapter 372 of the Texas Local Government Code and
  - 2) a non-annexation agreement for the term of 31 years.
- Owners: Westpointe Project and Vise Oaks I, Ltd.

2

## Westpointe Public Improvement District



The proposed district is approximately 3,576 acres situated in the far west side of Bexar County and is bound by Culebra Road on the north, Loop 1604 on the east, W. Military Drive on the south, and Medio Creek on the west.

3

## PID Development

- **Proposed Development:**
  - Westpointe East at build-out – 2460 single family lots, 330 acres of commercial, 138 acres of multifamily
  - Westpointe North at build-out – 881 single family lots, 5.5 acres of commercial
  - Westpointe West at build-out - 3226 single family lots, 165 acres of commercial, 108 acres of multifamily
- **Public improvements - an estimated \$218,008,400.00 which will be financed by PID revenues and the developer.**



## Agreement Requirements for Services in Lieu of Annexation

### Considerations in Lieu of Annexation:

- Consent to annex upon expiration of agreement,
- Ability for City to extend and enforce development and building regulations,
- No vested rights for properties within the PID prior to date of agreement,
- Requirement of Master Development Plan to comply with the development regulations of the Development agreement,
- Application of all City Development fees, except building permit fees.
- No Fire, EMS, or Police Services are being requested.

5

## Agreement Requirements and Terms (Cont.)

The City has requested additional considerations based on annexation policy analysis and the West/Southwest Sector Plan, and the Owners are in agreement:

- Provide connectors such as trails, sidewalks, etc. through natural areas, neighborhoods, retail, and public facilities
- Include Hwy 151 Gateway Corridor district provisions for vegetative buffers and signs
- Implement Energy Star or equivalent standards
- Provide annual report and agree to curing provisions

6

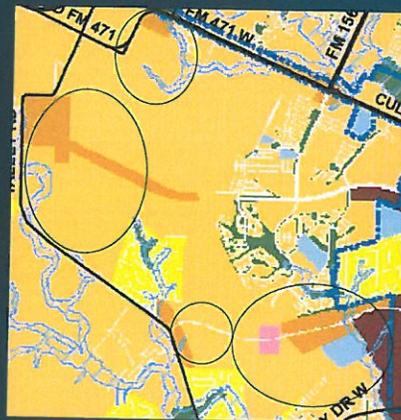
## Agreement Requirements and Terms (Cont.)

- Will have no more than 20% of commercial/multifamily areas as office centers; not more than 25% will be retail and no retail center larger than 50 acres allowed without City consent
- Will not incorporate through the lifetime of the PID
- Will contract with third party qualified inspector using a sampling method per builder and a report to the City on compliance with City Codes

7

## Master Plan Consistency

- The West/Southwest Sector Plan designates this area as Suburban, General Urban, Mixed Use Center, Regional Center, Natural Tier, and Civic land uses.
- The current development plan is consistent with the West/Southwest Sector Plan Land Use Plan; the proposal meets the majority of the plan's relevant objectives (outlined in the staff report), except for the high connectivity ratios for residential and commercial development and the mix of housing types.



8

## Annexation Policy Consistency

The existing agreement and proposed amendment are consistent with the City's Annexation Policy, which states that in considering Special Districts the City should:

- Ensure that Special Districts in the ETJ do not create regulations that would not be in the best interest of the City;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

9

## Recommendation

- **Staff recommends approval of the amendment**

The proposed agreement is consistent with the City's Annexation Policy and the West/Southwest Sector Plan

Staff contact: Nina Nixon-Mendez, Planning Manager, 207-2744, [nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)

10

## **RESOLUTION NO.**

### **RECOMMENDATION APPROVING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND THE ADOPTION OF AN “AGREEMENT FOR SERVICES IN LIEU OF ANNEXATION BETWEEN THE CITY OF SAN ANTONIO AND WESTPOINTE PROJECT AND VISE OAKS I, LTD” FOR THE WESTPOINTE PUBLIC IMPROVEMENT DISTRICT LOCATED IN THE CITY’S EXTRATERRITORIAL JURISDICTION.**

**WHEREAS**, the Property Owners propose the creation of a Public Improvement District consisting of three developments for a total of 3,576 acres, generally bound by Culebra Road on the north, Loop 1604 on the west, W. Military Drive on the south, and Medio Creek on the west; and

**WHEREAS**, the estimated cost of improvements is \$209,000,000.00, and PID proceeds and the developer will pay for public improvements, including utilities, arterial roads, drainage basins, lighting, construct of entry way features and signage, landscaping, sidewalks and other pedestrian walkways and trails and park and other recreational facilities; and

**WHEREAS**, in addition to the request to consent to the public improvement district, the Property Owners are requesting a non-annexation agreement for 31 years, with an expiration date of December 30, 2038; and

**WHEREAS**, Section 123A of the Charter of the City of San Antonio requires that the Planning Commission shall make a recommendation to City Council on proposed annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013, regarding creation of the Westpointe Public Improvement District and an “Agreement for Services in lieu of Annexation; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be **CONSISTENT** with City policies, plans and regulations; and

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

**SECTION 1:** The San Antonio Planning Commission recommends to City Council approval of the creation of the Westpointe Public Improvement District and adoption of an “Agreement for Services in lieu of Annexation Between the City of San Antonio and Westpointe Project and Vise Oaks I, LTD” for three developments of 3,576 acres, generally bound by Culebra Road on the north, Loop 1604 on the west, W. Military Drive on the south, and Medio Creek on the west; located in the City’s extraterritorial jurisdiction. A copy of the “Agreement for Services in lieu of Annexation Between the City of San Antonio and Westpointe Project and Vise Oaks I, LTD” is attached hereto and incorporated herein for all purposes as EXHIBIT 1.

**PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER 2013.**

Attest:

---

Executive Secretary  
San Antonio Planning Commission

Approved:

---

Robert R. Rodriguez, Chair  
San Antonio Planning Commission



with certain municipal ordinances in lieu of annexation, and to consent to annexation of the Property upon the termination of this Agreement, as provided below;

**NOW THEREFORE**, in consideration of the terms and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owners agree as follows:

## **SECTION I: CONSIDERATION, TERM AND ANNEXATION**

**1.1 Consideration.** As consideration for City's consent not to annex the Property for the term of this Agreement, the Owners agree to voluntarily comply with various City ordinances and regulations and restrictive covenants that limit and restrict the manner in which the Property will be developed and consent to voluntary annexation of the Property, in accordance with the terms below, unless there is a termination as a result of a default by City.

The present and future benefits to be received by the City by entering into this Agreement and deferring the annexation of the land include the Owners' voluntary compliance with various City ordinances and regulations that would otherwise not be applicable to the Property; the business and commercial activity and other economic development opportunities resulting from the development of the Property; the development of the Property in an orderly manner to facilitate its future annexation in an appropriate and economical manner; the expected increased future tax base when the Property is annexed; and the Owners' consent to annexation by the City upon termination of this Agreement, pursuant to the Owner's Consent to Annexation.

**1.2 Term.** For the consideration above, and subject to the terms and conditions of this Agreement, the City agrees to continue the extraterritorial status of the Property and defer annexation of the Property until December 30, 2044, in accordance with the provisions of Section 43.0563 of the Texas Local Government Code.

### **1.3 Owners' Consent to Annexation.**

**1.3.1 Voluntary petition for annexation.** The Owners hereby agree that this Agreement constitutes a voluntary petition to the City, acting in the City's sole discretion, for annexation of the Property for full purposes under the provisions of Section 43.052(h) of the Texas Local Government Code on or after December 31, 2044. The City is not obligated to annex the Property for full purposes on December 31, 2044 or at any other time.

To accomplish such annexation, the City will not need to take the following actions, all of which are waived by the Owners:

- (a) adopt or amend an annexation plan to include the Property;
- (b) give notice to any service providers in the area of the Property;
- (c) compile an inventory of services provided to the area by both public and private entities prior to the City's annexation or make such inventory available for public inspection;
- (d) complete a service plan that provides for the extension of full municipal services to the Property, other than the Service Plan;
- (e) hold any public hearings; and

- (f) undertake any negotiations for provision of services to the Property.

The Owners confirm and agree that, as the Owners are the sole owners of the Property as of the Effective Date, such voluntary petition may not be revoked by the Owners except as provided by this Agreement, and is intended to be and shall be binding upon the Owners and their successors in interest in ownership of any right, title or interest in and to the Property or any part thereof.

**1.3.2 Waiver.** The Owners irrevocably waive any and all legal requirements applicable to annexation of the Property by the City, to the fullest extent permitted by law. The Owners agree to execute any and all documents reasonably requested by the City to evidence such waiver and the consent granted.

**1.3.3 City's acceptance.** The City accepts the Owners' voluntary petition for annexation of the Property, subject to the terms and conditions of this Agreement.

**1.4 Owners' Representations and Warranties.** Subject to the terms and conditions of this Agreement, the Owners covenant to and with City, as follows:

**1.4.1 Existence.** Owners are legally existing entities existing under the laws of the state of Texas, and are qualified to transact business in the State of Texas.

**1.4.2 Authorization.** Owners are duly and legally authorized to enter into this Agreement and have complied with all laws, rules, regulations, charter provision and bylaws relating to their corporate existence, and authority to act, and the undersigned representatives are authorized to act on behalf of and bind Owners to the terms of this Agreement. Owners have provided to City, on or prior to the Effective Date, a certified copy of a resolution of their respective Board of Directors, partners or governing body, if required by law, authorizing Owners' execution of this Agreement through their representatives, together with documents evidencing Owners' good standing and authority to transact business in the State of Texas. Owners' have all requisite power to perform all of their obligations under this Agreement. The execution of this Agreement by Owners does not require any consent or approval which has not been obtained, including without limitation, the consent or approval of any Governmental Authority.

**1.4.3 Enforceable Obligations.** Assuming due authorization, execution and delivery by all of the parties to this Agreement, where necessary, all documents executed by Owners pursuant to this Agreement and all obligations of Owners under this Agreement are, to Owners' knowledge and belief, enforceable against Owners in accordance with their terms, except as such enforcement may be limited by bankruptcy, insolvency, reorganization or other similar laws affecting the enforcement of creditor's rights generally and by general equity principles (regardless of whether such enforcement is considered in a proceeding in equity or at law).

**1.4.4 No Legal Bar.** To Owners' knowledge and belief, the execution and delivery of this Agreement, all documents executed by Owners in accordance with the terms of this Agreement, and all obligations of Owners under this Agreement will not conflict with any provision of any law, regulation or any statute, rule, law, treaty, code, ordinance, regulation, permit, official interpretation, certificate or of any applicable federal, state, county or City

governmental entity, authority or agency, court, tribunal, regulatory commission or other body, whether legislative, judicial or executive (or a combination or permutation of the above) with jurisdiction over the land or its inhabitants, or any judgment, decision, decree, injunction, writ, order or like action of any court, arbitrator or other governmental authority listed above.

**1.4.5 Litigation.** Except such matters which have been disclosed in writing to City or generally known by the public, there are no legal actions or proceedings pending or, to the knowledge of Owners' representatives, threatened against Owners which, if adversely determined, would materially and adversely affect the ability of Owners to fulfill their obligations under this Agreement or the financial condition, business or prospect of Owners.

**1.4.6 Documents.** All documents made available by Owners to City and/or City's agents or representatives prior to the Effective Date, are true, correct and complete copies of the instruments which they purport to be and accurately depict the subject matter addressed in the documents.

**1.4.7 Knowledge.** Owners have no knowledge of any facts or circumstances which presently evidence, or with the passage of time would evidence, that any of the representations made by Owners or by City under this Agreement are in any way inaccurate, incomplete or misleading.

**1.5 Owners' Covenants.** Subject to the terms and conditions of this Agreement, the Owners covenant to and with City, as follows:

**1.5.1** Owners shall not petition to incorporate the Property into a municipality during the term of this Agreement. Owners shall not oppose any action taken by the city to annex the Property after December 31, 2043;

**1.5.2** Owners shall include the following language in deed restrictions or each deed or lease of any part of the Property executed after the Effective Date, executed by or on behalf of the Owners:

"This (conveyance or lease, as applicable) is made and accepted subject to that certain Owners' Consent to Annexation, located in Section 1.3 of the Agreement for Services in Lieu of Annexation, executed by the Owners and the City of San Antonio on \_\_\_\_\_, 2014, which permits the City of San Antonio to annex the herein described property upon the terms and conditions set forth therein. Acceptance of this (conveyance or lease, as applicable) shall evidence your consent and agreement to such annexation by the City and may be relied upon by the City as a beneficiary of your consent and agreement.

Further, this (conveyance or lease, as applicable) is made and accepted subject to the development standards contained in Section II of the Agreement for Services in Lieu of Annexation. Acceptance of this (conveyance or lease, as applicable) shall evidence your consent and agreement to such developmental standards and may be relied upon by the City as a beneficiary of your consent and agreement."

**1.5.3 Waiver of Subrogation.** Owners waive any subrogation rights against City with respect to any claims or damages (including, but not limited to, claims for bodily injury and property damage) which are caused by or result from (i) any risks insured against under any valid collectible insurance contract or policy carried by Owners in force at the time of any such injury and/or damage giving rise to such claim or (ii) any risk that would be covered under any insurance required to be obtained and maintained by Owners under or pursuant to this Agreement, even if such required insurance is not in fact obtained and maintained. This waiver of subrogation is not intended to limit the claims of Owners or City to the face amount or coverage of such insurance policies.

**1.5.4 Waiver of Consequential Damages.** Owners waive all present and future claims for consequential damages against City arising from or related to this Agreement, except for any claim relating to City's affirmative actions which result in a material breach of this Agreement, including, but not limited to, City's annexation of the Property (or any part of the Property) in violation of this Agreement or City's unauthorized imposition of moratoria on building. Such waiver shall survive any termination of this Agreement.

**1.5.5 Waiver of Existing Claims.** Owners hereby release any and all presently existing claims of any kind or character which Owners have or may have under or pursuant to this Agreement or its subject matter, against City and its elected officials, members, agents, employees, officers, directors, shareholders and representatives, individually and collectively.

## **1.6 City's Representations and Warranties.**

**1.6.1 Existence.** City is a municipal corporation and home rule city of the State of Texas, principally situated in Bexar County.

**1.6.2 Power and Authority.** City has all requisite municipal corporate power and authority to enter into this Agreement and perform all of its obligations under this Agreement. The execution and performance by City of this Agreement has been duly authorized by City Ordinance, and except for the additional approval of the Owners, no consent or approval of any other person is required, including, without limitation, any governmental authority.

**1.6.3 No Legal Bar.** To City's knowledge and belief, the execution and performance by City of this Agreement, all documents executed by City pursuant to this Agreement, and all obligations of City under this Agreement do not and will not violate any provisions of any contract, agreement or instrument to which City is a party or is subject.

**1.6.4 Litigation.** Except such matters which have been disclosed in writing to Owners or generally are known by the public, there are no legal actions or proceedings pending known to the City which, if adversely determined, would materially and adversely affect the ability of the City to fulfill its obligations under this Agreement.

**1.6.5 Enforceable Obligations.** Assuming due authorization, execution and delivery by all other parties to this Agreement where necessary, this Agreement, all documents executed by the City pursuant to this Agreement and all obligations of the City under this Agreement are, to City's knowledge and belief, enforceable against the City in accordance with their terms.

## **1.7 City's Covenants.**

**1.7.1 Waiver of Subrogation.** With respect to any policies of insurance which the City may obtain (without any obligation to obtain such policies of insurance), City waives any subrogation rights against the Owners with respect to any claims or damages (including, but not limited to, claims for bodily injury and property damage) which are caused by or result from any risks insured against under any valid collectible insurance contract or policy carried by City in force at the time of any such injury and/or damage giving rise to such claim. This waiver of subrogation is not intended to limit the claims of City to the face amount or coverage of such insurance policies.

**1.7.2 Notice of Litigation.** City shall deliver notice to the Owners of any legal proceedings brought against City related to this Agreement. Such notice shall be delivered not later than fifteen (15) days after the earlier to occur of City's receipt of service of a claim or City's receipt of actual written notice of a claim, but no any event, prior to any settlement of such claim by City.

**1.8 Disclaimer of City.** ANY CITY APPROVALS GRANTED PURSUANT TO THIS AGREEMENT DO NOT REFLECT ANY COMMITMENT, APPROVAL, REPRESENTATION, WARRANTY OR OBLIGATION WITH RESPECT TO THE SUFFICIENCY, ACCURACY, COMPLETENESS OR INTEGRITY OF ANY MATTERS SO APPROVED BY CITY, ALL OF WHICH ARE EXPRESSLY DISCLAIMED BY CITY. OWNERS ACKNOWLEDGE THAT, EXCEPT FOR CITY'S REPRESENTATIONS CONTAINED WITHIN THIS AGREEMENT, NEITHER CITY NOR ANY AFFILIATE OF CITY NOR ANY RELATED PARTY OF CITY HAS MADE ANY REPRESENTATION OR WARRANTY WHATSOEVER (WHETHER EXPRESS OR IMPLIED) REGARDING THE DEVELOPMENT, THE SUBJECT MATTER OF THIS AGREEMENT OR ANY EXHIBIT TO THIS AGREEMENT, OTHER THAN THE EXPRESS OBLIGATIONS CONTAINED IN THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED BY THIS AGREEMENT. OWNERS AGREE THAT NEITHER CITY NOR ANY OF CITY'S AFFILIATES AND RELATED PARTIES WILL HAVE ANY RESPONSIBILITY FOR (AND HAVE MADE NO REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO) ANY OF THE FOLLOWING:

**1.8.1** THE ACCURACY OR COMPLETENESS OF ANY INFORMATION SUPPLIED OR AUTHORIZED FOR INCLUSION BY ANY PERSON OTHER THAN AUTHORIZED CITY STAFF UNDER THIS AGREEMENT;

**1.8.2** THE COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY, DEVELOPMENT PLANS AND ANY PROPOSED IMPROVEMENT WITH ANY GOVERNMENTAL RULE; OR

**1.8.3** THE ACCURACY OF ANY FINANCIAL PROJECTIONS, COST ESTIMATES, DEVELOPMENT SCHEDULES OR OTHER MATTERS RELATED TO THE DEVELOPMENT OF THE PROPERTY.

NEITHER CITY NOR ANY OF CITY'S AFFILIATES AND RELATED PARTIES WILL BE LIABLE AS A RESULT OF ANY FAILURE BY ANY PERSON (OTHER THAN CITY, CITY'S AFFILIATES OR RELATED PARTIES) UNDER THIS AGREEMENT (INCLUDING WITHOUT LIMITATION ANY DOCUMENT APPENDED AS AN EXHIBIT TO THIS AGREEMENT) TO PERFORM THEIR RESPECTIVE OBLIGATIONS UNDER THIS AGREEMENT. IT IS UNDERSTOOD AND AGREED BY THE OWNERS (FOR THEMSELVES AND FOR ANY PERSON CLAIMING BY, THROUGH OR UNDER THEM) THAT OWNERS HAVE BEEN AND WILL CONTINUE TO BE SOLELY RESPONSIBLE FOR MAKING THEIR OWN INDEPENDENT APPRAISAL OF AND INVESTIGATION INTO THE PROPERTY, THE DEVELOPMENT OF THE PROPERTY, AND ALL DEVELOPMENT PLANS.

**1.9 Reliance.** Each signer of this Agreement recognizes and acknowledges that, in entering into this Agreement, (a) all parties to this Agreement are expressly and primarily relying on the truth and accuracy of the foregoing representations, warranties and covenants of each party without any obligation to investigate the accuracy or completeness of such representations and covenants, and notwithstanding any investigation of such representations and covenants by any party to this Agreement, that such reliance exists on the part of each party to this Agreement prior to the Effective Date and thereafter; (b) such representations and covenants are a material inducement to each party in making this Agreement and agreeing to undertake and accept its terms, and (c) each party would not be willing to do so in the absence of any of such representations and covenants, all of which shall survive the termination of this Agreement.

## SECTION II: DEVELOPMENT STANDARDS

**2.1 Regulatory Controls.** The Owners' permitting and construction of the Property requires compliance with several chapters of the City Code of the City of San Antonio, including the UDC. Such provisions require the development of the Property according to, among other things, park and open space requirements; permitted land uses; and block, street, sidewalk, parking and loading, buffer, signage, and other infrastructure requirements. Owners will submit an annual report to the City Planning Director describing development for the year and measures taken to comply with this Agreement.

A Master Development Plan ("MDP") for the Property was approved by the City on \_\_\_\_\_, 2013 and an amendment to the Master Development Plan for a portion of the Property was approved by the City on \_\_\_\_\_ (the "Applications"), prior to the request for PID creation and non-annexation of the Property. The City and the Owners have now assessed the Owners' land use and development standards for the Property as called for by the designations originally requested in the Applications, and have determined that the Applications shall be resubmitted to comply with the development standards contained in this Section II. The Parties agree that the Property shall be developed according to the City Code of the City of San Antonio, Chapter 6 (Building Code), Chapter 10 (Electricity Code), Chapter 11 articles I, II and III (Fire Prevention Code) including the 2006 International Fire Code and Amendments, Chapter 24 (Plumbing) and Chapter 35 (the UDC), with the following exception:

Chapter 11, article IV, regulating the use of fireworks, shall not apply.

Notwithstanding that it is not expected that the proposed public improvement district will generate sufficient funds to fully reimburse the Owner for the cost of all required public improvements, Owner will fund all of such costs of required public improvements without regard to amounts anticipated to be actually reimbursed by the public improvement district.

**2.2 Inspections.** As part of the development (plat) review, the City shall include inspections for streets and drainage as if the area were in the City, and City Fire inspectors shall conduct all reviews for Fire Flows and Hydrant spacing.

**2.3 Master Development Plan.** Any MDP filed pursuant to this Agreement for any property described in **Exhibit "A"** shall be governed by the provisions of Section 35-412 ("Master Development Plan") of the UDC. Each Plat shall contain a connectivity ratio of 1.2 and shall demonstrate at least one connection through natural areas, trails or other public access to surrounding developments, public facilities, parks and schools. Owners agree that to the extent commercially feasible they will utilize drainage and natural creeks to create natural areas, trails and parks providing connectivity between developments and to preserve the natural tree canopy. Owners along Alamo Ranch Parkway will comply with the "Landscaping" Front Natural Buffer; On-Premises Signs and Sign Consolidation requirements the Highway 151 CG-2 Gateway Corridor Overlay District Plan in existence as of the date of this Agreement for all commercial development along Alamo Ranch Parkway.

**2.4 Plat Review.** The City shall be the sole plat reviewing entity for Bexar County, in accordance with the Interlocal Agreement between the County and the City.

**2.5 Vested Rights.** No vested rights, as that term is used in Article VII of the City's UDC, may be requested for projects or properties within the Public Improvement District for a vesting date prior to the execution date of this Agreement. Within the boundaries of the Public Improvement District, vested rights shall only be accrued based upon the complete submission of an MDP, subdivision plats or application building permit. If a complete permit application for a project within the boundaries of the Property was submitted prior to the execution date of this Agreement, the vesting date for the project shall not be the date of the permit application submittal, but shall be the execution date of this Agreement, provided that the project may exercise vested rights only to the extent that the project is consistent with the terms of this Section II.

**2.6 Development Fees.** Owners shall pay City all application, plan review, plat review, and filing fees applicable to the approval of subdivision plats in the ETJ and all impact fees, traffic impact analysis fees, water/wastewater impact fees, and storm water management fees assessed with respect to the Property at the times and in the amounts set forth in the UDC and this Agreement, but shall exclude all building permit fees.

**2.7 Binding Agreement.** The Parties agree that all of the development standards contained in this Agreement constitute an easement that continues in perpetuity and shall run with the land, and that all deeds or leases of any portion of the Property shall reflect this Agreement, as required by Section 1.4, above. Any right, title, or interest granted in this Agreement to the Owners passes to each successor and assign of the Owners and each following successor and

assign, and the word "Owner" includes all such successors and assigns. This easement survives unity of ownership of the fee and the easement.

**2.8 Public Services.** Special assessments collected by the PID will be used in part to provide for enhanced public safety. Fire service is being provided through an Emergency Service District. Each owner will contract for private garbage collection. Until the Property is annexed by the City, the County will maintain the public streets and improvements. No police, fire or garbage services are to be provided by the City during the term of this Agreement.

**2.9 Energy Star Requirement.** All single family houses within the PID will meet Energy Star or equivalent standards which are deemed to include building each group of homes which are platted together with a Home Energy Rating System Index Score averaging no greater than 75 points.

**2.10 Competitive Restrictions.** During the term of the PID, the Owner shall not incorporate the Property as a separate municipality. Not more than 20% of the Property will be developed as office buildings for lease (which does not include data centers, public buildings, corporate campuses or corporate offices). Not more than 25% of the Property will be developed as retail buildings and no single retail center will be larger than 50 acres without obtaining the consent of the City. These restrictions shall be based upon the measurement of the footprint of the buildings used for offices or retail sales.

**2.11 Building Inspection.** All commercial and multifamily development will require third party inspections and a report indicating that such development complies with the codes and other requirements contained in this Agreement. For each single family plat submitted, at least 2% of the homes and at least one home for each builder will be subject to a third party inspection and will require a report indicating that such home complies with the code and other requirements contained in this Agreement. The City may select the specific homes within the plat to be inspected.

**2.12 Review Requirement.** An executed copy of this Agreement and any subsequent amendments to this Agreement, shall be attached to every request to the City for plan review, plat review, fee payment, or other documents requiring City staff review and/or approval.

### SECTION III: INDEMNIFICATION

**3.1 EXCEPT AS DESCRIBED OTHERWISE IN THIS AGREEMENT AND IN SECTION 3.2, THE OWNERS COVENANT AND AGREE TO FULLY INDEMNIFY, DEFEND AND HOLD HARMLESS CITY AND THE ELECTED OFFICIALS, MEMBERS, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS AND REPRESENTATIVES OF CITY (INDIVIDUALLY AND COLLECTIVELY, "INDEMNITEE") FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO: PERSONAL INJURY, BODILY INJURY, DEATH AND PROPERTY DAMAGE (COLLECTIVELY REFERRED TO AS "CLAIMS"), MADE UPON INDEMNITEE DIRECTLY OR INDIRECTLY ARISING**

OUT OF, RESULTING FROM OR RELATED TO OWNERS' ACTIVITIES RELATED TO THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF OWNERS, COLLECTIVELY AND INDIVIDUALLY, ANY AGENT, OFFICER, REPRESENTATIVE, OWNERS' EMPLOYEE OR PERSONNEL, CONSULTANT, CONTRACTOR OR SUBCONTRACTOR, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, PERSONNEL, DIRECTORS AND REPRESENTATIVES (INDIVIDUALLY AND COLLECTIVELY, "OWNERS' PARTY"). THE INDEMNITY PROVIDED FOR IN THIS SECTION 3.1 SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE NEGLIGENCE OR WILLFUL MISCONDUCT OF AN INDEMNITEE IN INSTANCES WHERE SUCH NEGLIGENCE OR WILLFUL MISCONDUCT CAUSES PERSONAL INJURY, BODILY INJURY, DEATH OR PROPERTY DAMAGE. IF OWNERS AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. OWNERS SHALL PROMPTLY ADVISE CITY IN WRITING OF ANY CLAIM OR DEMAND AGAINST AN INDEMNITEE KNOWN TO THE OWNERS RELATED TO OR ARISING OUT OF OWNERS' ACTIVITIES RELATED TO THIS AGREEMENT. OWNERS SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND, AT OWNERS' EXPENSE. CITY SHALL HAVE THE RIGHT, AT ITS OPTION, AND AT ITS OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING OWNERS OF ANY OF ITS OBLIGATIONS UNDER THIS SECTION 3.1.

**3.2 EXCEPTIONS TO INDEMNIFICATION BY OWNER. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN SECTION 3.1, OWNERS SHALL NOT INDEMNIFY, DEFEND AND HOLD HARMLESS ANY INDEMNITEE FROM CLAIMS RESULTING FROM OR RELATED TO:**

**3.2.1 ANY CHALLENGE TO CITY'S AUTHORITY TO ENTER INTO OR PERFORM UNDER THIS AGREEMENT; OR**

**3.2.2 CITY'S NEGLIGENCE OR WILLFUL MISCONDUCT IN THE EXERCISE OF ITS GOVERNMENTAL FUNCTIONS.**

**3.2.3 ANY ACTION RELATED TO, OR ARISING AS A RESULT OF, CITY'S BREACH (OR ALLEGED BREACH) OF ANY PROVISION OF THIS AGREEMENT.**

#### **SECTION IV: MISCELLANEOUS**

**4.1 Termination.** Upon the occurrence of any or all of the following events, the City may, at its option, terminate this Agreement in compliance with the notice provisions in Section 4.6 below:

**4.1.1** The termination of the West Point Public Improvement District by Bexar County.

**4.1.2** Owners, its heirs or assigns, attempt to withdraw, rescind or nullify the Owners' consent to annexation, contained in Section 1.3 of this Agreement, or to otherwise challenge the enforceability of the Consent to annexation by City, except to the extent permitted under such consent to annexation.

**4.2 No liability.** Nothing in this Agreement shall be deemed to impose liability on Owners, or the City for actions or omissions of any third party (including, without limitation, any third party contractor or engineer).

**4.3 Modifications.** Any modifications to this Agreement must be in writing, and signed by each signatory of this Agreement or its successors, or they shall not be binding upon any of the parties of this Agreement.

**4.4 Severability.** If any covenant, provision, or agreement of this Agreement shall be held illegal, invalid, or unenforceable under present or future laws effective during the term of this Agreement, then and in that event, it is the intention of the parties to this Agreement that the remainder of this Agreement shall not be affected by the illegal, invalid or unenforceable covenant, provision, or agreement, and that this Agreement shall otherwise continue in full force and effect. It is the further intention of the parties that in lieu of each covenant, provision, or agreement of this instrument that is held illegal, invalid, or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable.

**4.5 Recording of this Agreement.** This Agreement shall be recorded following approval by the City Council, by the Owners in the Real Property Records of Bexar County, Texas as a covenant to title of the parcels more specifically described in **Exhibit "A"**. Consequently, the Owners and the City agree that the provisions of this Agreement shall run with the land described in **Exhibit "A"** as long as this Agreement remains in effect, and shall be binding on all parties having any right, title, or interest in the Property described in **Exhibit "A"**, in whole or in part. The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns and legal representatives. No party may, without the prior written consent of the other party hereto, assign any rights, powers, duties, or obligations hereunder. This Agreement shall not inure to the benefit of any party other than the Parties to this Agreement and their successors and permitted assignees.

**4.6 Breach and Default.** A material breach of this Agreement shall constitute a default and serve as grounds for a suit for damages or specific performance but shall not serve as a terminating event unless such breach is of the provisions of Section 4.1 of this Agreement.

Before the City deems this Agreement as breached or expired, the City must provide the Owners written notice describing the default. If the default continues for a period of ninety (90) days after such notice is delivered to the Owners, this Agreement shall be considered breached; provided that if the nature of the default is such that more than ninety (90) days are reasonably required for its cure, then the Owners shall not be deemed to be in default if the Owners commence such cure within such ninety (90) day period and thereafter diligently pursue such cure to completion.

The City agrees that for defaults of the requirements of Section 2 of this Agreement, the City will seek enforcement and damages from the actual owner of the property at the time of default. The Owners agree to assign any rights they may have against an owner such that the City may pursue such owner directly.

Nothing in this Agreement shall be construed so as to waive the Owners' right to protest a zoning case filed for any property described in **Exhibit "A"**.

**4.7 No Partnership.** Neither this Agreement nor any part of this Agreement shall be construed as creating a partnership, joint venture, or other business affiliation among the Parties or otherwise.

**4.8 Entire Agreement.** This Agreement and the exhibits to this Agreement supersede any and all other prior or contemporaneous agreements, oral or written, among the Parties with respect to the matters addressed in this Agreement

**4.9 Notice.** All notices given with respect to this Agreement shall be in writing and deemed delivered upon receipt if hand delivered or sent by confirmed facsimile transmission, and, if mailed, deemed received on the third business day after deposit in the United States mail, postage prepaid, addressed to the Parties as shown below:

**IF TO THE CITY:**

**City of San Antonio**  
**Development Services Department**  
Attn: Director  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

**City of San Antonio**  
**Planning and Community Development**  
**Department**  
Attn: Director  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

With a copy to:

**City of San Antonio**  
**Office of the City Attorney**  
Attn: City Attorney  
City Hall, 3<sup>rd</sup> Floor  
P.O. Box 839966  
San Antonio, Texas 78283-3966

**Office of the City Clerk**  
Attn: City Clerk  
City Hall, 2<sup>nd</sup> Floor  
P.O. Box 839966  
San Antonio, Texas 78283-3966

**IF TO THE OWNER:**

**West Pointe Project**  
Pablo Villanueva  
19230 Stone Oak, Suite 301  
San Antonio, TX 78258

Each Party may change its address by written notice in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received for by, or actually received by, the City or Owners, as the case maybe.

**4.10 Venue.** This Agreement shall be governed by and construed under the laws of the State of Texas. Venue for any legal action arising out of this Agreement shall be exclusively in Bexar County, Texas.

**4.11 Further Documents.** The Parties agree they will execute such other and further instruments and documents as are or may become reasonably necessary or convenient to effectuate the purposes of this Agreement.

**4.12 Attorneys' Fees.** Each Party to this Agreement shall pay its own attorneys' fees with respect to the drafting, review, and negotiation of this Agreement and all subsequent instruments and agreements related to the Land Use and Development Standards. In the event it should ever become necessary for any Party to retain the services of an attorney to enforce its rights under this Agreement against any other party to this Agreement, then, should such Party prevail, that Party shall be entitled to recover, in addition to any other damages and awards to which it may be entitled, its reasonable attorneys' fees from the defaulting party.

**4.13 Time.** Time is of the essence of this Agreement and each and every provision of this Agreement.

**4.14 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute but one and the same instrument.

This Agreement for Services in Lieu of Annexation is **EXECUTED** as of the dates set forth beneath the signatures of each party below, to be effective, however, as of the date first set forth above.

**City of San Antonio,  
a Texas municipal corporation**  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**West Pointe Project**  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

The State of Texas  
County of Bexar

The State of Texas  
County of Bexar

This instrument was acknowledged before me  
on \_\_\_\_\_, 2013, by \_\_\_\_\_

This instrument was acknowledged before me  
on \_\_\_\_\_, 2013, by \_\_\_\_\_

City Manager of the City of San Antonio,  
Texas, a Municipal Corporation.

---

Notary Public, State of Texas  
(PERSONALIZED SEAL)

---

Notary Public, State of Texas  
(PERSONALIZED SEAL)

---

(Print name of Notary Public here)

---

(Print name of Notary Public here)

My commission expires the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

My commission expires the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

**EXHIBIT "A"**

**(ADD FIELD NOTES AND MAP)**



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 34

**Public Hearing:**

Planning Commission  
December 18, 2013

**Applicant:**

Southwest Independent School  
District Board of Trustees

**Owners:**

Southwest Independent School  
District Board of Trustees

**Property Address/Location:**

Howard St.

**Tract Size:**

203.7962 acres

**Council District(s):**

Not applicable, ETJ (within CSMA)

**Staff Coordinator:**

Nina Nixon-Mendez  
Planning Manager  
(210) 207-2744  
[nina.nixon-mendez@sanantonio.gov](mailto:nina.nixon-mendez@sanantonio.gov)

**REQUEST**

Approve an agreement in lieu of annexation “Agreement for Services in lieu of Annexation between the City of San Antonio and Southwest Independent School District” located in the City’s extraterritorial jurisdiction.

**RECOMMENDED ACTION**

Staff recommends approval.

**ALTERNATIVE ACTIONS**

1. One alternative is to not consent to the non-annexation agreement. If so the property is included in the proposed South San Antonio Limited Purpose Annexation which is scheduled for City Council consideration on January 9, 2014.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

The applicant requests an “Agreement for Services in lieu of Annexation between the City of San Antonio and Southwest Independent School District” located in the City’s extraterritorial jurisdiction

**Proposed Land Use:** Educational Campus for  
Elementary, Middle and High Schools

**Background:** Southwest ISD is planning the construction of a multi-school campus, funded by a bond approved on November 6, 2012. They have been in dialogue with Bexar County Fire Marshall in the preparation of their plans and the design of the facility. They would like the ability to continue with the construction of the school campus under the Bexar County Fire Marshall’s jurisdiction. Bexar County is considering road improvements to Fischer Road related to the construction of the campus.

**Proposed Considerations:** Southwest ISD proposes a non-annexation agreement for a term of three years, with the following considerations:

- Consent to annexation upon expiration of agreement,
- Ability for City to inspect the project for compliance with building regulations,

- Application of all City Development fees
- Agree to fully fund traffic control devices

No Fire, EMS, or Police Services are being requested.

**Additional Considerations:** The City has requested additional considerations based on annexation policy analysis.

- The City will retain the ability to inspect the construction using 2009 International building, mechanical, electrical and plumbing codes as adopted by Bexar County, Texas and receive inspection fees.
- The City will receive all copies of construction documents approved by Bexar County Fire Marshall.

### **CASE HISTORY**

This is the first public hearing of this case.

### **I. ANALYSIS**

The Heritage South Sector Plan designates this area as Suburban Tier land use. The Sector Plan also calls for the following objectives:

EDU-5.1 Encourage communication between Heritage South Community stakeholders, including developers, utility providers, local governments, and respective school districts to involve schools as necessary for community building and integrative learning opportunities

EDU-5.2 Foster multi-use, campus facilities comprised of schools, public libraries, parks and recreation facilities and community centers

Edu-5.3 Ensure that schools and libraries reflect the importance as community facilities by taking into consideration the location, topography, infrastructure, traffic conditions and accessibility by pedestrians, bicycles and vehicles

The current development plan is consistent with the Heritage South Sector Plan Land Use Plan; the proposal, meets the majority of the objectives stated above. The planned campus will be a multi-school campus, and will serve as a community facility to the residents of the Heritage South Sector. Total anticipated student population is 4300. The school district is constructing a portion the Fischer Road East-West connector, an Enhanced Secondary Arterial (120ft in width) on the City's Major Thoroughfare Plan. Given the rural nature of Southwest ISD, the majority of students will be bused to the campus. The campus will be accessible to both the Fischer Road East-West connector and Somerset Road (Enhanced Secondary Arterial (120 ft.)).

The proposed agreement is consistent with the City's Annexation Policy, which states that in considering non-annexation agreements the City should:

- Shall be offered to property owners, within a proposed Municipal Annexation Plan, that have Agricultural Exemptions, in accordance with state law;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option in areas that have taxing authority;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

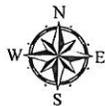
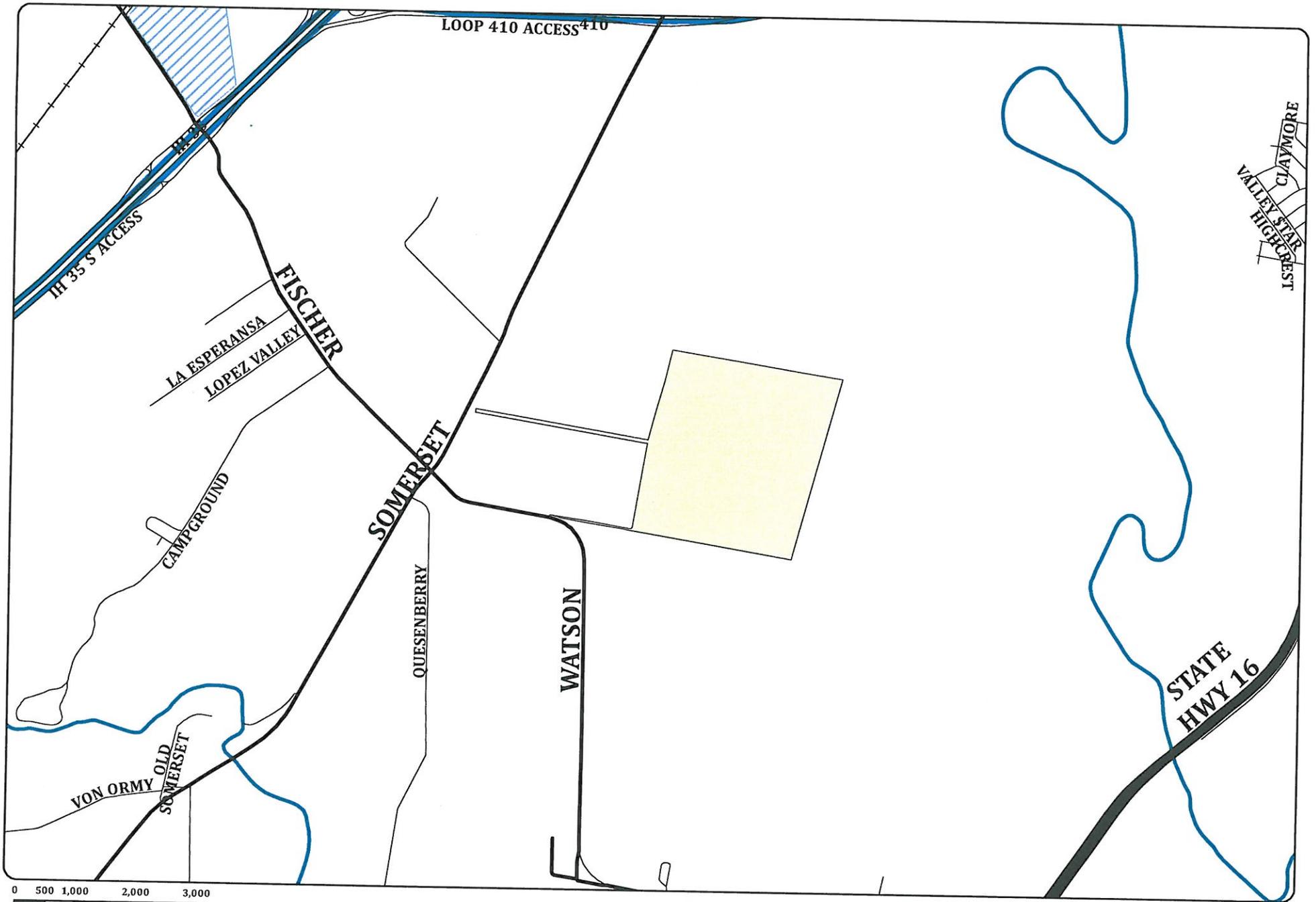
Considerations in lieu of annexation are outlined on page one of this report.

## **II. SUPPLEMENTAL INFORMATION**

None.

## **III. RECOMMENDATION**

The proposed amendment is consistent with the Heritage South Sector Land Use Plan and the City's Annexation Policy. Staff recommends approval.



# Southwest ISD Tract

**RESOLUTION NO.**

**RECOMMENDATION APPROVING THE ADOPTION OF AN  
“AGREEMENT FOR SERVICES IN LIEU OF ANNEXATION BETWEEN  
THE CITY OF SAN ANTONIO AND SOUTHWEST INDEPENDENT  
SCHOOL DISTRICT” LOCATED IN THE CITY’S  
EXTRATERRITORIAL JURISDICTION.**

**WHEREAS**, the Southwest Independent School District is planning to construct a school campus on Howard Street on 203.7962 acres in the City of San Antonio’s extraterritorial jurisdiction; and

**WHEREAS**, the Southwest Independent School District has been planning the campus, working with the Bexar County Fire Marshall to meet all Bexar County development requirements; and

**WHEREAS**, the Property Owners are requesting a non-annexation agreement for three years, with an expiration date of January 9, 2017; and

**WHEREAS**, Section 123A of the Charter of the City of San Antonio requires that the Planning Commission shall make a recommendation to City Council on proposed annexation; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2013, regarding the Southwest Independent School District’s “Agreement for Services in lieu of Annexation”; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be **CONSISTENT** with City policies, plans and regulations; and

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

**SECTION 1:** The San Antonio Planning Commission recommends to City Council approval of an “Agreement for Services in lieu of Annexation Between the City of San Antonio and Southwest Independent School District for an educational facility on 203.7962 acres located on Howard St., within the City’s extraterritorial jurisdiction. A copy of the “Agreement for Services in lieu of Annexation Between the City of San Antonio and Southwest Independent School District” is attached hereto and incorporated herein for all purposes as EXHIBIT 1.

**PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF DECEMBER 2013.**

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Robert R. Rodriguez, Chair  
San Antonio Planning Commission

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL AGREEMENT ADOPTED BY CITY COUNCIL.**

STATE OF TEXAS           §       **Contract for Provision of Services**  
                                  §       **in Lieu of Annexation**  
COUNTY OF BEXAR       §       **Texas Local Government Code § 43.0563**

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made and effective this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of San Antonio, Texas, a home rule municipal corporation of the State of Texas located within Bexar County, Texas (hereinafter referred to as "CITY") and Southwest Independent School District hereinafter called "the DISTRICT ", acting by and through Lloyd Verstuyft, Ed.D, Superintendent of Schools hereinafter called "Superintendent", collectively "the PARTIES" and is as follows:

**WHEREAS**, the DISTRICT'S property within **Exhibit A**, hereinafter called "the PROPERTY", is located within the extraterritorial jurisdiction of the City and is subject to municipal annexation; and

**WHEREAS**, the PROPERTY is owned by the DISTRICT and is the site for two future schools currently in the planning stage of development; and

**WHEREAS**, the Texas Local Government Code § 43.0563 provides that the CITY may enter into a development agreement with the DISTRICT; and

**WHEREAS**, the CITY has notified the DISTRICT of its intent to annex the PROPERTY and has offered to enter into an agreement guaranteeing the continued extraterritorial status of the PROPERTY upon the terms and conditions hereinafter provided; and

**WHEREAS**, the CITY desires that any development of the PROPERTY be in conformance with the CITY'S Comprehensive Plan; and

**WHEREAS**, the DISTRICT desires to enter into this AGREEMENT to secure the continued extraterritorial status of the PROPERTY:

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, CITY and DISTRICT agree as follows:

**I.       CONSIDERATION**

As consideration for CITY'S consent not to annex the PROPERTY for the term of this AGREEMENT, the DISTRICT agrees to voluntarily comply with the CITY'S Comprehensive

Plan and certain regulations and restrictive covenants that limit and restrict the manner in which the PROPERTY will be used and developed and consent to voluntary annexation of the PROPERTY, in accordance with the terms set forth in this AGREEMENT.

## **II. TERM**

This AGREEMENT shall terminate three years after its effective date or upon annexation of the PROPERTY in conformance with this AGREEMENT and Section 43.052(h) of the Texas Local Government Code, whichever comes first. Upon termination, the DISTRICT and the CITY may extend the AGREEMENT upon written mutual consent or the CITY may annex the PROPERTY, either in whole or in part or for full or limited purposes, and such annexation shall be deemed to be with the consent of the DISTRICT.

## **III. DISTRICT'S CONSENT TO ANNEXATION**

The DISTRICT hereby agrees that this AGREEMENT constitutes a voluntary petition to the CITY. The CITY in its sole discretion may annex the PROPERTY for full purposes under the provisions of Section 43.052(h) of the Texas Local Government Code on or after November 30, 2016. The CITY is not obligated to annex the PROPERTY for full purposes on November 30, 2016 or at any other time. To accomplish such annexation, the CITY will not need to take the following actions, all of which are waived by the DISTRICT:

- a) adopt or amend an annexation plan to include the PROPERTY;
- b) give notice to any service providers in the area of the PROPERTY;
- c) compile an inventory of services provided to the area by both public and private entities prior to the CITY'S annexation or make such inventory available for public inspection;
- d) complete a service plan that provides for the extension of full municipal services to the PROPERTY, other than the Service Plan;
- e) hold any public hearings; and
- f) undertake any negotiations for provision of services to the PROPERTY.

The DISTRICT confirms and agrees that as the sole owner of the PROPERTY as of the effective date, such voluntary petition may not be revoked by the DISTRICT, except as provided by this AGREEMENT, and is intended to be and shall be binding upon the DISTRICT and its successors in interest in ownership of any right, title or interest in and to the PROPERTY or any part thereof.

## **IV. CONTINUATION OF EXTRATERRITORIAL STATUS.**

The PROPERTY shall not be annexed and shall remain in the extraterritorial jurisdiction of the CITY as long as this AGREEMENT is effective, the PROPERTY is not subdivided, the PROPERTY continues to be used solely for educational purposes, and the DISTRICT is not in violation of this AGREEMENT. This provision does not prohibit annexation with the consent of the DISTRICT as provided in this contract.

## **V. ANNEXATION UPON SUBDIVISION OR CHANGE OF USE.**

This AGREEMENT is void if the PROPERTY ceases to be used solely for educational purposes and/or subdivides or develops the PROPERTY in any manner that would require a plat of the subdivision to be filed with any governmental entity having jurisdiction over the PROPERTY, then the CITY may annex either in whole or in part, and such annexation shall be deemed to be with the consent of the DISTRICT.

## **VI. INSPECTION PROCESS**

CITY shall inspect projects in accordance with the 2009 International Building, Mechanical, and Plumbing Codes and National Electrical Code as adopted by Bexar County, Texas. The fee for any service shall be equivalent to the fee adopted by the CITY for a similar review or inspection of a similar project within the full-purpose city limits of CITY. The DISTRICT shall provide copies of any and all County-approved construction documents for CITY retention. CITY shall inspect at the following stages of construction:

- a) Rough-in/Framing inspections for the building, mechanical, electrical and plumbing trades; and
- b) Final inspection for the building, mechanical, electrical and plumbing trades; and
- c) Final Report of Special Inspections shall be submitted to the CITY from the Registered Design Professional in Responsible Charge, (RDPiRC). The final report written by the RDPiRC documenting all of the required special inspections, the special inspectors, and the corrective action taken for any discrepancies noted in the inspections shall be included in the report.

## **VII. AGREEMENT TO PROVIDE TRAFFIC CONTROL DEVICES**

DISTRICT agrees to fully fund traffic control devices when warranted. This provision supersedes any provision to the contrary in the Interlocal Agreement between CITY and DISTRICT dated January 12, 2010.

## **VIII. AGREEMENT IS A COVENANT RUNNING WITH THE LAND**

This AGREEMENT shall be recorded in the Real Property Records of the applicable county and shall be a covenant running with the land binding upon all parties having any right, title or interest in the PROPERTY or any part thereof, including their heirs, successors and assigns, and shall inure to the benefit of the owners of the PROPERTY and to the CITY. This AGREEMENT may not be revised or amended without the written consent of both parties.

## **IX. NOTICE OF SALE OF THE PROPERTY.**

Prior to the sale or conveyance of any portion of the PROPERTY, the DISTRICT shall give written notice and a copy of this AGREEMENT to the prospective purchaser or grantee and shall provide a copy of such disclosure to the CITY.

## **X. FORM AND DELIVERY OF NOTICE**

Any notice required or permitted under this AGREEMENT shall be in writing and shall be delivered by certified US mail. Notice to the DISTRICT may be addressed to Superintendent of Schools and to the CITY at the address indicated below. If more than one entity is named in this AGREEMENT, service of any notice on any one of the entities shall be deemed service on all entities.

CITY:

John Dugan, Planning Director  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966  
Facsimile Number: 210-207-5480

DISTRICT:

Lloyd Verstuyft, Ed.D  
Superintendent of Schools  
Southwest Independent School District  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Facsimile Number: \_\_\_\_\_

## **XI. AUTHORIZATION**

DISTRICT is duly and legally authorized to enter into this AGREEMENT and has complied with all laws, rules, regulations, charter provision and bylaws relating to their corporate existence, and authority to act, and the undersigned representative is authorized to act on behalf of and bind DISTRICT to the terms of this AGREEMENT. DISTRICT has provided to CITY, on or prior to the Effective Date, a certified copy of a resolution of their respective Board of Directors, partners or governing body, if required by law, authorizing DISTRICT'S execution of this AGREEMENT through their representatives, together with documents evidencing DISTRICT'S good standing and authority to transact business in the State of Texas. DISTRICT has all requisite power to perform all of their obligations under this AGREEMENT. The execution of this AGREEMENT by DISTRICT does not require any consent or approval which has not been obtained, including without limitation, the consent or approval of any Governmental Authority.

## **XII. ENFORCEMENT**

This AGREEMENT may be enforced by DISTRICT or CITY by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the AGREEMENT thereafter.

## **XIII. PROVISIONS SEVERABLE**

If any provision contained in this AGREEMENT is held unconstitutional, invalid or unenforceable, then the remaining provisions shall be deemed severable and shall remain in full force and effect.

#### **XIV. GOVERNMENTAL POWERS**

It is understood that by execution of this AGREEMENT, the CITY does not waive or surrender any of its governmental powers.

#### **XV. CAPTIONS**

Captions and headings used in this AGREEMENT are for reference purposes only and shall not be deemed a part of this AGREEMENT.

#### **XVI. MODIFICATION OF AGREEMENT**

This AGREEMENT cannot be modified or amended without the written consent of all the parties hereto and attached and made a part of this AGREEMENT.

#### **XVII. GOVERNING LAW AND VENUE**

Venue shall be in the state courts located in Bexar County, Texas and construed in conformity with the laws of the State of Texas.

**IN WITNESS WHEREOF**, the PARTIES have signed and executed this AGREEMENT effective as of the date first set forth above.

***[SIGNATURE AND ACKNOWLEDGEMENTS ON FOLLOWING PAGE]***

**CITY OF SAN ANTONIO**

By: \_\_\_\_\_

Name: John Dugan

Title: Planning Director

**The DISTRICT(s)**

By: \_\_\_\_\_

Print Name(s): Lloyd Verstuyft, Ed.D

Title(s): Superintendent of Schools

**State of Texas  
County of Bexar**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by John Dugan, Planning Director of the City of San Antonio, a Texas municipal corporation, on behalf of said corporation.

**State of Texas  
County of Bexar**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Lloyd Verstuyft, Ed.D, Superintendent of Schools, Southwest Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas  
Personalized Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Personalized Seal)

\_\_\_\_\_  
(Print Name of Notary Public here)

\_\_\_\_\_  
(Print Name of Notary Public here)

My commission expires: \_\_\_\_\_

My commission expires: \_\_\_\_\_

After Recording Return to:  
Nina Nixon-Méndez, Planning Manager  
City of San Antonio  
Department of Planning and Community Development  
PO Box 839966  
San Antonio, TX 78283-3966