

# SAN ANTONIO PLANNING COMMISSION AGENDA



February 23, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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

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

## 1. PRELIMINARY ITEMS:

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Discussion regarding Technical Advisory Committee Applicants

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARING:

### REPLAT:

Council      Ferguson  
District      Index #

A. 100074

**Guiding Light R.T.C.**

**OCL 718 B-7**

(On the northeast side of Rabel Road, east of FM 1937)

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## 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.



**COMPREHENSIVE MASTER PLANS:**

15. **PA11013** - Public hearing and consideration of a resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 4.03 acres located at 800 Buena Vista and 826 Monterey, more specifically described as NCB 227 Blk 120 Lot 26 (Toudouze Warehouse UT-1), NCB 225 Blk 118, Lot 7 through 15, and a 0.426 acre portion of Monterey Street from the western right of way of South Salado Street to the eastern right of way line of South Comal Street, from Residential land use to Government/Educational land use (Planning and Community Development Department by Tyler Sorrells),

**OTHER ITEMS:**

16. Briefing and consideration of a resolution appointing a Zoning Commission member and alternate to the TAC (Development Services Department, by Rick Carrizales).
17. Review and discussion of TAC Community at Large applications (Development Services Department, by Rick Carrizales).
18. Approval of the minutes for the February 9, 2011 Planning Commission meeting
19. Director's report - City Council Action Update (Planning Commission Items sent to Council)
20. 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.
21. **ADJOURNMENT**

# **Consent Agenda**

**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

AGENDA ITEM NO: 5A<sup>1</sup>/<sub>7</sub> February 23, 2011

GUIDING LIGHT R.T.C.  
SUBDIVISION NAME

MAJOR PLAT

100074  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 718 B-7

**AGENT:** Salah Diab

**ENGINEER:** Seda Consulting Engineers, Inc., by Salah Diab, P. E.

**CASE MANAGER:** Donna Camacho, Planner (207-5016)

**Date filed with Planning Commission:** January 10, 2011

**Location:** On the north side of Rabel Road, east of FM 1937

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** Outside San Antonio City Limits

RD Rural Development

CSMA City South Management Authority

**Proposed Use:** Commercial

**Major Thoroughfare:** Rabel Road is an enhanced secondary arterial, minimum R.O.W. 120 feet

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**APPLICANT'S PROPOSAL:**

To plat **11.857** acres consisting of **4** non-single family lots and **600** linear feet of public streets.

**DISCUSSION:**

Bexar County Public Works Department has cited: Section 35-506(r)(2)(C) of the UDC, regarding Access and Driveways, Single Family Residential Subdivisions, Street Type Connecting to Arterial. The applicant has submitted a request for a Varaince to the requirement, requesting to allow "local A" street section for the entire proposed street in lieu of the first 40 feet to be a "local B" with the transition to a "local A".

The Bexar County Infrastructure Services and the Development Services Department, Engineering have no objection to the granting of the variance to Section 35-506(r)(2)(C) of the UDC, regarding Access and Driveways, Single Family Residential Subdivisions, Street Type Connecting to Arterial as indicated in the attached report.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned Variance. With regards to the Variance, staff does concur with the applicant's justification. Therefore, the Director of Development Services and Bexar County recommend approval of the Variance and plat.





**SEDA CONSULTING ENGINEERS, INC.**  
**Firm Registration No. F-001601**

**6735 I.H. 10 WEST**  
**SAN ANTONIO, TX 78201**

**PHONE: (210) 308-0057**  
**FAX : (210) 308-8842**  
**E-MAIL: [seda@satx.rr.com](mailto:seda@satx.rr.com)**

February 15, 2011

City of San Antonio  
Planning and Development Services Department  
Subdivision/Land entitlement division

Attn.: Ms. Donna Camacho, Case Manager.  
Re.: GUIDING LIGHT R.T.C. SUBDIVISION, PLAT NO. 100074

Dear Ms. Camacho;

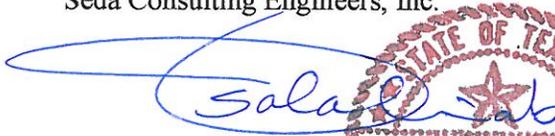
Please consider this letter as a request for VARIANCE to the UDC section 35-506(r)(2)(C), to allow "local A" street section for the entire proposed street in lieu of the first 40 feet to be a "local B" with the transition to local A. the following should be noted;

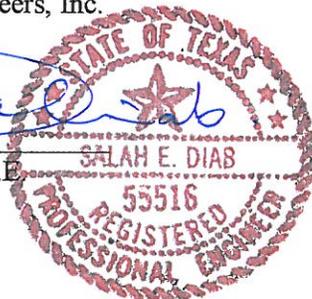
- 1- Our proposed street is tying to the existing Rable Road which has been designated as a Major Thoroughfare (Enhanced Secondary arterial). However, the existing roadway is a 24 feet wide and it dead ends at approx. 300 feet from our site, and that this street is a dead end street and it will services, only Four(4) lots.
- 2- The hardship is not related to a personal circumstance
- 3- This is a unique, or nearly so, rather than one shared by many surrounding properties
- 4- This is not a result of our action, and
- 5- Granting of this 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.

It should also be noted that, "Bexar County, Infrastructure Services Department, Public Works Division" has no problem with and has approved this request.

Should there be any question, with regard to this matter, please do not hesitate to call on us.

Sincerely;  
Seda Consulting Engineers, Inc.

  
Salah E. Diab, PhD., P.E.  
President





## 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

<b>Project:</b>	Guiding Light RTC A subdivision plat lying within the City South Management Authority (City South Area 6) consisting of 3 lots zoned "RD" and 1 lot designated as "RD S" with a specific use authorization for a childcare institution (specialized).
<b>Address:</b>	Approximately 10,000 feet East from the intersection of FM 1937 and Rabel Road
<b>A/P #/PPR #/Plat#:</b>	100074
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	November 1, 2010
<b>AEVR Submitted by:</b>	Salah Diab, PhD, PE
<b>Issue:</b>	UDC requires a Collector or Local Type B street section for a minimum of 40' when connecting to an Arterial street.
<b>Code Sections:</b>	2009 Unified Development Code (UDC), Sections 35-506(r)(2)(C) – Access and Driveways, Single Family Residential Subdivisions, Street Type Connecting to Arterial
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Diab's letter dated September 10, 2010. At issue is the type of street section to connect to Rabel Road.

Although Rabel Road is designated on the Major Thoroughfare Plan as an Enhanced Secondary Arterial, the road is currently constructed with typical county road section of 60' of Right-of-Way (ROW) and 24' of pavement. The Local B required to connect to Rabel Road will be allowed to have a pavement section for a Local A since Rabel Road is not currently constructed to the Arterial pavement section. The proposed routing of Rabel Road past this property appears it will require approximately 2,000 linear feet of bridge to cross the flood plain to connect to IH-37. Currently, Rabel Road ends with a cul-de-sac at the Dos Rios Wastewater Treatment Plant approximately 2,300 feet from this development. The plat is dedicating additional ROW for the Arterial section, as well as, the ROW for the 40 feet of Local B connection with the appropriate transition from the Arterial to the Local A street section within the subdivision. The required pavement section for Rabel Road and the Local B connection will be constructed with a Capital Improvement Project when funds are available.

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

1. ***Is the exception contrary to the spirit and intent of section?*** The exception is not contrary to the spirit and intent of the section. Rabel Road has not been improved and does not function as an Enhanced Secondary Arterial. Proposed and existing development does not warrant improvements to Rabel Road. If the Local Type B section were to be built, it might exceed the current pavement section of Rabel Road.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken all practicable measures to minimize adverse impacts within the limits of the development. The applicant has dedicated the necessary ROW to have the street improved for the minimum 40' length currently called out in the code. Bexar County has agreed to improve this section should Rabel Road be improved with a Capital Improvement Project.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The proposed construction is consistent with the current conditions.
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The proposed variance meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMENDATION: Approval to allow the construction of a Local Type A pavement section connecting to the existing Rabel Road pavement section.

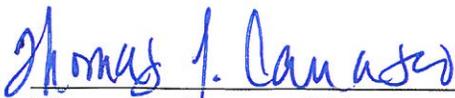


Robert Brach, P.E.  
Development Services Manger  
Bexar County

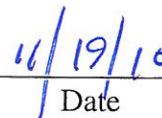


Date

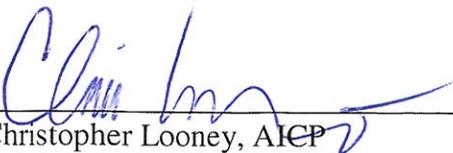
I have reviewed the AEVR Analysis and concur with the recommendation.



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



Date



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



Date

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 6 February 23, 2011

ROSEHEART ELEMENTARY SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

090360  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 484 B-8

**OWNER:** Northeast Independent School District, by Naty Saidoff

**ENGINEER:** Pape-Dawson Engineers, by Eugene H. Dawson, Jr., P.E.

**CASE MANAGER:** Donna L. Camacho, Planner 207-5016

**Date filed with Planning Commission:** January 31, 2011

**Location:** At the southeast corner of Bulverde Road and Roseheart

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District  
ERZD Edward Recharge Zone District

**Plat is associated with:**

MDP 706A, Steubing Estate North, accepted on August 2, 2003

**Proposed Use:** School

**Major Thoroughfare:** Bulverde and Gold Canyon are secondary arterials, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

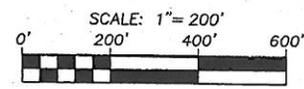
To plat **23.234** acres consisting of **1** non-single family lot and **1,138** linear feet of public streets.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems and certifies that the requirements of Chapter 34, Article VI, Division 6, Section 34-910 and 34-911 of the San Antonio City Code have been complied with as they apply to the above-referenced development. However, it is noted that the Best Management Plan (BMP) for this project includes a Stormceptor System. SAWS has concerns regarding the use of this type of BMP based on a lack of accessibility, continuous maintenance, and difficulty in performing periodic inspections. The applicant must provide a point for contact for providing access, sediment determination, pumping and disposing of waste when SAWS staff contacts them for inspections. Records of quarterly maintenance and inspections shall be provided to SAWS.

**STAFF RECOMMENDATION:**

Approval



SUBDIVISION PLAT OF ROSEHEART ELEMENTARY SCHOOL

A 23.234 ACRE TRACT OF LAND COMPRISED OF ALL OF THE 20.377 ACRE TRACT 1 AND ALL OF THE 1.394 ACRE TRACT 2, CONVEYED TO NORTHEAST INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT RECORDED IN VOLUME 14310, PAGES 2179-2218, 0.143 OF AN ACRE OUT OF THAT 73.00 ACRE TRACT CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 14310, PAGES 2179-2218, 0.143 OF AN ACRE OUT OF THAT 104.41 ACRE TRACT CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 12736, PAGES 1346-1375, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE A HOUSTON SURVEY NO. 341, ABSTRACT 341, COUNTY BLOCK 4956, NOW IN NEW CITY BLOCK (N.C.B.) 17726 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

STREETScape NOTE: IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

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 ALLIED, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: SAIDOFF FORESIGHT, L.P. A NEVADA LIMITED PARTNERSHIP

FILL, DRAINAGE & SANITARY SEWER EASEMENT THE CAPITAL FORESIGHT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: SAIDOFF FORESIGHT, L.P. A NEVADA LIMITED PARTNERSHIP, GENERAL PARTNER

BY: NATY SAIDOFF, L.L.C. A NEVADA LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: NATY SAIDOFF, MANAGER 2750 BEVERLY GLEN CIRCLE, STE 300 BEL AIR, CA 90077 310-234-9598

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATY SAIDOFF, 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 10<sup>TH</sup> DAY OF January, A.D. 2011.

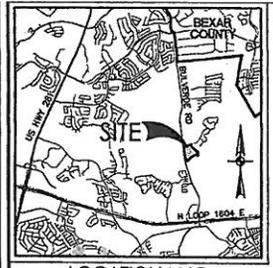
ONLY NOTARIC CODE: 1745841 NOTARY PUBLIC, CALIFORNIA 101 WEST 100<sup>TH</sup> ST. SUITE 1000, LOS ANGELES, CA 90024

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

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

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

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



LOCATION MAP MAPSCO MAP GRID: 4848 NORTH-SOUTH

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

**SAWS NOTE:** THE DEVELOPER DEDICATES THE WATER MAIN 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 WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**FINISHED FLOOR NOTE:** FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL GRADE ADJACENT TO THE FLOORPLAN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION OF 901.13 FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1984) FROM THE 1984 COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COORDINATE CORE NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1984) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**FLOODPLAIN NOTE:** THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DETERMINED BY A FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. DATED DECEMBER 2007. CONSTRUCTION IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR.

**EDWARDS AQUIFER RECHARGE ZONE NOTE:** THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

**C.P.S. NOTES:** THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFEROR EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRUCKS, EACH WITH NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS, THE RIGHT TO LOCATE CABLE FACILITIES WITHIN SAID EASEMENT AND TO CONSTRUCT SUCH FACILITIES OR TO MAINTAIN THEM WITHIN SAID EASEMENT, OR OTHER RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID UTILITIES THEREIN, IF THE UTILITIES AND ENGINEERED WORK THAT THE BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA, 2. ANY CIP WORK THAT RESULTS FROM MODIFICATIONS REQUIRED FOR GAS EASEMENT AREA, 3. THIS PLAT DOES NOT AVOID, ALTER, RELASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR OTHER UTILITIES, CABLE FACILITIES OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**FILL EASEMENT NOTE:** ALL FILL EASEMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO.

**STREETScape NOTE:** IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

2011 JAN 24 PM 3:32

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

OWNER/DEVELOPER: GABRIEL J. SULLIVAN EXECUTIVE DIRECTOR - CONSTRUCTION MANAGEMENT AND ENGINEERING NORTH EAST INDEPENDENT SCHOOL DISTRICT 8941 TESORO DRIVE, STE 602 SAN ANTONIO, TEXAS 78217 210-804-7000

STATE OF TEXAS COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GABRIEL J. SULLIVAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>TH</sup> DAY OF January, A.D. 2011.

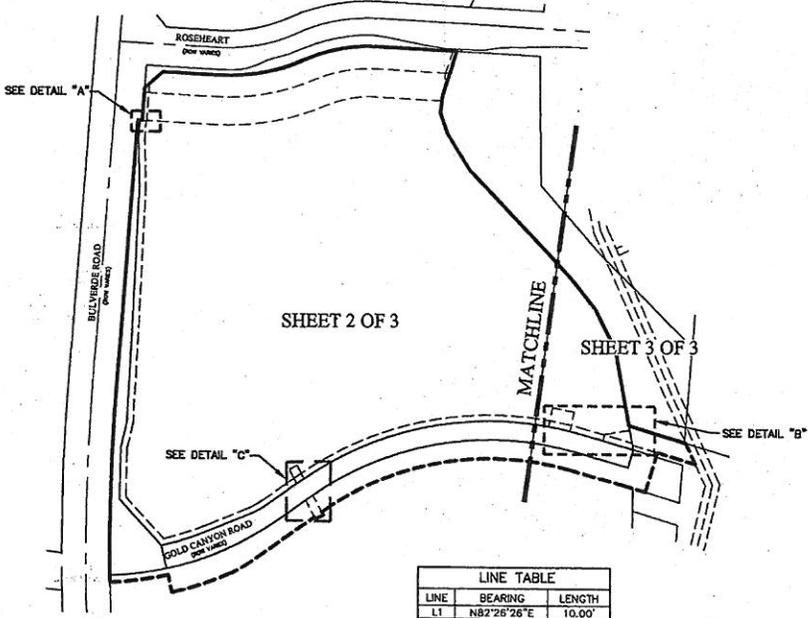
Tanya Balles NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

STATE OF TEXAS COUNTY OF BEAR  
 EUGENE H. DAWSON, JR. REGISTERED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE

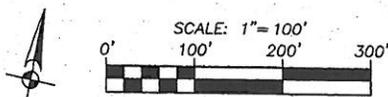
LINE	BEARING	LENGTH
L1	N82°26'26"E	10.00'
L2	N07°33'34"W	75.55'
L3	N35°54'32"E	56.17'
L4	S06°10'40"E	40.19'
L5	S3°06'44"E	50.54'
L6	S36°07'55"E	52.83'
L7	NOT USED	
L8	N85°21'05"W	90.12'
L9	N67°38'49"E	25.00'
L10	S22°21'11"E	27.74'
L11	S85°21'05"E	135.61'
L12	S04°35'55"W	85.53'
L13	S42°15'59"W	6.00'
L14	S40°02'14"E	7.47'
L15	S48°57'46"W	20.00'
L16	N40°02'14"W	4.78'
L17	N24°55'38"W	40.00'
L18	N04°02'46"E	15.17'
L19	N67°38'49"E	58.19'
L20	N00°00'53"W	45.00'
L21	S89°59'07"W	50.00'
L22	S00°00'53"E	45.00'
L23	N40°02'14"W	37.20'
L24	N48°57'46"E	20.00'
L25	S40°02'14"E	34.54'
L26	S04°02'46"W	43.00'
L27	N24°55'38"W	55.00'
L28	N07°33'34"W	42.15'
L29	N13°20'54"W	113.65'
L30	N00°35'12"E	61.10'
L31	N10°57'50"W	119.40'
L32	S82°26'26"W	10.00'
L33	S36°47'18"E	102.63'
L34	S22°21'11"E	172.70'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	450.00'	26°48'42"	N67°30'11"E	208.66'	210.58'
C2	350.00'	26°48'42"	N67°30'11"E	162.29'	163.78'
C3	4000.00'	00°46'12"	N85°34'08"W	53.78'	53.78'
C4	657.00'	51°42'47"	S68°11'23"W	573.06'	592.98'
C5	200.00'	11°56'10"	S48°18'04"W	41.59'	41.67'
C6	755.00'	10°48'12"	S59°40'16"W	142.15'	142.36'
C7	715.00'	10°45'05"	S70°26'55"W	133.97'	134.17'
C8	4845.00'	05°24'50"	N10°15'59"W	467.07'	467.24'
C9	645.00'	10°01'35"	S80°03'34"W	112.73'	112.87'
C10	168.00'	12°42'48"	S48°41'23"W	37.20'	37.28'
C11	743.00'	51°42'47"	S68°11'23"W	648.07'	670.60'
C12	700.00'	51°42'47"	S68°11'23"W	610.57'	631.79'
C13	700.00'	22°44'23"	S53°42'11"W	276.00'	277.82'
C14	700.00'	10°43'26"	S70°26'05"W	130.83'	131.02'



DEVELOPMENT SERVICES RECEIVED



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

SUBDIVISION PLAT  
OF  
ROSEHEART ELEMENTARY  
SCHOOL

A 23.234 ACRE TRACT OF LAND COMPRISED OF ALL OF THE 20.377 ACRE TRACT 1, AND ALL OF THE 1.894 ACRE TRACT 2, CONVEYED TO NORTHEAST INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT RECORDED IN VOLUME 13712, PAGES 2082-2092, 1.320 OF AN ACRE OUT OF THAT 73.00 ACRE TRACT 8, CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 14310, PAGES 2173-2218, 0.143 OF AN ACRE OUT OF THAT 104.41 ACRE TRACT CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 12736, PAGES 1364-1375, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE A. HOUSTON SURVEY NO. 341, ABSTRACT 264, COUNTY BLOCK 4956, NOW IN NEW CITY BLOCK (N.C.B.) 17728 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

STREETScape NOTE:  
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
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 ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

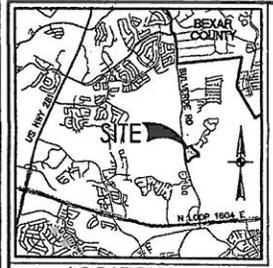
OWNER:  
FILL, DRAINAGE & SANITARY SEWER EASEMENT  
THE CAPITAL FORESIGHT LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP  
BY: SAIDOFF FORESIGHT, L.P.,  
A NEVADA LIMITED PARTNERSHIP,  
GENERAL PARTNER  
BY: NATY SAIDOFF, LLC,  
A NEVADA LIMITED LIABILITY COMPANY,  
GENERAL PARTNER  
BY: *Naty Saidoff*  
NATY SAIDOFF,  
MANAGER  
2980 BEVERLY GLEN CIRCLE, STE 300  
BEL AIR, CA 90077  
310-234-9798

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Naty Saidoff*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10TH DAY OF January, A.D. 2011.

*Naty Saidoff*  
NOTARY PUBLIC, LOS ANGELES COUNTY, CALIFORNIA

THIS PLAT OF ROSEHEART ELEMENTARY SCHOOL HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY CONVEYED 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 BEAR  
\_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
MAYSCO MAP GRID: 4548  
NORTH-SOUTH SCALE

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE GRANITORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
**SAWS NOTE:**  
THE DEVELOPER DEDICATES THE WATER MAIN 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 WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.  
**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION OF 101.13 FOR THE 100-YEAR STORM EVENT FROM THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DEPLOYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORE NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
**FLOODPLAIN NOTE:**  
THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THE PLAT WERE DETERMINED BY A FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. DATED DECEMBER 2009. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROVIDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR.  
**EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**EDWARDS AQUIFER RECHARGE ZONE NOTE:**  
1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, SECTION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION, OR LATEST REVISION THEREOF."  
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.  
**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, AND EGRES OVER GRANITORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENT OPERATION OF SAID ELECTRIC AND GAS SYSTEMS AND UNDERGROUND THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY COST INCURRED BY LOSS RESULTING FROM MODIFICATIONS OR RELOCATION OF EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THE PLAT DOES NOT AWARD, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, IRRIGATION, CANAL EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

DEVELOPMENT SERVICES RECEIVED

2011 JAN 24 PM 3:32

**FILL EASEMENT NOTE:**  
ALL FILL EASEMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO.  
**STREETScape NOTE:**  
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

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

OWNER/DEVELOPER:  
*Tanya Balley*  
AGENT: GARRETT J. SULLIVAN  
EXECUTIVE DIRECTOR OF CONSTRUCTION MANAGEMENT AND ENGINEERING  
NORTH EAST INDEPENDENT SCHOOL DISTRICT  
8951 TECO DRIVE, STE 602  
SAN ANTONIO, TEXAS 78217  
210-804-7000

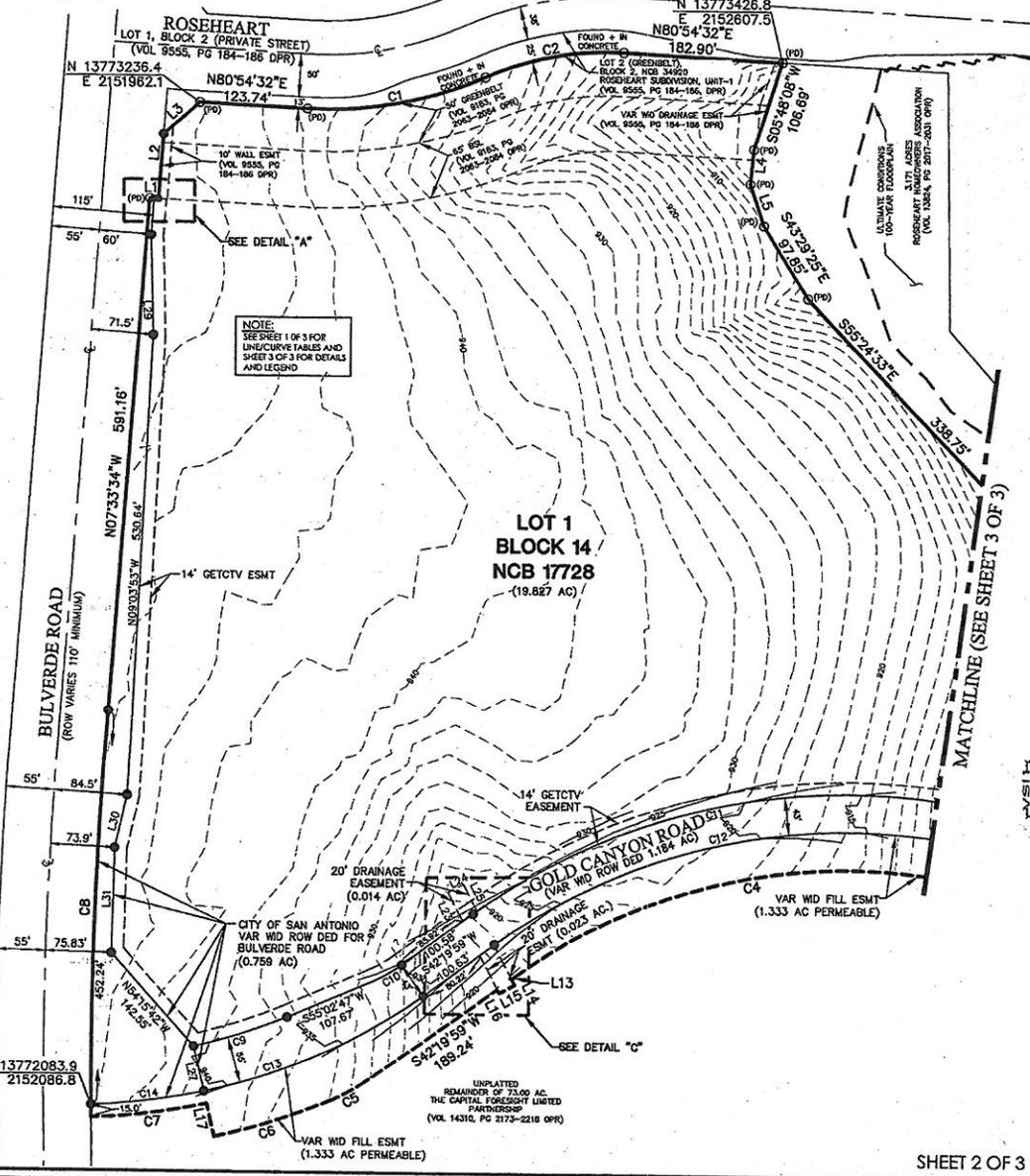
STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tanya Balley*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF January, A.D. 2011.

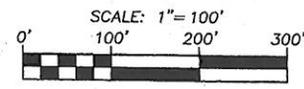
*Tanya Balley*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

*Ulf Lind*  
LICENSED PROFESSIONAL ENGINEER

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





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

SUBDIVISION PLAT  
 OF  
**ROSEHEART ELEMENTARY SCHOOL**

A 23.234 ACRE TRACT OF LAND COMPRISED OF ALL OF THE 20.377 ACRE, TRACT 1, AND ALL OF THE 1.394 ACRE, TRACT 2, CONVEYED TO NORTHEAST INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT RECORDED IN VOLUME 13712, PAGES 2082-2092, 1.320 OF AN ACRE OUT OF THAT 73.000 ACRE, TRACT 3, CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 14310, PAGES 2173-2218, 0.143 OF AN ACRE OUT OF THAT 104.41 ACRE TRACT CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP BY INSTRUMENT RECORDED IN VOLUME 12736, PAGES 1366-1375, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, COUNTY BLOCK 4956, NOW IN NEW CITY BLOCK (N.C.B.) 17728 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**STREETSCAPE NOTE:**  
 IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

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

OWNER:  
 FILL, DRAINAGE & SANITARY SEWER EASEMENT  
 THE CAPITAL FORESIGHT LIMITED PARTNERSHIP,  
 A NEVADA LIMITED PARTNERSHIP  
 BY: SAIDOFF FORESIGHT, LP.,  
 A NEVADA LIMITED PARTNERSHIP,  
 GENERAL PARTNER  
 BY: NATY SAIDOFF, LLC,  
 A NEVADA LIMITED LIABILITY COMPANY,  
 GENERAL PARTNER  
 BY: NATY SAIDOFF,  
 MANAGER  
 2980 BEVERLY GLEN CIRCLE, STE 300  
 BEL AIR, CA 90777  
 310-234-9598

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **NATH SAIDOFF**, 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 10th DAY OF JANUARY, A.D. 20 11.

NOTARY PUBLIC, LOS ANGELES COUNTY, CALIFORNIA

THIS PLAT OF **ROSEHEART ELEMENTARY SCHOOL** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(H) HAVE BEEN GRANTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS  
 \_\_\_\_\_ DEPUTY



**LOCATION MAP**  
 MAPSCO MAP GRID: 4848  
 NOT-TO-SCALE

**FILL EASEMENT NOTE:**  
 ALL FILL EASEMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO.  
**STREETSCAPE NOTE:**  
 IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE BUILDING PERMIT PHASE FOR ROSEHEART ELEMENTARY SCHOOL.

**DRAINAGE EASEMENT NOTE:**  
 NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPERE 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 GRANITE'S ADJACENT PROPERTY TO REMOVE ANY INTERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
**SAVING NOTE:**  
 THE DEVELOPER DEDICATES THE WATER MAIN 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 WATER MAIN WHICH IS LOCATED WITHIN THIS PARTICULAR PLAT.  
**FINISHED FLOOR NOTE:**  
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION OF 101.13 FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION ALL LOCAL CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "P&D DAWSON" UNLESS NOTICED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DEPICTED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
**FLOODPLAIN NOTE:**  
 THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THE PLAT WERE DETERMINED BY A FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. DATED DECEMBER 2007. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.  
**EDU NOTE:**  
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THE SURVEYOR'S PLAT ARE SET ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**EDWARDS AQUIFER RECHARGE ZONE NOTE:**  
 1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, SECTION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBODIES PROTECTION, OR LATEST REVISIONS THEREOF."  
 2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNDER AN EDWARDS AQUIFER PROTECTION PLAN [WATER POLLUTION ABATEMENT PLAN] OR AN EDWARDS APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST AMENDMENT HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.  
**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS BEING SHOWN ON THE PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "DAS EASEMENT," AND "TRAILER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, ERECTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, AND ERECTING POLES, MASTS, OR BIRTHING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANITE'S ADJACENT LANDS, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR IMPAIR THE EFFECT OF SAID FACILITIES.  
 2. ANY C/P.S. HAVING ANY CLAIMS OR INTERESTS IN ANY OF THE AREAS SHOWN ON THIS PLAT SHALL BE AGREED AND UNDERSTOOD THAT NO REDUCTIONS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA, OR ANY C/P.S. HAVING ANY CLAIMS OR INTERESTS IN ANY OF THE AREAS SHOWN ON THIS PLAT SHALL BE RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THE PLAT DOES NOT ANNUL, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGE TO SUCH EASEMENTS ARE DESCRIBED HEREON.

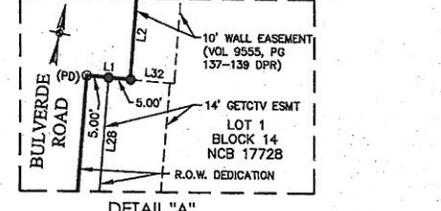
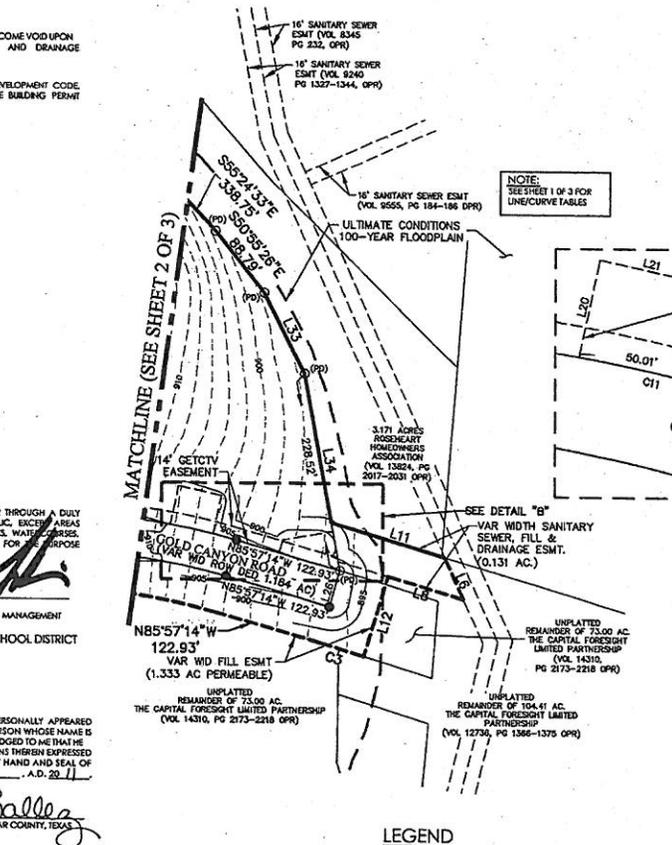
DEVELOPMENT SERVICES RECEIVED  
 JAN 24 PM 3:32

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE NUMBER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 OWNER/DEVELOPER:  
  
 AGENT: GARRETT J. SULLIVAN  
 EXECUTIVE DIRECTOR, CONSTRUCTION MANAGEMENT AND ENGINEERING  
 NORTH EAST INDEPENDENT SCHOOL DISTRICT  
 8761 TESORO DRIVE, STE 602  
 SAN ANTONIO, TEXAS 78217  
 210-804-7000

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **GARRETT J. SULLIVAN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JANUARY, A.D. 20 11.

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



**LEGEND**

AC	ACRES	RB	RADIAL BEARING
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	RW	RECYCLED WATER
CBTV	CABLE TELEVISION	SD	SECTOR DRAINAGE
CB	COUNTY BLOCK	SS	SANITARY SEWER
CV	CLEAR VISION	TELE	TELEPHONE
DED	DEDICATION	VAR WD	VARIABLE WIDTH
DEP	DEEDS AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAL	VEHICULAR NON-ACCESS EASEMENT
ELEC.	ELECTRIC EASEMENT	VOL	VOLUME
ESMT	EASEMENT	W	WATER
GB	GREENBELT	WTR	FOUND 1/2" IRON ROD (UNLESS NOTICED OTHERWISE)
GETCVT	GETCIVIL, TELEPHONE AND CABLE TELEVISION	---	EXISTING CONTOURS
HC	NEW CITY BLOCK	---	PROPOSED CONTOURS
ONE	OVERHEAD ELECTRIC	---	ULTIMATE CONDITIONS 100-YEAR FLOOD PLAN
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
PG	PAGES		
PR	PRIVATE		





May 26, 2010

DEVELOPMENT SERVICES  
RECEIVED  
2011 JAN 24 PM 3: 32

Mr. John Krauss, P.E.  
Pape-Dawson Engineers, Inc..  
555 E. Ramsey  
San Antonio, Texas 78216

RE: File No. 168 - Request for review and approval of an Aquifer Protection Plan (Letter of Certification) for **Gold Canyon Road Extension (Roseheart Elementary School)**, located on Bulverde Road, north of Loop 16004

Dear Mr. Krauss:

On May 7, 2010, the Resource Protection Division of the San Antonio Water System (SAWS) received an Aquifer Protection Plan issued by your office concerning the property referenced above. This letter serves as certification that the requirements of Chapter 34, Article VI, Division 6, Sections 34-910 and 34-911 of the San Antonio City Code have been complied with as they apply to the above-referenced development. However, it is noted that the BMPs for this project includes a Stormceptor System. SAWS has concerns regarding the use of this type of BMP based on a lack of accessibility, continuous maintenance, and difficulty in performing periodic inspections. The applicant must provide a point of contact for providing access, sediment determination, pumping and disposing of waste when SAWS staff contacts them for inspections. Records of quarterly maintenance and inspections shall be provided to SAWS. Gold Canyon Road Extension (Roseheart Elementary School), 3.5 acres, is a Category 2 property as defined by the Aquifer Protection Ordinance (Ordinance No. 81491) of the City of San Antonio Code.

This Letter of Certification does not relieve or reduce the obligation of the recipient of this letter, the land owner, developer, or affiant to fully and completely comply with all of the terms and conditions of the application for a approved Aquifer Protection Plan, the approved Water Pollution Abatement Plan and/or Pollution Prevention Criteria that have been submitted in relation to the referenced development project. The recipient of this letter is authorized to commence development activities as provided for, and subject to all of the terms and conditions of Chapter 34, Article VI, Division 6, of the San Antonio City Code. Pursuant to Section 34-910 of said Code, this Letter of Certification **will expire** if not utilized within **three years** from the date of this document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over a faint, larger version of the same signature.

Kirk M. Nixon  
Manager, Resource Protection Division

Approved:

A handwritten signature in black ink, appearing to read 'Scott R. Halty', is written over a faint, larger version of the same signature.

Scott R. Halty  
Director, Resource Protection & Compliance Department

# **Individual Consideration**

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   8   February 23, 2011

WHEATLEY HEIGHTS  
SPORTS PARK - NORTH  
SUBDIVISION NAME

MINOR PLAT

100108  
PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 618 C-6

**OWNER:** City of San Antonio, by Frank Dunn (Agent)

**ENGINEER:** Pape Dawson Engineers, Inc., by Cara C. Tackett, P.E.

**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Date filed with Planning Commission:** Pending

**Location:** South of Tamarak Drive, west of Upland Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Single Family Residential  
C-3 General Commercial District

**Proposed Use:** Sports Complex

---

**APPLICANT'S PROPOSAL:**

To plat **81.132** acres consisting of **1** non-single family lot

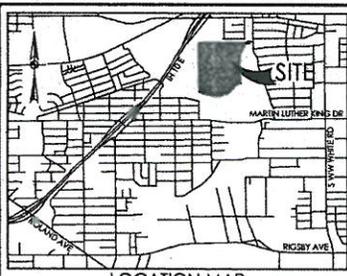
**DISCUSSION:**

The Department of Development Services Environmental Section has cited: Section 35-523(h) of the UDC, 100-Year Floodplain(s) and Environmentally Sensitive Areas. The applicant has submitted a variance request to the requirement.

The Development Services Director has no objections to the granting of the variance as indicated in the attached report.

**STAFF RECOMMENDATION:**

Pending



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 00°24'07" W	51.35'	L20	S 14°30'21" E	404.50'
L2	N 89°32'53" E	36.00'	L21	S 60°34'36" E	409.84'
L3	S 00°24'07" W	96.63'	L22	S 87°15'14" E	215.26'
L4	S 89°32'53" E	141.27'	L23	S 85°02'43" E	211.50'
L5	S 73°31'17" W	95.58'	L24	N 89°40'48" E	240.18'
L6	S 55°46'54" W	177.70'	L25	S 82°49'06" E	174.67'
L7	S 42°22'23" W	210.33'	L26	N 31°48'43" E	114.98'
L8	S 37°06'13" W	98.74'	L27	N 74°03'06" E	23.08'
L9	S 58°43'03" W	158.18'	L28	N 49°48'21" E	43.86'
L10	S 87°22'17" W	127.07'	L29	S 89°37'39" W	22.94'
L11	S 54°17'53" W	120.65'	L30	S 67°07'39" W	31.53'
L12	S 88°41'46" W	185.89'	L31	S 43°48'21" E	53.85'
L13	N 75°41'24" W	198.27'	L32	S 00°20'51" E	70.83'
L14	N 89°58'46" W	24.02'	L33	S 89°39'09" W	16.00'
L15	N 41°08'58" W	12.13'	L34	N 00°20'51" W	70.83'
L16	N 64°02'44" W	10.03'	L35	N 90°00'00" W	16.00'
L17	N 35°53'07" E	50.55'	L36	N 00°20'51" W	16.00'
L18	N 86°20'47" E	125.52'	L37	N 67°07'39" W	26.18'
L19	S 83°34'40" E	191.94'	L38	S 02°30'59" E	12.00'
			L41	N 00°20'51" W	12.00'
			L42	N 59°03'43" W	18.49'

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

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	PERCENT
C1	195.05'	48°58'15"	N65°33'10" W	161.68'	166.71%
C2	155.00'	37°57'54"	N15°33'10" E	63.13'	83.57%
C3	139.52'	58°51'30"	N29°37'58" W	132.11'	143.33%

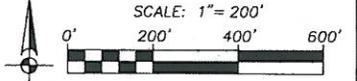
**MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

**FINISHED FLOOR-TO-FLOODPLAIN NOTE:**  
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. TO INCLUDE BUT NOT LIMITED TO: LOT, NCB 10677.

**PLAT NUMBER 100108**

**SUBDIVISION PLAT  
ESTABLISHING  
WHEATLEY HEIGHTS SPORTS  
PARK-NORTH**

A 81.132 ACRE TRACT OF LAND BEING OUT OF A 115,712 ACRE TRACT CONVEYED TO CITY OF SAN ANTONIO AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6757, PAGES 97-100, ALL OF A 8,244 ACRE TRACT CONVEYED TO CITY OF SAN ANTONIO AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 11544, PAGES 1208-1240 AND OUT OF A 44,988 ACRE TRACT CONVEYED TO CITY OF SAN ANTONIO AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1767-1773. ALL IN NEW BLOCK 10677 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
TYPE, FIRM, REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78215 | PHONE: 210.715.9000  
FAX: 210.715.9010

DATE OF PRNT: February 17, 2011

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

- LEGEND**
- DPR: DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - NCB: NEW CITY BLOCK
  - OPR: OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS)
  - PG: PAGES
  - R/W: RIGHT-OF-WAY
  - VOL: VOLUME
  - : FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - : EXISTING CONTOURS
  - - - - -: EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN

**SURVEYOR'S NOTES:**

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

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

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

- THE CITY OF SAN ANTONIO AS PART OF THE ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE ACQUIRES A RIGHT OF WAY AND EASEMENTS AND RECORDS THE RIGHT OF WAY AND EASEMENTS IN THE PUBLIC RECORDS ON THE PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT" AND/OR "CABLE TELEVISION EASEMENT" AND/OR "TELEPHONE EASEMENT" AND/OR "CABLE TELEVISION EASEMENT" AND/OR "TELEPHONE EASEMENT". EACH NEW OR EXISTING EASEMENT SHALL BE MONUMENTED WITH A DISK OR IRON ROD AND A PLATE OR DISK MARKED "PAPE-DAWSON UNLESS NOTED OTHERWISE".
- ANY OR EXISTING EASEMENTS FROM MONUMENTED POINTS OF BEGINNING LOCATED WITHIN THE EASEMENT DUE TO GRADE CHANGES OR PLACED BY OTHER JURISDICTION SHALL BE CHANGED TO THE PERSON OR PERSONS RESPONSIBLE FOR THE GRADE CHANGES OR CONSTRUCTION OF THE EASEMENT.
- THE PLAT DOES NOT WARRANT, ASSURE, WARRANT OR OTHERWISE AFFECT EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION, OR OTHER EASEMENTS OR RIGHTS GRANTED OR RESERVED TO SUCH EASEMENTS OR CONVEYANCES.

STATE OF TEXAS  
COUNTY OF BEAR

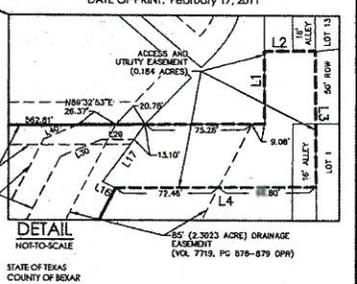
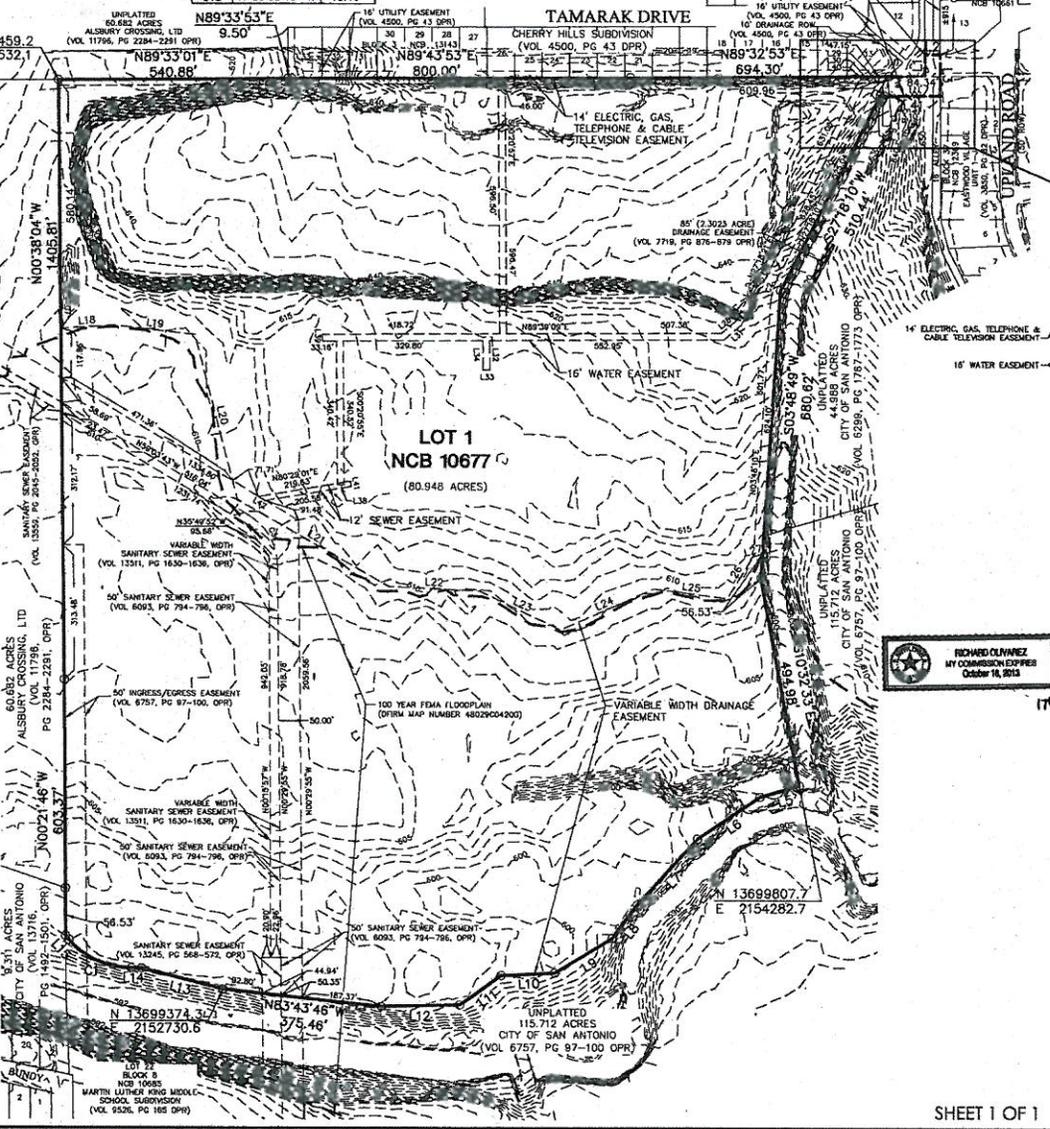
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

*Richard Olmeyer*  
REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER/DEVELOPER: CITY OF SAN ANTONIO  
P.O. BOX 539766  
SAN ANTONIO, TEXAS 78283-3966  
(210) 545-5450

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK DUNN 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 FEBRUARY, A.D. 2011.

*Richard Olmeyer*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF WHEATLEY HEIGHTS SPORTS PARK-NORTH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY



Civil Job No. 7256-00; Survey Job No. 9045-09 WHEATLEY HEIGHTS SPORTS PARK-NORTH



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

January 20, 2011

Mr. Christopher Looney  
Interim Assistant Director  
City of San Antonio  
Department of Development Services  
P. O. Box 839966  
San Antonio, TX 78283-3966

Re: Wheatley Heights Sports Park-North  
Administrative Exception

Dear Mr. Looney:

We are requesting an administrative exception for the Wheatley Heights Sports Complex-North Phase project (Plat Number 100108). The project is part of the Wheatley Heights Sports Complex (WHSC) initiative which will include a 4,000-seat stadium for football and track-and-field events in the north phase, soccer fields in the south phase, and associated paved parking areas to serve both phases. The North Phase of the WHSC project is located on a portion of Martin Luther King Park owned by the City of San Antonio. The South Phase of the WHSC project is located within the Wheatley Heights neighborhood on property within the 100-year floodplain that has been purchased by the City of San Antonio. A License Agreement between the City of San Antonio and Eastside Christian Action Group (ECAG) and a Grant and Development Agreement between Bexar County and ECAG initiated development of the WHSC project. This administrative exception applies to Section 35-523(f)(3)(A) of the Unified Development Code (UDC), which pertains to the standards for tree preservation on tree stand delineation plans.

Wheatley Heights Sports Complex-North Phase is located on a portion of Martin Luther King, Jr. Park north of Salado Creek. Portions of the North Phase of the WHSC are subject to flooding from Salado Creek. As a result, a portion of the North Phase parking lots will fall within the 100-Year FEMA Floodplain and its adjacent "environmentally sensitive areas", defined in this case as the, "30-foot wide tree and understory preserve area parallel to the 100-year floodplain." The goal of the Wheatley Heights Sports Complex initiative, as supported by the City of San Antonio and Bexar County, is to use these flood prone areas in Martin Luther King Park and adjacent to the Wheatley Heights neighborhood to create a regional multi-sport youth and amateur sports complex in southeast Bexar County.

In accordance with Article IV, Section 35-436, Administrative Exceptions of the UDC, we hereby request approval of the exception from Section 35-523(f)(3)(A) requiring preservation of 80% of the total tree canopy within environmentally sensitive areas in the project boundary. We offer the following reasons based on the outlined approved criteria requirements of the UDC:

***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 intent of the portion of the Tree Ordinance pertaining to the protection of buffer areas along the floodplain is to encourage the preservation of environmentally sensitive areas that protect and enhance the water quality, ecosystem, and the aesthetic environment while encouraging the maximum preservation of trees. The current preservation plan for the Wheatley Heights Sports Complex – North Phase preserves 0.65 acres of tree canopy out of a total of 1.34 acres of tree canopy within the floodplain buffer (Approximately 48.51%). The tree ordinance requires that 80% of the existing tree canopy within the floodplain buffer be preserved, which equates to a requirement of 1.07 acres of existing tree canopy out of the 1.34 acre total. The existing site conditions severely limit the ability of the site to be developed as a sports complex without some impact to the floodplain buffer area. However, the project does make an effort to meet the spirit and intent of the ordinance through additional preservation on other portions of the project by the following means:

- Preservation of approximately 27.30 acres of tree canopy within the floodplain out of a total tree canopy of 32.32 acres (Approximately 84.47 %) which is greater than the 80% required by the ordinance.
- Preservation of approximately 4.3 Acres of tree canopy outside of the floodplain out of a total tree canopy of 13.28 acres (Approximately 36.37 %) which is greater than the 25% required by the ordinance for sports fields.
- Planting of additional trees equal to 45.4 caliper inches above the requirement for parking lot shading.
- Planting of approximately 16,880 square feet of bio-strips within the parking areas that will be replanted with a native grass mix.
- Additional mitigation from the Wheatley Heights Sports Complex – South Phase equal to a total of 2,232.9 caliper inches through the following means:
  - Planting an additional 28.5 caliper inches above the requirement for parking lot shading.
  - Re-seeding approximately 255,834 square-feet of disturbed areas with a native grass mix.

- Planting of approximately 3,232 square feet of bio-strips within the parking areas that will be replanted with a native grass mix.

Based on this additional preservation, the project compensates up for the required preservation in the floodplain buffer by both exceeding the required preservation on other portions of the north site and exceeding the required preservation on the Wheatley Heights Sports Complex – South Phase.

**2. *The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:***

By providing the additional preservation outlined in Item 1 above, the applicant has shown that they are taking all practicable measures to minimize any adverse impacts created by this project.

**3. *The public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:***

The Wheatley Heights Sports Complex will offer the opportunity to access facilities that do not currently exist in this portion of San Antonio. This sports complex will allow for youth from the adjacent areas to engage in sports activities closer to home. The Wheatley Heights Sports Complex will also serve as a catalyst to attract local, state, and national competitions which in turn will bring local and out-of-town visitors to this section of the City and serve to help stimulate economic growth. This combined with the additional preservation outlined in Item 1 outweigh the benefit gained by preserving an additional 0.42 acres of tree canopy within the floodplain buffer on the North Phase of the Wheatley Heights Sports Complex.

**4. *The proposed exception complies with all other standards of subsection 35-523 to the extent practicable:***

The proposed exception complies with all other applicable standards of Section 35-523.

Mr. Christopher Looney  
Wheatley Heights Sports Park-North  
Administrative Exception  
January 20, 2011  
Page 4 of 4

The proposed administrative exception will not adversely impact the health, safety, or welfare of the public. We therefore request your consideration and approval of this administrative exception. An Administrative Exception/Variance Request Application and plats are attached.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Cara C. Tackett, P.E., LEED® AP  
Vice President, Land Development

Attachment

P:\72\56\03\Word\Letter\110114a1.doc



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Wheatley Heights Sports Park-North
<b>Address:</b>	Martin Luther King
<b>A/P #/PPR #/Plat#:</b>	Plat 2001000108 A/P# 1612221
<b>VR Submittal Date:</b>	1/20/2011
<b>VR Submitted by:</b>	Pape-Dawson on behalf of the Eastside Christian Action Group
<b>Issue:</b>	Below 80% preservation trees in Environmentally Sensitive Areas
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-523 (h)
<b>By:</b>	Mark Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Ms. Cara C. Tackett's letter submitted January 20, 2011. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.

The applicant wishes to remove significant trees in excess of the 80% preservation requirements for Floodplain Buffers. Within the project boundaries a portion of the North Phase parking lots are within the 30 foot riparian buffer adjacent to the 100 year floodplain. Preservation proposed is 48.51%. DSD staff does agree with the applicant's request to mitigate below 80% preservation in the Environmentally Sensitive Areas for the following reasons:

1. Preservation of approximately 84.47% of the tree canopy in the Floodplain is being preserved which is greater than the 80% required by the ordinance.
2. Installation of approximately 16,880 square feet of bio-strips within the parking areas that will be replanted with a native grass mix. This LID (Low Impact Development) component will improve water quality.
3. Planting of an additional 45 caliper inches of shade trees for parking lot shading.
4. Additional mitigation provided by the Wheatley Heights Sports Complex – South Phase:
  - Re-seed approximately 255,834 square feet of disturbed areas with a native grass mix

- Plant an additional 28.5 caliper inches above the requirements for parking lot shading.

DSD staff agrees with the applicants's analysis and supports the request to remove canopy below the 80% preservation requirements for the Floodplain Buffer. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

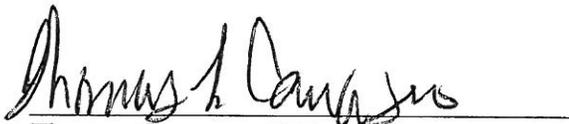
RECOMENDATION: Approval



Mark Bird  
City Arborist  
DSD -Environmental

Date

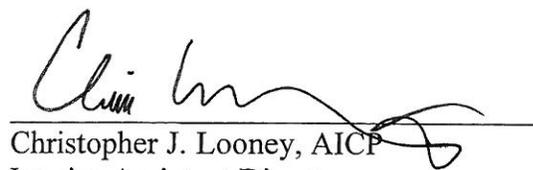
2-3-2011



Thomas Carrasco, P.E.  
Development Services Engineer  
DSD - Land Development Engineering

2/3/2011  
Date

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



Christopher J. Looney, AICP  
Interim-Assistant Director  
DSD

2-3-11  
Date

**PLANNING COMMISSION  
VACATE AND RESUBDIVISION**

**AGENDA ITEM NO: 9 February 23, 2011**

**WHEATLEY HEIGHTS  
SPORTS PARK-SOUTH  
SUBDIVISION NAME**

**MINOR PLAT**

**110022  
PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 618 B-7**

**OWNER: City of San Antonio, by Frank Dunn (Agent)**

**ENGINEER: Pape Dawson Engineers, Inc., by Cara C. Tackett, P.E.**

**CASE MANAGER: Larry Odis, Planner (207-0210)**

**Date filed with Planning Commission: Pending**

**Location: South of Martin Luther King Boulevard, west of Wheatley**

**Services Available: SAWS Water and Sewer**

**Zoning: R-4 Single Family Residential  
C-2 Commercial District**

**Proposed Use: Sports Complex**

**Major Thoroughfare: Martin Luther King is a secondary arterial, Type A, minimum R.O.W. 86 feet**

---

**APPLICANT'S PROPOSAL:**

To plat **87.88** acres consisting of **4** non-single family lots.

**STAFF RECOMMENDATION:**

Pending







**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
AGENDA ITEM NO: 10 February 23, 2011

OLIVER RANCH 281 COMMERCIAL  
**SUBDIVISION NAME**

060369  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 451 D-7

**OWNER:** Longover Partnership, by Ian Cude

**ENGINEER:** Pape Dawson Engineers, Inc., by Rick Wood, P.E.

**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Location:** North of the intersection of U.S. Highway 281 and Overlook Parkway

**Plat status:** The Planning Commission approved this plat on March 12, 2008. The plat has not been recorded.

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**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 35%
- Drainage 35%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

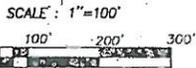
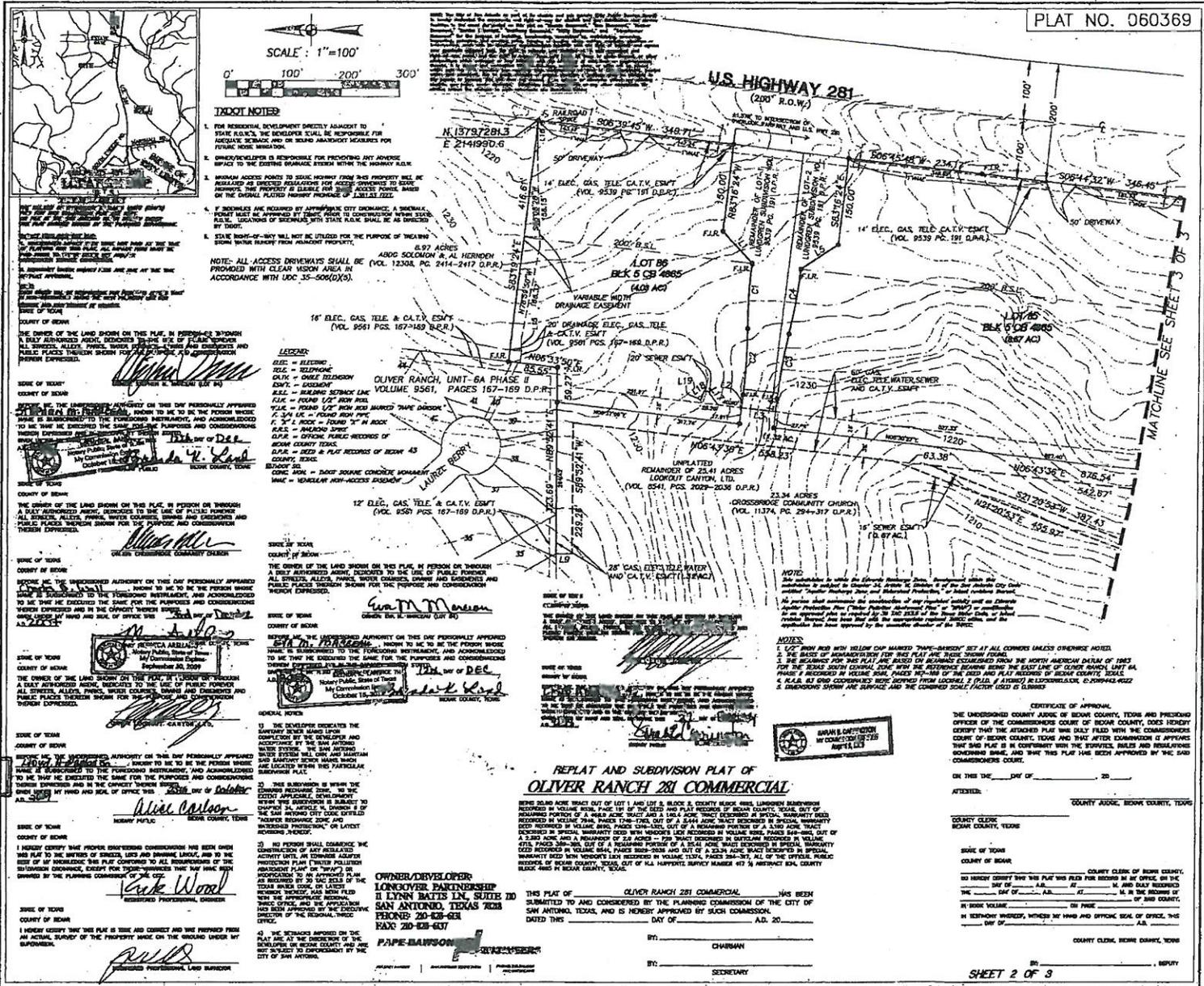
Approval



DEVELOPMENT SERVICES RECEIVED  
2011 JAN 31 PN 2: 08

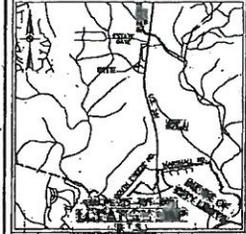
PLAT NO. 060369

OLIVER RANCH 281 COMMERCIAL



TAXIDOT NOTES

- 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE HIGHWAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ASSOCIATE SIGNAGE AND OR SOUND ABATEMENT MEASURES FOR TRAFFIC NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITH THE HIGHWAY ALIGN.
3. MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE PROVIDED AS DETICED REGULATIONS FOR ACCESS POINTS TO STATE HIGHWAY. THIS PROPERTY IS ELIGIBLE FOR DRIVE ACCESS POINTS BASED ON THE ORIGINAL PLANNED HIGHWAY ALIGNMENT.
4. IF SIGNAGE IS REQUIRED BY APPLICABLE CITY ORDINANCE, A SIGNAGE PLAN MUST BE APPROVED BY THE CITY OF SAN ANTONIO PRIOR TO CONSTRUCTION OF ANY DRIVEWAY. LOCATION OF SIGNAGE WITH STATE ROAD SHALL BE AS DIRECTED BY THE CITY.
5. STATE HIGHWAY-OF-NOY WILL NOT BE UTILIZED FOR THE PURPOSE OF TRAVELING FROM WATER READY FROM ADJACENT PROPERTY.
6. 6.87 ACRES ADD. OLIVER R. AL. HERRIDEN (VOL. 12308, PG. 2414-2417 D.P.R.)
NOTE- ALL ACCESS DRIVEWAYS SHALL BE PROMOTED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).



THE DEVELOPER CERTIFIES THAT THIS DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, UDC 35-506(D)(5) AND THE CITY OF SAN ANTONIO, TEXAS, UDC 35-506(D)(5).

THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DAILY AUTHORIZED AGENT, HEREBY CERTIFIES TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FORDING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE COUNTY INSTRUMENT BOOKS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas

OWNER/DEVELOPER: LONGOVER PARTNERSHIP II LYNN BATTIS L.N. SUITE 200 SAN ANTONIO, TEXAS 78238 PHONE: 210-628-6371 FAX: 210-628-6371

OWNER/DEVELOPER: PAPER-BANSON [Signature]

OWNER/DEVELOPER: [Signature]



Date: Oct 19, 2007, 4:00pm User: D. Thibault File: P:\1471100\060369\Draw\1471100.dwg

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BROWN COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BROWN COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DAILY FILED WITH THE COMMISSIONERS COURT OF BROWN COUNTY, TEXAS AND THAT AFTER EXAMINATION OF APPROVAL 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 20th DAY OF 2011 ATTEST: COUNTY JUDGE, BROWN COUNTY, TEXAS COUNTY CLERK, BROWN COUNTY, TEXAS STATE OF TEXAS COUNTY OF BROWN I, [Signature], County Clerk, Texas DO HEREBY CERTIFY THAT THIS PLAT WAS DAILY FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF 2011 AT 4:00 P.M. AND DAILY RECORDED IN THE COUNTY CLERK'S OFFICE IN THE BOOKS OF SAID COUNTY, IN BOOK NUMBER [ ] ON PAGE [ ] IN SECTION [ ] WITHIN [ ] BLOCK [ ] OF SAID COUNTY, TEXAS. IN WITNESS WHEREOF, WITNESSED BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20th DAY OF 2011. COUNTY CLERK, BROWN COUNTY, TEXAS SHEET 2 OF 3

REPLAT AND SUBDIVISION PLAT OF OLIVER RANCH 281 COMMERCIAL

THIS PLAT OF OLIVER RANCH 281 COMMERCIAL 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 2011.

THIS PLAT OF OLIVER RANCH 281 COMMERCIAL WAS DATED THIS DAY OF 2011. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY



Bitterblue, Inc.  
*developing a difference*

DEVELOPMENT SERVICES  
RECEIVED  
2011 JAN 31 PM 2:08

January 31, 2011

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

RE: Oliver Ranch 281 Commercial  
Plat No. 060369

Dear Mr. Sanchez:

As the developer of Oliver Ranch 281 Commercial, the Longover Partnership requests a three-year Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The Planning Commission approved the subdivision plat on March 12, 2008.

The economic downturn and its impact to both the housing and commercial development industry resulted in the delay of the site improvement of the above referenced subdivision. We did not move forward with the initial construction schedule due to the lack of sales of the lots within the platted subdivision. We plan to pursue the development of this unique commercial property as soon as the real estate market shows progress.

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

Sincerely,



Ian Cude  
VP of Development Services  
Bitterblue, Inc.

Attachment



**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

**AGENDA ITEM NO: 11 February 23, 2011**

SABLECHASE, UNIT 2 ENCLAVE  
**SUBDIVISION NAME**

070334  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 447 D-4

**OWNER:** Laredo OFR. Ltd., by George W. Peck

**ENGINEER:** Pape Dawson Engineers, Inc., by Cara C. Tackett, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Location:** Extension of Sable Run to the north from Sablechase Unit 1 Enclave

**Plat status:** The Planning Commission approved this plat on March 12, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a two (2) 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)(3).

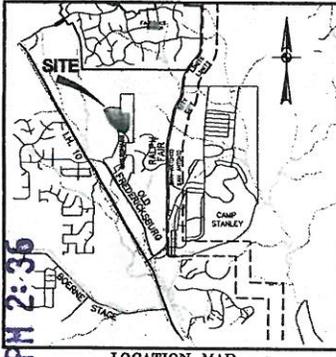
**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 25%
- Streets 25%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP NOT-TO-SCALE

FERCUSION MAP GRID NUMBER: 447-E7

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. ALL CURB CORNER MATS WERE DERIVED FROM PD BASE (POINT) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.

3. ALL BEARINGS ARE BASED ON THE NORTH ANTIPODE DATUM OF 1983 (CORD 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A SURVEYED CORNER TRACT BEARING N 15°00'00" W 1500'-1508' OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTEST: COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMANDS TO THE USE OF THE PUBLIC (ZONING) MAPS, COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONVEYANCE THEREIN EXPRESSED.

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

- LEGEND: 10' B.S. 20' B.S. 5' ESMT 10' ESMT CV ESMT C.B. F.R. D.P.R. O.P.R. S. (ENCLAVE) N.R.L. 10' BUILDING SETBACK 20' BUILDING SETBACK 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 10' CLEAR VISION EASEMENT 10' CLEAR VISION EASEMENT 10' CLEAR VISION EASEMENT FOUND 1/2" IRON ROD DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS ESMT IN SABLECHASE, UNIT-1 (ENCLAVE), PLAT #060487 S. (ENCLAVE) NON-RESIDENTIAL LOT



SCALE: 1"=100'

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



INDEX SHEET SCALE: 1"=500'

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 17 rows of line data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 17 rows of line data.

- GENERAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-2 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEAR COUNTY ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. 2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-2 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE PLACED WITHIN THE LIMITS OF THE PUBLIC STREETS OR AS PARKS, PROWLER-AGREEMENT, INSIDE THE SAME OR AS PART OF ANY DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, UNLESS SUCH AREAS SHALL BE DESIGNATED AS (SEE) BEING DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANGUAGING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, IS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INCREASE AND EXCEED 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 WITH SAID DRAINAGE EASEMENTS. 5. SABLECHASE, UNIT-2 (ENCLAVE) STREETS (LOT 899, C.B. 4711) ARE PRIVATE EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE EASEMENTS DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 6. LOT 901, BLOCK 45, & LOT 901, BLOCK 52 HAVE BEEN CREATED TO CONTAIN PRIVATE WATER QUALITY BUFFER AND DRAINAGE EASEMENTS. ANY STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO. 7. LOTS 901-902 OF BLOCK 45, & LOT 901, BLOCK 52 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE EASEMENTS DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 8. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, PLAYING AREAS, ETC. UNLESS THEY ARE MAINTAINED BY THE ASSIGNS. ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. 9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

- CPS NOTES: 1. The City of San Antonio as part of its electric and gas system (City Public Service) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Water Easement," "Sanitary Easement," "Utility Easement," "Public Easement," and "Transformer Easement" for the purpose of installing, maintaining, repairing, inspecting, protecting, and replacing electric, gas, water, and sanitary lines, conduits, pipelines or transformers, overhead or underground, together with the right of ingress and egress thereon, and the right to remove from said lands all trees or other obstructions which endanger or may interfere with the efficiency of any lines or apparatus thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas. 2. Any CPS monetary fee resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. 3. This plat does not amend, alter, reduce or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable television or any other easements or utilities unless the changes to such easements are described below. 4. Concrete driveway approaches and steps are allowed within five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities. 5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIPMENT 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 DEPARTMENT OF DEVELOPMENT SERVICES.

STATE OF TEXAS COUNTY OF BEAR I 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\_\_\_\_ IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK FOLLIO \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS

OWNER/DEVELOPER LARDO OFF, LTD. 1210 ARION PKWY. SAN ANTONIO, TEXAS 78216 (210) 497-3385

SUBDIVISION PLAT OF SABLECHASE, UNIT-2 (ENCLAVE)

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187.127 ACRE TRACT CONVEYED TO LARDO OFF, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 29, ABSTRACT 529, COUNTY BLOCK 4711 AND THE J.M. MCCULLOUGH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ SABLECHASE, UNIT-2 (ENCLAVE) \_\_\_\_\_ WAS 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

DEVELOPMENT SERVICES RECEIVED

KARA LYNN KELLEY Notary Public, State of Texas My Commission Expires June 17, 2009



PAPE-DAWSON ENGINEERS INC. REGISTERED PROFESSIONAL LAND SURVEYOR

SABLECHASE, UNIT-2 (ENCLAVE)

DATE: FEB. 21, 2007 7:35am User: J. Wood File: P:\61291\05\Drawings\Gov\PLAT\PLAT 070334.dwg

DEVELOPMENT SERVICES RECEIVED



NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE.

NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. N.A.S. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS. 3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. THE REFERENCE BEARING BEING THE WEST LINE OF A 1972 127' ACRE TRACT RECORDED IN VOLUME 1181A, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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

ON THIS THE DAY OF A.D. 20 ATTEST: COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC EXPERTS AREA DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WALK COURSES, BRANCH EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED George W. Beck known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

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

UNPLATTED LAREDO OPR, LTD. A TEXAS LIMITED PARTNERSHIP REMAINING 8027 ACRES TRACT (VOLUME 1181A, PAGES 1500-1508 OF P.A.)

MARVA F. HERZMANN SURVEY No. 420 ABSTRACT 314 COUNTY BLOCK 4769

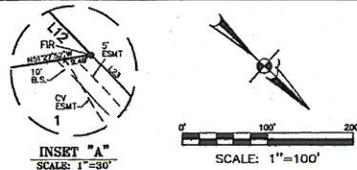
OWNER/DEVELOPER LAREDO OPR, LTD. 1210 ARION PKWY. SAN ANTONIO, TEXAS 78216 (210) 497-3385

SUBDIVISION PLAT OF SABLECHASE, UNIT-2 (ENCLAVE)

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187,127 ACRE TRACT CONVEYED TO LAREDO OPR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1181A, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 29, ABSTRACT 529, COUNTY BLOCK 4710 OF BEAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-2 (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.

BY CHIEFMAN BY SECRETARY



PLAT No.: 070334

GENERAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE UNIT-2 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEAR COUNTY MAY MAINTAIN AT ANYTIME ANY OF THE PRIVATE STREETS AND ASSESS THE COST OF THE MAINTENANCE TO THE OWNER OR OWNERS OF THE CONSTRUCTION. 2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELT PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE UNIT-2 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROMENADES, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THESE AREAS SHALL BE DEDICATED TO THE PUBLIC AND DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT. 5. SABLECHASE, UNIT-2 (ENCLAVE) STREETS (LOT 901, C.B. 4711) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 6. LOT 901, BLOCK 45, & LOT 901, BLOCK 50 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THESE STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO. 7. LOTS 901-908 OF BLOCK 45, & LOT 901, BLOCK 50 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THESE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO. 8. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. 9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTE WATER SEE MAJOR WASTEWATER SEWER CONNECTION.

CPS NOTES: 1. The City of San Antonio as part of its electric and gas system (City Public Service Utility) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Telephone Easement," "Cable Television Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, reconstructing, maintaining, repairing, and creating poles, handling or burying wires, cables, conduits, pipelines or transformers, and 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 with its necessary 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 liens resulting from modifications required of CPS equipment, however within said easement, due to grade changes or ground elevation variations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation variations. 3. This plat does not consent, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, irrigation, cable easements or any other easements for utilities unless the changes to such easements are described below. 4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within these five (5) foot wide easements. 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 these five (5) foot wide easements.

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

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

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

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AND DULY RECORDED IN VOLUME 1181A, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN BOOK/VOLUME ON PAGE. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, BEAR COUNTY, TEXAS

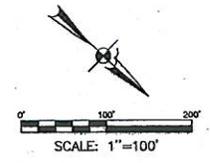
BY DEPUTY



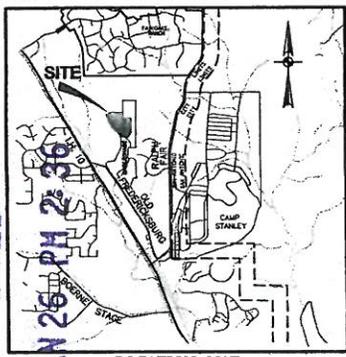
SABLECHASE, UNIT-2 (ENCLAVE)

File: P:\07-0334\07-0334.dwg User: JLV Date: 11/14/07 Plot: P:\07-0334\07-0334.plt

NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

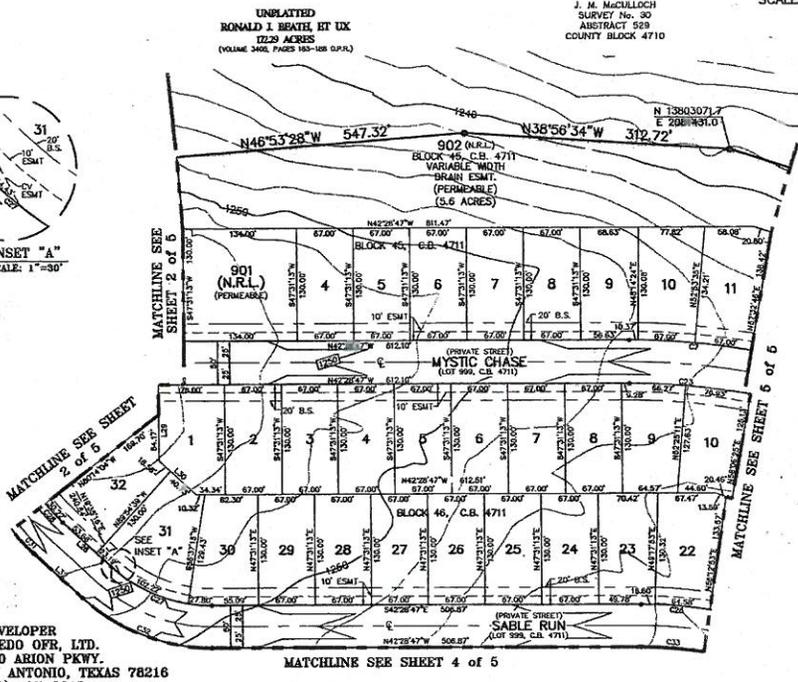
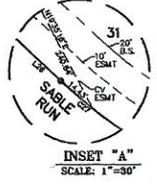


- GENERAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE UNIT-2 (ENCLAVE) FOR ANY PURPOSE...



NOTES: 1. 1/2" DOTTED RED WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS OF SUBDIVISION NOTES. 2. N.A.D. 83 GRID COORDINATES WERE OBTAINED FROM PD BASE (PD1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS...

- LEGEND: 10' B.L.S. = 10' BUILDING SETBACK, 20' B.L.S. = 20' BUILDING SETBACK, 5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT...



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

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ ATTEST: COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

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

OWNER/DEVELOPER LAREDO OFR, LTD. 1210 ABION PKWY. SAN ANTONIO, TEXAS 78216 (210) 497-3386

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED George W. Peck known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

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

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

SUBDIVISION PLAT OF SABLECHASE, UNIT-2 (ENCLAVE)

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1186S, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 29, ABSTRACT 529, COUNTY BLOCK 4711 AND THE J.M. MCCULLOUGH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEAR COUNTY TEXAS.

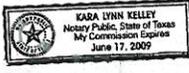
THIS PLAT OF SABLECHASE, UNIT-2 (ENCLAVE) WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

BY CHAIRMAN BY SECRETARY

CLEAR VISION EASEMENT NOTE: THE CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LONGER THAN 8 FEET ABOVE THE FINISHED GRADE AS THE ASSOCIATION OF STATE HIGHWAYS & TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

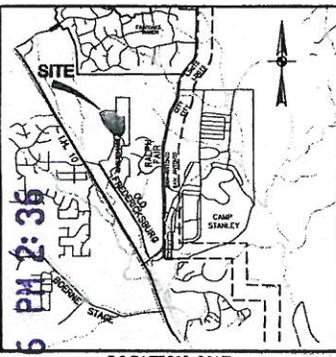
STATE OF TEXAS COUNTY OF BEAR I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_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



SABLECHASE, UNIT-2 (ENCLAVE)

Date: Dec 01, 2007, 7:21am User ID: jlv66 File: F:\6425\05\Design\CA\PLA\PLA-642505.dwg

DEVELOPMENT SERVICES RECEIVED



1. THE 1/4" = 100' SCALE WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2. NAD 83 GRID COORDINATES WERE DERIVED FROM PD BASE (POINT) REFERENCE TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS...  
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 161.22 ACRE TRACT RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
ATTEST:  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
COUNTY CLERK, BEAR COUNTY, TEXAS

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

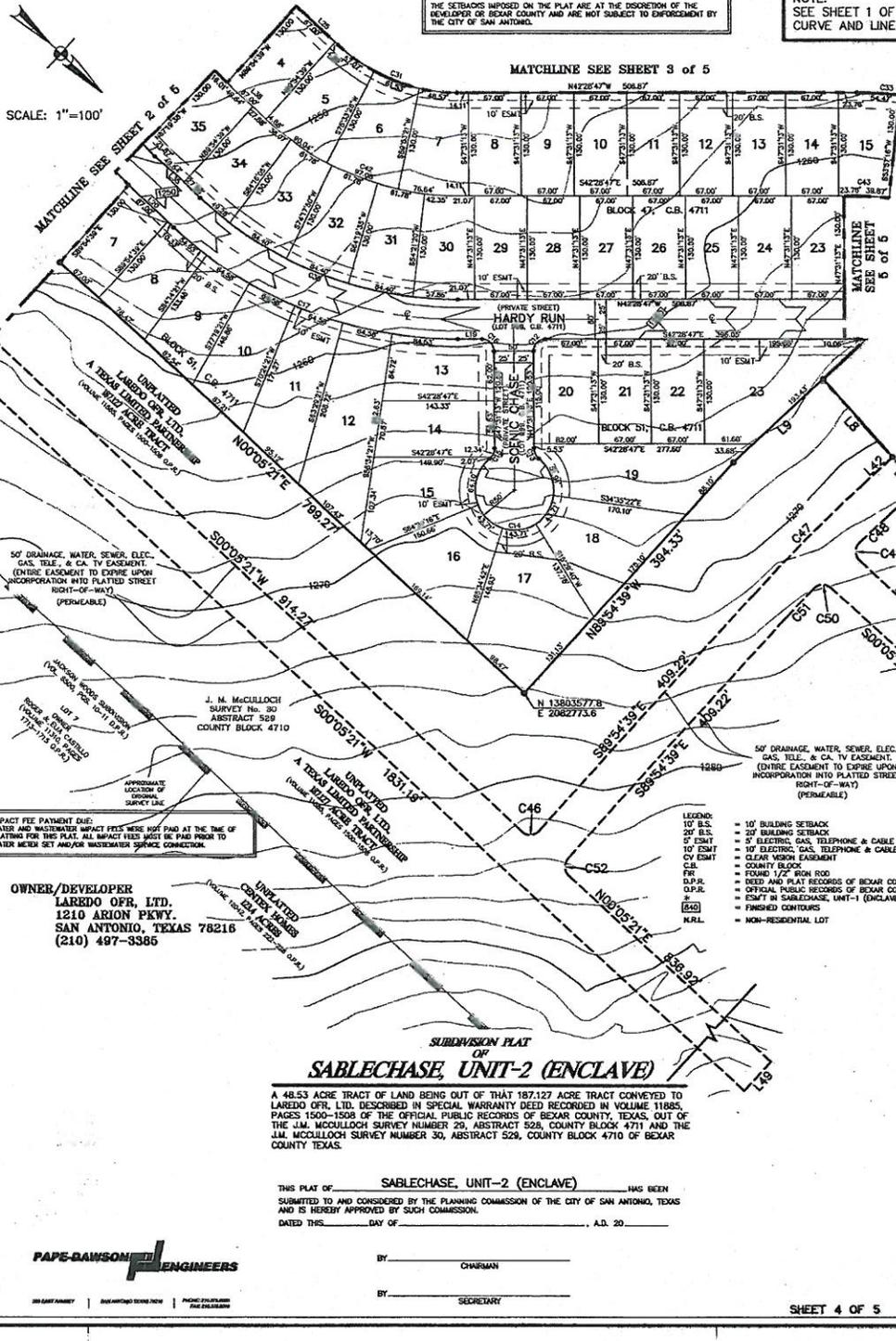
LAREDO OFR LTD.  
1210 ARION PKWY.  
SAN ANTONIO, TEXAS 78216  
BY: George W. Peck

STATE OF TEXAS  
COUNTY OF BEAR  
I, KARA LYNN KELLEY, Notary Public, State of Texas, My Commission Expires June 17, 2009.

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
John Noel Hollis



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

NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

PLAT No.: 070334

- GENERAL NOTES  
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ACCESS THE DIST OF THE REGIONAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.  
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE IN SABLECHASE, UNIT-2 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.  
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.  
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPURE 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 OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS IN SAID DRAINAGE EASEMENT.  
5. SABLECHASE, UNIT-2 (ENCLAVE) STREETS (LOT 999, C.B. 4711) ARE PRIVATE AND ARE OPERATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.  
6. LOT 901, BLOCK 45, & LOT 901, BLOCK 52 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THESE STRUCTURES SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO.  
7. LOTS 801-802 OF BLOCK 46, & LOT 809, BLOCK 52 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND EASEMENTS OF ANY KIND, CREDITABLE OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS AND ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.  
8. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, CREDITABLE OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS AND ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.  
9. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

- CPS NOTES  
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) has hereby authorized 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," "Water Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, repairing, pole-erecting, lines, poles or burying wires, cables, conduits, pipelines or transformers, with all 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 interfere or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.  
2. Any CPS easement line resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be changed to fit the person or persons deemed responsible for said grade changes or ground elevation alterations.  
3. This plat does not amend, alter, remove or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.  
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.  
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within three (3) foot wide easements.

LEGEND:  
10' B.S. = 10' BUILDING SETBACK  
20' B.S. = 20' BUILDING SETBACK  
5' ELEC. = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT  
10' ESMT = 10' EGRESS EASEMENT  
10' ESMT = 10' EGRESS EASEMENT  
C.B. = CLEAR VISION EASEMENT  
P.E. = COUNTY BLOCK  
F.F. = FINISHED FLOOR ROOF  
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS  
ESMT = EASEMENT IN SABLECHASE, UNIT-1 (ENCLAVE), PLAT #060487  
FIN. = FINISHED CONTOURS  
K.R.L. = NON-RESIDENTIAL LOT

SUBDIVISION PLAT OF SABLECHASE, UNIT-2 (ENCLAVE)

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 528, COUNTY BLOCK 4710 OF BEAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-2 (ENCLAVE) WAS BEING 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

SABLECHASE, UNIT-2 (ENCLAVE)

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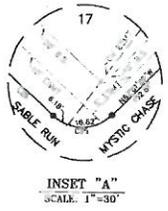
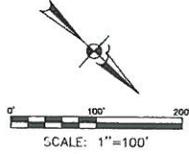
PLAT No.: 070334

NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

SABLECHASE, UNIT-2 (ENCLAVE)



- LEGEND:
- 10' B.W.
  - 20' BUILDING SETBACK
  - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 1' CLEAR VISION EASEMENT
  - COUNTY BLOCK
  - FOURD 1/2" WIDE ROAD
  - DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - ESMT IN SABLECHASE, UNIT-1 (ENCLAVE), PLAT #06046
  - FINISHED CONTOURS
  - NON-RESIDENTIAL LOT



NOTES:

1. 1/2" IRON ROD WITH YELLOW PAINT MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (9001) REFERENCE TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DE4371 TEXAS SUN ANTONIO RRP2 GORS ARP N 792928.343 W 988340.880 DE4372 TEXAS CURPOT CURPOT GORS ARP N 76437.816 W 91830.011 DE4373 TEXAS ARNOLD PARK GORS ARP N 270961.048 W 931222.919
3. THE BEARINGS WERE BASED ON THE NORTH AMERICAN DATUM OF 1983 (GORS 1983), FROM THE PLAZA COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE SYSTEM BEARING BEGIN THE WEST LINE OF A 181.17 ACRES TRACT RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ATTESTED:

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

LAREDO OPR, LTD.  
 1210 ARION PKWY.  
 SAN ANTONIO, TEXAS 78216

**GEORGE W. PECK**  
 BY:

J. M. MCCULLOUGH  
 SURVEYOR  
 2001 BLOOMINGDALE  
 COUNTY BLOCK 4710

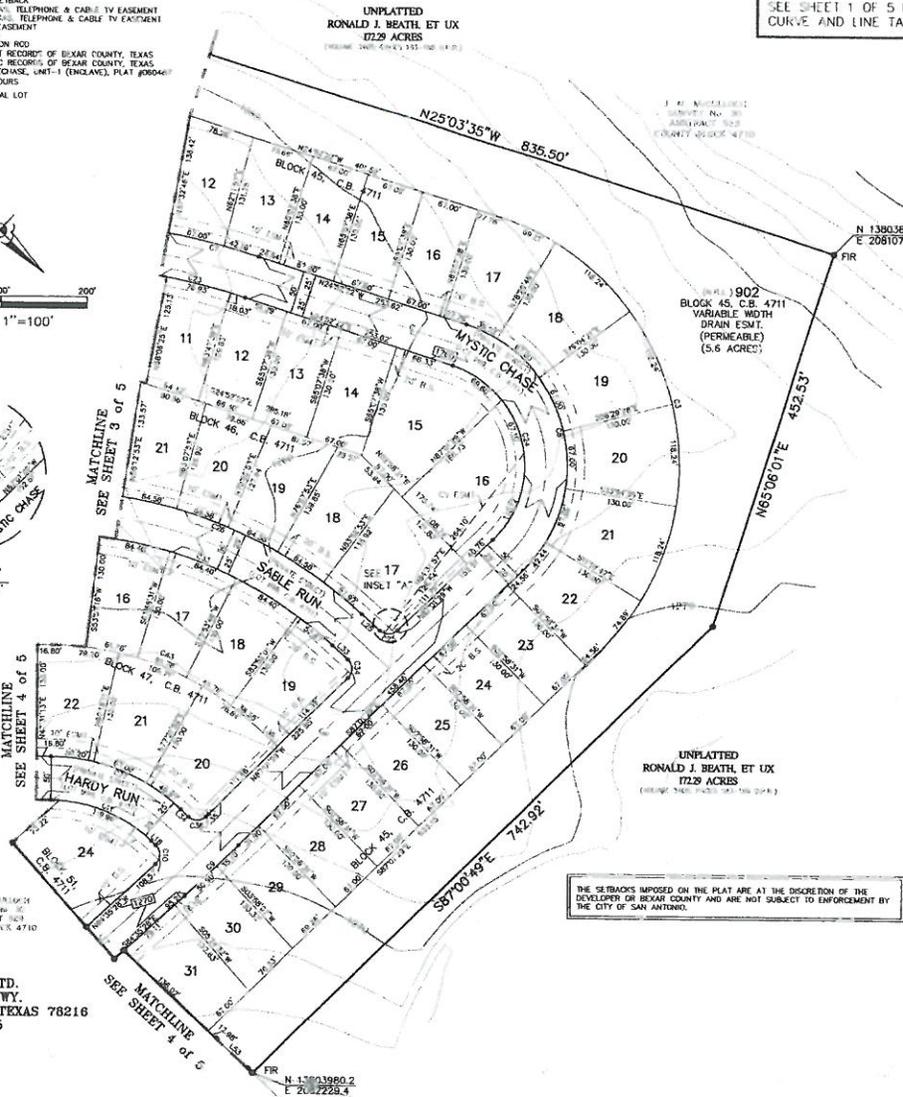
STATE OF TEXAS  
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**Kara Lynn Selley**  
 NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

OWNER/DEVELOPER  
 LAREDO OPR, LTD.  
 1210 ARION PKWY.  
 SAN ANTONIO, TEXAS 78216  
 (210) 497-3385



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.

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OR DRIVEWAYS, UNIT-2 (ENCLAVE) FOR ANY PURPOSES AT ANY TIME, WITHOUT LIABILITY TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS TO TRAFFIC IN THE PRIVATE STREETS AND ALLEYS, THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE RESTRICTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-2 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR DRIVEWAYS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC BY STREET OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC BY STREET OR DRIVEWAYS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
5. SABLECHASE, UNIT-2 (ENCLAVE) STREETS (LOT 999, C.B. 4711) ARE PRIVATE AND ARE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. LOT 901, BLOCK 45, & LOT 901, BLOCK 52 HAVE BEEN CREATED TO CONTAIN DRAINAGE WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE BASINS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
7. SABLECHASE, UNIT-2 (ENCLAVE) STREETS (LOT 999, C.B. 4711) ARE PRIVATE AND ARE DEDICATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
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9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, SABLECHASE, UNIT-2 (ENCLAVE) WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

1% IMPACT FEE:

1. The City of San Antonio as part of its electric grid system (City Public Service) is hereby requiring the homeowners to pay an impact fee for electric service. The City of San Antonio as part of its electric grid system (City Public Service) is hereby requiring the homeowners to pay an impact fee for electric service. The City of San Antonio as part of its electric grid system (City Public Service) is hereby requiring the homeowners to pay an impact fee for electric service.
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CLEAR VISION EASEMENT NOTE:  
 CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION ENGINEERS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

SUBDIVISION PLAT OF  
**SABLECHASE, UNIT-2 (ENCLAVE)**

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187,127 ACRE TRACT CONVEYED TO LAREDO OPR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 29, ABSTRACT 1528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOUGH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.

THIS PLAT OF **SABLECHASE, UNIT-2 (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. 20\_\_\_\_

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



LAND DEVELOPMENT SERVICES DIVISION

RECEIVED

08 JAN 31 PM 4:13

**Pape-Dawson Engineers**

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

January 19, 2011

Mr. Roderick J. Sanchez, Director  
City of San Antonio - Planning & Development Services Department  
1901 South Alamo  
San Antonio, Texas 78204

Re: Sablechase, Unit-2 (Enclave)  
Plat No. 070334

Dear Mr. Sanchez:

On behalf of the owner and developer of Sablechase, Unit-2 (Enclave), Laredo OFR. Ltd., we are requesting a two-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Sablechase, Unit-2 (Enclave) (Plat No. 070334). The Planning Commission approved the subdivision plat on March 12, 2008.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Sablechase Unit 1 (Enclave), which needed to be absorbed before completing construction on Sablechase, Unit-2 (Enclave).
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. At the current time the developer is working to negotiate with a homebuilder to build houses in this development. We anticipate that a new lot purchase agreement will be executed soon. Infrastructure construction is funded and under construction. Current status of streets, water, sewers and drainage is 50 % complete with completion anticipated in summer 2011. However, two year extension is being requested in the event of a change in economic conditions.

Mr. Roderick J. Sanchez  
Sablechase, Unit-2 (Enclave)  
January 19, 2010  
Page 2 of 2

DEVELOPMENT SERVICES  
RECEIVED  
2011 JAN 26 PM 2: 36

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP  
Vice President, Land Development

Enclosures

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**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 12 February 23, 2011**

**SABLECHASE, UNIT 2A (ENCLAVE)**  
**SUBDIVISION NAME**

070459  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 447 D-4  
**OWNER:** Laredo OFR, Ltd., by A. Bradford Galo  
**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tacket, P.E.  
**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Location:** Extending Mystic Chase east from Sablechase, Unit 2

**Plat status:** The Planning Commission approved this plat on March 12, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a two (2) 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)(3).

**DISCUSSION:**

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 25%
- Streets 25%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



February 02, 2011

Mr. Roderick J. Sanchez, Director  
City of San Antonio - Planning & Development Services Department  
1901 South Alamo  
San Antonio, Texas 78204

RECEIVED  
11 FEB - 7 PM 3:00  
LAND DEVELOPMENT  
SERVICES DIVISION

Re: Sablechase, Unit-2A (Enclave)  
Plat No. 070459

Dear Mr. Sanchez:

On behalf of the owner and developer of Sablechase, Unit-2A (Enclave), Laredo OFR. Ltd., we are requesting a two-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Sablechase, Unit-2A (Enclave) (Plat No. 070459). The Planning Commission approved the subdivision plat on March 12, 2008.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Sablechase Unit 1 (Enclave), which needed to be absorbed before completing construction on Sablechase, Unit-2A (Enclave).
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. At the current time the developer is working to negotiate with a homebuilder to build houses in this development. This unit is secondary access and does not contain lots. We anticipate that a new lot purchase agreement will be executed soon. Infrastructure construction is funded and contracted. Current status of streets, water, sewers and drainage is 25 % complete with completion anticipated in Summer 2011.

Mr. Roderick J. Sanchez  
Sablechase, Unit-2A (Enclave)  
February 02, 2011  
Page 2 of 2

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP  
Vice President, Land Development

Enclosures

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RECEIVED  
11 FEB -7 PM 3:00  
LAND DEVELOPMENT  
SERVICES DIVISION

**PLANNING COMMISSION**  
**CERTIFICATE OF DETERMINATION APPEAL**  
**AGENDA ITEM NO:   13   February 23, 2011**

JASON GALE  
**APPLICANT NAME**

11-IV-001  
**PROJECT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 752 C-3

**OWNER:** Waterwood Office, LLC, by Jason Gale

**ENGINEER:** ADA Consulting Group, Inc., by Donald Oroian, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** February 7, 2011

**Location:** On the west side of Interstate Highway 37, north of Loop 1604

**Services Available:** SAWS Water

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Ice Vending

**Major Thoroughfare:** Interstate Highway 37 is a freeway

---

**APPLICANT'S PROPOSAL:**

A request for utility connection and to waive the subdivision plat approval process, for a commercial operation.

**DISCUSSION:**

The applicant has requested an appeal to the Certificate of Determination Process. This appeal is to obtain a SAWS water meter to service a proposed un-manned ice vending machine on the property being leased to Mustang Ice (lessee).

The site is located on a portion of Tract 1 recorded in Volume 980, Pages 444 and 445 in a plat known as Lamm Subdivision. Tract 1 has had several right of way takes through government acquisitions creating I.H. 37 and F.M. Loop 1604. Some of the remaining areas have been replatted and several portions have been conveyed by metes and bound surveys, without undertaking a plat.

**STAFF RECOMMENDATION:**

Staff recommends **disapproval** of the request.

The recommendation is based upon:

- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430 (c) 1 through 14.
- Section 35-430(c) (10) Known as the “remaining portion” provision is singular and therefore per the UDC, this section is an option only for the last remaining portion.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances as required by the UDC per section 35-483(e).
- The proposed use is commercial. The UDC requires commercial properties to be platted, and if applicable, replatted.
- Authorizing this exception would encourage other property owners to seek exemptions from the platting process.
- The applicant for the proposed ice vending site has been advised that replatting would be required for this property.
- The applicant submitted a replat on January 18, 2011. It is noted that technical materials have been submitted to SAWS and COSA DSD. At this point they have received an approved Letter of Certification from CPS.
- Three (3) unplatted portions have been developed commercially.
- Nine (9) unplatted portions remain undeveloped.
- Seven (7) portions have conformed to the Unified Development Code by replatting and developing as commercial sites.

February 7, 2011

City of San Antonio Development Services  
Land Entitlements Division  
1901 S. Alamo Street  
San Antonio, TX 78204

RE: Mustang Ice Vending IH-37 & 1604  
14728 IH-37 South  
San Antonio, TX 78112  
COD #11-038

SUB: Certificate of Determination Appeal

To Whom It May Concern:

This letter is to request a variance appeal for a denial of the above referenced Certificate of Determination. This appeal is needed to obtain a SAWS water meter to service a proposed un-manned ice vending machine on this property we are leasing to Mustang Ice (lessee). The previous location of this ice vending machine was recently condemned by the San Antonio River Authority (SARA) over flood concerns. This "Certificate of Determination Appeal" is necessary to minimize the impact of this lost vending ice machine business due to this condemnation which occurred in November 2010 and forced the ice vending business to relocate by the end of January 2011. Finding a comparable location has been cumbersome however, through discussion with Mustang Ice, the location in question will accommodate.

This hardship is unique because in 1965-66, TxDOT took a large area out of this previously platted lot to create portions of IH-37 and F.M. Loop 1604 leaving this once 186 acre platted lot as 4 non-contiguous remainders. What makes this further unique is that while other portions of these non-continuous remainders are relatively whole, the tract in question is bounded by replatted lots leaving it an isolated remainder.

UDC Section 35-430(c)(10) allows for this plat exception as this is a remaining portion of a lot previously platted under the jurisdiction of the county or city. The issue is whether all of any remaining portions have to be under one sole owner. This section of the UDC does not specify "the" remaining portion, just "a" remaining portion. Our remaining portion was previously platted as Tract 1, Lamm Subdivision, Vol. 980, Pgs. 444-445, Deed & Plat Records of Bexar County. Within the City limits, remaining portions of lots are not of this size and magnitude nor are they separated by such large distances. In our case, the remaining portion in question is surrounded by either platted lots or a 550 ft wide TxDOT right-of-way and is therefore a true isolated remaining portion under one owner.

I appreciate your consideration on this matter. If you have any questions please call me at (210) 494-5237.

Sincerely,  
WATERWOOD OFFICE, LLC



By: Jason Gale  
Its Vice President

Note: \* ~Denotes areas Subject to Replatting within Tract 1

Plat ~ Denotes areas replatted within Tract 1



# Certificate of Determination Appeal #06-IV-05



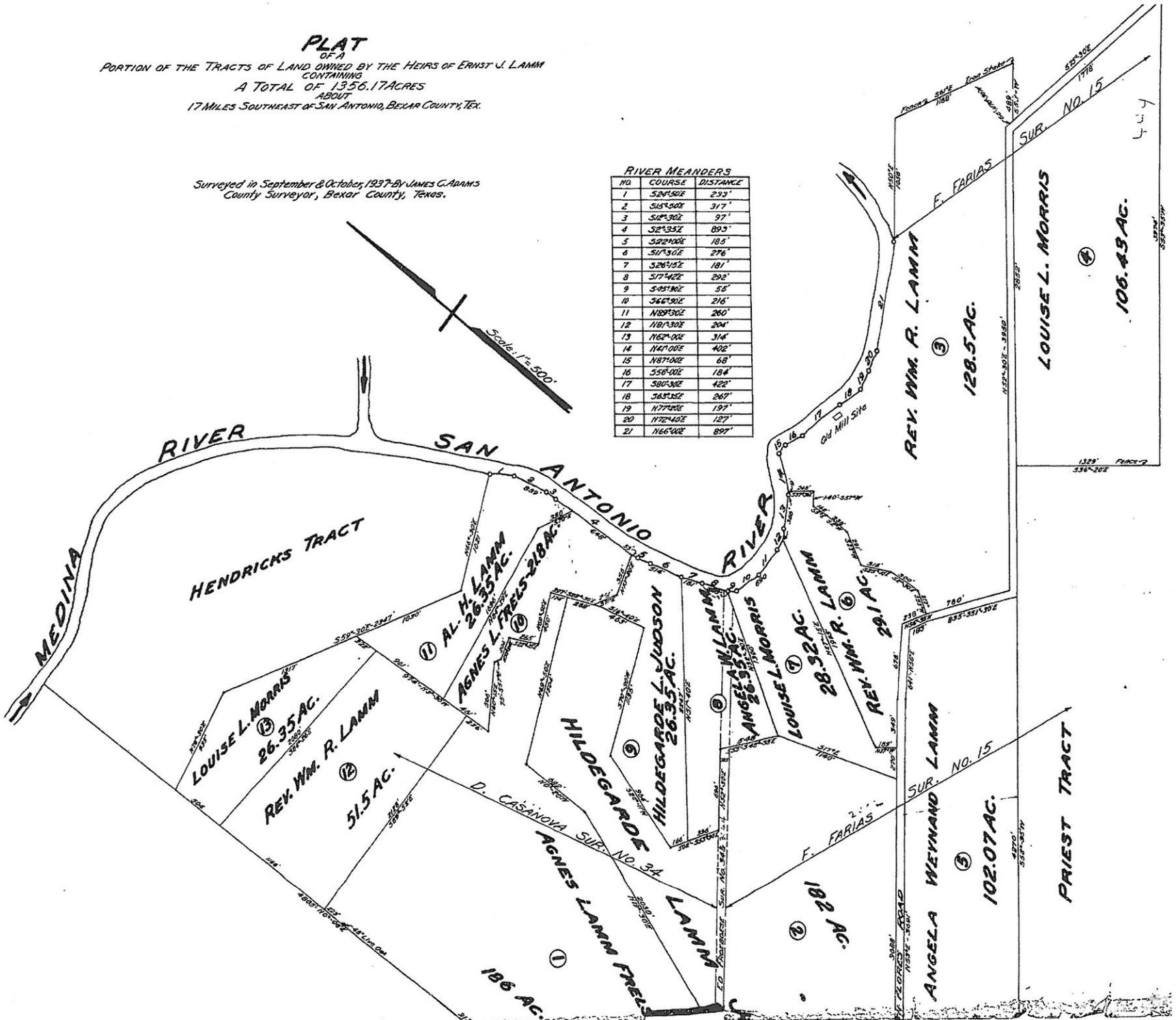
**PLAT**  
OF A  
PORTION OF THE TRACTS OF LAND OWNED BY THE HEIRS OF ERNST J. LAMM  
CONTAINING  
A TOTAL OF 1356.17 ACRES  
ABOUT  
17 MILES SOUTHEAST OF SAN ANTONIO, BEXAR COUNTY, TEX.

Surveyed in September & October, 1937 By James C. Adams  
County Surveyor, Bexar County, Texas.

**RIVER MEANDERS**

NO	COURSE	DISTANCE
1	S54°50'E	233'
2	S45°50'E	317'
3	S42°30'E	97'
4	S2°33'E	893'
5	S22°40'E	185'
6	S14°30'E	276'
7	S26°15'E	181'
8	S17°42'E	292'
9	S49°10'E	55'
10	S46°30'E	216'
11	N89°30'E	260'
12	N18°30'E	204'
13	N62°00'E	314'
14	N47°00'E	402'
15	N87°00'E	68'
16	S58°00'E	184'
17	S80°30'E	422'
18	S63°35'E	267'
19	N77°45'E	137'
20	N72°40'E	127'
21	N66°00'E	897'

Scale: 1" = 500'



980-445

**ACREAGE SUMMARY**

TRACT	OLD SURVEY	NUMBER OF ACRES
	No. 34	1773
1	- 34 1/2	6.6
	- 15	2.1
	- 34	50.0
2	- 34 1/2	4.1
	- 15	1279
3	- 15	128.50
4	- 15	106.43
5	- 15	102.07
6	- 15	29.10
7	- 15	28.32
	- 15	1806
8	- 34 1/2	2.12
	- 34	6.17
9	- 34	26.35
10	- 34	21.80
11	- 34	26.35
12	- 34	51.50
13	- 34	26.35
14	- 34	38.93
	- 34 1/2	377
15	- 15	9730
	- 34 1/2	596
16	- 15	13771
17	- 15	6613
18	- 15	6525
<b>TOTAL ACREAGE =</b>		<b>1956.17</b>

For 37  
Albert Schwepf  
Albertys. Bravall  
In: Margaret Pape  
de: pite  
OK - Alameda  
County, Calif.

Handwritten note: *Handwritten note: "for time to this date"*

STATE OF TEXAS  
COUNTY OF BEXAR  
I, Angela Heymond Lamm, Independent Executrix  
of the Estate of Ernst J. Lamm, Deceased in Person  
acknowledge that this partition was made from  
an actual survey made on the ground by the sur-  
veyor whose name is endorsed herein, and hereby  
accept this partition.

Angela Heymond Lamm  
Independent Executrix

Before me, the undersigned authority, on  
this day, personally appeared the person whose  
name is subscribed to the foregoing instrument  
and acknowledged to me that she executed the  
same, for the purpose and consideration herein expressed,  
given under my hand and seal of office, this  
the 26th day of November, 1937.

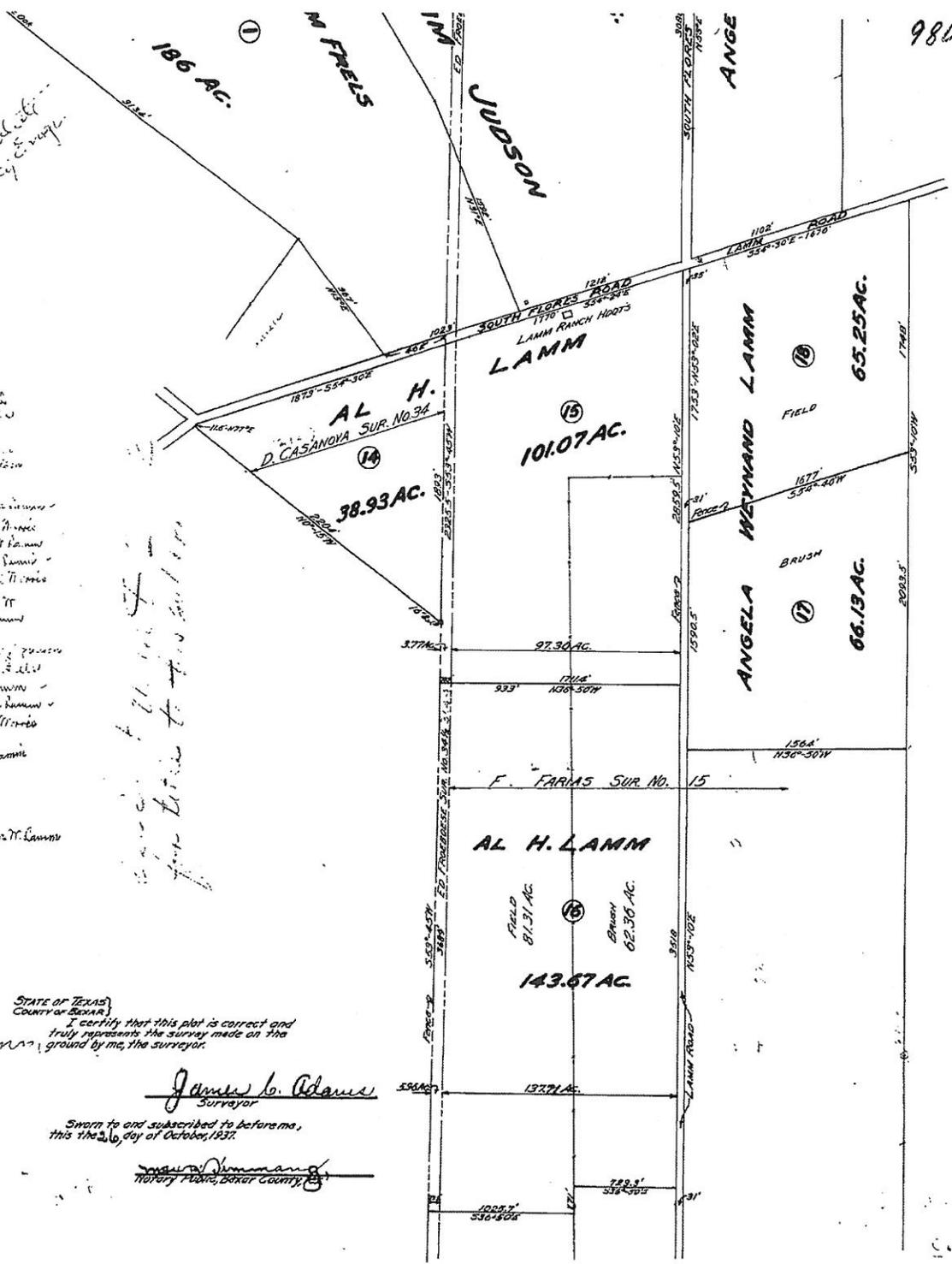
Henry C. Dickerson  
Notary Public, Bexar County, Texas.

STATE OF TEXAS  
COUNTY OF BEXAR  
I certify that this plat is correct and  
truly represents the survey made on the  
ground by me, the surveyor.

James C. Adams  
Surveyor

Sworn to and subscribed to before me,  
this 26th day of October, 1937.

James C. Adams  
Notary Public, Bexar County, Texas.



**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.:** PA 11013

*Item #15*

Council District: 5

City Council Meeting Date: 4/7/2010

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation *from Residential* land use *to Government/Educational* land use.

**Background Information:**

**Applicant:** Joe Aceves, on behalf of Bexar County

**Owner:** Bexar County

**Property Location:** 800 Buena Vista Street and 826 Monterey Street

**Acreage:** 4.03

**Current Land Use of site:** Warehouse, Manufacturing

**Adjacent Land Uses:**

N: Mixed Use (Warehouse)

E: Government/Educational (City of San Antonio Maintenance facility)

S: Residential (Manufacturing)

W: Residential (Warehouse)

**Issue:**

**LAND USE ANALYSIS:**

The subject properties, 800 Buena Vista and 826 Monterey are located to the west of the City of San Antonio maintenance facility and are one block south of the Bexar County Detention Center. Surrounding uses are primarily industrial and warehousing uses, with the exception of UTSA which is located approximately 925 feet east of the subject properties. 800 Buena Vista and 826 Monterey are located within the West Neighborhood, Downtown Neighborhood Plan. The proposed amendment includes a portion of Monterey Street which is between the two properties and is bounded by South Comal Street to the west and South Salado Street to the east.

The subject properties are currently designated as Residential land use in the Downtown Neighborhood Plan. This classification is intended to contain low, medium, and high density residential uses with a minimal amount of non-residential uses to support the community. The proposed amendment is to change the land use designation for the subject properties to Government/Educational land use. This land use classification provides for public buildings such as government facilities, post offices, libraries, and police and fire stations as well as hospitals.

The Downtown Neighborhood Plan identifies a number of goals which are compiled in the Downtown Strategic Plan (pg.10), one of which is a recommendation that businesses, community facilities, and residential uses be geographically balanced to promote and enhance downtown's urban character. A concentration of Government/Educational uses and supporting facilities is located east of the subject properties and include a City of San Antonio vehicle repair facility as well as the UTSA Downtown Campus. Adjacency to these Government/Educational land uses would serve to preserve the geographic balance of businesses and community facilities in the area as recommended in the Downtown Neighborhood Plan.

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

Additionally, the subject properties are located along Buena Vista Street which serves as the southern boundary of the West Neighborhood Municipal District. The District is comprised of activities related to Bexar County and ancillary uses that serve or complement activities of the County. The subject properties, by their adjacency to the district, would be well placed to provide additional support to the existing County facilities in the Municipal District.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: None.

Comments: The property is accessed via South Comal Street and South Salado. Buena Vista Street is an elevated roadway and does not provide direct access to the subject properties. The subject properties are in an area with adequate street access.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The proposed use is approximately 545 feet south of the Bexar County Detention Facility and is approximately 925 feet west of the UTSA Downtown campus. The subject property is also approximately a quarter-mile east of Lanier High School.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: The Downtown Neighborhood Plan promotes geographic balance between uses as well as improved connectivity in the Downtown area. The subject properties are existing warehousing and light industrial facilities located adjacent to properties that are also industrial facilities and warehouses as well as other governmental and educational uses. The proposed amendment would not alter the geographic distribution of uses in the area. Additionally, the subject properties are located immediately outside and to the south of the West Neighborhood Municipal District which further enhances the geographic distribution of uses in the area.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 23, 2011

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: February 4, 2011

No. Notices mailed 10 days prior to Public Hearing: 40 notices sent to property owners within 200 feet; 58 notices sent to the Downtown Neighborhood Plan Planning Team.

Registered Neighborhood Association(s) Notified: Prospect Hill Neighborhood Association

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: I-2      Proposed zoning district: IDZ with uses permitted in C-3

Zoning Commission Public Hearing Date: Pending submittal.

Approval       Denial

**Planning and Community Development Department Staff:**

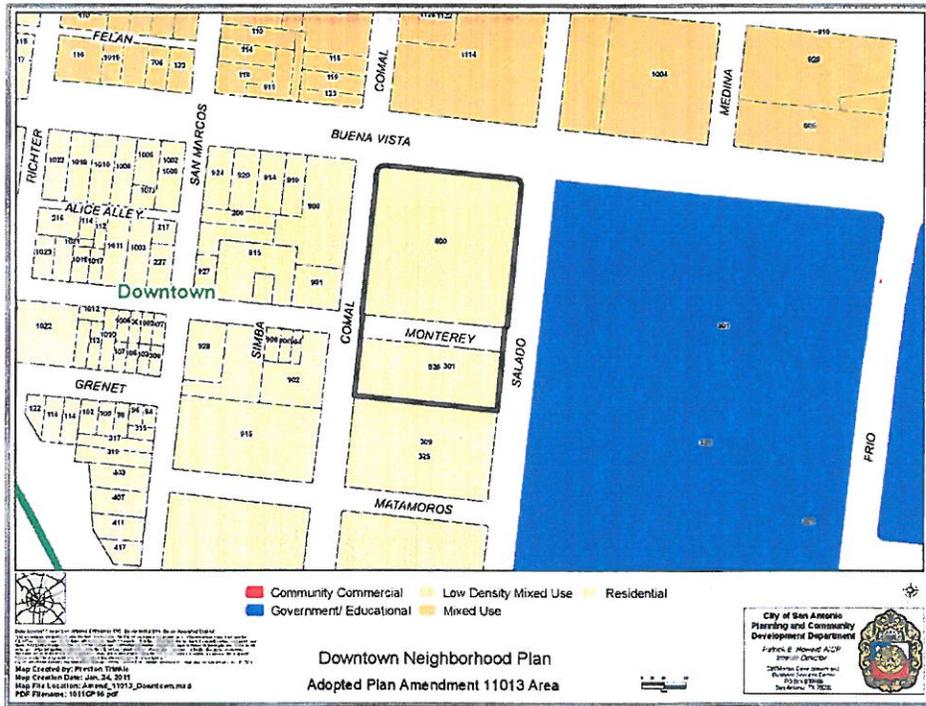
**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

Patrick B. Howard, AICP  
Andrea Gilles  
Case Manager: Tyler Sorrells

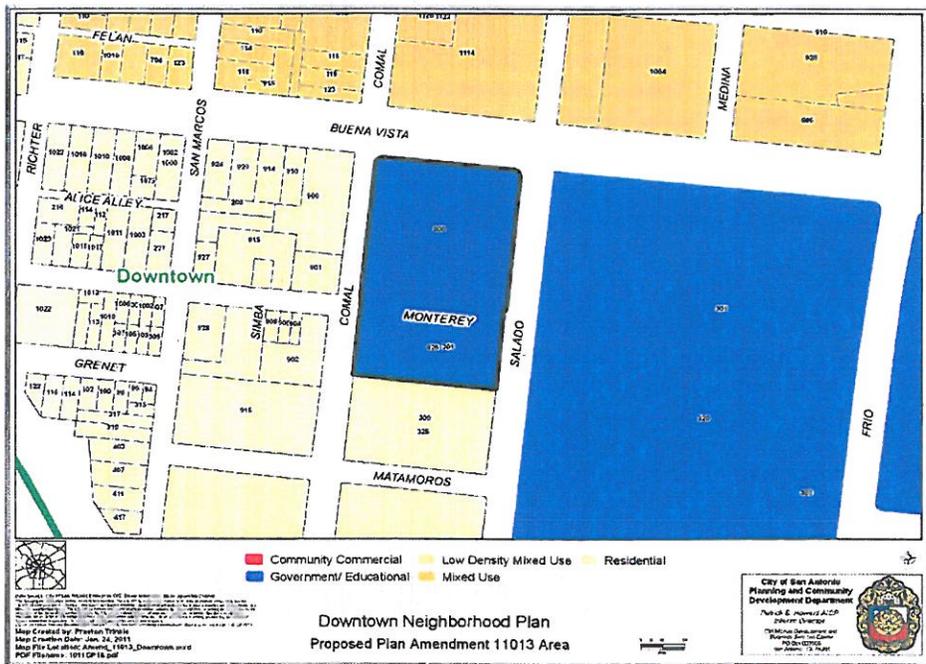
Interim Director  
Planning Manager  
Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





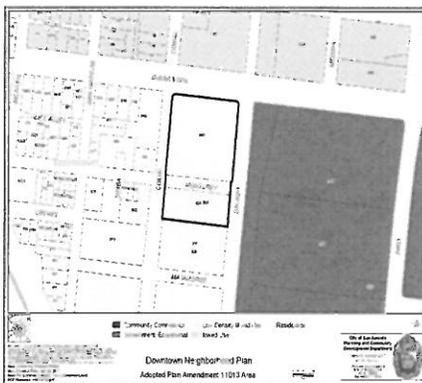
# Master Plan Amendment 11013

## Downtown Neighborhood Plan

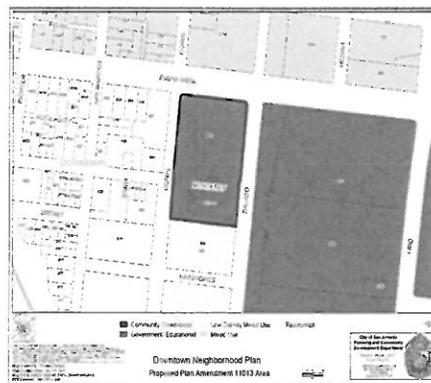
Planning Commission  
February 23, 2011  
Agenda Item No. XX

### Amendment 11013

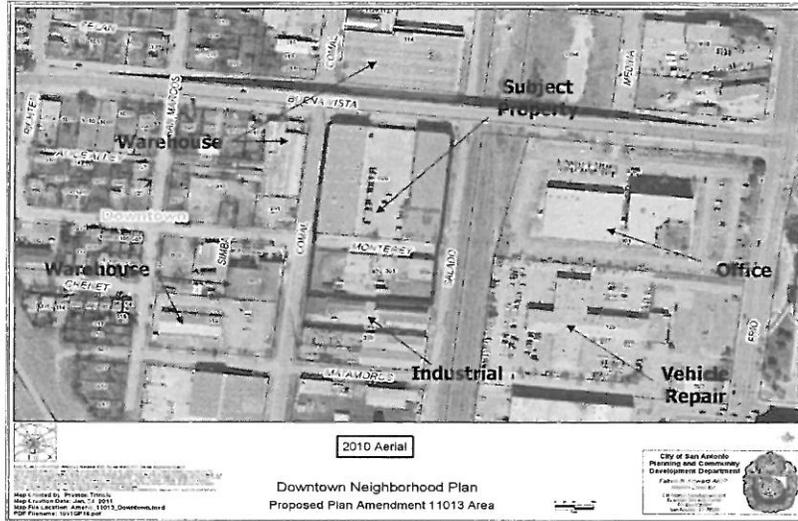
Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



## Area Images



East on Buena Vista



West on Buena Vista



Salado Street facing east



Buena Vista facing north

## **Staff Recommendation**

Approval of the request to amend  
from Residential land Use to  
Government/Educational land use

5

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RESIDENTIAL LAND USE TO GOVERNMENT/EDUCATIONAL LAND USE FOR AN AREA OF APPROXIMATELY 4.03 ACRES LOCATED AT 800 BUENA VISTA AND 826 MONTEREY AND AN APPROXIMATELY 0.426 ACRE PORTION OF MONTEREY STREET FROM THE WESTERN RIGHT-OF-WAY OF SOUTH SALADO STREET AND THE EASTERN RIGHT-OF-WAY OF SOUTH COMAL STREET.**

**WHEREAS**, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 1999; 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 February 23, 2011 and **APPROVED** the amendment on February 23, 2011; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Downtown 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 23rd DAY OF FEBRUARY 2011.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

Item #16

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPOINTING AN ALTERNATE MEMBER  
TO THE PLANNING COMMISSION TECHNICAL ADVISORY  
COMMITTEE FOR A TWO YEAR TERM.

\* \* \* \* \*

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

**Section 1.** Milton R. McFarland is appointed to the Planning Commission Technical Advisory Committee as a Zoning Representative member, with a term to expire April 27, 2013.

**Section 2.** Brenna Nava is appointed to the Planning Commission Technical Advisory Committee as an alternate Zoning Representative member, with a term to expire April 27, 2013.

**PASSED AND APPROVED THIS 23<sup>rd</sup> DAY OF February 2011.**

APPROVED:

\_\_\_\_\_  
Amy Hartman  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

