



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

PLANNING COMMISSION AGENDA

❧ December 12, 2012 ❧

2:00 P.M.

Rob Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

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

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

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

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Briefing on the proposed Lone Star Community Plan (Michael Taylor, (210) 207-0145, Michael.Taylor@sanantonio.gov, Department of Planning and Community Development)
 - B. Discussion regarding plat notes (Development Services Department)
 - C. Agenda items may be discussed (Development Services Department)

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

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

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

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

Plats

5. **110074:** Request by Smith Business Park Ltd., for approval of a major plat to subdivide a 19.9948-acre tract of land to establish **Smith Business Park Subdivision**, generally located on the east side of IH 10, north of Lost Creek Gap and west of Old Fredericksburg Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
6. **120085:** A two-part request by Dahjur Management, LLC, and Blue Beacon International, Inc. for approval of 1) a variance from Section 35-F133(c)(2) of the Unified Development Code (“UDC”) to allow a plat to be approved prior to the submittal of a CLOMR to FEMA to revise a 1% A.C. current conditions floodplain; and 2) a major plat to replat and subdivide a 48.9235-acre tract of land to establish the **Foster Road Industrial Park Subdivision**, generally located northwest of the intersection of Interstate Highway 10 and North Foster Road, within City Council District 2. **Staff recommendation is pending.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department).
7. **120135:** Request by Forestar Real Estate Group, for approval of a major plat to vacate, resubdivide and subdivide a 17.411-acre tract of land to establish **Amorosa Phase 4A Enclave Subdivision**, generally located northeast of the intersection of TPC Parkway and Resort Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
8. **120298:** Request by Gehan Homes, LTD, for approval of a major plat to subdivide a 9.262-acre tract of land to establish **Gordon’s Grove Unit 2C Subdivision**, generally located east of the intersection of Gordon’s Haven and Ville Serene, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department)
9. **120349:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 10.020-acre tract of land to establish **Hillcrest Unit 5B Phase 2B Subdivision**, generally located north of Hwy 90, east of Cagnon Road and west of FM 1604, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
10. **120378:** Request by Armadillo Construction Co., Ltd., for approval of a major plat to subdivide a 10.01-acre tract of land to establish **Waters Edge P.U.D. Subdivision**, generally located southwest of the intersection of Waters Edge Drive and Cable Ranch Road, within City Council District 6. **Staff recommends approval.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)

11. **120390:** Request by D.R. Horton, for approval of a major plat to subdivide a 23.740-acre tract of land to establish **Sawyer Meadows Unit 1, Enclave Subdivision**, generally located north of Culebra Road, east of FM 1560, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)
12. **130052:** Request by Michel Alexis Courtines, for approval of a minor plat to replat a 0.50-acre tract of land to establish **The Pinnacle Subdivision P.U.D. BSL**, generally located southwest of the intersection of Campanile and Marchesi, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD) Plan

13. **PUD 13-001:** Request by Lanquest Acquisitions, LLC, for approval of the a **Rahaei Tract Planned Unit Development (PUD) Plan**, to develop a 27.188-acre tract of land, generally located on southwest of the intersection of Boerne Stage Road and Boerne Forest, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)

Time Extensions

14. **080162:** Request by BCG Encino Holdings, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Vista Pointe Subdivision**, generally located on the west side of U.S. Highway 281, south of Encino Rio, within City Council District 9. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department)
15. **090336:** Request by Paradise Development Partners, LLC, for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Lily & Daisy Subdivision**, generally located southwest of the intersection of North Vandiver Road and Olney Drive, within City Council District 2. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Street Name Change

16. **S13-001:** A request by the Girl Scouts of Southwest Texas, for a resolution recommending approval of a street name change request to change the name of "North Coker Loop" to "Trefoil Lane" between Arion Parkway and West Coker Loop in City Council District 9. **Staff Recommends approval.** (Andreina Dávila-Quintero, Senior Planner, (210) 207-0215, Andreina.Davila@sanantonio.gov, Development Services Department)

Land Transactions

17. **S. P. 1596** – Consideration of the Resolution to declare as surplus and dispose of real property comprising of 0.7922 acres of land area known as 905 South Frio located in New City Block 273 in Council District 5. (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

18. **A. S.P. 1671** - Consideration of a Resolution supporting and recommending City Council approval to declare properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the properties located at: **922 Vickers Avenue (NCB 8011) in District 4; 607 (formerly 611) Carlisle Avenue (NCB 7651) in District 5; 426 Carlisle Avenue (NCB 7917) in District 5; 428 Carlisle Avenue (NCB 7917) in District 5; 713 Patton Boulevard (NCB 8114) in District 6; 719 Patton Boulevard (NCB 8114) in District 6; 1214 Morey Peak (NCB 13416) in District 9; 1302 Morey Peak (NCB 11781) in District 9; 1050 Lockhill-Selma (CB 5004F) Located within Castle Hills, Texas; 1314 Big Oak Drive (CB 4163B) located within the Extra Territorial Jurisdiction (ETJ); 3185 Cenizo (CB4010C) located within the Extra Territorial Jurisdiction (ETJ); and 1143 Shalimar Drive (CB 4010C) outside of the Extra Territorial Jurisdiction (ETJ) in Poteet, Texas.**
- B. S.P. 1672** - Consideration of a Resolution supporting and recommending City Council approval to declare properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the properties located at: **163 Babcock Road (NCB 8403) in District 1; 2400 Henderson Court (NCB 10927) in District 3, 452 Furnish Avenue (NCB 3127) in District 5, 855 Old Highway 90 West (NCB 8989) in District 6, 149 Faith Drive (NCB 11505) in District 7, 15619 White Fawn (NCB 14771) in District 8; and a 39.929 acre tract of land on FM 3175, south east of the City of Lytle in Atascosa County outside of the Extra Territorial Jurisdiction (ETJ).** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Comprehensive Master Plan Amendment

19. **PA12046:** A request by Heidi L Mummau, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1521 acres of land at 404 Stafford from “Low Density Residential” to “Neighborhood Commercial”, in City Council District 2. Staff recommendation is Approval. (John R. Osten, Sr. Planner, (210) 207-2187, John.Olsten@sanantonio.gov, Department of Planning and Community Development)

Other Items

20. Updated briefing of the proposed increases to the Fee In-Lieu-of (FILO) option of the Regional Storm Water Management Program (Craig Meyers, P.E. CFM (210) 207-0335, Craig.Meyers@sanantonio.gov, Department of Public Works)
21. **080138:** Request by Lariat Canyon Management, LLC, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for the **Lariat Canyon Business Park**, generally located east of Blanco Road, south of Lariat Drive, within City Council District 9. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)
22. Approval of the minutes for the November 28, 2012 Planning Commission meeting.
23. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
24. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

110074

Project Name:

Smith Business Park

Applicants:

Clyde Smith and Peggy Smith

Representative:

Macina, Bose, Copeland & Assoc.,
Inc. c/o Robert A. Copeland, Jr., P.E.

Owner:

Smith Business Park, Ltd.

Staff Coordinator:

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

Property Address/Location:

Located on the east side of IH 10,
north of Lost Creek Gap and west of
Old Fredericksburg road

MAPSCO Map Grid (Ferguson):

447 D-7

Tract Size:

19.9948 acres

Council District:

ETJ

Notification:

Internet Agenda Posting December 7,
2012

REQUEST

Approval of a major plat to subdivide a 19.9948-acre tract of land
to establish the **Smith Business Park Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 15, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eight (8) non-single family residential lots.

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-departmental Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 26, 2012.

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 15, 2012.

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 provided the following response:

- This is not a potential warbler habitat and is not within a karst zone. The traffic impact analysis shows 50 peak hours with on access point to IH 10 and will not heavily impact the access road, so no further comments.

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

II. RECOMMENDATION

Approval of the proposed **Smith Business Park** Subdivision Plat.

III. ATTACHMENT

1. Proposed Plat

PLAT NO. 110074
ESTABLISHING
SUBDIVISION PLAT
SMITH BUSINESS PARK

ESTABLISHING LOT 2 THROUGH 9, BLOCK 36, COUNTY BLOCK 4711, BEING 19.9948 ACRES CONSISTING OF 12.17 ACRES OUT OF THE J.M. McCULLOUGH AND CO. SURVEY NUMBER 29, ABSTRACT NUMBER 528 AND 7.83 ACRES OUT OF THE CASANO CARMONIA SURVEY NO. 300, ABSTRACT 153 IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT NO. 20040249704 (VOLUME 11051, PAGE 788) OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784



DATE: 01/05/2011

JOB NO.: 29821/0879

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: SMITH BUSINESS PARK, LTD.
1 BLUE HERON BLVD.,
BOERNE, TEXAS 78006

Clyde B. Smith
OWNER: CLYDE SMITH
Peggy Smith
OWNER: PEGGY SMITH

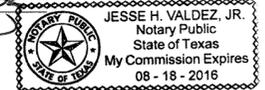
DULY AUTHORIZED AGENT _____ DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLYDE AND PEGGY SMITH, 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 1st DAY OF December, 2012.

Jesse H. Valdez, Jr.
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.

ON THIS _____ DAY OF _____, A.D. 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

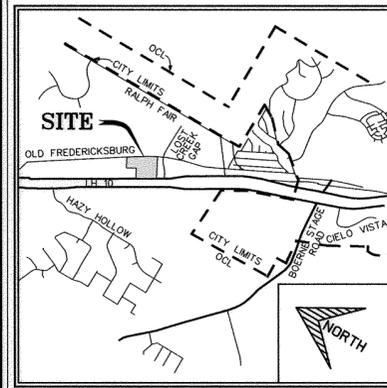
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2012 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2012 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., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



MAPSCO 2010; PAGE 447, GRID D7
LOCATION MAP
NOT TO SCALE

LEGEND:

- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESM'T. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- C.B. ----- COUNTY BLOCK
- N.C.B. ----- NEW CITY BLOCK
- VOL. ----- VOLUME
- P.C. ----- PAGE
- F.I.R. ----- FOUND IRON ROD

CPS NOTES:

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

IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAMS REGULATION (18.4.5.3).

WASTE WATER EDU NOTE:

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

DRAINAGE EASEMENT NOTES:

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

MINIMUM FINISHED FLOOR NOTE:

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

WATER QUALITY BASIN NOTE:

THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

MAINTENANCE NOTE:

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

GENERAL NOTES:

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0405 D DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE WITH UDC 35-506(d)(5).
- MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
- INGRESS/EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THIS PLAT WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL, AS PER U.D.C. SECTION 35-441(c)(13).
- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(d)(13).
- 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 ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR 18.79 ACRES (LOT 2-LOT 9) OF THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 0.70 ACRES AND A VOLUME OF 3,916 ACRE FEET WILL BE REQUIRED FOR THIS USE. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

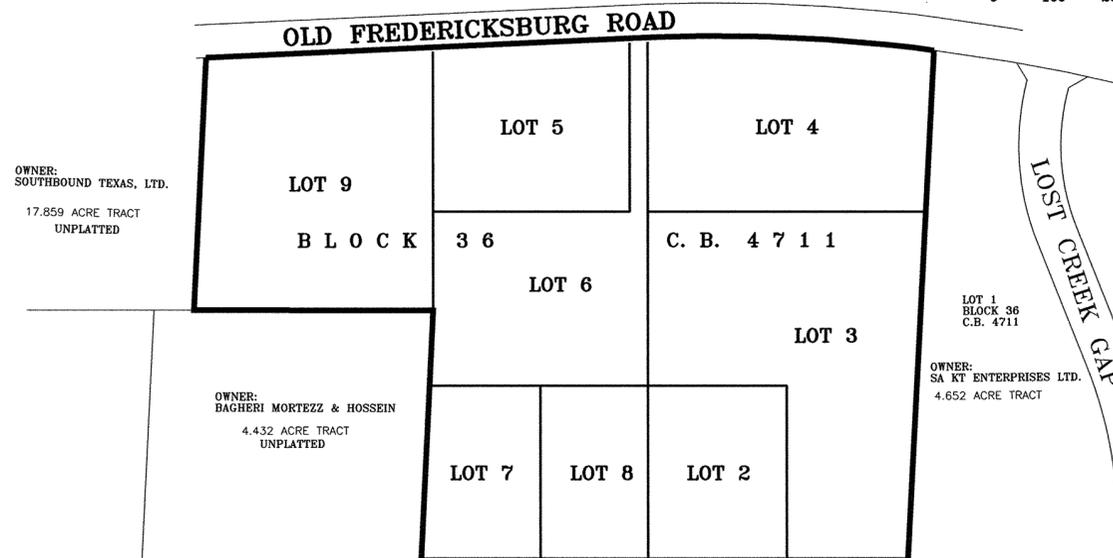
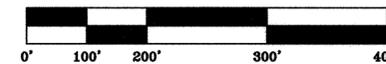
TxDOT NOTES:

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG L.H. 10, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 810.03'.

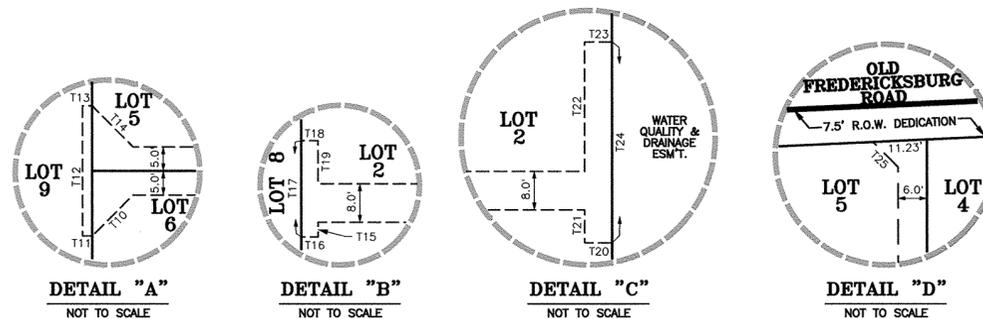
BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF LOOP 410 AS BEING S12°39'48"W.



SCALE: 1" = 200'



INTERSTATE HIGHWAY 10



NO.	CHORD	BRG.	LENGTH
T1	N33°14'35"W		30.03'
T2	N33°14'35"W		7.19'
T3	N32°06'17"W		86.62'
T4	N29°54'57"W		100.30'
T5	N27°56'25"W		101.66'
T6	N25°49'54"W		101.21'
T7	N24°34'10"W		45.19'
T8	N22°17'09"W		35.23'
T9	N14°34'12"W		93.73'
T10	N75°36'34"W		12.05'
T11	N30°36'34"W		2.00'
T12	N59°23'26"E		27.04'
T13	N30°36'34"W		2.00'
T14	N14°23'26"E		12.05'
T15	N59°23'26"E		3.05'
T16	N30°36'34"W		3.46'
T17	N59°23'26"E		20.00'
T18	N30°36'34"W		3.46'
T19	N59°23'26"E		8.95'
T20	N30°36'34"W		5.70'
T21	N59°23'26"E		6.87'
T22	N59°23'26"E		26.88'
T23	N30°36'34"W		5.70'
T24	N59°23'26"E		41.75'

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BRG.	CHD. DIST.
C1	280.86'	07°53'45"	19.38'	38.70'	N33°19'48"E		38.67'
C2	165.02'	06°45'13"	9.74'	19.45'	N24°25'41"E		19.44'
C3	127.10'	17°59'09"	20.11'	39.90'	N30°02'39"E		39.73'
C4	251.21'	03°37'36"	7.95'	15.90'	N40°51'01"E		15.90'
C5	43.27'	73°16'23"	32.18'	55.34'	N06°01'37"E		51.64'

STATE OF TEXAS
COUNTY OF BEXAR

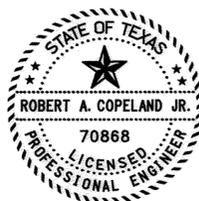
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Joe Edward Hagle
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

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.

Robert A. Copeland, Jr.
LICENSED PROFESSIONAL ENGINEER NO. 70868



PLAT NO. 110074
ESTABLISHING
SUBDIVISION PLAT
SMITH BUSINESS PARK

ESTABLISHING LOT 2 THROUGH 9, BLOCK 36, COUNTY BLOCK 4711, BEING 19.9948 ACRES CONSISTING OF 12.17 ACRES OUT OF THE J.M. McCULLOCH AND CO. SURVEY NUMBER 29, ABSTRACT NUMBER 528 AND 7.83 ACRES OUT OF THE CASANO ARMONIA SURVEY NO. 300, ABSTRACT 153 IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT NO. 20040249704 (VOLUME 11051, PAGE 788) OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 01/05/2011 JOB NO.: 29821/0879

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: SMITH BUSINESS PARK, LTD.
1 BLUE HERON BLVD.,
BOERNE, TEXAS 78006

Clyde B. Smith *Peggy Smith*
OWNER: CLYDE SMITH OWNER: PEGGY SMITH

DULY AUTHORIZED AGENT DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLYDE AND PEGGY SMITH 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 1st DAY OF December, 2012.

Jesse H. Valdez, Jr.
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires
08 - 18 - 2016

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. 2012.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

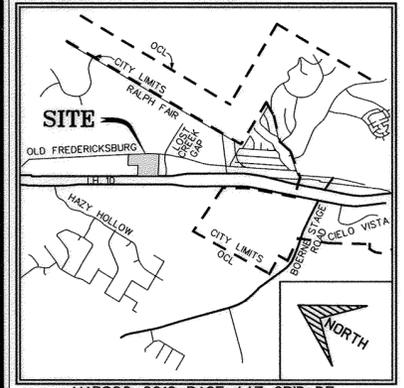
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2012 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2012 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

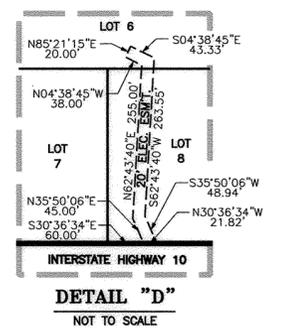
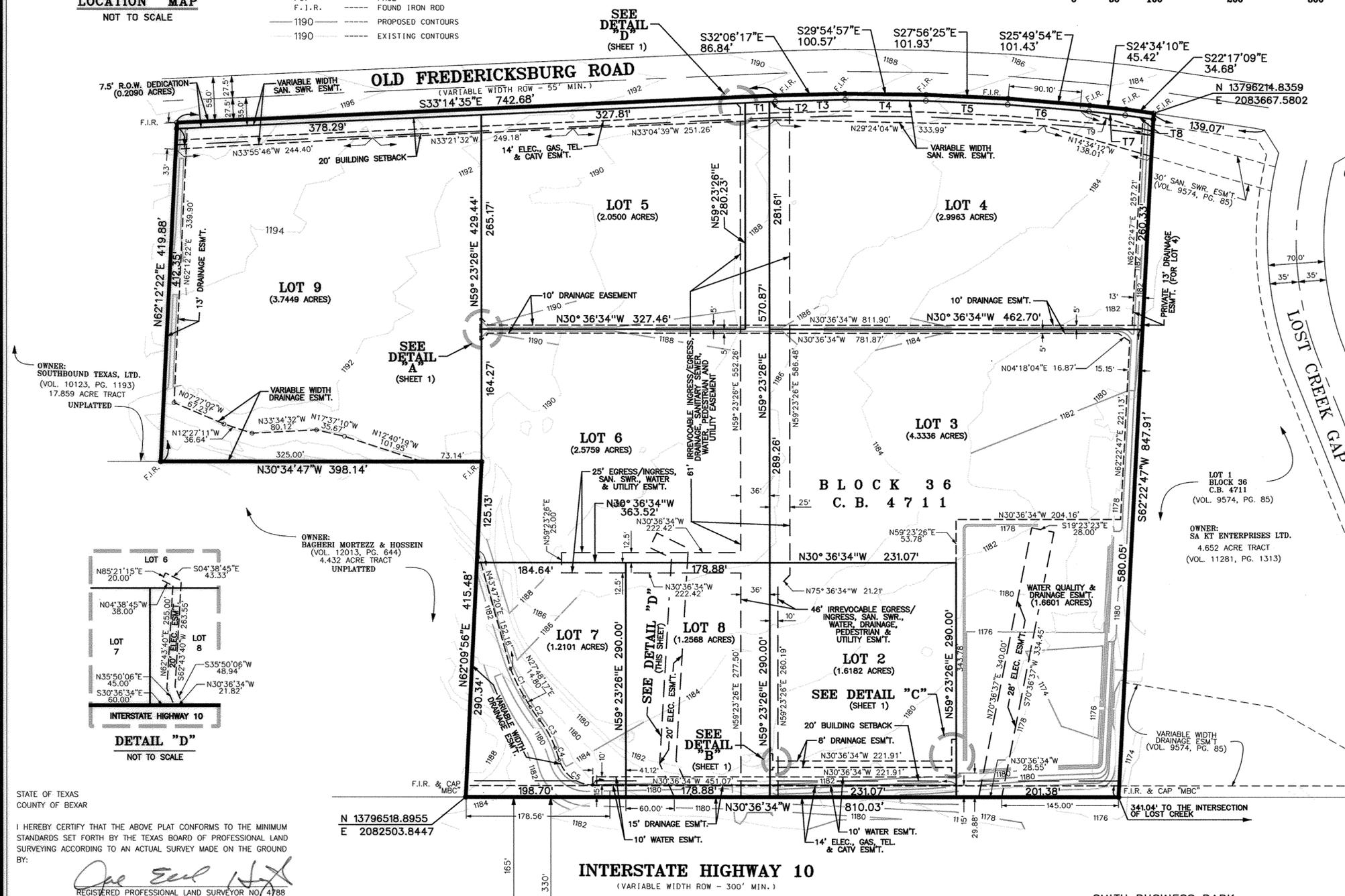
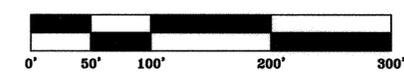
CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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.
3. 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.
4. 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.
5. 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.

LEGEND:
ELEC. ----- ELECTRIC
TEL. ----- TELEPHONE
CATV ----- CABLE TELEVISION
SAN. SWR. ----- SANITARY SEWER
ESM'T. ----- EASEMENT
R.O.W. ----- RIGHT-OF-WAY
C.B. ----- COUNTY BLOCK
N.C.B. ----- NEW CITY BLOCK
VOL. ----- VOLUME
PG. ----- PAGE
F.I.R. ----- FOUND IRON ROD
----- PROPOSED CONTOURS
----- EXISTING CONTOURS



MAPSCO 2010: PAGE 447, GRID D7
LOCATION MAP
NOT TO SCALE

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF LOOP 410 AS BEING S12°39'48"W. **SCALE: 1" = 100'**



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:
Joe Edward Hagle
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

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.
Robert A. Copeland Jr.
LICENSED PROFESSIONAL ENGINEER NO. 70868



10:53:28 AM 10/17/2012 pr1verc
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No.6

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120085

Applicant:

Dan Allen Hughes Jr. & Trace
Walker

Representative:

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

Owner:

Dahjur Management, LLC, and Blue
Beacon International, Inc.

Staff Coordinator:

Rudy Muñoz, Planner
(210) 207-5014
Rudy.Munoz@sanantonio.gov

Property Address/Location:

Northwest of the intersection of
Interstate Highway 10 and North
Foster Road

MAPSCO Map Grid (Ferguson):

619 C-1

Tract Size:

48.9235 acres

Council District:

2

Notification:

Published in Daily Commercial
Recorder on November 30, 2012
Internet Agenda posting December 7,
2012

REQUEST

Approval of: 1) a variance from Section 35-F133(c)(2) of the Unified Development Code (“UDC”) to allow a plat to be approved prior to the submittal of a CLOMR to FEMA to revise a 1% A.C. current conditions floodplain; and 2) a major plat to replat and subdivide a 48.9235-acre tract of land to establish the **Foster Road Industrial Park Subdivision**, generally located northwest of the intersection of Interstate Highway 10 and North Foster Road, within City Council District 2. **Staff recommendation is pending.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department).

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Pending

DATE FILED WITH PLANNING COMMISSION

November 26, 2012

CASE HISTORY

Area being replatted was previously platted as a portion of Lot 15, Block 1, NCB 17978, out of the Blue Beacon Truck Wash Subdivision plat recorded in Volume 9548, Page 130, and a portion of a 40-foot drainage easement out of the Planet Speedco Subdivision plat recorded in Volume 9543, Page 128, of the deed and plat records of Bexar County.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of nineteen (19) non-single family residential lots and approximately three thousand two hundred and six (3,206) linear feet of public streets.

B. Zoning

“I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3” General Commercial Airport Hazard Overlay District

C. Major Thoroughfare(s)

Interstate Highway 10, Freeway, 250-foot minimum right-of-way (ROW)
North Foster 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 29, 2012.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 31, 2012.

II. SUPPLEMENTAL INFORMATION

A. Variance Request

On October 29, 2012, the applicant requested a variance from Section 35-F133(c)(2) of the Unified Development Code (“UDC”).

III. RECOMMENDATION

Pending.

IV. ATTACHMENTS

1. Proposed plat
2. Variance request

PLAT NO. 120085
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
FOSTER ROAD
INDUSTRIAL PARK

BEING A 48.9235 ACRE TRACT OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, BEING THE REMAINING PORTION OF THE 158.611 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 2721, PAGE 521, OF THE DEED AND PLAT RECORDS 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: DAHJUR MANAGEMENT, LLC
P.O. BOX 14
BEEVILLE, TX 78104

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN ALLEN HUGHES 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 _____ DAY OF _____, 2012.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: BLUE BEACON INTERNATIONAL, INC.
P.O. BOX 856
SALINA, KS 67402-0856

OWNER: 0.0168 ACRES OUT OF LOT 15, BLOCK 1, N.C.B. 17978,
BLUE BEACON TRUCK WASH

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 _____, 2012.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF FOSTER ROAD INDUSTRIAL PARK 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., 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

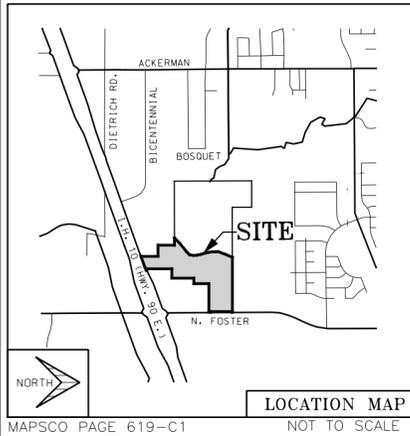
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2012 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2012 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2



MAPSCO PAGE 619-C1 NOT TO SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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.
3. 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.
4. 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.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

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

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

NOTES: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BLUE BEACON TRUCK WASH SUBDIVISION (I.D. NO. 000227), WHICH IS RECORDED IN VOLUME 9548, PAGE 130, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: _____

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ OF _____, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PLANET SPEEDCO SUBDIVISION (I.D. NO. 990009), WHICH IS RECORDED IN VOLUME 9543, PAGE 128, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: _____

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ OF _____, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

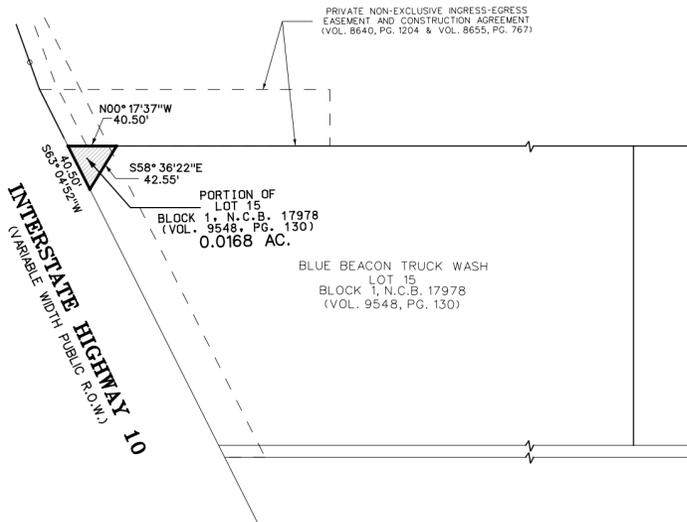
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 70868

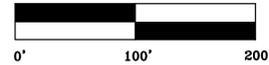


AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING A PORTION OF LOT 15 (0.0168 AC.), BLOCK 1, N.C.B. 17978 AND A PORTION OF A 40' DRAINAGE EASEMENT (0.1217 ACRE) AS RECORDED IN VOLUME 9548, PAGE 130 AND VOLUME 9543, PAGE 128, RESPECTIVELY, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF I.H. 10 AS BEING S07°02'07"W.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

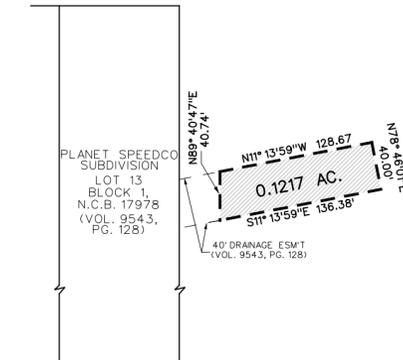
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 12/14/2011

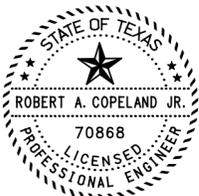
JOB NO. 30489/1671

LEGEND:

- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESM'T. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- BLDG. ----- BUILDING
- C.B. ----- COUNTY BLOCK
- N.C.B. ----- NEW CITY BLOCK
- VOL. ----- VOLUME
- PG. ----- PAGE



FOSTER ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)



4:28:01 PM 11/15/2012 Dr:1ver0
P:1671 *30489-NE0810rEdInPrkDee.cmk30489p1.dgn

PLAT NO. 120085
 REPLAT AND SUBDIVISION PLAT
 ESTABLISHING
**FOSTER ROAD
 INDUSTRIAL PARK**

BEING A 48.9235 ACRE TRACT OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, BEING THE REMAINING PORTION OF THE 158.611 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 2721, PAGE 521, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER: DAHJUR MANAGEMENT, LLC
 P.O. BOX 14
 BEEVILLE, TX 78104

OWNER
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN ALLEN HUGHES 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 _____ DAY OF _____, 2012.

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER: BLUE BEACON INTERNATIONAL, INC.
 P.O. BOX 856
 SALINA, KS 67402-0856

OWNER: 0.0168 ACRES OUT OF LOT 15, BLOCK 1, N.C.B. 17978,
 BLUE BEACON TRUCK WASH

DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEAR

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 _____, 2012.

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

THIS PLAT OF **FOSTER ROAD INDUSTRIAL PARK** 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., 2012.

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

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., 2012 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D., 2012 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., 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

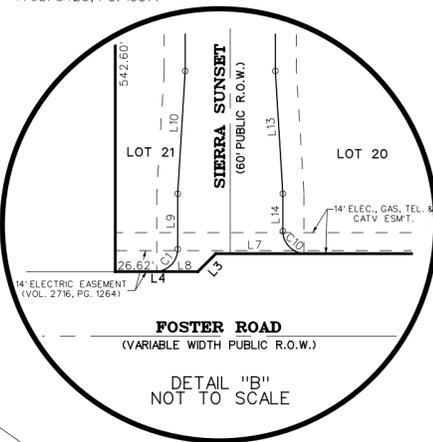
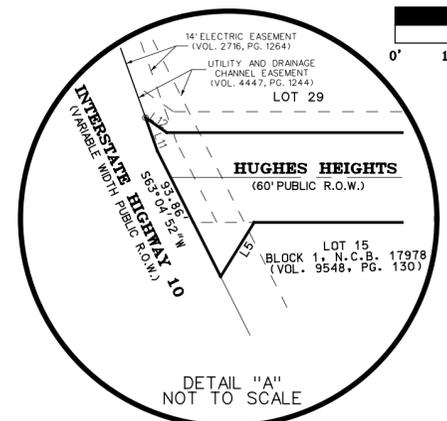
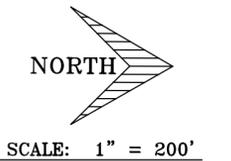
BY: _____, DEPUTY

GENERAL NOTES:

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0430 G, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- PLAT ESTABLISHING NINETEEN (19) COMMERCIAL LOTS.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).
- OWNER WILL COMPLY WITH STREETScape STANDARDS AT TIME OF BUILDING PERMIT.
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(a)(5).
- MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
- INGRESS/EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THIS PLAT WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL, AS PER U.D.C. SECTION 35-441(13).
- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(f)(3).

TxDOT NOTES:

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG _____ IN _____ BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 397.49'.



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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 WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

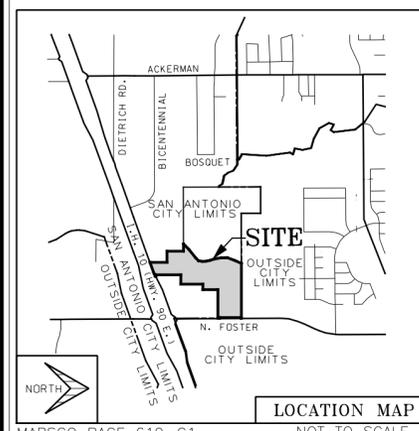
WASTE WATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

NOTES: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 12/14/2011 JOB NO. 30489/1671



MAPSCO PAGE 619-01 NOT TO SCALE

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESM'T.	-----	EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
BLDG.	-----	BUILDING
C.B.	-----	COUNTY BLOCK
N.C.B.	-----	NEW CITY BLOCK
VOL.	-----	VOLUME
PG.	-----	PAGE

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	S00°17'37"E	12.74
L2	S44°42'23"W	16.97
L3	S45°17'37"E	16.97
L4	S00°17'37"E	55.00
L5	S58°36'22"E	42.55
L6	S00°17'37"E	43.45
L7	S00°17'37"E	59.62
L8	S00°17'37"E	28.58
L9	S89°42'23"W	37.00
L10	N88°48'15"W	82.15
L11	S70°02'07"W	23.63
L12	N34°52'15"E	17.28
L13	N86°13'01"E	82.15
L14	N89°42'23"E	25.00
L15	N89°40'58"E	67.10

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	15.00	90°00'00"	15.00	23.56	N45°17'37"W	21.21'
C2	130.00	145°00'00"	53.85	102.10	N67°47'37"W	99.50'
C3	70.00	145°00'00"	28.99	54.98	N67°47'37"W	53.58'
C4	15.00	90°00'00"	15.00	23.56	S44°42'23"W	21.21'
C5	15.00	83°08'30"	7.50	13.91	N26°51'52"W	13.42'
C6	60.00	196°16'18"	205.54	N44°42'02"E	118.79'	
C7	15.00	53°07'48"	7.50	13.91	S63°43'43"E	13.42'
C8	130.00	145°00'00"	53.85	102.10	S67°47'37"E	99.50'
C9	70.00	145°00'00"	28.99	54.98	S67°47'37"E	53.58'
C10	15.00	90°00'00"	15.00	23.56	N44°42'23"E	21.21'
C11	70.00	116°46'54"	10.33	20.50	S53°41'04"E	20.43'
C12	70.00	28°13'06"	17.59	34.48	S76°11'04"E	34.13'
C13	60.00	153°32'59"	255.31	160.80	S23°20'22"W	116.82'
C14	60.00	42°43'19"	23.47	44.74	N58°31'26"W	43.71'
C15	130.00	15°21'12"	17.52	34.84	N82°37'01"W	34.73'
C16	130.00	29°38'48"	34.40	67.27	N60°07'01"W	66.52'
C17	70.00	16°17'08"	10.02	19.90	N53°26'11"W	19.83'
C18	70.00	28°42'52"	17.92	35.08	N75°56'11"W	34.72'
C19	72.48	90°22'49"	72.96	114.33	N45°11'20"W	102.84'
C20	23.00	90°19'06"	23.13	36.26	N45°09'29"W	32.62'
C21	27.48	90°06'41"	27.53	43.22	S45°03'20"E	38.90'

STATE OF TEXAS
 COUNTY OF BEAR

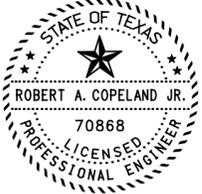
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

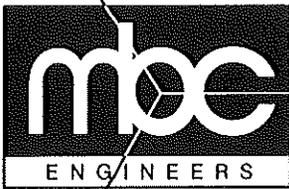
STATE OF TEXAS
 COUNTY OF BEAR

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

 LICENSED PROFESSIONAL ENGINEER NO. 70868



4:31:50 PM 11/15/2012 Dr:\vcr\... sheet2.dwg



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

November 26, 2012

Administrative Exception / Variance Request Review¹
C/o Development Services Staff
Mr. Craig Meyers, P.E. CFM
Flood Plain Administrator
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

RE: Foster Road Industrial Park – Conditional Letter of Map Revision
UDC Code Section 35 – F133(c) (2)
Administrative Exception Request

Dear Mr. Meyers,

Introduction: The proposed Foster Road Industrial Park Subdivision provides the infrastructure to the proposed commercial/industrial development. The main objective of this CLOMR is to reroute the unnamed tributary of Ackerman Creek from Foster Road to upstream of RS-2806 of Ackerman Creek.

Code Issue/ Justification: As per UDC section 35 – F133(c) (2) No construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated 1% A.C. current conditions floodplain is allowed prior to a conditional letter of map revision (CLOMR) being submitted to FEMA. Additionally, no subdivision plats with easements that are based on revisions to a 1% A.C. current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA.

The proposed rerouting of the existing low through proposed concrete and earthen channel will provide better conveyance and create more usable land without affecting the upstream or downstream conditions of the unnamed tributary to Ackerman Creek. The existing floodplain was delineated without a detailed study during the Bexar County DFIRM process. Through this proposed CLOMR process the floodplain is being delineated with a complete detailed study of the unnamed tributary.

The time for approval of the CLOMR by FEMA would delay the construction of the channel and rest of the improvements by a minimum of 9 months. The proposed channelization of the flood plain will provide better conveyance and create more usable land, therefore we are request an accelerated schedule. We are proposed to provide a Performance bond for FEMA submittal fees for the CLOMR and LOMR. This performance bond would valued at \$10,400 (\$4,400, \$5,000 and \$1,000).

It is my belief that the intention of the ordinance to obtain FEMA approval of the CLOMR is required because if FEMA requires a significant change to the study it can impact the design of public improvements, lot sizes, easements, etc. Due to the fact that this proposed channelization of the flood plain is not adjacent to any public improvements, if FEMA does require any modifications it will have

no impact on the design of the street, utilities, etc. Thus, the granting of this variance will have no adverse impact on the development nor will it undermine the intention of the ordinance. We acknowledge that there is a risk of procedure with the construction with city approval but without FEMA approval

- 1. The variance is the minimum necessary, considering the flood hazard, to afford relief**
The time for approval of the CLOMR by FEMA would delay the project by a minimum of 9 months, so the variance is minimum necessary.
- 2. There is good and sufficient cause**
Environmental Site Assessment was performed and showed no indication of environmental hazards. US Fish and Wild life concurred that no endangered species in the proposed development or floodplain. Channel based on the current FIRM Panel (48029C0430G) was designated as Zone – A, which means there was no detailed study and the floodplain was based on estimation and with this analysis providing a detailed study.
- 3. Failure to grant the variance will result in exceptional hardship to the applicant**
The time for approval of the CLOMR by FEMA would delay the channel construction and rest of the improvements by a minimum of 9 months. The construction has been delayed waiting on the federal and state approvals. To meet the project schedule, funding requirements and other closing deadlines the construction have to begin as soon as possible. Our client has a contractor waiting to work on the project. The delay is potentially costing jobs and income to people that will work on the project, costing my client delays in re-doing contracts and spending more money to extend them and paying interest on loans, etc. This does not only impact our client but the work force in San Antonio that would be working on the project .
- 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**
Granting of this variance will have no adverse impact on the public or local laws or ordinances. This will provide an unflooded access to the proposed development. The proposed channelization of the floodplain will provide better conveyance. Fencing will be provided around proposed channel to prevent public hazard.

Based on this, we would ask that you grant us this request for the variance so that we can begin constructing the street, drainage and utility improvements. The owner accepts full responsibility for any changes that may be required and understands the circumstances associated with the granting of the ordinance.

We would propose that the variance be granted to allow us to construct the improvements and the city will hold the plat for recordation until such time that the CLOMR is approved by FEMA.

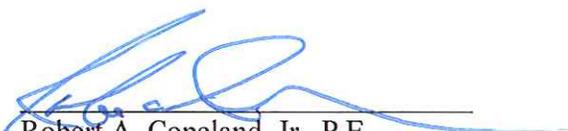


In my professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Please contact me at (210) 545-1132 if you have any questions.

Sincerely,

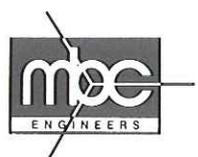
MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
Texas Registered Engineering Firm F-784



Robert A. Copeland, Jr., P.E.
President

Attachment(s)

For Office Use Only:	AEVR #:	_____	Date Received:	_____
DSD – Director Official Action:				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		
Signature:	_____			Date: _____
Printed Name:	_____	Title:	_____	
Comments:	_____ _____			



NOTE: TOPOGRAPHIC INFORMATION SHOWN ON THIS EXHIBIT IS REPRODUCED FROM CITY OF SAN ANTONIO - GIS CONTOURS (GRID: MARTINEZ)



1% AC EFFECTIVE FLOODPLAIN PER FEMA PANEL NUMBER 48029C0430G, DATED SEPTEMBER 29, 2010

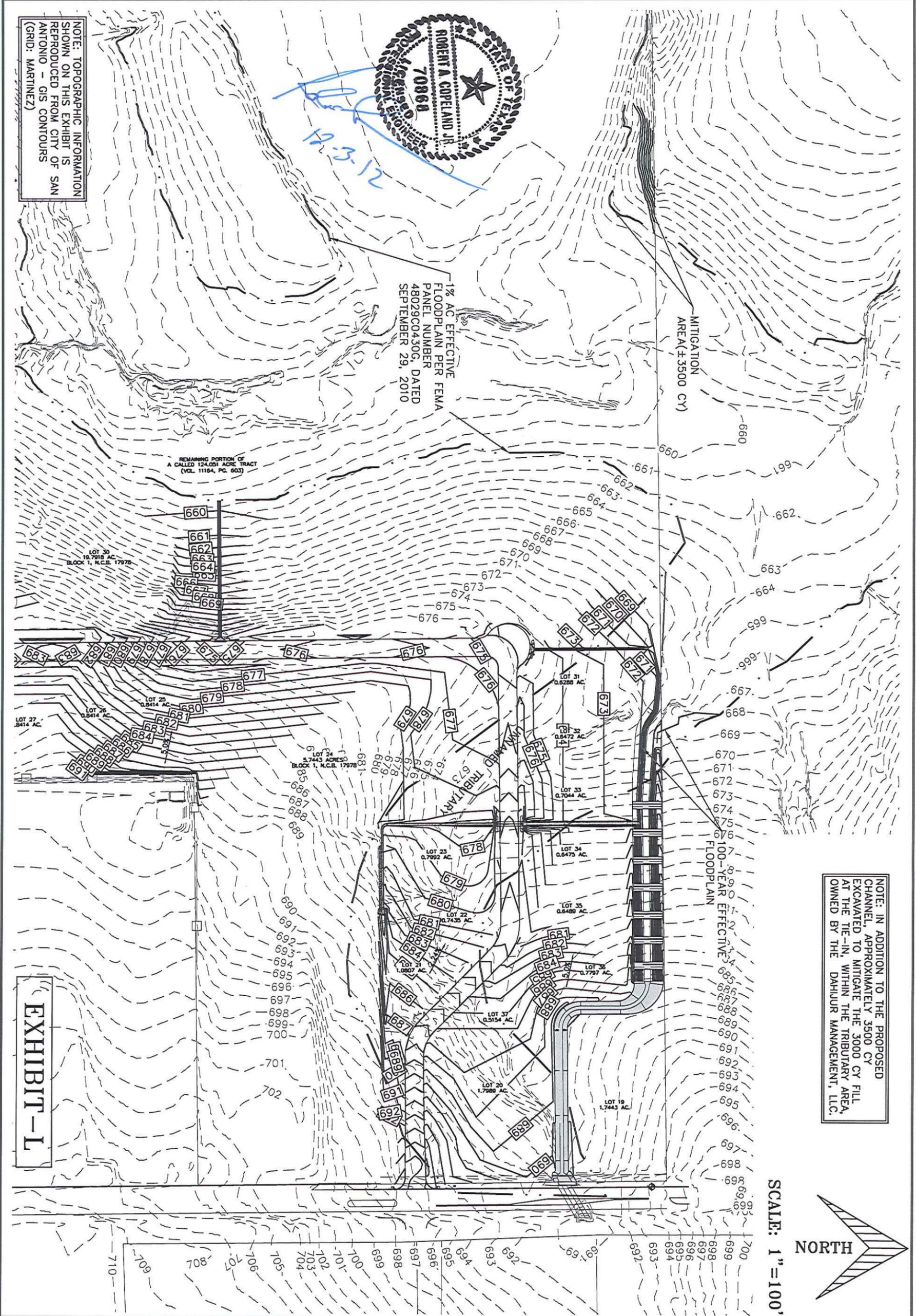
MITIGATION AREA (±3500 CY)

REMAINING PORTION OF A CALLED 124.051 ACRE TRACT (VOL. 11164, PG. 603)

NOTE: IN ADDITION TO THE PROPOSED CHANNEL, APPROXIMATELY 3500 CY EXCAVATED TO MITIGATE THE 3000 CY FILL AT THE TIE-IN, WITHIN THE TRIBUTARY AREA OWNED BY THE DAHJUR MANAGEMENT, LLC.

EXHIBIT-L

SCALE: 1"=100'



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

**FOSTER ROAD INDUSTRIAL PARK
SAN ANTONIO, TEXAS
UN-NAME TRIBUTARY
MITIGATION EXHIBIT**

DESIGN	RV
DRAWN	ADG
CHECKED	RAC
DATE	02-06-12
JOB NO.	30489-1671
SHT.	1 of 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO.7

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120135

Project Name:

Amorosa Phase 4A Enclave

Applicant:

John K. Pierret

Representative:

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

Owner:

Forestar Real Estate Group

Staff Coordinator:

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

Property Address/Location:

Located northeast of the intersection
of TPC Parkway and Resort Parkway

MAPSCO Map Grid (Ferguson):

484 D-3

Tract Size:

17.411 acres

Council District:

ETJ

Notification:

Internet Agenda Posting December 7,
2012

REQUEST

Approval of a major plat to vacate, resubdivide and subdivide a 17.411-acre tract of land to establish the **Amorosa Phase 4A Enclave Subdivision**

APPLICATION TYPE

Vacate, Resubdivision and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 26, 2012

CASE HISTORY

Area being vacated was previously platted as a portion of Lot 903, Block 4, CB 4909 of the North-South Road Subdivision, recorded in Volume 9576, Pages 92 to 99, 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 residential lot and two hundred fifty-eight (258) 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 15, 2012.

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.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 452, Evans Road Tract, accepted on January 20, 1995.

III. RECOMMENDATION

Approval of the proposed **Amorosa Phase 4A Enclave** Vacate, Resubdivision and Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer request for review letter

PLAT NUMBER 120135
VACATE AND RESUBDIVISION PLAT
OF
AMOROSA PHASE 4A
ENCLAVE

A 17.411 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 24, COUNTY BLOCK 4910, OUT OF A 1394.189 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 HARNSEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, AND THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 15, 2012

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 K. PIERRET, EXECUTIVE VICE PRESIDENT
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 14th DAY OF November, A.D. 2012.

Barbara Losey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Dallas

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 4A (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

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____

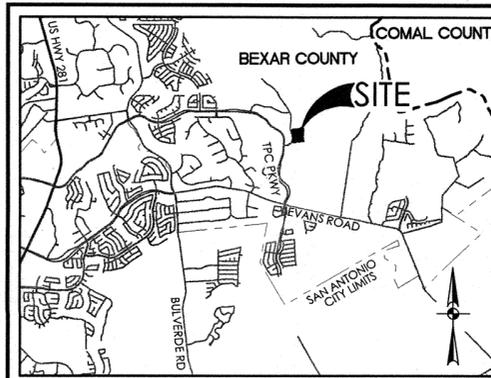
STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. 7838-12; Survey Job No. 3538-17

Date: Nov 15, 2012, 1:46pm User: D:\mwright File: P:\38\38\12\Design\Civil\Plat\PL120135.dwg



LOCATION MAP
MAPSCO MAP GRID: 48D43
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
RW RIGHT-OF-WAY
VOL VOLUME
SURVEYOR FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
EXISTING CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
ORIGINAL SURVEY/COUNTY LINE
16" SANITARY SEWER EASEMENT (0.237 ACRES (0.157 AC OFF-LOT))
VARIABLE WIDTH DRAINAGE EASEMENT (0.532 ACRES)
VARIABLE WIDTH INGRESS/EGRESS, PEDESTRIAN ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT (0.011 AC OFF-LOT)
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.678 ACRES (0.346 AC OFF-LOT))
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20' LANDSCAPE EASEMENT (VOL 9576, PG 92-99, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 13031, PG 164-237, OPR)
16" SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
INGRESS/EGRESS, DRAINAGE, WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, SUBDIVISION MONUMENTATION AND DECORATIVE ENTRY WALLS EASEMENT (VOL 15767, PG 1569, OPR)

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

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

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, PAROULING, AND RECTIFYING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CFS 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. 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.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

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.
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.

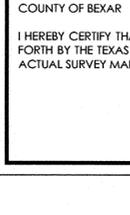
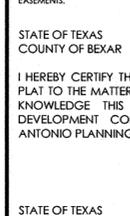
FINISHED FLOOR-TO-FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0145C, DATED SEPTEMBER, 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C54.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C55 through C108.

CURVE TABLE with columns: CURVE, BEARING, LENGTH. Contains lines L1 through L122.



VACATE AND RESUBDIVISION PLAT
OF
AMOROSA PHASE 4A
ENCLAVE

A 17.411 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 24, COUNTY BLOCK 4910, OUT OF A 1394.189 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, AND THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 15, 2012

STATE OF TEXAS
COUNTY OF BEXAR

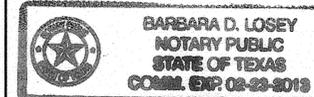
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

John Pierret
OWNER/DEVELOPER: JOHN PIERRET, EXECUTIVE VICE PRESIDENT
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 14th DAY OF November, A.D. 2012

Barbara D. Losey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Dallas



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 4A (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

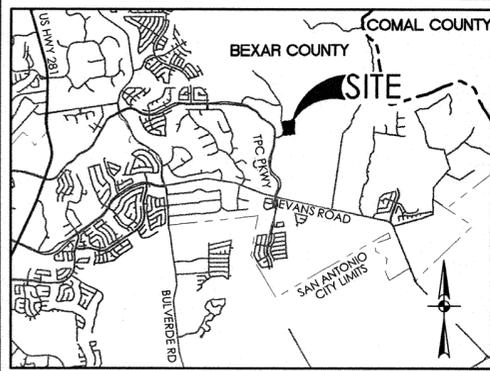
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. 7838-12; Survey Job No. 3538-17

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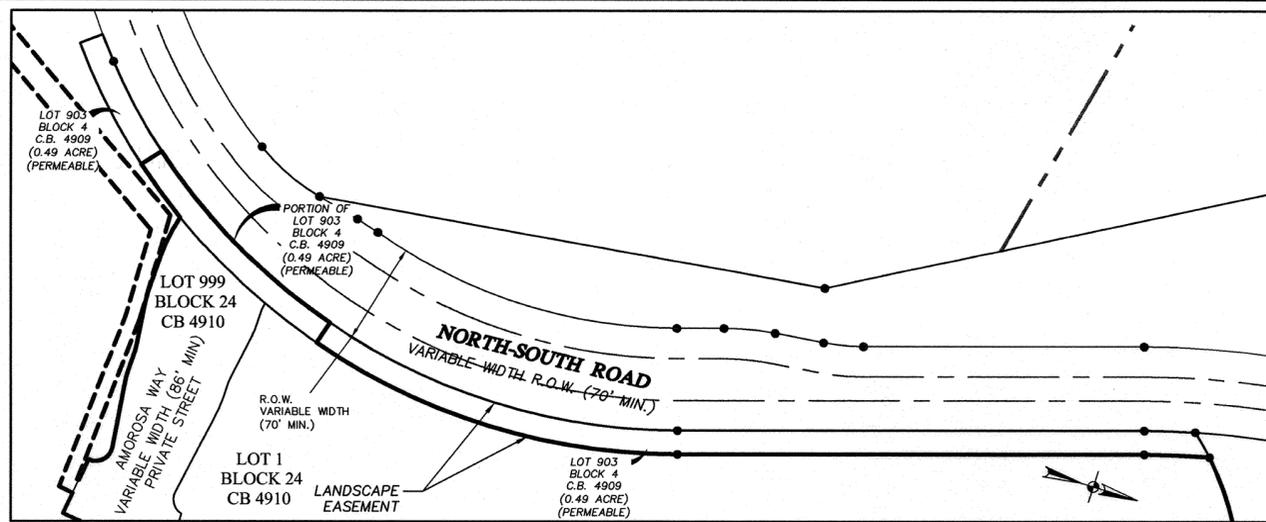
LOCATION MAP

MAPSCO MAP GRID: 484D3
NOT-TO-SCALE

LEGEND

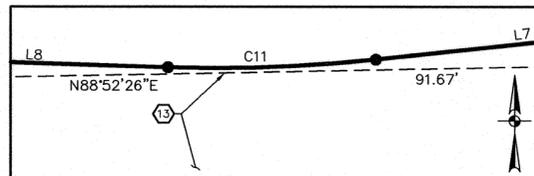
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- (SURVEYOR)
- 1140--- EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- ORIGINAL SURVEY/COUNTY LINE

- ⑨ 16' SANITARY SEWER EASEMENT (0.237 ACRES (0.157 AC OFF-LOT))
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- ⑮ 20' LANDSCAPE EASEMENT (VOL 9576, PG 92-99, DPR)
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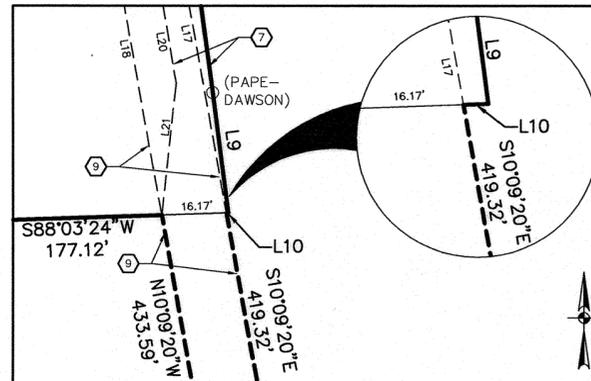
VACATE A PORTION OF LOT 903, BLOCK 4, CB 4909, OUT OF THE NORTH-SOUTH ROAD SUBDIVISION PLAT AS RECORDED IN VOLUME 9576, PAGES 92-99, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY

NOT-TO-SCALE



DETAIL "B"

NOT-TO-SCALE



DETAIL "C"

NOT-TO-SCALE

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

STATE OF TEXAS
COUNTY OF BEXAR

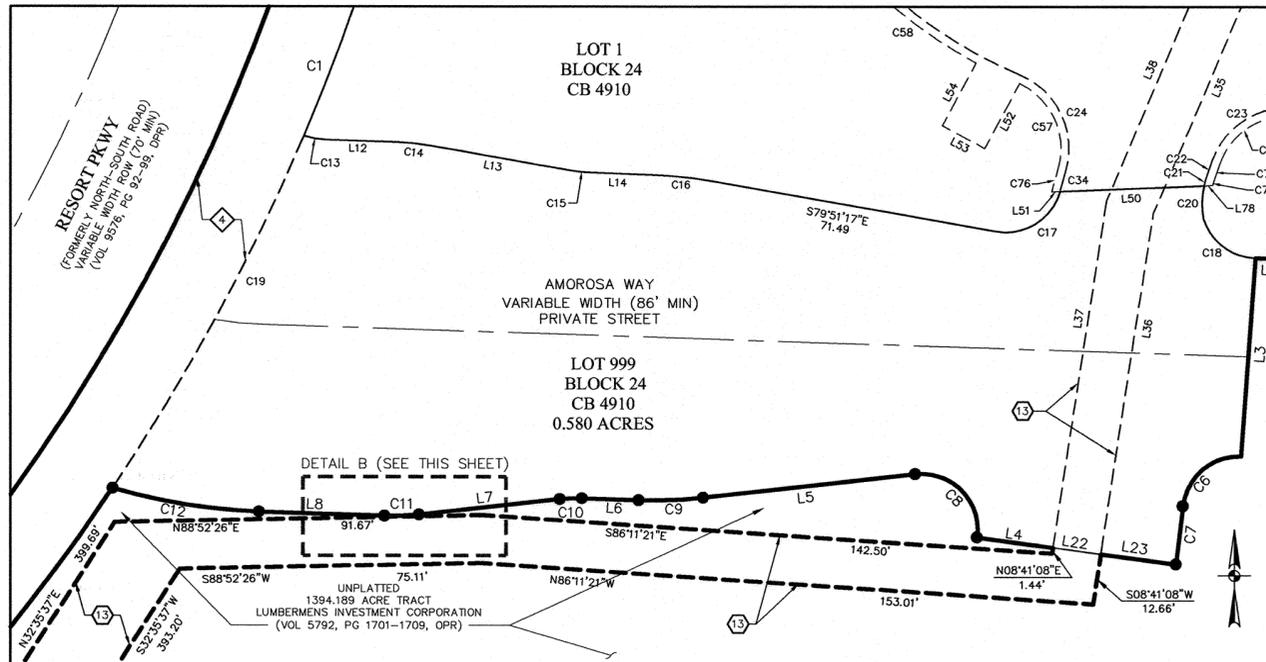
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Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

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.

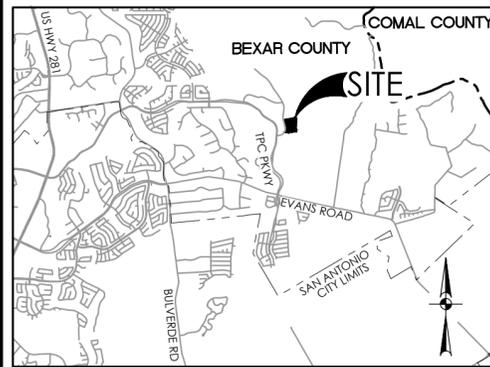
John Noel Nicholas
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"

NOT-TO-SCALE





LOCATION MAP
MAPSCO MAP GRID: 484D3
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - NCB NEW CITY BLOCK RECORDS
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - VOL VOLUME
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - EXISTING CONTOURS
 - - - EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
 - ORIGINAL SURVEY/COUNTY LINE
-
- ⑨ 16' SANITARY SEWER EASEMENT 0.237 ACRES (0.157 AC OFF-LOT)
 - ⑩ VARIABLE WIDTH DRAINAGE EASEMENT (0.532 ACRES)
 - ⑪ VARIABLE WIDTH INGRESS/EGRESS, PEDESTRIAN ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT
 - ⑫ VARIABLE WIDTH DRAINAGE EASEMENT (0.011 AC OFF-LOT)
 - ⑬ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 0.678 ACRES (0.346 AC OFF LOT)
 - ⑭ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑮ UNPLATTED 1394.189 ACRE TRACT LUMBERMANS INVESTMENT CORPORATION (VOL 5792, PG 1701-1709 OPR)
 - ⑯ A PORTION OF LOT 903 BLOCK 4, CB 4909 (0.49 AC) (PERMEABLE)
 - ⑰ 20' LANDSCAPE EASEMENT (VOL 9576, PG 92-99, DPR)
 - ⑱ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 13031, PG 164-237, OPR)
 - ⑳ 16' SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
 - ㉑ INGRESS/EGRESS, DRAINAGE, WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TV, LANDSCAPE, SUBDIVISION MONUMENTATION AND DECORATIVE ENTRY WALLS EASEMENT (VOL 15767, PG 1569, OPR)

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

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

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, PREMISES 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 AREA.
 2. ANY CFS 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. 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

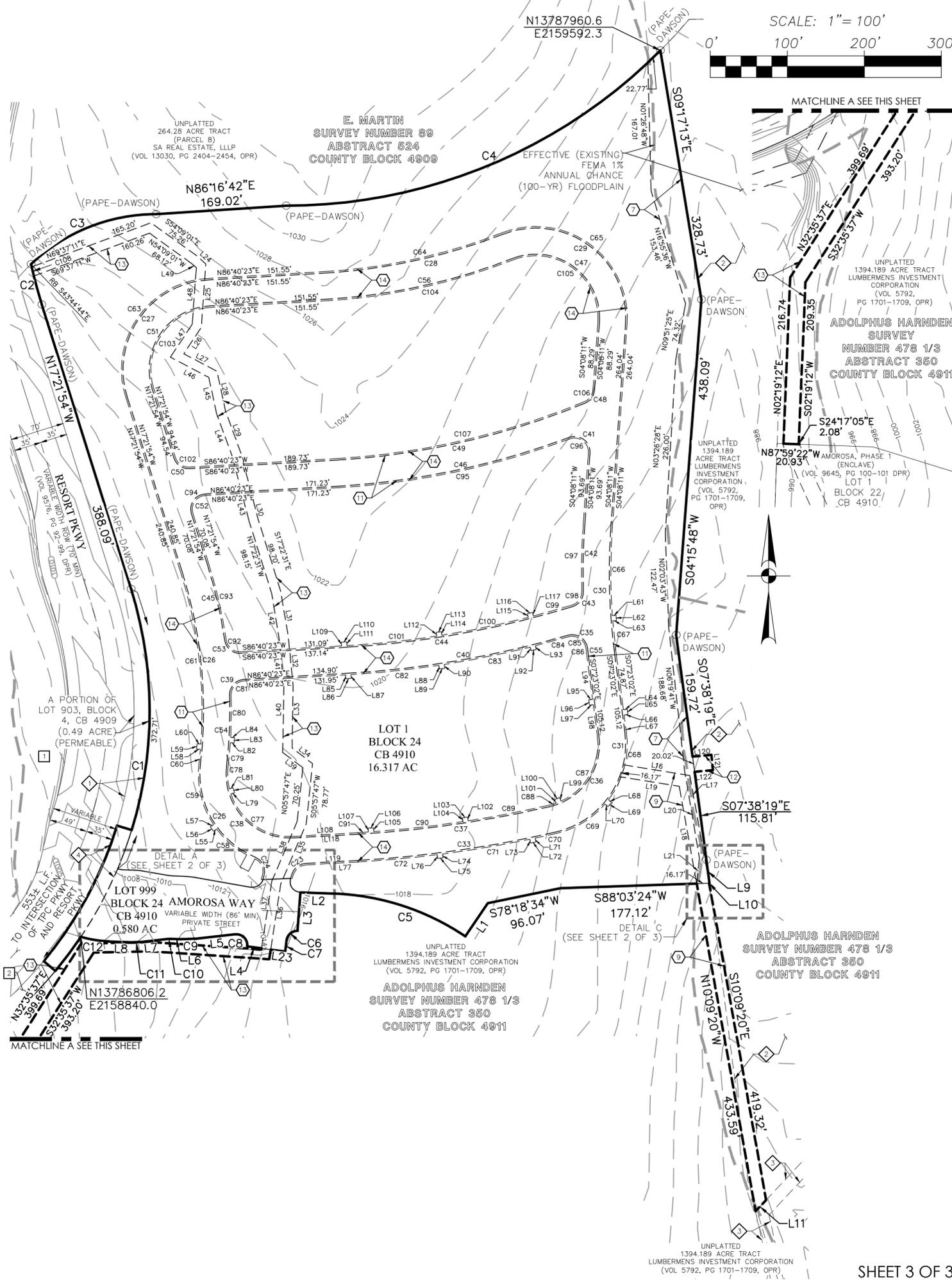
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

 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



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

PLAT NUMBER 120135
VACATE, RESUBDIVISION AND
SUBDIVISION PLAT ESTABLISHING
AMOROSA PHASE 4A
ENCLAVE

A 17.411 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 24, COUNTY BLOCK 4910, OUT OF A 1394.189 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, AND THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 DATE OF PRINT: December 5, 2012

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 K. PIERRET, EXECUTIVE VICE PRESIDENT
 FORESTAR (USA) REAL ESTATE GROUP
 14755 PRESTON ROAD, SUITE 710
 DALLAS, TEXAS 78254
 (972) 702-8699

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

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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 4A [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

Civil Job No. 7838-12; Survey Job No. 3338-17

Date: Dec 05, 2012, 3:38pm User: D:\Erosay
 File: F:\178\135\Design\Civil\Plot\120135.dwg



May 21, 2012

Ms. Cara C. Tackett, V.P. Land Development
 Pape-Dawson Engineers, Inc.
 555 E. Ramsey
 San Antonio, Texas 78216

RE: SAWS File No. 1205003 - Request for review of **Amorosa Phase 4A (Enclave), Plat No. 120135** located on TPC Parkway south and Resort Parkway.

Dear Ms. Tackett:

On May 10, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for Single Family Residential and consists of approximately 16.960 acres located entirely within the EARZ. No sensitive 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.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **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 4A (Enclave), Plat No. 120135.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
 Kirk M. Nixon
 Manager

Resource Protection Division

KMN/GDJ: LRD

2012 NOV 21 PM 1:41
 DEVELOPMENT SERVICES
 RECEIVED



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120298

Project Name:

Gordon's Grove Unit 2C Subdivision

Applicant:

Jeff McVean, Agent

Representative:

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

Owner:

Gehan Homes, LTD.

Staff Coordinator:

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

Property Address/Location:

East of the intersection of Gordons
Haven and Ville Serene

MAPSCO Map Grid (Ferguson):

611 B-3

Tract Size:

9.262 acres

Council District:

ETJ

Notification:

Internet Agenda Posting
November 7, 2012

REQUEST

Approval of a major plat to subdivide a 9.262-acre tract of land to
establish the **Gordon's Grove Unit 2C Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 16, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-four (24) single-family residential lots, three (3) non-single family residential lots, and approximately one thousand one hundred forty (1,140) 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 November 1, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 8, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 007-06, Gordon's Grove, accepted on March 27, 2006.

III. RECOMMENDATION

Approval of the proposed **Gordon's Grove Unit 2C Subdivision Plat**.

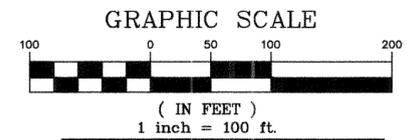
IV. ATTACHMENT

1. Proposed plat

24 LOTS

SUBDIVISION PLAT ESTABLISHING GORDON'S GROVE SUBDIVISION UNIT 2C

BEING 9.262 ACRES OF LAND OUT OF THE REMAINDER OF A 70.11 ACRE TRACT RECORDED IN VOLUME 11442, PAGE 2320 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID 9.262 ACRES ALSO BEING OUT OF THE A. CAGNON & BROTHERS SURVEY NUMBER 208, ABSTRACT NO. 955, COUNTY BLOCK 4367, BEXAR COUNTY, TEXAS.



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.S.P.E. F-5161 & T.S.P.L.S. 100237.00

OWNER/DEVELOPER: GEHAN HOMES, LTD. 14901 QUORUM DRIVE, SUITE 300 DALLAS, TEXAS 75254 PHONE: (972)383-4300

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: GEHAN HOMES, LTD. A TEXAS LIMITED PARTNERSHIP BY: GEHAN HOMES I, INC. A TEXAS CORPORATION, GENERAL PARTNER JEFF McVEAN, SAN ANTONIO DIVISION PRESIDENT

DULY AUTHORIZED AGENT: STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF McVEAN 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., 2012. DEBRA S OSUNA NOTARY PUBLIC State of Texas Comm. Exp. 12-18-2015

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

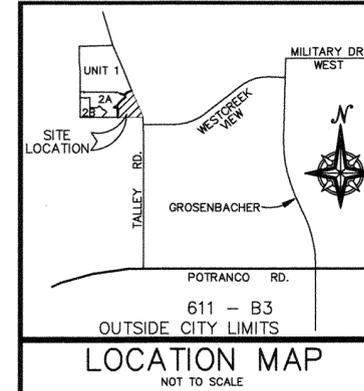
COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF GORDON'S GROVE SUBDIVISION UNIT 2C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

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



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

- OTHER NOTES: 1.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY... 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS... 4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE... 5.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS... 6.) SAWS IMPACT FEE PAYMENT DUE... 7.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS...

PLAT REFERENCE table with 5 rows and 2 columns: PLAT REFERENCE, GORDONS GROVE SUBDIVISION UNIT 2A, MONTICELLO RANCH SUBDIVISION UNIT 1, MONTICELLO RANCH SUBDIVISION UNIT 2, HIGHPOINT WESTCREEK SUBDIVISION UNIT 3, HIGHPOINT WESTCREEK SUBDIVISION UNIT 4, GORDONS GROVE SUBDIVISION UNIT 1.

- 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

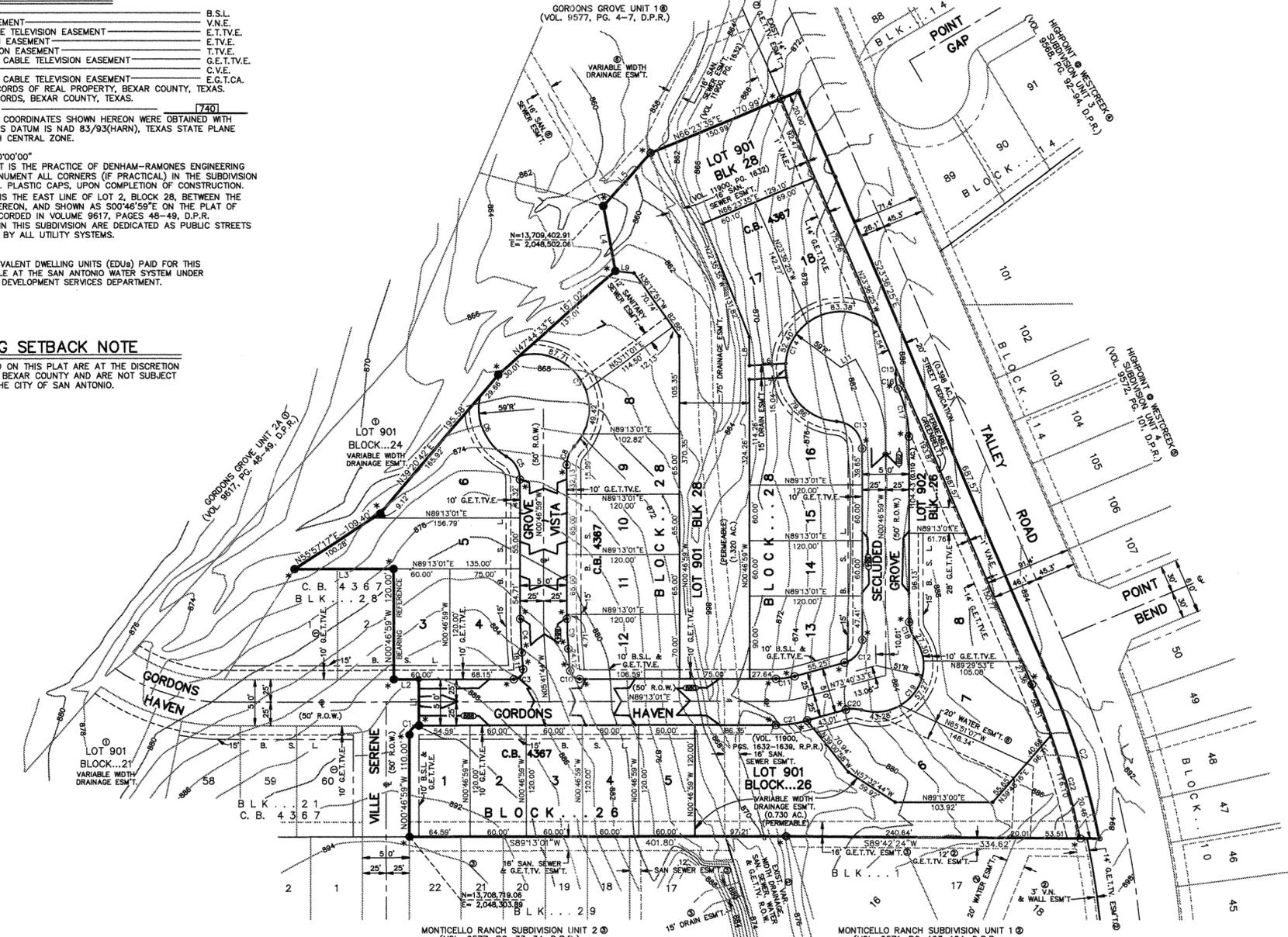
LEGEND & NOTES

- 1.) BUILDING SETBACK LINE B.S.L. 2.) VEHICULAR NON-ACCESS EASEMENT V.A.E. 3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.T.V.E. 4.) ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E. 5.) TELEPHONE & CABLE TELEVISION EASEMENT T.T.V.E. 6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E. 7.) CLEAR VISION EASEMENT C.V.E. 8.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT E.G.T.C.A. 9.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. 10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. 11.) PROPOSED FINISHED CONTOUR [740] 12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 00°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" REDBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. 14.) BEARING REFERENCE SOURCE IS THE EAST LINE OF LOT 2, BLOCK 28, BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND SHOWN AS S00°46'59"E ON THE PLAT OF GORDON'S GROVE UNIT 2A RECORDED IN VOLUME 9617, PAGES 48-49, D.P.R. 15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

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.

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.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L11.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows C1 through C22.



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

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.

File: H: Land Projects 3\UD0 - Gordons Grove Unit 2C.dwg (Gordons Grove U2C.dwg) User: DRE Date: Nov 08, 2012, 4:40pm

DRE



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120349

Project Name:

Hillcrest Unit 5B Phase 2B

Applicant:

Charles Marsh

Representative:

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

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Located north of Hwy 90, east of
Cagnon Road and west of FM 1604

MAPSCO Map Grid (Ferguson):

646 B-2

Tract Size:

10.020 acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder November 23, 2012
Notices mailed November 20, 2012

- One (1) to property owners
within 200 feet within the
subdivision
- No registered neighborhood
association within 200 feet

Internet Agenda Posting December 7,
2012

REQUEST

Approval of a major plat to replat and subdivide a 10.020-acre tract of land to establish the **Hillcrest Unit 5B Phase 2B Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 15, 2012

CASE HISTORY

Area being replatted was previously platted as an 18 foot, 40 foot and variable width sanitary sewer easement of the Hillcrest Unit 1 Subdivision, recorded in Volume 9564, Pages 128 to 141, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of thirty-seven (37) single-family residential lots, one (1) non-single family residential lot and approximately One thousand seven hundred sixty (1,760) 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 11/26/2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 787C, Hillcrest Subdivision, accepted on September 26, 2012

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Hillcrest Unit 5B Phase 2B** Replat and Subdivision Plat.

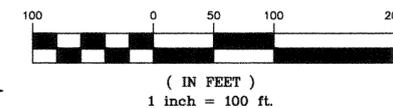
IV. ATTACHMENT

1. Proposed Plat

**HILLCREST SUBDIVISION
UNIT 5B PHASE 2B**

BEING A REPLAT OF 1.573 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 1, RECORDED IN VOLUME 9564, PAGES 128-131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.447 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 10.020 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1354 NORTH 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.L.S. F-0161 & 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.

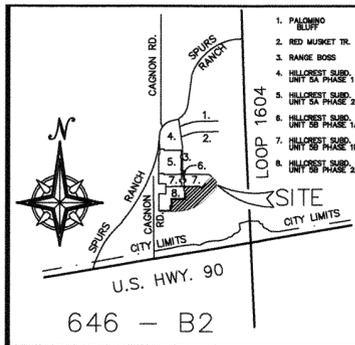
OWNER:
BY: *Charles Marsh*
CHARLES MARSH
VICE PRESIDENT OF LAND
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHARLES MARSH KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 8th DAY OF November A.D., 2012.

ROSE PORTILLO
My Commission Expires August 19, 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 CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF HILLCREST SUBDIVISION UNIT 5B PHASE 2B 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., 2012.

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
 - 2. CLEAR VISION EASEMENT
 - 3. ELECTRIC & CABLE TELEVISION EASEMENT
 - 4. TELEPHONE & CABLE TELEVISION EASEMENT
 - 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6. VEHICULAR NON-ACCESS EASEMENT
 - 7. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
 - 8. UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASEMENT
 - 9. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 10. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 11. PROPOSED FINISHED CONTOUR
 - 12. 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
 - 13. 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-R REBAR UPON COMPLETION OF CONSTRUCTION.
 - 14. BEARING REFERENCE SOURCE IS THE LINE BETWEEN MONUMENTS SHOWN HEREON AT THE SOUTHWEST CORNER LOT 5 AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 116 OF THE HILLCREST SUBDIVISION UNIT 5B PHASE 2A, PLAT ID NO. 120212 AND CALLED S89°40'33"W THEREON.
- B.S.L.
C.V.E.
E.T.V.E.
T.V.E.
G.E.T.V.E.
V.N.E.
E.G.T.V.E.
U.S.W.C.V.E.
- 910

AREA BEING REPLATTED THROUGH PUBLIC HEARING THROUGH WRITTEN NOTIFICATION

THE 1.573 ACRE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS AN 18', 40' AND VARIABLE WIDTH SANITARY SEWER EASEMENT ON A PLAT KNOWN AS HILLCREST SUBDIVISION UNIT 1, RECORDED IN VOLUME 9564, PAGES 128-131, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN 18', 40' VARIABLE WIDTH DRAINAGE EASEMENT ON PLAT HILLCREST SUBDIVISION UNIT 3, WHICH IS RECORDED IN VOLUME 9564, PAGES 128-131, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

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

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

OWNER
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF November 2012.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8/19/13

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°40'33"E	29.44'
L2	S89°40'33"W	11.00'
L3	S89°59'36"E	39.84'
L4	S63°16'11"E	41.16'
L5	N22°18'09"E	20.63'
L6	S44°57'45"E	5.53'
L7	N19°50'08"E	19.89'
L8	S44°57'45"E	38.68'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	14.00'	14.00'	21.99'	19.80'
C2	46°20'19"	1000.00'	427.97'	808.78'	786.90'
C3	9°46'15"	390.00'	33.34'	66.51'	66.43'
C4	43°39'40"	125.00'	50.07'	95.25'	92.97'
C5	90°00'00"	5.00'	5.00'	7.85'	7.07'
C6	70°19'55"	29.00'	20.43'	35.60'	33.40'
C7	27°22'13"	59.00'	51.86'	285.82'	77.90'
C8	27°02'14"	29.00'	6.97'	13.69'	13.55'
C9	41°07'33"	325.00'	121.92'	233.28'	228.30'
C10	9°12'47"	525.00'	23.90'	47.77'	47.75'
C11	5°12'47"	475.00'	21.62'	43.22'	43.20'
C12	41°07'33"	275.00'	103.16'	197.39'	193.18'
C13	90°00'00"	5.00'	5.00'	7.85'	7.07'
C14	43°39'40"	75.00'	30.04'	57.15'	55.78'

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

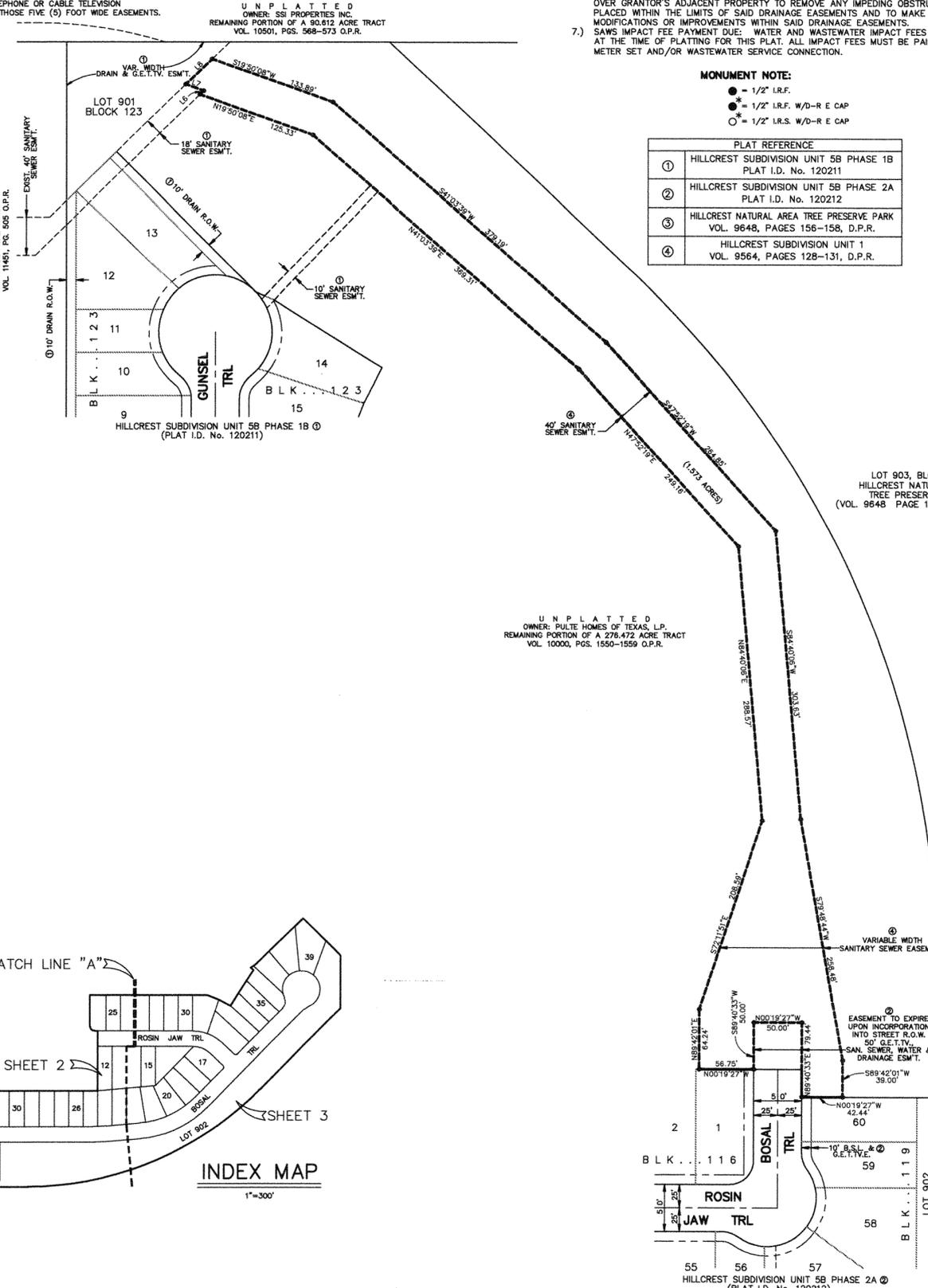
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

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

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.

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



PLAT REFERENCE

①	HILLCREST SUBDIVISION UNIT 5B PHASE 1B PLAT I.D. No. 120211
②	HILLCREST SUBDIVISION UNIT 5B PHASE 2A PLAT I.D. No. 120212
③	HILLCREST NATURAL AREA TREE PRESERVE PARK VOL. 9648, PAGES 156-158, D.P.R.
④	HILLCREST SUBDIVISION UNIT 1 VOL. 9564, PAGES 128-131, D.P.R.

- 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

UNPLATTED
OWNER: PULTE HOMES OF TEXAS, L.P.
REMAINING PORTION OF A 276.472 ACRE TRACT
VOL. 10000, PGS. 1550-1559 O.P.R.

LOT 903, BLOCK 119
HILLCREST NATURAL AREA
TREE PRESERVE PARK
(VOL. 9648 PAGE 156-158, 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.

Date: Nov 08, 2012, 8:10am User: ID: RAMONESALYSSA File: H:\Land Projects 3\Yulte-Hilcrest USB_2B.dwg Plot: Hilcrest USB2B.dwg

REPLAT & SUBDIVISION PLAT OF

HILLCREST SUBDIVISION UNIT 5B PHASE 2B

BEING A REPLAT OF 1.573 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 1, RECORDED IN VOLUME 9564, PAGES 128-131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.447 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 10.020 ACRES OF LAND.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



OWNER/DEVELOPER: PULTE HOMES OF TEXAS, L.P. 1354 NORTH LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 495-1995

Donham-Ramones Engineering and Associates, Inc. 1360 Pantheon Way, Suite 290 San Antonio, TX 78232 Firm Registration Number: T&P.E. F-5861 & T&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:

By: Charles Marsh, Vice President of Land

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 8th DAY OF November A.D., 2012.



Rose Portillo, 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 HILLCREST SUBDIVISION UNIT 5B PHASE 2B 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., 2012.

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

BUILDING SETBACK NOTE

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

EDU NOTE:

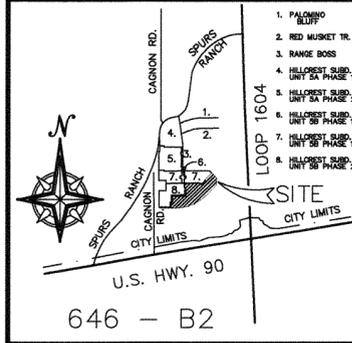
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

"C.P.S. NOTES"

- 1. THE CITY OF SAN ANTONIO AS 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 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

- 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. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT E.G.T.V.E.
8. UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASEMENT U.S.W.C.V.E.
9. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11. PROPOSED FINISHED CONTOUR 910
12. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
13. 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.
14. BEARING REFERENCE SOURCE IS THE LINE BETWEEN MONUMENTS SHOWN HEREON AT THE SOUTHWEST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 116 OF THE HILLCREST SUBDIVISION UNIT 5B PHASE 2A, PLAT ID NO. 120212 AND CALLED S89°40'33"W THEREON.

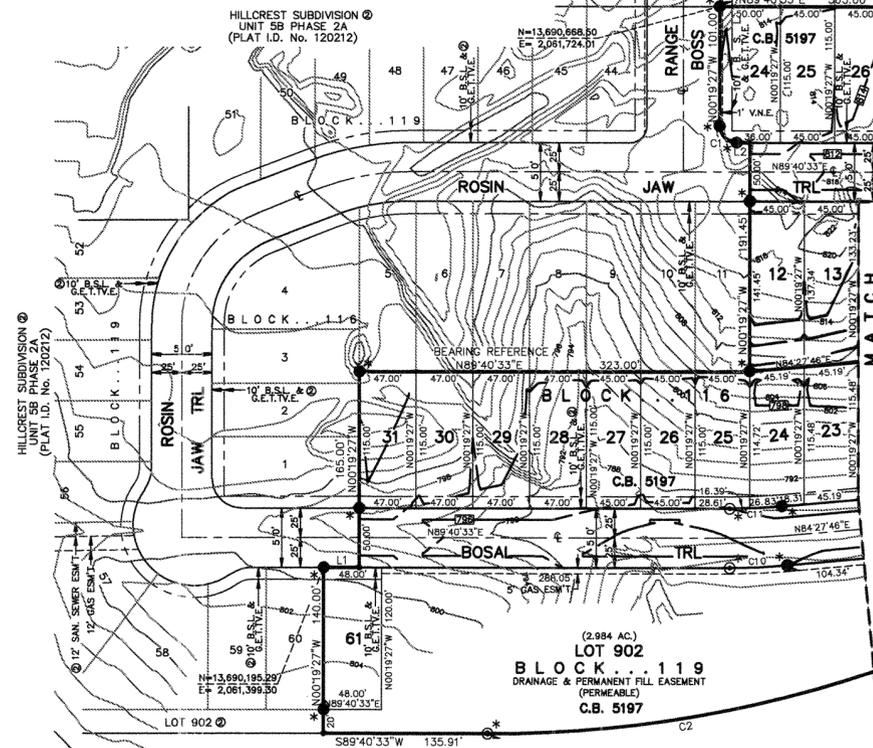
MONUMENT NOTE:

- = 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 of adjacent plats (Hillcrest Subdivision Unit 5B Phase 1B, Hillcrest Subdivision Unit 5B Phase 2A, Hillcrest Natural Area Tree Preserve Park, Hillcrest Subdivision Unit 1).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L8 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curves C1 through C14 with their respective curve data.



STATE OF TEXAS COUNTY OF BEXAR

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

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



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.10

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120378

Project Name:

Waters Edge P.U.D. Subdivision

Applicant:

Jeff Czar

Representative:

Vickrey & Associates, Inc., c/o Kara
J. Heasley, P.E.

Owner:

Armadillo Construction Co., Ltd.

Staff Coordinator:

Rudy Muñoz, Planner
(210) 207-5014
Rudy.Munoz@sanantonio.gov

Property Address/Location:

Southwest of the intersection of
Waters Edge Drive and Cable Ranch
Road

MAPSCO Map Grid (Ferguson):

613 B-5

Tract Size:

10.01 acres

Council Districts:

6

Notification:

Internet Agenda posting December 7,
2012

REQUEST

Approval of a major plat to replat a 10.01-acre tract of land to
establish the **Waters Edge P.U.D. Subdivision**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 19, 2012

CASE HISTORY

Area being replatted was previously platted as a portion of Block
35, NCB 17875 of the Cable Ranch Subdivision, an antiquated
plat, recorded in Volume 162, of the Deed and Plat Records of
Bexar County, Texas in July 1908.

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty nine (59) single-family residential lots, two (2) non-single family residential lots and approximately two-thousand one hundred (2,100) linear feet of private streets.

B. Zoning

“PUD R-5 AHOD” Planned Unit Development Single-Family Residential Airport Hazard 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 7, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 31, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 60, Westlakes, accepted on November 7, 1985.

PUD 12-006, Waters Edge, approved on November 14, 2012.

III. RECOMMENDATION

Approval of the proposed **Waters Edge P.U.D. Subdivision** Replat.

IV. ATTACHMENTS

1. Proposed plat

PLAT NO. 120378

REPLAT ESTABLISHING

WATERS EDGE P.U.D.

BEING 10.01 ACRES OF LAND LOCATED IN THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NEW CITY BLOCK (N.C.B.) 17875, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 10.01 ACRE TRACT ALSO BEING OUT OF BLOCK 35, CABLE RANCH SUBDIVISION, RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 349-3271 Firm Registration No.: F-159

SCALE: 1"=100'

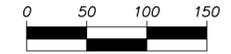


Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. It lists 34 curves (C1-C34) with their respective geometric data.

Table with 3 columns: LINE, BEARING, LENGTH. It lists 22 lines (L1-L22) with their respective bearings and lengths.

CPS NOTES:

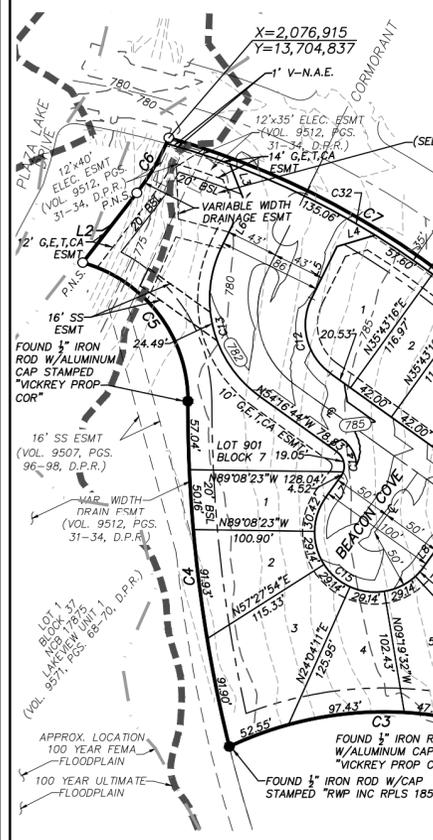
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

LEGEND

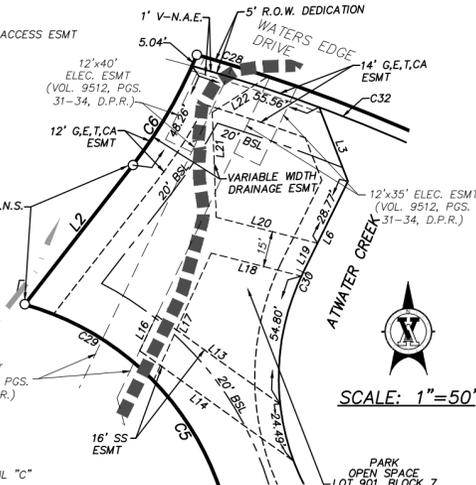
- SET 1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- - - 1120 - - - EXISTING CONTOURS
- (1120) PROPOSED CONTOURS
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV
- B.S.L. ACRES
- AC EASEMENT
- ESMT RIGHT OF WAY
- 1' V-N.A.E. VEHICULAR NON-ACCESS ESMT
- VOL. VOLUME
- PG. PAGE
- PED. PEDESTRIAN
- BLK. COUNTY BLOCK
- CB. SANITARY SEWER
- SS. ELECTRIC
- ELEC. TELEPHONE
- APPROX. APPROXIMATE
- C.V.E. CLEAR VISION ESMT
- PVT. PRIVATE
- DR. DRAIN
- P.N.S. POINT NOT SET (IN WATER)

LOCATION MAP

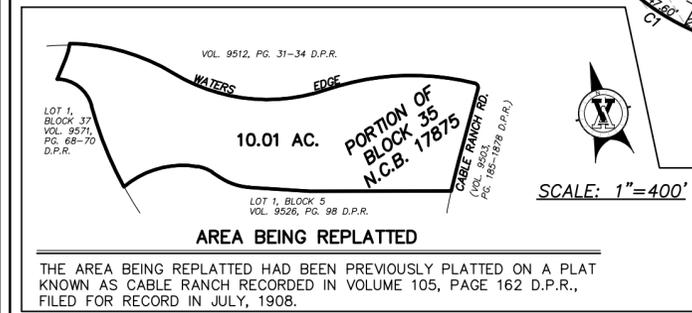
NOT TO SCALE MAPSCO MAP GRID 613 B5



DETAIL "B"

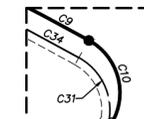


SCALE: 1"=50'



THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS CABLE RANCH RECORDED IN VOLUME 105, PAGE 162 D.P.R., FILED FOR RECORD IN JULY, 1908.

DETAIL "F"



SCALE: 1"=30'

DETAIL "E"



SCALE: 1"=50'

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE GRID, WITH DISTANCES CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE HOLDING SAN ANTONIO COR STATION TXAN AND AUSTIN COR STATION TXAU.

TXAN Lot - N29°29'28.34308" Long - W98°34'35.88078" TXAU Lot - N30°18'42.08806" Long - W97°45'22.71309"

ADDITIONAL NOTES:

- A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
- B. THE MINIMUM FINISHED FLOOR ELEVATION FOR BLOCK 7, N.C.B. 17875, LOTS 1, 2 AND 3 IS 777.80'. 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 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.
- C. THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. 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: VICKREY & ASSOCIATES, INC. VICKREY & ASSOCIATES, INC. BY: JOHN E. DEHAN, R.P.L.S. 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER ARMADILLO CONSTRUCTION CO., LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE: (210) 662-0066 OWNER JEFF CZAR, PRESIDENT DULY AUTHORIZED AGENT

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF WATERS EDGE 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 VARIANCES(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. 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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

120390

Applicant:

Stephen Walkup

Representative:

Pape-Dawson Engineers, Inc.
c/o Leslie Ostrander, P.E.

Owner:

D.R. Horton

Staff Coordinator:

Rudy Muñoz, Planner
(210) 207-5014
Rudy.Munoz@sanantonio.gov

Property Address/Location:

North of Culebra Road, east of
FM1560

MAPSCO Map Grid (Ferguson):

545 F-8

Tract Size:

23.740 acres

Council District:

ETJ

Notification:

Internet Agenda posting December 7,
2012

REQUEST

Approval of a major plat to subdivide a 23.740-acre tract of land to establish the **Sawyer Meadows Unit 1, Enclave Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 26, 2012

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of ninety one (91) single-family residential lots, two (2) non-single family residential lots and approximately two thousand seven hundred fifty three (2,753) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

LOCs were issued from all reviewing agencies on November 6, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 6, 2012.

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

II. RECOMMENDATION

Approval of the proposed **Sawyer Meadows Unit 1, Enclave Subdivision**

IV. ATTACHMENTS

1. Proposed plat

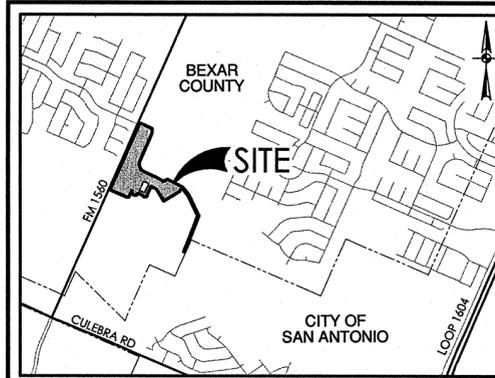
PLAT NUMBER 120390

SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 1, ENCLAVE

A 19.847 ACRE TRACT ESTABLISHING LOTS 1-54 AND 68-77 OF BLOCK 90, LOTS 1-7 AND 14-20 OF BLOCK 91 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 100.638 ACRE TRACT CONVEYED TO DOMINION GRAND PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15717, PAGES 1688-1695 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 DATE OF PRINT: December 6, 2012



LOCATION MAP

MAPSCO MAP GRID: 577 F1

NODE-SCALE

LEGEND table with symbols for ACRE(S), BLOCK, COUNTY BLOCK, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DEED RECORDS OF BEXAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS), EXISTING CONTOURS, PROPOSED CONTOURS, 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN, CITY OF SAN ANTONIO LIMITS, ORIGINAL SURVEY/COUNTY LINE, and various symbols for easements and flood zones.

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215C, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
3 ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215C, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
4 BEARINGS 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 VOLUMES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
5 DIMENSIONS SHOWN ARE SURFACE.
6 BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 VOLUMES 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 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, 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.

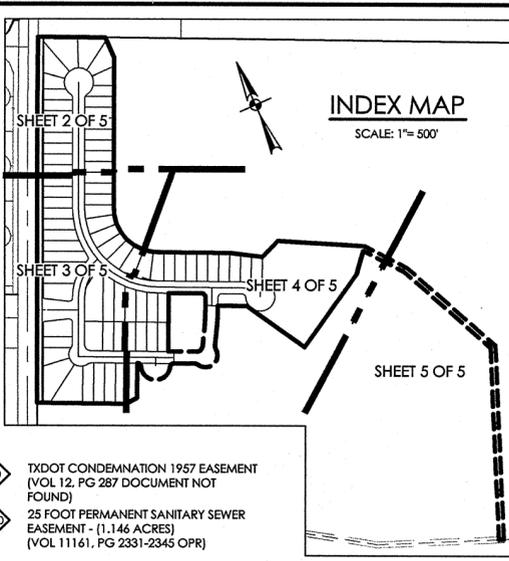
STATE OF TEXAS COUNTY OF BEXAR

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



INDEX MAP

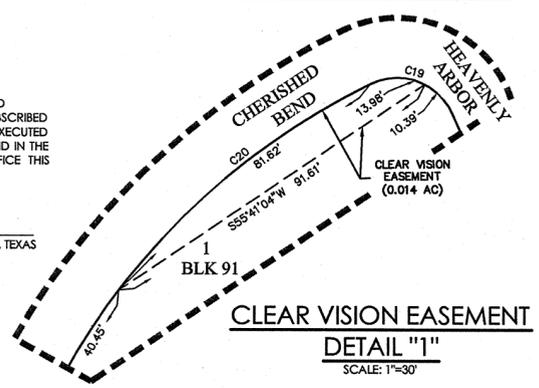
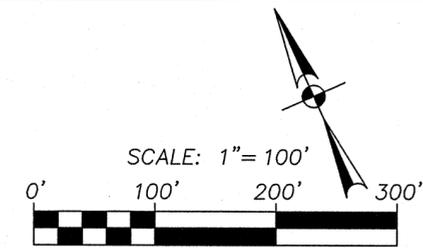
SCALE: 1"=500'

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.

DEVELOPER/AGENT: IAN CUDE D.R. HORTON 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, 78232 (210) 496-2668

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 AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

LINE TABLE with columns for LINE #, BEARING, and LENGTH. Lines 1-25.

LINE TABLE with columns for LINE #, BEARING, and LENGTH. Lines 26-46.

CURVE TABLE with columns for CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, and LENGTH. Curves C1-C29.

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.

FLOOD ZONE NOTE: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215C, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

SAWS 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.

PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 90 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

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

TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1560, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1519.99'.

NOTE: LOT 902, BLOCK 90 SHALL BE ALSO CONSIDERED A DRAINAGE EASEMENT

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

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMEABLE SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ASSIGNEES OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

DATED THIS _____ DAY OF _____, 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__

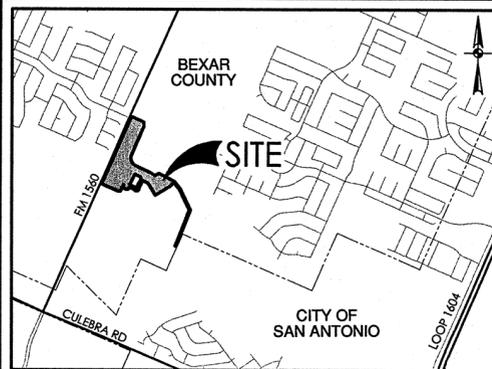
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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: 577 F1
NOT-TO-SCALE

LEGEND

- | | | | | | |
|-----|---|------------|--|---|--|
| AC | ACRE(S) | PG | PAGE(S) | ⑨ | TXDOT CONDEMNATION 1957 EASEMENT (VOL. 12, PG 287 DOCUMENT NOT FOUND) |
| BLK | BLOCK | ROW | RIGHT-OF-WAY | ⑩ | 25 FOOT PERMANENT SANITARY SEWER EASEMENT - (1.146 ACRES) (VOL. 111.61, PG. 2331-2345 OPR) |
| CB | COUNTY BLOCK | VOL | VOLUME | | |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE | | |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | | |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 1234.56 | FINISHED FLOOR ELEVATION DUE TO FLOODPLAIN | | |
| | | CV | CLEAR VISION | | |

- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
- CITY OF SAN ANTONIO LIMITS
- ORIGINAL SURVEY/COUNTY LINE

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- ③ ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
- ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑤ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑥ 20' SANITARY SEWER EASEMENT (0.679 OF AN ACRE "OFF-LOT")
- ⑦ 20' BUILDING SETBACK LINE
- ⑧ 10' BUILDING SETBACK LINE
- ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (0.197 ACRES)
- ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT (0.014 ACRES)
- ⑪ VARIABLE WIDTH CLEAR VISION EASEMENT (0.011 ACRES)
- ⑫ ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR 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 CORNERS 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 DEVELOPER TO THE 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," "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 THEREON. 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.
- 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

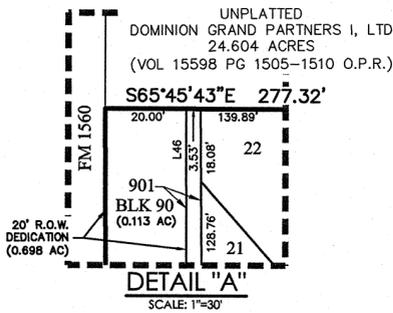
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



DETAIL "A"

SCALE: 1"=30'

STATE OF TEXAS
COUNTY OF BEXAR

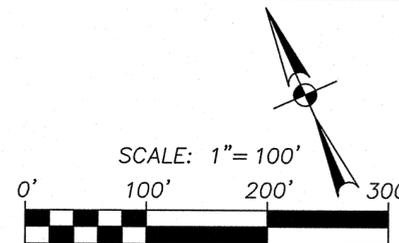
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

DEVELOPER/AGENT: IAN CUDE
D.R. HORTON
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, 78232
(210) 496-2668

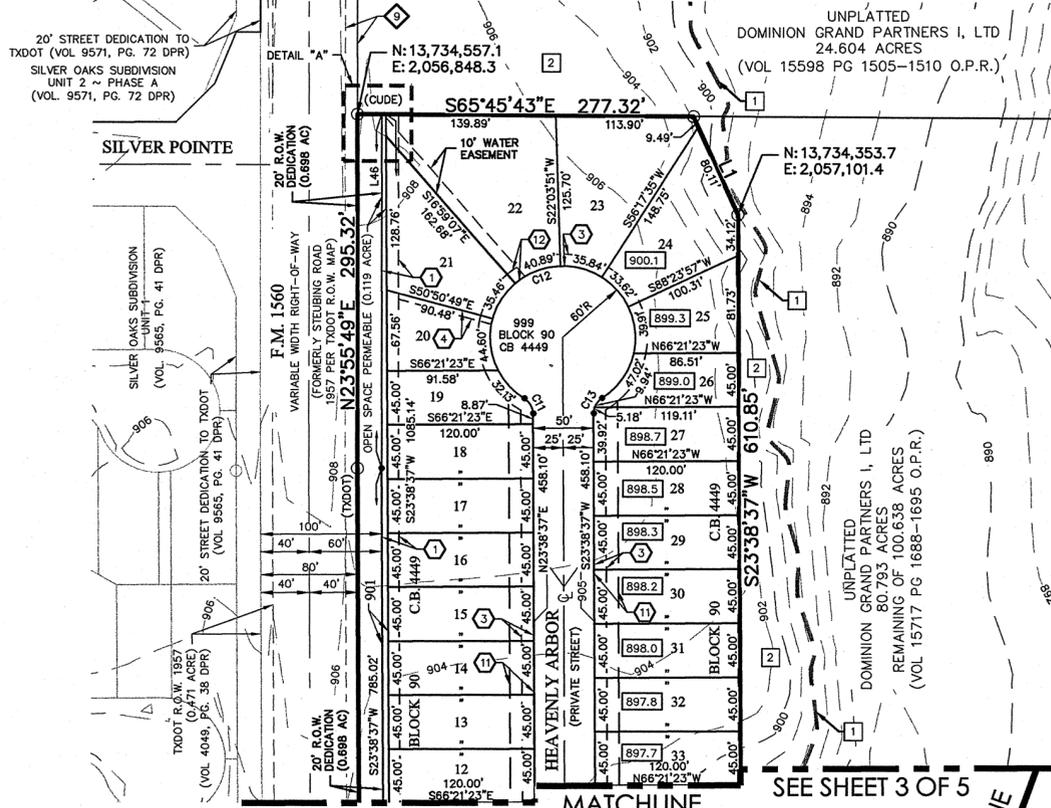
STATE OF TEXAS
COUNTY OF BEXAR

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 AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SEE SHEET 1 FOR
LINE AND CURVE TABLES



FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS 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 48029C0215G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SETBACK NOTE:

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

SAWS 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 90 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

DRAINAGE EASEMENT NOTE:

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

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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1560, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1519.99'.

NOTE:

LOT 902, BLOCK 90 SHALL BE ALSO CONSIDERED A DRAINAGE EASEMENT

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

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

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMEABLE SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ASSIGNEES OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NUMBER 120390

SUBDIVISION PLAT
OF
SAWYER MEADOWS
UNIT 1, ENCLAVE

A 19.847 ACRE TRACT ESTABLISHING LOTS 1-54 AND 68-77 OF BLOCK 90, LOTS 1-7 AND 14-20 OF BLOCK 91 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 100.638 ACRE TRACT CONVEYED TO DOMINION GRAND PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15717, PAGES 1688-1695 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450 OF BEXAR COUNTY, TEXAS.



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
DATE OF PRINT: December 6, 2012

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

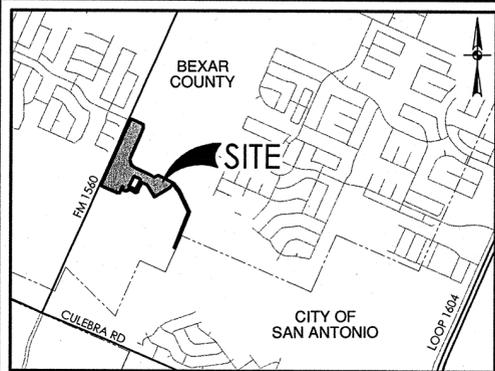
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON

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: 577 F1
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
DR	DEED RECORDS OF BEAR COUNTY, TEXAS (SURVEYOR)		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION DUE TO FLOODPLAIN CLEAR VISION
		CV	TXDOT CONDEMNATION 1957 EASEMENT (VOL. 12, PG 287 DOCUMENT NOT FOUND)
			25 FOOT PERMANENT SANITARY SEWER EASEMENT - (1.146 ACRES) (VOL. 11161, PG 2331-2345 O.P.R.)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20' SANITARY SEWER EASEMENT (0.679 OF AN ACRE "OFF-LOT")
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
VARIABLE WIDTH SANITARY SEWER EASEMENT (0.197 ACRES)
VARIABLE WIDTH CLEAR VISION EASEMENT (0.014 ACRES)
VARIABLE WIDTH CLEAR VISION EASEMENT (0.011 ACRES)
ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED;" AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEAR 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 CORRS 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY 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 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 BEAR

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 BEAR

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 BEAR

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1560, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1519.99'.

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

SAWS 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.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 90 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

NOTE:
LOT 902, BLOCK 90 SHALL BE ALSO CONSIDERED A DRAINAGE EASEMENT

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

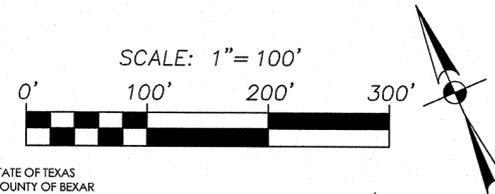
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMEABLE SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, ASSIGNEES OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

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.



PLAT NUMBER 120390
SUBDIVISION PLAT
OF
SAWYER MEADOWS
UNIT 1, ENCLAVE

A 19.847 ACRE TRACT ESTABLISHING LOTS 1-54 AND 68-77 OF BLOCK 90, LOTS 1-7 AND 14-20 OF BLOCK 91 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 100.638 ACRE TRACT CONVEYED TO DOMINION GRAND PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15717, PAGES 1688-1695 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450 OF BEAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
DATE OF PRINT: December 6, 2012

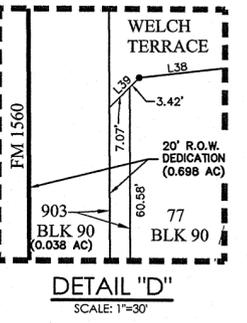
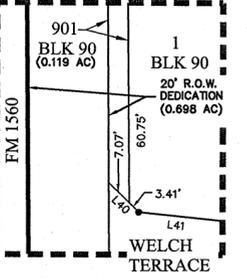
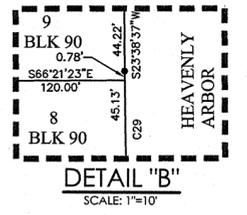
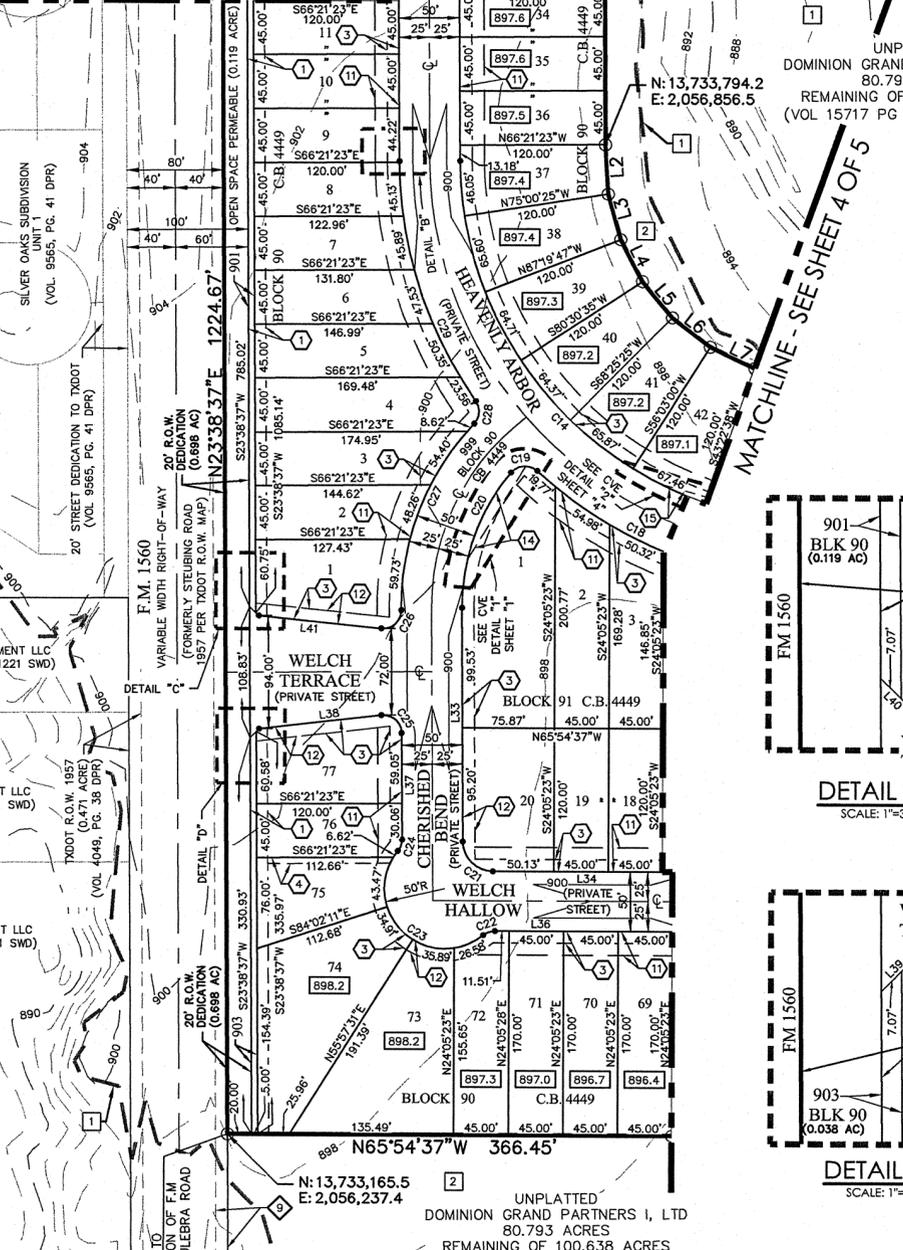
DEVELOPER/AGENT: IAN CUDE
D.R. HORTON
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEAR

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 AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

MATCHLINE - SEE SHEET 2 OF 5



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

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR 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 BEAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

SEE SHEET 1 FOR LINE AND CURVE TABLES

Civil Job No. 7974-02; Survey Job No. 9264-12

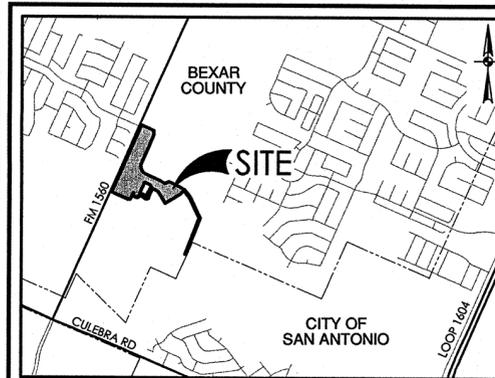
SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 1, ENCLAVE

A 19.847 ACRE TRACT ESTABLISHING LOTS 1-54 AND 68-77 OF BLOCK 90, LOTS 1-7 AND 14-20 OF BLOCK 91 ALL ASSIGNED TO COUNTY BLOCK 4449, BEING OUT OF THAT 100.638 ACRE TRACT CONVEYED TO DOMINION GRAND PARTNERS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15717, PAGES 1688-1695 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450 OF BEXAR COUNTY, TEXAS.



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 DATE OF PRINT: December 6, 2012



LOCATION MAP

MAPSCO MAP GRID: 577 F1 NOT-TO-SCALE

LEGEND

Legend table with columns: AC, BLK, CB, DPR, DR, OPR, PG, ROW, VOL, PAGE(S), RIGHT-OF-WAY, VOLUME, REPETITIVE BEARING AND/OR DISTANCE, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (FD), FINISHED FLOOR ELEVATION DUE TO FLOODPLAIN, CLEAR VISION.

Legend table with columns: 1140, 1140, 1%, 1%, CITY OF SAN ANTONIO LIMITS, ORIGINAL SURVEY/COUNTY LINE, TXDOT CONDEMNATION 1957 EASEMENT (VOL. 12, PG 287 DOCUMENT NOT FOUND), 25 FOOT PERMANENT SANITARY SEWER EASEMENT - (1.146 ACRES) (VOL. 11161, PG 2331-2345 OPR).

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
3 ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS: AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

1 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR 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 CORNS 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, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS; AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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 LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS COUNTY OF BEXAR REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD ZONE NOTE: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS 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 DRRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (10-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

SAWS 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.

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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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.

NOTE: LOT 902, BLOCK 90 SHALL BE ALSO CONSIDERED A DRAINAGE EASEMENT

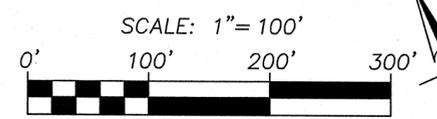
FINISHED FLOOR-FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMEABLE SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ASSIGNEES OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 90 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.



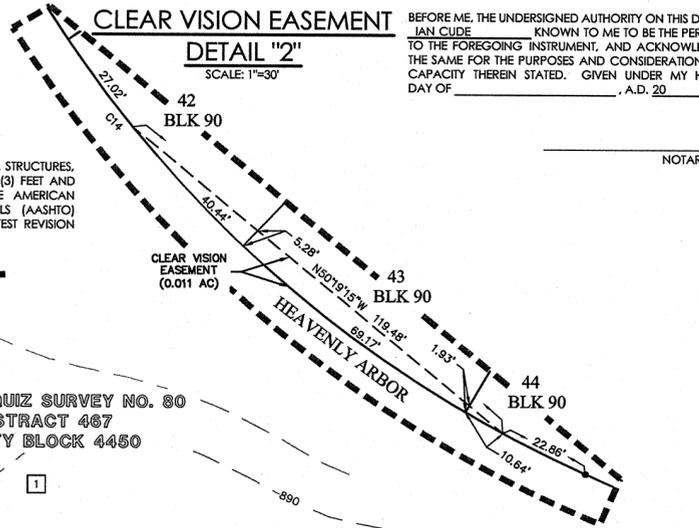
STATE OF TEXAS COUNTY OF BEXAR

DEVELOPER/AGENT: IAN CUDE D.R. HORTON 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

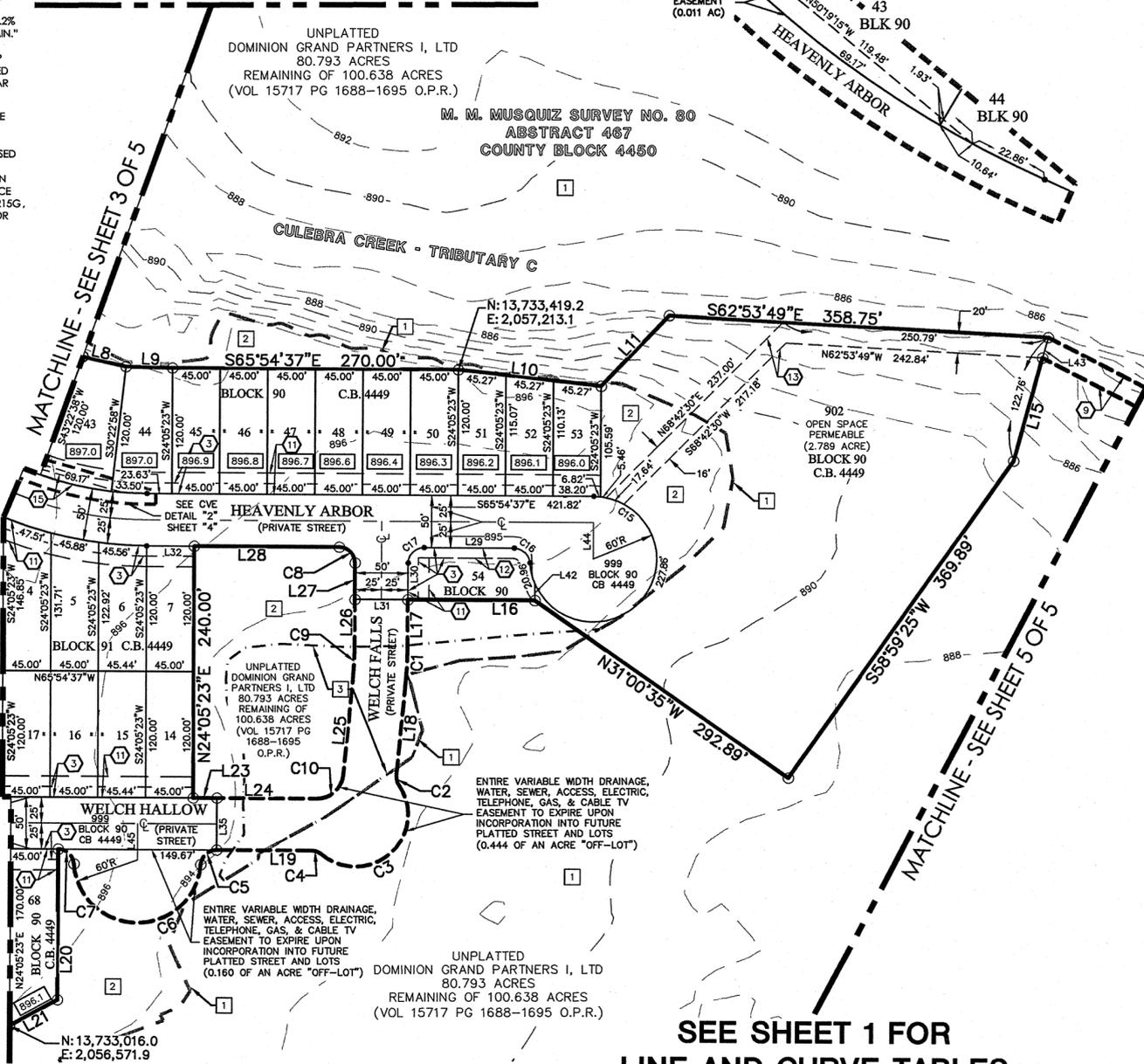
STATE OF TEXAS COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20__



MATCHLINE - SEE SHEET 2 OF 5



MATCHLINE - SEE SHEET 3 OF 5

MATCHLINE - SEE SHEET 5 OF 5

SEE SHEET 1 FOR LINE AND CURVE TABLES

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

DATED THIS _____ DAY OF _____, 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

SAWYER MEADOWS UNIT 1, ENCLAVE Civil Job No. 7974-02: Survey Job No. 9264-12

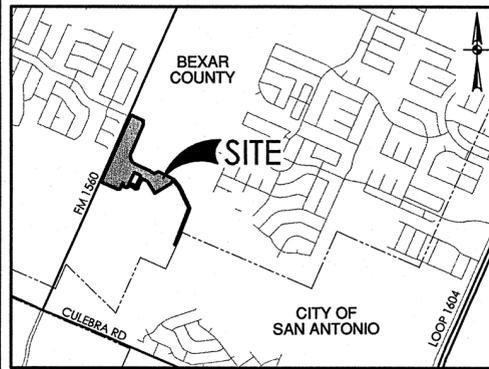
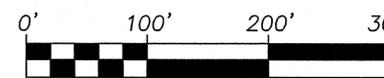
SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 1, ENCLAVE

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555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
DATE OF PRINT: December 6, 2012

SCALE: 1" = 100'



LOCATION MAP

MAPSCO MAP GRID: 577 F1 NOT TO SCALE

LEGEND

- AC ACRE(S) PG PAGE(S)
BLK BLOCK ROW RIGHT-OF-WAY
CB COUNTY BLOCK VOL VOLUME
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS REPETITIVE BEARING AND/OR DISTANCE
DR DEED RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD)
EXISTING CONTOURS
PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
CITY OF SAN ANTONIO LIMITS
ORIGINAL SURVEY/COUNTY LINE

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
3 ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.
10 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
11 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12 20' SANITARY SEWER EASEMENT (0.679 OF AN ACRE "OFF-LOT")
13 20' BUILDING SETBACK LINE
14 10' BUILDING SETBACK LINE
15 VARIABLE WIDTH SANITARY SEWER EASEMENT (0.197 ACRES)
16 VARIABLE WIDTH CLEAR VISION EASEMENT (0.014 ACRES)
17 VARIABLE WIDTH CLEAR VISION EASEMENT (0.011 ACRES)
18 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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

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," "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 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 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.

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

FLOOD ZONE NOTE:

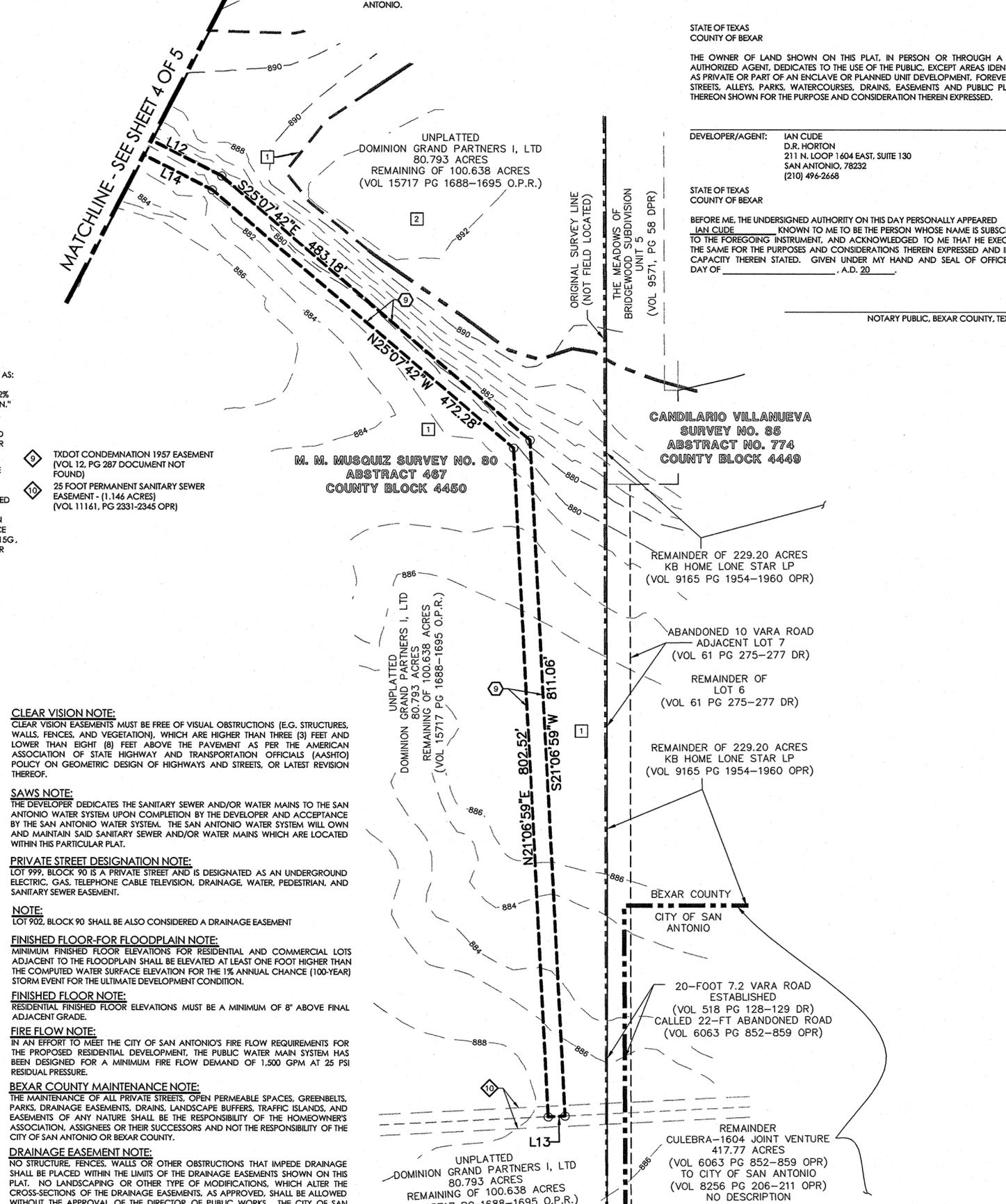
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR THE CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1560, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1519.99'.

SETBACK NOTE:

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



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.

DEVELOPER/AGENT: IAN CUDE D.R. HORTON 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

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 AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

SAWS 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 90 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

NOTE:

LOT 902, BLOCK 90 SHALL BE ALSO CONSIDERED A DRAINAGE EASEMENT

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

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

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMEABLE SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, ASSIGNEES OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:

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

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

SEE SHEET 1 FOR LINE AND CURVE TABLES



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO.12

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

130052

Project Name:

The Pinnacle Subdivision P.U.D.
BSL

Applicant:

Michel Alexis Courtines

Representative:

GE Reaves Engineering, Inc.
c/o Anthony T. Recine III, P.E.

Owner(s):

Michel Alexis & Erin Nelson
Courtines

Staff Coordinator:

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

Property Address/Location:

Southwest of the intersection of
Campanile and Marchesi

MAPSCO Map Grid (Ferguson):

482 C-7

Tract Size:

0.50 Acres

Council District/ETJ:

9

Notification:

Published in Daily Commercial
Recorder November 23, 2012
Notices Mailed November 21, 2012

- Twelve (12) notices were sent to property owners within 200 feet

Internet Agenda posting
December 7, 2012

REQUEST

Approval of a minor plat to replat a 0.50-acre tract of land to relocate the twenty (20) foot side building setback line to ten (10) feet on Lot 108, Block 2, County Block 17613, out of **The Pinnacle Subdivision P.U.D. BSL**

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 21, 2012

CASE HISTORY

The area being replatted is a Lot 108, Block 2, County Block 17613 of The Pinnacle Subdivision PUD, recorded in Volume 9533, Pages 63-71, 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 residential lot.

B. Zoning

“PUD R-6 ERZD MLOD-1” Planned Unit Development Residential Single Family Edwards Recharge Zone Military Lighting Overlay District.

C. Services Available

SAWS Water and Sewer.

D. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 16, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **The Pinnacle Subdivision P.U.D BSL** Replat.

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130052
 BUILDING SETBACK LINE PLAT OF
THE PINNACLE
 SUBDIVISION P.U.D.

BEING A TOTAL OF 0.50 ACRES THIS REPLAT IS FOR THE PURPOSE OF RELOCATING THE SIDE BUILDING SETBACK LINE FROM 20' TO 10' ON LOT 108, BLOCK 2, N.C.B. 17613, THE PINNACLE SUBDIVISION P.U.D., AS RECORDED IN VOLUME 9533, PAGES 63-71, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.



GRE JOB NO.: 12-0627D

GE Reaves Engineering, Inc.
 P.O. Box 791793
 San Antonio, TX 78279-1793
 (210) 490-4506 Fax 490-4812
 Texas Registration F-1808

DATE: 11/01/12

SCALE: 1" = 50'

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(S): MICHEL ALEXIS COURTINES & ERIN NELSON-COURTINES

STATE OF TEXAS
 COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF THE PINNACLE SUBDIVISION P.U.D. 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) HAVE BEEN GRANTED.

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

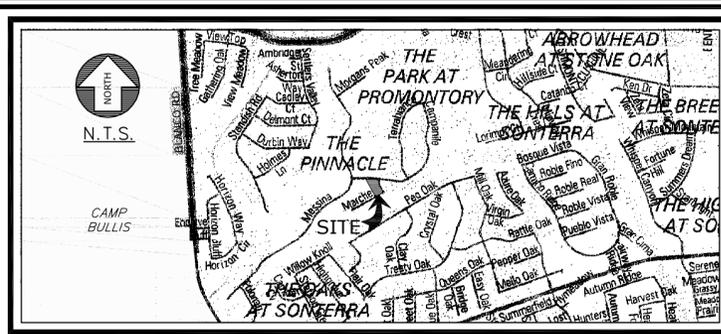
BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

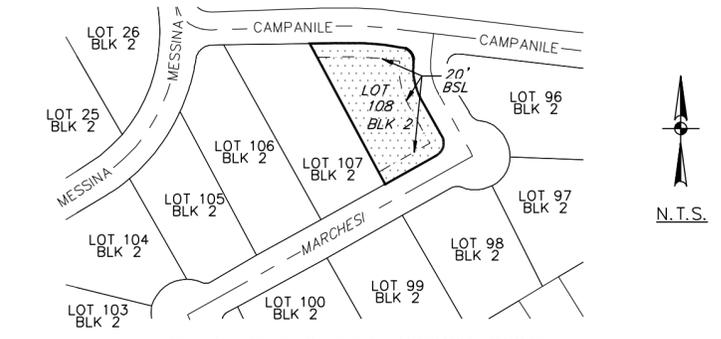
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____ M., AND DULY RECORDED THE DAY OF _____ A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF,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

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



LOCATION MAP

NOT TO SCALE / MASCO 2012 / PAGE: 482 / GRID: C7



AREA TO BE REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

LOT 108, BLOCK 2, N.C.B. 17613, THE PINNACLE SUBDIVISION P.U.D., AS RECORDED IN VOLUME 9533, PAGES 63-71, 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 THE PINNACLE SUBDIVISION P.U.D. WHICH IS RECORDED IN VOLUME 9533, PAGES 63-71, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING ON THIS PROPERTY.

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

OWNER(S): MICHEL ALEXIS COURTINES & ERIN NELSON-COURTINES
 1735 MONTECINO, SAN ANTONIO, TX 78258-4534
 (210) 595-8737

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
- 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
- 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE BEING S60°51'05"W.
- 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).

LEGEND

--- 1115 --- EXISTING CONTOURS

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.

ANTHONY T. RECINE III
 LICENSED PROFESSIONAL ENGINEER No. 94575

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: GAYLORD E. REAVES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

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

EDU NOTE:

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

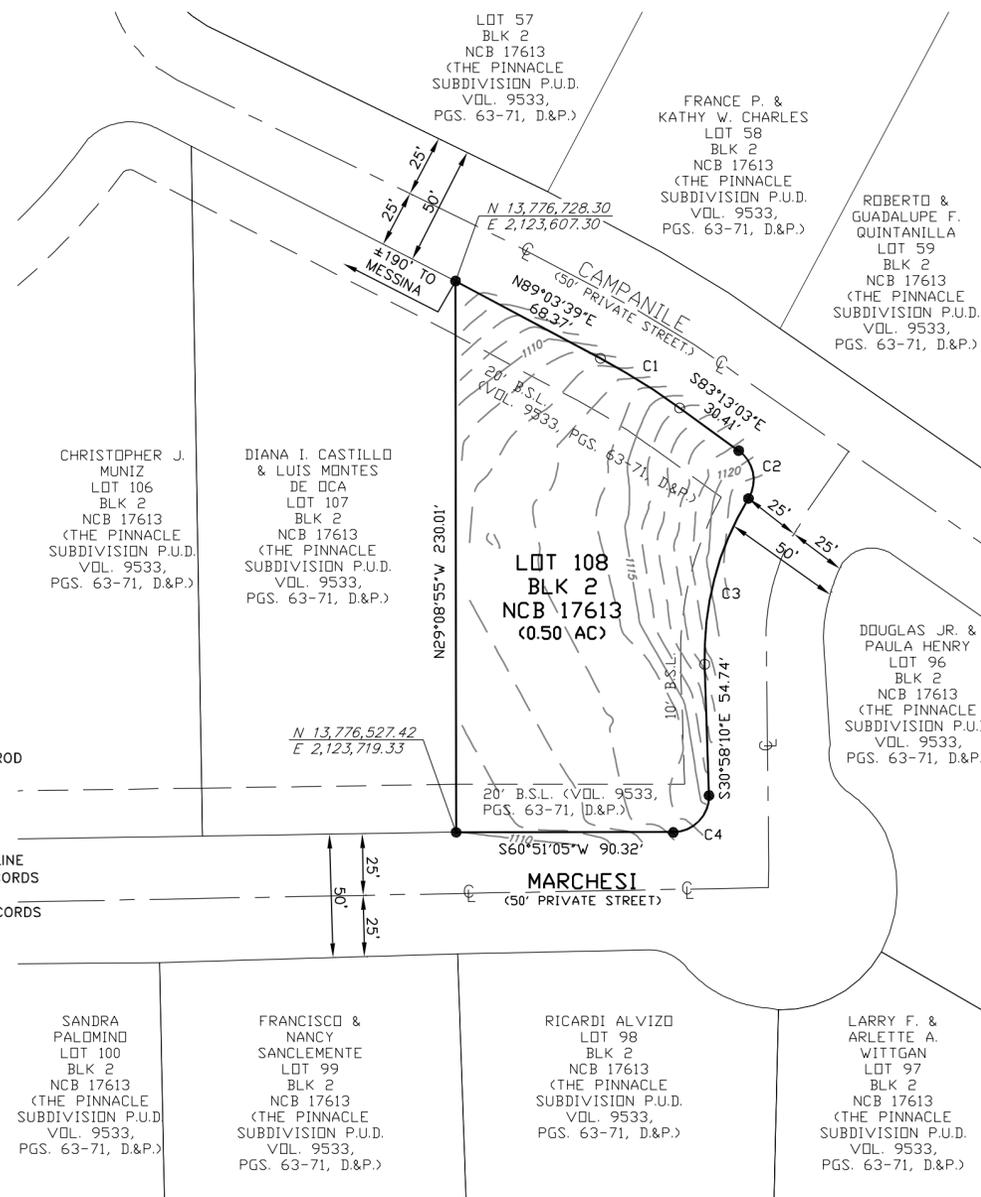
IMPACT FEE PAYMENT DUE:

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

OWNER/DEVELOPER:

MICHEL ALEXIS COURTINES & ERIN NELSON-COURTINES
 1735 MONTECINO
 SAN ANTONIO, TX 78258-4534
 (210) 595-8737

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	275.00'	08°06'05"	38.88'	S86°53'20"E	38.85'
C2	15.00'	85°29'07"	22.38'	S40°28'29"E	20.36'
C3	125.00'	33°15'33"	72.58'	S14°21'42"E	71.55'
C4	15.00'	91°47'15"	24.03'	S14°48'26"W	21.54'



REPLAT



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

PUD 13-001

Project Name:

Rahaei Tract

Applicant:

Jeff Brown

Representative:

M. W. Cude Engineers, LLC, c/o
Chris Dice, PE

Owner:

Landquest Acquisitions, LLC

Staff Coordinator:

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

Property Address/Location:

Southwest of the intersection of
Boerne Stage Road and Boerne Forest

MAPSCO Map Grid (Ferguson):

446 D-5

Tract Size:

27.188 acres

Council District:

ETJ

Notification:

Notices mailed November 27, 2012

- Seventeen (17) notices were mailed to property owners within 200 feet.

Internet Agenda posting December 7, 2012

REQUEST

Approval of the **Rahaei Tract Planned Unit Development (PUD) Plan**

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may make on this item are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed PUD Plan will consist of thirty-six (36) single-family residential lots, seventy-nine percent (79%) of open space, and approximately two thousand (2,708) 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. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	OCL	Vacant
South	OCL	Vacant
East	OCL	Single-family residential
West	OCL	Vacant

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on December 5, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on December 5, 2012.

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.

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 Waters Edge PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

B. Notices

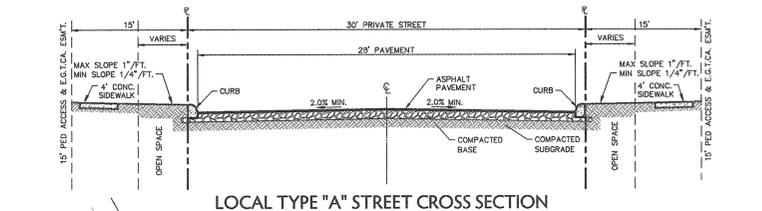
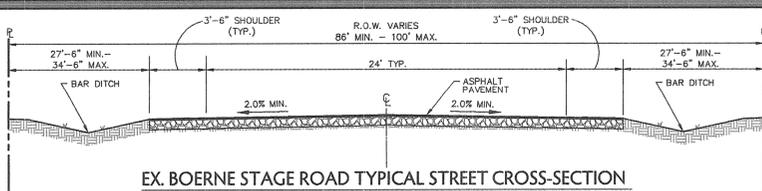
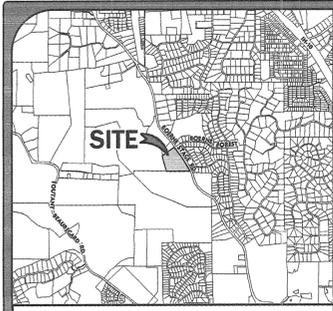
To the present, staff has not received a written response from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Rahaei Tract Planned Unit Development (PUD) Plan**

IV. ATTACHMENT

1. Proposed PUD Plan



OWNER/DEVELOPER
 LANDQUEST ACQUISITIONS, LLC
 CONTACT PERSON: B. JEFFREY BROWN
 8200 IH-10 WEST, SUITE 800
 SAN ANTONIO, TX 78230
 TEL: (210) 834-6655
 FAX: (210) 377-2797

CIVIL ENGINEER/DESIGNER
 CUDE ENGINEERS, L.L.C.
 CONTACT PERSON: CHRISTOPHER DICE, P.E.
 1350 N. LOOP EAST, SUITE 104
 SAN ANTONIO, TEXAS 78232
 (210) 681-2951
 FAX: (210) 523-7112
 WWW.MWCUDE.COM

LEGEND:

- PUD LIMITS
- - - NOTIFICATION LIMITS
- - - 1% ANNUAL CHANCE FLOOD PLAIN
- - - FUTURE 1% ANNUAL CHANCE FLOOD PLAIN
- - - PERIMETER 20' BLDG. SETBACK
- OPEN SPACE

LEGAL DESCRIPTION
 BEING A 27.188 ACRE TRACT OF LAND OUT OF THE J. KNIGHT SURVEY NO. 35, ABSTRACT NO. 409, COUNTY BEXAR COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED 27.192 ACRES RECORDED IN VOLUME 10946, PAGES 818-822, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

- NOTES**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(93).
 2. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL AT TIME OF PLAN SUBMITTAL.
 3. ALL INTERIOR STREETS SHOWN HEREIN ARE 30' PRIVATE STREETS WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
 4. SIDEWALKS WILL BE INSTALLED IN PRIVATE STREET OR PEDESTRIAN EASEMENT PER UDC ARTICLE 5, DIVISION 2: 35-506(a).
 5. NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
 6. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE UNIFIED DEVELOPMENT CODE (UDC) MINIMUM 30' PAVEMENT REQUIREMENT.
 7. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
 8. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 9. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY. GAS SERVICE WILL BE PROVIDED BY GREY FOREST.
 10. STORM WATER DETENTION IS BEING PROVIDED FOR THIS SITE.
 11. NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREET.
 12. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
 13. LOTS ALONG THE PERIMETER SHALL PROVIDE A 20' BUILDING SETBACK ADJACENT TO THE PERIMETER. INTERNAL SETBACKS SHALL BE PROVIDED PER REQUIREMENTS OF THE BASE ZONING DISTRICT. PERIMETER FENCING SHALL COMPLY WITH UDC 35-344(d)(2).
 14. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.

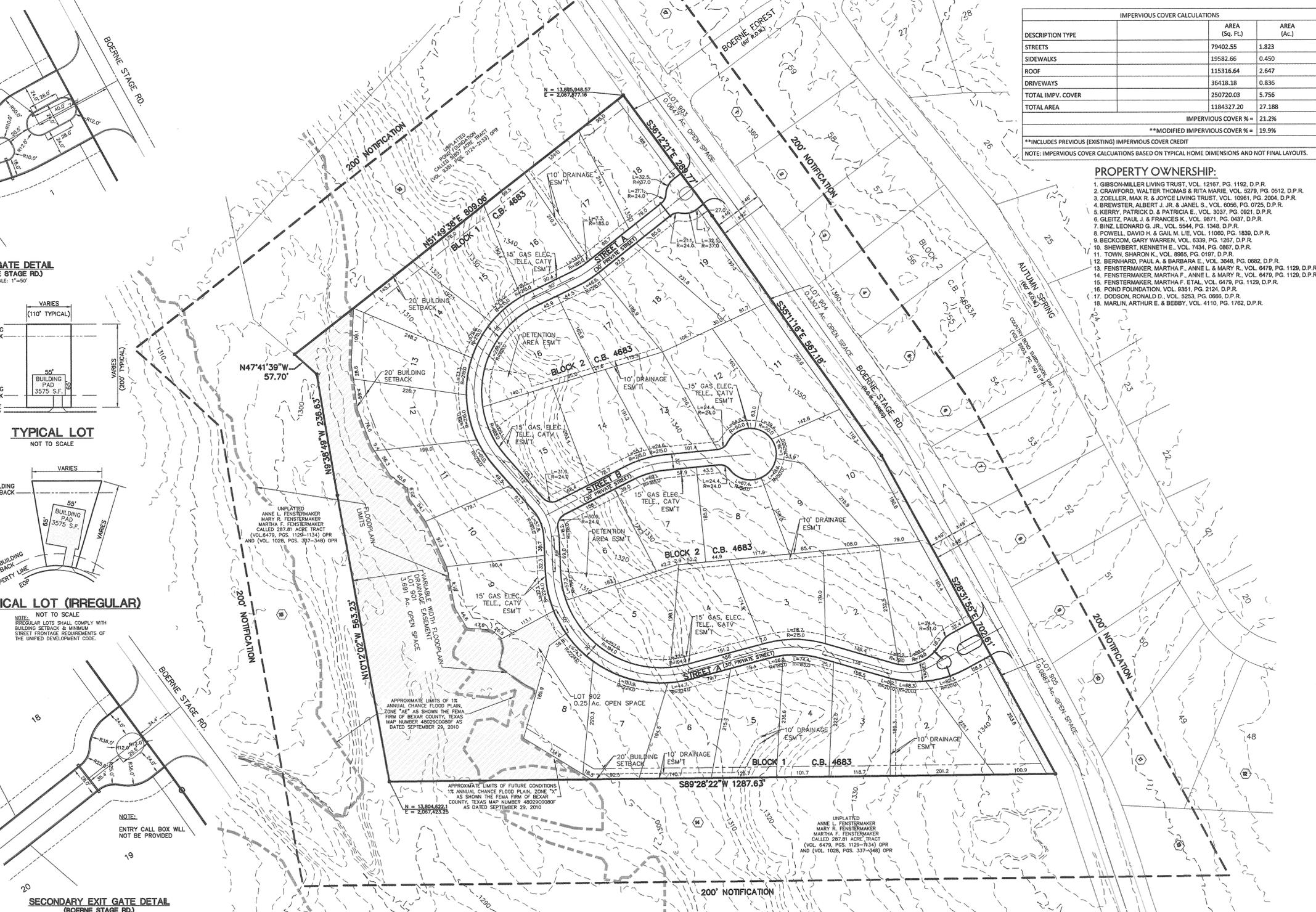
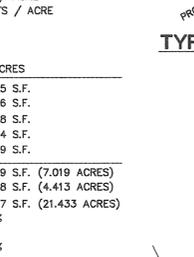
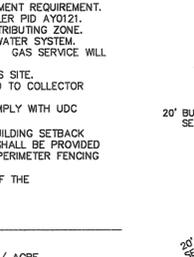
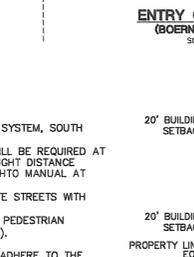
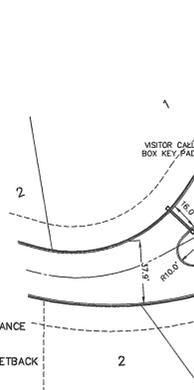
DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	N/A
MAXIMUM DENSITY ALLOWED:	2 UNITS / ACRE
PROPOSED DENSITY:	1.36 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE:	80%
PROPOSED PERCENTAGE OF OPEN SPACE:	80.1%
TOTAL SPACE:	27.188 ACRES
STREET:	79,402.55 S.F.
SIDEWALKS:	19,582.66 S.F.
DRIVEWAYS:	36,418.18 S.F.
HOUSE SLABS:	115,316.64 S.F.
DRAINAGE R.O.W. / ESM'TS:	32,948.29 S.F.
OCCUPIED OPEN SPACE:	741,368.39 S.F. (7.019 ACRES)
UNOCCUPIED OPEN SPACE:	192,238.78 S.F. (4.413 ACRES)
TOTAL OPEN SPACE:	933,607.17 S.F. (21.433 ACRES)
OPEN SPACE PERCENTAGE:	78.6%
MODIFIED OPEN SPACE PERCENTAGE INCLUDING CREDITS:	80.1%

SPECIAL CONDITION NOTE:
 THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

APPROVED PLANNED UNIT DEVELOPMENT
 PLANNING COMMISSION
 CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____



ACREA / DENSITY SUMMARY

UNIT	GROSS AREA (Ac.)	GROSS AREA (Ac.)	DWELLING UNITS (DU)	DENSITY (DU/Ac.)	ACTIVE OPEN SPACE / GREENBELTS (Ac.)	PHASING SEQUENCE
1	SINGLE FAMILY RESIDENTIAL	27.188	37	1.36	4.413	1
TOTAL		27.188	37	1.36	4.413	1

LAND USE TABLE

LAND USE TYPE	AREA (Sq. Ft.)	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	151734.82	3.483
ACTIVE OPEN SPACE / GREENBELTS	192238.78	4.413
PASSIVE OPEN SPACE	741368.39	17.019
STREET R.O.W.	79402.55	1.823
SIDEWALKS	19582.66	0.450
TOTAL	1184327.20	27.188

FLOOR AREA SUMMARY

TYPE	AREA (Sq. Ft.)	AREA (Ac.)
TOTAL FLOOR AREA - BLDGS.	115316.64	2.647
TOTAL DEVELOPMENT AREA	1184327.20	27.188
% OF FLOOR AREA COVERAGE	9.74%	9.74%

DEVELOPMENT DENSITY TABLE

DESCRIPTION TYPE	AREA (Sq. Ft.)	AREA (Ac.)
TOTAL DEVELOPABLE AREA	1184327.20	27.188
STEEP SLOPES	0.00	0.000
EXIST. EASEMENT TO REMAIN	0.00	0.000
EXIST. FLOODPLAIN AREA	160798.07	3.691
NET DEVELOPMENT AREA	1023529.13	23.497
NET DENSITY (DU/Ac.)	1.36	1.36

IMPERVIOUS COVER CALCULATIONS

DESCRIPTION TYPE	AREA (Sq. Ft.)	AREA (Ac.)
STREETS	79402.55	1.823
SIDEWALKS	19582.66	0.450
ROOF	115316.64	2.647
DRIVEWAYS	36418.18	0.836
TOTAL IMPV. COVER	250720.03	5.756
TOTAL AREA	1184327.20	27.188
IMPERVIOUS COVER %	21.2%	
**MODIFIED IMPERVIOUS COVER %	19.5%	

NOTE: IMPERVIOUS COVER CALCULATIONS BASED ON TYPICAL HOME DIMENSIONS AND NOT FINAL LAYOUTS.

- PROPERTY OWNERSHIP:**
1. GIBSON-MILLER LIVING TRUST, VOL. 12167, PG. 1192, D.P.R.
 2. CRAWFORD, WALTER THOMAS & RITA MARIE, VOL. 5279, PG. 0512, D.P.R.
 3. ZOELLER, MAX R. & JOYCE LIVING TRUST, VOL. 10961, PG. 2004, D.P.R.
 4. BREWSTER, ALBERT J. JR. & JANEL S., VOL. 6056, PG. 0725, D.P.R.
 5. KERRY, PATRICK D. & PATRICIA E., VOL. 3037, PG. 0921, D.P.R.
 6. CLETZ, PAUL J. & FRANCES K., VOL. 9871, PG. 0437, D.P.R.
 7. BINZ, LEONARD G. JR., VOL. 5544, PG. 1948, D.P.R.
 8. POWELL, DAVID H. & GAIL M. L.F.E., VOL. 11060, PG. 1839, D.P.R.
 9. BECKCOM, GARY WARREN, VOL. 6338, PG. 1287, D.P.R.
 10. SHEWBERT, KENNETH E., VOL. 7434, PG. 0887, D.P.R.
 11. TOWN, SHARON K., VOL. 8985, PG. 0197, D.P.R.
 12. BERNHARD, PAUL A. & BARBARA E., VOL. 3648, PG. 0682, D.P.R.
 13. FENSTERMAKER, MARTHA F., ANNE L. & MARY R., VOL. 6478, PG. 1129, D.P.R.
 14. FENSTERMAKER, MARTHA F., ANNE L. & MARY R., VOL. 6478, PG. 1129, D.P.R.
 15. FENSTERMAKER, MARTHA F. ET AL., VOL. 6478, PG. 1129, D.P.R.
 16. POND FOUNDATION, VOL. 9351, PG. 2124, D.P.R.
 17. DODSON, RONALD D., VOL. 5253, PG. 0688, D.P.R.
 18. MARLIN, ARTHUR E. & BEBBY, VOL. 4110, PG. 1762, D.P.R.

RAHAEI TRACT SUBDIVISION
 PLANNED UNIT DEVELOPMENT (PUD #13-001)
 NOVEMBER 2012



M.W. CUDE ENGINEERS, L.L.C.
 1350 N. LOOP 1604 EAST, SUITE 104
 SAN ANTONIO, TEXAS 78232
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.MWCUDE.COM
 TYPE FIRM #455

- REVISIONS**
- 1.
 - 2.
 - 3.
 - 4.
 - 5.

DATE: 11/16/12 PROJECT NO.: 02809.000
 DRAWN BY: MCG/JMM CHECKED BY: CRD

P1
 SHEET 1 OF 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

080162

Project Name:

Vista Pointe

Applicant:

J.L. Guerra, Jr.

Representative:

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

Owner:

BCG Encino Holdings, LTD.

Staff Coordinator:

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

Location:

On the west side of U.S. Highway
281, south of Encino Rio

MAPSCO Map Grid (Ferguson):

483 D-6

Tract Size:

9.76 acres

Council District:

9

Notification:

Internet Agenda Posting
December 7, 2012

REQUEST

A request for a three (3) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code ("UDC") for the **Vista Pointe Subdivision**.

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

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

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

CASE HISTORY

The Planning Commission approved this plat on December 18, 2009.

ATTACHMENTS

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

November 19, 2012

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

Re: Vista Pointe
Plat No. 080162

Dear Mr. Sanchez:

On behalf of the owner and developer of Vista Pointe, Encino Holdings, Ltd., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The subdivision plat was approved by the Planning Commission on December 18, 2009.

The economic down turn and its impact on the development industry resulted in the delay of the site improvements for the above referenced subdivision. However, clearing and grading for the ingress/egress easements in the platted area has begun. The ingress/egress easement from Highway 281 is the main access for the church that is under construction on the adjacent property. Our client is still planning with serious intent to pursue the development of the planned community.

Enclosed is the \$300 filing fee required to process this request and a reduced copy of the approved plat. If additional information is required, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470



Cara C. Tackett, P.E.
Vice President

Attachments

P:\68\10-03-Word\Letters\12119-Time Extension Request.doc



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

090336

Project Name:

Lily & Daisy

Applicant:

Mitch Paradise

Representative:

KLove Engineering
c/o Kevin W. Love, P.E.

Owner:

Paradise Development Partners, LLC

Staff Coordinator:

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

Location:

Southwest of the intersection of North
Vandiver Road and Olney Drive

MAPSCO Map Grid (Ferguson):

583 E-4

Tract Size:

4.280 acres

Council District:

2

Notification:

Internet Agenda Posting December 7,
2012

REQUEST

A request for a one (1) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code ("UDC") for the **Lily & Daisy Subdivision**.

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

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

- Drainage 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

The Planning Commission approved this plat on January 13, 2010.

ATTACHMENTS

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

ATTACHMENT 2
PARADISE DEVELOPMENT

P A R T N E R S

DEVELOPMENT SERVICES
RECEIVED

2012 NOV 20 PM 4:21

Ms. Elizabeth Carol, AICP
Senior Management Analyst
City of San Antonio
Development Services
Cliff Morton Development &
Business Services Center
PO Box 839966
San Antonio, TX 78283

Dear Ms. Carol,

I am writing to request a plat recordation time extension per Section 35-432(h) (3) of the UDC for plat subject #090336 "Lily and Daisy" approved January 13, 2010. The economic downturn has delayed our multi-family development project considerably and we have been unable to complete the construction work on the site improvements. Construction has commenced but the improvements will not be able to be completed by the expiration of the plat approval scheduled to occur on January 13, 2013. In order to keep the project going and develop a quality multi-family project, we request you kindly consider an extension of one year to January 13, 2104. We are confident the site improvements will be complete by this time and the plat will be formally approved.

Enclosed please find the fee for this request. We would hope to make the agenda for the December 12th meeting and will be there in person to answer any questions. In the meantime please do not hesitate to contact me directly if there is anything I can do on behalf of this request. Thanks you so much for your assistance.

Best Regards,



Mitch Paradise
President
Paradise Development Partners, LLC



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

S13-001

Project Name:

N Coker Loop (Trefoil Lane)

Applicant:

Girl Scouts of Southwest Texas
c/o William Avila

Representative:

Girl Scouts of Southwest Texas
c/o Jody Hernandez

Owner:

Girl Scouts of Southwest Texas

Staff Coordinator:

Andreina Dávila-Quintero, Senior
Planner
(210) 207-0215
andreina.davila@sanantonio.gov

Property Address/Location:

Between Arion Parkway and West
Coker Loop

MAPSCO Map Grid (Ferguson):

551 A-2

Street Segment Size:

840 feet

Council District(s):

9

Notification:

Notices mailed November 28, 2012

- To 5 property owners abutting the segment of the street proposed for a name change.
- No registered neighborhood association within the segment of the street proposed for a name change

Development Services Department
Website Posting November 28, 2012
Internet Agenda Posting December 7,
2012

REQUEST

Resolution recommending approval of a street name change request to change the name of “North Coker Loop” to “Trefoil Lane” between Arion Parkway and West Coker Loop in City Council District 9

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

1. Approval of the request as presented; or
2. Denial.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

The segment of the street proposed for a name change is located between Arion Parkway and West Coker Loop (**ATTACHMENT 1**). The segment of the street consists of approximately eight hundred forty (840) linear feet. A total of five (5) properties abut this segment, which consists of public/institutional, office, mini-warehouse, residential and vacant uses.

The Girl Scouts is an American institution that was founded in Savannah, Georgia circa 1912. Since that time, the Girl Scouts have served their community by helping girls develop their full individual potential, character and self-esteem. As the Girl Scouts councils continue to grow across the nation, it is not uncommon to name the streets located along the facilities in honor of the Girl Scout institution (i.e. Girl Scouts of the Desert Southwest at 9700 Girl Scout Way, Girl Scouts of Gateway Council at 4500 Trefoil Trail, Girl Scouts of North-Central Alabama at 831 Girl Scout Road, and Girl Scouts - Diamonds of Arkansas, Oklahoma and Texas at 5705 Gordon Lane).

The Girl Scouts of Southwest Texas acquired the property located at the southeast corner of West Coker Loop and North Coker Loop circa 2005. Recently, the Girl Scouts of Southwest Texas celebrated their five (5) year anniversary from the grand opening of their facility.

A. Inter-jurisdictional Review

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- United States Postal Service (“USPS”);
- Bexar County;
- Bexar Metro 9-1-1 Network;
- Northeast Independent School District (“NEISD”);
- City Public Service (“CPS”) Energy;
- San Antonio Water System (“SAWS”);
- Texas Department of Transportation (“TXDOT”);
- VIA Metropolitan Transit; and
- Alamo Regional Mobility Authority.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. Furthermore, the USPS approved the proposed street name on October 31, 2012, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**).

B. Interdepartmental Review

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. The Office of Historic Preservation recommended approval of the request provided the change is only applicable to the subject street (North Coker Loop) and that West Coker Loop remains unchanged. There were no objections or concerns to the proposed street name change from other City Departments.

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

In accordance with Section 6-672(d) of the City Code, change of a street’s existing name should be done only for a significant reason. A significant reason includes, but is not limited to, to honor a person, place, institution, group, entity or event.

The Girl Scouts of Southwest Texas’ mission is to build girls of courage, confidence and character, who make the world a better place. In honour of Girl Scouting’s 100 year

anniversary, the Girl Scouts of Southwest Texas are proposing to change the name of North Coker Loop to Trefoil Lane, which is the symbol recognized of girl scouting nationwide. Thus, the proposed name change meets the name change criteria of Section 6-672(d) of the City Code.

B. Notices

To the present, staff has received one (1) written response from the abutting property owners expressing opposition to the request.

III. RECOMMENDATION

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “North Coker Loop” to “Trefoil Lane” between Arion Parkway and West Coker Loop in City Council District 9.

IV. ATTACHMENTS

1. Location Aerial Map
2. USPS Approval Letter dated October 31, 2012



Street Name Change Proposal - Case S13-001

Change From: N Coker Loop
Change To: Trefoil Lane
City Council District 9

-  Subject Street Section (840 feet)
-  Notification Properties (5)
- Scale: 1 in. approx. = 250 ft.



Land Entitlements Section
(November 1, 2012 - E.H)

ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



October 31, 2012

Tonia Fallin
Girl Scouts of Southwest Texas
811 N Coker Loop
San Antonio TX 78216-2812

Re: Street Name: Trefoil Lane

Dear Ms Fallin,

With reference to your street name request dated October 12, 2012 to approve Trefoil Lane as a new street name for the Girl Scouts of Southwest Texas Headquarters, currently located at 811 N Coker Loop in San Antonio, TX 78216, please see the enclosed document.

The following suffixes are not considered distinguishably different and cannot be duplicated:

AVE BLVD CT DR LN RD ST TRL

Street names must appear exactly as approved. All requests for street name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

The Postal Service only reviews and approves new street names for official use. Trefoil Lane is approved and reserved for your use but this office does **not** authorize changes to existing street names. The City of San Antonio Development Services Department should be contacted to continue your request to change N Coker Loop to Trefoil Lane.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Guerrero".

Cynthia M. Guerrero
Product Information Quality Analyst
Rio Grande District
U.S. Postal Service

Enclosure

cc: Bexar Metro 9-1-1 Network District
CPS Energy
City of San Antonio – Ernie Hart

Delivery Growth Coordinator
SA Police Information Systems

1 POST OFFICE DR
SAN ANTONIO TX 78284-9321
(210) 388-8559
FAX (651) 994-3207

ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: October 31, 2012

Requestor: Girl Scouts of Southwest Texas

Re: Trefoil Lane

ZIP Code: 78216

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Trefoil Lane	Approved	

RESOLUTION NO.

A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE THE NAME OF “NORTH COKER LOOP” TO “TREFOIL LANE” BETWEEN ARION PARKWAY AND WEST COKER LOOP IN CITY COUNCIL DISTRICT 9, SAN ANTONIO, TEXAS.

WHEREAS, an application has been submitted by the Girl Scouts of Southwest Texas, to change the name of North Coker Loop, a city street, to Trefoil Lane between Arion Parkway and West Coker Loop; and

WHEREAS, Chapter 6 of the City Code of the City of San Antonio requires street name change requests to be considered by the Planning Commission of the City of San Antonio for a recommendation to the City of San Antonio City Council; and

WHEREAS, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of Ordinances notified all owners of real property along the segment of the street proposed for a name change; and

WHEREAS, the Planning Commission of the City of San Antonio held a public hearing on December 12, 2012, where they reviewed evidence and received public testimony regarding the proposed street name change;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO THAT:

SECTION 1: The Planning Commission of the City of San Antonio recommends that the San Antonio City Council **APPROVE** the proposed street name change of North Coker Loop to Trefoil Lane between Arion Parkway and West Coker Loop in City Council District 9 (**Exhibit “A”**).

SIGNED this 12th day of December, 2012.

Attest:

Approved:

Executive Secretary
City of San Antonio Planning Commission

Rob Rodriguez, Chair
City of San Antonio Planning Commission

Exhibit "A"



Street Name Change Proposal - Case S13-001

Change From: N Coker Loop

Change To: Trefoil Lane

City Council District 9

----- Subject Street Section (840 feet)

----- Notification Properties (5)

Scale: 1 in. approx. = 250 ft.



Land Entitlements Section
(November 1, 2012 - E.J.H.)



CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM No. 17

Public Hearing:

Planning Commission
December 12, 2012

Special Project Number:

SP 1596

Petitioner:

South Frio Parking, LLC

Representative:

Michael Wibracht

Staff Coordinator:

David A. McGowen
(210) 207-4081
david.mcgowen@sanantonio.gov

Property Address/Location:

905 South Frio, located at the
southeast corner of the intersection of
Medina and Guadalupe Streets

Tract Size (acres):

0.7922 acres

Council District(s):

5

REQUEST

A resolution to declare as surplus and dispose of real property comprising 0.7922 acres of land area known as 905 South Frio located in New City Block 273 in Council District 5.

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTION

The disposition by the City of the 905 South Frio property allows for the redevelopment of a nearby well-known historical property on Colima Street known as the Birdsong Peanut Factory. Disapproval of this request would disallow the redevelopment of the property and encumber the revitalization of a key area in the City's near West Side.

I. BACKGROUND

The property being considered for disposition, located at 905 South Frio in New City Block 273 in City Council District 5, has been under the City’s ownership since 1994 and is located along the Frio Street corridor. The petitioner, South Frio Parking, LLC, has proposed the construction of a housing development on three parcels, one of which is the City-owned 905 South Frio lot. A component of this development will be the rehabilitation of the Birdsong Peanut Factory located at 1025 South Frio Street. The development of housing in the area is consistent with the goals and objectives of the Center City Housing Infill Policy (CCHIP) that was adopted by City Council in June, 2012.

II. RECOMMENDATION

Staff recommends approval of this request to dispose of the 905 South Frio property.

IV. ATTACHMENTS

- 1. Exhibit A
- 2. Resolution



Exhibit A

RESOLUTION # _____

A RESOLUTION TO DECLARE AS SURPLUS AND SELL A VACANT PARCEL OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 0.7922 ACRES KNOWN AS 905 SOUTH FRIO WITHIN NEW CITY BLOCK 273 IN CITY COUNCIL DISTRICT 5.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, The City desires to dispose of approximately 0.7922 acres of property in the near West Side known as 905 South Frio, located in New City Block 273 in Council District 5, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's disposition strategy for this property and recommends its hearing and approval by City Council;

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

SECTION 1. The Planning Commission recommends City Council approve the disposition of the above cited property.

PASSED AND APPROVED ON THIS 12th day of December 2012.

Planning Commission Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/DISPOSITION

STAFF REPORT

AGENDA ITEM 18A

REQUEST

Consideration of a Resolution supporting and recommending City Council approval to declare twelve properties owned by the San Antonio Water System (SAWS) as surplus to the needs of the City and authorizing SAWS to dispose of the properties.

Public Hearing:

Planning Commission
December 12, 2012

Special Project Number:

1671

Applicant:

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

Staff Coordinator:

Mary L. Fors
(210) 207-4083
mary.fors@sanantonio.gov

Property Address/Location:

District 4

922 Vickers Avenue (NCB 8011), a
platted residential lot approximately
0.4304 acre

District 5

607 (formerly 611) Carlisle Avenue
(NCB 7651), a platted residential lot
approximately 0.0834 acre

426 Carlisle Avenue (NCB 7917),
two platted residential lots
approximately 0.1618 acre

428 Carlisle Avenue (NCB 7917),
three platted residential lots
approximately 0.2428 acre

District 6

713 Patton Boulevard (NCB 8114) a
residential lot approximately 0.5014
acre

719 Patton Boulevard (NCB 8114) a
residential lot approximately 0.5014
acre

District 9

1214 Morey Peak (NCB 13416) a
residential lot approximately 0.3162
acre

1302 Morey Peak (NCB 11781) a
residential lot approximately 0.3250
acre

RECOMMENDED ACTION

Staff recommends **Approval**.

SYNOPSIS OF ANALYSIS

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



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/DISPOSITION

Public Hearing:

Planning Commission
December 12, 2012

Special Project Number:

1671

Applicant:

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

Staff Coordinator:

Mary L. Fors
(210) 207-4083
mary.fors@sanantonio.gov

Property Address/Location:

1050 Lockhill-Selma Road (CB 5004F) a 0.022 acre tract of land in Castle Hills, Texas

1314 Big Oak Drive (CB 4163B) two platted residential lots approximately 0.7580 acres located within the ETJ line

3185 Cenizo (CB 4010C) an approximate 0.6767 acre tract of land located within the ETJ line

1143 Shalimar Drive (CB 4010C) three platted residential lots located outside the ETJ line in Poteet (Atascosa County), Texas

ATTACHMENTS

- Request for Council Action memo (RFCA)

- Maps
 - Area Map
 - Big Oak-Cenizo Map
 - Carlisle Court Map
 - Lockhill-Selma Map
 - Morey Peak Map
 - Patton Map
 - Vickers Map
 - Shalimar (Poteet) Map

- Letter of Agreement

- Resolution



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/DISPOSITION

Public Hearing:

Planning Commission
December 12, 2012

Special Project Number:

1671

Applicant:

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

Staff Coordinator:

Mary L. Fors
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ATTACHMENTS

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 - Patton Map
 - Vickers Map
 - Shalimar (Poteet) Map

- Letter of Agreement

- Resolution

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



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

Agenda Item #
Council Meeting Date: 12/13/2012
RFCA Tracking No: R-9864

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:

Council District 4, Council District 5, Council District 6, Council District 9

SUBJECT:

Disposition: SAWS Sale of (former BexarMet) Surplus Property

SUMMARY:

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

- A. An ordinance declaring as surplus a platted residential lot located at 922 Vickers Avenue, approximately .4304 acre within NCB 8011, located in Council District 4.
- B. An ordinance declaring as surplus a portion of a platted residential lot approximately 0.0834 acre located at 607 Carlisle Avenue (formerly 611 Carlisle Avenue) within NCB 7651, located within Council District 5.
- C. An ordinance declaring as surplus two platted residential lots located at 426 Carlisle Avenue within NCB 7917, approximately .1618 acre, located within Council District 5.
- D. An ordinance declaring as surplus three platted residential lots located at 428 Carlisle Avenue within NCB 7917, approximately .2428 acre, located within Council District 5.
- E. An ordinance declaring as surplus a residential lot located at 713 Patton Boulevard within NCB 8114, approximately .5014 acre, located within Council District 6.
- F. An ordinance declaring as surplus a residential lot located at 719 Patton Boulevard within NCB 8114, approximately .5014 acre, located within Council District 6.
- G. An ordinance declaring as surplus a residential lot located at 1214 Morey Peak within NCB 13516, approximately 0.3162 acre, located within Council District 9.
- H. An ordinance declaring as surplus one residential lot located at 1302 Morey Peak within NCB 11781, approximately .3250 acre, located within Council District 9.
- I. An ordinance declaring as surplus an approximate 0.022 acre tract of land located at 1050

Lockhill-Selma Road within County Block 5004F in Castle Hills.

- J. An ordinance declaring as surplus two platted residential lots located at 1314 Big Oak Drive in County Block 4163B, approximately .7580 acres, located within the Extraterritorial Jurisdiction line.
- K. An ordinance declaring as surplus an approximate 0.6767 acre tract of land located at 3185 Cenizo within County Block 4010C, located within the Extraterritorial Jurisdiction line.
- L. An ordinance declaring as surplus three platted residential lots located at 1143 Shalimar Drive in Poteet (Atascosa County), Texas, located within the Extraterritorial Jurisdiction line.

BACKGROUND INFORMATION:

Ratepayers voted to dissolve BexarMet and consolidate it into the San Antonio Water System (SAWS) during the November, 2011 election. The U.S. Department of Justice cleared the election results in January, 2012 to allow the dissolution of the utility. BexarMet assets and liabilities were transferred to SAWS. The former BexarMet operations are now being integrated into SAWS. SAWS real estate department has been identifying and evaluating the former BexarMet property interests. SAWS has determined some of the property interests are not necessary for the operation of the system.

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

The San Antonio Water System Board of Trustees declared properties as surplus to the system and authorized disposal of the properties through Resolution 12-363 dated July 10, 2012, properties located at 922 Vickers Avenue, 607 Carlisle Avenue, 426 Carlisle Avenue, 428 Carlisle Avenue, 713 Patton Boulevard, 719 Patton Boulevard, 1214 Morey Peak, 1302 Morey Peak, 1050 Lockhill-Selma Road (Castle Hills, Texas), 1314 Big Oak Drive, 3185 Cenizo, and 1143 Shalimar Drive (Poteet, Texas).

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

ISSUE:

These ordinances authorize the declaration as surplus and disposition of twelve real properties owned by the San Antonio Water System (SAWS):

- A. An ordinance declaring as surplus a platted residential lot located at 922 Vickers Avenue, approximately .4304 acre within NCB 8011, located in Council District 4.

- B. An ordinance declaring as surplus a portion of a platted residential lot approximately 0.0834 acre located at 607 Carlisle Avenue (formerly 611 Carlisle Avenue) within NCB 7651, located within Council District 5.
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- I. An ordinance declaring as surplus an approximate 0.022 acre tract of land located at 1050 Lockhill-Selma Road within County Block 5004F in Castle Hills.
- J. An ordinance declaring as surplus two platted residential lots located at 1314 Big Oak Drive in County Block 4163B, approximately .7580 acres, located within the Extraterritorial Jurisdiction line.
- K. An ordinance declaring as surplus an approximate 0.6767 acre tract of land located at 3185 Cenizo within County Block 4010C, located within the Extraterritorial Jurisdiction line.
- L. An ordinance declaring as surplus three platted residential lots located at 1143 Shalimar Drive in Poteet (Atascosa County), Texas, located within the Extraterritorial Jurisdiction line.

These actions are consistent with City Code and Ordinances requiring City Council approval for the declaration as surplus and subsequent disposal of property.

ALTERNATIVES:

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

FISCAL IMPACT:

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

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

RECOMMENDATION:

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

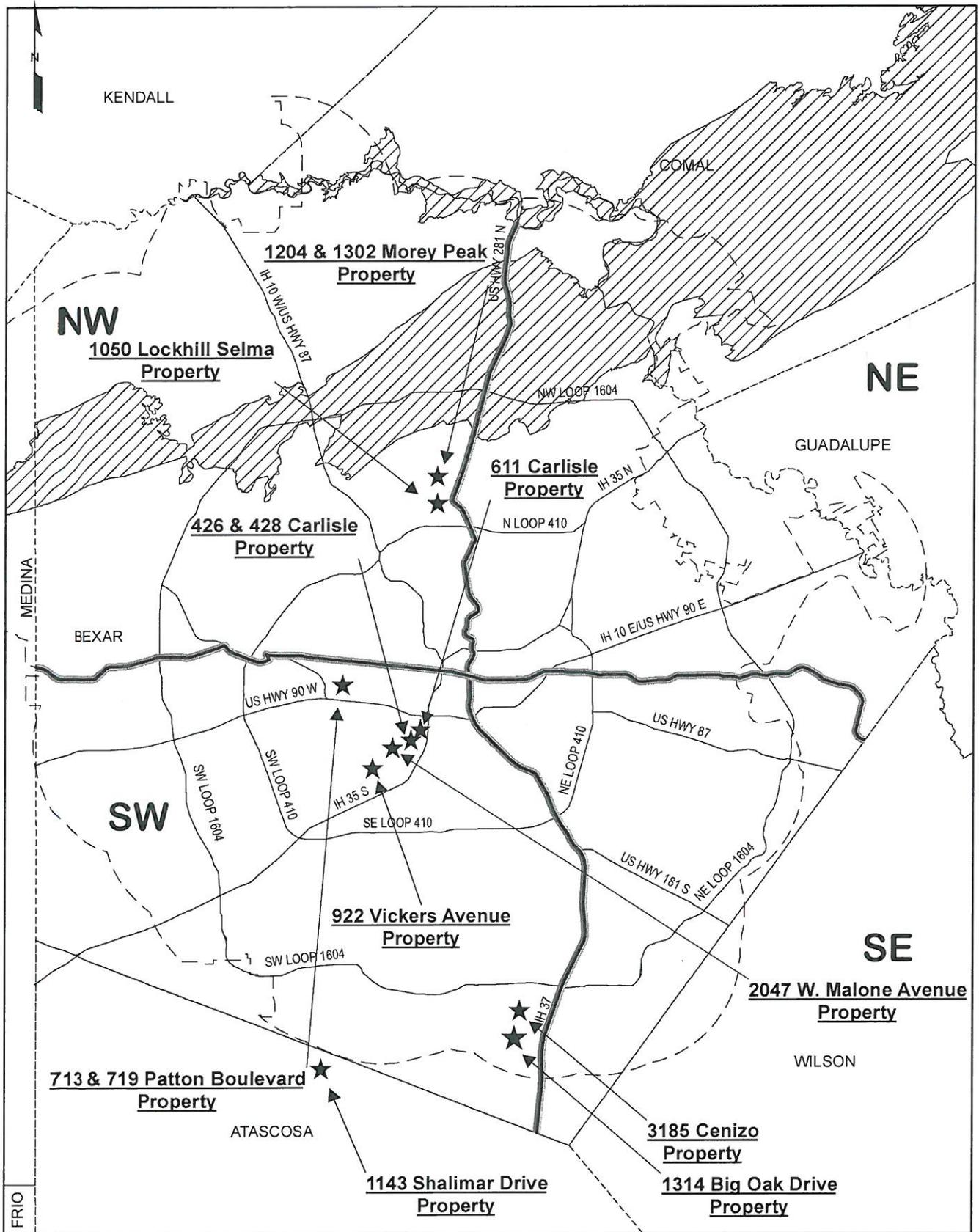
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ATTACHMENT(S):

File Description	File Name
Deed, Vickers	Deed_Vickers.pdf

Deed, Carlisle 426	Deed_426 Carlisle.pdf
Deed, Carlisle 428	Deed_428 Carlisle.pdf
Deed, Carlisle 607	Deed_607-611 Carlisle.pdf
Carlisle, Documentation for change from 611 to 607	607 Carlisle Ave BCAD formerly known as 611 Carlisle Ave.doc.pdf
Deed, Morey Peak 1214	Deed_1214 Morey Peak.pdf
Deed, Morey Peak 1302	Deed_1302 Morey Peak.pdf
Deed, Big Oak	Deed_Big Oak.pdf
Deed, Cenizo	Deed_Cenizo.pdf
Deed, Lockhill Selma	Deed_Lockhill-Selma.pdf
Deed, Shalimar	Deed_Shalimar.pdf
Deed, Patton	Deeds_Patton.pdf
SAWS Resolution	Resolution 12-363.pdf
Letter of Agreement	DSP_LofA.pdf
Shalimar, Atascosa County Tax Info and Map	1143 Shalimar Dr, Poteet, TX, Atascosa County Tax Information and Aerial.pdf
Area Map of All Properties	DSP Surplus property_Area Map Att I.pdf
Map, Big Oak and Cenizo	BigOak-Cenizo Map.pdf
Carlisle, Map	Carlisle Map.pdf
Lockhill-Selma Map	Lockhill Selma Map.pdf
Morey Peak Map	MoreyPeakMap.pdf
Patton Map	Patton Map.pdf
Vickers Map	VickersMap.pdf

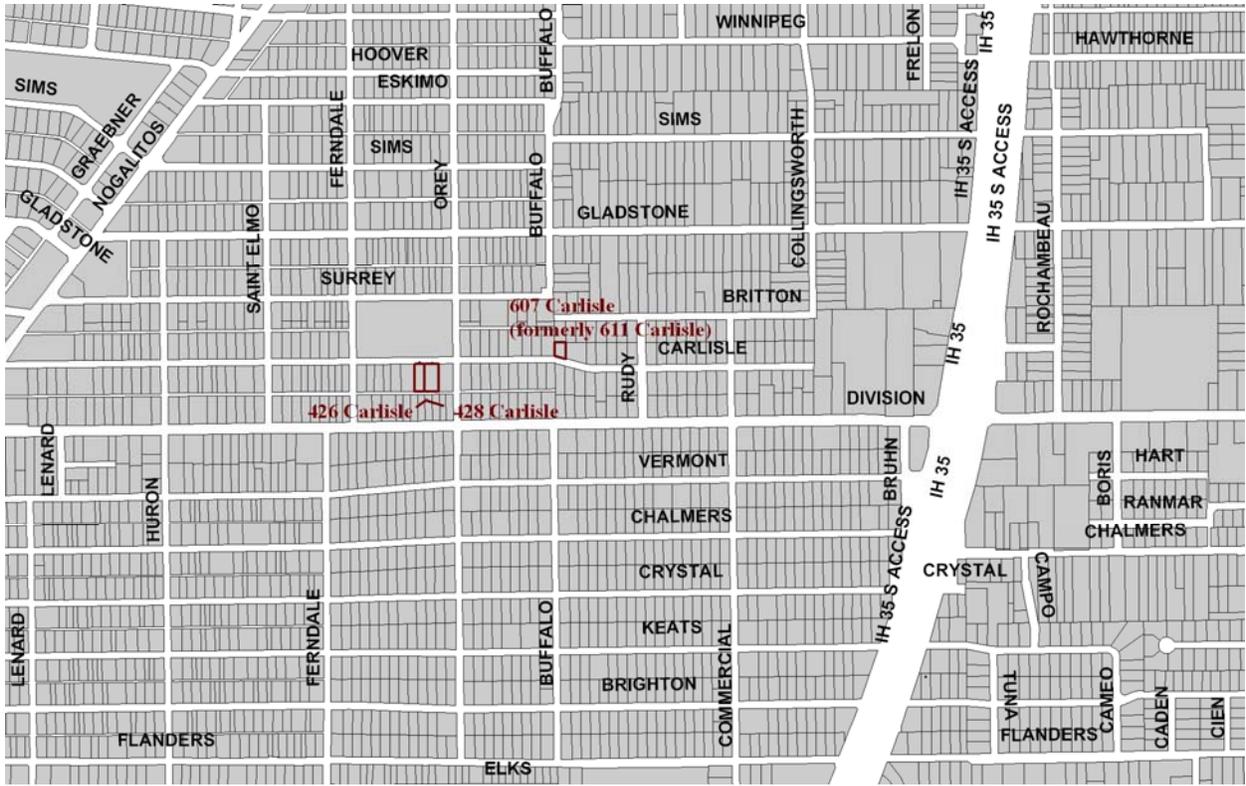
SAN ANTONIO WATER SYSTEM
AREA MAP
ATTACHMENT I



DISTRICT SPECIAL PROJECT (DSP)
SURPLUS PROPERTIES



**1314 Big Oak Drive and 3185 Cenizo
Request to declare property as surplus**





**1050 Lockhill Selma, Castle Hills, Texas
Request to declare property as surplus**



**713 Patton Boulevard and 719 Patton Boulevard
Request to declare property as surplus**

1143 Shalimar,
Poteet, Atascosa County, TX

Atascosa TAX - Property Details - Windows Internet Explorer

http://propaccess.trueautomation.com/clientdb/Property.aspx?prop_id=33796

File Edit View Favorites Tools Help Links excel Calculating Hours & Minutes Worked, time Web

Atascosa TAX - Property Details

Atascosa TAX

[Property Search Results](#) > 33796 BEXAR METROPOLITAN WATER DIST for Year 2011

Details

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	33796	Legal Description:	SHALIMAR VILLAGE BLK 4 LOT 55, 56 & 57
Geographic ID:	03300-00-004-005500	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	SHALIMAR DR	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	BEXAR METROPOLITAN WATER DIST	Owner ID:	85716
Mailing Address:	"UNDEL" 2706 WEST SOUTHCROSS SAN ANTONIO, TX 78211	% Ownership:	100.0000000000%

Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$17,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$17,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$17,400	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$17,400	

Taxing Jurisdiction

Owner: BEXAR METROPOLITAN WATER DIST



1143 Shalimar Dr Poteet



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

October 26, 2012

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

Re: S.P. 1671-A-D SAWS request to declare as surplus and dispose of real property located at:

607 Carlisle Ave, (formally known as 611 Carlisle Ave)
713 Patton Blvd &
719 Patton Blvd
922 Vickers Ave
1050 Lockhill-Selma Rd
1214 Morey Peak
1302 Morey Peak
426 Carlisle Ave
428 Carlisle Ave
1314 Big Oak Dr.
3185 Cenizo
1143 Shalimar Dr. located in Poteet, TX in Atascosa County.

Dear Mr. Haby,

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

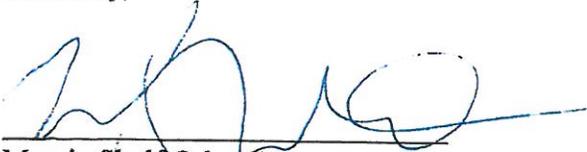
CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

Public Works: Contact and confirm with all utilities there are no conflicts.

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

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

Sincerely,



Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:



By

Vice President - Operations Services
Title

Michael S. Brinkmann
Print Name

11/12/2012
Date

RESOLUTION NO. _____

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

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

Property	Property Description
2047 West Malone Ave.	Being an approximately 10.6952 acre tract of land acquired in September 28, 1995; located at 2047 West Malone Ave.
426 & 428 Carlisle Ave.	Being five platted residential lots acquired in March, 1988; located at 426 & 428 Carlisle Ave.
611 Carlisle Ave.	Being a portion of a platted residential lot acquired in August, 1956; located at 611 Carlisle Ave.
713 & 719 Patton Blvd.	Being two residential lots acquired in April, 1994; located at 713 & 719 Patton Blvd.
922 Vickers Ave.	Being a platted residential lot acquired in May, 1978; located at 922 Vickers Ave.
1314 Big Oak Dr.	Being two platted residential lots acquired in October, 1984; located at 1314 Big Oak Dr.

3185 Cenizo	Being an approximately 0.6767 acre tract of land acquired in June, 1995; located at 3185 Cenizo.
1050 Lockhill-Selma Rd.	Being an approximately 0.022 acre tract of land acquired in January, 1956; located at 1050 Lockhill-Selma Rd.
1214 & 1302 Morey Peak	Being one platted residential lot acquired in January, 1965; and one residential lot 100 ft. x 140 ft. acquired in April 1956; located at 1214 & 1302 Morey Peak.
1143 Shalimar Dr.	Being three residential platted lots acquired in March, 1995; located at 1143 Shalimar Dr.

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

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

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

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

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

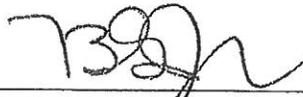
WHEREAS, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the DSP and System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required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

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

1. That the Properties are hereby declared surplus to the needs of the DSP and System. Such real property is more particularly described in Attachment II, attached hereto and incorporated herein for all purposes.

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

PASSED AND APPROVED this 10th day of July, 2012.



Berto Guerra, Jr., Chairman

ATTEST:



Roberto Anguiano, Secretary

Attachments:

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

RESOLUTION # _____

A RESOLUTION SUPPORTING A REQUEST FROM THE SAN ANTONIO WATER SYSTEM TO DECLARE AS SURPLUS AND AUTHORIZE DISPOSAL OF TWELVE PROPERTIES LOCATED AT:

DISTRICT 4

922 VICKERS AVENUE (NCB 8011), A PLATTED RESIDENTIAL LOT APPROXIMATELY 0.4304 ACRE

DISTRICT 5

607 (FORMERLY 611) CARLISLE AVENUE (NCB 7651), A PLATTED RESIDENTIAL LOT APPROXIMATELY 0.0834 ACRE

426 CARLISLE AVENUE (NCB 7917), TWO PLATTED RESIDENTIAL LOTS APPROXIMATELY 0.1618 ACRE

428 CARLISLE AVENUE (NCB 7917), THREE PLATTED RESIDENTIAL LOTS APPROXIMATELY 0.2428 ACRE

DISTRICT 6

713 PATTON BOULEVARD (NCB 8114) A RESIDENTIAL LOT APPROXIMATELY 0.5014 ACRE

719 PATTON BOULEVARD (NCB 8114) A RESIDENTIAL LOT APPROXIMATELY 0.5014 ACRE

DISTRICT 9

1214 MOREY PEAK (NCB 13416) A RESIDENTIAL LOT APPROXIMATELY 0.3162 ACRE

1302 MOREY PEAK (NCB 11781) A RESIDENTIAL LOT APPROXIMATELY 0.3250 ACRE

1050 LOCKHILL-SELMA ROAD (CB 5004F) A 0.022 ACRE TRACT OF LAND IN CASTLE HILLS, TEXAS

1314 BIG OAK DRIVE (CB 4163B) TWO PLATTED RESIDENTIAL LOTS APPROXIMATELY 0.7580 ACRES LOCATED WITHIN THE ETJ LINE

3185 CENIZO (CB 4010C) AN APPROXIMATE 0.6767 ACRE TRACT OF LAND LOCATED WITHIN THE ETJ LINE

1143 SHALIMAR DRIVE (CB 4010C) THREE PLATTED RESIDENTIAL LOTS LOCATED OUTSIDE THE ETJ LINE IN POTEET (ATASCOSA COUNTY) TEXAS

* * * * *

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

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

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

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application by the San Antonio Water System to declare twelve properties as surplus and authorize disposal of the properties.

SIGNED this 12th day of December 2012.

Rob Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/DISPOSITION

STAFF REPORT

AGENDA ITEM NO. 18B

Public Hearing:

Planning Commission
December 12, 2012

Special Project Number:

1672

Applicant:

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

Staff Coordinator:

Mary L. Fors
(210) 207-4083
mary.fors@sanantonio.gov

Property Address/Location:

163 Babcock Road,
NCB 8403

Two tracts of land approximately
0.0706 acre located in Council
District 1

2400 Henderson Court
NCB 10927

A tract of land approximately 0.3201
acre located in Council District 3

452 Furnish Avenue
NCB 3127

A tract of land approximately 0.0561
acre located in Council District 5

855 Old Highway 90 West
NCB 8989

A portion of two platted residential
lots approximately 0.63 acre located
in Council District 6

149 Faith Drive
NCB 11505

A tract of land approximately 0.846
acre located in Council District 7

15619 White Fawn
NCB 14771

A platted residential lot
approximately 0.1708 acre located in
Council District 8

**FM 3175, south east of the City of
Lytle in Atascosa County (39.929
acres)**

REQUEST

Consideration of a Resolution supporting and recommending City Council approval to declare seven properties owned by the San Antonio Water System (SAWS) as surplus to the needs of the City and authorizing SAWS to dispose of the properties.

RECOMMENDED ACTION

Staff recommends **Approval**.

SYNOPSIS OF ANALYSIS

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

ATTACHMENTS

- Request for Council Action memo (RFCA)

- Maps
 - Area Map
 - Babcock Map
 - Henderson Court Map
 - Furnish Avenue Map
 - Old Hwy 90 West Map
 - Faith Drive Map
 - White Fawn Map
 - Lytle (Atascosa County) Map

- Letter of Agreement

- Resolution

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

CITY OF SAN ANTONIO
Request for Council Action

Agenda Item #
Council Meeting Date: 12/13/2012
RFCA Tracking No: R-9863

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:

Council District 1, Council District 3, Council District 5, Council District 6, Council District 7, Council District 8

SUBJECT:

Disposition: SAWS Sale of Surplus Property

SUMMARY:

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

- A. An ordinance declaring as surplus an approximate 0.0706 acre portion of two tracts of land located at 163 Babcock Road in NCB 8403, within Council District 1.
- B. An ordinance declaring as surplus a 0.3201 acre tract of land located at 2400 Henderson Court in NCB 10927, within Council District 3.
- C. An ordinance declaring as surplus an approximate 0.0561 acre tract of land located at 452 Furnish Avenue in NCB 3127, within Council District 5.
- D. An ordinance declaring as surplus two platted residential lots located at 855 Old Highway 90 West in NCB 8989, within Council District 6.
- E. An ordinance declaring as surplus a tract of land approximately 0.846 acres located at 149 Faith Drive in NCB 11505, within Council District 7.
- F. An ordinance declaring as surplus a platted residential lot located at 15619 White Fawn in NCB 14771, within Council District 8.
- G. An ordinance declaring as surplus a tract of land approximately 39.929 acres located on FM 3175 and south east of the City of Lytle in Atascosa County.

BACKGROUND INFORMATION:

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

The San Antonio Water System Board of Trustees declared properties as surplus to the system and authorized disposal of the properties through Resolution 12-350 dated July 10, 2012, properties located at 163 Babcock Road, 2400 Henderson Court, 452 Furnish Avenue, 855 Old Highway 90 West, 15619 White Fawn, 149 Faith Drive and 39.929 acres located on FM 3175 and south east of the City of Lytle in Atascosa County.

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

ISSUE:

These ordinances authorize the declaration as surplus and disposition of seven real properties owned by the San Antonio Water System (SAWS):

- A. An ordinance declaring as surplus an approximate 0.0706 acre portion of two tracts of land located at 163 Babcock Road in NCB 8403, within Council District 1.
- B. An ordinance declaring as surplus a 0.3201 acre tract of land located at 2400 Henderson Court in NCB 10927, within Council District 3.
- C. An ordinance declaring as surplus an approximate 0.0561 acre tract of land located at 452 Furnish Avenue in NCB 3127, within Council District 5.
- D. An ordinance declaring as surplus two platted residential lots located at 855 Old Highway 90 West in NCB 8989, within Council District 6.
- E. An ordinance declaring as surplus a tract of land approximately 0.846 acres located at 149 Faith Drive in NCB 11505, within Council District 7.
- F. An ordinance declaring as surplus a platted residential lot located at 15619 White Fawn in NCB 14771, within Council District 8.
- G. An ordinance declaring as surplus a tract of land approximately 39.929 acres located on FM 3175 and south east of the City of Lytle in Atascosa County.

These actions are consistent with City Code and Ordinances requiring City Council approval for the declaration as surplus and subsequent disposal of property.

ALTERNATIVES:

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

FISCAL IMPACT:

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

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

RECOMMENDATION:

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

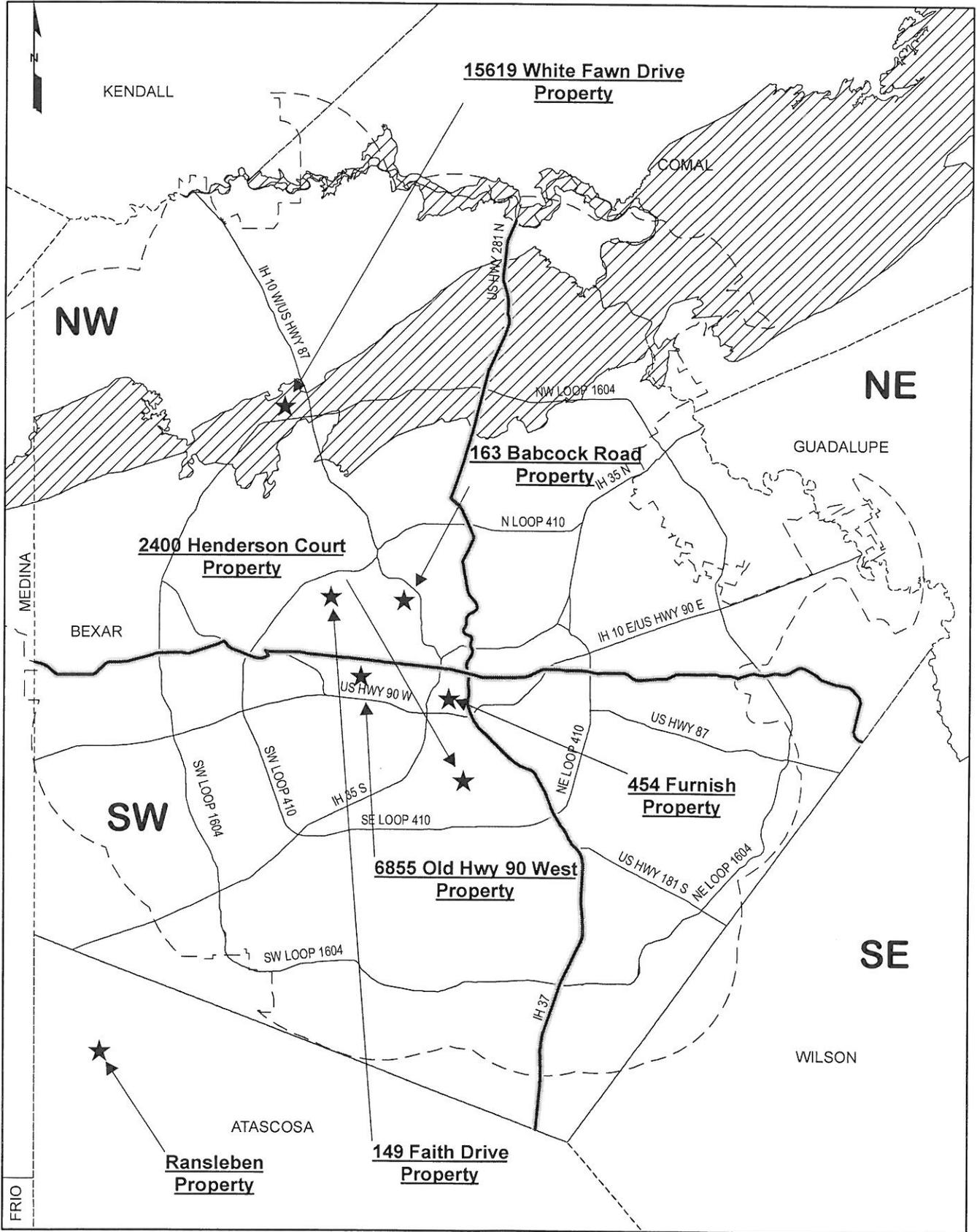
- A. An ordinance declaring as surplus an approximate 0.0706 acre portion of two tracts of land located at 163 Babcock Road in NCB 8403, within Council District 1.
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- G. An ordinance declaring as surplus a tract of land approximately 39.929 acres located on FM 3175 and south east of the City of Lytle in Atascosa County.

ATTACHMENT(S):

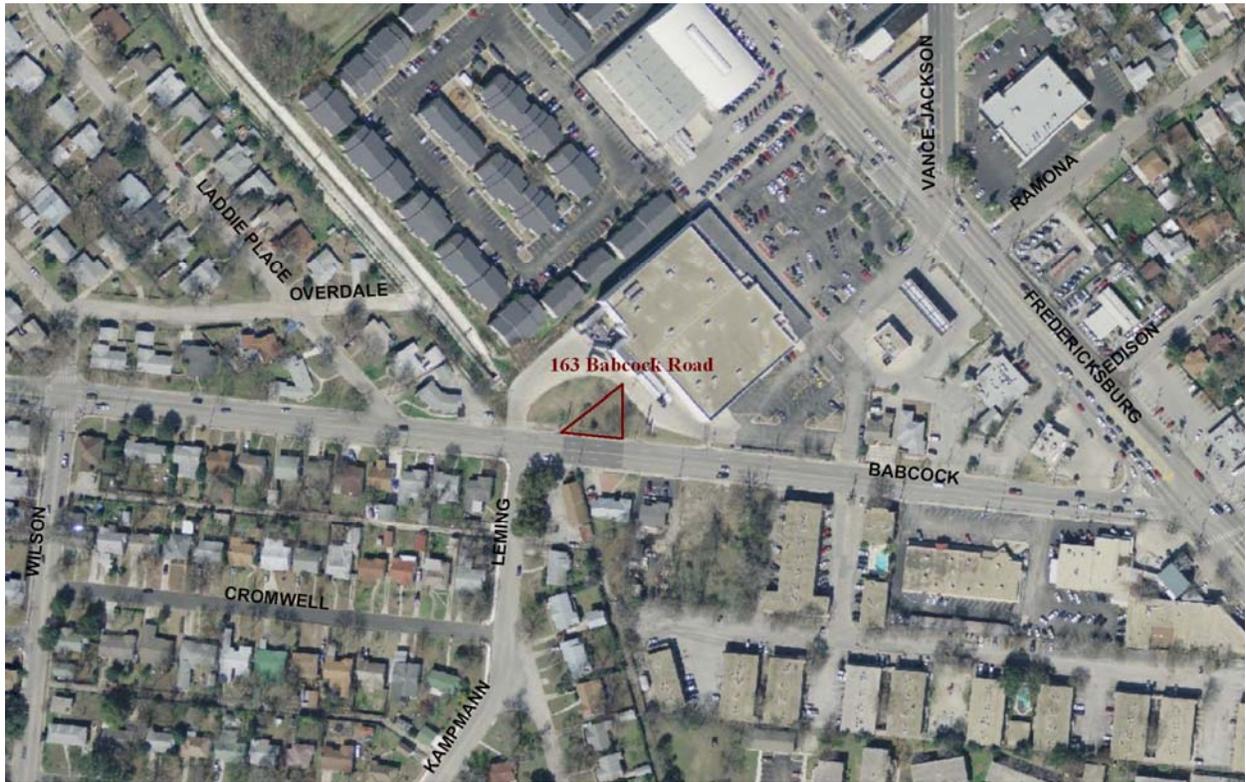
File Description	File Name
Area Map of All Properties	Area Map.pdf
Deed, Babcock	Babcock_Deed.pdf
Deed, Old Hwy 90	OldHwy90_Deed.pdf
Deed, Furnish	Furnish_Deed.pdf
Deed, Henderson Ct	Henderson Court_Deed.pdf
Deed, White Fawn	WhiteFawn_Deed.pdf
Deed, Faith	Faith_Deed.pdf
Deed, Lytle (Atascosa County)	Ransleben_Deed.pdf

Map, Babcock	BabcockMap.pdf
Map, Old Hwy 90 West	OldHwy90WestMap.pdf
Map, Henderson Ct	HendersonCtMap.pdf
Map, White Fawn Dr	WhiteFawnMap.pdf
Map, Faith	FaithMap.pdf
Map, Lytle (Atascosa County)	Ranselben_Map.pdf
Map-2, Lytle (Atascosa County)	Ransleben 40 acres.pdf
Map, Furnish	FurnishMap.pdf
SAWS Board of Trustees Resolution	Resolution 12-350.pdf

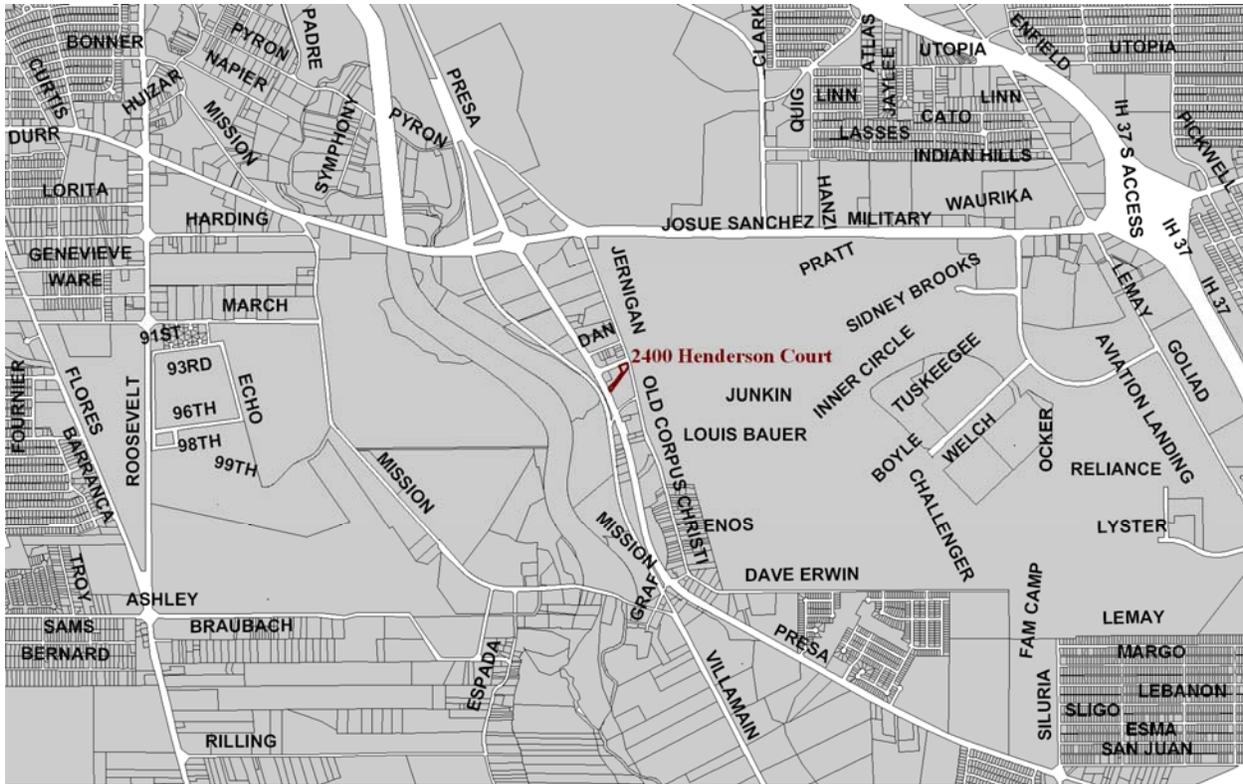
SAI ANTONIO WATER SYSTEM
AREA MAP
ATTACHMENT I



SURPLUS PROPERTIES



163 Babcock Road
Request to declare property as surplus



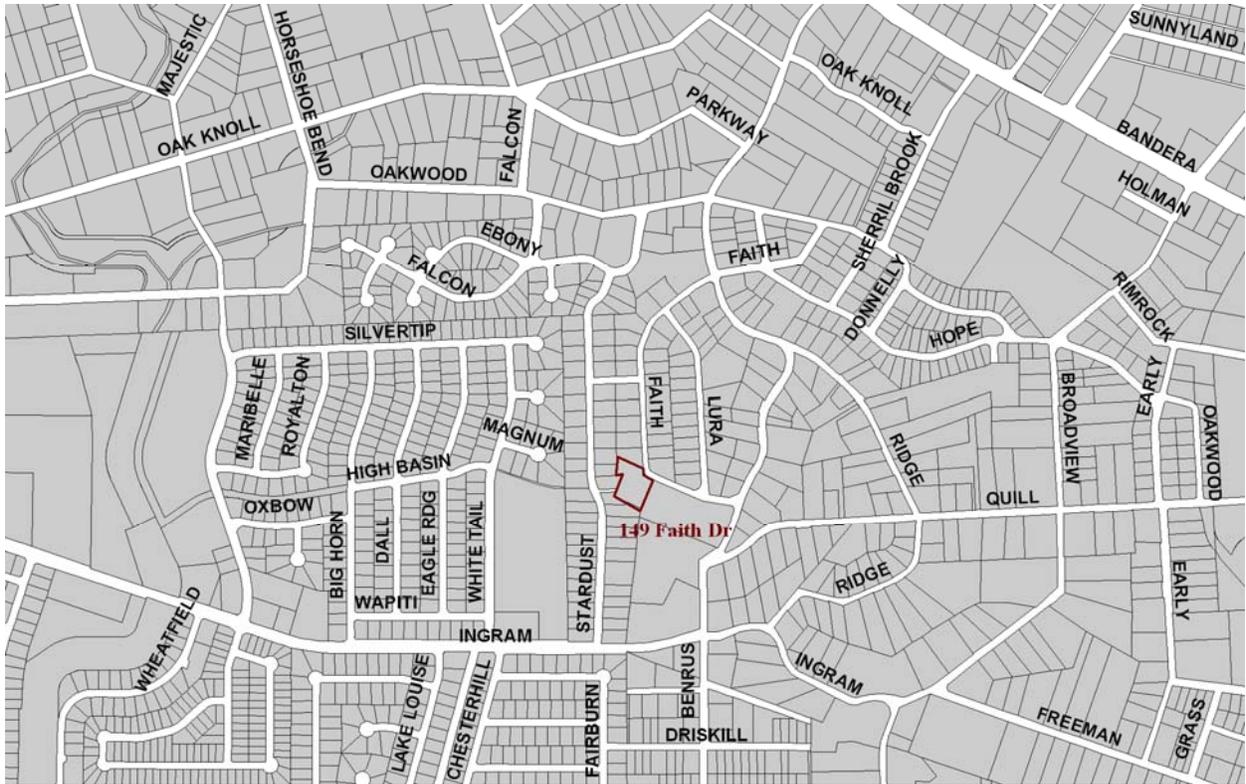
2400 Henderson Court
Request to declare property as surplus



**452 Furnish Avenue
Request to declare as surplus**



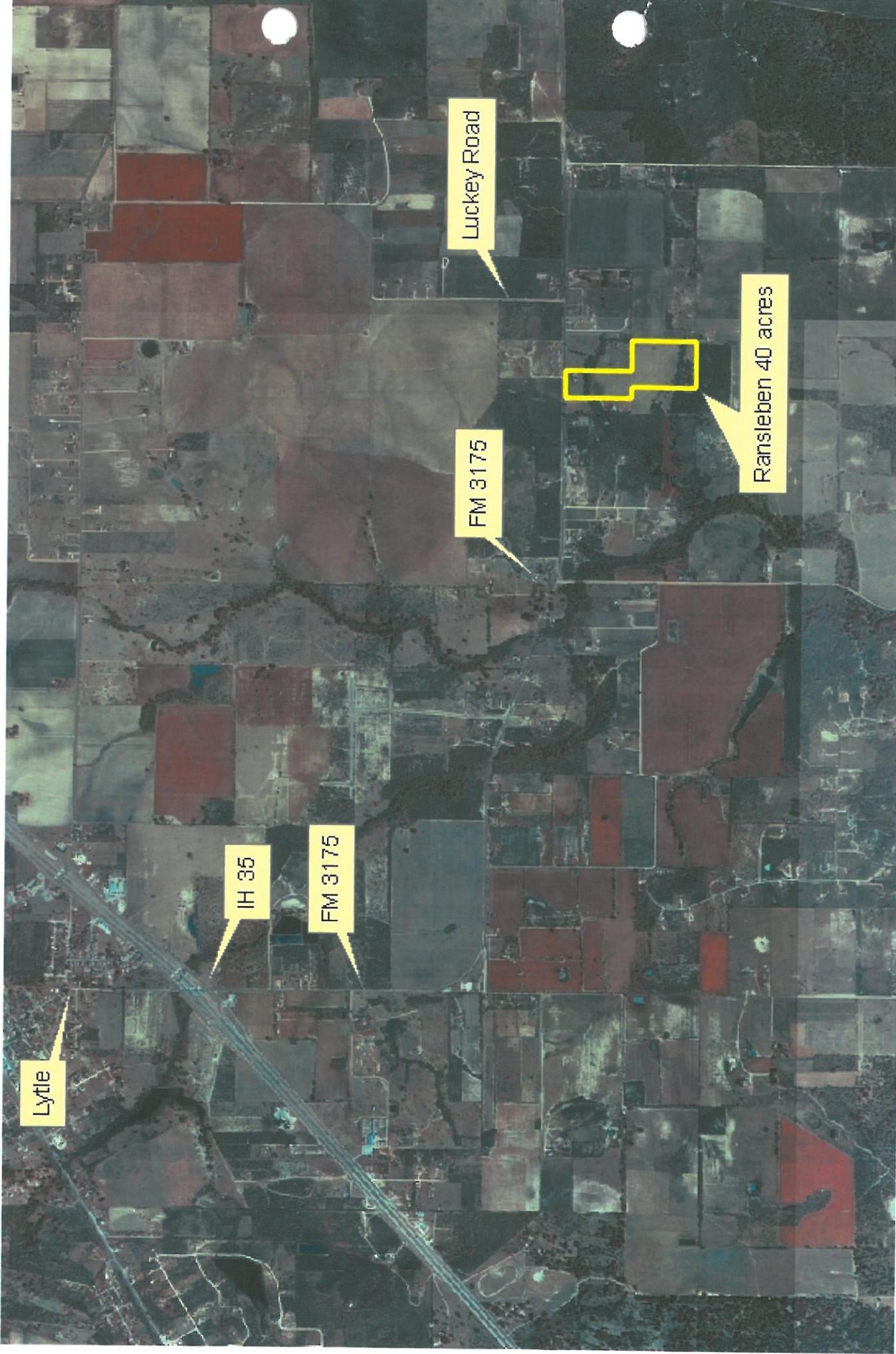
**855 Old Hwy 90 West
Request to declare property as surplus**



149 Faith Drive
Request to declare property as surplus



15619 White Fawn
Request to declare property as surplus



Lytle

IH 35

FM 3175

FM 3175

Lucky Road

Ransleben 40 acres



LOCATION MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION:
Being a 39,929 acres (1,739,337 square feet) of land, more or less comprising of a 15,000 and 25,000 acre tracts of land as described in Document No. 84271 of the Official Public Records of Atascosa County, Texas, and being out of the John S. Joline Survey No. 523, Abstract No. 500, Atascosa County, Texas, said 39,929 acre tract being more particularly described by metes and bounds as follows, with all bearings being referenced to the south right-of-way line of FM 3175, bearing North 89° 59' 48" East:

Beginning at a found 1/2" iron rod at the northwest corner of a 20.00 acre tract as recorded in Volume 798, Page 378 of the Deed Records of Atascosa County, Texas and the northeast corner of the herein described tract, said point also being on the south right-of-way line of FM 3175 being the POINT OF BEGINNING;

THENCE South 00°00'00" West along the west common line of said 20.00 acre tract and along the east line of said herein described tract, a distance of 1,220.30 feet to a found 1/2" iron rod;

THENCE North 89°41'31" East, along the south line of said 20.00 acre tract and along the north line of said herein described tract, a distance of 576.26 feet to a found 1/2" iron rod;

THENCE South 00°52'49" East along the west common line of a 21.00 acre tract as recorded in Volume 236, Page 704 of the Official Public Records of Atascosa County, Texas, and the herein described tract passing at a distance of 706.43 feet a found 1/2" iron rod, and along the west common line a 289,3428 acre tract as recorded in Volume 111, Page 645 of the Official Public Records of Atascosa County, Texas and the east line of said herein described tract, continuing for a total distance of 1,239.02 feet to a set 1/2" iron rod with Vickrey & Assoc property cap;

THENCE South 89°59'06" West along the north line of a 95,132 acre tract as recorded in Document No. 80516 of the Official Public Records of Atascosa County, Texas and along the south line of said herein described tract, a distance of 870.37 feet to a found 1/2" iron rod;

THENCE along the common line of a 23,746 acre tract as recorded in Volume 211, Page 81 of the Official Public Records of Atascosa County, Texas, and the herein described tract, the following three courses and distances:

North 01°05'58" West, a distance of 1,250.21 feet to a found 1/2" iron rod;

South 89°55'35" West, a distance of 235.30 feet to a found 1/2" iron rod;

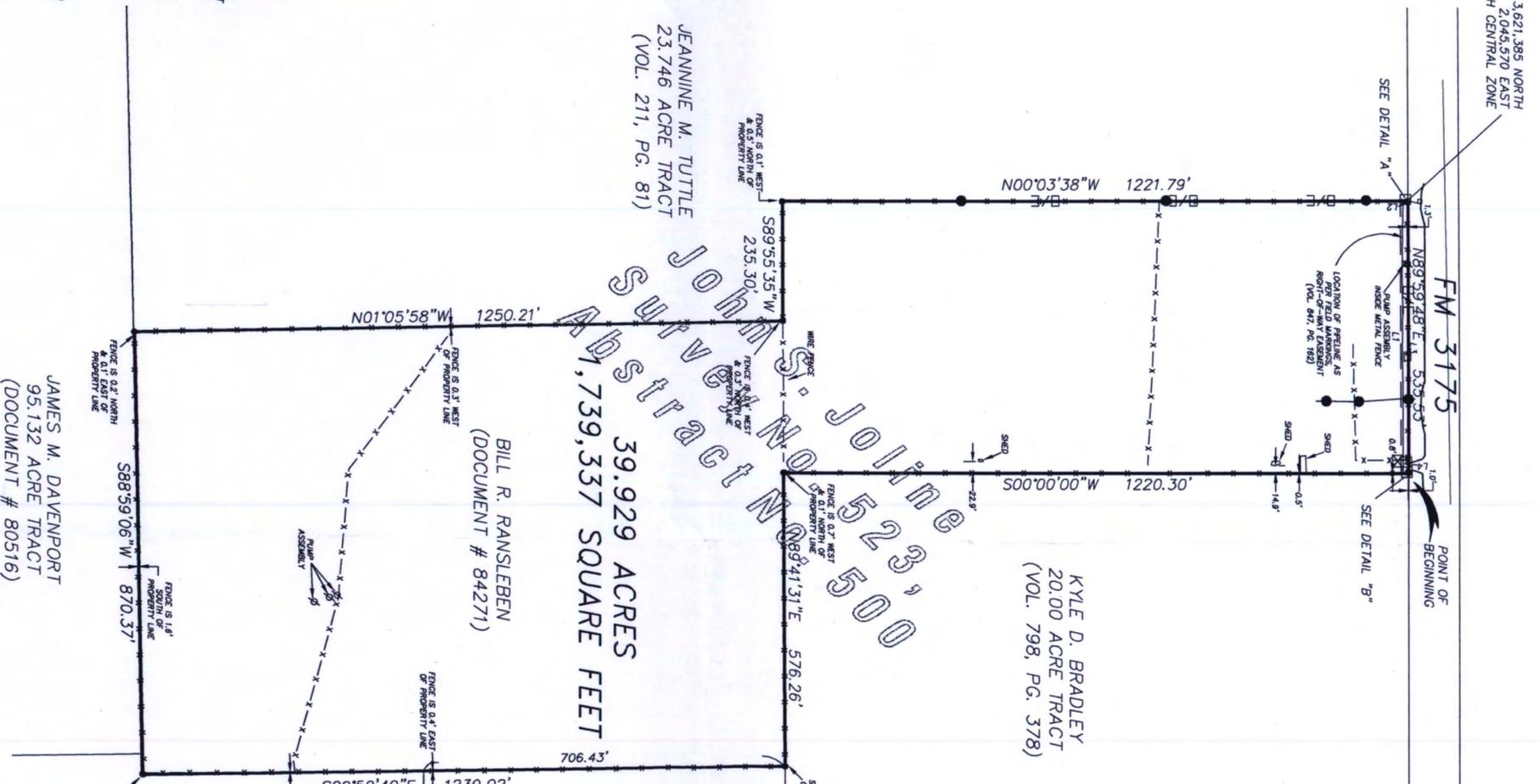
North 00°03'38" West, a distance of 1,221.79 feet to a set 1/2" iron rod with Vickrey & Assoc property cap, to a point on the south right-of-way line of said FM 3175;

THENCE North 89°59'48" East along the southerly right-of-way line of said FM 3175 and a north line of the herein described tract, a distance of 535.53 feet to the POINT OF BEGINNING, containing 39,929 acres (1,739,337 square feet), more or less.

- NOTES:**
1. THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 2. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE MATTERS AS PER TITLE COMMITMENT G.F. NO. 08122490A-DC BY AMERPOINT TITLE SAN ANTONIO, EFFECTIVE FEBRUARY 14, 2007 AND ISSUED FEBRUARY 22, 2007 ARE AS FOLLOWS:

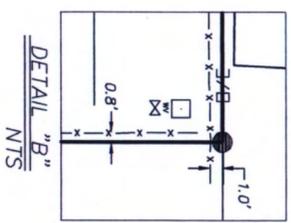
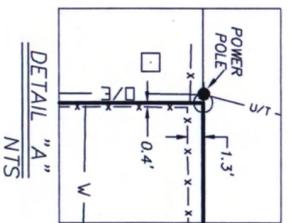
10H. RIGHT-OF-WAY EASEMENT DATED NOVEMBER 27, 1991, EXECUTED BY BILL R. RANSLIEBEN TO BENITON CITY WATER SUPPLY CORP., RECORDED IN VOL. 847, PAGE 160 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. (DOES APPLY-NOT PLOTTABLE)

10I. RIGHT-OF-WAY EASEMENT DATED NOVEMBER 27, 1991, EXECUTED BY BILL R. RANSLIEBEN TO BENITON CITY WATER SUPPLY CORP., RECORDED IN VOL. 847, PAGE 162 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. (SHOWN ON SURVEY)



LINE TABLE

LINE	LENGTH	BEARING
L1	535.51	S89°59'48" W
L2	15.00	N00°03'38" W
L3	535.53	N89°59'48" E
L4	15.00	S00°00'00" W



LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ASSOC., INC. PROPERTY CORNER CAP UNLESS OTHERWISE NOTED
- UTILITY POLE
- EXISTING OVERHEAD UTILITY
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE RISER
- ⊞ ANCHOR
- ⊞ SIGN
- ⊞ WATER VALVE
- ⊞ VALVE COVER WATER
- ⊞ WASTEWATER MANHOLE
- ⊞ STORM WATER MANHOLE
- ⊞ LIGHT STANDARD
- ⊞ ELECTRIC METER
- ⊞ FIRE HYDRANT
- ⊞ GAS VALVE
- ⊞ PUMP
- () RECORD INFORMATION
- BOUNDARY LINE
- EASEMENT LINE
- ⊞ WATER METER
- X — WIRE FENCE

I HEREBY CERTIFY THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF CITY OF SAN ANTONIO, SAN ANTONIO WATER SYSTEM AND AMERPOINT TITLE SAN ANTONIO THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 14, CONDITION II SURVEY. THE POSITIONAL TOLERANCE OF ANY POINTS CITED HEREON COMPLY WITH THE MINIMUM STANDARDS OF LAND SURVEYING ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

ROBERT T. SCHRÖDER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4045
WICKREY & ASSOCIATES, INC.



DATE: 01/26/07
PROJ NO. 1983-023-104

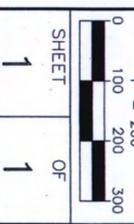
39.929 ACRES
1,739,337 SQUARE FEET,
ATASCOSA COUNTY, TEXAS

PREPARED FOR:
SAN ANTONIO WATER SYSTEM

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

DATE	NO.	DESCRIPTION	BY:	FILE	LOCATION:
3/12/07	2	ADDRESSED COMMENTS	RV		
2/7/07	1	ADDRESSED COMMENTS	KPC		





CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

October 26, 2012

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

Re: S.P. 1672-A SAWS request to declare as surplus and dispose of real property located at:

163 Babcock Rd. located within the San Antonio City limits
855 Old Hwy. 90 west located within the San Antonio City limits
452 Furnish Ave. located within the San Antonio City limits
2400 Henderson Court located within the San Antonio City limits
15619 White Fawn Dr. located within the San Antonio City limits
149 Faith Dr. located within the San Antonio City limits and
FM 3175 located southeast of Lytle, TX in Atascosa County

Dear Mr. Haby,

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

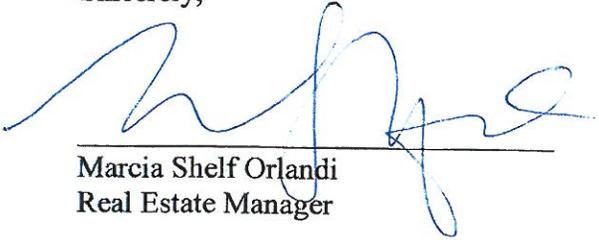
CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

Public Works: Contact and confirm with all utilities there are no conflicts.

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

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

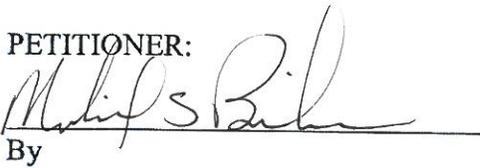
Sincerely,



Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:



By

Michael S. Brinkmann
Print Name

Vice President-Operations Services
Title

11/12/2012
Date

RESOLUTION NO. _____

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

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

Property	Property Description
163 Babcock Road	Being a portion of two tracts of land approximately 0.0706 acres acquired in October, 1946 and April, 1948; located at 163 Babcock Road.
855 Old Hwy 90 West	Being a portion of two platted residential lots acquired in February, 1947; located at 855 Old Hwy 90 West.
454 Furnish Ave.	Being a tract of land approximately 0.0561 acquired in October, 1986; located at 454 Furnish Ave.
2400 Henderson Court	Being a tract of land approximately 0.3201 acquired in September, 1992; located at 2400 Henderson Court.
Ransleben	Being a tract of land approximately 39.929 acres acquired in March, 2007; located on FM 3175 and south east of the City of Lytle in Atascosa County.
15619 White Fawn Dr.	Being a platted residential lot acquired in October, 1973; located at 15619 White Fawn Dr.
149 Faith Dr.	Being a tract of land approximately 0.846 acres acquired in January, 1946; located at 149 Faith Dr.

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

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

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

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

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

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

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

RESOLUTION # _____

A RESOLUTION SUPPORTING A REQUEST FROM THE SAN ANTONIO WATER SYSTEM TO DECLARE AS SURPLUS AND AUTHORIZE DISPOSAL OF SEVEN PROPERTIES LOCATED AT:

**163 BABCOCK ROAD (NCB 8403) DISTRICT 1
2400 HENDERSON COURT (NCB 10927) DISTRICT 3
452 FURNISH AVENUE (NCB 3127) DISTRICT 5
855 OLD HIGHWAY 90 WEST (NCB 8989) DISTRICT 6
149 FAITH DRIVE (NCB 11505) DISTRICT 7
15619 WHITE FAWN (NCB 14771) DISTRICT 8
FM 3175, SOUTH EAST OF THE CITY OF LYTLE IN
ATASCOSA COUNTY (39.929 ACRES)**

* * * * *

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

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

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

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

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

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

SIGNED this 12th day of December 2012.

Rob Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
December 12, 2012

Case Number:

PA 12046

Applicant:

Heidi L Mummau

Representative:

Heidi L Mummau

Owner:

Heidi L Mummau

Staff Coordinator:

John Osten, Senior Planner
(210) 207-2187
john.osten@sanantonio.gov

Property Address/Location:

404 Stafford

Legal Description:

NCB 3138 Block 6 Lot 19

Tract Size:

0.1521 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 11/21/2012
Notices Mailed 11/28//2012

- 11 to property owners within 200 feet
 - Government Hill alliance Neighborhood Association
 - 10 to planning team members
- Internet Agenda Posting 12/7/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the Government Hill Neighborhood Plan future land use classification for the property subject to this application from Low Density Residential to Neighborhood Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Government Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Residential to Neighborhood Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The location of the subject property meets the criteria for Neighborhood Commercial; the proposed use can serve as a buffer between the freeway and the existing residential uses. There is an established neighborhood commercial in the area and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

Transportation:

Subject property has access to the Interstate Highway Frontage Road to the south and East, and Stafford Street to the north. Proposed use would have minimum impact the current traffic load.

Community Facilities:

John J. Pershing Elementary School and John J. Pershing Park are within walking distance to the east of the subject property. The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This case was on the Planning Commission Agenda on June 13, 2012 and it was continued to July 11, 2012 hearing. It was postponed by the applicant on July 9, 2012.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Government Hill Neighborhood Plan	
Plan Adoption Date: September 20, 2001	Update History: October 16, 2009 (Phase I), November 4, 2010 (Phase II -Land Use Plan Update)
<p>Revitalization Strategies are outlined on page 17 of the 2001 plan: “The encouragement of new businesses into the neighborhood is also an important revitalization strategy for the neighborhood.”</p> <p>Utilization of a vacant parcel along the highway with new businesses will be consistent with the Plan’s revitalization strategy</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant and a Billboard Sign
North	Low Density Residential	Single-Family Homes
East	Public right-of-way	IH-35 Access Road
South	Public right-of-way; Neighborhood Commercial and Light Industrial	IH-35 and various commercial uses
West	Low Density Residential	A Single-Family Home

Land Use: The subject property is located on the north side of the Interstate Highway 35 North. The property is a part of a two-parcel block which is located at the southeast corner of the intersection of Stafford and Tilden. Currently, this vacant parcel with a billboard is classified as Low Density Residential. There is a single family house located to the west of the subject property. There are single family residential dwelling units to the north in addition to couple of light industrial uses to west and north of the subject property.

Low Density Residential includes single-family residential development on individual lots. Recommended development densities in Low Density Residential areas should not exceed nine dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain, however, the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian office, or small, neighborhood sized grocery store. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

The subject property is a vacant plotted lot of a two-parcel block located between the Access Road of IH-35 North to the south and east, Tilden to the west, and Stafford Street to the north. The Government Hill Neighborhood Plan recommends that Neighborhood Commercial uses be located at the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. The location of the subject property is consistent with the recommendation in the neighborhood plan for commercial uses; Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Neighborhood Commercial, the least

intense commercial land use allowed in the plan, would be considered compatible with the adjacent Low Density Residential uses to the west and north. In addition, two parcels are classified as Neighborhood Commercial in the immediate area. These commercial properties are located at the southwest corner of Stafford and Tilden, and on the northeast side of Stafford Street. Since the location of the subject property meets the criteria for Neighborhood Commercial and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

Transportation: IH-35N is a freeway. Stafford is a local street. There are local streets surrounding the subject property to the west, east and north. There is a VIA bus stop in front of the subject property to the south. There are no designated bike facilities, but there are sidewalks on south and north of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: John J. Pershing Elementary School and John J. Pershing Park are within walking distance to the east of the subject property. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-5 AHOD

Proposed Zoning: C-1 AHOD

Corresponding Zoning Case: Z2012114

Zoning Commission Public Hearing Date: January 15, 2012 (Tentative)

III. RECOMMENDATION

The location of the subject property meets the criteria for Neighborhood Commercial; the proposed use can serve as a buffer between the freeway and the existing residential uses. There is an established neighborhood commercial in the area and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

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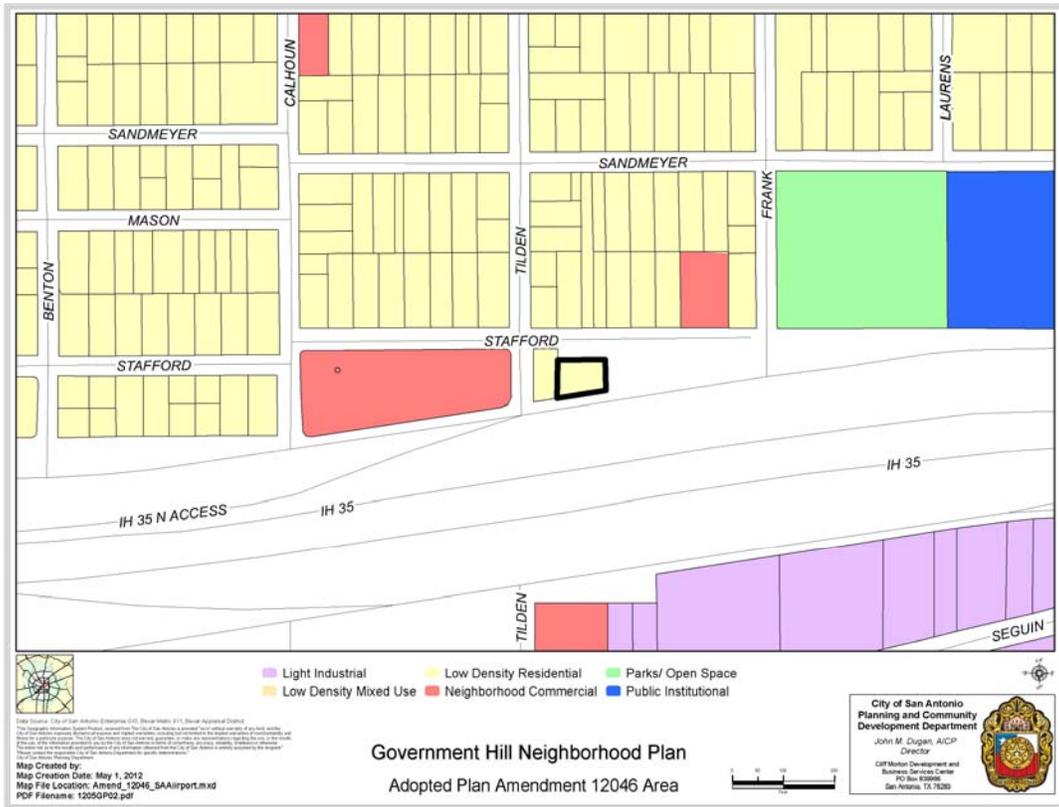
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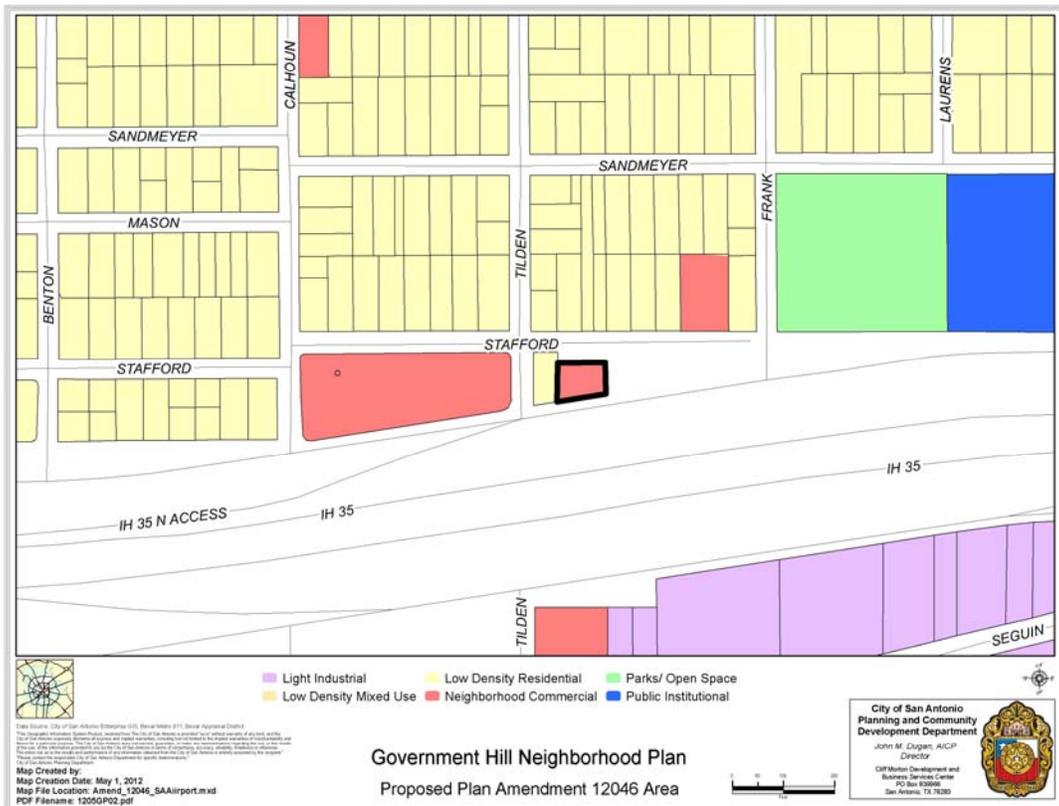
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.1521-ACRES LOCATED AT 404 STAFFORD STREET.

WHEREAS, City Council approved the Government Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 20, 2001 and updated on September 20, 2008 (Phase I) and November 4, 2010 (Phase II); 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 June 13, 2012 and July 11, 2012 and **APPROVED** the amendment on December 12, 2012; 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 Government Hill 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 12th DAY OF DECEMBER 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Rob Rodriguez, Chairman
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING AND ENGINEERING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

N/A

Applicant:

City of San Antonio, Department of
Public Works

Representative:

Majed A. Al-Ghafry, Director
Department of Public Works

Owner:

City of San Antonio, Department of
Public Works

Staff Coordinator:

Craig Meyers, Sr. Engineer
(210) 207-0335
craig.meyers@sanantonio.gov

Property Address/Location:

N/A

**MAPSCO Map Grid (Ferguson) or
Legal Description (choose one):**

N/A

Tract Size:

N/A

Council District(s):

N/A

Notification:

Internet Agenda Posting
December 7, 2012

REQUEST

Updated briefing of the proposed increases to the Fee In-Lieu-of (FILO) option of the Regional Storm Water Management Program.

RECOMMENDED ACTION

No action required, briefing only.

ALTERNATIVE ACTIONS

N/A

SYNOPSIS OF ANALYSIS

N/A

CASE HISTORY

Continued from a previous agenda dated August 8th.

I. ANALYSIS

The current FILO rates do not adequately reflect the costs associated with constructing regional storm water management improvements in today’s economic environment.

In an effort to raise these fees to more appropriate level, Public Works’ staff has been working closely with the FILO Stakeholder Committee, Development Process Task Force (Real Estate Council) and Professional Engineers in Private Practice (PEPP). These committees include representatives from several business organizations including the Restaurant Association, San Antonio Apartment Association, school districts, as well as various developers and engineers. This committee has been meeting routinely for the past six months and has been instrumental in working through many of the details with the study and implementation of the new fee.

At this time, the Public Works Department is bringing forward the proposed FILO rate increase. The methodology for the fee calculation has changed as it is based on the true impact (amount of impervious cover) versus the land area of which the amount of impervious cover and impact can vary considerably. Also, the fee increased is to be phased with an initial fee increase on April 1, 2013 and a second phase increase on April 1, 2015.

II. SUPPLEMENTAL INFORMATION

The proposed increases are as follows:

Land Use	2013 Rate (per square foot of impervious cover)	2015 Rate (per square foot of impervious cover)
Single Family	\$0.15	\$0.15
Multi Family	\$0.15	\$0.20
Industrial	\$0.15	\$0.20
Public Facility	\$0.15	\$0.20
Commercial	\$0.20	\$0.25
ICRIP	50% of proposed fee	50% of proposed fee
IDZ	No fee	No fee

III. RECOMMENDATION

Public Works’ staff recommends supporting the increase in the FILO rate since today’s rates do not adequately reflect the costs associated with constructing regional storm water management improvements in today’s economic environment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 21

Public Hearing:

Planning Commission
December 12, 2012

Application/Case Number:

080138

Project Name:

Lariat Canyon Business Park

Applicant:

Bron Leatham

Owner:

Lariat Canyon Management, L.L.C.

Staff Coordinator:

Rudy Muñoz, Planner
(210) 207-5014
Rudy.Munoz@sanantonio.gov

Property Address/Location:

East of Blanco Road, south of Lariat Drive.

MAPSCO Map Grid (Ferguson):

516 C-4

Tract Size:

3.520 acres

Council District:

9

Notification:

Internet Agenda Posting December 7, 2012

REQUEST

A request for a three (3) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code ("UDC") for the **Lariat Canyon Business Park Subdivision**.

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

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

- Drainage 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

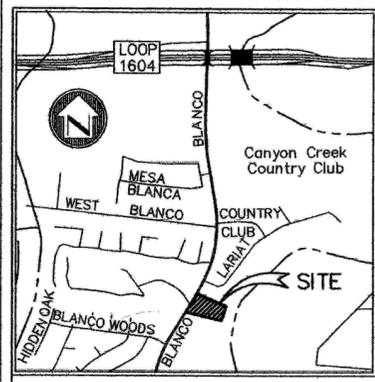
The Planning Commission approved this plat on December 18, 2009.

ATTACHMENTS

1. Proposed Plat

080138

DEVELOPMENT SERVICES RECEIVED 2009 DEC -4 PM 12:14



LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESMT.	-----	EASEMENT
N.C.B.	-----	NEW CITY BLOCK
BLK.	-----	BLOCK
840	-----	EXISTING CONTOURS
O.P.R.	-----	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

NOTE: EXISTING WELL WILL BE PLUGGED PRIOR TO WATER METER BEING SET ON LOT2, BLOCK 1.

"C.P.S. NOTES AND LEGEND"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAYS 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 HERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2.) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

"TxDOT. NOTES"

- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- 3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO THE STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG FM 2896, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 345.36'.
- 4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION B OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISION THEREOF.

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

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

NOTE: NO BUILDING PERMITS SHALL BE ISSUED FOR THE PROPERTIES SHOWN ON THIS PLAT UNLESS EITHER A STORM WATER ADVERSE IMPACT ANALYSIS OR A COMPLETE STORM WATER SYSTEM DETENTION SYSTEM DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD HAS ESTIMATED THE FOLLOWING DETENTION REQUIREMENTS SPECIFICALLY RELATED TO THE LOTS BEING CREATED WITH THIS SUBDIVISION PLAT:

AREA (ACRES)	VOLUME (C.Y.)
LOT 2 - 2.188	9,160
LOT 3 - 1.192	3,201

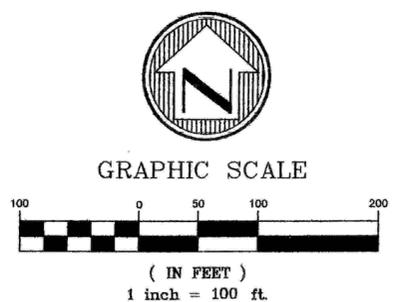
THESE VALUES ARE ESTIMATES ONLY. DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

LOCATION MAP
NOT TO SCALE

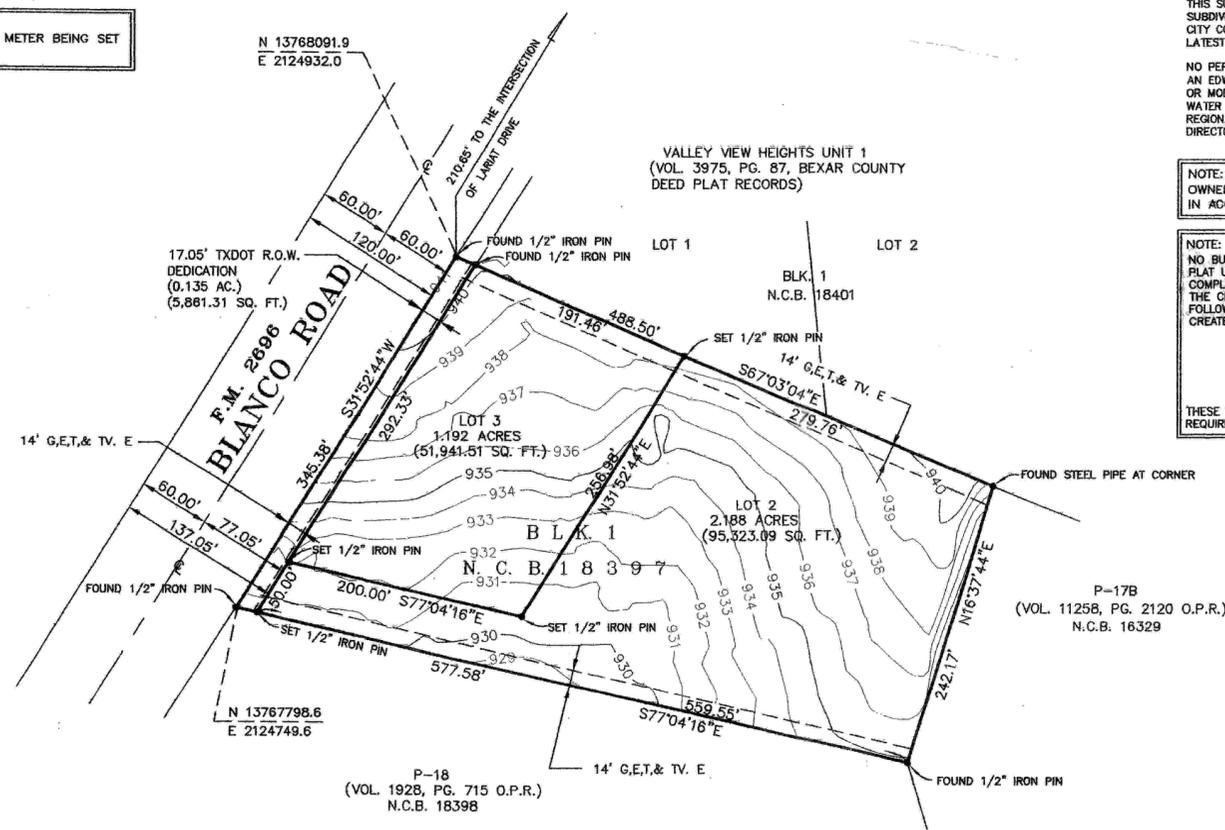
NOTES

1. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT --- G.E.T. & T.V.E.
2. PLAT ESTABLISHING TWO (2) COMMERCIAL LOTS.
3. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
4. BEARING REFERENCE SOURCE, "BASIS OF BEARINGS" SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.
5. MONUMENTATION AS SHOWN. BASED ON A SURVEY MADE ON THE GROUND ON JULY 10, 2007, BY EMPLOYEES OF R.L. STOUT SURVEY CO., INC.
6. "THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY."

NOTE: FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.



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.



SUBDIVISION PLAT OF LARIAT CANYON BUSINESS PARK

BEING 3.520 ACRES OF LAND OUT OF THE FRELON DE LA GARZA SURVEY NO. 5, ABSTRACT NO. 849, N.C.B. 18398, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 12020, PG. 1958, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLANNING COMMISSION CITY OF SAN ANTONIO

DEC 18 2009

PLAT APPROVED

OWNER/DEVELOPER:
LARIAT CANYON PARTNERS LIMITED, LTD.
17220 BLANCO RD.
SAN ANTONIO, TEXAS 78232
PHONE NO. (210) 477-1993
FAX NO. (210) 477-1994

JACKSON ENGINEERING
2706 Oak Leigh, San Antonio, Texas 78232
Phone (210) 496-0447 Fax (210) 496-0447

R.L. STOUT SURVEYING CO., INC.
7018 Jefferson Ridge Drive, Converse, Texas 78109
Phone (210) 655-0300 Fax (210) 655-1914

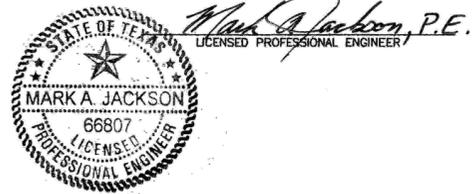
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE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

OWNER - LUIS DAVIS
MANAGING MEMBER
LARIAT CANYON MANAGEMENT LLC
GENERAL PARTNER OF
LARIAT CANYON PARTNERS LIMITED LTD
OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LUIS DAVIS 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 30th DAY OF November A.D. 2009
Shane Schuchart
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



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



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

THIS PLAT OF LARIAT CANYON BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ CHAIRMAN
BY _____ SECRETARY

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

DATE OF PREPARATION: 11/24/2009