

SAN ANTONIO PLANNING COMMISSION AGENDA



February 9, 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 ITEM

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

- | | | |
|-----------|--|-----------------------|
| A. 090284 | Stonewall Estates, Unit 3A, PUD*
(The extension of Winecup Hill from Stonewall Hill) | OCL/8 479 D-5 |
| B. 110015 | Heritage Park Unit 11 Replat
(On the southeast side of Wood Grove, west of Money Tree Lane) | 9 551 C-1 |
| C. 100142 | Bridgepoint Units 8 & 15 Enclave
(The extension of Castlehead Drive, north of Foxen Way) | OCL 512 B-4 |

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- | | | | | |
|----|--------|--|-------|---------|
| 6. | 090284 | Stonewall Estates, Unit 3A, PUD*
(The extension of Winecup Hill from Stonewall Hill) | OCL/8 | 479 D-5 |
| 7. | 110015 | Heritage Park Unit 11 Replat
(On the southeast side of Wood Grove, west of Money Tree Lane) | 9 | 551 C-1 |
| 8. | 100142 | Bridgepoint Units 8 & 15 Enclave
(The extension of Castlehead Drive, north of Foxen Way) | OCL | 512 B-4 |

PLATS:

- | | | | | |
|-----|--------|--|-------|---------|
| 9. | 090283 | Stonewall Estates, Unit 3B, PUD*
(The extension of Winecup Hill from Stonewall Hill) | OCL/8 | 479 D-5 |
| 10. | 090326 | Bulverde Market 2
(South of the intersection of Bulverde Road and Classen Road) | 10 | 518 B-4 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|--------|---|-----|---------|
| 11. | 110081 | Westward Pointe 2 (incomplete)
(North of Marbach Road, west of Ellison Drive) | OCL | 612 C-6 |
| 12. | 100176 | Alamo Ranch-Unit 35 PH1 (incomplete)
(On the west side of Alamo Parkway, south of Cottonwood Way) | OCL | 577 D-7 |

COMPREHENSIVE MASTER PLANS:

13. **PA11011** - 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 2.43 acres located at 509, 511, 513, 515, 519, 525, 527, 529, and 531 El Paso Street and 1025 South Frio Street from

Residential land use to Mixed Use land use. (Planning and Community Development Department by John Osten)

14. **PA11012** - Public hearing and consideration of a resolution amending the land use plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.172 acres located at 1419 S. Hamilton Avenue from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

OTHER ITEMS:

15. Approval of the minutes for the January 26, 2011 Planning Commission meeting
16. Director's report - City Council Action Update (Planning Commission Items sent to Council)
17. 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
18. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A&6 February 9, 2011

STONEWALL ESTATES,
UNIT 3A (PUD)
SUBDIVISION NAME

MAJOR PLAT

090284
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits & 8

FERGUSON MAP GRID: 479 D-5

OWNER: Stonewall Estates HOA, Inc., by Jay Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 21, 2011

Location: The extension of Winecup Hill from Stonewall Hill

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits and Inside San Antonio City Limits
R-6 Residential Single Family District
PUD Planned Unit Development

Plat is associated with:

MDP 821A Stonewall Estates, accepted December 9, 2009

PUD 05-037A Stonewall Estates, approved December 9, 2009

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **62.129** acres consisting of **24** single family lots, **2** non-single family lots and **3,819** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 9, 2011. Seven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

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

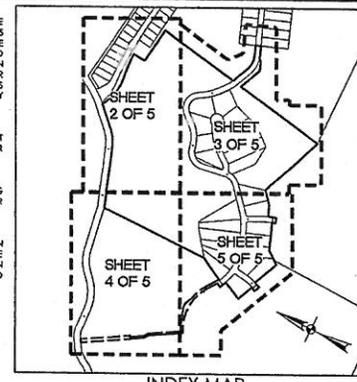
The applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 090284 REPLAT & SUBDIVISION PLAT ESTABLISHING STONEWALL ESTATES, UNIT 3A (PUD)

A 62.129 ACRE TRACT OF LAND OUT OF A 1907 ACRE TRACT OF LAND CONVEYED TO HIM STONEWALL ESTATES, LTD., IN SPECIAL WARRANTY DEED WITH VENDORS LIE RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE A.S. KINCHIE SURVEY NUMBER 428, ABSTRACT 411, COUNTY BLOCK 4716, THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER PAT RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



INDEX MAP NOT TO SCALE LEGEND

- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
OPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
AC ACRE(S)
CB COUNTY BLOCK
NCB NEW CITY BLOCK
BCK BLOCK
VOL VOLUME
PG PAGE(S)
(PUR) PLANNED UNIT DEVELOPMENT
O FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- CITY OF SAN ANTONIO LIMITS
--- ORIGINAL SURVEY/COUNTY LINE

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9591, PG. 137-142, DPR)
30' DRAINAGE EASEMENT (VOL. 9591, PG. 137-142, DPR)
10' DRAINAGE AND WATER EASEMENT (VOL. 9591, PG. 137-142, DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 090283)



THIS PLAT OF STONEWALL ESTATES, UNIT 3A (PUD) 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN
STATE OF TEXAS COUNTY OF BEAR

CERTIFICATE OF APPROVAL SECRETARY
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 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS DAY OF A.D. 20

STATE OF TEXAS COUNTY OF BEAR COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR COUNTY CLERK, BEAR COUNTY, TEXAS 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

DEPUTY

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INCREASE AND REDUCE OR WIDEN AND REAR COUNTY SHALL HAVE THE RIGHT TO INCREASE AND REDUCE OR WIDEN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 DEVELOPER'S SURVEYING DEPARTMENT.

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

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

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT - (0.033 OF AN ACRE)
4 VARIABLE WIDTH CLEAR VISION EASEMENT - SEE DETAIL "A", SHEET 2 OF 5
5 15' DRAINAGE EASEMENT
6 VARIABLE WIDTH CLEAR VISION EASEMENT - SEE DETAIL "B", SHEET 5 OF 5
7 10' WATER EASEMENT - (0.253 OF AN ACRE) - SEE DETAIL "C", SHEET 5 OF 5
8 ENTIRE PERMISSIBLE 30' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE EASEMENT TO EXPRISE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET
9 10' BUILDING SETBACK LINE
10 20' BUILDING SETBACK LINE
11 30' BUILDING SETBACK LINE
12 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.203 OF AN ACRE), SEE DETAIL "C", SHEET 5 OF 5
13 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.125 OF AN ACRE)
14 12' WATER AND OVERHEAD ELECTRIC EASEMENT - (0.125 OF AN ACRE)
15 16' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT - (0.166 OF AN ACRE)
16 LOT 901, BLOCK 9, NCB 18335 (PLAT # 090283)

CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 55 curve entries.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (NOT PUBLIC SERVICE) IS HEREBY DESIGNATED THE EASING AND PROVISIONS FOR ELECTRIC SERVICE AND GAS SERVICE AS PART OF THE EASING OF THE PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT". "ELECTRIC EASEMENT" SHALL BE CONSIDERED TO INCLUDE THE RIGHT OF THE CITY OF SAN ANTONIO TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, OPERATE, MAINTAIN, AND REMOVE ALL NECESSARY UTILITY STRUCTURES AND EQUIPMENT WITHIN THE LIMITS OF SAID EASEMENTS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO INCREASE AND REDUCE OR WIDEN THE LIMITS OF SAID EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENTS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO INCREASE AND REDUCE OR WIDEN THE LIMITS OF SAID EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENTS.

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

SETBACK NOTE: 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.

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

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

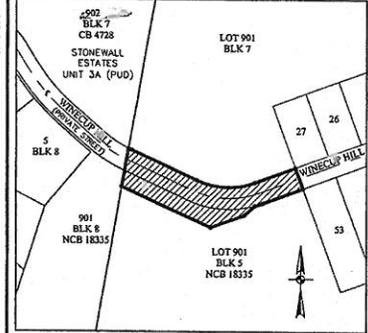
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LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 58 line entries.



LOCATION MAP NOT TO SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1"=200'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 9 OF THE STONEWALL ESTATES - UNIT 2, PUD, RECORDED IN VOLUME 9591, PAGES 137-142 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT STONEWALL ESTATES - UNIT 2, PUD, WHICH IS RECORDED IN VOLUME 9591, PAGES 137-142, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER'S TELEFONER: JAY HANNA STONEWALL ESTATES HOA, INC. 1011 N. LAMAR AUSTIN, TEXAS 78703 (512) 477-2400

STATE OF TEXAS COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF A.D. 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

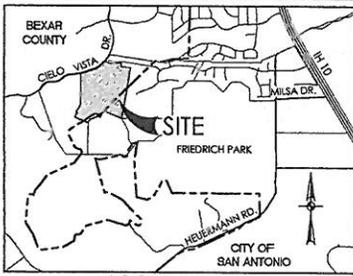
MY COMMISSION EXPIRES:

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 67109 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

STATE OF TEXAS COUNTY OF BEAR 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.



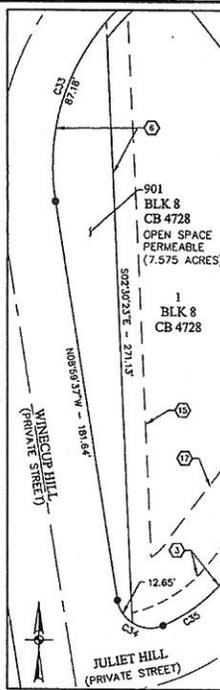
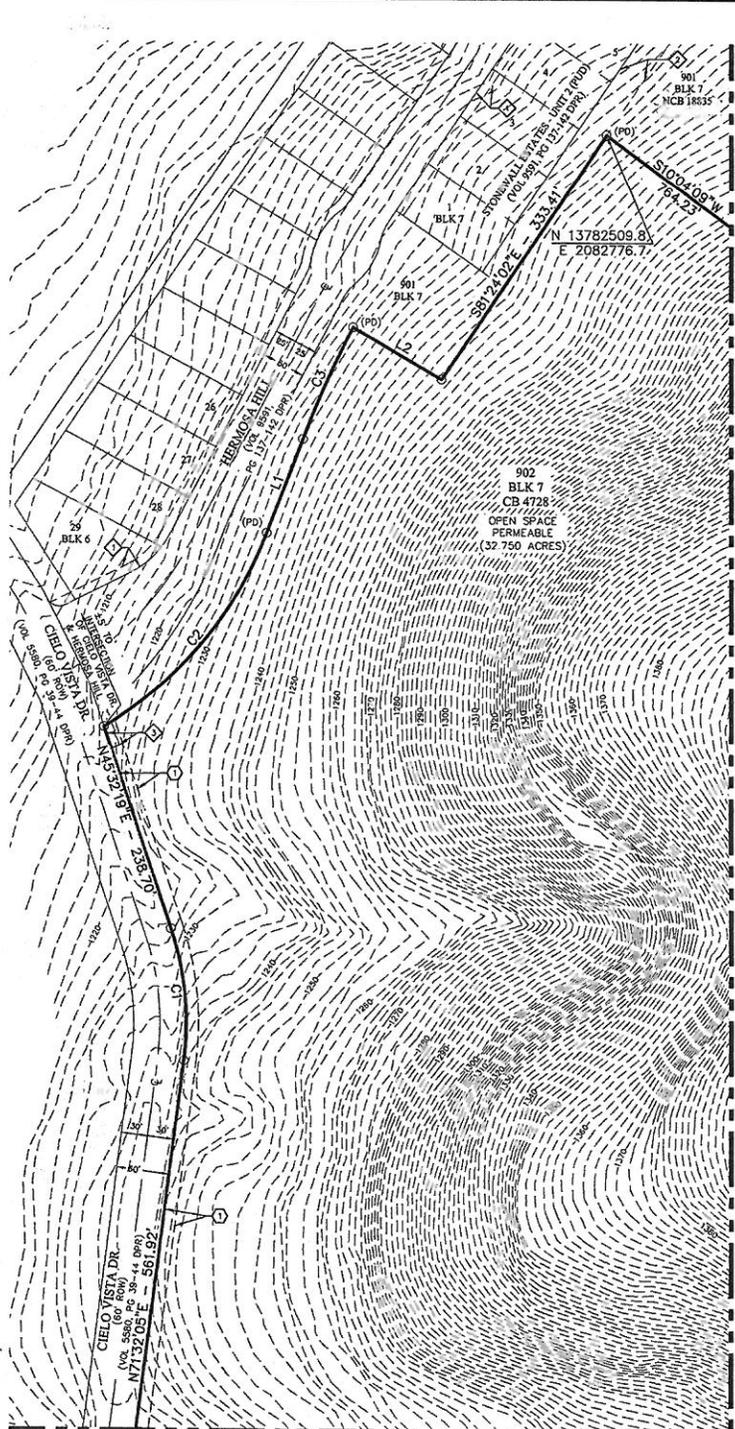


LOCATION MAP
MAPSCO MAP GRID: 47903
NOT-TO-SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOMED) IS HEREBY DESIGNATED THE EASMENT AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASMENT," "ANCHOR EASMENT," "SERVICE EASMENT," "OVERPASS EASMENT," "UTILITY EASMENT," "GAS EASMENT," AND "TRANSFORMER EASMENT" FOR THE PURPOSE OF RELAYING, CONVEYING, TRANSMITTING, MAINTAINING, REPAIRING, IMPROVING, FAVORING, AND ERIGING POLES, MASTS, OR BUNDLES, WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ANY EGRESS ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO BRANCH FROM SAID LANDS AND TIES OR PILES THEREON, OR OTHER STRUCTURES WHICH BRANCHES OR LEAD THEREWITH, WITH THE EFFICIENCY OF SAID USES OR APPURTENANCES THEREON, IF IT AGREED AND UNDERSTOOD THAT NO BRANCHES, CONDUITS, PIPES, OR TIES SHALL BE PLACED WITHIN SAID EASMENT AREAS.
2. ANY C.P.S. WORKSITES RESULTING FROM INCORPORATION REQUIRED BY C.P.S. EQUIPMENT LOCATED WITHIN SAID EASMENT, DUE TO GRADE CHANGES OR OTHER REASONABLE ALTERNATIONS SHALL BE CONVEYED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER ELEVATION ADJUSTMENT.
3. THE PLAT DOES NOT IMPOSE, IMPLY, RELY ON, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER EASMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASMENTS ARE SPECIFICALLY SHOWN.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASMENTS WHEN SUCH APPROACHES ARE APPROVED BY MEANS OF UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROAD OVERLAYS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASMENTS.

SEE SHEET 1 OF 5 FOR
CURVE AND LINE TABLE
LEGEND AND KEYNOTES



DETAIL "A"
NOT TO SCALE
SEE SHEET 3 OF 5

PLAT NUMBER 090284

REPLAT & SUBDIVISION PLAT
ESTABLISHING
STONEWALL ESTATES,
UNIT 3A (PUD)

A 62.129 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HM STONEWALL ESTATES, LTD., IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A.S. KINCHOLE SURVEY NUMBER 428, ABSTRACT 411, COUNTY BLOCK 4715, THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, IN NEW CITY BLOCK 18333, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TOLPE, FIRM REGISTRATION # 479

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9200
1011 N. LAMAR | AUSTIN, TEXAS 78703 | FAX: 210.375.9209

DATE: December 6, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNERS: *Jay Hanna*
JAY HANNA
HM STONEWALL ESTATES, LTD.
1011 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, 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 6th DAY OF December, A.D. 2010.



Rhonda Yerkey
RHONDA YERKEY
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STONEWALL ESTATES, UNIT 3A (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL
SECRETARY

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul R. Ralls
REGISTERED PROFESSIONAL LAND SURVEYOR

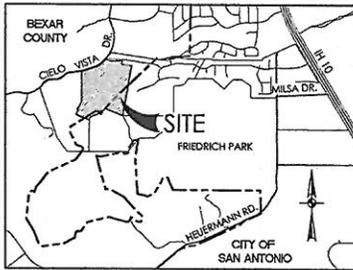


MATCHLINE - SEE SHEET 4 OF 5

MATCHLINE - SEE SHEET 3 OF 5

STONEWALL ESTATES, UNIT 3A (PUD)
CIVIL JOB NO. 6139-31; SURVEY JOB NO. 9180-08

Date: Dec 06, 2010, 12:28pm User: J.D. Brown
File: P:\6139-31\Design\Cont\Plot\Plot090284.dwg



LOCATION MAP
MAPSCO MAP GRID: 470DS
NOT-TO-SCALE

C.P.S. NOTES:

1. THE SITE IS SITUATED AT PART OF ITS EXISTING GAS SYSTEM CITY PUBLIC SERVICE BOARD'S SERVICE DEDICATED TO THE PLAT AS "ELECTRIC" EXISTING "MICHIGAN" EXISTING "SERVICE" EXISTING "VETERANS" EXISTING "WEST" EXISTING "EAST" EXISTING "TRANSFORMER" EXISTING "FOR THE PURPOSE OF INCLUDING CONDUITS, RECONSTRUCTING, HANDLING, REMOVING, HANGING, PARALLEL, AND TRENCHING, HANDLING OR BURYING WIRE, CABLE, CONDUIT, PIPING OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND RIGHT-OF-WAY ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID PARALLEL 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 HEREON, IF SO AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONDUITS, PIPING, OR WELLS SHALL BE PLACED WITHIN SAID PARALLEL AREAS.
2. ALL C.P.S. INSTANT LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID PARALLEL AREAS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PROPERTY OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THE PLAT DOES NOT IMPOSE, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EXISTING OR ANY OTHER EXISTING OR UTILITIES UNLESS THE CHANGES TO SUCH UTILITIES ARE DESCRIBED HEREON.
4. CONDUIT SERVICE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTING WITHIN THE FIVE (5) FOOT WIDE CHANGES OR GROUND ELEVATION ALTERATIONS.
5. ROAD OVERLAPAGE ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTING WITHIN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EXISTING.

SEE SHEET 1 OF 5 FOR
CURVE AND LINE TABLE
LEGEND AND KEYNOTES

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 LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

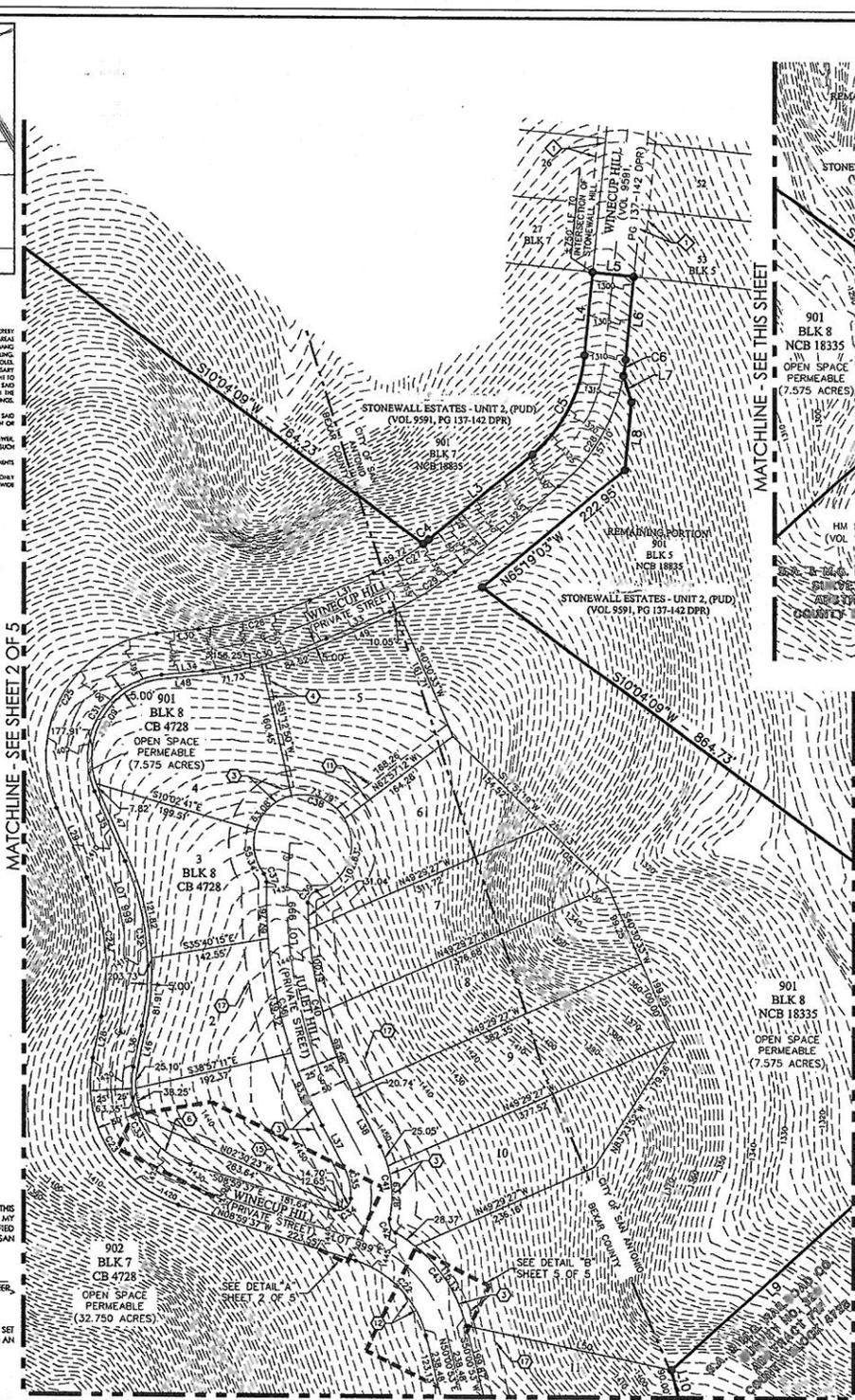
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 2 OF 5

MATCHLINE - SEE THIS SHEET

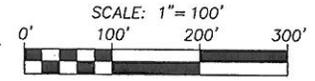
MATCHLINE - SEE SHEET 5 OF 5



PLAT NUMBER 090284

REPLAT & SUBDIVISION PLAT
ESTABLISHING
STONEWALL ESTATES,
UNIT 3A (PUD)

A 42.129 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HM STONEWALL ESTATES, LTD. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A.S. KINCHLOE SURVEY NUMBER 428, ABSTRACT 411, COUNTY BLOCK 4715, THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 747, COUNTY BLOCK 4716, IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
DATE: December 6, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
OWNER/COUNTY CLERK: JAY HANNA
HM STONEWALL ESTATES, LTD.
0111 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-0400



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, 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 6th DAY OF December, A.D. 2010.

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STONEWALL ESTATES, UNIT 3A (PUD) WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL
SECRETARY

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

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

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

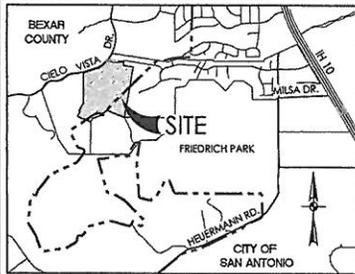
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



STONEWALL ESTATES, UNIT 3A (PUD)
Civil Job No. 6139-31; Survey Job No. 9180-08
Date: Dec 06, 2010, 12:29pm, User: JD, Appoint: P:\6139\31\Design\Civil\Plot\9180\3031-3A.dwg



LOCATION MAP
MAPSCO MAP CODE: 479DS
NOT TO SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS UTILITY (CITY PUBLIC SERVICE BOARD) © HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "TRANSFORMER EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, IMPROVING, AMPLIFYING, ENLARGING, REPLACING, RELOCATING, AND BRACING POLES, HANGING OR SUPPORTING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH THE NECESSARY APPROPRIATE ACCESSORIES TOGETHER WITH THE RIGHT OF ACCESS AND RIGHT OF CONDUIT ADJACENT LANDS, THE RIGHT TO MAINTAIN ALL TIES OF THESE TIEPOLE OR CONDUIT COLLECTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID TIES OR APPROPRIATE TIEPOLES, IF IT IS DETERMINED AND PROVED THAT NO EASEMENT, CONDUIT TIEPOLE OR WIRE SHALL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. MODIFICATION (S) REMAINING FROM MODIFICATION BOARD OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR CHANGING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR CHANGING ELEVATION ALTERATIONS.
 3. THE PLAN DOES NOT AFFECT, ALTER, REMOVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITY USES UNLESS THE CHANGE TO SUCH EASEMENT ARE DESCRIBED HEREON.
 4. CONDUIT EASEMENT APPROVALS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THE LINES STAYED ONLY BY PLAN (2) UNDERGROUND DUCTS AND GAS FACILITIES.
 5. FOOT OVERLAP ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SEE SHEET 1 OF 5 FOR
CURVE AND LINE TABLE
LEGEND AND KEYNOTES

STATE OF TEXAS
COUNTY OF BEXAR

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

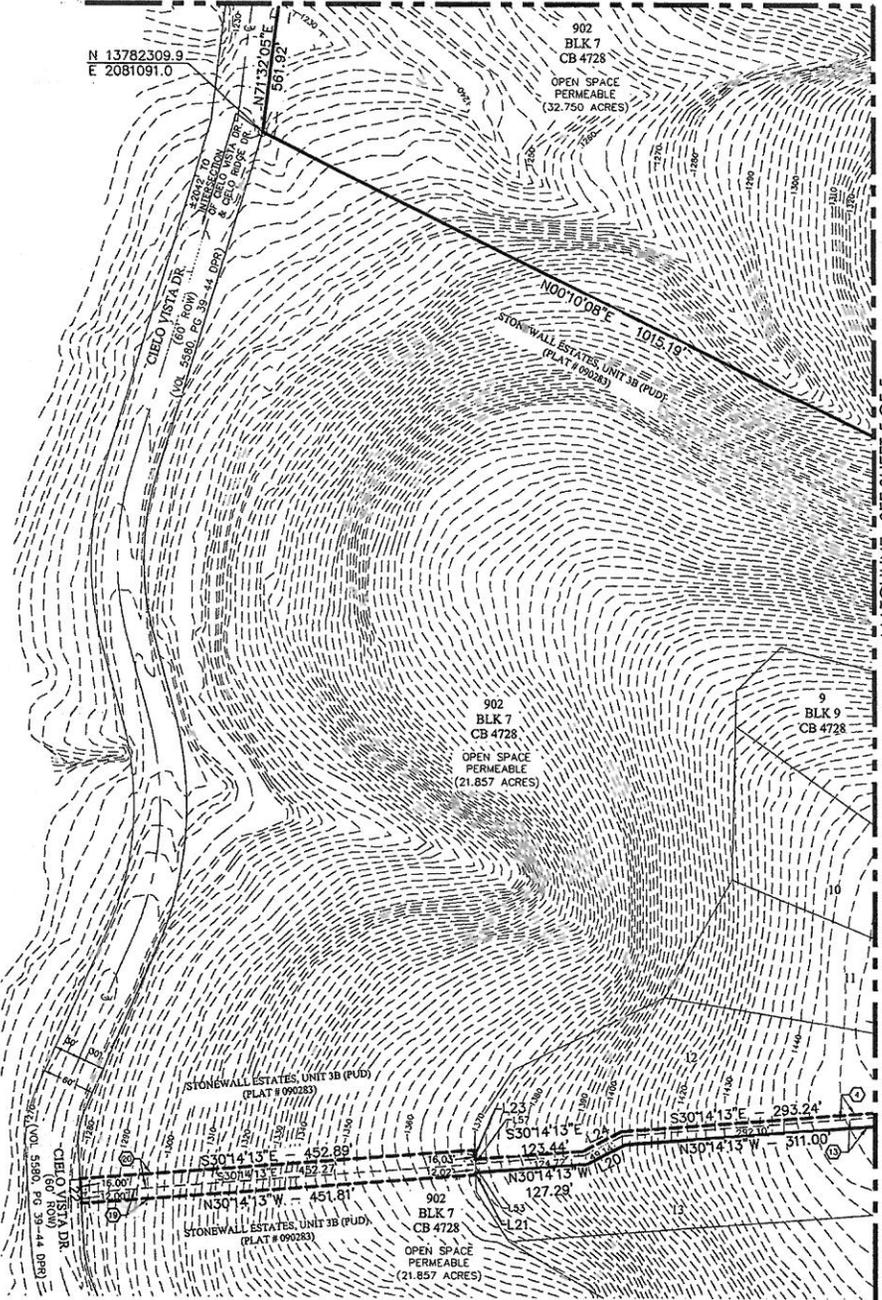
STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 2 OF 5

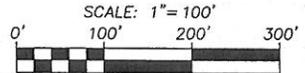


MATCHLINE - SEE SHEET 5 OF 5

PLAT NUMBER 090284

REPLAT & SUBDIVISION PLAT
ESTABLISHING
STONEWALL ESTATES,
UNIT 3A (PUD)

A 62.129 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HIM STONEWALL ESTATES, LTD., IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 18319, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A.S. KINCHLOE SURVEY NUMBER 428, ABSTRACT 411, COUNTY BLOCK 4715, THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, IN A NEW CITY BLOCK 18355, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE: December 6, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JAY HANNA
STONEWALL ESTATES, LTD.
111 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-4400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, 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 6th DAY OF December, A.D. 2010.



[Signature]
Rhonda Yerby
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STONEWALL ESTATES, UNIT 3A (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

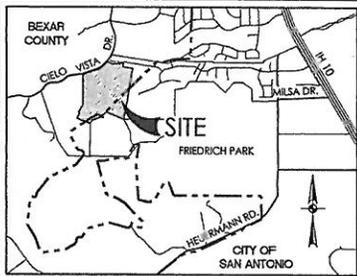
DATED THIS _____ DAY OF _____, A.D. 20____

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

STONEWALL ESTATES, UNIT 3A (PUD)
Civil Job No. 6139-31; Survey Job No. 9180-03
Date: Dec 06, 2010, 12:28pm User: J. Alford
File: F:\6139\31\Design\Draw\Plot\613931-3A.dwg

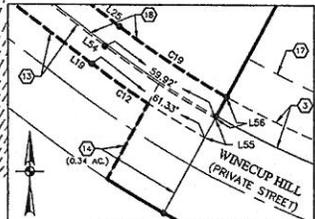
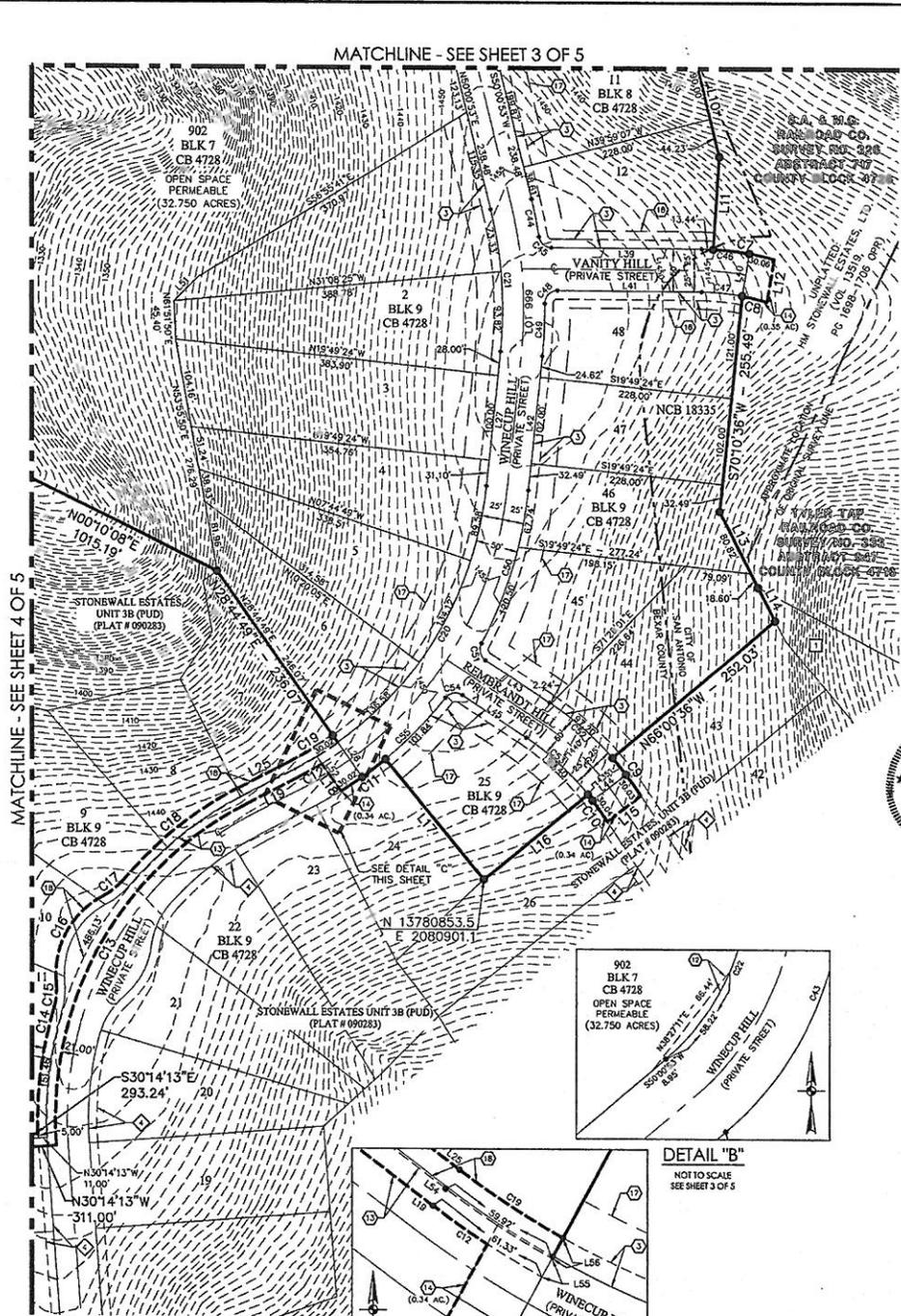


LOCATION MAP
MAPSCO MAP GRID: 4703
NOT TO SCALE

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (FOR PUBLIC SERVICE BOND) IS HEREBY DEICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "ELECTRIC EASEMENT", "STREET EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, RELOCATING, AND ERECTING POLES, WIRING, OR BURNING WIRE, CABLE, CONDUITS, PIPING, OR MEASUREMENTS, EACH WITH ITS INCIDENTAL APPROPRIATE TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LANDS, THE RIGHT TO RELOCATE AND FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSCURE OR HINDER WITHIN THE EASEMENT OF SAID LINES OR APPROPRIATIONS HERETO, IF IT IS AGREED AND UNDERSTOOD THAT NO INDEMNITY OR CONSIDERATION OF VALUE SHALL BE PAID BY THE CITY OF SAN ANTONIO TO THE LANDOWNER.
- ANY C.P.S. MOUNTAIN IDEAS REMAINING FROM INDICATIONS REQUIRED BY C.P.S. MOUNTAIN, LOCATED WITHIN SAID EASEMENT, USE TO BE MADE CHANGE OR GROUND ELEVATION ADJUSTMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGE OR GROUND ELEVATION ADJUSTMENT.
- THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE LIMIT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR OTHER UTILITY EASEMENTS OR RIGHTS-OF-WAY OR OTHER EASEMENTS FOR UTILITIES SHOWN ON THIS PLAT UNLESS THEY ARE OTHERWISE INDICATED.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 10' (10') FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE EASEMENT ONLY BY THE PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGE OR GROUND ELEVATION ADJUSTMENT.
- POOR COVERAGE ARE ALLOWED WITHIN THE 10' (10') FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE 10' (10') FOOT WIDE ELECTRIC AND GAS FACILITIES ARE PROHIBITED OR EXCESS WITHIN THE 10' (10') FOOT WIDE EASEMENTS.

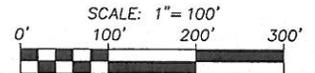
SEE SHEET 1 OF 5 FOR
CURVE AND LINE TABLE
LEGEND AND KEYNOTES



PLAT NUMBER 090284

REPLAT & SUBDIVISION PLAT
ESTABLISHING
**STONEWALL ESTATES,
UNIT 3A (PUD)**

A 62.129 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HM STONEWALL ESTATES, LTD., IN SPECIAL WARRANTY DEED WITH VENDOR'S LSN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE A.S. KINCHLOE SURVEY NUMBER 428, ABSTRACT 411, COUNTY BLOCK 4715, THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**
T.P.C.E. FIRM REGISTRATION # 470

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

DATE: December 6, 2010

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

Jay H. Hanna
OWNER/DEVELOPER: JAY HANNA, BY HM STONEWALL ESTATES, LTD.,
11 N. LAMAR,
AUSTIN, TEXAS 78703
(512) 477-5400

STATE OF TEXAS
COUNTY OF BEAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF December, A.D. 2010.

Rhonda Yerkey
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF STONEWALL ESTATES, UNIT 3A (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL SECRETARY

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 DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

BY: _____ COUNTY CLERK, 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.

[Signature]
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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STONEWALL ESTATES, UNIT 3A (PUD)
Civil Job No. 6189-31; Survey Job No. 9180-08
DATE: Dec 06, 2010, 12:56pm, User: JD, Draw: 093
File: P:\6189\31\093\Map\Comp\Plot\Plate\0931-3A.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 58&7 February 9, 2011

HERITAGE PARK UNIT 11 REPLAT
SUBDIVISION NAME

MINOR PLAT

110015
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 551 C-1

OWNER: Carol Gagliardi

ENGINEER: KFW Engineers, by Craig Fletcher, P. E.

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

Date filed with Planning Commission: January 14, 2011

Location: On the southeast side of Wood Grove, west of Money Tree Lane

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is associated with:

MDP 65A, Heritage Park Estates, accepted on July 19, 2005

Proposed Use: Residential

Major Thoroughfare: Jones Maltsberger Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat .015 acres consisting of 1 single family lot.

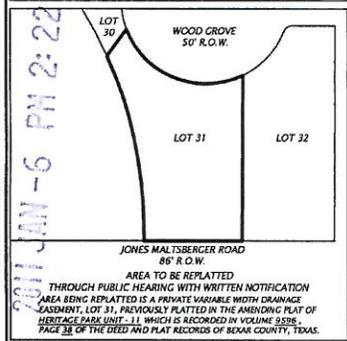
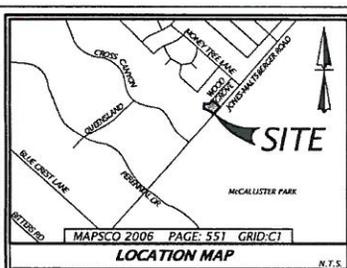
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 9, 2011. Ten notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the North Central Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES RECEIVED



LEGEND defining symbols for FOUNDING HIGH ROAD, SETBACKS, and other survey features.

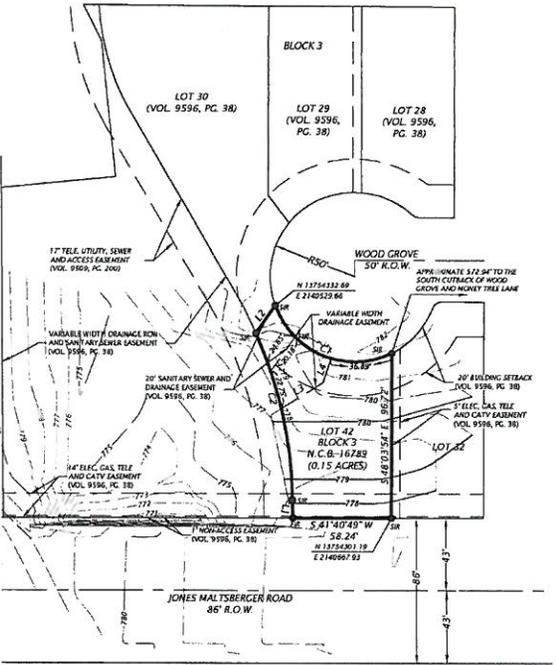
NOTES detailing requirements for structures, elevations, and utility easements.

STATE OF TEXAS COUNTY OF BEAR. I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT...

NOTES (continued) detailing requirements for structures, elevations, and utility easements.

C.P.E. NOTES detailing requirements for electric and gas system city public service boards.

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



MASTER WATER EASEMENT, MINUTE ERE EASEMENT, and STORMWATER EASEMENT descriptions.

PLAT NUMBER 110015. REPLAT ESTABLISHING HERITAGE PARK - UNIT 11 REPLAT. ESTABLISHING LOT 42, BLOCK 3, N.C.B. 16789...

KFW ENGINEERS & SURVEYING FIRM 500. 7400 BLANCO SUITE 200 SAN ANTONIO, TEXAS 78216. PHONE (210) 979-8444 FAX (210) 979-8441

STATE OF TEXAS COUNTY OF BEAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN SEARCH OF THROUGH A DELEGATED AGENT...

JOHN ADKINS Notary Public, State of Texas My Commission Expires June 19, 2015

JOHN ADKINS Notary Public, State of Texas My Commission Expires June 19, 2015

CRAIG P. FLETCHER LICENSED PROFESSIONAL ENGINEER 90940 12/29/2010

TERESA A. SEIDEL LICENSED PROFESSIONAL LAND SURVEYOR NO. 5672 12/29/2010

DUTY AUTHORIZED AGENT. STATE OF TEXAS COUNTY OF BEAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED...

THIS PLAT OF ... HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

STATE OF TEXAS COUNTY OF BEAR. I, ... COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

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...

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C&8 February 9, 2011

BRIDGEPOINT UNITS 8 & 15

ENCLAVE

MAJOR PLAT

100142

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 512 B-4

OWNER: Grupo Triana, Ltd., by Israel Fogiel

ENGINEER: Vickrey & Associates, Inc., by Kara J. Heasley, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 14, 2011

Location: The extension of Castlehead Drive, north of Foxen Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 004C-06, Bridgepoint, accepted on February 8, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **36.67** acres consisting of **61** single family lots, **2** non-single family lots and **2,526** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 9, 2011. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted.

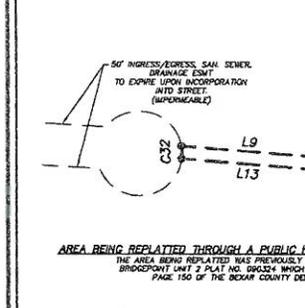
STAFF RECOMMENDATION:

Approval



CPIS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND OPERATING POLES, HANDS, OR BURNING WISPS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY ONSITE REMOVAL OF TREES OR OTHER OBSTRUCTIONS SHALL BE THE RESPONSIBILITY OF THE GRANTEE. ANY REMOVAL OF TREES OR OTHER OBSTRUCTIONS SHALL BE THE RESPONSIBILITY OF THE GRANTEE. ANY REMOVAL OF TREES OR OTHER OBSTRUCTIONS SHALL BE THE RESPONSIBILITY OF THE GRANTEE.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



ADDITIONAL NOTES:

- THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS.

NOTE: THE MAINTENANCE OF THE PARK-COMMON AREA AND DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 8; LOT 902, BLOCK 7.

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

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

LEGEND

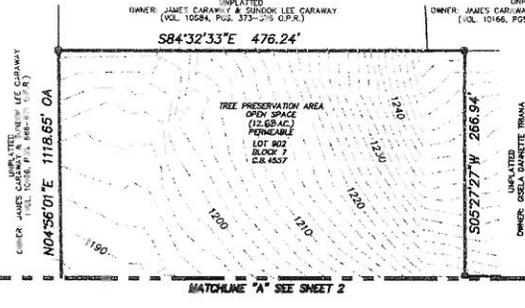
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- EX EXISTING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- D.P.R. DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- GA OVERALL

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C3	170°23'	476.00'	108.10'	54.28'	S33°59'37"E	107.97'
C4	11°08'58"	1354.00'	252.89'	131.86'	N85°49'17"W	252.40'
C5	38°58'27"	15.00'	15.00'	5.31'	N43°37'00"W	15.01'
C6	168°40'27"	50.00'	147.20'	504.24'	N50°18'13"E	99.51'
C7	80°10'00"	325.00'	510.31'	325.00'	S39°18'36"E	458.62'
C8	23°15'18"	278.00'	115.27'	57.42'	S08°07'14"E	112.42'
C9	23°15'18"	325.00'	133.80'	87.86'	N6°07'14"W	132.85'
C10	80°20'00"	275.00'	275.00'	328.00'	N32°03'39"W	308.91'
C11	80°44'23"	25.00'	38.59'	25.32'	S50°18'13"W	35.98'
C12	89°15'37"	15.00'	23.37'	14.81'	S39°41'47"E	21.06'
C13	80°15'16"	1525.00'	138.03'	69.98'	S81°41'38"E	139.80'
C14	52°01'15"	15.00'	15.67'	7.32'	N74°50'15"E	15.16'
C15	284°22'25"	55.00'	242.27'	39.24'	S70°52'07"W	61.54'
C16	52°01'15"	15.00'	15.67'	7.32'	N33°03'44"W	15.16'
C17	80°15'16"	1475.00'	133.27'	87.86'	N81°41'38"W	133.22'
C18	80°44'23"	15.00'	23.78'	14.81'	S50°18'13"W	21.35'
C19	80°10'00"	475.00'	346.13'	478.00'	N39°18'26"W	671.75'
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C24	89°20'38"	170.00'	538.50'	130.38'	N08°58'52"E	339.97'
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C26	80°44'23"	15.00'	10.00'	8.31'	S64°50'31"W	10.01'
C27	120°00'00"	50.00'	104.72'	86.69'	S45°20'17"E	86.69'
C28	80°24'47"	1828.00'	95.46'	48.73'	S45°09'13"E	84.49'
C29	80°24'47"	207.00'	102.80'	52.63'	N45°09'13"W	101.85'
C30	38°58'27"	57.25'	38.85'	20.88'	S70°03'07"W	38.87'
C31	38°58'27"	42.00'	29.31'	18.95'	S70°03'07"W	29.32'
C32	172°21'55"	58.92'	15.14'	12.83'	N03°58'34"E	15.09'



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BRIDGEPOINT UNIT 2 & ENCLAVE, PLAT NO. 080324, WHICH IS RECORDED IN VOLUME 8076, PAGE 150, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THIS PROPERTY.

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

OWNER/DEVELOPER
 GRUPO TRIANA, LTD.
 A TEXAS CORPORATION, ITS GENERAL PARTNER
 BY: ISRAEL FUGIEL, PRESIDENT
 8200 W. 16TH SUITE 700
 SAN ANTONIO, TEXAS 78230

OWNER'S DULY AUTHORIZED AGENT
 KAAREN S. HOPPER
 Notary Public,
 State of Texas
 Comm. Exp. 09-20-12

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF January, A.D. 20 11
 KAAREN S. HOPPER
 Notary Public in and for the STATE OF TEXAS

MY COMMISSION EXPIRES: 9-20-12

STATE OF TEXAS
COUNTY OF BEXAR

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE 1680, WITH DISTANCES CITED IN SURFACE USING A GOMBERG SCALE FACTOR OF 1.00018.

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

DEED: 109°29'28.34306" Dist: N30°18'42.08806"
 Long: 989°34'35.86078" Long: 697°45'22.71309"

1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXTERIOR PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
 1111-2011
 KARLA J. HEASLEY, P.E.
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GRADING BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
 BY: STEPHEN HORVATH, R.P.L.S.
 1-11-2011
 LICENSED PROFESSIONAL LAND SURVEYOR

PLAT NO. 100142

LEGEND

- 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET
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REPLAT MAP

OWNER: JAMES CARWAY & JUDITH LEE CARWAY (VOL. 10284, Pgs. 373-376 O.P.R



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

NOTE: IMPACT FEE PAYMENT DUE TO WATER AND WASTEWATER IMPACT FEES WERE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET / LANDSCAPE WASTEWATER SERVICE CONNECTION.

1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXTERIOR PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

ADDITIONAL NOTES:

A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT EASEMENTS.

B. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

C. ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

D. NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTION THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER DRAINAGE ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

E. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS AND ARE THE RESPONSIBILITY OF THE H.O.A.

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

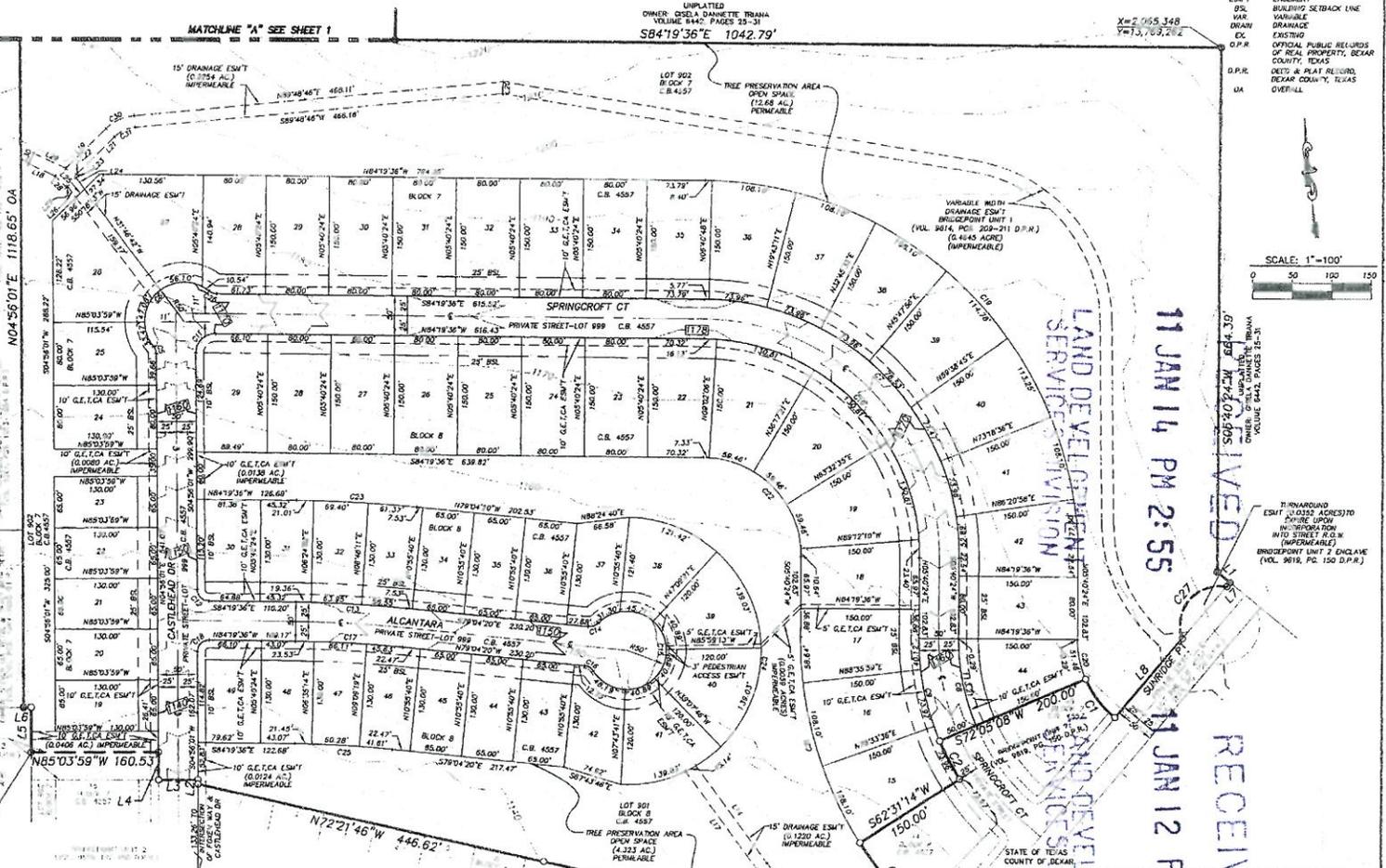
G. THE FOLLOWING LOTS ARE NON-BUILD LANDSCAPE EASEMENTS AND WILL BE MAINTAINED BY THE OWNER OF THE FOLLOWING LOT: LOT 901, BLOCK 8; LOT 902, BLOCK 7.

NOTE: THE MAINTENANCE OF THE PARK/COMMON AREA AND DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 8; LOT 902, BLOCK 7.

PLAT NO. 100142

LEGEND

- 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET
- FOUND 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET EXISTING CONDUITS
- PROPOSED CONTOURS
- GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT
- BUILDING SETBACK LINE
- VARIABLE DRAINAGE EXISTING
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- SETS & PLAT RECORD, BEXAR COUNTY, TEXAS
- OVERLAY



LOCATION MAP
NOT TO SCALE
MAPSCO MAP GRID 512 B4, C4

NOTE: SEE SHEET 1 FOR CURVE TABLE AND UMC TABLE

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, FIDELERS OR TRANSFORMERS OVER OR UNDER THE NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER DRAINAGE 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 OBSTRUCTIONS OR OTHER OBSTRUCTIONS WHICH HINDER OR INTERFERE WITH THE EFFICIENT AND SAFE OPERATION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATION OR CANCELLATION OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR FLOODING OR OTHER CHANGES, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER CHANGES OR ALTERATION.
- THIS PLAT DOES NOT AVOID, ALTER, INCREASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE CONDUITS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDER-OROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CORONATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM AND 83 NORTH CENTRAL ZONE GRID, WITH DISTANCES OBTAINED IN SURFACE USING A CORONAS SCALE FACTOR OF 1.0001.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM HAD 83 SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORN STATION TRAIL AND AUSTIN CORN STATION TRAIL.

DEAN
Lat: N87°29'28.3430"W
Long: W98°24'35.8607"E

TEAU
Lat: N47°18'43.0968"W
Long: W97°40'22.7130"E

X=2,063,770
Y=13,768,505

CERTIFICATE OF APPROVAL

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

DATE THIS DAY OF A.D. 2011

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

STATE OF TEXAS
KARA J. HEASLEY
92590
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
STEPHEN HORVATH
2011
LICENSED PROFESSIONAL SURVEYOR

MOOREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E.
Kara J. Heasley 1-11-2011
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: WICKREY & ASSOCIATES, INC.

WICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S.
Stephen Horvath 1-11-2011
REGISTERED PROFESSIONAL LAND SURVEYOR

BRIDGEPOINT UNITS 8 & 15 ENCLAVE

REPLAT & SUBDIVISION PLAT ESTABLISHING

WICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12840 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271
Firm Registration No.: F-159

BEING A 36.67 ACRE TRACT OF LAND LOCATED IN THE STATE OF TEXAS, BEING A PORTION OF THE PEDRO TRINERO SURVEY IN SEC. 25A, ABSTRACT 366, COUNTY BLOCK 4557, AND BEING A PART OF THAT CERTAIN 167.78 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED DATED MAY 23, 2006, CONVEYED FROM GISELA DANNETTE TRIANA, TRUSTEE, LORENZO TRIANA, SINGLE MAN, AND LORENZO TRIANA, JR. TO GRUPO TRIANA, L.P., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOL. 12140, PAGE 325, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BRIDGEPOINT UNITS 8 & 15 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.

DATE THIS DAY OF A.D. 2011

BY: CHAIRMAN

BY: SECRETARY

RECEIVED
11 JAN 14 PM 2:55
11 JAN 12 PM 11:41

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT HAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE 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.

WHEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January, A.D. 2011

KAREN S. HOPPER
Notary Public
State of Texas
Comm. Exp. 09-20-12

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 February 9, 2011

STONEWALL ESTATES,
UNIT 3B PUD
SUBDIVISION NAME

MAJOR PLAT

090283
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits & 8

FERGUSON MAP GRID: 479 D-5

OWNER: HM Stonewall Estates, Ltd., by Jay Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion, P.E.

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

Date filed with Planning Commission: January 3, 2011

Location: The extension of Winecup Hill from Stonewall Hill

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits and Inside San Antonio City Limits

R-6 Residential Single Family District

PUD Planned Unit Development

Plat is associated with:

MDP 821A Stonewall Estates, accepted December 9, 2009

PUD 05-037A Stonewall Estates, approved December 9, 2009

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **66.948** acres consisting of **36** single family lots, **2** non-single family lots and **1, 664** linear feet of public/private streets.

DISCUSSION:

It is noted that because plat 090284, Stonewall Estates Unit-3A, PUD, provides access to this development, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

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

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

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 February 9, 2011

BULVERDE MARKET 2
SUBDIVISION NAME

MAJOR PLAT

090326
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-4

OWNER: Bulverde Marketplace Partners, LTD., by Jack Braha

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by David A. Allen, P.E.

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

Date filed with Planning Commission: January 21, 2011

Location: South of the intersection of Bulverde Road and Classen Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
 ERZD Edwards Recharge Zone District

Plat is associated with:

MDP 014-08, Bulverde Market, accepted on December 26, 2008

Proposed Use: Retail

Major Thoroughfare: Bulverde is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **17.5818** acres consisting of **10** non-single family lots and **406** linear feet of public streets.

DISSCUSSION:

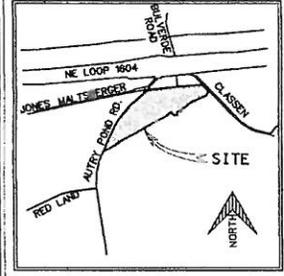
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for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

STAFF RECOMMENDATION:

Approval

090326
 ESTABLISHING
BULVERDE MARKET 2

BEING A 17.5816 ACRE TRACT OF LAND BEING OUT OF THE JACOB COLL SURVEY NO. 395, ABSTRACT NO. 297, COUNTY BLOCK 4967, THE GEORGE VOSS SURVEY NO. 340, ABSTRACT 789, COUNTY BLOCK 4855, AND OUT OF THE W.M. SEAY SURVEY NO. 340, ABSTRACT 911, COUNTY BLOCK 4666, IN N.C.B. 17365, CITY OF SAN ANTONIO AS RECORDED IN VOLUME 14020, PAGE 298 AND VOLUME 14000, PAGE 314 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.



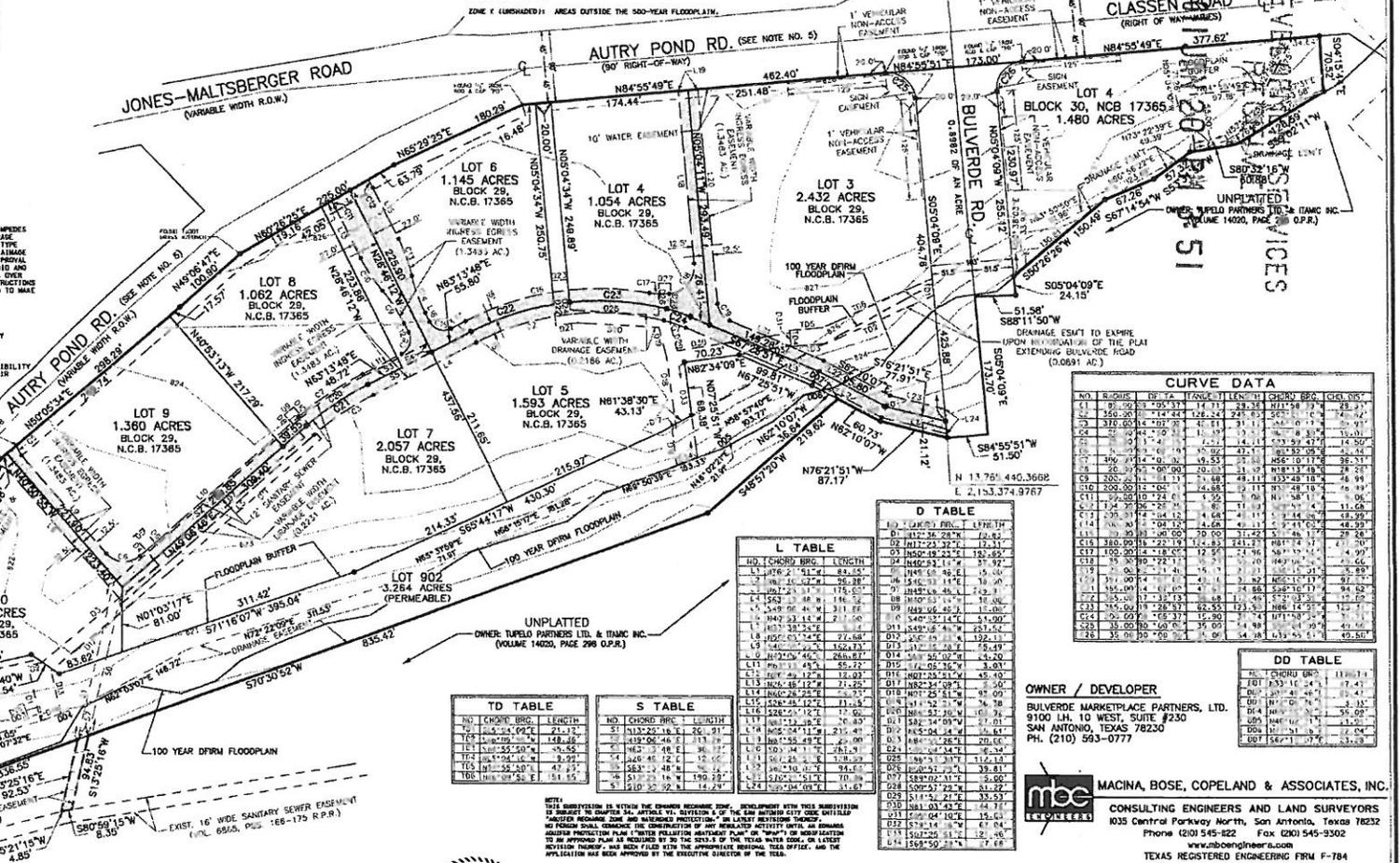
LOCATION MAP
 NOT TO SCALE

- NOTES:**
1. NINE (9) COMMERCIAL LOTS ESTABLISHED.
 2. CLEAR VISION - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 36-806(2)(1).
 3. SHARED CROSS ACCESS - OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-904(1)(3).
 4. IRON ROD WITH "M" CAP SET AT ALL CORNERS FOR THE PARTNER BOUNDARY, UNLESS OTHERWISE NOTED.
 5. STREET NAME CHANGE PER ORDINANCE NO. 2010-12-16-1097.
 6. NO STRUCTURE, FENCE, WALLS, OR OTHER OBSTRUCTION THAT IMPEDES DRAINAGE FROM THIS PLAT. NO LANDSCAPING OR OTHER TYPE 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 ACCESS AND CONVEYANCE TO ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
 7. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 8. THE MAINTENANCE OF DRAINAGE EASEMENTS, GRENDELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TEXAS.

- LEGEND:**
- ELEC. ----- ELECTRIC
 - TEL. ----- TELEPHONE
 - CAT.V. ----- CABLE TELEVISION
 - SAN. SWR. ----- SANITARY SEWER
 - ESMT. ----- EASEMENT
 - R.O.W. ----- RIGHT-OF-WAY
 - BLDG. ----- BUILDING
 - C.B. ----- COUNTY BLOCK
 - VOL. ----- VOLUME
 - PAGE ----- PAGE
 - GEN. ----- GENERAL
 - NO. ----- NUMBER
 - BRC. ----- BEARING
 - CHD. DIST. ----- CHORD DISTANCE
 - V.N.A.C. ----- VEHICULAR NON-ACCESS ESMT.

FLOODPLAIN NOTES:

1. The variable width drainage right-of-way and easements were delineated to contain the boundaries of the 1% annual chance (100-yr) flood zone established by the Federal Emergency Management Agency (FEMA) in accordance with DFIRM panel 4802020500, dated September 23rd, 2010 (provide specific panel number and date) and the higher of the 1% annual chance (100-yr) ultimate development plus required freeboard or the 1% annual chance (100-yr) ultimate development condition water surface elevation. Construction within these easements is prohibited without the prior written approval of the City of San Antonio Floodplain Administrator. The City of San Antonio Public Works Department shall have access to these drainage easements as necessary.
2. The drainage easement contains the ultimate 100-year floodplain as determined by the approved C.L.L.M.R.E. for Bulverde Market Development prepared by Foss-Dawson Engineers, April 1, 2009, Revised July 2009.
3. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION ON SCALING) ONLY THE SUBJECT PROPERTY HEREIN IS SHOWN TO BE LOCATED IN FLOOD ZONE 1 (VEHICULAR AND ZONE 2 (VEHICULAR) MAP NUMBER 4802020500 DATED SEPTEMBER 23, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITIONS (FOR MORE DETAILED DEFINITIONS, PLEASE CONSULT FLOOD MAP) ZONE 1 (UNSHADDED) AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.



CURVE DATA

NO.	START	END	LENGTH	CHORD BEG.	CHORD END
01	113.764986000	113.764986000	0.00	0.00	0.00
02	113.764986000	113.764986000	0.00	0.00	0.00
03	113.764986000	113.764986000	0.00	0.00	0.00
04	113.764986000	113.764986000	0.00	0.00	0.00
05	113.764986000	113.764986000	0.00	0.00	0.00
06	113.764986000	113.764986000	0.00	0.00	0.00
07	113.764986000	113.764986000	0.00	0.00	0.00
08	113.764986000	113.764986000	0.00	0.00	0.00
09	113.764986000	113.764986000	0.00	0.00	0.00
10	113.764986000	113.764986000	0.00	0.00	0.00
11	113.764986000	113.764986000	0.00	0.00	0.00
12	113.764986000	113.764986000	0.00	0.00	0.00
13	113.764986000	113.764986000	0.00	0.00	0.00
14	113.764986000	113.764986000	0.00	0.00	0.00
15	113.764986000	113.764986000	0.00	0.00	0.00
16	113.764986000	113.764986000	0.00	0.00	0.00
17	113.764986000	113.764986000	0.00	0.00	0.00
18	113.764986000	113.764986000	0.00	0.00	0.00
19	113.764986000	113.764986000	0.00	0.00	0.00
20	113.764986000	113.764986000	0.00	0.00	0.00
21	113.764986000	113.764986000	0.00	0.00	0.00
22	113.764986000	113.764986000	0.00	0.00	0.00
23	113.764986000	113.764986000	0.00	0.00	0.00
24	113.764986000	113.764986000	0.00	0.00	0.00
25	113.764986000	113.764986000	0.00	0.00	0.00
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27	113.764986000	113.764986000	0.00	0.00	0.00
28	113.764986000	113.764986000	0.00	0.00	0.00
29	113.764986000	113.764986000	0.00	0.00	0.00
30	113.764986000	113.764986000	0.00	0.00	0.00
31	113.764986000	113.764986000	0.00	0.00	0.00
32	113.764986000	113.764986000	0.00	0.00	0.00
33	113.764986000	113.764986000	0.00	0.00	0.00
34	113.764986000	113.764986000	0.00	0.00	0.00
35	113.764986000	113.764986000	0.00	0.00	0.00
36	113.764986000	113.764986000	0.00	0.00	0.00
37	113.764986000	113.764986000	0.00	0.00	0.00
38	113.764986000	113.764986000	0.00	0.00	0.00
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43	113.764986000	113.764986000	0.00	0.00	0.00
44	113.764986000	113.764986000	0.00	0.00	0.00
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46	113.764986000	113.764986000	0.00	0.00	0.00
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51	113.764986000	113.764986000	0.00	0.00	0.00
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53	113.764986000	113.764986000	0.00	0.00	0.00
54	113.764986000	113.764986000	0.00	0.00	0.00
55	113.764986000	113.764986000	0.00	0.00	0.00
56	113.764986000	113.764986000	0.00	0.00	0.00
57	113.764986000	113.764986000	0.00	0.00	0.00
58	113.764986000	113.764986000	0.00	0.00	0.00
59	113.764986000	113.764986000	0.00	0.00	0.00
60	113.764986000	113.764986000	0.00	0.00	0.00
61	113.764986000	113.764986000	0.00	0.00	0.00
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63	113.764986000	113.764986000	0.00	0.00	0.00
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66	113.764986000	113.764986000	0.00	0.00	0.00
67	113.764986000	113.764986000	0.00	0.00	0.00
68	113.764986000	113.764986000	0.00	0.00	0.00
69	113.764986000	113.764986000	0.00	0.00	0.00
70	113.764986000	113.764986000	0.00	0.00	0.00
71	113.764986000	113.764986000	0.00	0.00	0.00
72	113.764986000	113.764986000	0.00	0.00	0.00
73	113.764986000	113.764986000	0.00	0.00	0.00
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75	113.764986000	113.764986000	0.00	0.00	0.00
76	113.764986000	113.764986000	0.00	0.00	0.00
77	113.764986000	113.764986000	0.00	0.00	0.00
78	113.764986000	113.764986000	0.00	0.00	0.00
79	113.764986000	113.764986000	0.00	0.00	0.00
80	113.764986000	113.764986000	0.00	0.00	0.00
81	113.764986000	113.764986000	0.00	0.00	0.00
82	113.764986000	113.764986000	0.00	0.00	0.00
83	113.764986000	113.764986000	0.00	0.00	0.00
84	113.764986000	113.764986000	0.00	0.00	0.00
85	113.764986000	113.764986000	0.00	0.00	0.00
86	113.764986000	113.764986000	0.00	0.00	0.00
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DEVELOPMENT SERVICES
RECEIVED

RECEIVED
MAR 12 2010
MBC ENGINEERS

2011 JAN 20 PM 3: 51

March 4, 2010

Mr. David Allen, Vice President
Macina, Bose, Copeland & Associates
1035 Central Parkway N
San Antonio, Texas 78232

RE: File No. 1003001 - Request for review of **Bulverde Market 2, Plat No. 090326**
located at Bulverde Road and Loop 1604.

Dear Mr. Allen:

On March 3, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 16.30 acres located entirely within the EARZ. No significant features were observed. The property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have/has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

Mr. Allen, Vice President
Macina, Bose, Copeland & Associates
Page 2

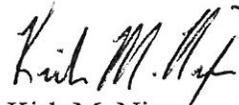
DEVELOPMENT SERVICES
RECEIVED

2011 JAN 20 PM 3:51

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Bulverde Market 2, Plat No. 090326.

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

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ: LRD

Individual Consideration

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 February 9, 2011

**WESTWARD POINTE 2
SUBDIVISION NAME**

MAJOR PLAT

**110081
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 C-6

OWNER: Bilmar Construction, L.P., by William L. Patton

ENGINEER: Macina, Bose, Copeland & Assoc., Inc, by Robert A. Liesman, P.E.

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

Date filed with Planning Commission: Pending

Location: North of Marbach Road, west of Ellison Drive

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Marbach is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **24.18** acres consisting of **139** single family lots, **2** non-single family lots and **4,150** linear feet of public streets.

STAFF RECOMMENDATION:

Pending

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 February 9, 2011

ALAMO

RANCH - UNIT 35 PH 1

MAJOR PLAT

100176

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-7

OWNER: Pulte Homes of Texas, L.P., by Trey Marsh

ENGINEER: Pape Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Date filed with Planning Commission: Pending

Location: On the west side of Alamo Parkway, south of Cottonwood Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 808-D, Alamo Ranch, accepted on May 25, 2006

Proposed Use: Residential

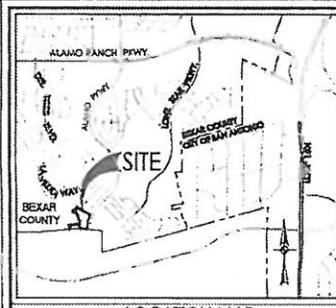
Major Thoroughfare: Alamo Parkway is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **7.015** acres consisting of **32** single family lots, **2** non-single family lots and **1,142** linear feet of public streets.

STAFF RECOMMENDATION:

Pending



LOCATION MAP
MAPPED MAP FILE # 1710
10/24/2011

LEGEND

- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF TEXAS COUNTY, TEXAS)
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PGF PG&F OF WAY
- CB COUNTY BLOCK
- BLK BLOCK
- VL VOLUME
- PC PAGE(S)
- AC ACRES
- FOUND 1/2" BENCH MARK (UNLESS NOTED OTHERWISE)
- EXISTING CONTOUR

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS SHOWN ARE A MODALM OF 1' ABOVE FINISHED ADJACENT CURBS.

OPEN SPACE NOTE:
LOT 101, BLOCK 74, AND LOT 101, BLOCK 74, CB 4403 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, SIDEWALKS, PARKS, DRAINAGE FACILITIES AND ANY OTHER PUBLIC PROPERTY WITHIN ALAMO RANCH UNIT 35 PH 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH COMMUNITY ASSOCIATION, INC. (ARCA) AND NOT THE CITY OF SAN ANTONIO, TEXAS, NOR THE CITY OF BEXAR COUNTY, TEXAS, NOR THE CITY OF SAN ANTONIO, TEXAS, NOR THE CITY OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTE:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR BULK MARKEE
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
3. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
4. BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
5. BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

EDU NOTE:
THE NUMBER OF EQUIVALENT CHILINGER UNITS (ECU) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM OFFICE. THIS PLAT BEING RECORDED IN THE BEXAR COUNTY PUBLIC RECORDS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THIS PLAT AND APPROVED THE DRAINAGE AND EASEMENT INFORMATION AND OTHER INFORMATION IN THIS PLAT AS BEING ACCURATE AND COMPLETE. THE CITY OF SAN ANTONIO, TEXAS, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SAN ANTONIO, TEXAS, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SAN ANTONIO, TEXAS, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

STATE OF TEXAS
COUNTY OF BEXAR

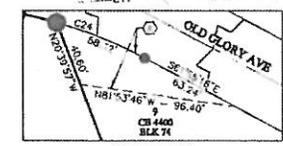
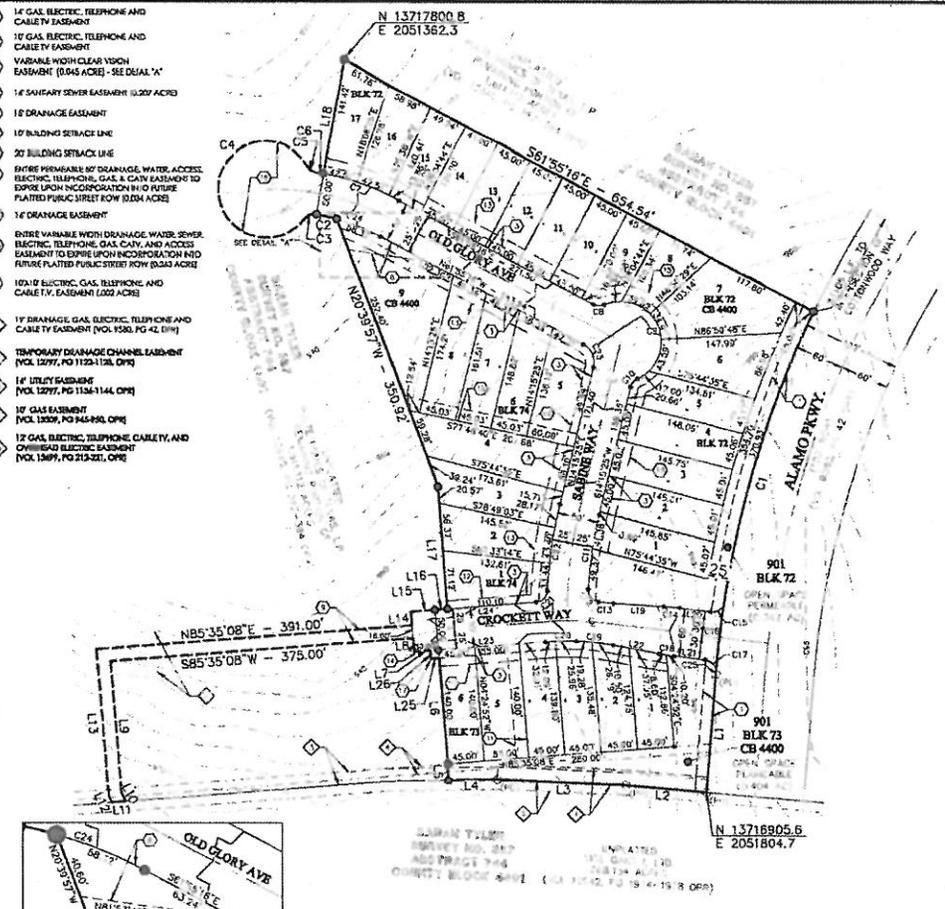
I, **PAPE-DAWSON ENGINEERS**, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT I AM THE AUTHOR OF THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYOR

- ① 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ VARIABLE WIDTH CLEAR VISION EASEMENT (0.045 ACRES) - SEE DETAIL "A"
- ④ 14" SANITARY SEWER EASEMENT (0.029 ACRES)
- ⑤ 18" DRAINAGE EASEMENT
- ⑥ 10" BUILDING SETBACK LINE
- ⑦ 20' BUILDING SETBACK LINE
- ⑧ ENTIRE PERMANENT 80' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.024 ACRES)
- ⑨ 14" DRAINAGE EASEMENT
- ⑩ ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, CABLE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.045 ACRES)
- ⑪ 10" DRAINAGE, GAS, ELECTRIC, AND CABLE TV EASEMENT (0.022 ACRES)
- ⑫ 17" DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 1030, PG. 42, 171)
- ⑬ TEMPORARY DRAINAGE CHANNEL EASEMENT (VOL. 1277, PG. 112 & 113, 174, 175)
- ⑭ 14" UTILITY EASEMENT (VOL. 1309, PG. 145-146, 176)
- ⑮ 10" GAS EASEMENT (VOL. 1309, PG. 145-146, 176)
- ⑯ 12" GAS, ELECTRIC, TELEPHONE, CABLE TV, AND OVERHEAD ELECTRIC EASEMENT (VOL. 1309, PG. 145-146, 176)



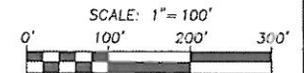
DETAIL "A"
NOT TO SCALE

LOT	AREA (AC)	PERCENTAGE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
2	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
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9	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
10	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
11	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
12	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
13	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
14	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'
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17	0.0000	0.00%	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'	N 85° 35' 08" E	391.00'

PLAT NUMBER 100176

SUBDIVISION PLAT OF ALAMO RANCH - UNIT 35 PH 1

A 7.015 ACRE TRACT OF LAND OUT OF A 1,411.112 ACRE TRACT OF LAND CONVERTED TO PLAT HOMES OF TEXAS L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10740, PAGES 362-374 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TUBER SURVEY NUMBER 327, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470
555 EAST MAINWAY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9100
DATE: January 4, 2011

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES 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: TREC MARCH PLAT HOMES OF TEXAS L.P.
1524 N. LOOP 1604 EAST SUITE 108
SAN ANTONIO, TEXAS 78238
(210) 476-1985

STATE OF TEXAS
COUNTY OF BEXAR

I, **PAPE-DAWSON ENGINEERS**, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT I AM THE AUTHOR OF THIS PLAT.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH - UNIT 35 PH 1 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 ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

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

COUNTY CLERK

COUNTY CLERK

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 TESTAMENT WHEREAS, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

Plan Amendment Application Case No.: PA 11011

ITEM 13

Council District: **5**

City Council Meeting Date: **3/17/2011**

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 Mixed Use* land use.

Background Information:

Applicant: Mark Haag

Owner: Yur-Automotive Wholesale, Estate of Beatrice Haag

Property Location: 509-531 El Paso Street, northern portion of 1025 South Frio Street

Acreage: 2.43

Current Land Use of subject properties on El Paso Street:

Various commercial, vacant car wash facility and vacant industrial

Current Land Use of subject property at 1025 S. Frio Street:

Vacant Industrial

Adjacent Land Uses to the subject properties on El Paso Street:

N: Residential (Lofts)

E: Mixed Use (Office/Warehouse)

S: Residential (Sports Bar/Office/Warehouse)

W: Public Institutional (Warehouse)

Adjacent Land Uses of 1025 S. Frio Street:

N: Residential (Vacant Lot, Commercial Vacant Building)

E: Mixed Use (Single-Family Residences)

S: Residential (Hotel)

W: Residential (Warehouse)

Issue:

LAND USE ANALYSIS:

The subject properties are located at two separate locations along South Frio Street and El Paso Street. The subject property at 1025 S. Frio Street is located at the southwest corner of S. Frio and Colima Street. This parcel is currently occupied by a vacant industrial plant. South of this parcel is a three-story hotel; to the north is a large vacant lot and a vacant commercial building; to the east are single-family residences; and to the west side a warehouse. This property is designated as Residential land use in the Downtown Neighborhood Plan.

The other subject properties consist of several small adjacent parcels that are located at the northeast corner of El Paso and Medina Streets. The main structure on this property includes multiple small commercial units, a vacant car wash facility, a vacant industrial building and two vacant parcels. The abutting property to the north is an apartment building which is an adaptive reuse of a rehabilitated industrial building; to the south there are various non-residential uses such as commercial, offices, a cell phone tower and a small warehouse; property to the west is a large warehouse being used as a distribution center; and the property to the east is a warehouse/office. The subject properties are designated as Residential land use in the Downtown land use plan.

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

The Downtown Neighborhood Plan does not distinguish between the varying levels of residential and commercial land use densities and intensities. Residential land use is described as a mix of single-family and multi-family uses in low-rise residential buildings. Mixed Use land use is described as the mix of residential, retail and/or office uses within multiple floors of a mid-rise building.

The subject properties are located within the Vista Verde Neighborhood of the Downtown Neighborhood Plan. The plan recommends expansion of housing into the warehouse area (p.12). The plan amendment to mixed use is supportive of this adoptive reuse. The subject properties are also located within the Westside Reinvestment Plan. The Westside Reinvestment Plan describes S. Frio Street as the corridor which connects the Avenida Guadalupe cultural corridor to UTSA, University Health System, Municipal Court and ultimately to Downtown. "Segment A Priority Actions" of the Westside Reinvestment Plan suggests that the Frio Street streetscape improvements should be geared toward pedestrians. There have been several workshops and charrettes held at the UTSA Downtown campus in recent years where South Frio Street was conceived as a mid-rise, mixed-use pedestrian-oriented and landscaped corridor that is not only a place for UTSA students to reside, but also for Downtown residents as well. Both of the subject sites are within the Tier 1 Inner City Reinvestment / Infill Policy where 100% of the development fees may be waived for qualified projects to promote appropriate infill development in the designated area.

These major destinations mentioned above are within walking distance to the subject properties. In recent years, there have been expansion projects for these entities, and they are becoming bigger destinations to attract more users and visitors. Creating a mid-rise, mixed use environment along South Frio Street will provide residential and retail/office uses to support future and current visitors and residents in the area.

The Downtown Neighborhood Plan designates the east side of South Frio Street as Mixed Use land use. Continuing the same land use on the west side of South Frio will allow this corridor to have a consistent character on both sides. The abutting parcel north of the subject property at El Paso and Medina Streets has loft apartments on a former industrial site. Allowing Mixed Use land use for the subject property will allow for desired revitalization and adaptive reuse of this portion of the Downtown area. Additionally, the requested plan amendment will help the applicant to change the I-2, Heavy Industry, zoning to a less intense zoning where uses such as multi-family, infill and community commercial will be allowed.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Frio Street is designated as a Secondary Arterial Type A requiring 86 feet of right-of-way. Medina, Colima and El Paso Streets are local streets. Proposed Mixed Use land use for the subject properties can be supported by the existing infrastructure where Residential and commercial/office uses are considered complementary uses in terms of traffic and parking. In addition, the South Frio corridor supports pedestrian and multimodal transportation.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Navarro Academy, La Trinidad Methodist Church, Municipal Court, Bexar County Jail, Haven for Hope, University Health System, Post Office and UTSA Downtown Campus are within walking distance.

Comments: The proposed land use will support the existing Community Facilities.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: A Mixed Use land use along South Frio will help to facilitate revitalization along this corridor and both sides of South Frio Street will be consistent. Mixed Use land use will provide more appropriate residential density and non-residential uses for this vital corridor which connects the Avenida Guadalupe to the south and UTSA, University Health System, Municipal Court Center to the north and Downtown to the northeast. Mixed Use land use is compatible with the desired improvements envisioned for the Frio corridor in the Westside Reinvestment Plan

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 9, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: January 21, 2011

No. Notices mailed 10 days prior to Public Hearing: 84

Registered Neighborhood Association(s) Notified: Downtown, King William, Prospect Hill, Denver Heights, Gardendale

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A

Current zoning district: I-2, I-2 HS Proposed zoning district: IDZ with uses in MF-33 and C-2

Zoning Commission Public Hearing Date: N/A

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Case Manager: John Osten	Sr. Planner	Phone No.: 207-2187

Master Plan Amendment 11011

Downtown Neighborhood Plan

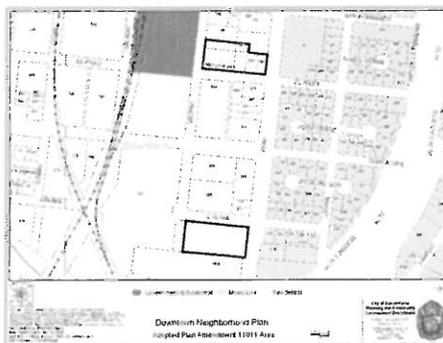
Planning Commission

February 9, 2011

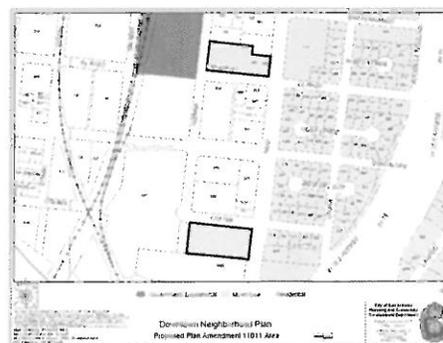
Agenda Item No. 13

Amendment 11011

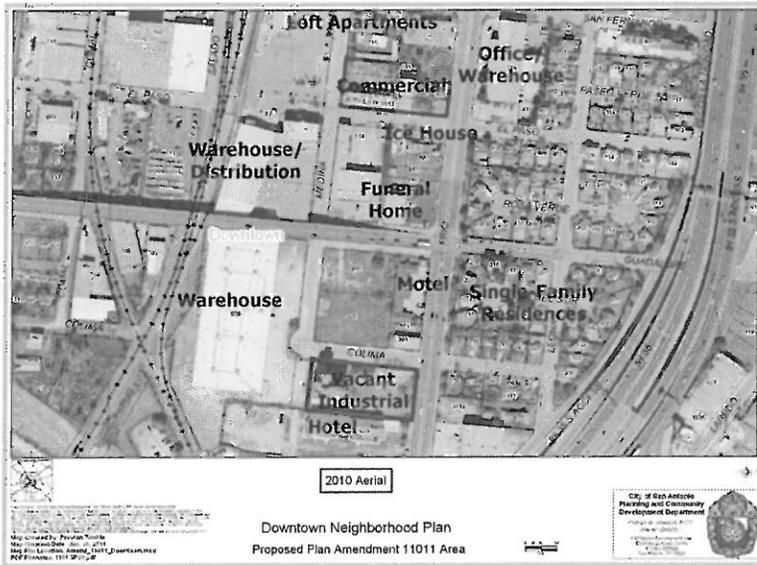
Plan as adopted:



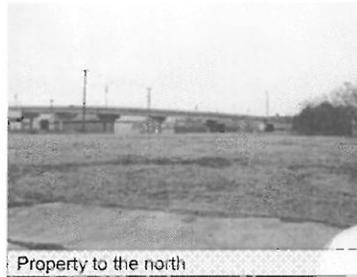
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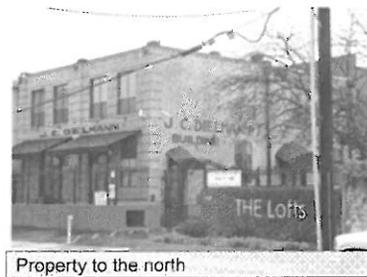
Surrounding Land Uses



Area Images – 1025 S. Frio



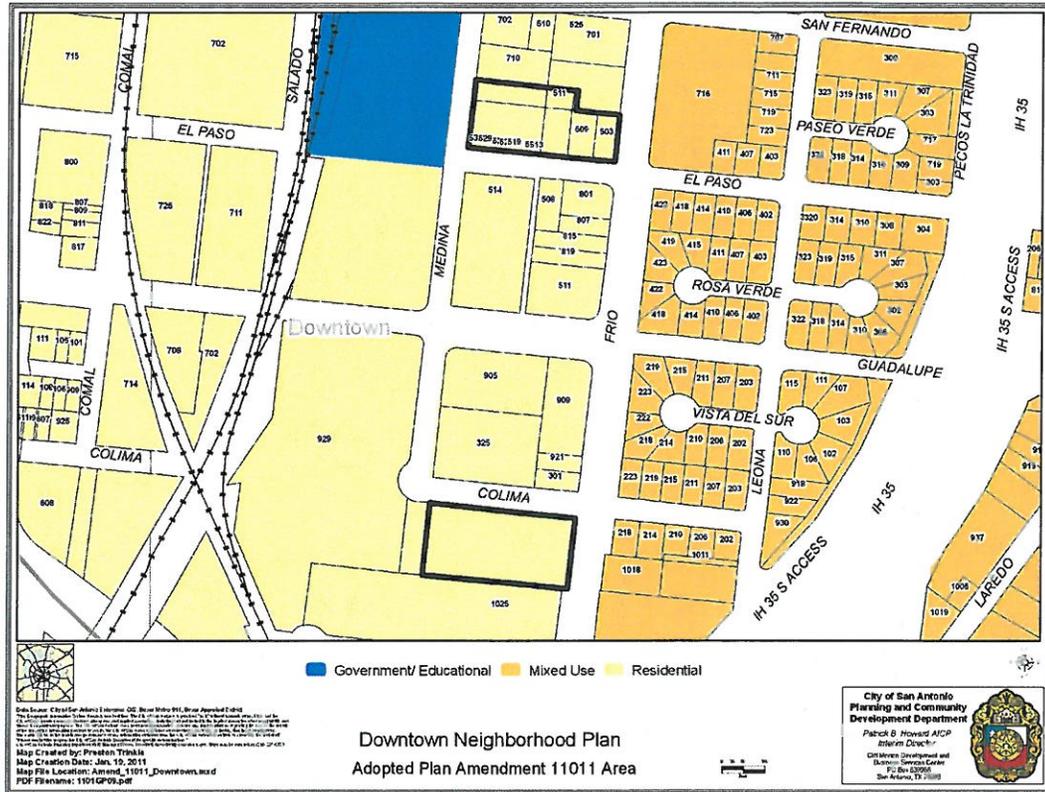
Area Images – El Paso



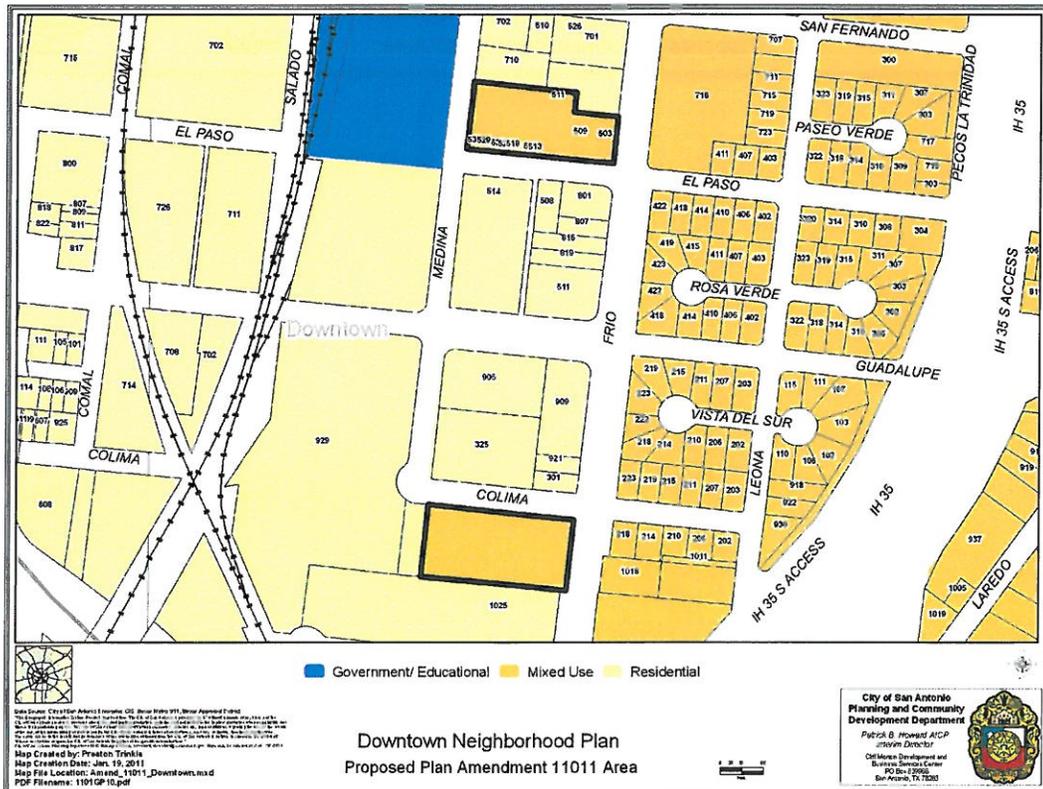
Staff Recommendation

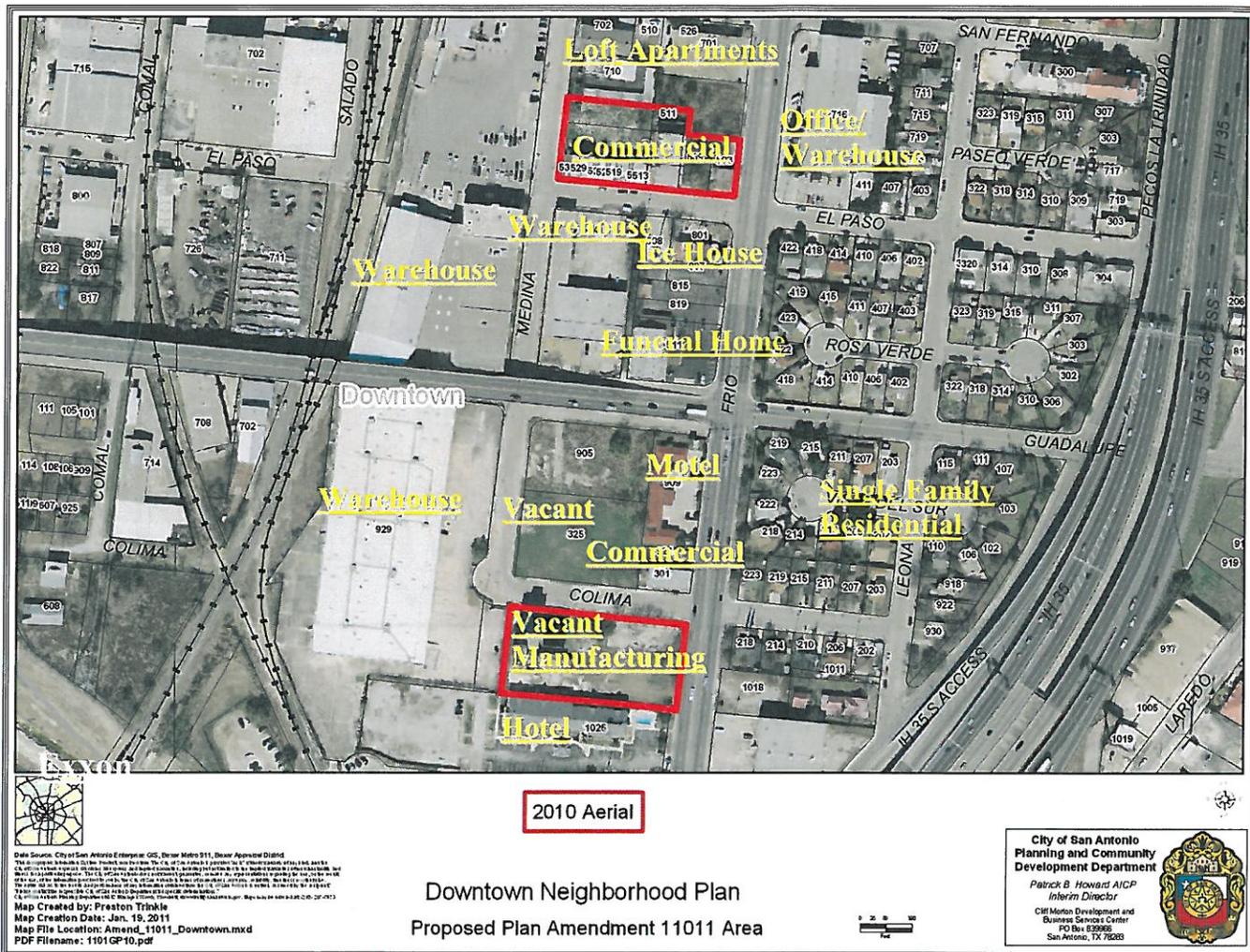
Approval of the request to amend
from Residential land Use to Mixed
Use land use

Land Use Plan as adopted:



Proposed Amendment:





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 MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 2.43 -ACRES LOCATED AT 1025 SOUTH FRIO STREET AND 509, 511, 513, 515, 519, 525, 527, 529, 531 EL PASO 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 9, 2011 and **APPROVED** the amendment on February 9, 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 9th DAY OF FEBRUARY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11012

ITEM 14

Council District: **5**

City Council Meeting Date: **3/17/2011**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Guadalupe Westside Community Plan**

The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use to **Neighborhood Commercial** land use.

Background Information:

Applicant: Robert A. Pizzini

Owner: Paulose Abraham

Property Location: 1419 S. Hamilton Ave.

Acreage: 0.172

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Single Family Home

E: Multi-family Dwelling (Cassiano Homes Public Housing)

S: Multi-family Dwelling (Cassiano Homes Public Housing)

W: Single Family Home

Issue:

LAND USE ANALYSIS:

The subject property is located at the southwest corner of S. Hamilton Ave. and Loma Vista within the Guadalupe Westside Community Plan. The subject property is a vacant lot and is located along the edge of an area that is single family residential in character on the north and west and multi-family to the south and east. The Guadalupe Westside Community Plan designates the properties to the north, and west as Low Density Residential land use and the properties to the east and south as Medium Density Residential land use.

The Plan designates the land use for the subject property as Low Density Residential. Low Density Residential land use is defined as single-family homes on individual lots, on streets with low traffic volumes, ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and community centers may be encouraged in this category. Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

The applicant is requesting to change the future land use designation for the subject property to Neighborhood Commercial. Neighborhood Commercial land use includes small scale retail or offices, professional services and convenience retail that serve the neighborhood market. These uses are located at intersection of residential streets and /or collectors, within walking distance of neighborhood residential areas, and preferably incorporate a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

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

The applicant is requesting this plan amendment and associated zoning change in order to construct a new structure to relocate his existing convenience store from its current location on the adjacent property at 1423 S. Hamilton Ave. The convenience store owner is currently renting the property where the store is located.

The Low Density Residential land use and Neighborhood Commercial land use categories include uses that are compatible and may be placed in close proximity. The requested land change is in accordance with the community plan that encourages neighborhood commercial land use that provides for offices, professional services and retail uses that can be served by pedestrian access that are less than 3,000 square feet and be located at the intersection of residential and /or collector streets. These include less intense commercial uses with low-impact convenience, retail or service functions. The subject property is sandwiched between a single-family residential neighborhood on the west and the Cassiano Homes Public Housing Project on the east. Any change in zoning to allow Neighborhood Commercial use would require building setbacks and landscape buffers to protect abutting residential uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None. S. Hamilton Ave. is a collector street and Loma Vista is a local street. S. Hamilton Ave. has sufficient capacity to accommodate the traffic generated by the proposed land use.

Other streets: The subject property is approximately 60 feet from S. Laredo a collector street. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: St. Timonhy's Catholic Church, Benavides Park, Brewer Elementary and Sara King Elementary are within a 6 block radius of the subject property and within walking distance. There is also a Via bus stop at Laredo and S. Hamilton Ave.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The Low Density Residential land use and Neighborhood Commercial land use categories include uses that are compatible and may be placed in close proximity. The requested land change is in accordance with the community plan that encourages neighborhood commercial land use that provides for offices, professional services and retail uses that can be served by pedestrian access that are less than 3,000 square feet and be located at the intersection of residential and /or collector streets.

PLANNING COMMISSION: 2/ 9/ 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 1/21/2011

No. Notices mailed 10 days prior to Public Hearing: 31 to property owners, 23 to Planning Team members and 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Prospect Hill, Brady Gardens and Avenida Guadalupe

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011051

Current zoning district: R-4

Proposed zoning district: NC

Zoning Commission Public Hearing Date: 2/15/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Director

Andrea Gilles

Planning Manager

Robert C. Acosta

Planner

Phone No.: 207-0157

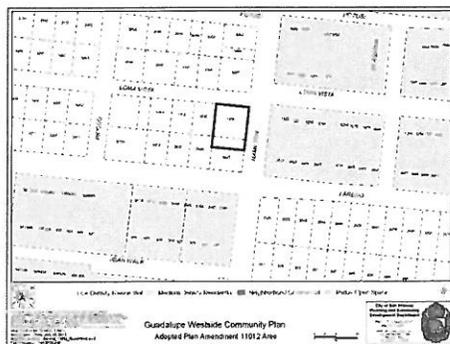
Master Plan Amendment 11012

Guadalupe Westside Community Plan

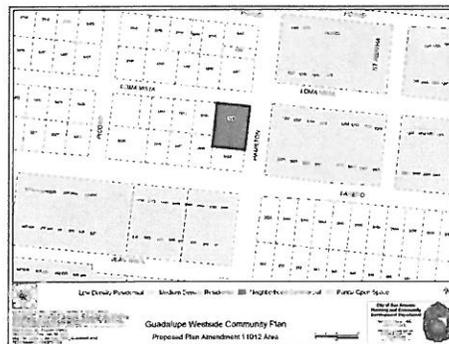
Planning Commission
February 9, 2011
Agenda Item No. 14

Amendment 11012

Plan as adopted:



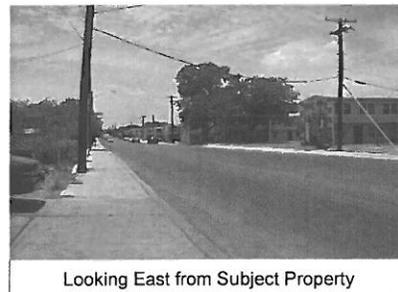
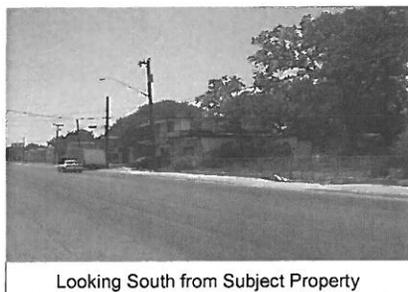
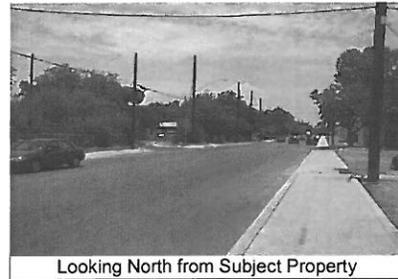
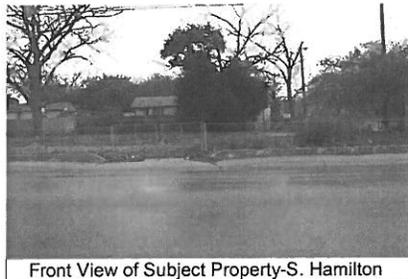
Proposed amendment:



Surrounding Land Uses



Area Images



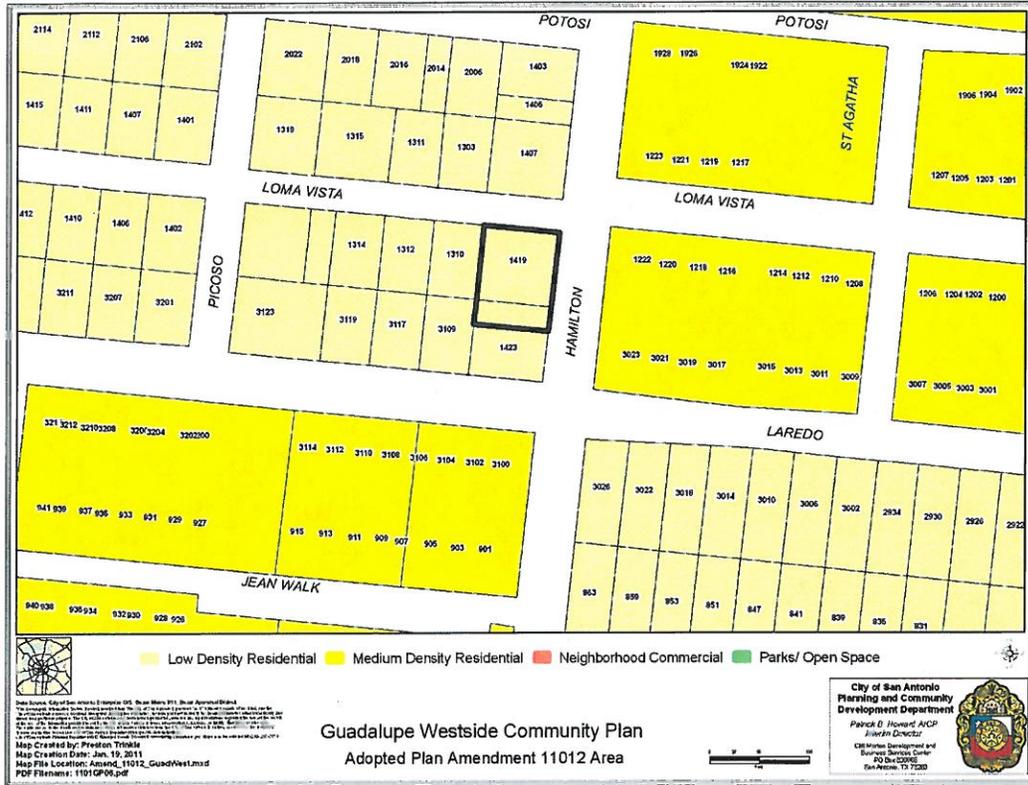
Staff Recommendation

Approval of the request to amend
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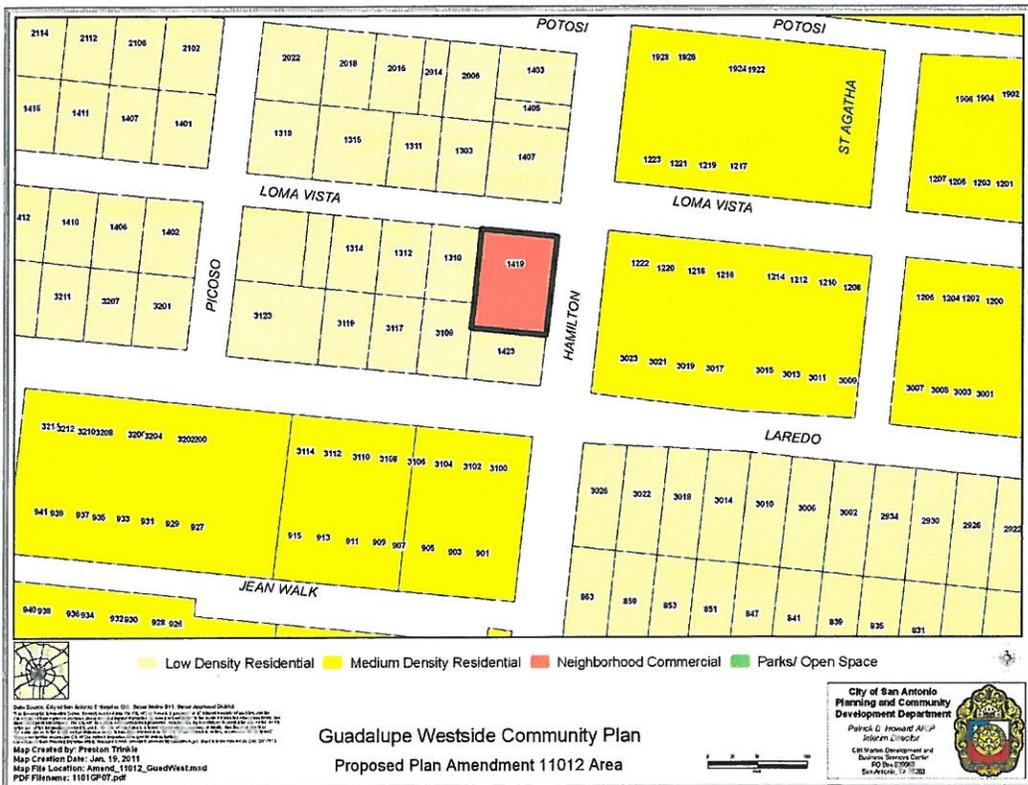
5

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.172 ACRES LOCATED AT 1419 S. HAMILTON AVENUE.

WHEREAS, City Council approved the Guadalupe Westside Community Plan as an addendum to the Master Plan on May 3, 2007; 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 9, 2011 and **APPROVED** the amendment on February 9, 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 Guadalupe Westside Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9th DAY OF FEBRUARY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

