SAN ANTONIO PLANNING COMMISSION AGENDA

December 8, 2010

2:00 P.M.

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

Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
Jody R. Sherrill

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

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

1. **PRELIMINARY ITEM:**
   - **A.** Work session, **1:30** P.M., Tobin Room
     - Agenda items may be discussed (Development Services Department)
2. 2:00 P.M.– Call to Order, Board Room
3. Roll Call
4. Citizens to be heard
5. **PUBLIC HEARINGS**

		Council District	Ferguson Index #
REPLATS W/ WRITTEN NOTIFICATION:			
A. 100213	**Napa Oaks, Unit 2 PUD*** (At the intersection of Napa Landing and Vine Cliff)	**OCL**	**447 B-3**
B. 100218	**The Reserve at Sonoma Verde Enclave*** (At the intersection of Plum Valley Drive and Granite Hill Drive)	**OCL**	**513 B-1**
REPLAT:			
C. 100215	**Westover Assembly of God Campus** (West of Culebra Road, on the south side of Westover Hills Boulevard)	**6**	**579 A-6**

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

6.	**100213**	**Napa Oaks, Unit 2 PUD*** (At the intersection of Napa Landing and Vine Cliff)		**OCL**	**447 B-3**
7.	**100215**	**Westover Assembly of God Campus** (West of Culebra Road, on the south side of Westover Hills Boulevard)	**6**		**579 A-6**

PLATS:

8.	**100080**	**Valencia Terrace Enclave*** (At the northeast corner of Old Blanco Road and Borgfeld Drive)		**OCL**	**450 C-4**

DEFERRALS:

9.	**100364**	**Dallo Estates** (On the southeast corner of N. Zarzamora Street and W. Laurel Street)	**1**		**616 A-2**
10.	**110041**	**Ortiz Pharmacy** (On the northwest corner of Castroville Road and 37th Street)	**6**		**614 F-7**
11.	**110050**	**536 Adams Street** (On the east side of Adams Street, north of Eagleland Drive)	**5**		**616 F-8**

INDIVIDUAL CONSIDERATION

PLAT:

12.	**100218**	**The Reserve at Sonoma Verde Enclave*** (completeness) (At the intersection of Plum Valley Drive and Granite Hill Drive)		**OCL**	**513 B-1**

VARIANCES and APPEALS:

13.	**070119**	**Bella Vista Unit 3, Section 6** (site improvements) (On the east side of Bella Vista Place, north of Potranco Road)		**OCL**	**610 E-4**
14.	**070717**	**Estates of Redland PUD** (site improvements) (On the south side of Redland Road, east of Legend Oaks)	**9**		**517 D-1**

15. **TPV11-002 Bexar County Comal Street Parking Garage** (Tree Variance) **5 616 C-5**
(127 North Comal Street)

LAND TRANSACTIONS:

16. **S.P. No. 1510** San Antonio Water System (SAWS) request to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm". (Capital Improvements Management Services, by Mary Flors)

17. **S.P. No. 1512** Request to close, vacate, abandon and realign an improved portion of Theo Avenue. (Capital Improvements Management Services, by Jesse Quesada)

18. **S.P. No. 1534** Guenther Development is requesting the release of the 30' easement on Mill Race Road that was conditioned in 2005. (Capital Improvements Management Services, by Mary Flors)

19. Request to acquire, through acceptance of donation, two properties totaling approximately 2.463 acres from Chandoha, Ltd. for the realignment of E. Theo Avenue near Concepcion Park in Council District 3. (Parks and Recreation Department, by Phillip Covington)

COMMISSION MASTER PLAN:

20. **PA11002** - Public hearing and consideration of a resolution amending the land use plan contained in the Lavaca Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2701 acres located at 126 Lavaca from Public Institutional and Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department, by Robert C. Acosta)

21. **PA11004** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.5008 acres located at 363 W Mayfield from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department, by John Osten)

OTHER ITEMS:

22. Approval of the minutes for the November 24, 2010 Planning Commission meeting.

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

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

25. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION AND SUBDIVISION PLAT

AGENDA ITEM NO: 5A & 6 December 8, 2010

NAPA OAKS, UNIT 2 (PUD) — MAJOR PLAT — 100213
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 B-3
OWNER: Napa Oaks, SA, Ltd., by James Japhet
ENGINEER: Macina, Bose, Copeland & Assoc., Inc., by Robert A. Liesman, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: November 19, 2010

Location: At the intersection of Napa Landing and Vine Cliff

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 041A-06, Arthur Tract, accepted on November 10, 2010
PUD 09-001A, Napa Oaks, approved on November 2, 2010

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **6.37** acres consisting of **24** single family lots and **880** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 8, 2010. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted. In addition, notice was given to the The Woods of Fair Oaks Neighborhood Association, which is registered with the City of San Antonio.

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military's review of the application was not applicable in accordance with the executed MOU.

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

STAFF RECOMMENDATION:

Approval

RECEIVED

PLAT NO. 100213

REPLAT AND SUBDIVISION PLAT ESTABLISHING

NAPA OAKS, UNIT 2 (PUD)

BEING A RESUBDIVISION OF LOTS NUMBER 22 AND 23, BLOCK 80, COUNTY BLOCK 4709 AS RECORDED IN VOLUME 9609, PAGES 87-90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE SUBDIVISION OF 5.684 ACRES OF LAND OUT OF THE REMAINING, UNPLATTED PORTION OF CALLED 183.22 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20070090850 (VOLUME 12818, PAGE 1231) OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND TOTALING 6.3702 ACRES OF LAND.

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 AS PER SAWS REGULATION 119.4.9.2.1.

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

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

NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (18) INCHES ABOVE FINAL ADJACENT GRADE.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 WITCH 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.

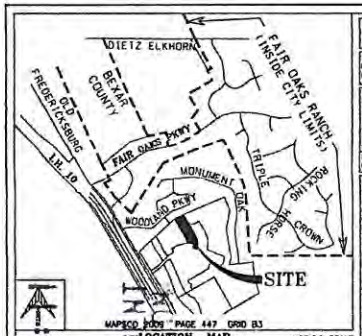
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 ALTERATION.

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

NOTES:

1. LOT 999, BLOCK 75, CB 4709 (PRIVATE STREETS) UNIT 2 CONTAINS 1.10 ACRES FOR A TOTAL OF 7.05 ACRES AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
4. THE MAINTENANCE OF PRIVATE STREETS, DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSOR OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
   a. PRIVATE STREETS (LOT 999, BLOCK 75) AND DRAINAGE EASEMENTS OF ANY NATURE
5. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE BACK OF SIDEWALK.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITH THIS PARTICULAR SUBDIVISION PLAT.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS, OR LATEST REVISION THEREOF.
8. 22 NEW SINGLE FAMILY RESIDENTIAL LOTS ARE HEREWITH ESTABLISHED, AND 3 EXISTING LOTS AMENDED.



MAPSCO MAP PAGE 447 GRID B3

LOCATION MAP NOT TO SCALE

Line Table

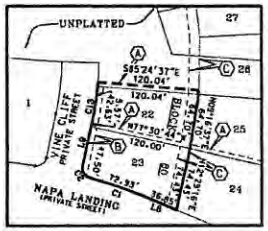
Line #	Length	Direction
L1	62.06	N88° 18' 26"E
L2	81.60	S25° 07' 28"E
L3	68.52	S34° 23' 06"E
L4	58.35	S08° 39' 43"E
L5	68.00	S01° 20' 47"W
L6	84.70	S08° 16' 32"W
L7	74.43	S12° 29' 16"W
L8	36.85	N87° 21' 48"W
L9	53.07	N12° 29' 16"E
L10	44.00	N88° 45' 14"W
L11	124.07	N85° 44' 43"W
L12	136.07	N17° 57' 37"W
L13	118.31	S66° 09' 55"W
L14	118.60	N66° 09' 55"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	72.83	500.00	08°57'51"	72.76	N70° 50' 43"W
C2	18.18	12.00	86°48'55"	16.49	N30° 55' 11"W
C3	70.83	360.00	11°14'30"	70.52	N08° 52' 01"E
C4	197.42	362.00	31°14'45"	194.98	S14° 22' 37"E
C5	15.11	15.00	57°42'26"	14.48	N01° 08' 47"W
C6	299.05	58.00	295°24'52"	-----	----------
C7	15.11	15.00	57°42'26"	14.48	N56° 51' 13"W
C8	11.00	7.00	90°00'00"	9.90	N15° 00' 00"E
C9	11.00	7.00	90°00'00"	9.90	N75° 00' 00"W
C10	171.13	314.00	31°13'37"	169.02	N14° 23' 12"W
C11	4.54	360.00	00°43'20"	4.54	N01° 36' 26"E
C12	12.06	382.00	01°48'32"	12.06	N18° 07' 19"W
C13	70.83	360.00	11°14'30"	70.52	S08° 52' 21"W

LEGEND:

G.	-------	GAS
EXIST.	-------	EXISTING
E.	-------	ELECTRIC
T.	-------	TELEPHONE
CA.	-------	CABLE TELEVISION
SAN. SWR.	-------	SANITARY SEWER EASEMENT
BSL.	-------	BUILDING SETBACK LINE
R.O.W.	-------	RIGHT-OF-WAY
C.B.	-------	CITY BLOCK
BLK.	-------	BLOCK
(A)	-------	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(B)	-------	7' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(C)	-------	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)



SCALE: 1"=100'

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

BEING LOTS 22 & 23, BLOCK 80, COUNTY BLOCK 4709 AND A 5' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ADJACENT TO LOT 22, BLOCK 80, AS PLATTED WITH NAPA OAKS, UNIT 1 P.U.D. (U.D. NO. 070990), RECORDED IN VOLUME 9609, PAGES 87-90 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NAPA OAKS UNIT 1 P.U.D. , WHICH IS RECORDED IN VOLUME 9609, PAGE 87-90, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT IT'S 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 TO AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF November A.D. 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. Exp. 08-18-2012

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

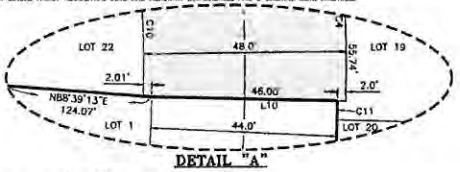
JOE EDWARD HIGLE 4788 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

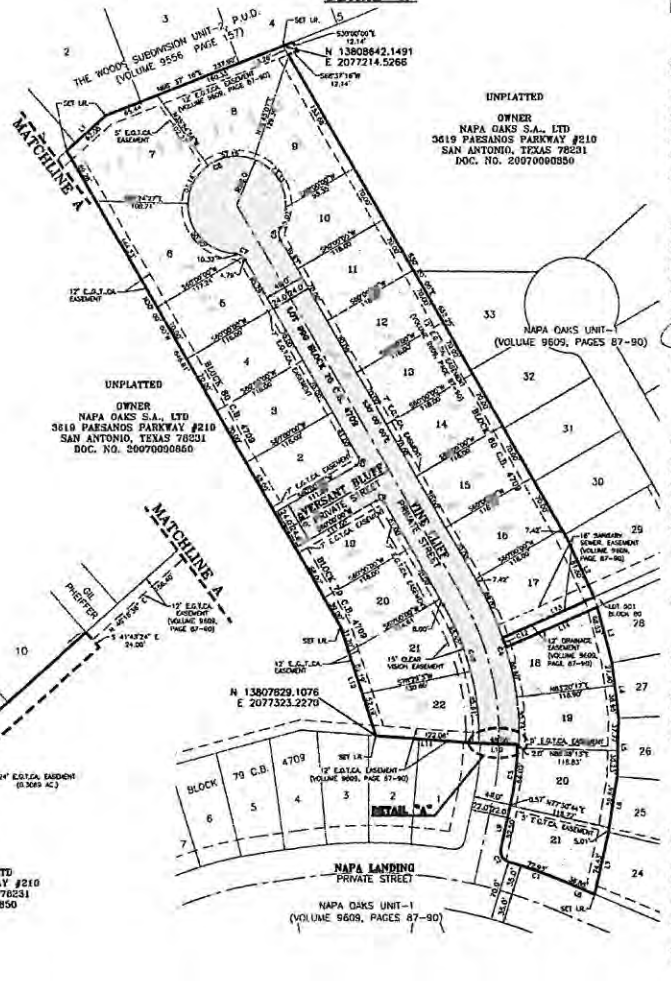
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

LICENSED PROFESSIONAL ENGINEER NO. 44131

ROBERT A. LIESMAN 44131 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS



DETAIL "A"



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

NORTH

SCALE: 1"=100'

0' 50' 100' 200' 300'

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-761

DATE: 01/27/2010 JOB NO.: 30358/0780

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: NAPA OAKS S.A., LTD.
3619 PARSANOS PARKWAY #210
SAN ANTONIO, TEXAS 78231
TELEPHONE NO. (210)448-1400

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James Siphat 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 November A.D. 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. Exp. 08-18-2012

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D. 2010

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF NAPA OAKS, UNIT 2, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS_____DAY OF_____, A.D. 2010

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. 2010 AT_____M. AND DULY RECORDED THE_____DAY OF_____, A.D. 2010 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., 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

SHEET 1 OF 1

Date: Nov 01, 2010, 11:11am User ID: TGonzalez
File: C:\DOCUME~1\TGONZA~1\LOCALS~1\Temp\AcPublish_3712\00-plat-30358.dwg

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 5C17 December 8, 2010

WESTOVER ASSEMBLY OF GOD CAMPUS — MAJOR PLAT — 100215

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 579 A-6
OWNER: Jim D. Rion
ENGINEER: Briones Consulting and Engineering Ltd., by David P. Beales, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: November 16, 2010

Location: West of Culebra Road, on the south side of Westover Hills Boulevard

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 Commercial District

Proposed Use: Church Facility

APPLICANT'S PROPOSAL:

To plat **32.814** acres consisting of **1** non- single family lot

STAFF RECOMMENDATION:

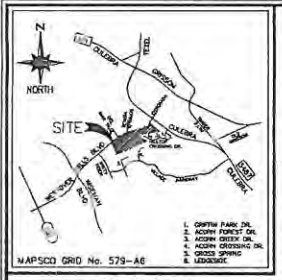
Approval

PLAT NO. 100215

SHEET 1 OF 2
REPLAT & SUBDIVISION
ESTABLISHING

WESTOVER ASSEMBLY OF GOD CAMPUS

BEING A 32.814 ACRE TRACT OF LAND OUT OF LOT 27, BLOCK 2, N.C.B. 18820 (13.000 ACRES) WESTOVER HILLS ASSEMBLY OF GOD, INC., AS RECORDED IN VOLUME 9542, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND A (19.814 ACRES) TRACT OF LAND BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, RECORDED IN VOL. 8221, PG. 1921, VOL. 14113, PG. 1913, VOL. 10714, PG. 1519 AND VOL. 8221, PG. 1926, OFFICIAL PUBLIC RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.



CITY PUBLIC SERVICE NOTES

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

NOTES

1. SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3. N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D. AY 1936.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
5. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 ((C)(2) P-5-40)
6. CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
7. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND PARK/OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8. FLOOD NOTE: A PORTION OF THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE X) AS SHOWN ON FIRM MAP NO. 48029C0360G EFFECTIVE DATE SEPTEMBER 29, 2010. ZONE X IS AN AREA WITH A 1.# ANNUAL CHANCE OF FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY.
9. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
10. 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.
11. 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.
12. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND PARK/OPEN PERMEABLE SPACES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
13. THE CONSTRUCTION OF SPORTS/BALL FIELDS, INCLUDING APPROPRIATE FENCING AND LIGHTING, ARE PERMITTED IN AREAS DESIGNATED ON THIS PLAT AS PARK/OPEN SPACE. ALL CONSTRUCTION MUST CONFORM TO THE APPROVED TREE PRESERVATION PLAN. THE CITY'S STORMWATER ENGINEERING SECTION WILL REVIEW AND APPROVE ANY CONSTRUCTION PLANS WITHIN DRAINAGE EASEMENTS. CONSTRUCTION IN DRAINAGE EASEMENTS MUST COMPLY WITH NOTE 11 ABOVE.

LOCATION MAP
NOT TO SCALE

LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
O.P.R.	= OFFICIAL PUBLIC RECORDS
E.G.T.TV.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT
D.W.A.SWR.	= DRAINAGE, WATER, ACCESS, SANITARY SEWER
660	= PROPOSED CONTOURS
	= ZONE "X" FLOOD PLAIN

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

A.) SAWS WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

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

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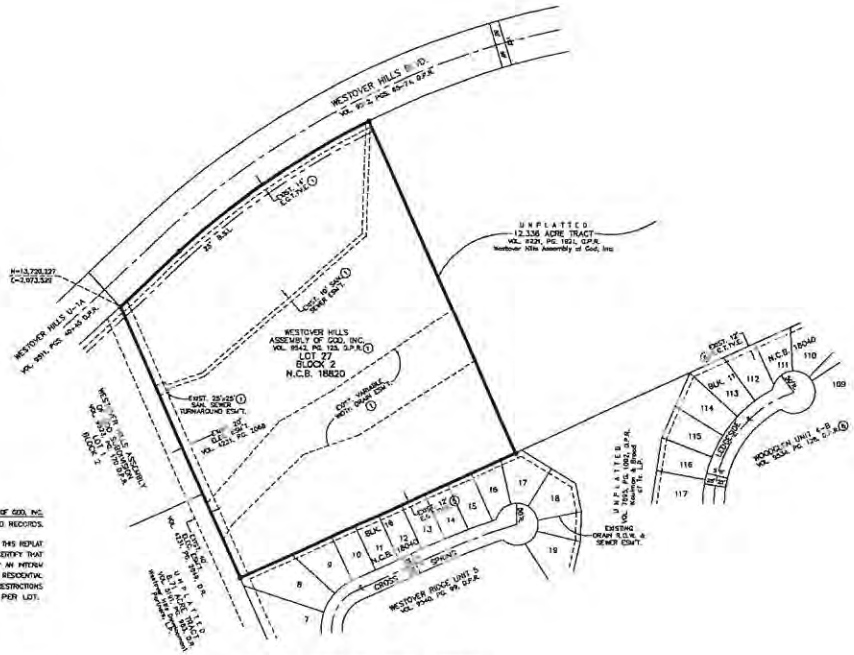
10 NOV 10 PM 2:56
LAND DEVELOPMENT SERVICES



"AREA BEING REPLATTED THROUGH A PUBLIC HEARING"

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS LOT 27, BLOCK 2, N.C.B. 18820, WESTOVER HILLS ASSEMBLY OF GOD, INC., AS RECORDED IN VOLUME 9542, PAGE 125, PLAT AND DEED RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTOVER HILLS ASSEMBLY OF GOD, INC. WHICH IS RECORDED IN VOLUME 9542, PAGE 125, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: PASTOR JIM D. RION, LEAD PASTOR

OWNER'S DULY AUTHORIZED AGENT:

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

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: GEORGE OZUNA JR., R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID P. BEALES
58662
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
PASTOR JIM D. RION, LEAD PASTOR
WESTOVER HILLS ASSEMBLY OF GOD
9340 WESTOVER HILLS BLVD.
SAN ANTONIO, TEXAS 78251
TELEPHONE: 210-523-1505
FAX: 210-520-7213

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
TBPE F-RM REG NO F-5021
(210) 828-1131
(210) 828-1432 fax

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: PASTOR JIM D. RION, LEAD PASTOR

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

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

SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NO. 100215

SHEET 2 OF 2
REPLAT & SUBDIVISION
ESTABLISHING

WESTOVER ASSEMBLY OF GOD CAMPUS

BEING A 32.814 ACRE TRACT OF LAND OUT OF LOT 27, BLOCK 2, N.C.B. 18820 (13.000 ACRES) WESTOVER HILLS ASSEMBLY OF GOD, INC., AS RECORDED IN VOLUME 9542, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND A (19.814 ACRES) TRACT OF LAND BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, RECORDED IN VOL. 8221, PG. 1921, VOL. 14113, PG. 1913, VOL. 10714, PG. 1519 AND VOL. 8221, PG. 1926, OFFICIAL PUBLIC RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

MAPSCO GRID No. 579-A6

CITY PUBLIC SERVICE NOTES

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.J.O. AY 0956.
4.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
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6.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
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10.) 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.
11.) 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.
12.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND PARK/OPEN PERMEABLE SPACES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
13.) THE CONSTRUCTION OF SPORTS/BALL FIELDS, INCLUDING APPROPRIATE FENCING AND LIGHTING, ARE PERMITTED IN AREAS DESIGNATED ON THIS PLAT AS PARK/OPEN SPACE. ALL CONSTRUCTION MUST CONFORM TO THE APPROVED TREE PRESERVATION PLAN. THE CITY'S STORMWATER ENGINEERING SECTION WILL REVIEW AND APPROVE ANY CONSTRUCTION PLANS WITHIN DRAINAGE EASEMENTS. CONSTRUCTION IN DRAINAGE EASEMENTS MUST COMPLY WITH NOTE 11 ABOVE.

LOCATION MAP

NOT TO SCALE

LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
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E.G.T.TV.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
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V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT
D.W.&.SWR.	= DRAINAGE, WATER, ACCESS, SANITARY SEWER
860	= PROPOSED CONTOURS
	= ZONE "X" FLOOD PLAIN

EDU NOTE:

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

IMPACT FEE NOTE:

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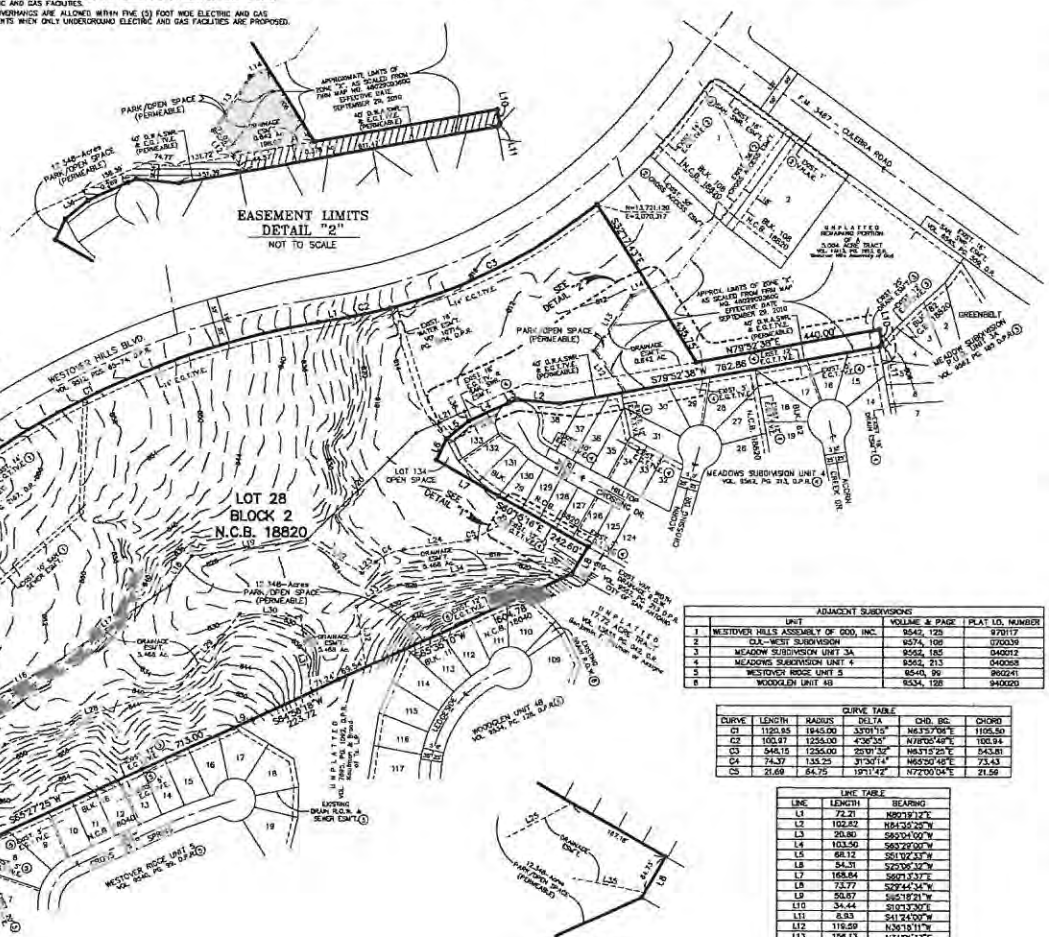
B.) SAWS WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.



ADJACENT SUBDIVISIONS

	UNIT	VOLUME & PAGE	PLAT I.D. NUMBER
1	WESTOVER HILLS ASSEMBLY OF GOD, INC.	9542, 125	970117
2	O.A. - WEST SUBDIVISION	9574, 185	970039
3	MEADOW SUBDIVISION UNIT 3A	9552, 185	040012
4	MEADOWS SUBDIVISION UNIT 4	9562, 213	040058
5	WESTOVER RIDGE UNIT 5	9540, 99	960241
6	WOODLON UNIT 4B	9534, 198	940020

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD. BG.	CHORD
C1	1120.85	1945.00	33°01'15"	N63°57'08"E	1105.50
C2	100.97	1235.00	4°40'35"	N78°52'48"E	100.94
C3	544.15	1235.00	25°01'32"	N63°15'25"E	543.81
C4	74.37	135.25	31°30'14"	N65°30'48"E	73.43
C5	21.69	84.75	19°11'42"	N72°00'04"E	21.56

LINE TABLE

LINE	LENGTH	BEARING
L1	72.21	N80°19'12"E
L2	102.62	N84°26'28"W
L3	20.80	S85°04'00"W
L4	103.50	S62°29'00"W
L5	68.12	S81°02'33"W
L6	54.31	S25°06'33"W
L7	168.84	S60°13'37"E
L8	73.77	S29°44'34"W
L9	58.87	S85°18'21"W
L10	34.44	S10°31'20"E
L11	8.93	S41°24'00"W
L12	119.69	N36°18'11"W
L13	156.13	N34°01'33"E
L14	46.00	N60°43'54"E
L15	257.85	N41°18'01"E
L16	148.34	N60°14'09"E
L17	139.10	N55°58'20"E
L18	88.05	N36°47'43"E
L19	272.31	N81°32'00"E
L20	360.97	N45°53'07"E
L21	124.21	N65°29'00"E
L22	153.87	S58°39'44"E
L23	41.50	N50°06'41"E
L24	152.74	N81°30'39"E
L25	131.62	N82°45'13"E
L26	44.35	N30°45'04"E
L27	180.97	N45°06'39"E
L28	440.81	N70°57'39"E
L29	213.80	N39°01'22"E
L30	143.16	S82°06'35"E
L31	179.71	S08°15'28"E
L32	164.82	N08°15'28"W
L33	90.36	N57°40'01"E
L34	330.68	N78°34'30"E
L35	113.24	S78°41'23"E
L36	25.00	N24°01'00"W

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

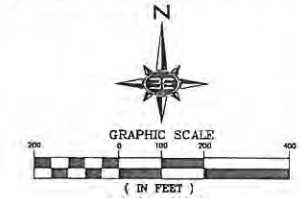
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GEORGE OZUNA JR. R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID P. BEALES
68602
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
PASTOR JIM D. RION, LEAD PASTOR
WESTOVER HILLS ASSEMBLY OF GOD
9340 WESTOVER HILLS BLVD.
SAN ANTONIO, TEXAS 78251
TELEPHONE: 210-523-1505
FAX: 210-520-7213



BRIONES
CONSULTING & ENGINEERING LTD.
[illegible] BROADWAY
SAN ANTONIO, TX 78209
TBPE FIRM REG. NO. F-[illegible]
(210) 828-1431
(210) 828-1433 fax

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: PASTOR JIM D. RION, LEAD PASTOR

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM D. RION 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 WESTOVER ASSEMBLY OF GOD CAMPUS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 10 PM 2:56
LAND DEVELOPMENT SERVICES DIVISION

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 8 **December 8, 2010**

VALENCIA TERRACE ENCLAVE | MAJOR PLAT | 100080
SUBDIVISION NAME | **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 450 C-4
OWNER: Borgfeld and Blanco Holdings, LLC, by Joel F. Pollack
ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Samuel B. Bledsoe, III, P.E.
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Date filed with Planning Commission: November 19, 2010

Location: At the northeast corner of Old Blanco Road and Borgfeld Drive

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Old Blanco Road and Borgfeld Drive are secondary arterials, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **62.638** acres consisting of **83** single family lots, **7** non-single family lots and **5,523.4** linear feet of private streets.

DISCUSSION:

Bexar County Public Works Department has cited: Sections 35-506(i) Horizontal Curvature, 35-506(t) Traffic Calming, and 35-515(b) Lot Layout Regulations, Block and Street Length of the UDC. The applicant has submitted a request for an Administrative Exception to the requirements.

The Bexar County Director and the Development Services Director have granted an administrative exception to Sections 35-506(i) Horizontal Curvature, 35-506(t) Traffic Calming, and 35-515(b) Lot Layout Regulations, Block and Street Length.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin;
- Will comply with the July 22, 2008 Bexar County Court Order for dark sky lighting measures.

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request by: 1) Having the five lots, which back up to Blanco Road and being the closest to Camp Bullis, build the homes as close as possible to the front of the lots and with materials that are generally accepted for use in sound attenuation construction; 2) Comply with Bexar County's dark sky measures; and 3) Disclose to prospective buyers the potential for noise generated from aircraft and other activities common to the operations at Camp Bullis. The applicant further states that a habitat assessment study and a presence/absence study were conducted by a licensed biologist in accordance with US Fish and Wildlife Service regulations and no endangered species were found.

STAFF RECOMMENDATION:

Approval

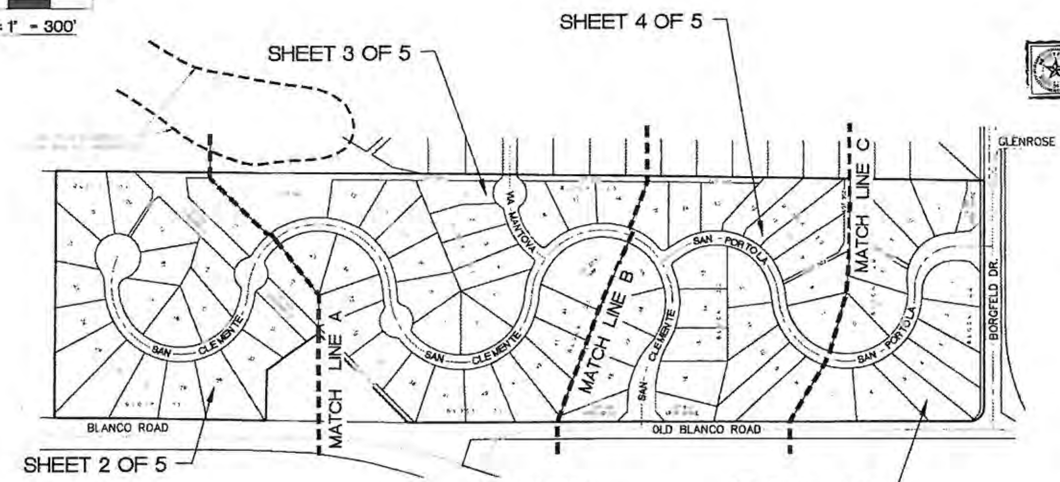
DEVELOPMENT SERVICES
RECEIVED
2010 NOV 18 PM 1:30

PLAT NO. 100080

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 300'



INDEX MAP

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. [illegible] EFFECTIVE DATE SEPTEMBER 29, [illegible] INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE 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.
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

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 "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF [illegible] ACCESS POINT ALONG [illegible] BASED ON THE OVERALL PLATTED PROPERTY FRONTAGE OF 964.[illegible]

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

ANY CPS 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.

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

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

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

* NONE APPROVED

LEGEND

—1180—	EXISTING CONTOUR
1180	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESMT.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS
(T)	VENADO CREEK, ENCLAVE (PLAT IN [illegible])

OWNER

BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

MTR • Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 — TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]
OWNER/DEVELOPER — BORGFELD AND BLANCO HOLDINGS, LLC. 20550 HUEBNER ROAD, SUITE 200, SAN ANTONIO, TEXAS 78258

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF NOVEMBER 2010

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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

STATE OF TEXAS ★ REGISTERED ★ DONALD DEAN BOERNER 5207 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]
SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210)698-5051

STATE OF TEXAS ★ SAMUEL B. BLEDSOE, III 38820 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

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

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

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

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. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________ DEPUTY

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-[illegible]) DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC [illegible]

MAINTENANCE NOTE:

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

LINE TABLE

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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
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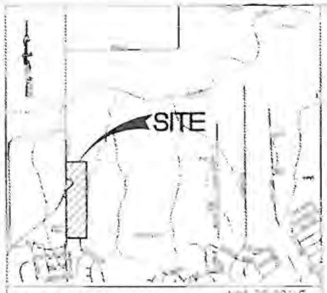
[illegible]	84°44'32"	[illegible]	[illegible]	[illegible]	[illegible]

P:\[illegible] Valencia Terrace Subdivision.dwg, SUBDIVISION, 11/16/2010 [illegible]

PLAT NO. 100080

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

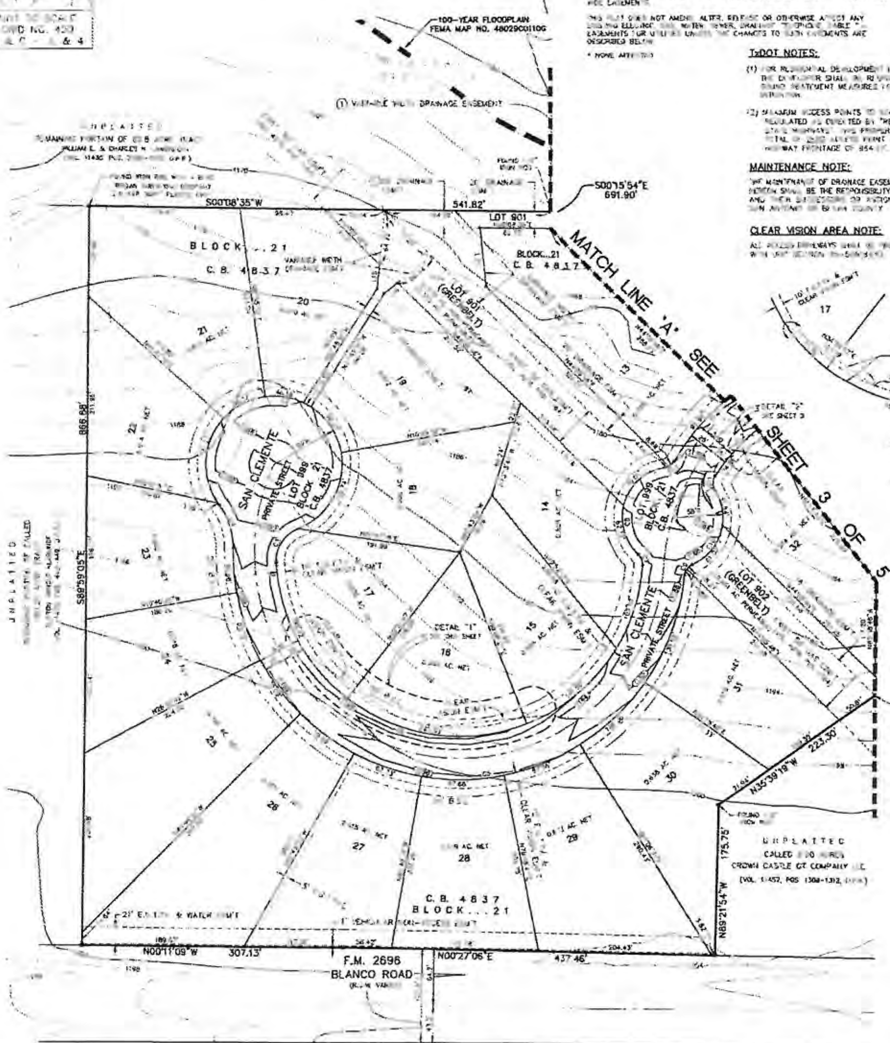
A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774–1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

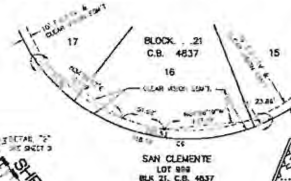


LOCATION MAP

NOT TO SCALE
MAP GRID NO. 450
B & C - 3 & 4

SCALE: 1" = 100'





DETAIL "1"

SCALE: 1"=100'

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0110G, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" [illegible] WHICH IS DETERMINED BY [illegible] TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
2) [illegible] AS SHOWN: PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE 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.
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

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

ANY CPS 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.

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

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

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

* NONE AFFECTED

LEGEND

—1190—	EXISTING CONTOUR
1190	PROPOSED CONTOUR
E.G.T.TV.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
[illegible]	[illegible]
SAN.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
C	CENTERLINE
ESMT.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS
[illegible]	[illegible]

DEVELOPMENT SERVICES
RECEIVED
2010 NOV 18 PM 1:30

OWNER

BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

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 "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF [illegible] ACCESS POINT ALONG FM 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 854 FT.

MAINTENANCE NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

MTR
- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]

OWNER/DEVELOPER: BORGFELD AND BLANCO HOLDINGS, LLC. 20550 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF NOVEMBER 2010

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

[signature]
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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

[signature]

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

STATE OF TEXAS — REGISTERED — DONALD DEAN BOERNER — 5207 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]

SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051

STATE OF TEXAS — SAMUEL B. BLEDSOE, III — 38820 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

DATED THIS ______ DAY OF ______________ A.D. 20______.

______________________ COUNTY JUDGE, BEXAR COUNTY, TEXAS

______________________ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

SETBACK NOTE:

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.

STREETSCAPE NOTE:

LOTS SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE SECTION 35-512 DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

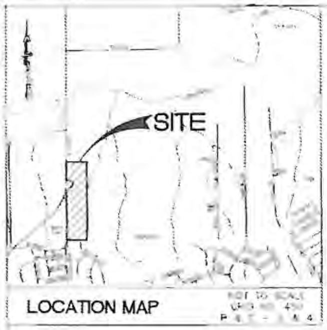
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

PLAT NO. 100080

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774–1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MTR • Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085



NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP [illegible] WHICH IS DETERMINED BY FEMA AS "AREA [illegible] YEAR FLOOD PLAIN."

2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

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

5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE 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.

6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.

8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR LOT ACRES.

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.

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.

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

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

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

* NONE AFFECTED

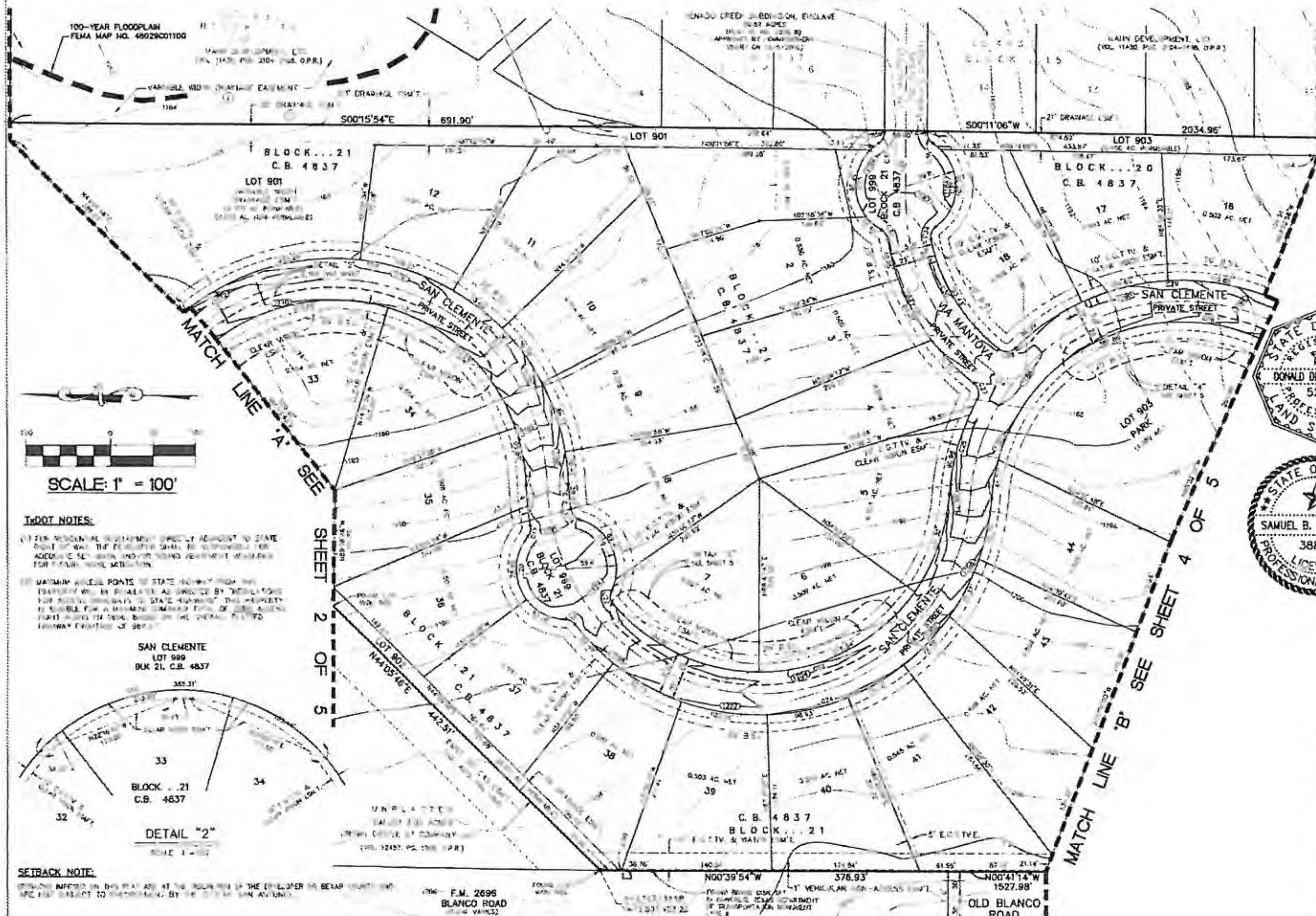
LEGEND

—1190—	EXISTING CONTOUR
[1190]	PROPOSED CONTOUR
E.G.T.TV.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
SAN. SEWER	SANITARY SEWER
R.O.W.	RIGHT-OF-WAY
R	RADIUS
C	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS
	VENADO CREEK, ENCLAVE [illegible]

DEVELOPMENT SERVICES RECEIVED
2010 NOV 18 PM 1:30

OWNER

BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227



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 "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF [illegible] ACCESS POINT[S] ALONG [illegible], BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF [illegible].

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(D)(5).

MAINTENANCE NOTE:

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]
OWNER/DULY AUTHORIZED AGENT
BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF NOVEMBER 2010

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

[signature]
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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS — REGISTERED — DONALD DEAN BOERNER — 5207 — PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS — SAMUEL B. BLEDSOE, III — 38820 — LICENSED PROFESSIONAL ENGINEER

[signature]
SAMUEL B. BLEDSOE III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

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

DATED THIS ______ DAY OF ______________ A.D. ______

______________________ 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. ______

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

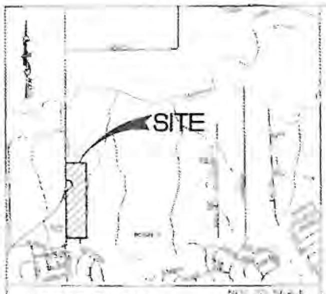
BY: ______________________, DEPUTY

PLAT NO. 100080

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774–1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES RECEIVED 2010 NOV 18 PM 1:30



NOTES:

1) [illegible]
2) [illegible]
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. [illegible]
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY ON-SITE SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

TxDOT NOTES:

(1) [illegible]
(2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINT ALONG [illegible] ON THE OVERALL PLATTED HIGHWAY FRONTAGE [illegible]

CPS NOTES:

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

ANY CPS 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.

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

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

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

* NONE APPLICABLE

LEGEND

—1100—	EXISTING CONTOUR
1100	PROPOSED CONTOUR
E.G.T.TV.	ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS
	VINADO CREEK, ENCLAVE (PLAT NO. 050079)

OWNER

BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

SCALE: 1" = 100'

SETBACK NOTE:

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.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE [illegible] DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

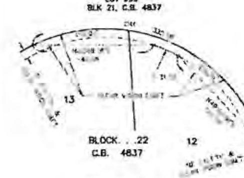
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

CLEAR VISION AREA NOTE:

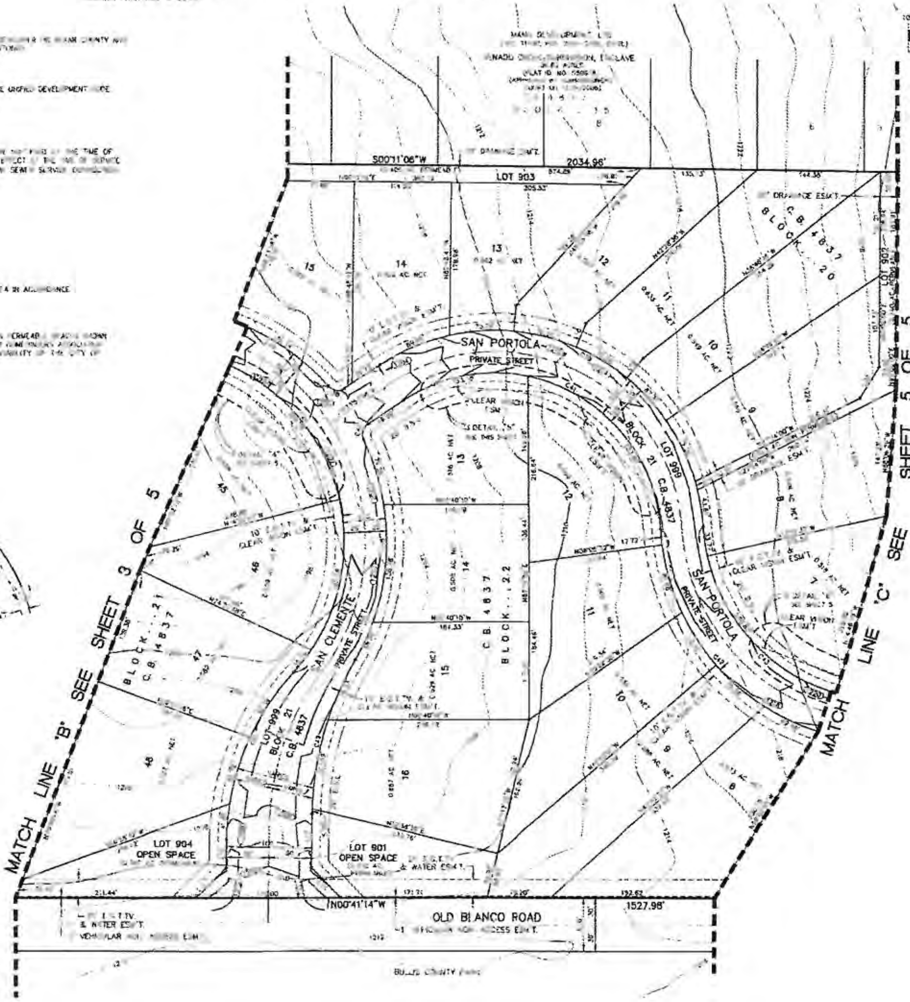
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION [illegible]

MAINTENANCE NOTE:

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



DETAIL "5"



DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

Moy Tarin Ramirez Engineers, LLC
- Engineers
- Surveyors
- Planners
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER/DEVELOPER: BORGFELD AND BLANCO HOLDINGS, LLC
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF NOVEMBER 2010

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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS — REGISTERED — DONALD DEAN BOERNER — 5207 — PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS — SAMUEL B. BLEDSOE, III — 38820 — LICENSED PROFESSIONAL ENGINEER

SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ________ A.D. ______

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

DATED THIS ______ DAY OF ____________ A.D. 20____

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ____________ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________ DEPUTY

PLAT NO. 100080

SUBDIVISION PLAT
ESTABLISHING

VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774–1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES
RECEIVED
2010 NOV 18 PM 1:3[illegible]

NOTES:

1) [illegible]
2) EXCEPT AS SHOWN PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP [illegible] PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED [illegible]
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS [illegible]
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN ARE PERMEABLE AREAS [illegible]
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS [illegible]

TxDOT NOTES:

(1) [illegible] THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK [illegible] FOR FUTURE NOISE MITIGATION.
(2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY WILL BE REGULATED AS DIRECTED BY [illegible]

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF IT'S 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," "OVERHEAD 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 IT'S NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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* NONE AFFECTED

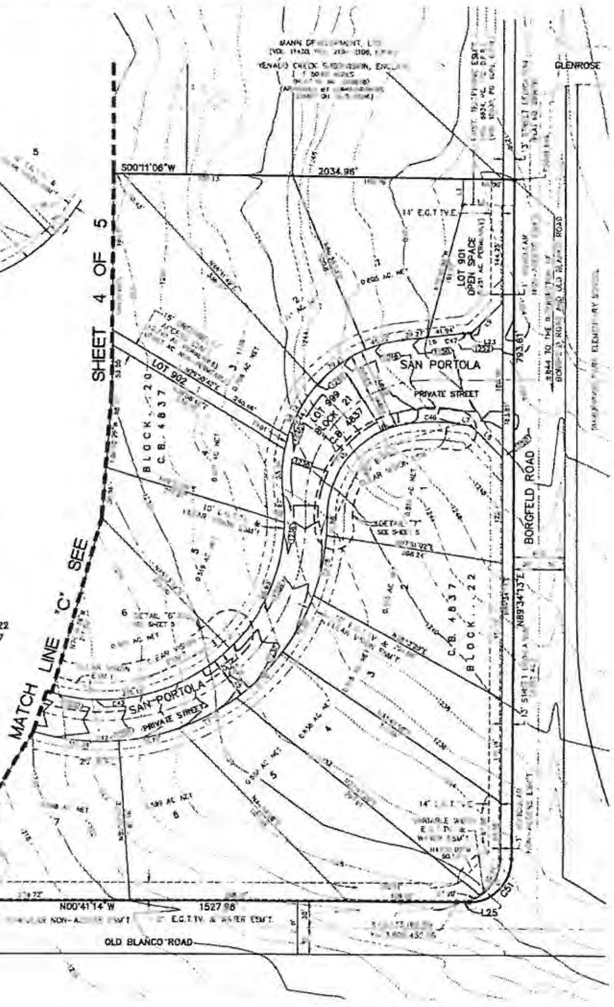
LEGEND

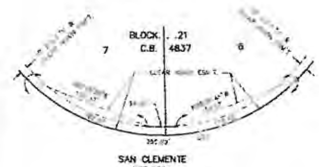
—1100—	EXISTING CONTOUR
(1150)	PROPOSED CONTOUR
E.G.T.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DR.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS
[illegible]	[illegible] CREEK, ENCLAVE

OWNER
BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

MTR · Engineers · Surveyors · Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL (210) 698-5051 FAX (210) 698-5085

SCALE: 1" = 100'





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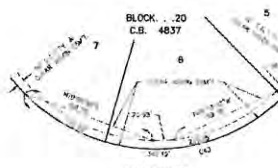
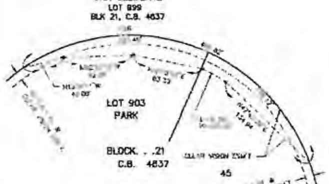
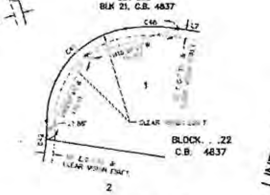


DETAIL "6"



DETAIL "4"



DETAIL "7"

SETBACK NOTE:

[illegible] THE JURISDICTION OF BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE [illegible] DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

[illegible] WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF [illegible] WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION [illegible]

MAINTENANCE NOTE:

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

[signature]
OWNER/DEVELOPER: BORGFELD AND BLANCO HOLDINGS, LLC
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF NOVEMBER 2010

DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires
June 03, 2012

[signature]
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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS · REGISTERED · DONALD DEAN BOERNER · 5207 · PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS · SAMUEL B. BLEDSOE, III · 38820 · LICENSED PROFESSIONAL ENGINEER

[signature]
SAMUEL B. BLEDSOE, III
LICENSED PROFESSIONAL ENGINEER NO. 38820
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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 ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND 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 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. 20____ 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. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY ______________________ DEPUTY

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC

May 5, 2010

Mr. Christopher Looney
Interim Assistant Director, Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace, Enclave, Plat # 100080
Administrative Exception- Block and Street Lengths, Section 35-515(b)(3)A(ii); Section 35-515(b)(3)B

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Sections 35-515(b)(3)A(ii) and Section 35-515(b)(3)B as it pertains to street block lengths, specifically,
"A street's block length shall not exceed one thousand two hundred (1200) feet when the street is a:

- Block that ends with a cul-de-sac
- Local type A"

And "Street Length. The maximum overall length of streets with homes fronting shall not exceed three thousand (3000) feet. ..."
This project is an enclave subdivision with private streets and 84 lots centered around a "coving plan", a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the limitation on street and block lengths is to "protect pedestrians from high vehicular speeds" which could result from long straight blocks that do not incorporate traffic calming design measures. Streets that incorporate traffic calming measures may exceed the limitation on block lengths in accordance with UDC Section 35-515(b)(3)C which references UDC Section 35-506 (t) Traffic Calming. Consistent with this direction, this project is being developed using a "coving plan" concept consisting of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. These private streets will have a posted speed limit of 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 84 lots within this development.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential for

higher driver speeds on long straight streets. Several traffic calming measures have been incorporated within the subdivision geometric design to address any adverse impacts on public health, safety and public welfare. The "coving plan consist of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. Additional traffic calming measures of "T" intersections, median raised islands and mid block turn-arounds with rapidly flared pavements have also been incorporated. These private streets will have a posted speed limit of 20 mph.

3. **Under the circumstances the public interest underlying the proposed exception outweights the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,
Moy Tarin Ramirez Engineers, LLC

Raymond Tarin Jr., P.E., CFM, LEED AP
Principal

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC

April 12, 2010

Mr. Christopher Looney
Interim Assistant Director, Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace, Enclave, Plat # 100080
Administrative Exception- Horizontal Curves, Section 35-506i

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Section 35-506i as it pertains to reverse curves, specifically the requirement for a 50-foot tangent between reverse curves. This project is an enclave subdivision with private streets and 84 lots centered around a "coving plan", a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

1. **If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property:** The "coving plan" site plan maximizes open space, reduces street pavement needs, encourages slower driver speeds and increases subdivision aesthetics. Incorporating the minimum 50 foot tangent lengths between reverse curves geometrically does not allow for the site plan to function as dictated by the coving concept.
2. **The hardship relates to the applicants land, rather than personal circumstance:** This project is located on the Contributing Zone of the Edwards Aquifer where impervious cover limitations are enforced by TCEQ. The project is also across Blanco Road from Camp Bullis where new sound abatement ordinances are being developed. Incorporating the "coving plan" has significantly reduced the length of streets and area of asphalt pavement for the subdivision and significantly increased open space on lots which allows this development to remain below regulated limits and attenuate sound issues.
3. **The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:** The hardship is associated with the coving plan which utilizes the reverse curves as an essential geometric characteristic for the efficient lot layout. This allows for the reduction of the pavement areas and the increased open spaces.
4. **The hardship is not the result of the applicant's own actions:** As previously stated The hardship is associated with the coving plan which utilizes the reverse curves as an essential geometric characteristic for the efficient lot layout. This allows for the reduction of the pavement areas and the increased open spaces.

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Ph. 210.698.5051 • Fx. 210.698.5085

5. **The granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of other property in accordance with these regulations:** By allowing the development of this tract without the minimum required 50 foot tangents, this development will realize a reduction in pavement area and design speeds and an increase in open space that are the benefits of a coving plan design. This enclave has been designed to meet the required design speed and sight distance requirements in accordance with the City of San Antonio Unified Development Code. In addition, the centerline radii will also meet the current UDC requirements. This exception will not be injurious to other properties as it pertains only to this tract and will not prevent the orderly subdivision of other property .

Additionally, two subdivisions that incorporate this coving concept have been designed and constructed within the past two years in San Antonio and Bexar County. They are Campanas and Roseheart. Each of these subdivisions has been approved without the noted 50 foot tangent between the reverse curves.

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,
Moy Tarin Ramirez Engineers, LLC

Raymond Tarin Jr., P.E., CFM, LEED AP
Principal

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) ~ 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Valencia Terrace Enclave Subdivision re-plat totaling 62.351 acres with 84 residential lots and 9 "900" series lots
Address:	Located at the NE corner of Old Blanco Road and Borgfield Ferguson Map Grid 450/C-4
A/P #/PPR #/Plat #:	100080
AEVR #:	
AEVR Submittal Date:	4/12/2010 and 5/5/2010
AEVR Submitted by:	Raymond Tarin, Jr., P.E.; Moy-Tarin-Ramirez Engineers, Inc.
Issue:	Reverse curvature, traffic calming, block length, and overall street lengths.
Code Sections:	2009 Unified Development Code (UDC), Sections 35-506(i) – Horizontal Curvature, 35-506(t) – Traffic Calming; 515(b) – Lot Layout Regulations, Block and Street Length
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Tarin's letter dated April 12, 2010; revised May 5, 2010. At issue is the layout and proposed construction of two streets (San Clemente and San Poroca in the proposed plat of Valencia Terrace. The proposed plat is a gated development with 84 residential lots and 9 "900 series" lots that will not readily be accessed by the public. Below is a table of the reverse curvature locations. Reverse curves are best served a minimum 50' tangent between curves for a Local A street as stated in the UDC since the tangent section allows the driver an opportunity to reorient their line of sight before entering into the next curve. Given the curvilinear layout of the streets in the development will induce a "traffic calming" effect and that the horizontal offset lines of sight have been design at 30 MPH, the layout should not have an adverse impact of the public health and safety. San Clemente (3,674' max block length and total street length) and San Portola (1,753' max block length and total street length) exceed the maximum street and block length and requires traffic calming. As stated previously, the layout of the streets induces a "traffic calming" effective.

Street Name	Location of Reverse Curve	Street Name	Location of Reverse Curve
San Clemente	Sta. 004+02.10	San Clemente	Sta. 035+76.85
San Clemente	Sta. 013+28.00	San Portola	Sta. 004+58.28
San Clemente	Sta. 020+87.28	San Portola	Sta. 012+06.77
San Clemente	Sta. 027+33.10		

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The curvilinear layout of the streets is equivalent to a traffic island design that is used for traffic calming. Evaluating the layout of a traffic island, the reason why they are considered effective in traffic calming is because it has a reverse curve layout that the driver must negotiate entering the island. Reverse curves are located between 700' to 900' in the proposed development which is where a traffic calming device would be required under the when long block and street lengths are provided. However, if the HOA were request the streets be converted to public streets, the minimum 50' tangent section between reverse curves must be provided since the minimum posted speed limit would be 30 MPH instead of the 20 MPH limit the applicant is proposing for this development.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The development should be platted as a Planned Unit Development (PUD). The PUD allows for street construction that does not conform to public street standards. However, the street layout should not have any adverse impacts on the public health, safety, and welfare.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest.

4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

Robert Brach, P.E.
Development Services Engineer

5/24/10
Date

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

Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Planning and Development Services Department

5/26/10
Date

Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Planning and Development Services Department

6-1-10
Date

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

MAR 1 2 2010

Office of the Commander

Roderick J. Sanchez, AICP, CBO
Director
Planning and Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Sanchez,

Thank you for the opportunity to respond to your staff's March 1, 2010 notification on Valencia Terrace Enclave Plat 100080 for a 62 acre housing development on Camp Bullis' eastern border along Blanco Road in the vicinity of Borgfeld Drive. We provide the following comments.

Placing a large development in this location could create noise complaint issues for military training operations conducted on Camp Bullis. We have helicopter flight operations in areas adjacent to this tract and have in the past received noise complaints from residents to the south. See enclosed June 2009 Joint Land Use Study (JLUS) noise study map. Our low level helicopter flight corridor ("nap of the earth") passes very near this area and there are three helicopter landing zones in this vicinity, thus safety concerns would also arise. We also have C-130 flight operations to the north at our Combat Assault Landing Strip, CALS, the only airfield on Camp Bullis. The CALS arrival/departure route crosses over Blanco Road north of the Valencia tract and could create some noise issues, although it is outside of the noise contours for the CALS. See enclosed June 2009 JLUS noise study map. While the City of San Antonio is developing a Sound Attenuation Overlay for areas around Camp Bullis, it will not cover the city's extraterritorial jurisdiction (ETJ).

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees around Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,500 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development near Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey. From enclosed digital overhead imagery, it appears that some of the tract is heavily wooded with old growth cedar and oak. Also, we have well-documented occupied Golden-cheeked Warbler habitat on Camp Bullis a few hundred yards to the east of this plat.

Development would also create light pollution issues and could impact night vision training

on Camp Bullis. Night-time lights from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc.) is done in many different areas of Camp Bullis, including adjacent to this area.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) commits to sound attenuation measures for the housing and a set off from Blanco Road for safety reasons, (2) has appropriate documentation for the potential Warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin, 3) commits to incorporate dark sky lighting measures (such as the Bexar County Lighting Order) into their project, 4) and commits to disclosing to buyers the potential for noise and other impacts (see City of San Antonio voluntary disclosure at: http://www.sanantonio.gov/dsd/pdf/RealEstateDisclosureStatement.pdf).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) and Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Commanding

Enclosures

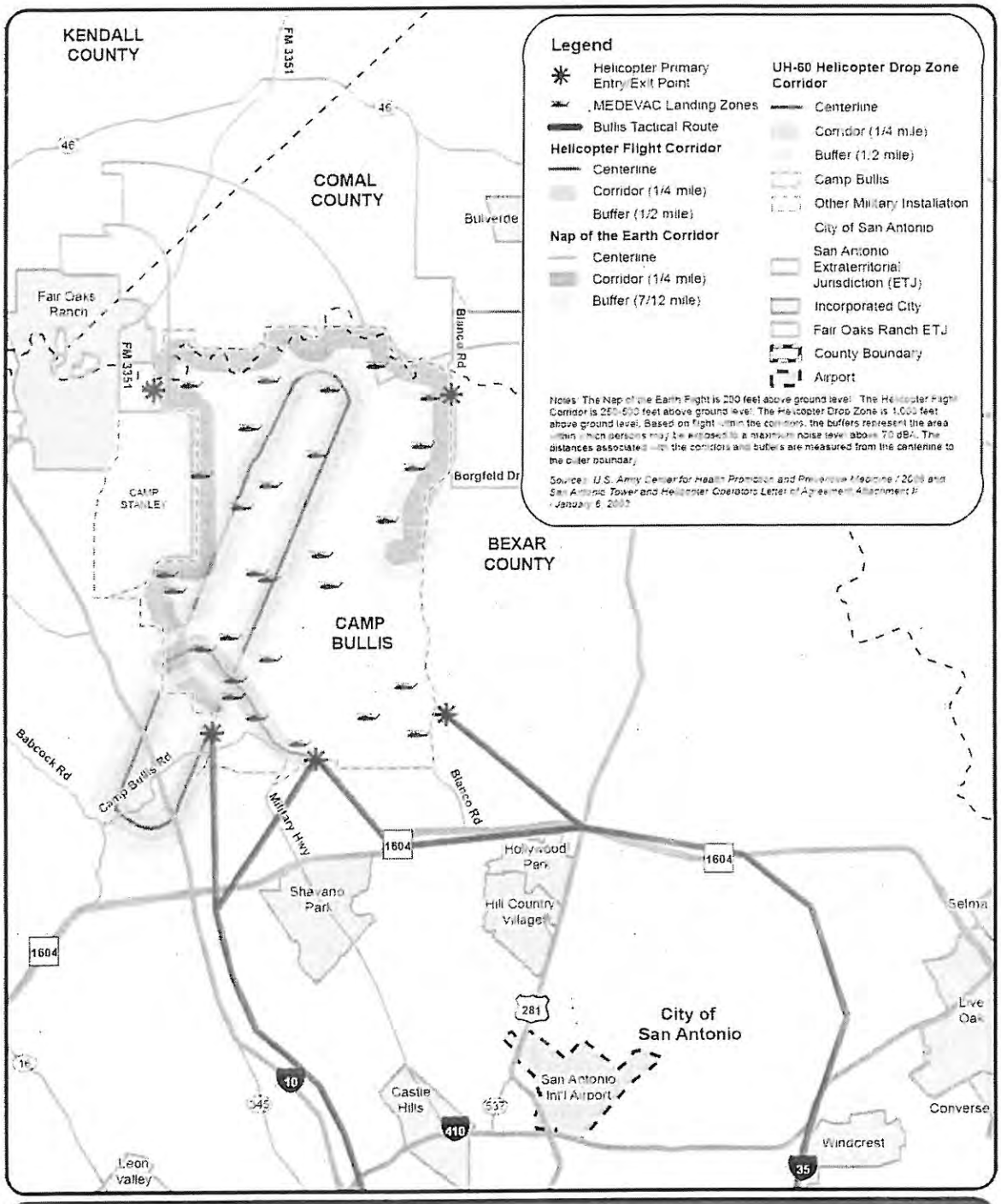

Figure 3-11
Helicopter Noise Corridors

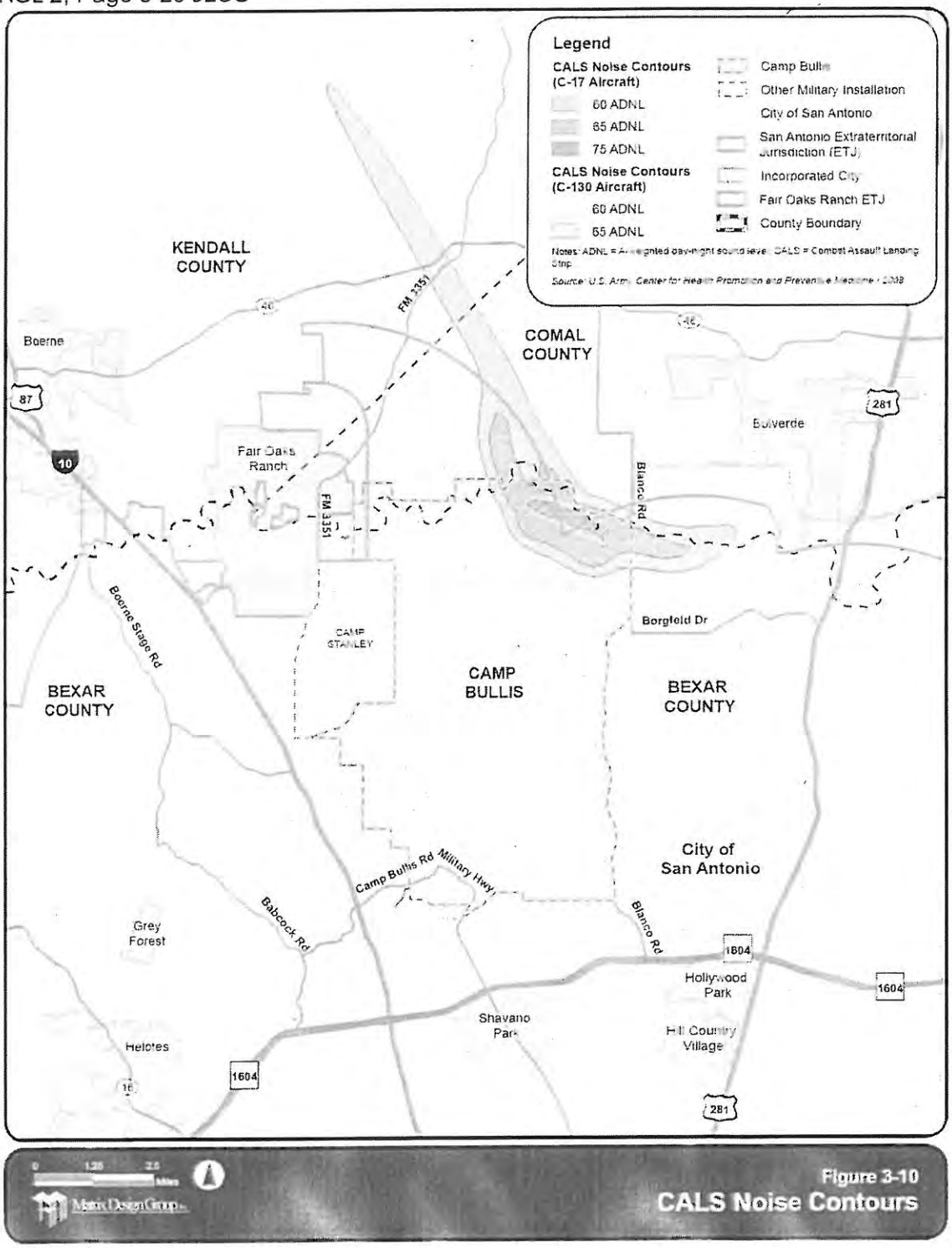

Figure 3-10
CALS Noise Contours

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC

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2010 MAY 19 AM 11:22

May 18, 2010

Ms. Donna Schueling
Planning and Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Valencia Terrace, Enclave
Plat I.D. No. 100080

Dear Ms. Schueling,

This letter is an update to our previous correspondence of April 5, 2010 regarding our response to comments about the proximity of this development to Camp Bullis. As mentioned before, we share the Army's concern about compatibility with operations at Camp Bullis and have taken the following steps to address the issues:

1. Sound Attenuation There are five (5) lots which back up to Blanco Road and are the closest lots in the development to Camp Bullis. The developer will require that homes on these lots be located as close to the front of the lots as possible, thus providing the maximum setback from Blanco Road. The distance from the rear of these homes to the Camp Bullis property line will vary from 240 ft to 330 ft. In addition, these five (5) homes will be built with materials generally accepted for use in sound attenuation construction.

2. Warbler Habitat A habitat assessment study and a presence/absence study were conducted by a licensed biologist in accordance with USFWS regulations, and no endangered species were found.

3. Dark Sky Lighting The developer and builders will comply with the County's ordinance on dark sky lighting.

4. Disclosure The developer will disclose to prospective buyers the potential for noise generated from aircraft and other activities common to operations at Camp Bullis. The builders will also notify homeowners of the proximity of Camp Bullis.

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Again, we would like to emphasize our commitment to be a good neighbor to Camp Bullis and insure that compatibility issues can be minimized or avoided completely. If you have any questions or need additional information, please let us know.

Sincerely,

Moy Tarin Ramirez Engineers, LLC

Samuel B. Bledsoe, P.E.

cc: James V. Cannizzo
Administrative and Civil Law
US Army AMEDDDC&S and FSH
1303 Stanley Road (Bldg 134)
Fort Sam Houston, TX 78234-5019

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 9 **December 8, 2010**

DALLO ESTATES
SUBDIVISION NAME:

100364
PLAT #

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 A-2
OWNER: Jose Dallo
ENGINEER: AB Civil Consultants, LLC., by William T. Fey, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the southeast corner of N. Zarzamora Street and W. Laurel Street

Zoning: I-1 General Industrial District

Proposed use: Cleaners

APPLICANT'S PROPOSAL:

To defer platting for **1** non-single family lot consisting of **0.139** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

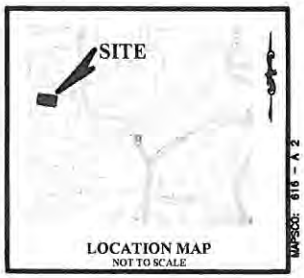
1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

PLAT No. 100364

SUBDIVISION PLAT ESTABLISHING

DALLO ESTATES

Being the North Fifty-Four (54') feet of Lot 1 and 2, Block 24, New City Block 2094, in the City of San Antonio, Bexar County, Texas, as recorded in Volume 14800, Page 1527, of the Deed Records of Bexar County, Texas.



LOCATION MAP
NOT TO SCALE

MAPSCO: 616 - A 2

NOTES:

1.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2).
2.) 1/2" IRON RE-BAR WITH RED CAPS R.P.L.S. #5552, W.A.L.S. CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.
3.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
4.) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
5.) DISTANCE ARE U.S. SURVEY FEET.
7.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
8.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC_35-506(D)(5).

NOTICE:

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 THE 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 EASEMENTS.

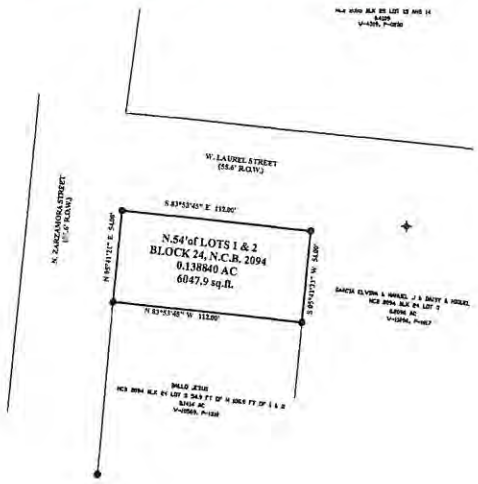
BEARING SYSTEM BASED ON NAD-83 STATE PLANE COORDINATE SYSTEM.

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY ARCAS, 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 ELEVATIONS ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

LEGEND

- ● = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- ● = FND 1/2 IRON ROD
- ( ) = RECORD INFORMATION
- B.S.= BUILDING SETBACK
- C.M.= CONTROLLING MONUMENT
- ◉ = FND 1" PIPE
- (MH) = MAN HOLE



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LAND DEVELOPMENT SERVICES DIVISION

AB Civil Consultants, LLC
Land Development & Plat Processing
6303 Cairo
San Antonio, Texas 78229
cell #: 210-300-6587
office #: 210-592-7102
e-mail: price69@sbcglobal.net

OWNER/DEVELOPER:

JOSE DALLO
1626 N. Zarzamora
San Antonio, Tx. 78201
(210) 889-7201

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

JOSE ANTONIO TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5552

LAND DEVELOPMENT SERVICES DIVISION
10 NOV 10 PM 1:55
RECEIVED

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.

WILLIAM T. FEY, P.E. No. 91777
LICENSED PROFESSIONAL ENGINEER

ESTABLISHING
DALLO ESTATES SUBDIVISION

1626 North Zarzamora Street
San Antonio, TX., 78207

Being the North Fifty-Four (54') feet of Lot 1 and 2, Block 24, New City Block 2094, in the City of San Antonio, Bexar County, Texas, as recorded in Volume 14800, Page 1527, of the Deed Records of Bexar County, Texas, and Establishing Lot , Block , N.C.B.

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

OWNER

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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY OF____20____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS AMENDING PLAT OF [redacted] HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND AND REGULATIONS.

DATED THIS THE____ DAY OF_____ A.D. 2010

BY:_____
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20__ AT____ M. AND DULY RECORDED THE____ DAY OF A.D. 20__ AT____ M. IN THE RECORDS OF____ OF SAID COUNTY, IN BOOK VOLUME____ ON PAGE____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS____ DAY OF____ 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 10 **December 8, 2010**

ORTIZ PHARMACY — 110041
SUBDIVISION NAME: — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 614 F-7
OWNER: Victor C. Ortiz
ENGINEER: AB Civil Consultants, LLC, by William T. Fey, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the northwest corner of Castroville Road and 37th Street

Zoning: C-2NA Commercial, Non-Alcoholic Sales
AHOD Airport Hazard Overlay District

Proposed use: Pharmacy

APPLICANT'S PROPOSAL:

To defer platting for **1** non-single family lot consisting of **1.782** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

DEVELOPMENT SERVICES
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2010 NOV 12 AM 10:29

MAPSCO: 682 - B 1

LOCATION MAP
NOT TO SCALE

NOTES:

1.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2).
2.) 1/2" IRON RE-BAR WITH RED CAPS R.P.L.S. #5552, W.A.L.S. CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.
3.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
4.) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
5.) DISTANCE ARE U.S. SURVEY FEET.
7.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
8.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC_35-506(D)(5).

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 THE 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 EASEMENTS.

BEARING SYSTEM BASED ON NAD-83 STATE PLANE COORDINATE SYSTEM.

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR 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 ELEVATIONS ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

PLAT No. 110041

SUBDIVISION PLAT ESTABLISHING

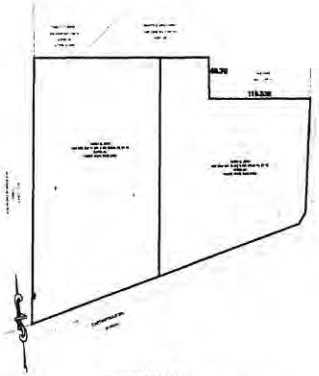
AREA BEING AMENDED

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 15, BLOCK 19, N.C.B. 8991, OF LADY OF THE LAKE GARDENS, VOLUME 368, PAGE 143, DEED AND PLAT RECORDS, AND LOT 14, BLOCK 1, N.C.B. 13682, RECTOR NO. 7 UNIT NO. 1, ACCORDING TO PLAT, RECORDED IN VOLUME 5300, PAGE 83, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 60'

AS PER UDC SEC. 35-441 (11) (A, B, C, D), THIS AMENDING PLAT OF *THE AREA BEING AMENDED, WAS PREVIOUSLY PLATTED AS LOT 15, BLOCK 19, N.C.B. 8991, OF LADY OF THE LAKE GARDENS, VOLUME 368, PAGE 143, DEED AND PLAT RECORDS, AND LOT 14, BLOCK 1, N.C.B. 13682, RECTOR NO. 7 UNIT NO. 1, ACCORDING TO PLAT, RECORDED IN VOLUME 5300, PAGE 83, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.* OF BEXAR COUNTY TEXAS AND, AS CONVEYED IN PRESENT FORM TO VICTOR C. ORTIZ BY DEED RECORDED IN VOLUME 13447, PAGE 0200 OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, IS FOR THE PURPOSE TO AMEND 2 LOTS INTO 1 LOT, BY REMOVING THE COMMON LOT LINE BETWEEN LOT 14 AND 15 AS REQUIRED FOR "BUILDING OVER LOT LINE". (11) PROPERTY IS ON THE FRONTAGE RIGHT-OF-WAY OF GENERAL Mc MULLEN AND MONTEREY ST., (A) THE AMENDING PLAT CONSISTS OF ONE OWNER; (B) DOES NOT ATTEMPT TO TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; (C) THE AMENDING PLAT DOES NOT INCREASE THE NUMBER OF LOTS; (D) AND DOES NOT CREATE OR IS REQUIRED TO CREATION OF NEW STREETS OR MAKE NECESSARY THE EXTENTION OF MUNICIPAL FACILITIES.

OWNER/DEVELOPER:
ORTIZ PHARMACY
VICTOR C. ORTIZ
2515 CASTROVILLE RD.
San Antonio, Tx. 78237
(210) 432-2361



SCALE: N.T.S. NOT TO SCALE
AREA BEING AMENDED

LEGEND

- ○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- ● = FND 1/2 IRON ROD
- ( ) = RECORD INFORMATION
- B.S.= BUILDING SETBACK
- C.M.= CONTROLLING MONUMENT
- ⦿ = FND 1" PIPE
- Ⓜ = MAN HOLE

AB Civil Consultants, LLC
Land Development & Plat Processing
6303 Cairo
San Antonio, Texas 78229
cell #: 210-300-6587
office #: 210-592-7102
e-mail: arlos69@satx.rr.com

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

OWNER

DULY AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY OF____20____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATION 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 HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: J. TREVINO SURVEYOR.

JOSE ANTONIO TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5552

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.

WILLIAM T. FEY, P.E. No. 91777
LICENSED PROFESSIONAL ENGINEER

THIS AMENDING PLAT OF ORTIZ PHARMACY ESTATES SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS.

DATED THIS THE ____ DAY OF _____ A.D. 2010

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

AMENDING PLAT ESTABLISHING ORTIZ PHARMACY ESTATES SUBDIVISION

THIS AMENDING PLAT amends the portion of the LADY OF THE LAKE GARDENS Subdivision AND RECKTOR NO. 7 UNIT 1, according to plat recorded in Volume 368, Page(s) 143, AND Volume 368, Page(s) 143, Deed and Plat Records, Bexar County, Texas, Establishing Lot , Block , N.C.B.

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 11 December 8, 2010

536 ADAMS STREET
SUBDIVISION NAME:

110050
PLAT #

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 616 F-8
OWNER: Henry & Mary Newsom
ENGINEER: Ford Engineering, Inc., by Michael L. Perry, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: On the east side of Adams Street, north of Eagleland Drive

Zoning: RM-4 Residential Mix District

Proposed use: Home Addition

APPLICANT'S PROPOSAL:

To defer platting for **1** single family lot consisting of **0.143** acre.

APPLICANT'S REQUEST:

The applicant is requesting temporary building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

1100 50

110050

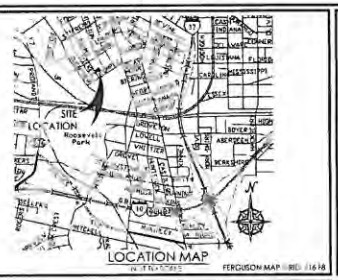
PLAT NUMBER: XXXXXX

PLAT ESTABLISHING:

536 ADAMS STREET

Lot 23, BLOCK 3, N.C.B. 2914

0.143 ACRES, BEING THE SOUTH 20 FEET OF LOT 8 AND THE NORTH 30 FEET OF LOT 9, BLOCK 3, N.C.B. 2914, BEING THE SAME TRACT OF LAND CONVEYED TO HENRY S. MARY NEWSOM IN VOLUME 13280, PAGE 2435 OF THE OFFICIAL [illegible] RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



FERGUSON MAP PAGE 616

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

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

LEGEND:
I.R.F. = FOUND 1/2" IRON ROD
I.R.S. = SET 1/2" IRON ROD
EASMT = EASEMENT
ELEC. = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
ROW = RIGHT-OF-WAY
SET "X" IN CONC. = SET "X" IN CONCRETE WALKWAY

○ ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG, INC."

NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE.
2. ELEVATIONS ARE BASED ON NAVD 88.
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83).
4. DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.9999466875.
5. CURRENT ZONING IS RM-4.
6. OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS AS PER SECTION 35-506(R)(3) OF THE UNIFIED DEVELOPMENT CODE.
7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FLOODPLAIN NOTE:
THE PARCEL OF LAND SHOWN HEREON IN THIS SUBDIVISION IS NOT INSIDE THE 100 YEAR FLOOD HAZARD AREAS" INDICATED BY THE 100-YEAR FLOOD AS DEFINED BY THE FIRM MAP COMMUNITY PANEL NUMBER 48029C0415G DATED SEPTEMBER 29, 2010, Bexar County, TEXAS

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH SECTION 35-506 (d) (10) OF THE UNIFIED DEVELOPMENT CODE.

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

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.

MICHAEL L. PERRY, PE — P.E. NO. 90259
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:

REX L. HACKETT, R.P.L.S. — R.P.L.S NO. 5573
REGISTERED PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
[illegible] AVE DRIVE, STE 104, SAN ANTONIO, TX 78217
PH: (210) [illegible] FAX: (210) 590-4940
[illegible]@fordengineering.com TBPE No. F-1162

DATE: NOVEMBER 15, 2010 — FB Proj. No. 2715.00

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 DENIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: HENRY & MARY NEWSOM, 536 ADAMS STREET, SAN ANTONIO, TEXAS 78210

_____
OWNER

_____
DULY AUTHORIZED AGENT

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

_____
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

THIS PLAT OF _____ 536 ADAMS STREET _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ 2010

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

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. 2010
AT _____ M. AND DULY RECORDED THE ___ DAY OF _____, A.D. 2010, 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. 2010

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
REGISTERED
MICHAEL L. PERRY
90259
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

H:\CIV_PROJ\11500 536 Adams Street - Platting\dwg\110500_PLAT.dwg, 1 PLAT, 11/15/2010 11:50:01 AM

Individual Consideration

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION AND SUBDIVISION PLAT

AGENDA ITEM NO: 5B & 12 **December 8, 2010**

THE RESERVE AT SONOMA VERDE, ENCLAVE	MAJOR PLAT	100218
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 513 B-1
OWNER & AGENT: Robert Trautmann
ENGINEER: Kimley-Horn, by Brian Parker, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Pending

Location: At the intersection of Plum Valley Drive and Granite Hill Drive

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 835A, Sonoma Verde, accepted on May 7, 2007

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **129.75** acres consisting of **124** single family lots, **4** non-single family lots and **10,305** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 8, 2010. Eight notices were mailed to the adjacent property owners, as of this writing no written opposition was submitted.

The Development Services Department and Bexar County Infrastructure Services have cited: Sections 35-506(d)(9) regarding Substandard Existing Streets and 35-506(e)(7) regarding Secondary Access. The applicant has submitted a request for an Administrative Exception Variance Request Analysis to the development standards important to the health, safety and welfare of the community.

The Development Services Director and Bexar County Infrastructure Services have no objections to the granting of the variances to the Sections noted above, as indicated in their attached report.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation.

STAFF RECOMMENDATION:

Pending

LOCATION MAP
NOT TO SCALE
FERGUSON MAP - PAGE 513, GRID B1

LEGEND

1) BUILDING SETBACK LINE .... B.S.L.
2) VEHICLE NON-ACCESS EASEMENT .... V.N.E.
3) CLEAR VISION EASEMENT .... C.V.E.
4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT .... G.E.T.T.V.E.
5) EXISTING GROUND CONTOUR
6) PROPOSED FINISHED CONTOUR 1250
7) FOUND 1/2" IRON PIN
8) 1/2" IRON PIN SET

NOTES:
1. 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.
2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. ALL PINS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
4. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
5. THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, AND TRAFFIC ISLANDS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)
7. THE VARIABLE WIDTH DRAINAGE EASEMENTS WITHIN LOTS 124, 146-151, & 163-164, BLOCK 23, CB 4549, WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANELS NO. 48029C0231E DATED FEBRUARY 16, 1996 AND NO. 48029C0231F DATED JANUARY 4, 2002. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
8. PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
9. 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.
10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
11. PER ORDINANCE 68294, THE SAN ANTONIO CITY LIMITS LINE SHALL DUPLICATE THE PROPERTY BOUNDARY OF THE CEDAR CREEK MUNICIPAL GOLF COURSE AND THE R.O.W. OF KYLE SEALE PARKWAY.
12. LOT 999 TO SERVE AS A PRIVATE DRAINAGE EASEMENT.
13. SEE SHEET 10 OF 10 FOR LINE AND CURVE TABLES.

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD DOES HEREBY DEDICATE 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 POLES OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN 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 BUILDING, 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 EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS. THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, AND TRAFFIC ISLANDS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
5. 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.
6. 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.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

CIVIL ENGINEER:
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PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.

Kimley-Horn and Associates, Inc.

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

PLAT NO. 100218

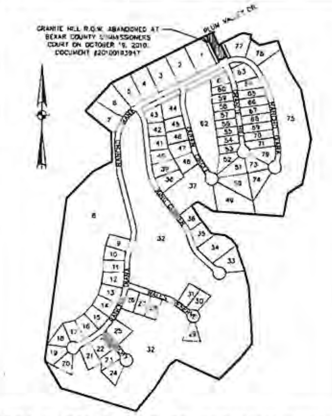
REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 1 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT I OF RECORD IN VOLUME 11142, PAGE 2108 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, CB 4565, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 4549, AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HEINEMEYER SURVEY NO. 1002, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 100' 200'
GRAPHIC SCALE 100'



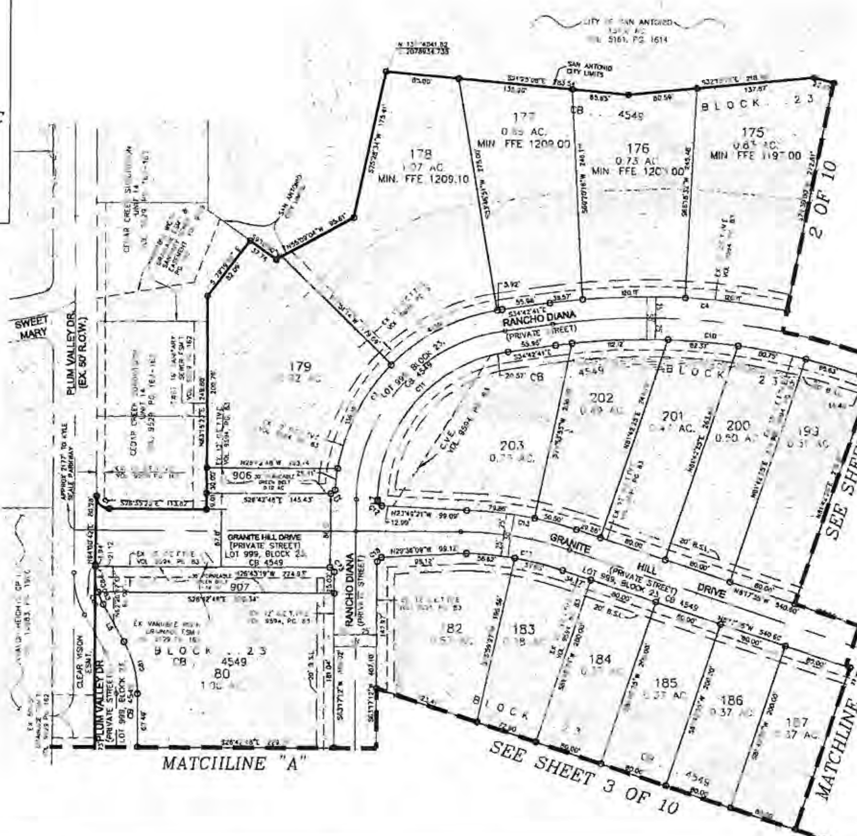
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION AND SUBJECT AREA

SCALE 1"=800'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE RESERVE AT SONOMA VERDE, PLAT NO. 070433 WHICH IS RECORDED IN VOLUME 9594, PAGES 83-90, BEXAR COUNTY PLAT AND DEED RECORDS AND AMENDED AS THE RESERVE AT SONOMA VERDE, PLAT NO. 090216 WHICH IS RECORDED IN VOLUME 9608, PAGES 4-5, BEXAR COUNTY PLAT AND DEED RECORDS.

INDEX MAP

NOT TO SCALE



STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ____________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF____________ 2010.

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 THE ____ DAY OF ____________ 2010.

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

THIS PLAT OF THE RESERVE AT SONOMA VERDE VERDE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ____________ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ____________
CHAIRMAN

BY: ____________
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE RESERVE AT SONOMA VERDE, PLAT NO. 070433 WHICH IS RECORDED IN VOLUME 9594, PAGES 83-90, BEXAR COUNTY PLAT AND DEED RECORDS AND AMENDED AS THE RESERVE AT SONOMA VERDE PLAT NO. 090216 WHICH IS RECORDED IN VOLUME 9608, PAGES 4-5, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____________ 2010.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ____________ 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ________

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 ____________ 2010 AT ____ M. AND DULY RECORDED THE ___ DAY OF ____________ 2010 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 ____________ 2010
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________ DEPUTY

RECEIVED 10 NOV 15 PM 3:52
LAND DEVELOPMENT SERVICES DIVISION

File: K:\SNA_Civil\68650701 Sonoma Verde Tract 1\CAD 3D-C-Plat-Reserve.dwg [Sheet 1 of 10] 11/12/2010 2:46pm
Xrefs: XSITE_U1 XEXUTIL_U1 GRANITE HILL 11-02-10 Images:

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 2 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND; BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2109 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. H. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, CE 4565, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CE 4549, AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HENNEWEYER SURVEY NO. 1002, ABSTRACT 894, BEING PART OF THAT 1182.143 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 UN AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 0R1 AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CIVIL ENGINEER:
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45 NE LOOP 410, SUITE 860
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2250 US 281 N.
BLANCO, TX. 78606

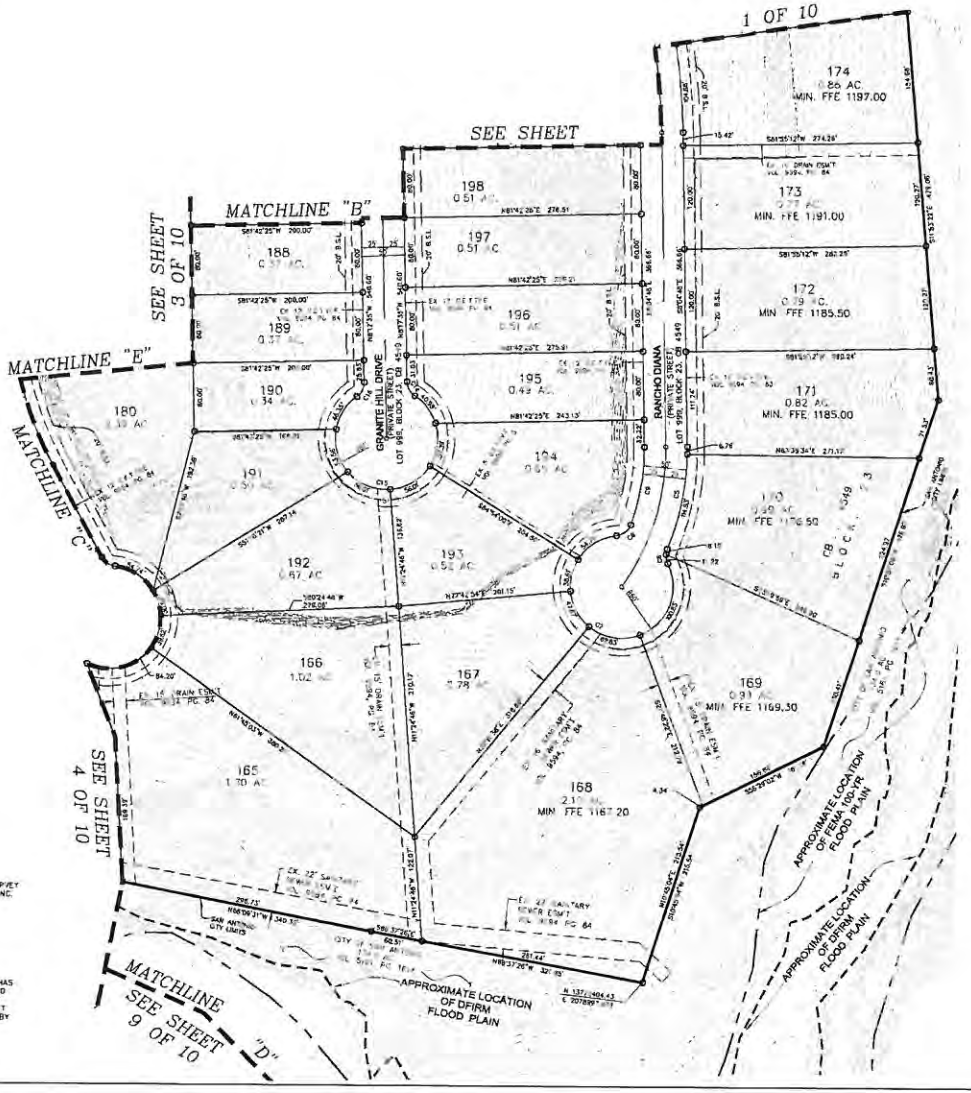
SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23950 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

FERGUSON MAP - PAGE 513 GRID B1

INDEX MAP
NOT TO SCALE

LEGEND

1) BUILDING SETBACK LINE
2) VEHICULAR NON-ACCESS EASEMENT
3) CLEAR VISION EASEMENT
4) GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
5) EXISTING GROUND CONTOUR
6) PROPOSED FINISHED CONTOUR
7) FOUND 1/2" IRON PIN
8) 1/2" IRON PIN SET



0 100' 200'
GRAPHIC SCALE 100'

N
W E
S

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____, 2010.

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 THE ____ DAY OF _____ 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE (ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ 2010 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 _____ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 PM 3:52
LAND DEVELOPMENT SERVICES PLAN

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

C:\w_Plat Files\Projects\Sonoma Verde (Enclave)\100-C Plat Reserve.dwg [Sheet 2 of 10] 11/12/2010 1:46pm
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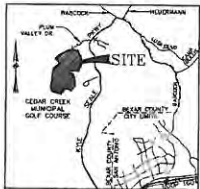
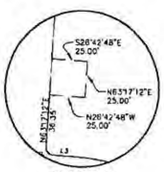


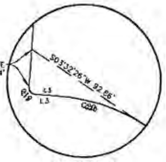
LOCATION MAP
NOT TO SCALE
FERGUSON MAP - PAGE 513 GRID B1

INDEX MAP
NOT TO SCALE

LEGEND



DETAIL "A"



DETAIL "B"

CIVIL ENGINEER:
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23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

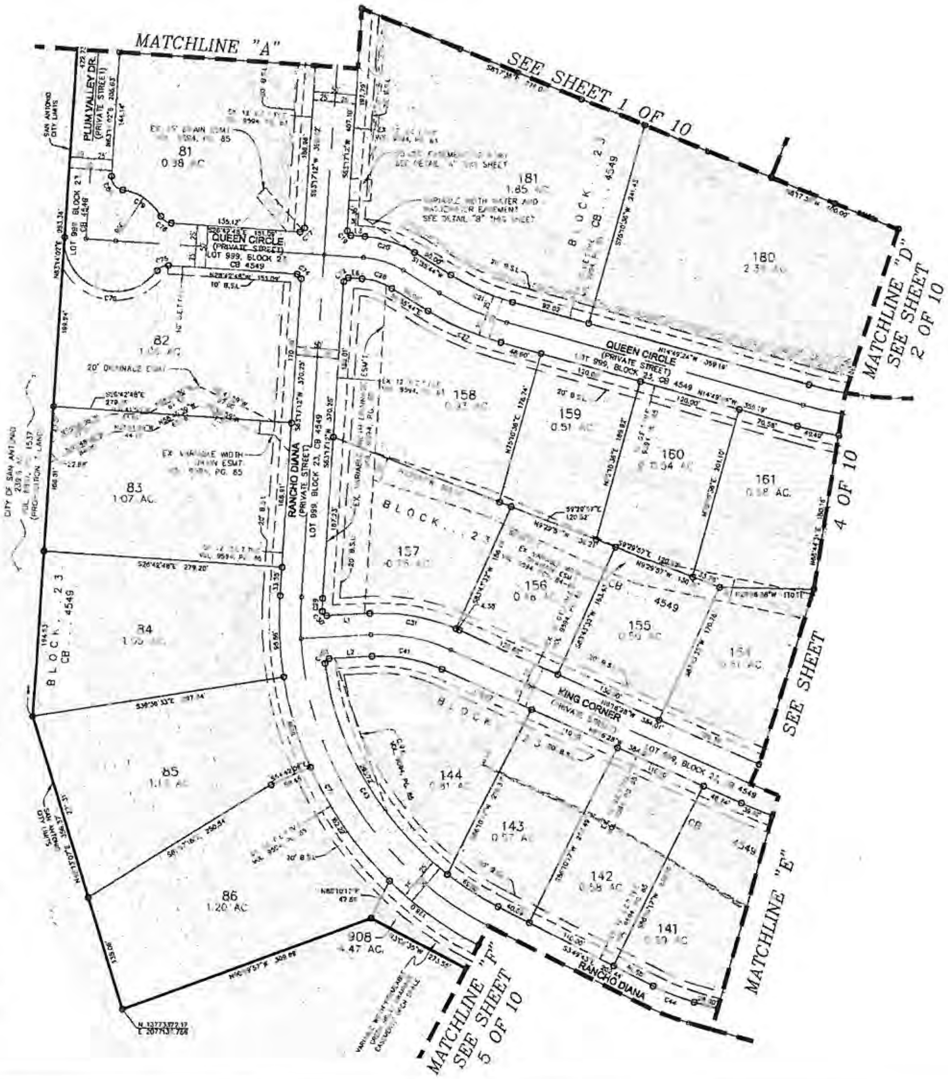
PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 3 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, CB 4565, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 45.., AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HEINEMEYER SURVEY NO. 1002, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



0 100' 200'
GRAPHIC SCALE 100'

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ____________, 2010.

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 THE ____ DAY OF ____________, 2010.

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

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____________, 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ____________
CHAIRMAN

BY: ____________
SECRETARY

RECEIVED
NOV 15 PM 3 52
LAND DEVELOPMENT SERVICES DIVISION

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 ____________, 2010 AT ____M. AND DULY RECORDED THE ____ DAY OF ____________, 2010 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 ____________, 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________ DEPUTY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS — REGISTERED — KIRK M. BAKER JR. — 1459 — PROFESSIONAL LAND SURVEYOR

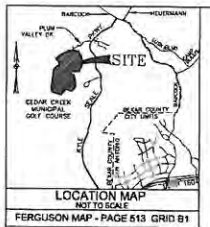
REGISTERED PROFESSIONAL LAND SURVEYOR

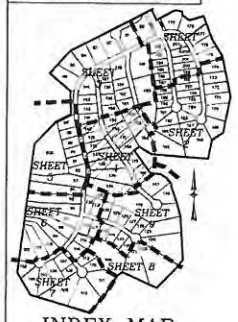
STATE OF TEXAS)
COUNTY OF BEXAR)

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

11/12/2010 1:48pm

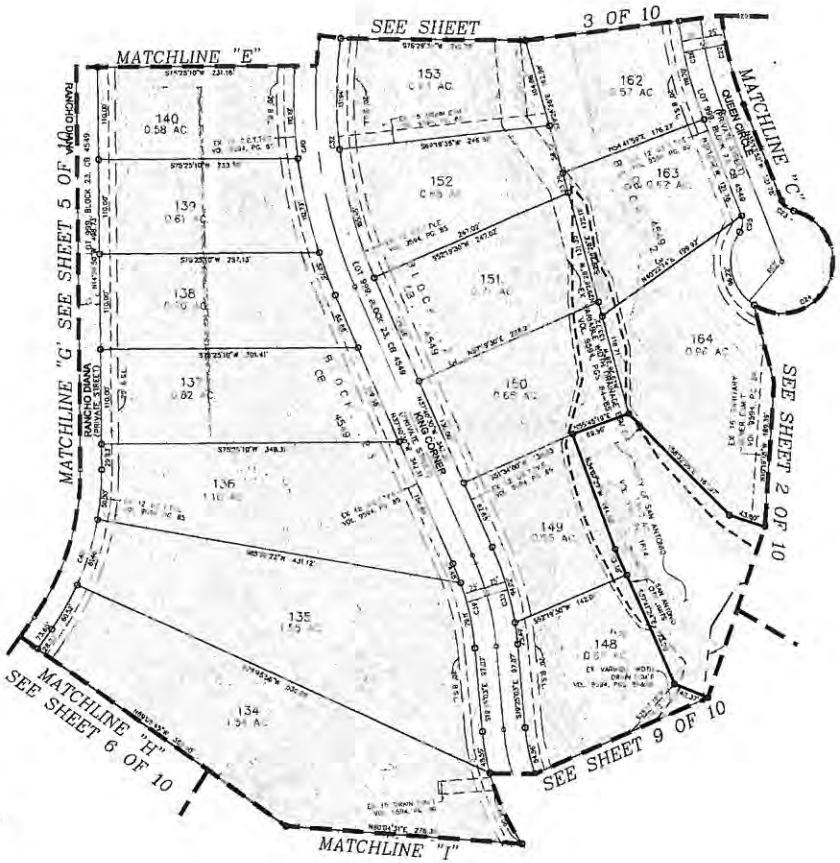




INDEX MAP
NOT TO SCALE

LEGEND

1)	BUILDING SETBACK LINE ---------- BSL
2)	VEHICLE NON-ACCESS EASEMENT ---------- VNE
3)	VEHICLE ACCESS EASEMENT ---------- VAE
4)	CABLE, ELECTRIC, TELEPHONE & PUBLIC TELEVISION EASEMENT ---------- CETPTVE
5)	EXISTING GROUND CONTOUR ----------
6)	PROPOSED FINISHED CONTOUR ---------- 125'
7)	FOUND 1/2" IRON PIN ---------- ●
8)	1/2" IRON PIN SET ---------- ○



BAKER SURVEYING, INC.
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SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.
Kimley-Horn and Associates, Inc.

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING
THE RESERVE AT SONOMA VERDE, ENCLAVE
SHEET 4 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2108 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1120, CO. #565, AND THE C. A. BIRL SURVEY NO. 2, ABSTRACT 1259, CO. #349, AND THE FREDERICH RUDOLPH SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HONEMEYER SURVEY NO. 1002, ABSTRACT 894, BEING PART OF THAT 1182.196 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 1.16 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 100' 200'
GRAPHIC SCALE 100'

N
W E
S

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ 2010.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S 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 THE ____ DAY OF _____ 2010.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 AT ___ M. AND DULY RECORDED THE ___ DAY OF _____ 2010 AT ___ M. IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK AND VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF _____ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 PM 3:52
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
REGISTERED
WM. M. BAKER III
5314
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

LICENSED PROFESSIONAL ENGINEER

J:\...\SONOMA_CAP_669.1\C-Final-Reserve.dwg [Sheet 4 of 10] 11/12/2010 11:56am tmeyer

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 5 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, CB 4565, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 4549, AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 810, AND THE LUDWIG HENNEMEYER SURVEY NO 1002, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.

Kimley-Horn and Associates, Inc.

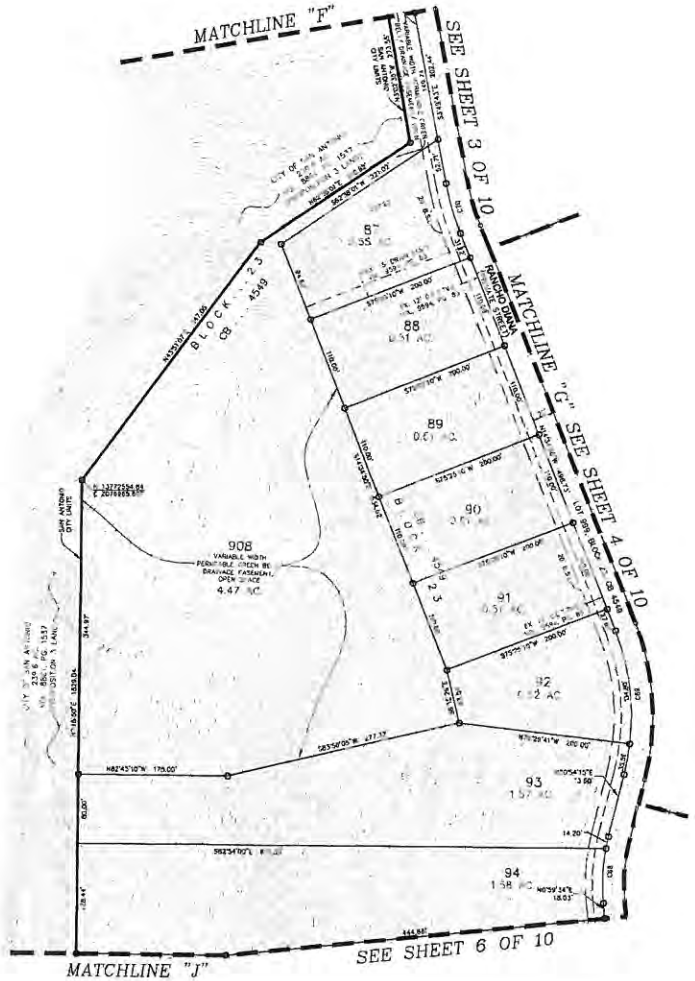
BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

LOCATION MAP
NOT TO SCALE
FERGUSON MAP - PAGE 613 GRID B1

INDEX MAP
NOT TO SCALE

LEGEND

1) BUILDING SETBACK LINE
2) VEHICULAR NON-ACCESS EASEMENT
3) CLEAR VISION EASEMENT
4) C.P.S. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
5) EXISTING MAJOR CONTOUR
6) PROPOSED FINISHED CONTOUR
7) FOUND 1/2" IRON PIN
8) SET 1/2" IRON PIN W/ CAP



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF _____ 2010

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 THE ____ DAY OF _____ 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 ____ M. AND DULY RECORDED THE ____ DAY OF _____ 2010 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 _____ 2010

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 PM 3:52
LAND DEVELOPMENT SERVICES DIVISION

0 100' 200'
GRAPHIC SCALE 100'

N
W E
S

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALAN M. BAKER JR.
5460
REGISTERED PROFESSIONAL LAND SURVEYOR

File: K:\SAT_Civil\058501 - Sonoma Verde 1604\0 30-C-Plat-Reserve.dwg [Sheet 5 of 10] 11/12/2010 1:51pm
Xrefs: XSITE_LOT BOUNDARY GRANTE Plot 11-02-10

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 6 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1722, CB 4566, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 4549, AND THE FREDERICH RUDOLF SURVEY NO. 1023, ABSTRACT 910, AND THE LUDWIG HEINEMEYER SURVEY NO. 1032, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

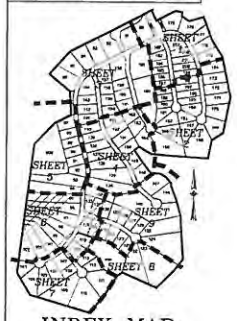
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.

Kimley-Horn and Associates, Inc.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

LOCATION MAP
NOT TO SCALE

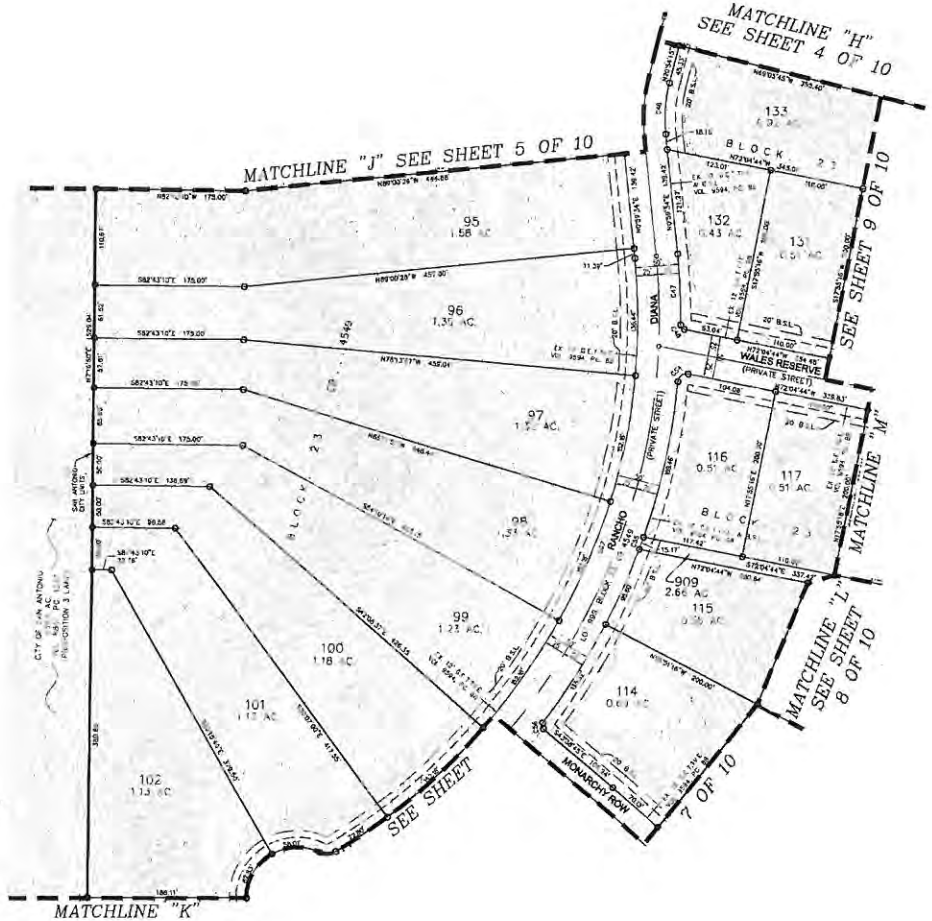
FERGUSON MAP - PAGE 613 GRID B1



INDEX MAP
NOT TO SCALE

LEGEND

1) BUILDING SETBACK LINE
2) VEHICULAR NON-ACCESS EASEMENT
3) CLEAR VISION EASEMENT
4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
5) EXISTING GROUND CONTOUR
6) PROPOSED FINISHED CONTOUR
7) FOUND 1/2" IRON PIN
8) SET 1/2" IRON PIN



GRAPHIC SCALE 100'

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF _____ 2010

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 THE ____ DAY OF _____ 2010.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ 2010 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 _____ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 PM 3:53
PLANNING & DEVELOPMENT SERVICES
RECORDS MANAGEMENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

AMEL M. BAKER JR. 1480 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

File: K:\SAA_Civil\096500104 Sonoma Verde, Incl. I\CAD\GIS-C Plat-Reserve Enc Sheet 6 of 10 11/12/2010 1:53pm
Xrefs: XSITE_LI XEXIST_LI GRANITE HILL 11-02-10
Images:

PLAT NO. 100218

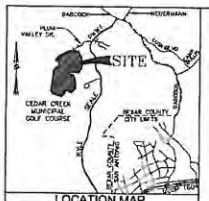
REPLAT AND SUBDIVISION PLAT ESTABLISHING
THE RESERVE AT SONOMA VERDE, ENCLAVE
SHEET 7 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2168, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1032 1/2, ABSTRACT 1122, CB 4585, AND THE C. A. BING SURVEY NO. 2, ABSTRACT 1259, CB 4549, AND THE FRIEDRICH RUBLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HENNEMEYER SURVEY NO. 1002, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1836, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

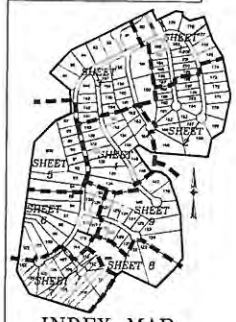
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.
Kimley-Horn and Associates, Inc.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23980 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255



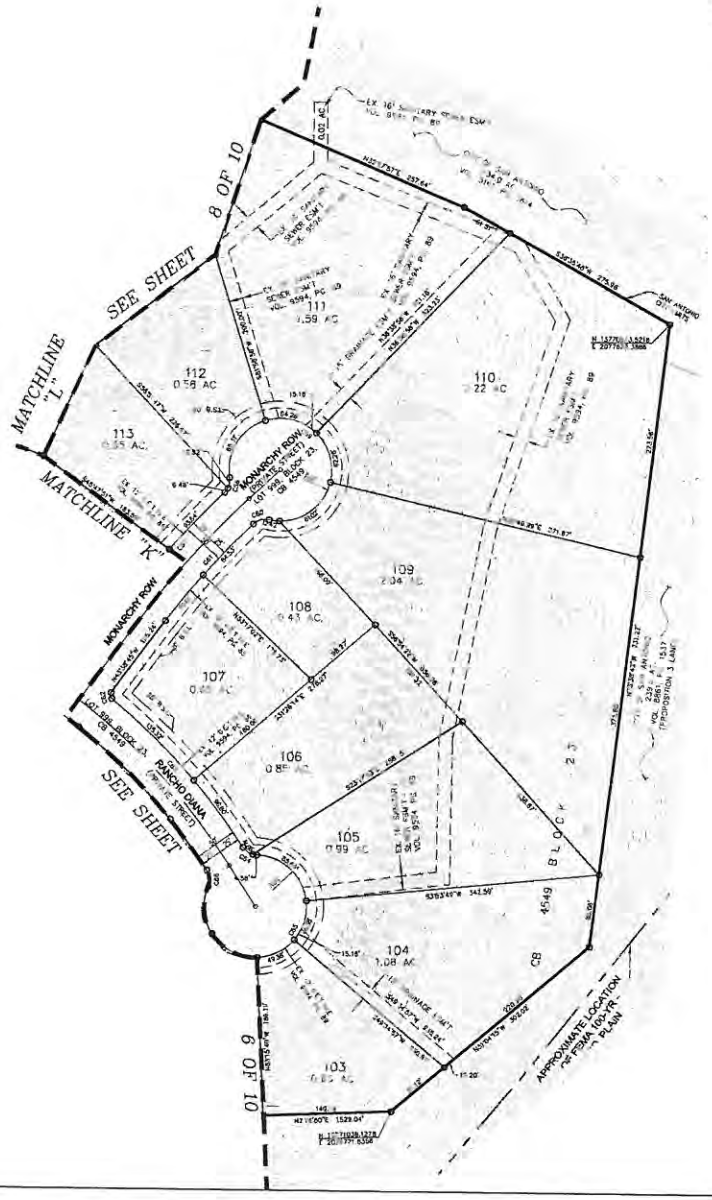
LOCATION MAP
NOT TO SCALE
FERGUSON MAP - PAGE 513 GRID B1



INDEX MAP
NOT TO SCALE

LEGEND

1) BUILDING SETBACK LINE ---------- B.S.L.
2) VEHICLE NON-ACCESS EASEMENT ---------- V.N.A.E.
3) CLEAR VISION EASEMENT ---------- C.V.E.
4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.C.T.V.E.
EXISTING GROUND CONTOUR ------
PROPOSED MINOR CONTOUR ------
FOUND 1/2" IRON PIN ---------- ○
SET 1/2" IRON PIN SET ---------- ●



0 100' 200'
GRAPHIC SCALE 100'

N E S W

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ 2010.

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 THE ____ DAY OF _____ 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 AT ____ M. AND DULY RECORDED THE ___ DAY OF _____ 2010 AT ____ M. IN THE RECORDS OF _____ OF SAID COUNTY, BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF _____ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 PM 3:53
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

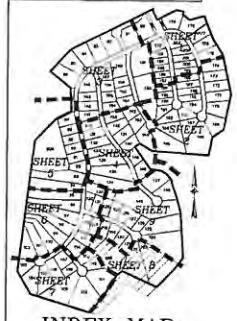
LICENSED PROFESSIONAL ENGINEER

File: N:\SNA_Civil\058801014 Sonoma Verde Tract 1\CAD\06-C Plat-Reserve.dwg [Sheet 7 of 10] 11/12/2010 1:45pm
XrefIn: XdFT_01 XEXIST_01 GRANITE HILL 11-02-10

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING
THE RESERVE AT SONOMA VERDE, ENCLAVE
SHEET 8 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO 1022 1/2, ABSTRACT 1122, CB 4355, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 4346, AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HUNEMEYER SURVEY NO 1002, ABSTRACT 894, BEING PART OF THAT 1182.149 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.35 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



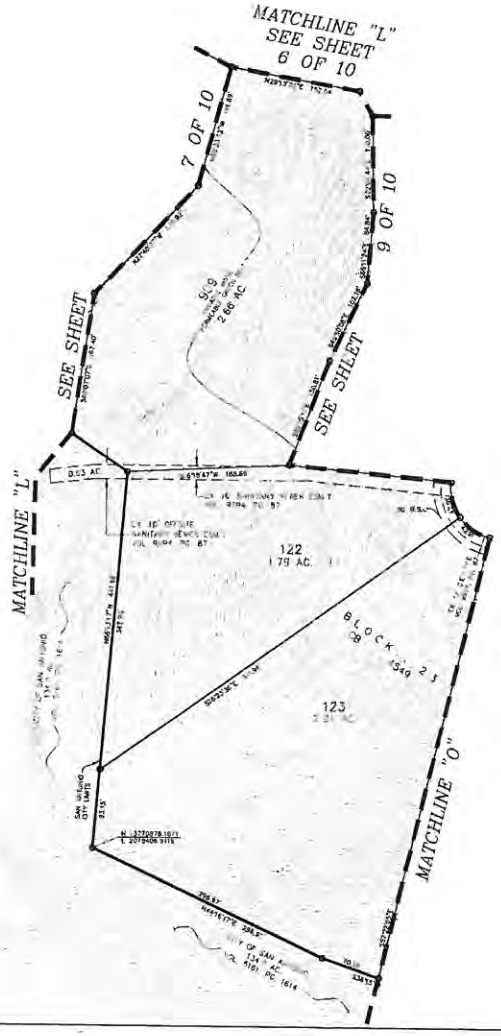
INDEX MAP
NOT TO SCALE

LEGEND
1) BUILDING SETBACK LINE
2) VEHICULAR NON-ACCESS EASEMENT
3) CLEAR VISION EASEMENT
4) CPS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
5) EXISTING CONTOURS
6) PROPOSED CONTOURS
7) FOUND 1/2" IRON PIN
8) SET IRON PIN

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.
Kimley-Horn and Associates, Inc.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255



0 100' 200'
GRAPHIC SCALE 100'

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____, 2010.

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 THE ____ DAY OF _____, 2010.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 AT ___ M. AND DULY RECORDED THE ___ DAY OF _____ 2010 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 _____ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
10 NOV 15 P 3:53
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
RAUL M. BAKER JR
1469
SURVEYOR

File: I:\Shared\76882704 Sonoma Verde Tract 1 - 10\06-C-Plat-Reserve.dwg [Sheet 8 of 10] 11/12/2010 1:45pm
Xrefs: XSITE_01 XCAUTIL_01 GRANITE HILL 11-02-10

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING
THE RESERVE AT SONOMA VERDE, ENCLAVE
SHEET 9 OF 10

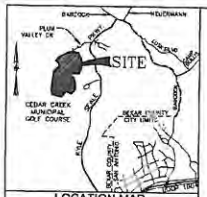
BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1127, CB 4566, AND THE C. A. BIRK SURVEY NO. 7, ABSTRACT 1109, CB 4549, AND THE FREDERICK PUKLOFF SURVEY NO. 1003, ABSTRACT 918, AND THE LUDWIG HEINEMEYER SURVEY NO. 1002, ABSTRACT 884, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 7311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1875, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 OF AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
CONTACT: BRIAN J. PARKER, P.E.

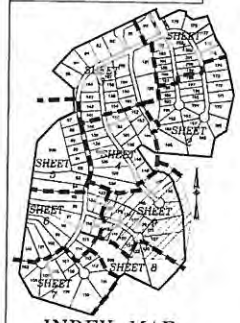
Kimley-Horn and Associates, Inc.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255



FERGUSON MAP - PAGE 613 GRID B1



INDEX MAP
NOT TO SCALE

LEGEND

- BSL — BUILDING SETBACK LINE
- VNE — VEHICLE NON ACCESS EASEMENT
- CVE — CLEAR VISION EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- ESMT — EASEMENT
- PROPOSED ENDING CONTOUR
- IRON PIN
- IRON PIN SET

0 100' 200'
GRAPHIC SCALE 100'

N
W E
S

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ___ DAY OF _____ 2010.

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 THE ___ DAY OF _____ 2010.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 2010 AT ___ M. AND DULY RECORDED
THE ___ DAY OF _____ 2010 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 _____ 2010.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

RECEIVED
10 NOV 15 PM 4:35
LAND DEVELOPMENT SERVICES

STATE OF TEXAS
REGISTERED
MARL M. BAKER JR.
1456
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

File: K:\SHA_Civil\068010\04 Sonoma Verde Tract 1\CAD\10-C-Plat-Reserve.dwg [Sheet 9 of 10] 11/12/2010 1:39pm
Xrefs: XSHE_01 XEXIST_01 GRANITE MILL 11-02-10

LOCATION MAP
NOT TO SCALE
FERGUSON MAP - PAGE 513 GRID B1

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH: (210)541-9166 FAX: (210)541-8699
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SUBDIVIDER & LAND OWNER:
ROBERT TRAUTMANN
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255

PLAT NO. 100218

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE RESERVE AT SONOMA VERDE, ENCLAVE

SHEET 10 OF 10

BEING A TOTAL OF 129.75 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 11142, PAGE 2106 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1072 1/2, ABSTRACT 1122, CB 4565, AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, CB 4549, AND THE FREDERICH RUDLOFF SURVEY NO. 1003, ABSTRACT 910, AND THE LUDWIG HEINEMEYER SURVEY NO. 1072, ABSTRACT 894, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.36 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1825, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 0.10 ON AN ACRE TRACT OF LAND CONVEYED TO THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION INC OF RECORD IN VOLUME 14709, PAGE 1830, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	50.37'	N33°40'54.49"W
L2	50.37'	N33°40'54.49"W
L3	16.18'	S26°42'47.97"E
L4	7.30'	S63°14'02.42"W
L5	50.00'	N33°5[illegible]'22.79"E
L6	15.88'	S26°44'40.48"E
L7	2.34'	S63°17'12.03"W

Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.48'	S18°15'00"W	21.15'	89°40'46"	14.92'
C2	5.00'	7.60'	S70°16'20"E	6.89'	87°07'05"	4.75'
C3	225.00'	310.70'	N74°16'17"W	286.60'	79°07'12"	165.87'
C4	825.00'	383.46'	N21°23'44"W	380.02'	26°37'53"	195.26'
C5	300.00'	123.59'	N3°43'18"E	122.72'	23°36'13"	62.68'
C6	20.00'	17.32'	S9°16'59"E	16.78'	49°36'46"	9.24'
C7	60.00'	304.70'	S68°36'20"E	68.00'	290°58'02"	41.26'
C8	20.00'	22.22'	N45°02'43"E	21.10'	63°39'55"	12.42'
C9	250.00'	92.91'	N2°33'59"E	92.37'	21°17'34"	47.00'
C10	775.00'	360.22'	N21°23'44"W	356.99'	26°37'53"	183.43'
C11	175.00'	250.46'	N75°42'44"W	229.63'	82°00'07"	152.13'
C12	5.00'	7.86'	S18°16'17"W	7.07'	90°01'49"	5.00'
C13	425.00'	130.36'	N17°04'48"W	129.85'	17°34'26"	65.69'
C14	20.00'	19.47'	S36°10'43"E	18.71'	55°46'16"	10.58'
C15	60.00'	305.30'	N81°42'25"E	67.50'	291°32'32"	40.82'
C16	20.00'	19.47'	N19°[illegible]'33"E	18.71'	55°46'16"	10.58'
C17	375.00'	114.26'	N17°01'15"W	113.82'	17°27'29"	57.58'
C18	5.00'	7.85'	N71°43'43"W	7.07'	89°58'11"	5.00'
C19	5.00'	7.61'	S19°42'39"W	6.90'	87°12'[illegible]"	4.76'
C20	125.00'	61.76'	N12°33'32"W	61.13'	28°18'32"	31.52'
C21	275.00'	78.81'	S6°36'50"E	78.54'	16°25'08"	39.67'
C22	425.00'	151.38'	S25°01'38"E	150.58'	20°24'28"	76.50'
C23	20.00'	19.47'	S63°07'00"E	18.71'	55°46'16"	10.58'
C24	60.00'	305.30'	N54°46'08"E	67.50'	291°32'32"	40.82'
C25	20.00'	19.47'	N7°20'44"W	18.71'	55°46'16"	10.58'
C26	475.00'	169.19'	S25°01'38"E	168.29'	20°24'28"	85.50'
C27	334.55'	93.12'	N6°36'50"W	92.82'	15°56'49"	46.86'
C28	75.00'	37.06'	S12°33'32"E	36.68'	28°18'32"	18.91'
C29	375.00'	15.17'	S62°07'40"W	15.17'	2°19'04"	7.59'
C30	5.00'	8.26'	S13°38'37"W	7.35'	94°39'03"	5.42'
C31	225.00'	103.24'	N20°32'11"W	102.34'	26°17'27"	52.55'
C32	525.00'	287.72'	[illegible]21°58'29"E	284.14'	31°24'02"	147.57'
C33	375.00'	119.50'	N28°32'46"W	118.99'	18°15'27"	60.26'
C34	225.00'	113.21'	S33°49'55"E	112.02'	28°49'43"	57.83'
C35	20.00'	19.47'	S76°07'54"E	18.71'	55°46'16"	10.58'
C36	60.00'	305.30'	N41°45'14"E	67.50'	291°32'32"	40.82'
C37	20.00'	19.47'	N20°21'38"W	18.71'	55°46'16"	10.58'
C38	275.00'	138.37'	S33°49'55"E	136.91'	28°49'43"	70.68'
C39	325.00'	103.56'	N28°32'46"W	103.12'	18°15'27"	52.22'
C40	575.00'	315.13'	S21°58'29"E	311.20'	31°24'02"	161.63'
C41	175.00'	83.71'	N19°58'41"W	82.92'	27°24'27"	42.67'
C42	5.00'	8.26'	N81°00'26"W	7.35'	94°39'03"	5.42'
C43	375.00'	363.22'	S23°55'10"W	349.19'	55°29'46"	197.28'
C44	275.00'	51.61'	S9°12'16"E	51.53'	10°45'07"	25.88'
C45	325.00'	201.28'	N3°09'42"E	198.08'	35°29'05"	103.99'

Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C46	175.00'	60.82'	S10°56'54"W	60.51'	19°54'40"	30.72'
C47	775.00'	82.37'	N4°02'16"E	82.33'	6°05'22"	41.22'
C48	5.00'	6.91'	S32°29'54"E	6.37'	79°09'40"	4.13'
C49	525.00'	177.38'	N62°23'58"W	176.54'	19°21'32"	89.55'
C50	20.00'	19.47'	S80°36'20"E	18.71'	55°46'16"	10.58'
C51	60.00'	305.30'	N37°15'48"E	67.50'	291°32'32"	40.82'
C52	20.00'	19.47'	N24°50'04"W	18.71'	55°46'16"	10.58'
C53	475.00'	160.49'	N62°23'58"W	159.73'	19°21'32"	81.02'
C54	10.00'	16.75'	S59°56'06"W	14.86'	95°58'20"	11.10'
C55	775.00'	435.56'	N28°02'58"E	429.85'	32°12'03"	223.70'
C56	5.00'	7.66'	S0°15'07"W	6.93'	87°47'45"	4.81'
C57	1025.00'	163.77'	N39°04'07"W	163.60'	9°09'16"	82.06'
C58	20.00'	19.20'	S61°59'12"E	18.47'	54°59'25"	10.41'
C59	60.00'	305.29'	N56°17'08"E	67.51'	291°32'04"	40.83'
C60	20.00'	19.76'	N6°15'21"W	18.97'	56°37'02"	10.77'
C61	975.00'	154.54'	N39°06'19"W	154.37'	9°04'53"	77.43'
C62	5.00'	7.66'	N87°32'38"W	6.93'	87°47'45"	4.81'
C63	775.00'	232.12'	N57°08'20"E	231.26'	17°09'39"	116.94'
C64	20.00'	19.24'	S38°09'27"W	18.51'	55°07'25"	10.44'
C65	60.00'	305.30'	S23°38'10"E	67.50'	291°32'12"	40.82'
C66	20.00'	19.72'	S86°06'55"E	18.93'	56°29'43"	10.75'
C67	725.00'	817.98'	N33°18'54"E	775.28'	64°38'39"	458.72'
C68	225.00'	78.19'	S10°56'54"W	77.80'	19°54'40"	39.49'
C69	275.00'	170.31'	N3°09'42"E	167.60'	35°29'05"	87.99'
C70	325.00'	60.[illegible]'	N9°12'16"W	60.90'	10°45'07"	30.58'
C71	425.00'	497.84'	S29°43'45"W	469.86'	67°06'55"	281.92'
C72	5.00'	7.91'	N71°24'20"W	7.11'	90°36'57"	5.05'
C73	5.00'	7.85'	N18°16'56"E	7.07'	90°00'32"	5.00'
C74	5.00'	7.32'	N21°21'55"E	6.68'	83°50'34"	4.49'
C75	15.00'	15.12'	N55°35'52"W	14.49'	57°46'[illegible]"	8.28'
C76	60.00'	154.69'	N10°37'27"W	115.27'	147°42'59"	207.31'
C77	5.00'	7.85'	S71°42'48"E	7.07'	90°00'00"	5.00'
C78	15.00'	15.12'	S2°10'16"W	14.49'	57°46'08"	8.28'
C79	60.00'	56.55'	N4°03'22"E	54.48'	53°59'57"	30.57'
C80	15.00'	22.56'	S20°08'43"W	20.49'	86°10'39"	14.03'
C81	125.00'	63.87'	N48°35'43"E	63.18'	29°16'40"	32.65'
C82	75.00'	38.17'	S48°32'14"W	37.76'	29°09'42"	19.51'
C83	75.00'	15.12'	S39°43'58"W	15.10'	11°33'10"	[illegible]
C84	75.00'	23.05'	S54°18'49"W	22.96'	17°36'32"	11.62'

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ______________ 2010.

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 THE _____ DAY OF ______________ 2010.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE RESERVE AT SONOMA VERDE ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF ______________ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

RECEIVED
10 NOV 15 PM 3 53
LAND DEVELOPMENT SERVICES DIVISION

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 ______________ 2010 AT ______ M. AND DULY RECORDED THE ____ DAY OF ______________ 2010 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 ______________ 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________ DEPUTY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

File: K:\SNA_Civil\068600 Sonoma Verde Tract 1\CAD\...-C-Plat-Reserve.dwg [Sheet 10 of 10] 11/12/2010 2:0 pm
Xrefs: ... GRANITE HILL 11-02-10 Images:

Kimley-Horn
and Associates, Inc.

DEVELOPMENT SERVICES
RECEIVED
2010 AUG 26 AM 11:58

45 NE Loop 410
Suite 890
San Antonio, Texas
78216

TBPE F928

August 18, 2010

Administrative Exception / Variance Request Review
c/o Development Services Staff
Planning and Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78204

Re: ***The Reserve at Sonoma Verde, Enclave***
Plat Number 100218
UDC Sections §35-506(e)(7)

☒ Administrative Exception
☐ Environmental Variance
☐ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

Kimley-Horn and Associates, Inc. and the owner Robert Trautmann, formally request an Administrative Exception to section §35-506(e)(7) of the City of San Antonio Unified Development Code (UDC) for this subdivision plat.

Section §35-506(e)(7) specifies that at least one (1) access point into a single-family residential subdivision shall be provided for every two thousand six hundred forty (2,640) feet (one-half mile) of frontage. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

The proposed development is located approximately 0.33 miles west of Kyle Seale Parkway, along Plum Valley Rd. on the northwest side of San Antonio, north of Loop 1604. The Reserve at Sonoma Verde was originally platted with plat number 070433, establishing 77 lots within the property and recorded on August 4, 2008. An Amending Plat (090216) for the subdivision was recorded on October 2, 2009 making minor changes to the lot layout.

Currently, The Reserve at Sonoma Verde is being replatted to add a secondary entrance road to the site, in addition to making the subdivision a private enclave. This replat is also increasing the number of lots from 77 to 124, due to the secondary entrance being provided. In April of 2009, County Engineer Renee

TEL 210 541 9166
FAX 210 541 8699

DEVELOPMENT SERVICES
RECEIVED
2010 AUG 26 AM 11:58

Green, P.E. agreed via e-mail to the proposed secondary entrance road location and subsequent increase in single-family lots to 124.

Due to the relatively close proximity of both entrance roads and secondary nature of the proposed second entrance, Kimley-Horn and Mr. Trautmann both propose to make the proposed secondary entrance road emergency access only.

The secondary entrance is designed to provide turnaround provisions as per the 2009 International Fire Code. In addition, per Texas Local Government Code, Chapter 352, the electric-operated gate provided for the secondary entrance will be equipped with a siren operated sensor to allow for faster access by emergency vehicles into the subdivision.

This request is made in accordance with UDC Article IV Section §35-483(e) and meets the following criteria:

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

Without the administrative exception, this development is not financially feasible with just one entrance.

2) This hardship relates to the applicant's land, rather than personal circumstances.

This hardship relates to the close proximity of the two approved entrance roads to the subdivision, rather than personal circumstances.

3) The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

This hardship is unique due to the fact that County Engineer Renee Green, P.E. approved the secondary entrance road location, and its close proximity to the main entrance.

4) The hardship is not a result of the applicant's own actions.

The 124-lot layout was twice approved by the City of San Antonio and Bexar County through the original Master Development Plan and a subsequent development.

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2010 AUG 26 AM 11:58

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

This variance does not affect adjacent properties and will not prevent their development.

In my professional opinion, the proposed administrative exception 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. Your consideration of this variance is greatly appreciated.

Sincerely,

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.

Robert Trautmann
Owner

Attachments: C5.1 Street Plan & Profile Plum Valley Drive
C5.2 Street Plan & Profile Queen Circle
Plat #100218 – The Reserve at Sonoma Verde, Enclave

For Office Use Only: AEVR #: _____ Date Received: _____

PDSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

Kimley-Horn
and Associates, Inc.

DEVELOPMENT SERVICES
RECEIVED
2010 AUG 26 AM 11:57

45 NE Loop 410
Suite 890
San Antonio, Texas
78216

TBPE F928

August 18, 2010

Administrative Exception / Variance Request Review
c/o Development Services Staff
Planning and Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78204

Re: ***The Reserve at Sonoma Verde, Enclave***
Plat Number 100218
UDC Sections §35-506(d)(9)

☒ Administrative Exception
☐ Environmental Variance
☐ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

Kimley-Horn and Associates, Inc. and the owner Robert Trautmann, formally request an Administrative Exception to section §35-506(d)(9) of the City of San Antonio Unified Development Code (UDC) for this subdivision plat.

Section §35-506(d)(9) specifies where subdivisions within the city limits are adjacent to existing streets and right-of-way widths of those existing streets are less than the minimum right-of-way widths as set out in this chapter for all streets, no building permit shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this chapter abutting the development. Substandard existing streets located in the ETJ shall be upgraded to minimum standards as set forth in the code and in connection with plat approval.

The proposed development is located approximately 0.33 miles west of Kyle Seale Parkway, along Plum Valley Rd. on the northwest side of San Antonio, north of Loop 1604. The Reserve at Sonoma Verde was originally platted with plat number 070433, establishing 77 lots within the property and recorded on August 4, 2008. An Amending Plat (090216) for the subdivision was recorded on October 2, 2009 making minor changes to the lot layout.

Currently, The Reserve at Sonoma Verde is being replatted to add a secondary entrance road to the site, in addition to making the subdivision a private enclave. This replat is also increasing the number of lots from 77 to 124, due to the secondary entrance being provided. In April of 2009, County Engineer Renee

TEL 210 541 9166
FAX 210 541 8699

DEVELOPMENT SERVICES
RECEIVED

2010 AUG 26 AM 11:57

Green, P.E. agreed via e-mail to the proposed secondary entrance road location and subsequent increase in single-family lots to 124.

Plum Valley Drive is the Local "A" (50' R.O.W.) street that connects The Reserve at Sonoma Verde to Kyle Seale Parkway, a secondary arterial (86' R.O.W.). From plat comments received from Bexar County on July 27th, Plum Valley Drive was designed for 1,000 daily trips, but exceeds capacity with increase in single family lots to 124.

Due to the approval received from Renee Green, P.E. regarding the secondary entrance location and subsequent increase in single-family lots, Kimley-Horn and Mr. Trautmann request a variance be granted to allow for the increase of single-family lots within The Reserve at Sonoma Verde with Plum Valley Drive remaining in its existing state.

This request is made in accordance with UDC Article IV Section §35-483(e) and meets the following criteria:

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

This hardship would not allow the applicant to reach the 124 lot yield, and thus with only 77 lots, the development would not be financially feasible.

2) This hardship relates to the applicant's land, rather than personal circumstances.

This hardship relates to the fact that entrance to The Reserve at Sonoma Verde is located at the dead end of a Local "A" street, and thus does not have direct access to a collector street.

3) The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

This hardship is unique due to the fact that County Engineer Renee Green, P.E. approved the secondary entrance road location and subsequent increase in lots.

4) The hardship is not a result of the applicant's own actions.

The 124-lot layout was twice approved by the City of San Antonio and Bexar County through the original Master Development Plan and a subsequent MDP amendment.

DEVELOPMENT SERVICES
RECEIVED
2010 AUG 26 AM 11:57

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

This variance does not affect the development of adjacent properties.

In my professional opinion, the proposed administrative exception 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. Your consideration of this variance is greatly appreciated.

Sincerely,

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.

Robert Trautmann
Owner

Attachments: Plat #100218 – The Reserve at Sonoma Verde, Enclave

For Office Use Only: AEVR #: _____ Date Received: _____

PDSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST ANALYSIS

Project:	The Reserve at Sonoma Verde Enclave A subdivision plat consisting of 124 lots on 129.622 acres with approximately 10,550 lf of private road.
Address:	Approximately 2,177 ft West of Plum Valley at Kyle Seale Ferguson Map Grid 513/C-3
A/P #/PPR #/Plat #:	100218
AEVR #:	
AEVR Submittal Date:	08/26/2010
AEVR Submitted by:	Brian Parker, P.E.
Issues:	Street Capacity and Secondary Access
Code Sections:	2009 Unified Development Code (UDC), Sections 35-506 (e)(7) – Secondary Access, and 35-506(d)(9)(A) – Substandard Existing Streets
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Parker's letter dated August18, 2010. At issue are the UDC minimum requirements related to:

1) Secondary access for the area development; and
2) The street capacity for an existing Local Type A residential street which will become substandard in the amount of right-of-way (ROW), pavement width, and pavement section required to handle the additional lots proposed by this plat.

The Reserve at Sonoma Verde Enclave (The Reserve Enclave) is proposing to convert public streets to private streets, add a secondary access point to this specific development, and add an additional 47 lots to The Reserve at Sonoma Verde which was originally recorded on August 1, 2008 in Volume 9594, Pages 83-90 and amended October 2, 2009 in Volume 9608, Pages 4-8. The Reserve Enclave is located at the end of Plum Valley Drive which was created within an existing subdivision unit called Cedar Creek Unit 14, a 39 single family residential lot subdivision, off Kyle Seale Parkway. Plum Valley Drive is an approximately 2,150' Local A residential street with 50' of ROW and 30' of pavement. The Reserve Enclave is bordered by Proposition 3 land to the North, South and West, the Cedar Creek Subdivision to the North, and the City-owned Cedar Creek Golf Course to the South and East (the golf course is also located in the flood plain).

This issue was first addressed by the Planning Commission on March 12, 2008 when the previous applicant (Post Oak Development) withdrew the original proposed 124 lot plat for consideration and changed the number of proposed lots 77 lots. With 124 lots, there will be 163 lots with only one access point on to Kyle Seale Parkway which requires secondary access under the UDC. When the original plat was revised with 77 lots there was a total 116 lots which did not require secondary access under the UDC. The revised plat was approved by Planning Commission on May 14, 2008.

On April 8, 2009, Mr. Trautman met with Commissioner Wolff regarding the financial situation he was in regarding this development. He had obtained a loan from the bank based on the development proposed in the Master Development Plan. It is not known if the loan was applied for after the plat by Post Oak Development had been approved by Planning Commission or if he took over the Post Oak Development loan. The Commissioner agreed for the development to revert back to the 124 lots on the condition that an additional access point for the development was provided off of Plum Valley.

When the Reserve at Sonoma Valley was first approved by the Planning Commission, an administrative exception was granted to allow Plum Valley to handle an estimated 1,072 vehicular trips per day. With the additional 47 lots, Plum Valley will now be handling an estimated 1,522 (of which an estimated 1,187 will be from this development) vehicular trips per day which would reclassify the street as a Local Type B residential street which requires a 60' ROW, 40' of pavement width, and a thicker pavement section. However, due to the solid limestone the existing street is constructed upon, the existing pavement section may be able to handle the additional traffic loading. The existing pavement width is 30' within a 50' ROW.

Secondary access is still a concern, but is somewhat relieved if an event should happen within the limits of The Reserve Enclave with the additional access point being provided by this plat.

The variance request was analyzed for the criteria listed under 35-483(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?***
   Secondary access is being provided to the area of the development with the higher number of lots. Existing soil conditions may offset concerns with premature pavement failure of Plum Valley; however, the width of Plum Valley may inhibit traffic flow of an emergency evacuation of the development if vehicles are parked along the street.

2. ***Is the hardship related to the applicant's land, rather than the personal circumstance?***
   Yes. Since the land does not have reasonable access to any other roads, secondary access for the combination of Cedar Creek Unit 14 and The Reserve Enclave is not possible. There is only one way in and out of this area for traffic. It is possible that the existing pavement section may be capable of handling the increased traffic from this development due to the solid limestone subgrade on site.

3. ***Is the hardship a result of the applicant's own action?*** No. Originally, the Cedar Creek Subdivision was to extend into the area that is now Proposition 3 property and would have provided Plum Creek Drive access to other streets which would have lead to a secondary access point. This change in the development plan may also be responsible for the traffic capacity issues now faced with Plum Creek Drive. Additionally, staff did not consider the existing Cedar Creek Subdivision when addressing the secondary access impact on the development nor the traffic capacity issues now faced with Plum Creek Drive during the Master Development Plan (MDP) review process. The secondary access issue that was addressed focused only on the new development which was proposing 225 lots and was resolved when the applicant committed to reduce the number of lots to 125. Review procedures for MDPs have been revised to address existing development along with the future development.

4. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The merits of the variance are being based on the uniqueness of the development. Increasing the ROW for Plum Valley Drive will impact existing lot owners.

5. ***Will the granting of the variance be injurious to other property and prevent the orderly subdivision of other property in accordance with these regulations?*** No further development of this area is possible without secondary access or additional variances.

RECOMMENDATION: Bexar County is in favor of this request

Robert Brach

11/8/10

Robert Brach, P.E.
Development Services Manager
Bexar County

Date

I have reviewed the AEVR Analysis and concur/do not concur with the recommendation.

Thomas L. Carrasco

11/15/10

Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

Date

Christopher Looney

11-18-10

Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Development Services Department

Date

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 13 **December 8, 2010**

BELLA VISTA UNIT 3, SECTION 6
SUBDIVISION NAME

070119
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 610 E-4
OWNER: S. R. Holdings L P, by John Cork
ENGINEER: Pape-Dawson Engineers, Inc., by Shawna Weaver, P.E.
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: On the east side of Bella Vista Place, north of Potranco Road

Plat status: The Planning Commission approved this plat on December 19, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

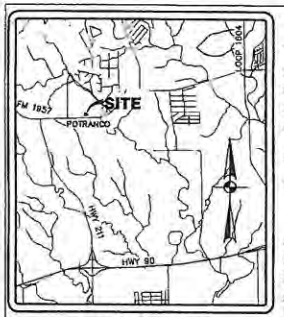
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

PLAT NO. 070119



LOCATION MAP
NOT TO SCALE
FERGUSON MAP # 611E5

100 0 50 100
1 INCH = 100 FT.

LEGEND
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.B. COUNTY BLOCK
—1140— EXISTING 10' CONTOURS
—1138— EXISTING 2' CONTOURS
—1140— PROPOSED 5' CONTOURS
100 YEAR FLOODPLAIN

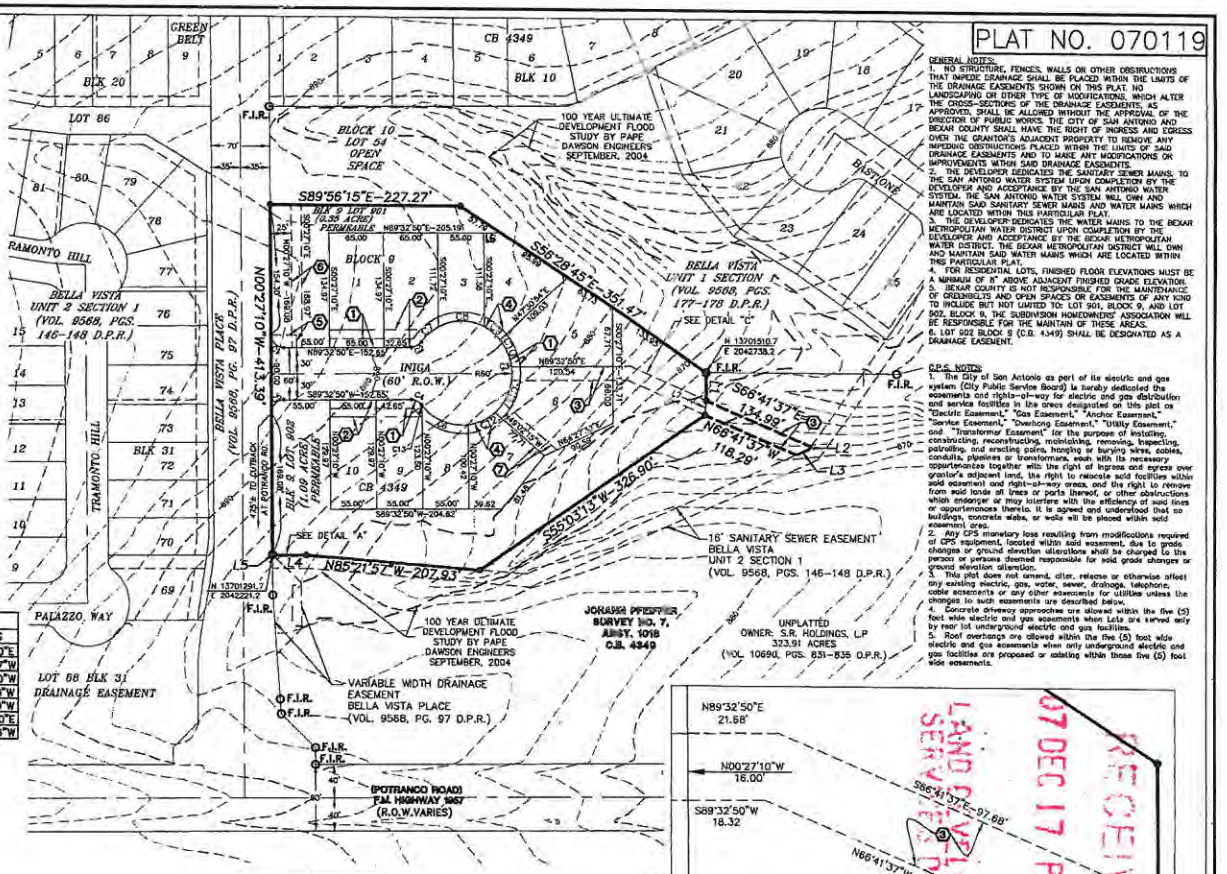
KEYED NOTES
1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 20' SETBACK LINE
3. 15' SANITARY SEWER EASEMENT
4. 10' SETBACK LINE
5. VARIABLE WIDTH WATER EASEMENT (SEE DETAIL "B").
6. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
7. 15' DRAINAGE EASEMENT

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

SIDEWALK NOTE:
In accordance with Section 35-506(d)(1) of the UDC, sidewalks shall be required on both sides of all internal streets and on the subdivision side of all adjacent or perimeter streets

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.

IMPACT FEE PAYMENT DUE NOTES:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

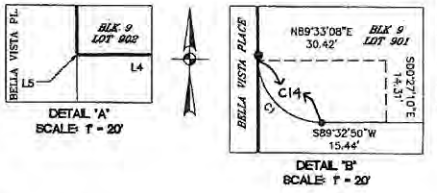


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°27'10"E
C2	13.91'	15.00'	7.50'	53°07'48"	13.42'	N62°58'56"E
C3	259.77'	60.00'	45.00'	286°15'37"	72.00'	S00°27'10"E
C4	13.91'	15.00'	7.50'	53°07'48"	13.42'	N63°53'15"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°32'50"W
C6	62.43'	60.00'	34.37'	59°36'42"	59.65'	S67°41'07"E
C7	26.80'	60.00'	13.68'	25°41'30"	26.58'	S49°15'47"W
C8	57.13'	60.00'	30.94'	54°33'34"	55.00'	S89°23'19"W
C9	24.28'	60.00'	12.31'	23°10'58"	24.11'	N51°44'26"W
C10	33.55'	60.00'	17.22'	32°02'03"	33.11'	N24°07'55"W
C11	58.91'	60.00'	32.08'	56°15'29"	56.58'	N20°00'51"E
C12	35.99'	60.00'	18.56'	34°21'56"	35.45'	N65°19'34"E
C13	0.58'	60.00'	0.29'	00°33'25"	0.58'	S37°36'04"E
C14	22.88'	15.00'	14.33'	87°23'25"	20.72'	N46°45'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.21'	S00°27'10"E
L2	4.30'	S35°34'17"W
L3	15.97'	S65°40'10"W
L4	39.72'	S89°32'50"W
L5	0.90'	N45°27'10"W
L6	20.19'	N89°32'50"E
L7	16.77'	S05°51'46"W

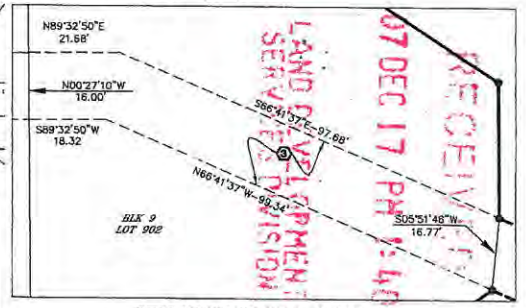
GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE ELEVATION.
5. BEXAR COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF GREENBELTS AND OPEN SPACES OR EASEMENTS OF ANY KIND TO INCLUDE BUT NOT LIMITED TO LOT 901, BLOCK 9, AND LOT 902, BLOCK 9. THE SUBDIVISION HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTAIN OF THESE AREAS.
6. LOT 902 BLOCK 9 (C.B. 4349) SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

CPS NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way area, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches 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.



DETAIL 'A'
SCALE: 1" = 20'

DETAIL 'B'
SCALE: 1" = 20'



DETAIL 'C' 16' SANITARY SEWER EASEMENT
SCALE: 1" = 50'

RECEIVED
07 DEC 17 PM 4:40
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

S.R. HOLDINGS, L.P.
301 W. WARNER ROAD
SUITE 134
TEMPE, AZ 85284

OWNER/DEVELOPER: JOHN E. CORK

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John E. Cork, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF August A.D. 20 07.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

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

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

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA PLACE, A VARIABLE WIDTH RIGHT-OF-WAY DEDICATED IN THE BELLA VISTA COLLECTOR ROAD SUBDIVISION RECORDED IN VOLUME 9568, PAGE 97 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
1. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDET) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4321 TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343 W985435.880
DF4377 TXDC CORPUS CHRISTI RG CORS ARP	N274428.804 W978230.011
AF9486 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049 W970332.219

SUBDIVISION PLAT
OF
BELLA VISTA UNIT 3 SECTION 6

A 3.88 ACRE, TRACT OF LAND OUT OF A 323.91 ACRE TRACT CONVEYED TO SR HOLDINGS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 6 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____, 20 ____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 1

JOB NO. 5293-45

BELLA VISTA UNIT 3 SECTION 6

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JOHN NOEL NICHOLAS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

Date: Jul 25, 2007, 4:01pm User ID: Rionte
File: P:\5293\45 DESIGN\CIVIL\PLAT\PLAT5293345-03-S6.dwg

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
2010 NOV 19 PM 2:22

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 19, 2010

Ms. Elizabeth Carol
Subdivision: Land Entitlements
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Bella Vista Unit 3 Section 6
Plat #070119

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Bella Vista Unit 3 Section 6 Subdivision, which was approved by the City of San Antonio Planning Commission on December 19, 2007. A copy of the approved plat is attached for your reference.

The owner of Bella Vista Unit 3 Section 6 is in the process of obtaining bids for construction of the proposed street, drainage, water and sewer infrastructure. The estimated construction cost is $204,149. The owner would prefer to execute a contract and manage construction of this project simultaneously with the infrastructure work required for the nearby Bella Vista Unit 1 Section 3 (Plat #060589).

The owner of this property is requesting an additional 1-year time extension of the plat in order to allow time for construction of proposed improvements for Bella Vista Unit 3 Section 6.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver

Shauna L. Weaver, P.E.
Vice President, Land Development

Attachment

P:\52\93\45\Word\Letters\101119a1.doc

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 14 **December 8, 2010**

ESTATES OF REDLAND PUD
SUBDIVISION NAME

070717
PLAT #

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 D-1
OWNER: Gamez Family LTD Partnership, by Pete Gamez
ENGINEER: Briones Consulting & Engineering, LTD, by Rolando H. Briones, Jr., P.E.
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: On the south side of Redland Road, east of Legend Oaks

Plat status: The Planning Commission approved this plat on April 9, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

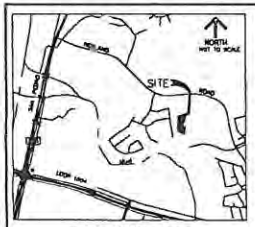
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

PLAT No. 070717



LOCATION MAP

NOTES:

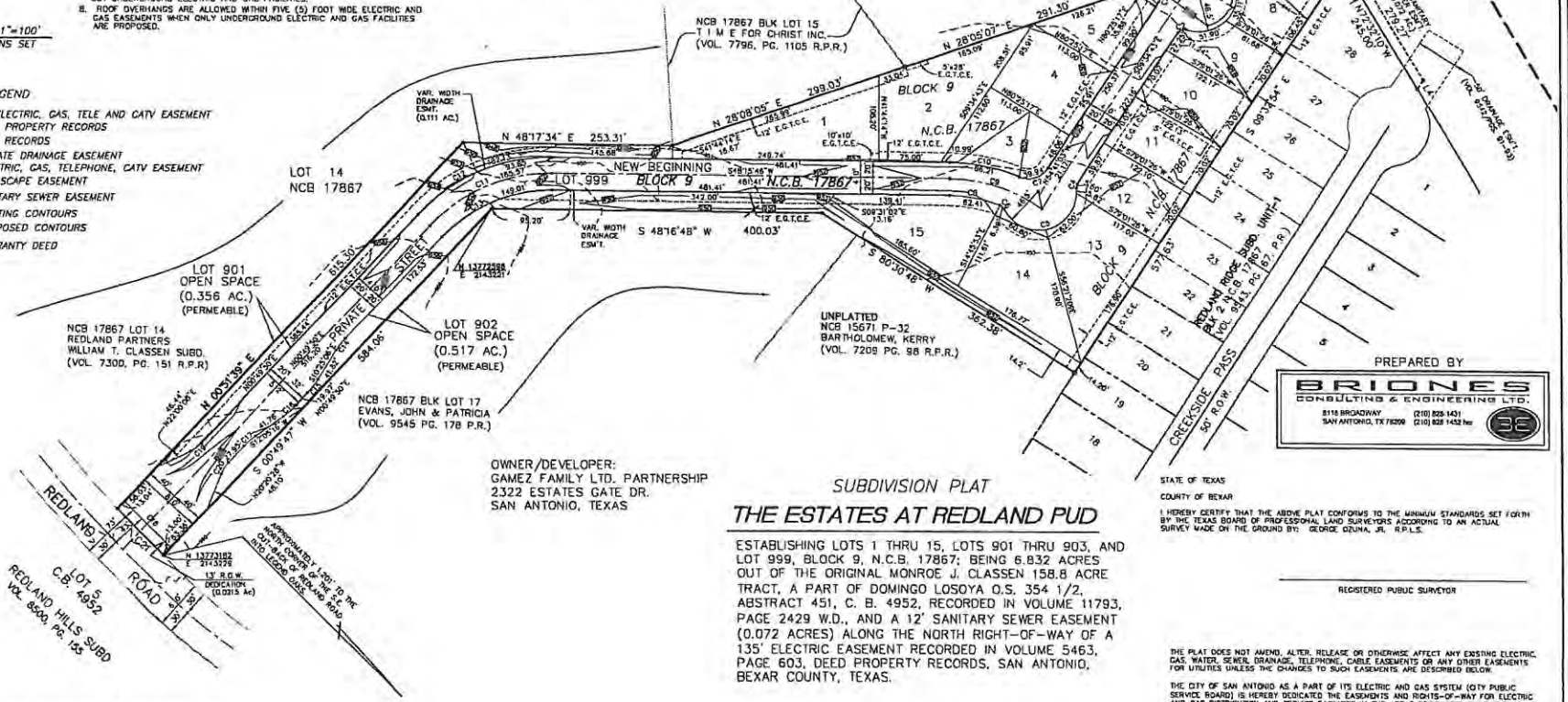
1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
2. STREETSCAPE NOTE: OWNER WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-512 DURING BUILDING STAGE.
3. DETENTION POND EASEMENT SHALL BE THE RESPONSIBILITY OF H.O.A., THEIR SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
4. 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 TYPES OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION 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.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E) (2) P-5-40)
6. 50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY.
7. 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.
8. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.
9. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THIS TIME OF SERVICE APPLICATION MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
10. NOTE: THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN ESM'T. OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
11. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.
12. THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
13. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
14. LOT 999 INCLUDES ALL PRIVATE STREETS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°49'46"E	42.48'
L2	N75°49'22"E	27.86'
L3	N18°59'56"W	103.15'
L4	S10°26'36"E	13.58'
L5	S56°04'40"E	82.02'
L6	N56°04'40"W	42.36'

SCALE: 1"=100'
IRON PINS SET

LEGEND

12' E.G.T.C.E.	12' ELECTRIC, GAS, TELE AND CATV EASEMENT
R.P.R.	REAL PROPERTY RECORDS
P.R.	PLAT RECORDS
PDE	PRIVATE DRAINAGE EASEMENT
EGTCE	ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
LSE	LANDSCAPE EASEMENT
SSE	SANITARY SEWER EASEMENT
----950----	EXISTING CONTOURS
950	PROPOSED CONTOURS
W.D.	WARRANTY DEED



PREPARED BY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828-1432 fax

OWNER/DEVELOPER:
GAMEZ FAMILY LTD. PARTNERSHIP
2322 ESTATES GATE DR.
SAN ANTONIO, TEXAS

SUBDIVISION PLAT

THE ESTATES AT REDLAND PUD

ESTABLISHING LOTS 1 THRU 15, LOTS 901 THRU 903, AND LOT 999, BLOCK 9, N.C.B. 17867; BEING 6.832 ACRES OUT OF THE ORIGINAL MONROE J. CLASSEN 158.8 ACRE TRACT, A PART OF DOMINGO LOSOYA O.S. 354 1/2, ABSTRACT 451, C. B. 4952, RECORDED IN VOLUME 11793, PAGE 2429 W.D., AND A 12' SANITARY SEWER EASEMENT (0.072 ACRES) ALONG THE NORTH RIGHT-OF-WAY OF A 135' ELECTRIC EASEMENT RECORDED IN VOLUME 5463, PAGE 603, DEED PROPERTY RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

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

PETE GAMEZ, OWNER

DULY AUTHORIZED AGENT

2322 ESTATE GATE DR., SAN ANTONIO, TEXAS
ADDRESS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETE GAMEZ, 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 _____, 2008 A.D.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	283°37'15"	48.50'	30.47'	238.92'
C2	75°47'28"	8.50'	6.62'	11.24'
C3	37°47'45"	8.50'	2.60'	5.60'
C4	37°47'46"	8.50'	2.60'	5.60'
C5	139°28'35"	48.50'	244.65'	128.62'
C6	43°02'28"	8.50'	3.35'	6.39'
C7	90°17'35"	28.50'	34.01'	19.94'
C8	19°31'52"	160.00'	31.52'	62.41'
C9	34°02'58"	200.00'	61.24'	118.86'
C10	22°27'06"	220.00'	43.68'	86.23'
C11	47°25'56"	200.00'	87.66'	165.57'
C12	67°25'56"	220.00'	96.65'	182.13'
C13	47°25'56"	180.00'	79.07'	149.01'
C14	11°14'56"	84.00'	9.26'	18.47'
C15	11°14'56"	106.00'	10.45'	20.81'
C16	11°15'25"	106.00'	10.45'	20.83'
C17	11°15'25"	84.00'	9.26'	18.47'
C18	339°27"	1389.69'	40.12'	80.23'
C19	21°10'18"	44.00'	8.22'	16.26'
C20	21°10'19"	44.00'	8.22'	16.26'
C21	378°37"	1402.69'	80.23'	80.23'

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

THIS PLAT OF _____ THE ESTATES AT REDLAND PUD _____ WAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 2008 A.D.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PUBLIC SURVEYOR

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 BELOW.

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

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

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 _____, 2008 A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2008 A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____, IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 2008 A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PG CASAS ELEGANTES

Pete Gamez Custom Homes

11-8-2010

City of San Antonio Development Services-Subdivision Section

Time Extension Application

Dear Planning Commission, due to circumstances beyond my control, I have not been able to start this project. At the time of the approval on April 9, 2008 we had an assurance from the bank that was going to finance the project. Texas Community Bank. One week before we were going to cut in the streets I was visited buy the loan officer. He came to inform me that because of the housing market crash relating to the sub-prime loans situation they were not going to be able to finance our project. He proceeded to tell me that they were going to pull many projects that were in line as a result of the economy going south. Since then I have spoke with 4-banks with no chance of getting the funding for the project. I am now making progress and things seem to be turning around for the economy, and it looks promising that the banks are going to loosen the funds for these types of projects again, but I need more time to go through the loan process all over again, so I am asking for the commission to please give me the extension in order to have time to obtain the funding for the project, and fulfill the dream.

As you can see the land is perfect for a small gated community. The land has been kept in an Oasis like condition, and will be a major compliment to the area.

Please, please grant the extension for three years. So much time and expense has been invested into this dream. It would be devastating to loose all of this.

Thank you

Pete Gamez

210-287-5437

Phone: ~~210.402.6213~~ Fax: 210.402.6215 Pete Gamez Custom Homes 18940 Redland Rd. San Antonio, Tx 78259

PLANNING COMMISSION
TREE PRESERVATION VARIANCE REQUEST

AGENDA ITEM NO: 15 **December 8, 2010**

BEXAR COUNTY COMAL
STREET PARKING GARAGE
PROJECT NAME

TPV 11-002
PROJECT #

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 616 C-5
OWNER: Bexar County, by Oscar Cervantes
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: 127 North Comal Street

Proposed Use: Parking Garage

APPLICANT'S Request:

The applicant has requested a variance from Unified Development Code (UDC) – Article, V, Section 35-523 (g), Tree Preservation-Mitigation/Alternative Mitigation Methods.

DISCUSSION:

Pending

STAFF RECOMMENDATION:

Pending

DEVELOPMENT SERVICES
RECEIVED
2010 NOV 23 PM 3:12

19 November 2010

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

Re: Bexar County Comal Street Parking Garage
A/P#1640176 and A/P#1670834
UDC Section 35-523 Tree Preservation

Environmental Variance

Dear COSA DSD,

We are requesting consideration of an Environmental Variance for the Bexar County Comal Street Parking Garage project. The project is a proposed, county owned and operated, 959 space parking garage. The project is site is located adjacent to both the Bexar County Adult Detention Center and the Bexar County Adult Probation building. The purposes of the garage are easing the severe traffic and parking shortage in the area and providing a secure parking facility for the use of the public.

The code issue for which we request consideration of an Environmental Variance is section 35-523 (g) (Tree Preservation-Mitigation/Alternative Mitigation Methods), in the Unified Development Code. The specific issue is the requirement in the UDC to mitigate the trees which will be removed to allow the construction of the garage.

Currently, Bexar County is constructing a major ecological restorations project, notably, the Mission Reach River Ecosystem Redevelopment Project along the San Antonio River. As part of this project, over 20,000 new trees will be planted, well beyond the minimum tree requirements of the UDC (attached). The spirit of the UDC tree mitigation requirements is to ensure there is not a net loss of trees to the community as part of construction projects. In total, the trees Bexar County will add to the ecosystem of San Antonio in the Mission Reach project will greatly exceed the requirements for tree mitigation at the Comal Street Garage, and the County requests the new trees added at Mission Reach be considered as mitigation of the trees removed for the Comal Street Parking Garage. To minimize adverse impacts to the public welfare on the site, street trees are provided on the perimeter of the garage, providing a portion of tree mitigating in the immediate area.

The configuration of the garage was determined to create the most efficient and cost effective garage to serve the parking needs of the public in the area. The capacity of the garage would not meet the demand if trees were fully preserved or fully mitigated on the site. On-site tree mitigation or preservation would not serve the public interest in this case because the size of the garage would not be sufficient to serve the parking needs of the public, and the cost required to create a garage of equal size while complying with the tree mitigation requirements would be exorbitant and not in the public interest regarding use of public tax dollars. Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the tree mitigation regulation for the project, therefore, an exception is requested.

creativity ideas culture vision design **architecture**
1017 NORTH MAIN SUITE 300 SAN ANTONIO, TX 78212
PO BOX 90209 SAN ANTONIO TX 78209 210.349.1163 FAX 210.525.1038

Additionally, the following items are present in this case:

- The applicant cannot reasonably provide the required public parking for the adjacent public buildings if the on-site tree mitigation requirements are strictly followed.
- The hardship relates to the nature of the land and the previous land use.
- The hardship of providing a public parking facility is unique to this site and not shared by surrounding properties.
- The hardship is not the result of the actions of Bexar County, the existing trees were present at the time the County acquired the property.
- The granting of the exception will not be injurious to other property. In fact, the addition of public parking will improve the current traffic and lack of parking for surrounding properties. Further, the exception will not prevent the orderly subdivision of other property in the area in accordance with these regulations. The exception is only requested for a distinct and platted city block.

In conclusion, in our professional opinion, the proposed administrative exception 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.

Attachment: Bexar Co Mission Reach Project Information

Sincerely,

Applicant Signature

Owner Signature

Rob Reiter, AIA, Project Manager
Kell Munoz Architects, Inc.

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

___ **APPROVED** ___ **APPROVED W/COMMENTS** ___ **DENIED**

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

_____

The Mission Reach Ecosystem Restoration and Recreation Project is transforming an eight mile stretch of the San Antonio River into a quality riparian woodland ecosystem. This unique project restores riverine features and riparian woodlands, reintroduces native plants, enhances aquatic habitat, and reconnects cultural and historical features.

DEVELOPMENT SERVICES
RECEIVED
2010 NOV 23 PM 3:12

Ecosystem Restoration

Ecosystem Restoration increases the quality, quantity and diversity of plants and animals (flora and fauna) in the San Antonio River Mission Reach area. The restoration also improves the quality of the river water as the restored native plants filter storm run-off as it enters the river channel.

20,000+ YOUNG NATIVE TREES
334 ACRES OF RIPARIAN WOODLAND HABITAT
113 ACRES OF AQUATIC HABITAT
31 RIFFLE STRUCTURES
13 ACRES OF EMBAYMENT
2 RESTORED RIVER REMNANTS

The Mission Reach Project will help support a variety of plants and wildlife including:

BIRDS	VEGETATION	FISH
Song Sparrow	Live Oak	Bluegill
American Woodcock	Pecan	Channel Catfish
Winter Wren	Sycamore	Red Shiner
Red-eyed Vireo	Cypress	Yellow Bullhead
Peregrine Falcon	American Elm	Largemouth Bass
Reddish Egret	Anaqua	Green Sunfish
Yellow-billed Cuckoo	Redbud	Texas Shiner
Red-winged Blackbird	Sugar Hackberry	Gizzard Shad
Belted Kingfisher	Condalia	Central Stoneroller
Red-headed Woodpecker	Sideoats Grama	
	Bluebonnets	
	Illinois Bundleflower	

Item #16

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, Real Estate Section

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. 1510 – San Antonio Water System (SAWS) request to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm".

DATE: November 8, 2010

PETITIONER: San Antonio Water System (SAWS)
2800 U.S. Hwy. 281 North
San Antonio, Texas 78212

Staff is requesting that this item be placed on the Planning Commission meeting agenda of December 8, 2010.

BACKGROUND

Petitioner is requesting to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road. The property is no longer necessary for the operation of the water system, however all rights related to the operation and maintenance of the monitoring wells on the Property, now existing or arising in the future, including rights for production, will be reserved and excluded from the sale.

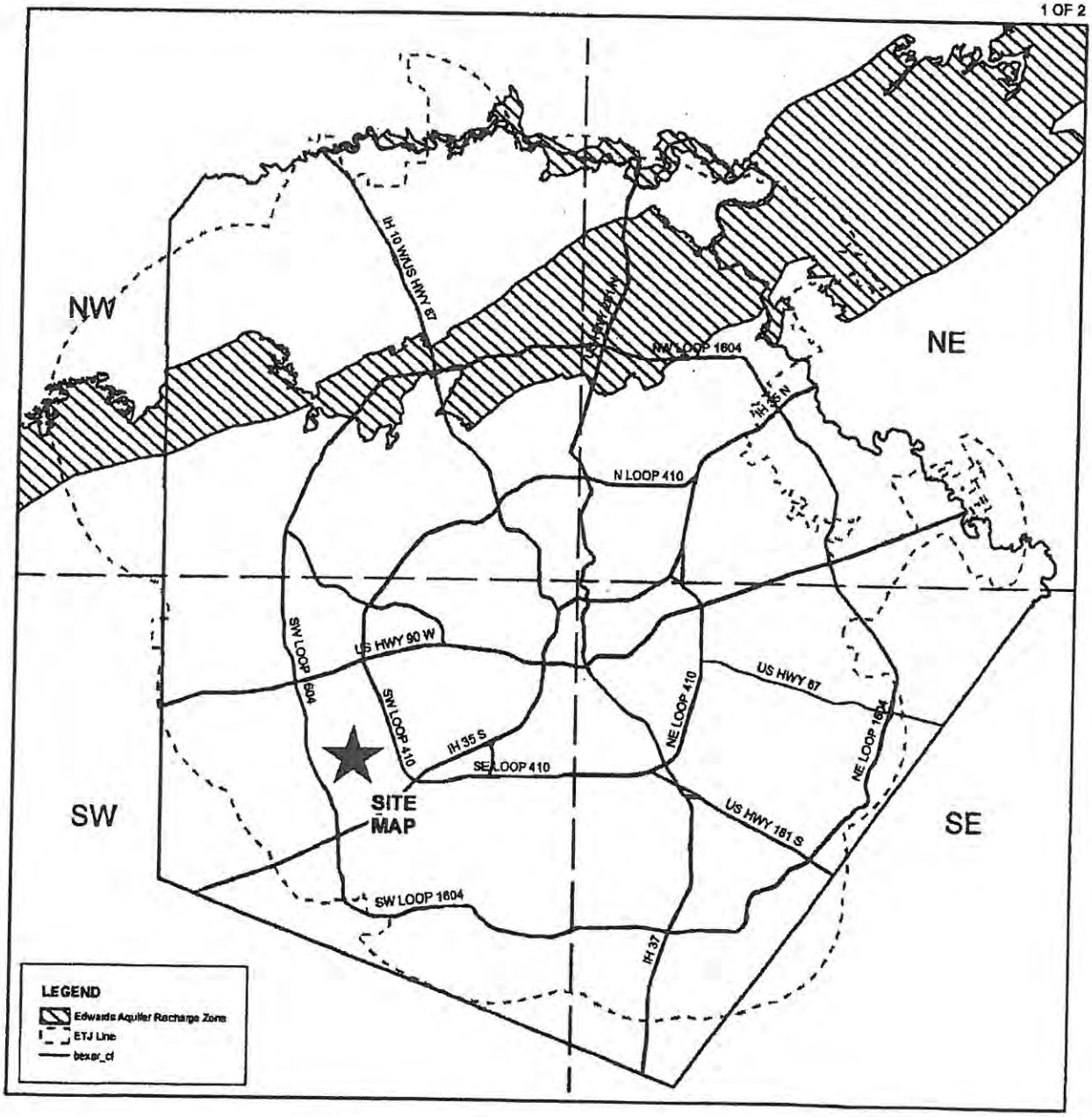
COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An Executed Letter of Agreement by which the petitioner agrees with all conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

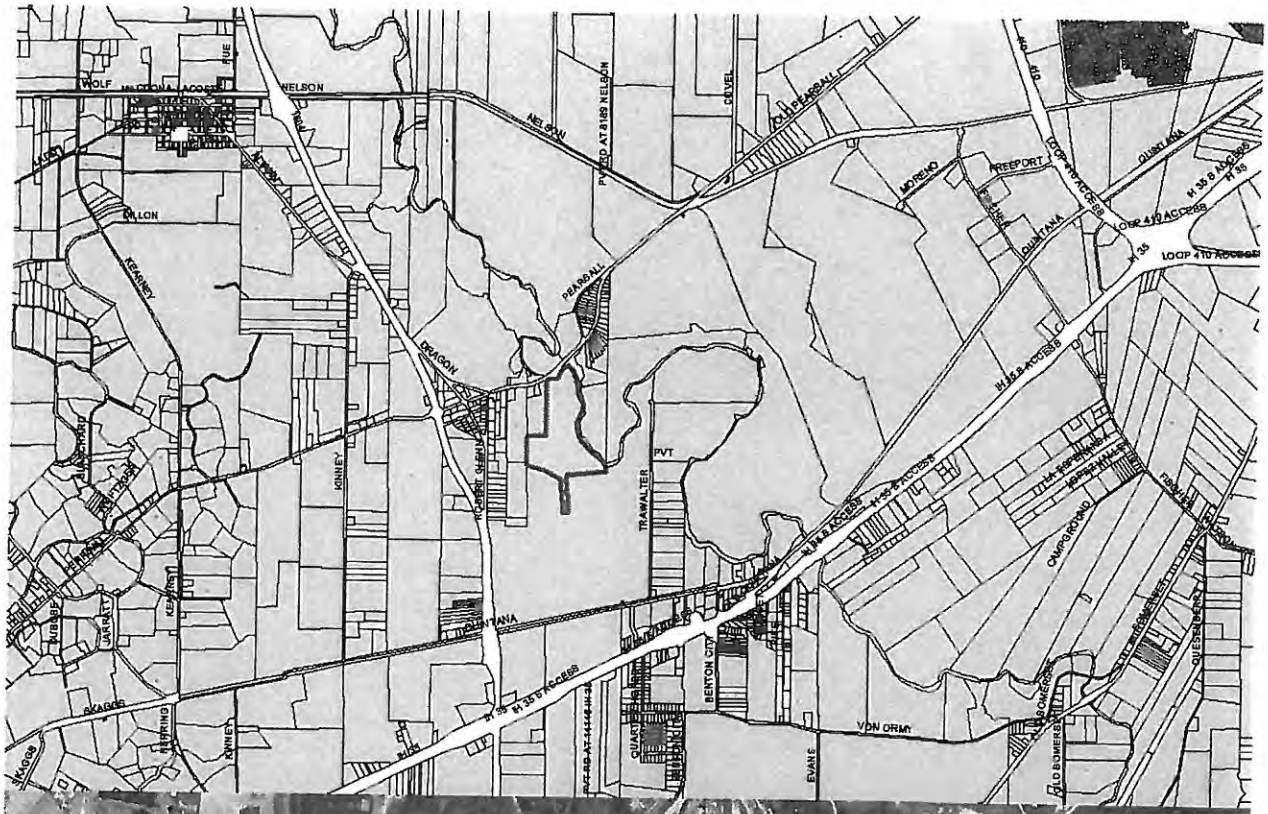
Staff recommends approval of this request.

CATFISH FARM



SITE MAP

Catfish Farm
8400 Old Pearsall Road



CITY OF SAN ANTONIO

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

October 18, 2010

Mario Luna
San Antonio Water System
2800 U.S. Hwy. 281 North
San Antonio,TX 78212

Via Hand Delivery

Amended 10-18-10

Re: S.P. No. 1510 - Request: The San Antonio Water System (SAWS) is requesting to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm" and referred to herein as the "Property".

The Property is no longer necessary for the operation of the water system, however all rights related to the operation and maintenance of the monitoring wells on the Property, including, without limitation, providing access thereto and drainage and discharge from the monitoring wells, and any and all groundwater rights related in any way to the Property, now existing or arising in the future, including rights of access for production, will be reserved and excluded from the sale.

The Bexar County Infrastructure Services Flood Control Division has expressed an interest in acquiring the Catfish Farm as part of the Live Oak Slough Overflow Control Project.

Dear Mr. Luna,

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

CPS ENERGY

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

Planning & Development Services
Property is subject to the United Southwest Community Plan.

Petitioner agrees to require any purchaser of the Property to obtain any applicable permits related to planning and development of the Property.
Any purchaser of the Property will be responsible for platting, as applicable, pursuant to the Unified Development Code, Section 35-430.
Any purchaser of the Property shall be prohibited from erecting any new off-premises signs on the Property.
In addition, the Property is subject to the requirements of the Major Thoroughfare Plan, and any purchaser of the Property shall be required to comply with any requirements applicable thereto.

Public Works/Storm Water Engineering
The Bexar County Flood Control Project shall ensure adequate capacity exists to handle the redirected runoff. A full drainage analysis report and construction plans will be required for approval of a floodplain development permit. All analysis and calculations shall meet the Unified Development Code requirements.

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

October 21, 2010
Date

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF 85.516 ACRES LOCATED AT 8400 OLD PEARSALL ROAD, COMMONLY KNOWN AS THE "CATFISH FARM", EXTRATERRITORIAL JURISDICTION, AS REQUESTED BY THE SAN ANTONIO WATER SYSTEM.

* * * * *

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 property sales to hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm"; 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 approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction hearing and approval by City Council.

SIGNED this December 8, 2010.

_____

Amelia Hartman, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services Department

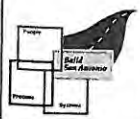
December 8, 2010

Agenda Item

Request to declare as surplus and sell real property–The Catfish Farm

Petitioner:

San Antonio Water System



Planning Item

- The San Antonio Water System is requesting to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm".
- The San Antonio Water System Board of Trustees passed Resolution No. 10-210 declaring this property as surplus and recommending approval (as required by ordinance) by the Planning Commission and City Council to declare as surplus and sell the property.

2

Background

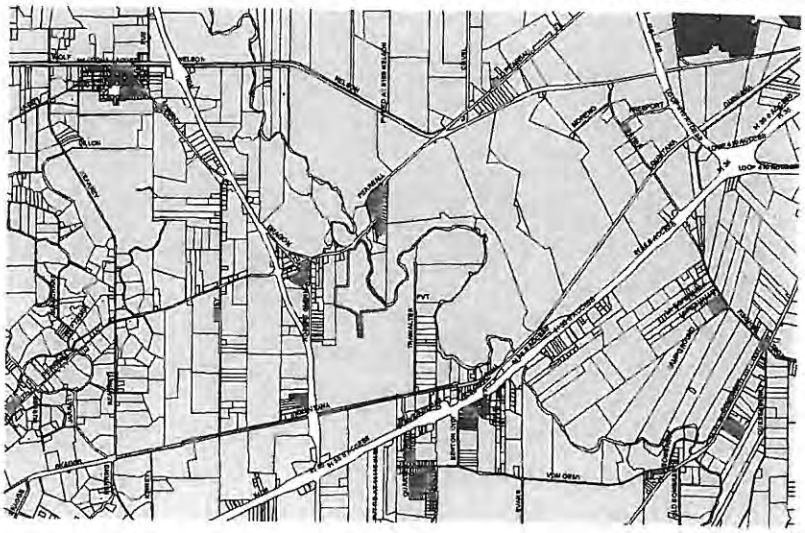
- The property at 8400 Old Pearsall Road is no longer necessary for the operation of the water system.
- Bexar County Infrastructure Services Flood Control Division is interested in acquiring this property for flood control purposes.
- <u>SAWS will reserve and exclude from the sale:</u>

  Operation and maintenance of the monitoring wells.

  Any and all existing or future groundwater rights, including rights of access for production.

3

Site Map – Catfish Farm-8400 Old Pearsall Road



4

Aerial Map – Catfish Farm
8400 Old Pearsall Road

5

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

6

Fiscal Impact

Financial Impact:

- There will be no financial impact since the City of San Antonio does not control these properties. They are controlled by SAWS.

7

Recommendation

- Staff recommends approval to declare this property as surplus and authorize the sale of the property.

8

Item # 17

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1512 - Request to close, vacate, abandon and realign an improved portion of Theo Avenue

DATE: November 22, 2010

PETITIONER: City of San Antonio
Parks and Recreation Department
C/o Xavier Urrutia, Director
114 W. Commerce, 11th Floor
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 12/8/2010.

BACKGROUND

The Parks and Recreation Department is working in cooperation with Bexar County, San Antonio River Authority, National Park Service and the Archdiocese of San Antonio to close, vacate, abandon and realign a portion of East Theo Avenue located east of the San Antonio River in Concepcion Park in City Council District 3 as shown on attached Exhibits "A" and "B." Construction for the Theo realignment project will begin early next year (2011) and the proposed closure of E. Theo Avenue will not be physically closed until the realignment of Theo has been completed. The anticipated completion date of the realignment project is next year (2011) in the summer. The realignment of Theo Avenue from the San Antonio River to Mission Road will promote safer pedestrian and vehicular accessibility to current amenities and planned improvements in the area. The closure and realignment will permit park users to enjoy direct access to the San Antonio River. Park improvements will include additional parking, a new playground, new overhead lighting for two existing baseball fields and a covered basketball court. A turn around will be provided within the park which will be engineered to accommodate emergency vehicles.

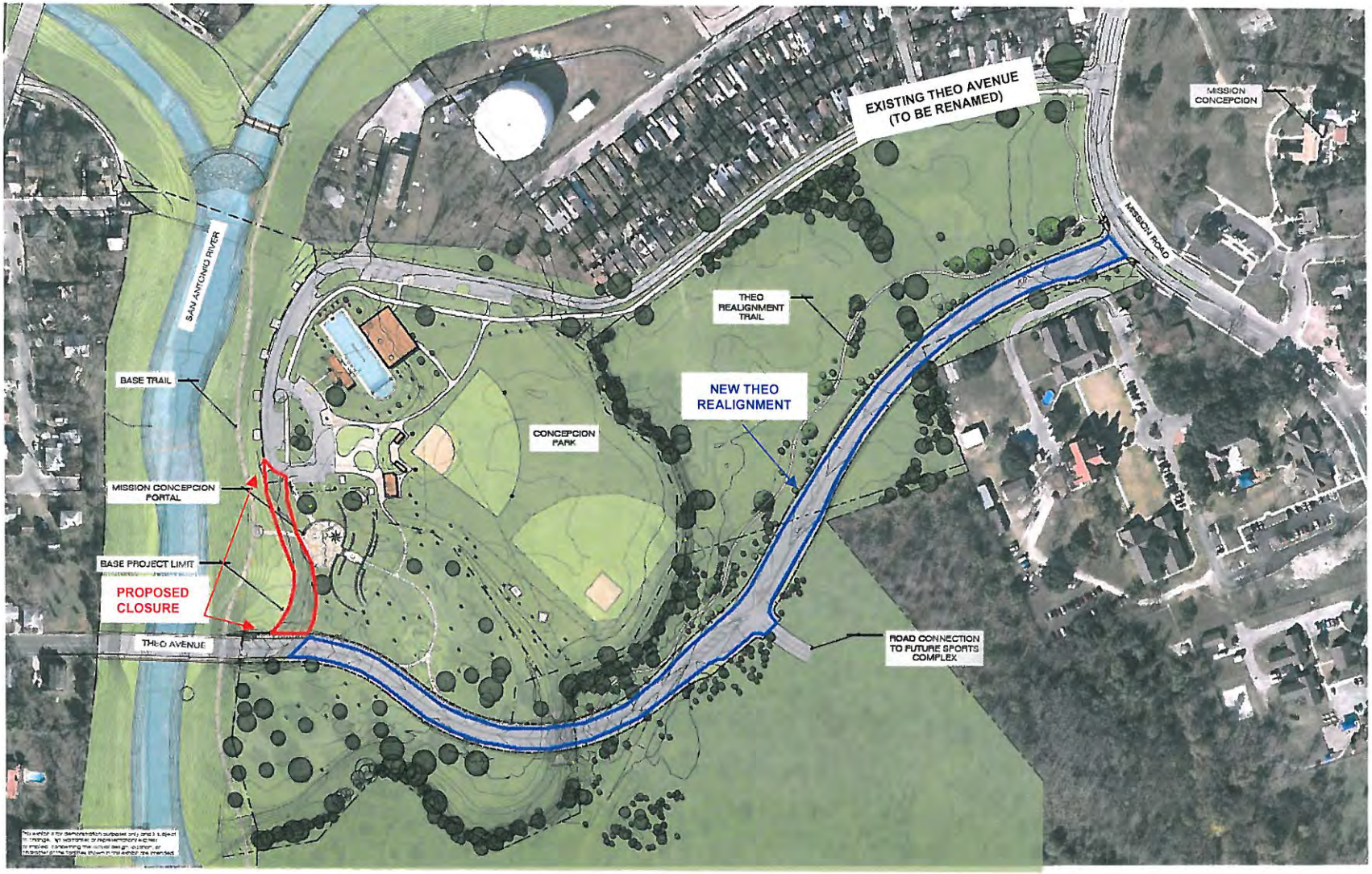
The San Antonio River will utilize funding awarded through the Bexar County Venue Tax program to provide improvements along the Mission Reach portion of the San Antonio River. This will include construction of walking trails and an interpretive portal (a pathway linking the San Antonio River to Concepcion Park and Mission Concepcion) located in Concepcion Park with a sightline to Mission Concepcion. There will be some signage in spots along the pathway to bring attention to points of interest (historic battle site, Mission Concepcion facts, etc). The closure and realignment of Theo Avenue will permit pedestrians to enter Concepcion Park and access the portal leading to Mission Concepcion without crossing a busy street. The National Park Service will acquire approximately 13 acres of undeveloped, privately owned property in order to preserve a natural sightline between the San Antonio River and Mission Concepcion. These 13 acres are adjacent to Concepcion Park and will serve as open space for public recreational use and enjoyment.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



N

0 50 100 200

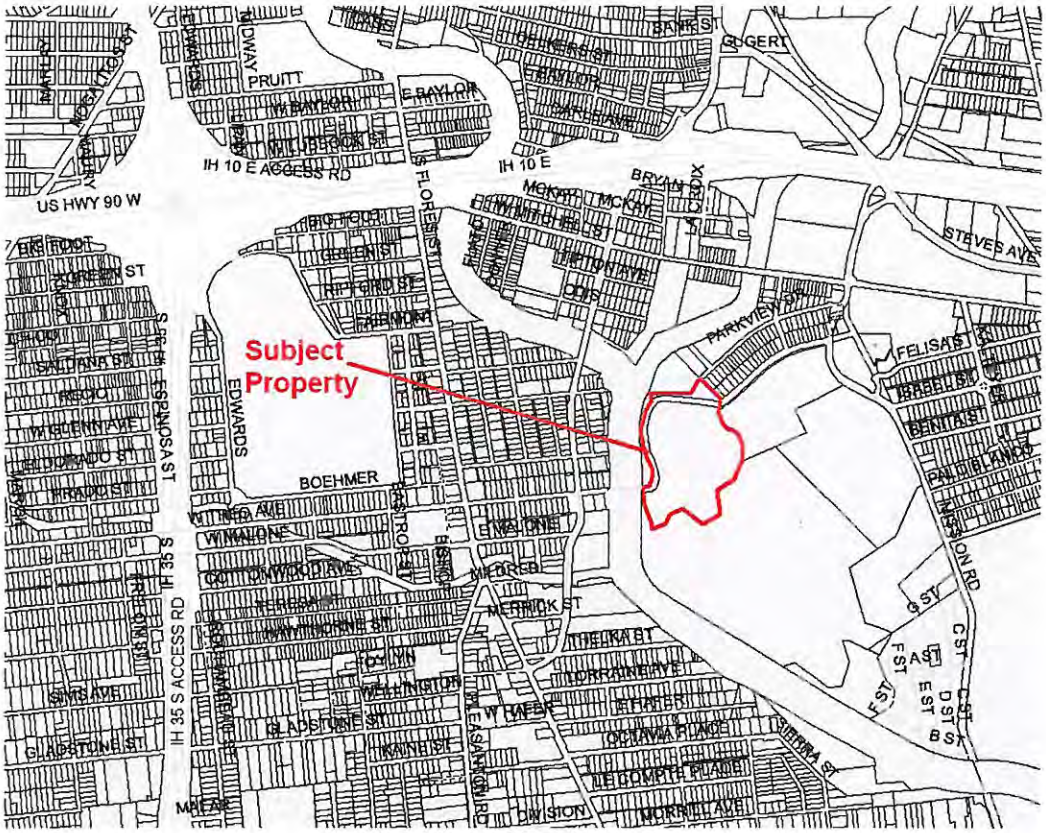
SCALE: 1" = 50'

THEO AVENUE REALIGNMENT

JUNE 28, 2010

RIALTO STUDIO

EXHIBIT "A"



Site Map of Subject Area

Map of Proposed Closure

Exhibit "B"

Aerial Photograph of Proposed Closure

Exhibit "B"

Tract 1
From Conception Park To City of San Antonio

Project Name:
Theo Avenue Realignment

THE STATE OF TEXAS:
COUNTY OF BEXAR:

FIELD NOTES
FOR 0.403 OF AN ACRE (17,539 SQ.FT)

BEING 0.403 OF AN ACRE (17,539 SQ. FT.) OF LAND, OUT OF A 20 ACRE PORTION OF LAND, N.C.B. A-20, CONVEYED TO THE CITY WATER BOARD, ST. LOUIS UNION TRUST COMPANY OF SAN ANTONIO, RECORDED IN VOLUME 828, PAGE 65, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a set iron rod with an orange plastic cap stamped "BAIN MEDINA BAIN INC PROP COR", said point being the southwest corner of said 0.403 of an acre tract and along the existing west line of Theo Avenue, said point being the southeast corner of a 0.956 of an acre tract of land, N.C.B. A-20, surveyed by Eugene C. Beene, R.P.L.S. 3925, on September 4th, 2007 and the west line of said 20 acre portion of land, said point also being along the proposed north line of Theo Avenue, as shown in unrecorded plat No. 100321, and said point being S. 88°18'31" E., 53.05 feet from the southwest corner of said 0.956 of an acre tract of land;

Thence an arc length of 174.92 feet, along the east line of said 0.956 of an acre tract, with the existing west line of Theo Avenue, along said curve to the left, having a radius of 141.92 feet, a tangent of 100.52 feet, a delta angle of 70°37'07" and a chord bearing and distance of N. 14°48'17" E., 164.06 feet, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR", at the PT of said curve;

Thence N. 20°30'16" W., 130.08 feet, continuing along the west line of said 0.956 of an acre tract, with the existing west line of Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR";

Thence N. 05°25'01" W., 66.66 feet, continuing along the west line of said 0.956 of an acre tract, with the existing west line of Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR", for the northwest corner of said 0.403 of an acre tract;

Thence S. 55°25'24" E., 36.39 feet, leaving the west line of said 0.956 of an acre tract, and the existing west line of Theo Avenue, crossing said Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR";

Thence S. 67°38'28" E., 25.00 feet, continuing across said Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR", said point being in the existing east line of Theo Avenue and the northeast corner of said 0.403 of an acre tract;

Thence S. 05°25'01" E., 25.00 feet, continuing along the existing east line of Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR";

Thence S. 20°30'16" E., 123.46 feet, continuing along the existing east line of Theo Avenue, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR", said point being the PC of a curve;

Thence an arc length of 186.85 feet, continuing with the existing east line of Theo Avenue, along said curve to the right, having a radius of 191.92 feet, a tangent of 101.58 feet, a delta angle of 55°46'51" and a chord bearing and distance of S. 07°23'09" W., 179.55 feet, to a set 1/2" iron rod with an orange cap stamped "BAIN MEDINA BAIN INC PROP COR", a non tangent point of the curve, and said point being along the said proposed north line of Theo Avenue;

Thence N. 88°18'31" W., 65.70 feet, leaving the existing east line of Theo Avenue, and continuing along said proposed north line of Theo Avenue, to the place of beginning containing 0.403 (17,539 Sq. Ft.) of an acre of land more or less.

Bearings based on NAD 83(93), Texas South Central Zone.

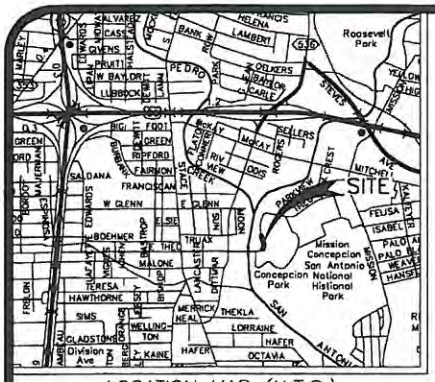
All distances are grid.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 17th day of November, 2010.

E. F. Burkhart, RPLS 1706
Job # S-5309

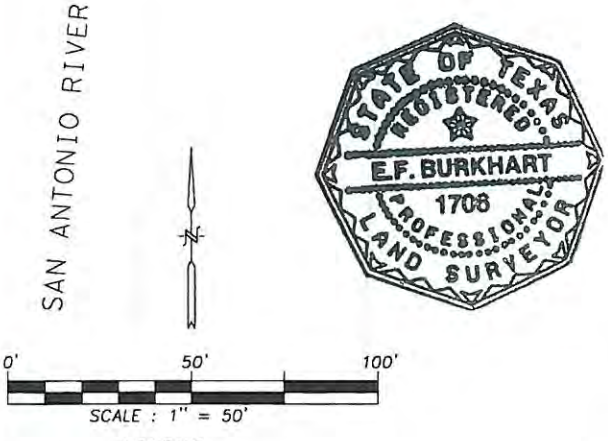
PROJECT: THEO AVENUE REALIGNMENT
PARCEL: TRACT 1
STATE: TEXAS
COUNTY: BEXAR



LOCATION MAP (N.T.S.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°25'24"E	36.39'
L2	S67°38'28"E	25.00'
L3	S05°25'01"E	25.00'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C1	174.92'	141.92'	100.52'	70°37'07"	N14°48'17"E	164.06'
C2	186.85'	191.92'	101.58'	55°46'51"	S07°23'09"W	179.55'



LEGEND

- PROPOSED R.O.W
- EXISTING LOT LINE
- TRACT 1 LINE
- SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN INC."

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.
D.P.R.B.C.T. ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

BEARING SOURCE:
NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, ALL DISTANCES ARE GRID.

SURVEY PLAT SHOWING:

BEING 0.403 OF AN ACRE (17,539 SQ. FT.) OF LAND, OUT OF A 20 ACRE PORTION OF LAND, N.C.B. A-20, CONVEYED TO THE CITY WATER BOARD, ST. LOUIS UNION TRUST COMPANY OF SAN ANTONIO, RECORDED IN VOLUME 828, PAGE 65, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 17th DAY OF NOVEMBER, 20 10 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: S-5309

PREPARED BY:

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00
TBPE Registration No. F-1712

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE AND REALIGNMENT OF AN IMPROVED PORTION OF E. THEO AVENUE EAST OF THE SAN ANTONIO RIVER IN CONCEPCION PARK WITHIN NCB A-20, CITY COUNCIL DISTRICT 3, AS REQUESTED BY THE PARKS AND RECREATION DEPARTMENT.

* * * * *

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 Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, the Parks and Recreation Department filed an application requesting a closure and realignment of an improved portion of E. Theo Avenue in Concepcion Park within NCB A-20, as identified in Exhibits A and B; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure and realignment of an improved portion of E. Theo Avenue.

SIGNED this 8th day of December, 2010.

_____

Amelia Hartman, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services Department

December 8, 2010
Agenda Item

Petitioner: City of San Antonio
Parks and Recreation Department

Request to close, vacate, abandon and realign Public Right of Way

Planning Commission Item

- The Parks and Recreation Department (petitioner) is requesting to vacate, abandon and realign a portion of East Theo Avenue Public Right of Way in City Council District No. 3
- This Public Right of Way is located east of the San Antonio River and is within Concepcion Park

2

Planning Commission Item

- Construction for this realignment project will begin early next year (2011) and the proposed closure of E. Theo Avenue will not be physically closed until the realignment of E. Theo Avenue has been completed
- The anticipated completion date of the realignment project is next year (2011) in the summer

3

Background

Purpose:

- If approved, petitioner will make improvements to the park to promote a safer pedestrian and vehicular accessibility in the park area
- Park improvements will include additional parking, a new playground, new overhead lighting for two existing baseball fields and a covered basketball court
- A turn around will be provided within the park which will be engineered to accommodate emergency vehicles

4

Background (cont.)

Purpose:

- San Antonio River Authority (SARA), will utilize funding awarded through the Bexar County Venue Tax program to provide improvements along the Mission Reach portion of the San Antonio River
- These improvements will include construction of walking trails and pathway linking the San Antonio River to Concepcion Park and Mission Concepcion
- National Park Service (NPS) will acquire approximately 13 acres of undeveloped, privately owned property in order to preserve a natural sightline between the San Antonio River and Mission Concepcion
- These 13 acres are adjacent to Concepcion Park and will serve as open space for public recreational use and enjoyment

5

Exhibit "A"
Closure and Realignment Map

6

Exhibit "B"
Site Map of Subject Property

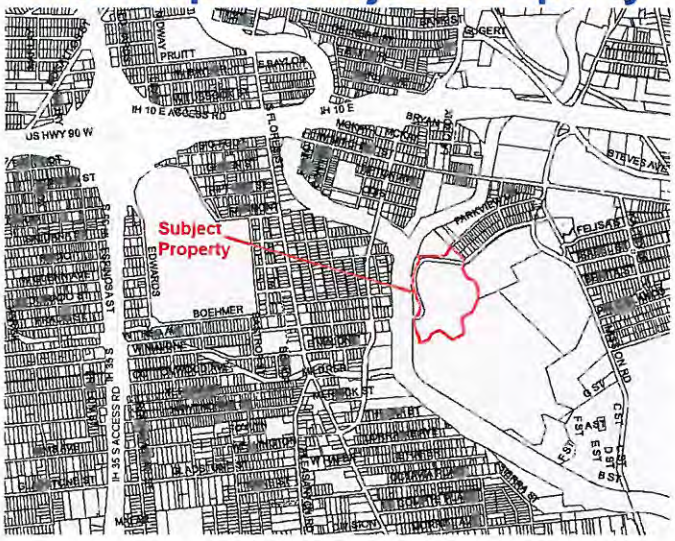


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Exhibit "B" (Cont.)
Map of Proposed Closure

8

Exhibit "B" (cont.)
Aerial Photograph of Proposed Closure

9

Background (cont.)

Coordination:

- The Parks and Recreation Department has coordinated with Bexar County, (SARA), (NPS) and the Archdiocese of San Antonio
- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

10

Background (cont.)

Notification:

- One sign has been posted informing the public of the proposed closure and realignment
- 16 notices were mailed to property owners within a 500 foot radius of the proposed closure and realignment
- ? notices were returned in favor
- ? notices were returned in opposition

11

Fiscal Impact

Financial Impact:

- There is no financial impact since this is a City of San Antonio Project

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way

Recommendation:

- Staff recommends approval of this request

12

Item #18

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, Real Estate Section

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1534 – **Guenther Development is requesting the release of the 30' easement on Mill Race Road that was conditioned in 2005.**

DATE: November 19, 2010

PETITIONER: Frank Burney on behalf of Guenther Development, LLC

Staff is requesting that this item be placed on the Planning Commission meeting agenda of December 8, 2010.

BACKGROUND

SAWS sold the former Butter Krust Bakery Building located @ 2201 Broadway Street to Guenther Development in 2005.

The request was canvassed throughout departments and utility agencies; then presented to the Planning Commission and City Council for approval to declare the property as surplus and sell.

Parks conditioned the sale on a 30' easement being granted for future roadway expansion on Mill Race Road.

The road widening plan is complete, and the needed 14' for the public right-of-way will be dedicated as part of plat 20100000315.

REQUEST:

Guenther Development is requesting the release of the 30' easement on Mill Race Road that was conditioned in 2005.

The 14' needed for public ROW on Mill Race Road will be dedicated in plat 20100000315.

Guenther would like to use the remaining 16' for the curb and sidewalk.

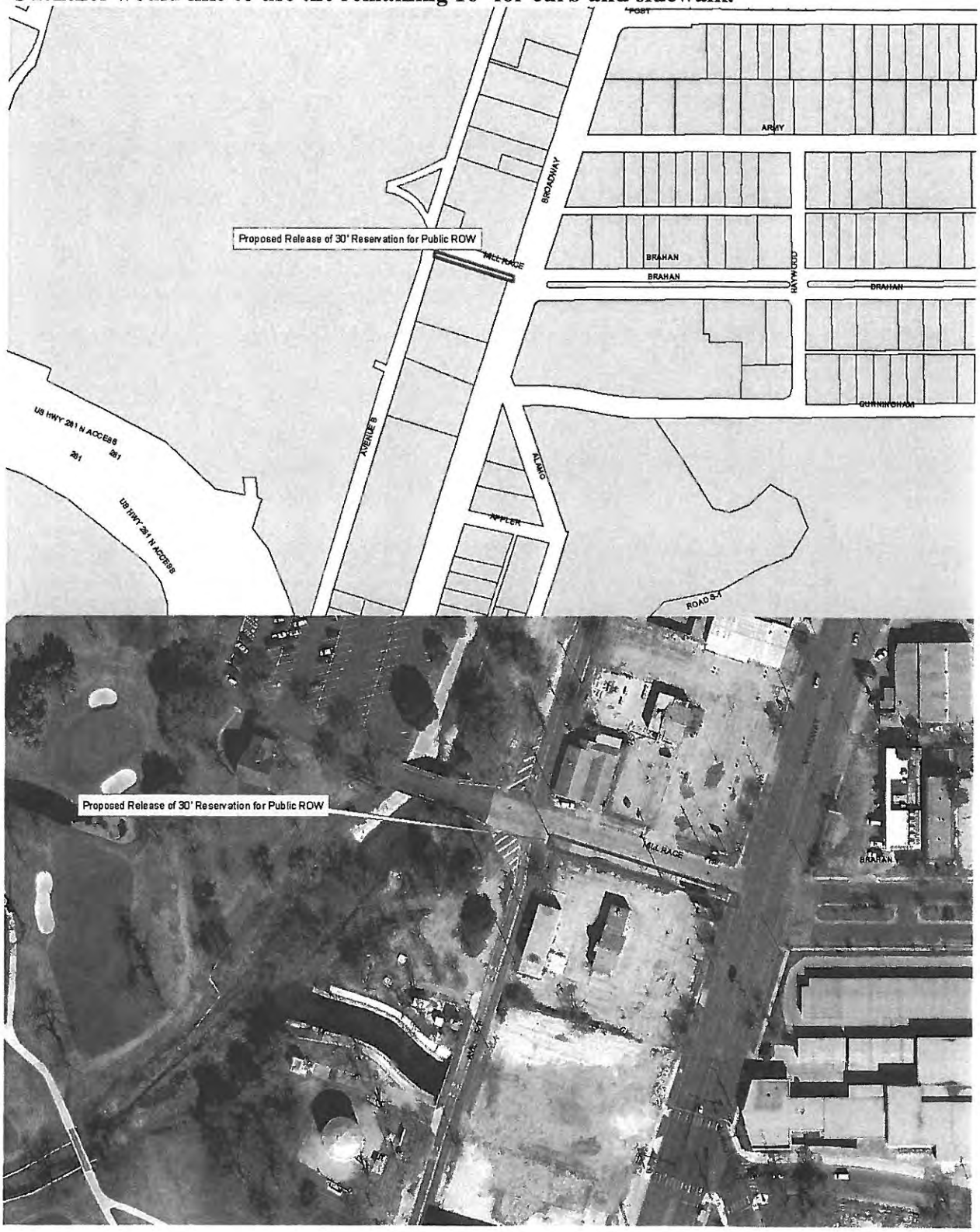
COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Mill Race Road
Request by Guenther Development to release a 30' reservation.
Reservation was for road widening project.
Plans are now complete.
Only 14' is needed for the road widening.
Guenther would like to use the remaining 16' for curb and sidewalk.



RESOLUTION # _____

A RESOLUTION SUPPORTING THE RELEASE OF A 30' RESERVATION OF PUBLIC RIGHT OF WAY ON MILL RACE ROAD AS REQUESTED BY GUENTHER DEVELOPMENT, LLC.

* * * * *

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, Guenther Development LLC filed an application requesting the release of a 30' reservation of Public Right of Way located on Mill Race Road; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the release of a 30' reservation of public right of way located on Mill Race Road.

SIGNED this 8th day of December, 2010

_____

Amelia Hartman, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio
Capital Improvements Management Services Department

December 8, 2010

Request to release a 30' reservation on Mill Race Road

Petitioner:

Guenther Development, LLC

Planning Item

- Guenther Development, LLC is requesting a release of a 30' reservation of a public right-of-way on Mill Race Road.

2

Background

- SAWS declared as surplus and sold to Guenther Development real property located at 2201 Broadway Street in 2005.
- Prior to the sale, the request was canvassed throughout the City departments and utility agencies as required by ordinance.
- Parks conditioned a 30' reservation as part of a road widening project on Mill Race Road.

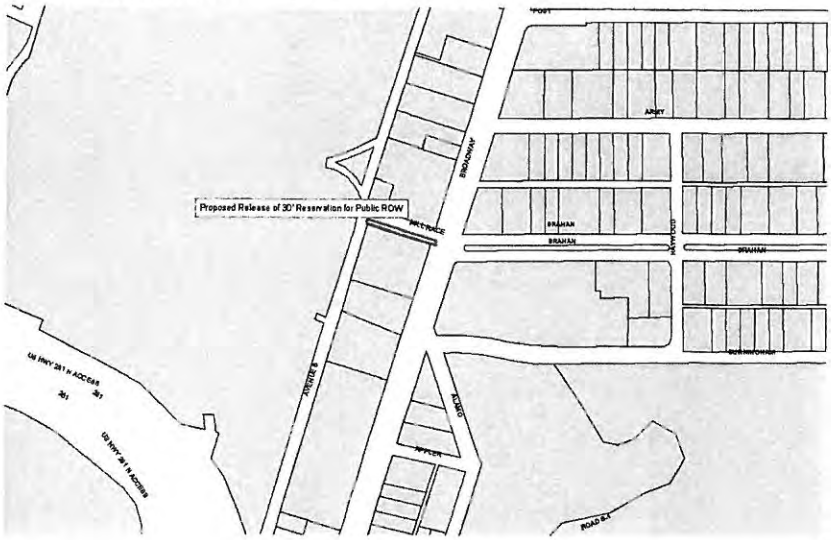
3

Background (continued)

- The plans to widen the road are complete. Only 14' is required for the road.
- Guenther is requesting the city release the 30' reservation.
- 14' will be dedicated by plat for the road widening project.
- The remaining 16' will be used by Guenther Development for curbs and sidewalks.

4

Site Location – Mill Race Road



5

Aerial Map – Mill Race Road

6

Background (continued)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

7

Fiscal Impact

- This project is qualified under the Inner City Reinvestment Infill Policy.
- Waivers will be applied to fees for this request as outlined in Chapter 37-14. Granting and releasing easements. (The greater of $5,000.00 or Fair Market Value.)

8

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code which requires City Council approval for any private use of property owned or controlled by the City.

Recommendation:

- Staff recommends approval of this request.

9

Item #19

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
Interdepartmental Correspondence Sheet

TO: Planning Commission

FROM: Xavier D Urrutia, Director, Parks and Recreation Department

COPIES TO: Phillip Covington, Senior Management Analyst

SUBJECT: Request to Accept Donation of Property for Realignment of E. Theo Avenue

DATE: November 19, 2010

PETITIONER: Parks and Recreation Department
Phillip Covington, Senior Management Analyst
114 W. Commerce, 11th Floor
City of San Antonio

Parks staff is requesting that this item be placed as on the Planning Commission meeting agenda of December 8, 2010.

BACKGROUND

On behalf of the City of San Antonio, the Parks and Recreation Department is requesting to acquire, through acceptance of donation, two properties totaling approximately 2.463 acres from Chandoha, Ltd. for the realignment of E. Theo Avenue near Concepcion Park in Council District 3. Acquisition of these properties is required for the Right-Of-Way in order to construct the realigned street. The subject properties are located west of Mission Road and east of the San Antonio River and Concepcion Park. The current appraised value of the properties is $270,000.00.

Planning Commission and City Council approval for the acquisition of this property through donation from Chandoha, Ltd. will permit the project manager, San Antonio River Authority, to proceed with construction of the realignment of E. Theo Avenue between the San Antonio River and Mission Road. The realignment and partial closure of an existing portion of E. Theo Avenue will serve and complement several planned improvements within the immediate vicinity. As part of the Mission Reach segment of the San Antonio River Improvement Project, the San Antonio River Authority plans to construct a portal in Concepcion Park which will serve as a visual, interpretive link between the San Antonio River and Mission Concepcion. Closure and realignment of E. Theo Avenue will permit pedestrians walking along the Mission Reach segment of the San Antonio River to safely access the portal and Mission Concepcion through Concepcion Park without crossing a busy street. In 2008, the Bexar County Venue Tax program awarded $16.1 Million to the Archdiocese of San Antonio for construction of a sports complex on adjacent property. The City's acceptance of Chandoha, Ltd's property will permit the realignment of E. Theo Avenue to provide a main point of access to the sports complex and will direct traffic away from Concepcion Park, the portal and the surrounding residential neighborhood.

Construction for the realignment of E. Theo Avenue will commence following acquisition of these properties with completion anticipated during summer 2011. Upon completion by San Antonio River Authority, the street improvements will be dedicated to the City of San Antonio for use and maintenance as a public road.

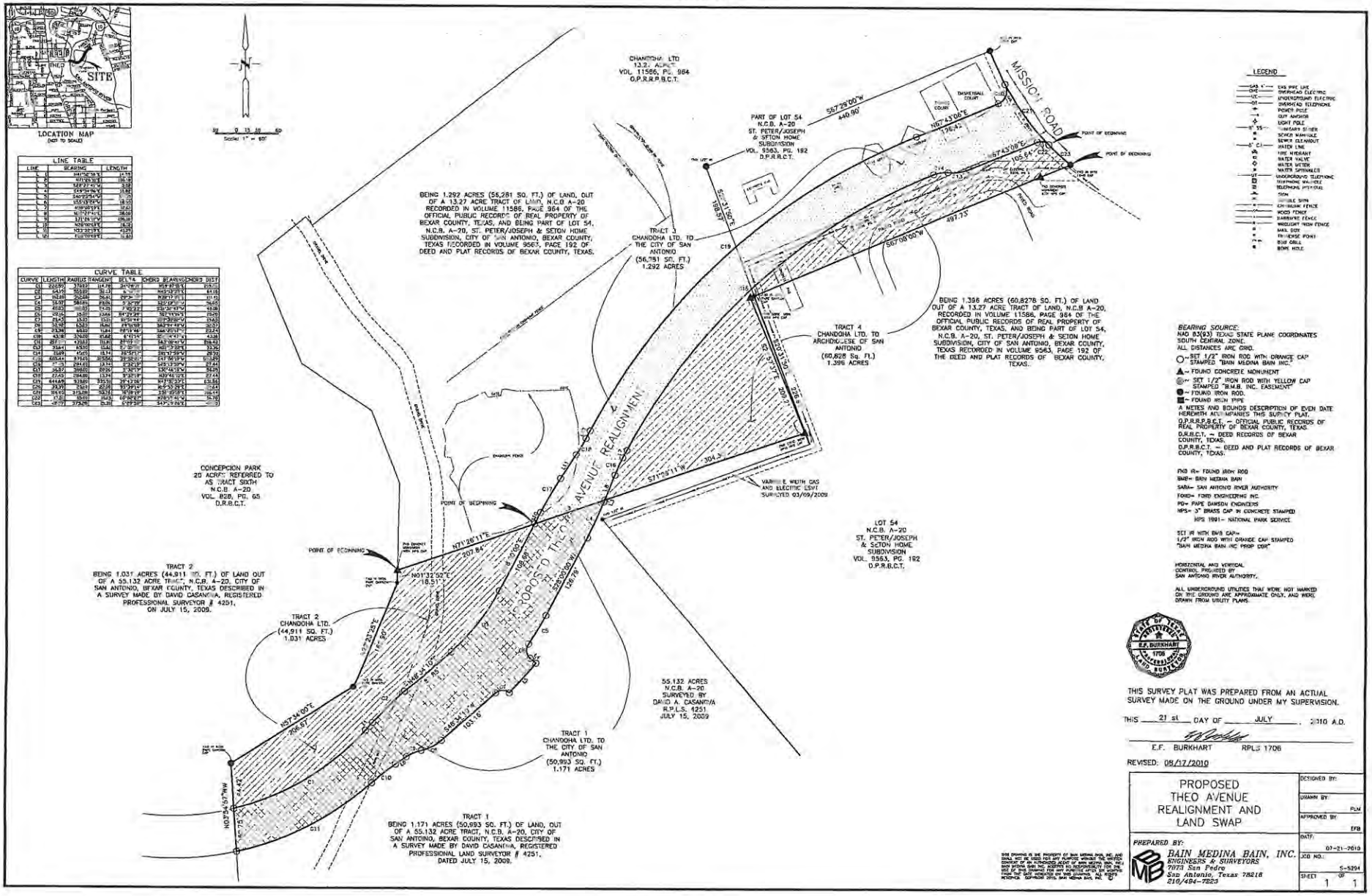
COORDINATION AND FINANCIAL IMPACT

Chandoha, Ltd. agrees to donate the subject properties to the City of San Antonio at no cost. The Parks and Recreation Department shall be responsible for payment of deed recording fees.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

EXHIBIT "A-3"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°34'17"W	19.76
L2	N71°26'11"E	130.18
L3	S68°27'41"W	3.58
L4	S43°34'17"W	13.82
L5	S46°25'54"W	5.20
L6	N53°33'58"W	18.55
L7	N09°08'57"E	12.61
L8	N17°27'41"E	38.66
L9	S71°26'11"W	126.18
L10	N26°16'13"E	14.82
L11	N13°32'52"E	43.29
L12	S71°26'11"W	16.83

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C1	22.59'	370.83'	11.29'	3°29'39"LT	N69°49'26"E	22.59'
C2	54.19'	50.00'	36.13'	62°05'57"LT	N43°03'23"E	51.58'
C3	10.24'	242.00'	5.12'	2°25'36"LT	N28°17'31"E	10.24'
C4	58.97'	58.68'	FIXED	57°35'09"	S32°05'39"W	56.55'
C5	60.82'	180.00'	30.70'	19°21'23"	S52°34'49"W	60.54'
C6	29.06'	15.00'	23.66'	89°09'24"	N61°51'55"E	26.20'
C7	24.70'	15.00'	15.91'	94°21'41"	S27°26'09"W	22.00'
C8	32.08'	62.83'	16.40'	29°15'08"	S83°34'49"W	31.73'
C9	23.39'	62.83'	11.84'	21°19'46"	S64°26'57"W	23.24'
C10	43.18'	370.83'	21.62'	6°40'14"	S57°46'47"W	43.16'
C11	89.11'	62.83'	55.81'	81°15'55"	S67°38'43"W	81.82'
C12	31.41'	62.83'	15.91'	28°39'00"	N01°13'28"E	31.10'
C13	31.09'	15.00'	15.74'	118°43'17"	S61°13'28"W	25.70'
C14	805.44'	375.83'	317.06'	122°48'01"	S41°58'19"W	657.89'
C15	47.13'	30.00'	30.00'	90°00'00"	S46°33'59"W	42.44'
C16	25.82'	390.00'	12.91'	3°47'57"	S69°19'58"W	25.82'
C17	47.49'	284.80'	23.76'	9°33'13"	N39°46'10"E	47.44'
C18	644.69'	518.80'	359.51'	71°11'56"	N71°18'57"E	603.80'
C19	29.39'	25.61'	16.05'	65°44'14"	N25°53'28"E	27.81'
C20	99.10'	313.00'	50.01'	18°08'27"	S78°49'57"E	98.69'
C21	0.00'	15.00'	FIXED	0°00'00"	N78°01'16"W	15.00'
C22	48.77'	375.26'	24.41'	6°40'14"	S57°46'47"W	48.74'

PROPOSED THEO AVENUE REALIGNMENT AND LAND SWAP	DESIGNED BY:
	DRAWN BY: PLM
	APPROVED BY: EFB
PREPARED BY: BAIN MEDINA BAIN, INC. ENGINEERS & SURVEYORS 7073 San Pedro San Antonio, Texas 78216 210/484-7223	DATE: 07-21-2010
	JOB NO.: S-5294
	SHEET 1 OF 1

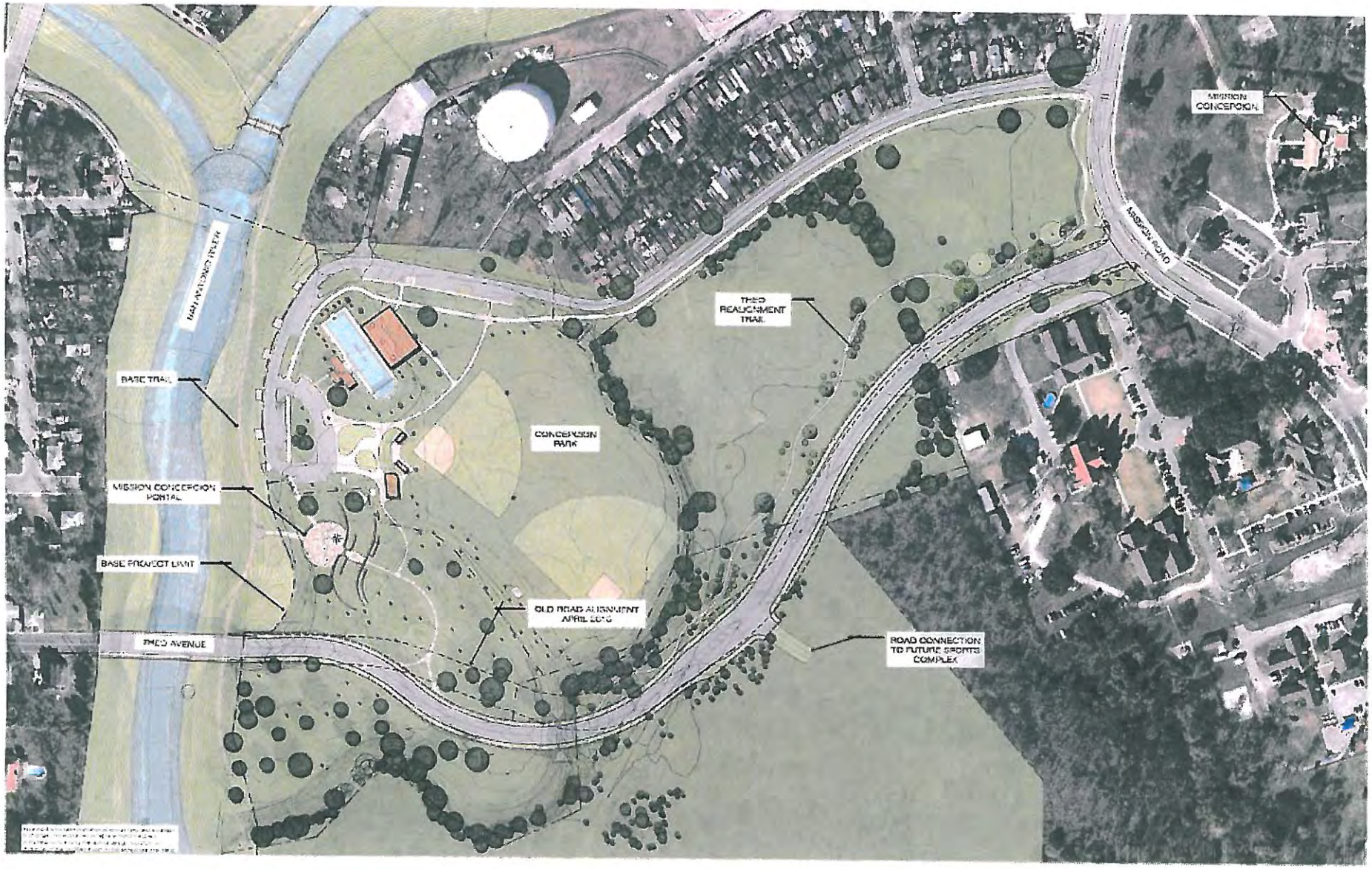
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 21 st DAY OF JULY, 2010 A.D.

E.F. BURKHART RPLS 1706

REVISED: 08/17/2010

THE DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BAIN MEDINA BAIN, INC. UNAUTHORIZED REUSE OF BAIN MEDINA BAIN, INC. WILL SUBJECT BAIN MEDINA BAIN, INC. AGAINST ALL RESPONSIBILITY FOR THE USE OF THE DRAWING FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT. ALL RIGHTS RESERVED BY BAIN MEDINA BAIN, INC. ©2010



THEO AVENUE REALIGNMENT

AUGUST 6, 2010

REALTO STUDIO

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CITY OF SAN ANTONIO'S ACCEPTANCE OF A DONATION, THROUGH FEE SIMPLE ACQUISITION, OF APPROXIMATELY 2.463 ACRES (107,274 SQUARE FEET) OF PROPERTY BEING PART OF NCB A-20 LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, FROM CHANDOHA, LTD. FOR USE AS THE RIGHT-OF-WAY FOR THE REALIGNMENT OF EAST THEO AVENUE IN COUNCIL DISTRICT 3

* * * * *

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

WHEREAS, the City of San Antonio requests to accept the donation of approximately 2.463 acres (107,274 square feet) of property from Chandoha, LTD. for use as the Right-Of-Way for the realignment of East Theo Avenue; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City of San Antonio's acquisition of property through donation by Chandoha, LTD. 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 City of San Antonio to accept, through fee simple acquisition, a donation of approximately 2.463 acres (107,274 square feet) of property being part of NCB A-20, located in the City of San Antonio, Bexar County, Texas, through donation by Chandoha, LTD.

SIGNED this 8th day of December, 2010

_____

Amelia Hartman, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio
Parks and Recreation Department

December 8, 2010
Agenda Item

Request to accept donation of property for realignment of E. Theo Avenue

Petitioner: City of San Antonio

San Antonio
Parks and
Recreation
Department

Request

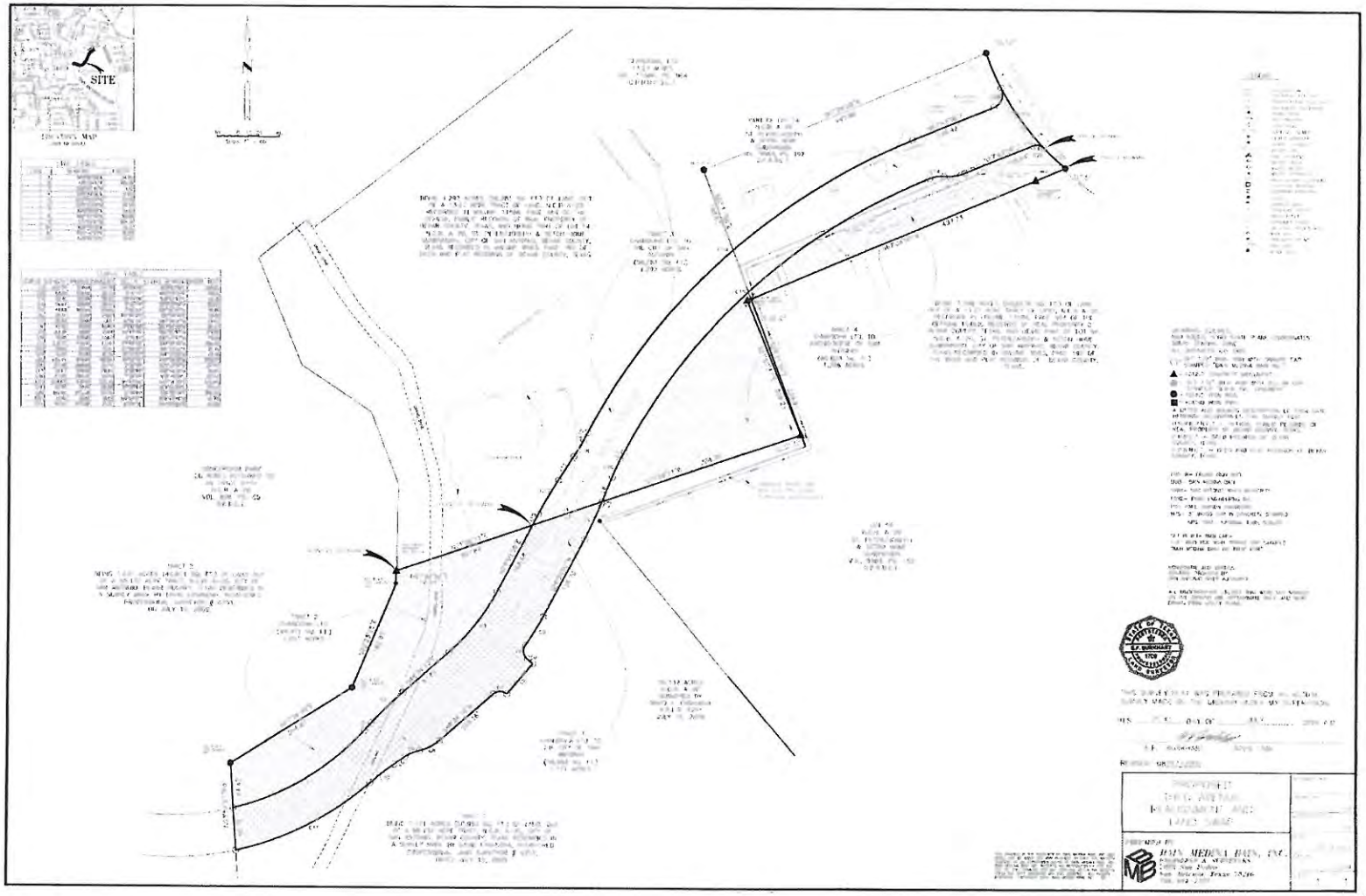
- The City of San Antonio seeks to acquire approximately 2.463 acres (107,274 square feet) of property through donation by Chandoha, Ltd.
- Property is needed for the Right-Of-Way in order to realign E. Theo Avenue in Council District 3

E. Theo Avenue Realignment

THEO AVENUE REALIGNMENT
JUNE 28, 2010

RIAL TO STUDIO

Property Survey



Background

- Realignment of Theo Avenue needed to:
  - Improve connectivity between San Antonio River, Concepcion Park, and Mission Concepcion
  - Reduce impact of traffic flow on Concepcion Park and surrounding residential area resulting from development of sports complex by Archdiocese of San Antonio
- Funding and Project management thru San Antonio River Authority - $1.8 M

Background

- San Antonio River Authority
  - construct interpretive portal in Concepcion Park as part of Mission Reach segment of S.A. River Improvement Project
    - City will close and rename portion of existing Theo Avenue with park gaining 1.1 acres of river frontage
- Completion of E. Theo Avenue construction projected in summer 2011

Allocated Funding

Project	Funding Source	Amount
Concepcion Park		
- Pool Rehab	2007 Park Bonds	$350,000
- Park Renovation	2009 General Fund	$400,000
- Playground	2011 General Fund	$175,000
Mission Portal	Bexar County	$1.59 million
	SA River Foundation	$400,000
Sports Complex	Bexar County	$16.1 million
Theo Realignment	San Antonio River Authority	$1.8 million
		$20.8 million

Fiscal Impact

- The City of San Antonio will acquire the 2.463 acres of property at no cost through donation from Chandoha, Ltd.

Issues & Recommendation

- This action is consistent with City Code which requires City Council approval for acquisition of property through donation to City.
- Staff recommends approval of this request

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11002 Item # 20

Council District: **1** City Council Meeting Date: **1/20//2010**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Lavaca Neighborhood Plan**
The applicant requests to amend the Land Use Plan designation *from* **Public/ Institutional** and **Low Density Residential** land use *to* **Mixed Use** land use.

Background Information:

Applicant: Lionel and Kathy Sosa
Owner: Lionel and Kathy Sosa
Property Location: 126 Lavaca Street
Acreage: 0.2701
Current Land Use of site: Office
Adjacent Land Uses:
N: School District Main Office
E: Single Family Home
S: Non-profit Office
W: Parking lot

Issue:

LAND USE ANALYSIS:

The subject property is located on Lavaca Street southeast of the intersection of South Alamo and East Durango Boulevard and within the Lavaca Neighborhood Plan. Currently, the area surrounding the subject property is predominately government/ institutional on the north, south and west and single and multi-family residential on the east.

The Plan designates the land use for the subject property as Public/Institutional and Low Density Residential. Public/Institutional is defined in the plan as uses that include public, quasi-public, utility company and institutional uses, such as schools, government facilities and libraries. Low Density Residential uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification. However, new three and four family dwellings including conversion of large single-family homes are not desired.

The applicant is requesting to change the future land use designation for the subject property to Mixed Use. Mixed Use includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, hair salons, day care, drug stores), nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood.

The applicant is requesting this plan amendment and associated zoning change in order to construct a two story structure to the rear of the existing building that will house an art studio and live/work unit. The subject property is used as an office and is located in the Lavaca Historic District within the Lavaca Neighborhood Plan and is recognized as having Historical Significance. The Lavaca

residential sector is one of the oldest in the San Antonio area and many of the homes in this area are landmark structures of unique character. The neighborhood contains single and multi–family adobe and stone saltbox homes from the Spanish era and the 1850s, several styles of vernacular homes from the turn-of-the-century era, and more modern twentieth-century bungalows.

The Mixed Use and the Public/Institutional and Low Density Residential land use categories include uses that are compatible and may be placed in close proximity. If the area immediately to the west and north transition from Public/Institutional in the future, it is likely to include mixed use projects. Changing the future land use designation for the subject property to mixed use would be keeping with this type of redevelopment. Furthermore, the requested land use change is in accordance with the goals of the neighborhood plan that encourage neighborhood commercial and housing development while maintaining the existing character of the historic area and its residential buildings.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Lavaca is a collector street.
Other streets: The subject property is approximately 200 feet from South Alamo Street a Secondary Arterial Type B and East Durango Boulevard a Primary Arterial Type B street.
Lavaca Street has sufficient capacity to accommodate any increase in traffic generated by the proposed land use.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Hemisfair Park, Burnet Elementary School
The existing community facilities can accommodate any increased demand for services generated by the proposed land use.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:
A mixed use designation for the subject property would be compatible with surrounding land use designations. If the area immediately to the west and north transitions from Public/Institutional uses in the future, it is likely to include mixed use projects. The requested land use change is accordance with the goals of the Lavaca Neighborhood Plan that encourage neighborhood commercial and housing development while maintaining the existing character of the historic area and its residential buildings.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: December 8, 2010
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: November 19, 2010
No. Notices mailed 10 days prior to Public Hearing: 38
Registered Neighborhood Association(s) Notified: Lavaca, King William, Downtown Residents, Roosevelt Park and Digowity Hill

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011017S

Current zoning district: O-2 HHS Proposed zoning district: IDZ with uses permitted in RM4 and O1.5-S for an Art Studio

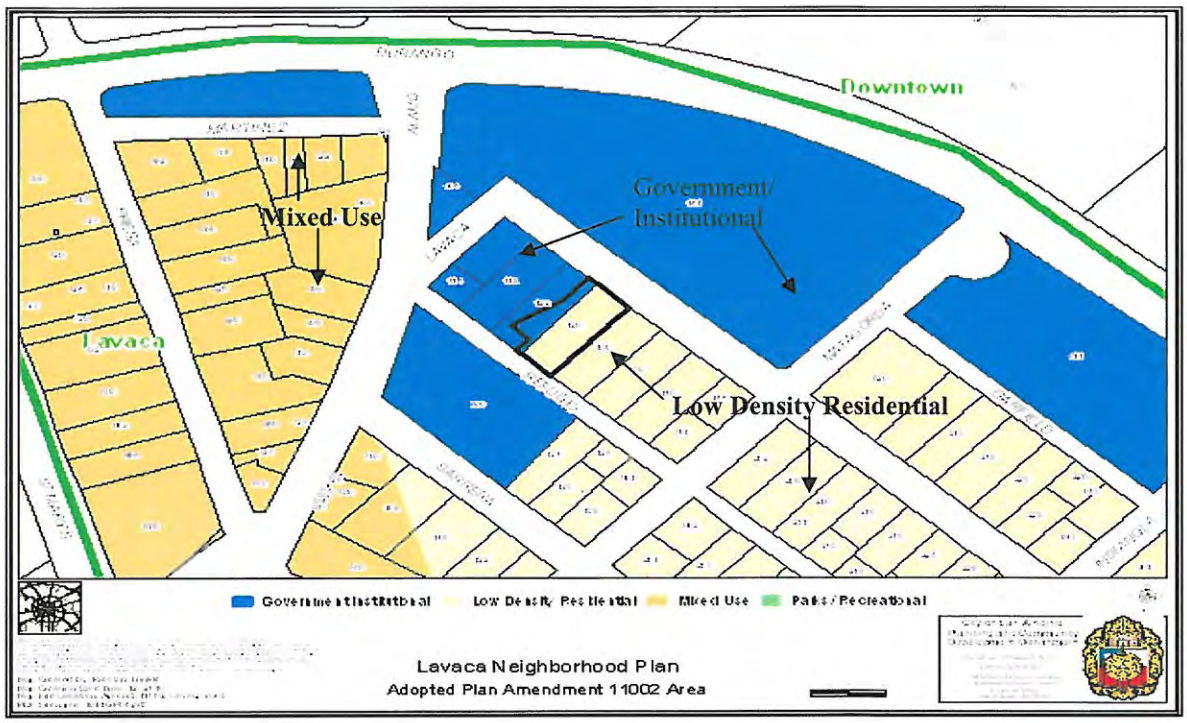
Zoning Commission Public Hearing Date: 12/21/2010

☐ Approval ☐ Denial

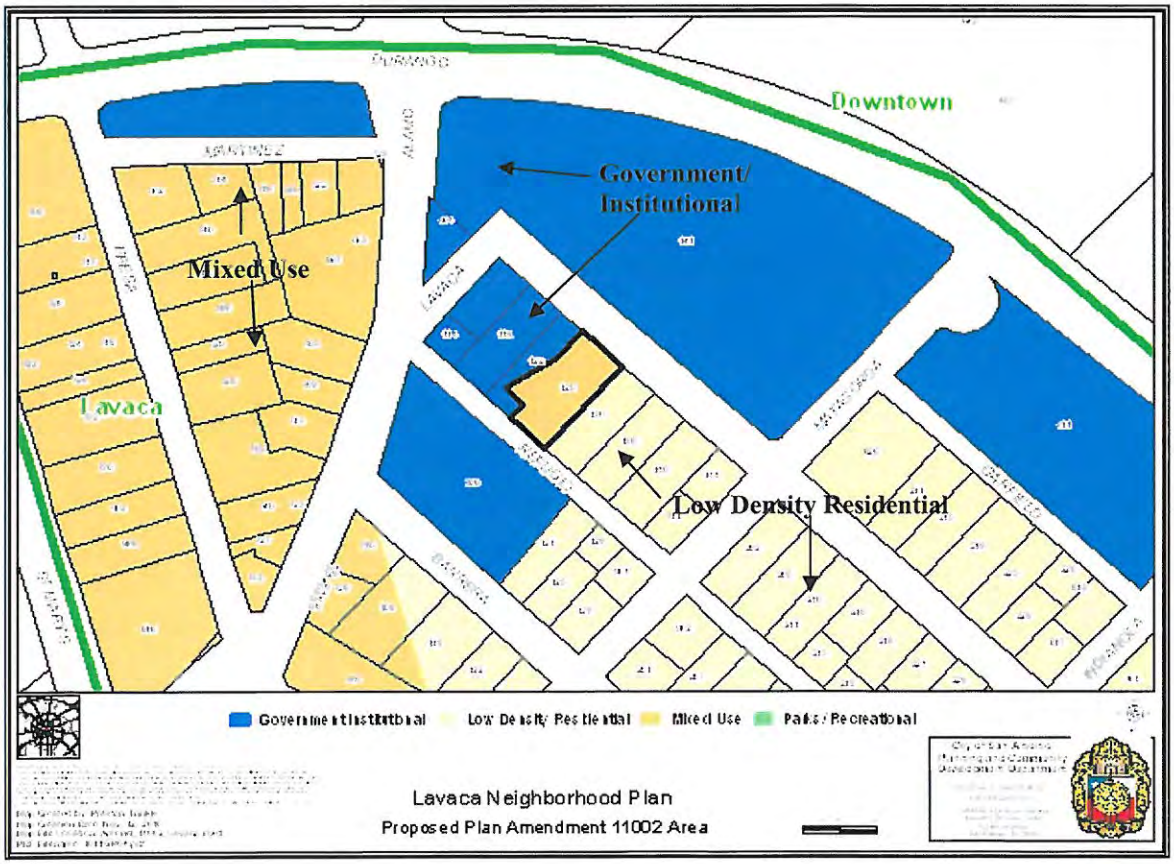
Planning and Community Development Department Staff:

Patrick B. Howard, AICP	Director	
Andrea Gilles	Planning Manager	
Case Manager: Robert C. Acosta	Planner	Phone No.: 207-0157

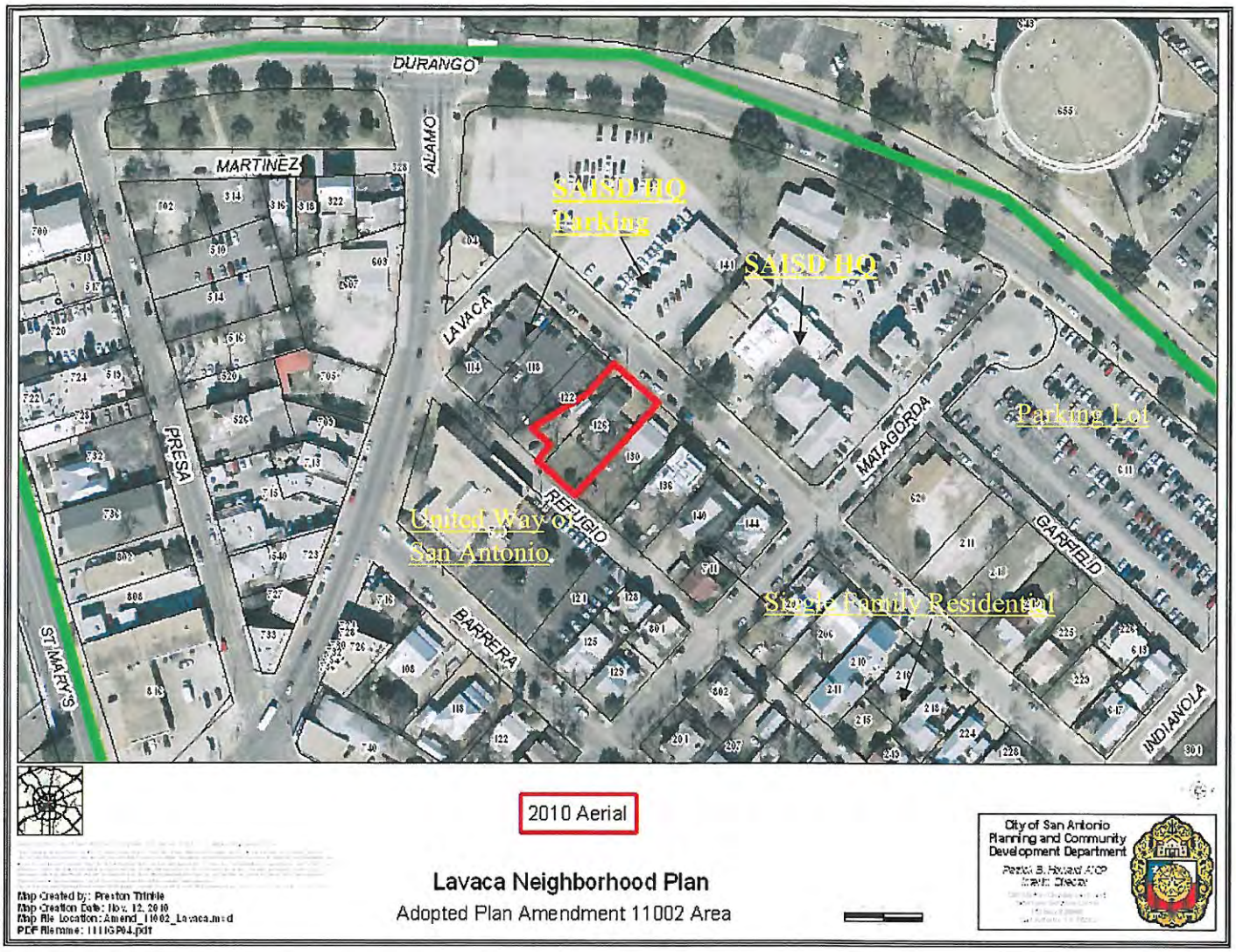
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE LAVACA NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC/INSTITUTIONAL AND LOW DENSTITY RESIDENTIAL LAND USE TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.2701 ACRES LOCATED AT 126 LAVACA STREET.

WHEREAS, City Council approved the Lavaca Neighborhood Plan as an addendum to the Master Plan on September 27, 2001; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 8, 2010 and **APPROVED** the amendment on December 8, 2010; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Lavaca 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 8th DAY OF DECEMBER 2010.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

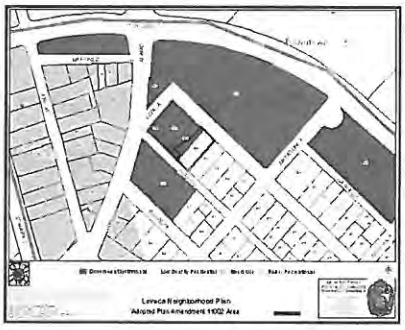
Master Plan Amendment 11002

Lavaca Neighborhood Plan

Planning Commission
December 8, 2010
Agenda Item No. 20

Amendment 11002

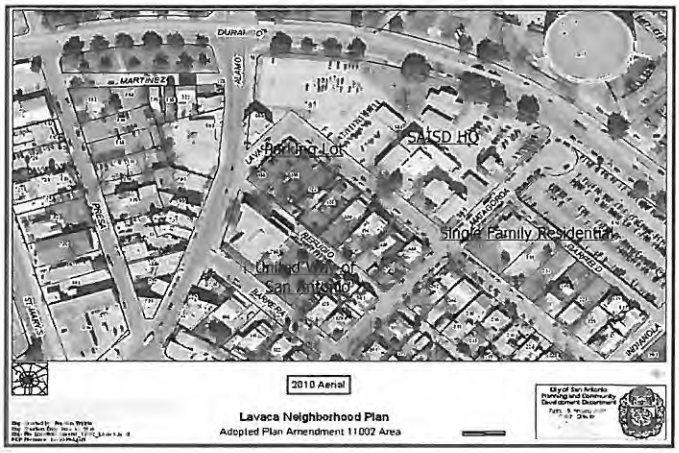
Plan as adopted:



Proposed amendment:

2

Surrounding Land Uses



3

Area Images

Front View of Subject Property

Rear View of Subject Property

Looking East from Subject Property

Looking West from Subject Property

Staff Recommendation

Approval of the request to amend from Public/Institutional and Low Density Residential land Use to Mixed Use land use

5

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: PA 11004 Item #21

Council District: **4** City Council Meeting Date: **1/20/2011**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use *to* **Neighborhood Commercial** land use.

Background Information:

Applicant: Lori Orr
Owner: Gary Baker, Rebecca Finnerty
Property Location: 363 West Mayfield Boulevard
Acreage: 0.5008
Current Land Use of site: Auto Sales Lot/Vacant Single-Family Residence

Adjacent Land Uses:
N: Public Library
E: Single-Family Residence
S: Single-Family Residence
W: Auto Sales Lot

Issue:

LAND USE ANALYSIS:
The subject property is located in south San Antonio approximately 165 feet east of the corner of West Mayfield Street and Interstate Highway 35 Access Road. The main structure on the subject property was originally constructed as a single family residence; currently the structure and surrounding property house a portion of the auto sales business that also occupies the to the west. The character of the area along the Access Road is primarily commercial and along West Mayfield Boulevard is single family residential. Pan American public library is located just north of the subject property. Properties to the south, across from West Mayfield Boulevard, are single family residential.

The land use designation for the subject property in the South Central San Antonio Community Plan is Low Density Residential land use. Low Density Residential land use includes single family homes on individual lots. Accessory dwelling units, such as granny flats and carriage houses, are allowed as long as they maintain community character. Certain non-residential uses, such as schools, places of worship, and parks are allowed within these areas and should be centrally located to provide easy accessibility. Low density residential land use supports the principals of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools.

The applicant is requesting to change the future land use designation to neighborhood commercial. Neighborhood Commercial land use includes least intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience store, small office, bakery, small restaurant, bookstore, antique shop or neighborhood sized grocery store. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses. Parking is encouraged behind buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Neighborhood Commercial should be located

at the intersections of collectors or higher order streets or where existing commercial areas have been established.

The existing commercial use, which is a used auto sales business, currently occupies the northern half of the subject property. According to the applicant, the owner of the business wants to expand the business and incorporate the remaining part of the subject property into this existing commercial site. The applicant states that intent of the property and business owner is to demolish the existing single family structure to expand the car lot of the used car sales business. The planned expansion will result in the substantial increase of the car lot surface in a location that is one of the gateways to the existing neighborhood. The character of this neighborhood comprises solely with single family residential structures. Having such a large car lot surface at this intersection will change the look and the feel of the neighborhood and allow for encroachment of a commercial use into a single-family residential neighborhood. Neighborhood Development/Environment Objective 2 in the South Central San Antonio Community Plan is to "encourage the rehabilitation of existing homes and the construction of new housing." The applicant's proposal would remove a residential structure from a viable single-family residential area. Another concern will be the lack of necessary buffer between such an intense non-residential use and adjacent Low Density Residential land use. In addition, increased traffic activity and noise may create adverse impact not only to the residential property users but also to the library users. The proposed land use will have a significant impact to the surrounding uses and therefore it would be incompatible with the existing neighborhood.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Interstate Highway 35 and it Access Road is located west of the subject property. West Mayfield Boulevard is a local street. The proposed expansion of the commercial node into the neighborhood will bring increased traffic to this residential street and impact the neighborhood's connection to the Access Road.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Pan Am Public Library is adjacent to the subject property. Noise and traffic originating from the subject property's commercial activity could have a negative impact on this community facility.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☒ Denial ☐Alternate Recommendation:
Expanding an existing neighborhood commercial node into an existing single-family residential neighborhood will remove viable housing stock and negatively impact the surrounding residential and Public Institutional uses with increased traffic and noise.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: December 8, 2010
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: November 19, 2010
No. Notices mailed 10 days prior to Public Hearing: 32

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Registered Neighborhood Associations Notified: Collins Garden, Lone Star, Roosevelt Park, Riverside South, Hot Wells, Mission San Jose, East Pyron – Symphony Lane

ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A

Current zoning district: R-4 Proposed zoning district: C-1 CD – Motor Vehicle Sales

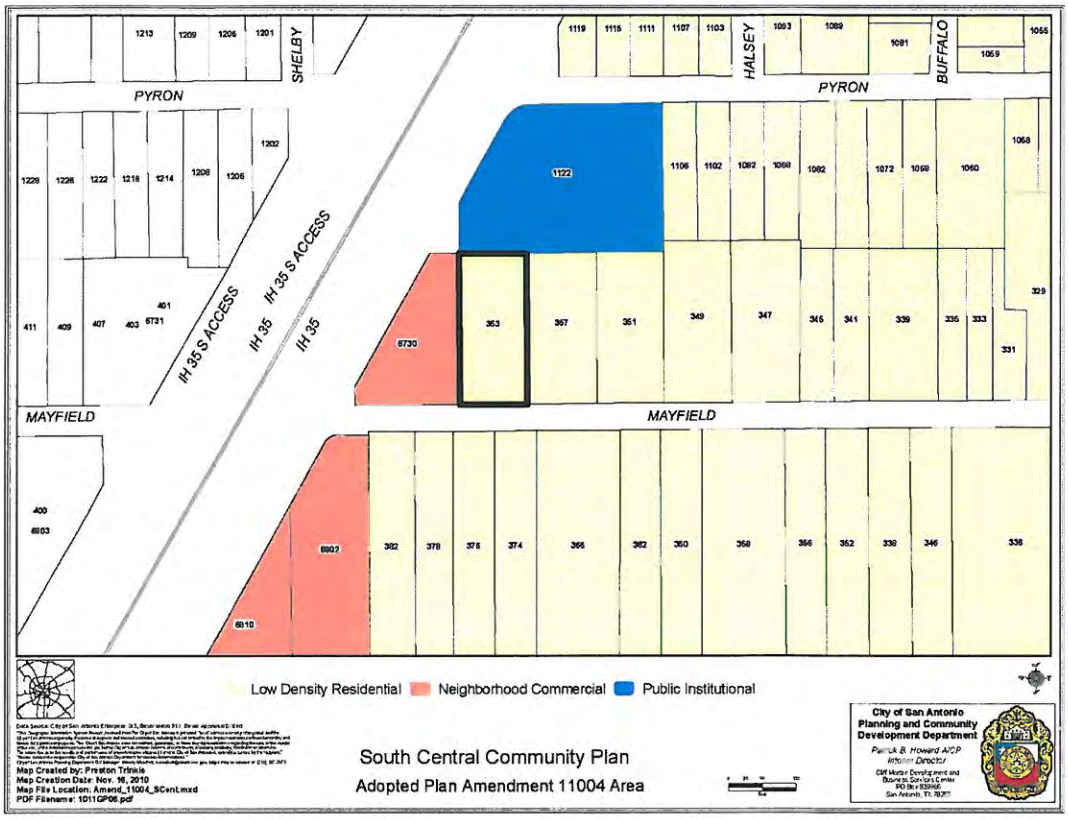
Zoning Commission Public Hearing Date: N/A

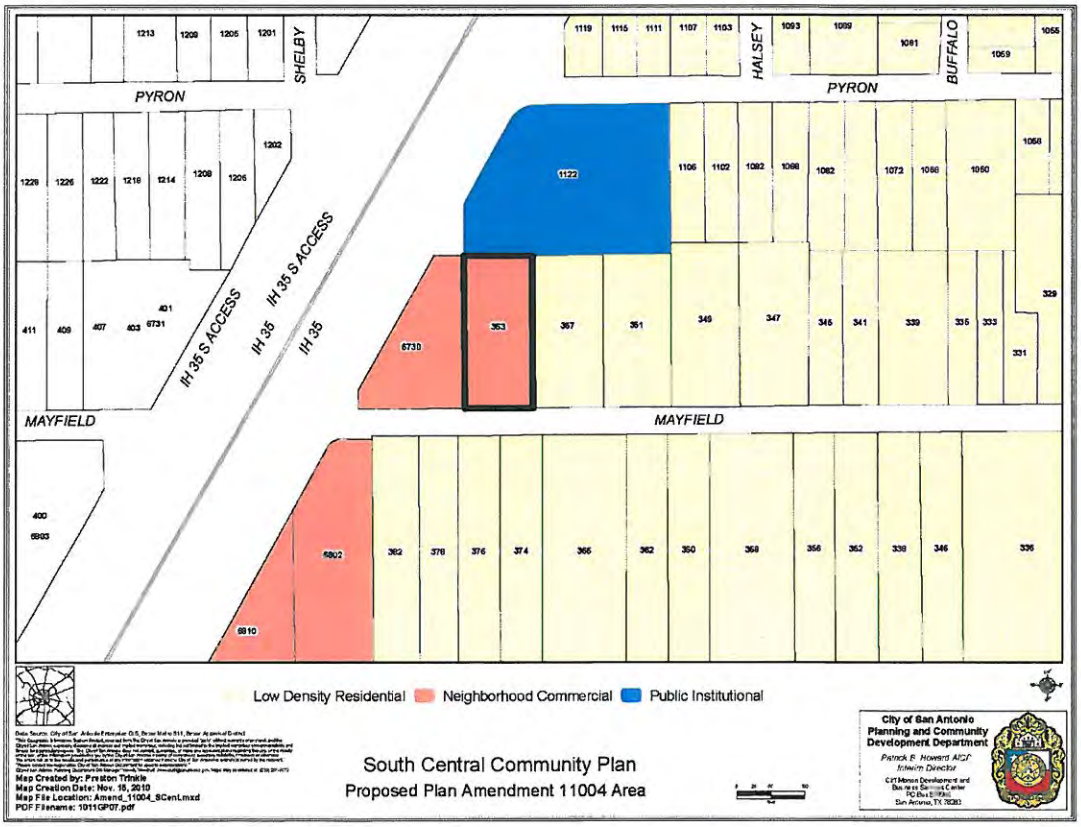
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

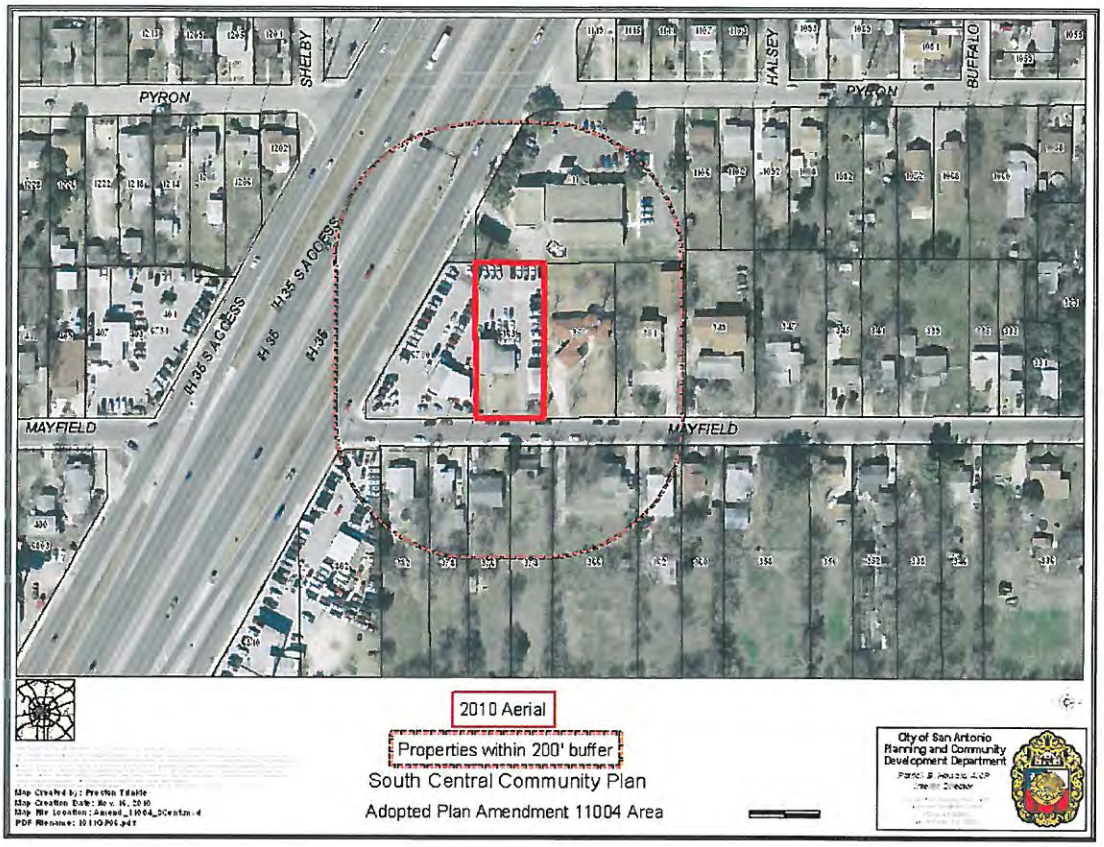
Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Case Manager: John Osten	Senior Planner	Phone No.:207-2187

Attachment 1:





Attachment 2:



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.5008 -ACRES LOCATED AT 363 WEST MAYFIELD BOULEVARD.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on October 26, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 8, 2010 and **DENIED** the amendment on December 8, 2010; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420; and

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

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8th DAY OF DECEMBER 2010.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 11004

South Central San Antonio Community Plan

Planning Commission
December 8, 2010
Agenda Item No. 21

Amendment 11004

Plan as adopted:

Proposed amendment:

2

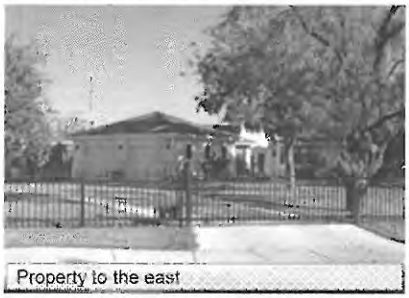
Surrounding Land Uses

3

Area Images

Subject property

Property to the west


Property to the east

Property to the south

Staff Recommendation

Denial of the request to amend from Low Density Residential land use to Neighborhood Commercial land use

5

P/C AGENDA FOR December 8, 2010				
Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 6	Napa Oaks, Unit 2 PUD	Napa Oaks, SA, LTD	James Japhet	N/A
5B & 12	Reserve at Sonoma Verde, Enclave		Robert Trautmann	N/A
5C & 7	Westover Assembly of God Campus		Jim D. Rion	N/A
8	Valencia Terrace Enclave	Borgfeld and Blanco Holdings, LLC	Joel F. Pollock	N/A