

# SAN ANTONIO PLANNING COMMISSION AGENDA



January 26, 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)
- Briefing on Joint Use Agreements and easements (City Attorney's Office)

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

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARING

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 100191	<b>Sundance Recreational Center*</b> (On the south side of Legend Rock, east of Hardy Oak)	9	482 F-6
B. 100313	<b>Hidden Springs Estates Lot 40-Block 3 PUD*</b> (On the south side of Whistling Wind, west of Manor Hill Road)	8	479 F-1

## 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

\* Project is located in the Camp Bullis Notification Area.

the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:**

- |    |        |   |   |         |
|----|--------|---|---|---------|
| 6. | 100191 | <b>Sundance Recreational Center*</b><br>(On the south side Legend Rock, east of Hardy Oak)                          | 9 | 482 F-6 |
| 7. | 100313 | <b>Hidden Springs Estates Lot 40-Block 3 PUD*</b><br>(On the south side of Whistling Wind, west of Manor Hill Road) | 8 | 479 F-1 |

**PLATS:**

- |    |        |   |     |         |
|----|--------|---|-----|---------|
| 8. | 090342 | <b>Alamo Ranch Unit 19A-2</b><br>(The extension of Texana Cove, west of Karnes Leaf)              | OCL | 577 D-2 |
| 9. | 100336 | <b>Coleman Ridge Unit 1</b><br>(On the northwest side of Old Pearsall Road west of S.W. Loop 410) | 4   | 679 E-2 |
- 

**INDIVIDUAL CONSIDERATION**

**PLAT:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 10. | 100176 | <b>Alamo Ranch Unit 35 Ph 1</b> (incomplete)<br>(On the west side of Alamo Parkway, south of Cottonwood Way) | OCL | 577 D-7 |
| 11. | 110081 | <b>Westward Pointe 2</b> (incomplete)<br>(North of Marbach Road, west of Ellison Drive)                      | OCL | 612 C-6 |

**VARIANCES and APPEALS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 12. | 060803 | <b>Heights @ S.O. PUD POD A Unit 3 Ph 1</b> (Time Extension)<br>(The extension of Tranquil Oak, north of Serene Oak) | 9   | 482 D-2 |
| 13. | 060804 | <b>Heights @ S.O. PUD POD A Unit 3 Ph 2</b> (Time Extension)<br>(The extension of Vecchio, north of Serene Oak)      | 9   | 482 D-2 |
| 14. | 060805 | <b>Heights @ S.O. PUD POD G Unit 2</b> (Time Extension)<br>(The extension of Enchanted Way, south of Enchanted Hill) | 9   | 482 D-2 |
| 15. | 060806 | <b>Heights @ S.O. PUD POD G Unit 4</b> (Time Extension)<br>(The extension of Enchanted Hill, east of Enchanted Way)  | 9   | 482 D-2 |
| 16. | 070550 | <b>The Bluffs of Lost Creek Unit 2</b> (Time Extension)<br>(The extension of Old Paseo Way, east of Smokey Chase)    | OCL | 447 D-4 |

**LAND TRANSACTIONS:**

17. **S.P. No. 1504** Request to close, vacate and abandon improved portions of Atlanta Avenue and Dallas Street (Capital Improvements Management Services Department by, Jesse Quesada)
18. **S. P. No. 1499** Request to declare as surplus and sell 5.551 acres, San Antonio Food Bank (Capital Improvements Management Services Department by, Mary L. Fors)

**OTHER ITEMS:**

19. Approval of the minutes for the January 12, 2011 Planning Commission meeting
20. Director's report - City Council Action Update (Planning Commission Items sent to Council)
21. 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
22. **ADJOURNMENT**

# **Consent Agenda**

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION**

AGENDA ITEM NO: **5A & 6** January 26, 2011

SUNDANCE

RECREATIONAL CENTER

MINOR PLAT

100191

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 482 F-6

**OWNER:** Sundance at Stone Oak Association, Inc., by Tomas L. Pittman, Agent

**ENGINEER:** LJA Engineering & Surveying, Inc., by David M. Quebedeaux, P.E.

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

**Date filed with Planning Commission:** January 3, 2011

**Location:** On the south side of Legend Rock, east of Hardy Oak

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** R-5 Residential Single Family District  
ERZD Edwards Recharge Zone District

**Plat is associated with:**

MDP 48, Stone Oak, accepted on September 19, 1983

**Proposed Use:** Home Owner Association Recreation Center

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**APPLICANT'S PROPOSAL:**

To plat **0.528** acres consisting of **1** non-single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 26, 2011. Twenty-six notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted. In addition, notice was sent to the Stone Oak Property Owners Association, which is registered with the City of San Antonio.

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 plat meets all of the requirements for development over the recharge zone.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone, the tract is less than 10 acres, and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review by Camp Bullis was not applicable in accordance with the executed MOU.

**STAFF RECOMMENDATION:**

Approval



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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 BURYING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE ERECTING OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDU NOTE:**

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

**EDWARDS AQUIFER RECHARGE ZONE NOTES:**

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

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

**NOTES:**

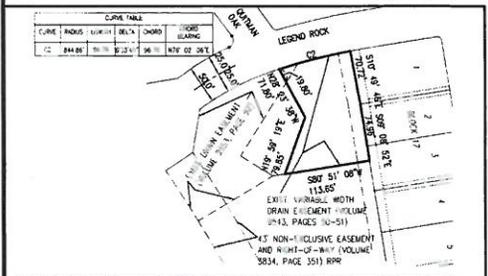
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITH THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

PLAT NO. 100191

**SUNDANCE RECREATIONAL CENTER**

BEING 0.528 ACRES ( 22,912.38 SQUARE FOOT) OUT OF A 6.448 ACRE TRACT RECORDED IN VOLUME 1124, PAGE 649 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, BEAR COUNTY TEXAS.

REPLAT AND SUBDIVISION ESTABLISHING



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION THIS AREA BEING REPLATTED, A PORTION OF A DRAIN EASEMENT (0.012 ACRES) WHICH HAD BEEN PLATTED ON A PLAT KNOWN AS SUNDANCE SUBDIVISION, UNIT-5, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9533, PAGE 92, DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS; AND A PORTION (0.289 ACRES) OF A VARIABLE WIDTH DRAIN EASEMENT OUT OF N.C.B. 19219 WHICH HAD BEEN PLATTED ON A PLAT KNOWN AS SUNDANCE SUBDIVISION, UNIT-1, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9543, PAGES 50 & 51, DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OFFICIAL PUBLIC RECORDS
- DEED AND PLAT RECORDS

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.

STATE OF TEXAS  
COUNTY OF BEAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SUNDANCE SUBDIVISION, UNIT-5, WHICH IS RECORDED IN VOLUME 9533, PAGE 92 AND SUNDANCE SUBDIVISION, UNIT-1 WHICH IS RECORDED IN VOLUME 9543, PAGE 50 & 51 BEAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

DOWNER/DEVELOPER: SUNDANCE AT STONE OAK ASSOCIATION, INC.  
300 E. SOUTHERA BLVD., SUITE 300  
SAN ANTONIO, TEXAS 78258-3972

OWNERS DULY AUTHORIZED AGENT

SMORLAND SUBSCRIBED BEFORE ME THIS 22nd DAY OF DEC, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: March 14, 2013

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:

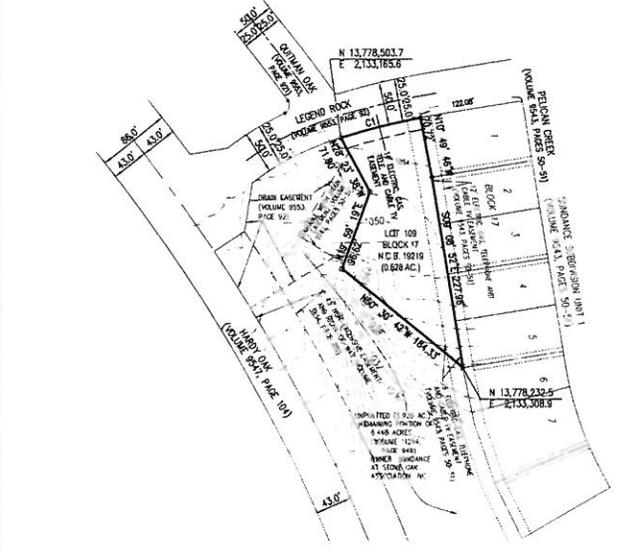
THOMAS C. HANDEBER, P.L.S. #4350  
NORTHSTAR LAND SURVEYING, INC.  
8033 AERO ST., SUITE 105  
SAN ANTONIO, TEXAS 78217

DATE: 12/14/10

STATE OF TEXAS  
COUNTY OF BEAR

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

DAVID M. QUESADA, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 56916



**NOTES:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITH THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

13300 Old Blanco Road  
Building II, Suite 326  
San Antonio, Texas 78216

Phone 210.678.4700  
Fax 210.678.4796  
FTE# F-1386

**NORTHSTAR LAND SURVEYING, INC.**  
8033 AERO ST., SUITE 105  
SAN ANTONIO, TEXAS 78217  
(210) 628-6228

DATE: 12/07/2010 JOB NO.: SA116-0901

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

DOWNER/DEVELOPER: SUNDANCE AT STONE OAK ASSOCIATION, INC.  
300 E. SOUTHERA BLVD., SUITE 300  
SAN ANTONIO, TEXAS 78258-3972

DULY AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF DEC, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: March 14, 2013

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

DATED THIS 22nd DAY OF DEC, A.D., 2010.

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

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

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2010

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

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



RECEIVED  
10 DEC 22 PM 2: 26  
September 23, 2010

LAND DEVELOPMENT  
SERVICES DIVISION



Mr. David Quebedeaux, P.E.  
LJA Engineering & Surveying, Inc  
13300 Old Blanco Road  
Building II, Suite 326  
San Antonio, Texas 78216

RE: SAWS File No. 1009003 - Request for review of Sundance Recreational Center, **Plat No. 100191** located at the intersection of Legend Rock Road and Muleshoe Pass.

Dear Mr. Quebedeaux:

On September 15, 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 residential and consists of approximately 0.526 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1803, Champion Springs Rec. Center. 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 Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Sundance Recreational Center, Plat No. 100191.

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:LMR

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION**

**AGENDA ITEM NO: 5B & 7 January 26, 2011**

HIDDEN SPRINGS ESTATES  
LOT 40- BLOCK 3 PUD  
**SUBDIVISION NAME**

MAJOR PLAT

100313  
**PLAT #**

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 479 F-1

**OWNER:** Marcea Dietzel

**ENGINEER:** KFW Engineers, by Blaine P. Lopez, P.E.

**CASE MANAGER:** Robert L.Lombrano, Planner (207-2014)

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

**Location:** On the south side of Whistling Wind, west of Manor Hill Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-20 Residential Single Family District  
PUD Planned Unit Development

**Plat associated with:**

PUD 143, Hidden Springs Estates, accepted on October 26, 1983

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **2.158** acres consisting of **1** single family lot.

**DISCUSSION:**

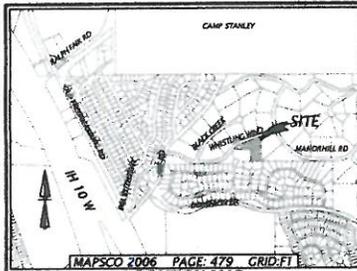
The Planning Commission will hold a public hearing on the proposed replatting of this property on January 26, 2011. Seventeen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

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

Furthermore, this plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review by Camp Bullis was not applicable in accordance with the executed MOU.

**STAFF RECOMMENDATION:**

Approval



- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
  - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504102) (p. 5-40)

- C.E. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BARRING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH HINDER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLE SHALL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CIVIL MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ONE EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAN DOES NOT AFFECT, 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDCU 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 DEVELOPMENT SERVICES DEPARTMENT.

**LEGEND**

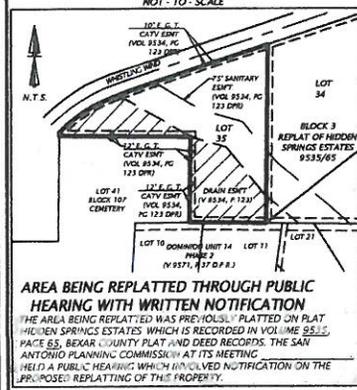
F.I.A. = FOUND 1/2" IRON ROD  
S.I.A. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "1/2\" W/IN SURVINE"  
R.O.W. = RIGHT-OF-WAY  
O.P.W. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TX  
D.P.W. = DEED AND PLAT RECORDS OF BEAR COUNTY, TX  
E.L.T.C.A.T.V. = ELECTRIC, GAS, TELEPHONE, CABLE T.V.

**SURVEY NOTES:**

- 1/2" SQUARE REBAR WITH A BLUE PLASTIC CAP STAMPED "1/2\" W/IN SURVINE". SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH-CENTRAL ZONE 4701, NORTH AMERICAN DATUM (NAD) OF 1983 "1/2\" W/IN SURVINE".
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X AREAS DETERMINED TO OUTSIDE THE 500-YEAR FLOODPLAIN AS CALLED FROM FEMA FLOOD MAP #5 OF T&A, COUNTY MAP #01-480-000019-1, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 GEODOID.

**PLAT NUMBER 100313**

REPLAT ESTABLISHING  
**HIDDEN SPRINGS ESTATES LOT 40-BLOCK 3**  
(PLANNED UNIT DEVELOPMENT)  
BEING 2.158 ACRES ESTABLISHING LOT 40, BLOCK 3, C.B. 4750 BEING ALL OF PREVIOUS LOT 35, BLOCK 3, C.B. 4750 AS RECORDED IN VOLUME 9535, PAGE 65 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS



**OWNER/DEVELOPER**  
MARCEA DIETZEL  
25052 WHISTLING WIND  
SAN ANTONIO, TX 78257  
PHONE: (210) 698-0946

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	160.27'	345.01'	81.61'	26°37'02"	158.84'	N57°14'15"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.98'	N89°58'21"W
L2	96.23'	S61°05'56"E
L3	35.15'	S73°06'06"E
L4	93.09'	S48°55'05"E
L5	108.53'	S74°18'43"E

**STATE OF TEXAS**  
COUNTY OF BEAR

THE OWNER OF SAID SHOWING ON THIS PLAN, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, UTILITY EASEMENTS, AND PUBLIC PLACES HEREON CONTAINED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*M. Dietzel*  
OWNER

STATE AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARCEA DIETZEL** known to me to be the person whose name is subscribed to the foregoing instrument, and he 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 19 DAY OF December, A.D. 2010.

*John Adkins*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

**KFW ENGINEERS & SURVEYING FIRM 953**

7400 BLANCO SUITE 260  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

SCALE: 1" = 100'

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIDDEN SPRINGS ESTATES WHICH IS RECORDED IN VOLUME 9535, PAGE 65 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE RECORDED RELATIVES OF THE PROPERTY.

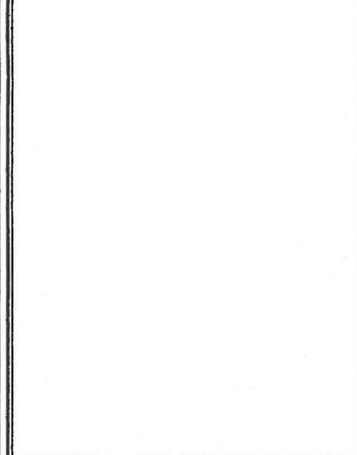
I, (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS RECORDED RELATIVES CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER \_\_\_\_\_

OWNER'S FULLY AUTHORIZED AGENT \_\_\_\_\_

SHOWN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

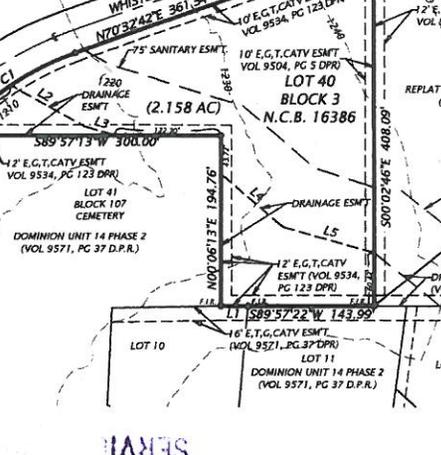
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_.



**STATE OF TEXAS**  
COUNTY OF BEAR

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

*Blaine P. Lopez*  
LICENSED PROFESSIONAL ENGINEER



**STATE OF TEXAS**  
COUNTY OF BEAR

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.

*MARCEA A. SEIDEL*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
7400 BLANCO, SUITE 261  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-979-8444  
FAX: 210-979-0499

**STATE OF TEXAS**  
COUNTY OF BEAR

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, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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

**STATE OF TEXAS**  
COUNTY OF BEAR

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.

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**STATE OF TEXAS**  
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KFW SURVEYING, LLC  
7400 BLANCO, SUITE 261  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-979-8444  
FAX: 210-979-0499



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**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   8   January 26, 2011

ALAMO RANCH UNIT 19A-2  
SUBDIVISION NAME

MAJOR PLAT

090342  
PLAT #

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

**FERGUSON MAP GRID:** 577 D-2

**OWNER:** Continental Homes of Texas, L.P., by Chris Lindhorst

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

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

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

**Location:** The extension of Texana Cove, west of Karnes Leaf

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**MDP is associated with:**

MDP 808-G, Alamo Ranch, accepted on July 12, 2010

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **11.835** acres consisting of **53** single family lots, **2** non-single family lots and **2,706** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval





**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO:   9   January 26, 2011**

COLEMAN RIDGE UNIT 1  
**SUBDIVISION NAME**

**MAJOR PLAT**

100336  
**PLAT #**

**COUNCIL DISTRICT: 4**

**FERGUSON MAP GRID: 679 E-2**

**OWNER:** Habitat for Humanity, by Natalie Griffith

**ENGINEER:** Briones Consulting & Engineering, Ltd, by Rolando H. Briones, Jr. P.E.

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

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

**Location:** On the northwest side of Old Pearsall Road, west of S.W. Loop 410

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single Family District

**Plat is associated with:**

MDP 008-10 Coleman Ridge, accepted December 7, 2010

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **33.203** acres consisting of **82** single family lots, **1** non-single family lot and **3,320** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval

COLEMAN RIDGE SUBDIVISION UNIT 1

BEING 3.988 ACRES OF LAND OUT OF A REMAINING PORTION OF A 138.357 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10097, PAGE 207 AND 29.236 ACRES OF LAND OUT OF A 43.852 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 14568, PAGE 1021 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 33.203 ACRES OF LAND.

BRIONES CONSULTING & ENGINEERING LTD.

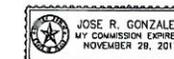
8118 BROADWAY SAN ANTONIO, TX 78209 TPBE FIRM REG. NO. F-6028



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: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. NATALIE GRIFFITH, VICE-PRESIDENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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: MCCOMBS FAMILY PARTNERS, LTD.

DULY AUTHORIZED AGENT: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. NATALIE GRIFFITH, VICE-PRESIDENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ... COLEMAN RIDGE SUBDIVISION UNIT 1 ... 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) HAS BEEN GRANTED.

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ... DEPUTY

CITY PUBLIC SERVICE NOTES

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS 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," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS CONCRETE, ASPHALT, OR OTHER OBSTRUCTIONS WHICH ENHANCED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

NOTES

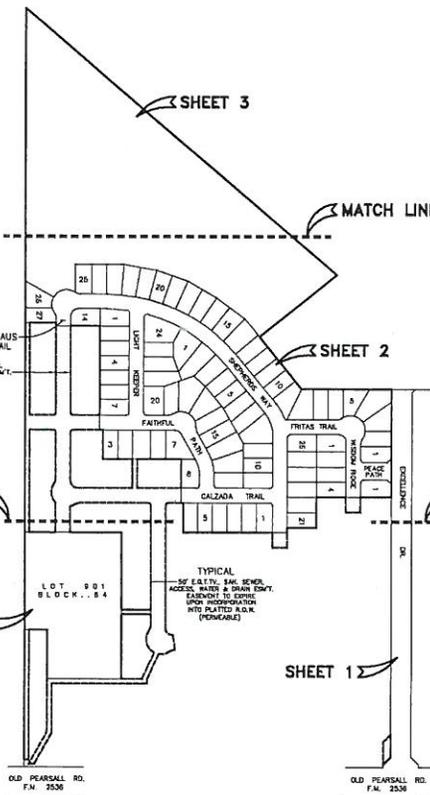
- 1. SET 1/2" HIGH RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2. BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- 3. N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSDUCTION STATION - CULTURAL, P.I.D. #1 0500.
- 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 5. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8' ABOVE FINISH ADJACENT GRADE. (35-50' (E)X (P)-5-40)
- 6. CONTIGUOUS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. OTHER ELEVATIONS AND CENTERLINE PAVERMENTS ARE NOT REFLECTED DUE TO THE SCALE OF SUBSEQUENT PLATS.
- 7. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OPENFIELD, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PREFERABLE AREAS UNLESS NOTED OTHERWISE.
- 8. "CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY; CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, ON LATEST REVISION THEREOF.
- 9. THE SETBACKS 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.
- 10. THE MAINTENANCE OF DRAINAGE EASEMENTS, OPENFIELDS, AND OPEN PREFERABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 11. THE MAINTENANCE OF THE DETENTION POND AND OULET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



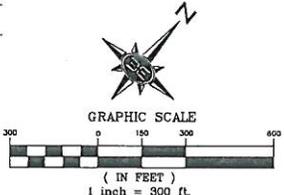
LOCATION MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD. Includes curves C1 through C24.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L30.



INDEX MAP SCALE: 1" = 300'



- LEGEND
D.R.P. = DEED & PLAT RECORDS
D.R. = DEED RECORDS
O.P.R. = OFFICIAL PUBLIC RECORDS
E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
F.N.D. I.R. = FOUND IRON ROD
B.C.A.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
R.P.R. = REAL PROPERTY RECORDS
V.N.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
[ ] = PROPOSED CONTOURS

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
(1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HOUSE MIGRATION.
(2) MANHOLE ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COVERED TOLL OF 20.00 (0) ACCESS POINTS ALONG FM 2536, BASED ON THE OVERALL PLANNED HIGHWAY FRONTAGE OF 165'.



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PREPARED ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET 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.

LICENSID PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY GEORGE OZUNA, JR., L.S. 7625.

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC. 311 PROBANT STREET SAN ANTONIO, TEXAS 78204 TELEPHONES: (210) 223-5203 FAX: (210) 223-5536

OWNER/DEVELOPER: MCCOMBS FAMILY PARTNERS, LTD. 755 EAST MULBERRY, SUITE 600 SAN ANTONIO, TEXAS 78212 TELEPHONES: (210) 821-6653 FAX: (210) 821-6660

BEING 3.968 ACRES OF LAND OUT OF A REMAINING PORTION OF A 196.357 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10087, PAGE 207 AND 29.236 ACRES OF LAND OUT OF A 43.852 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 14586, PAGE 1021 OF THE OFFICIAL RECORDS OF BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 33.203 ACRES OF LAND.

RECEIVED  
JAN-7 2011

LAND DEVELOPMENT SERVICES  
BRIONES CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax  
TBP FIRM REG. NO. F-5028

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

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, VICE-PRESIDENT

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

JOSE R. GONZALEZ  
MY COMMISSION EXPIRES: NOVEMBER 29, 2011  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

OWNER: MCCOMB FAMILY PARTNERS, LTD.

DULY AUTHORIZED AGENT: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, VICE-PRESIDENT

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COUNTY OF BEAR  
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JOSE R. GONZALEZ  
MY COMMISSION EXPIRES: NOVEMBER 29, 2011  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

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

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF SAO 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. \_\_\_\_\_, ALL \_\_\_\_\_ M. IN THE \_\_\_\_\_ DEED AND BLADE \_\_\_\_\_ RECORDS OF SAO COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

CITY PUBLIC SERVICE NOTES

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND DIRECTION POLICE, HANDING OR BURNING WIRES, CABLES, CONDUITS, APPLIANCES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGES OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IF IT IS AGREED AND UNDERSTOOD THAT NO BOLLARDS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2. ANY OPS NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE DEVELOPER OR PERSONS CLAIMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5. ROOF DRAINAGES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

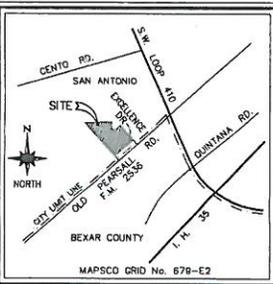
NOTES

- 1) SET 1/2" IRON ROOS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- 3) M.A.S. AS COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILLEAU P.I.D. AY 0950.
- 4) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 5) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINISH ADJACENT GRADE. (20-504 (CE) P.3-40)
- 6) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. OUTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- 7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE, SHOWN HEREON ARE PERMANENT AREAS UNLESS NOTED OTHERWISE.
- 8) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN THREE FEET ABOVE THE FINISH GRADE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 9) 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.
- 10) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PEARLABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- 11) THE MAINTENANCE OF THE DETENTION POND AND GULLEY STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

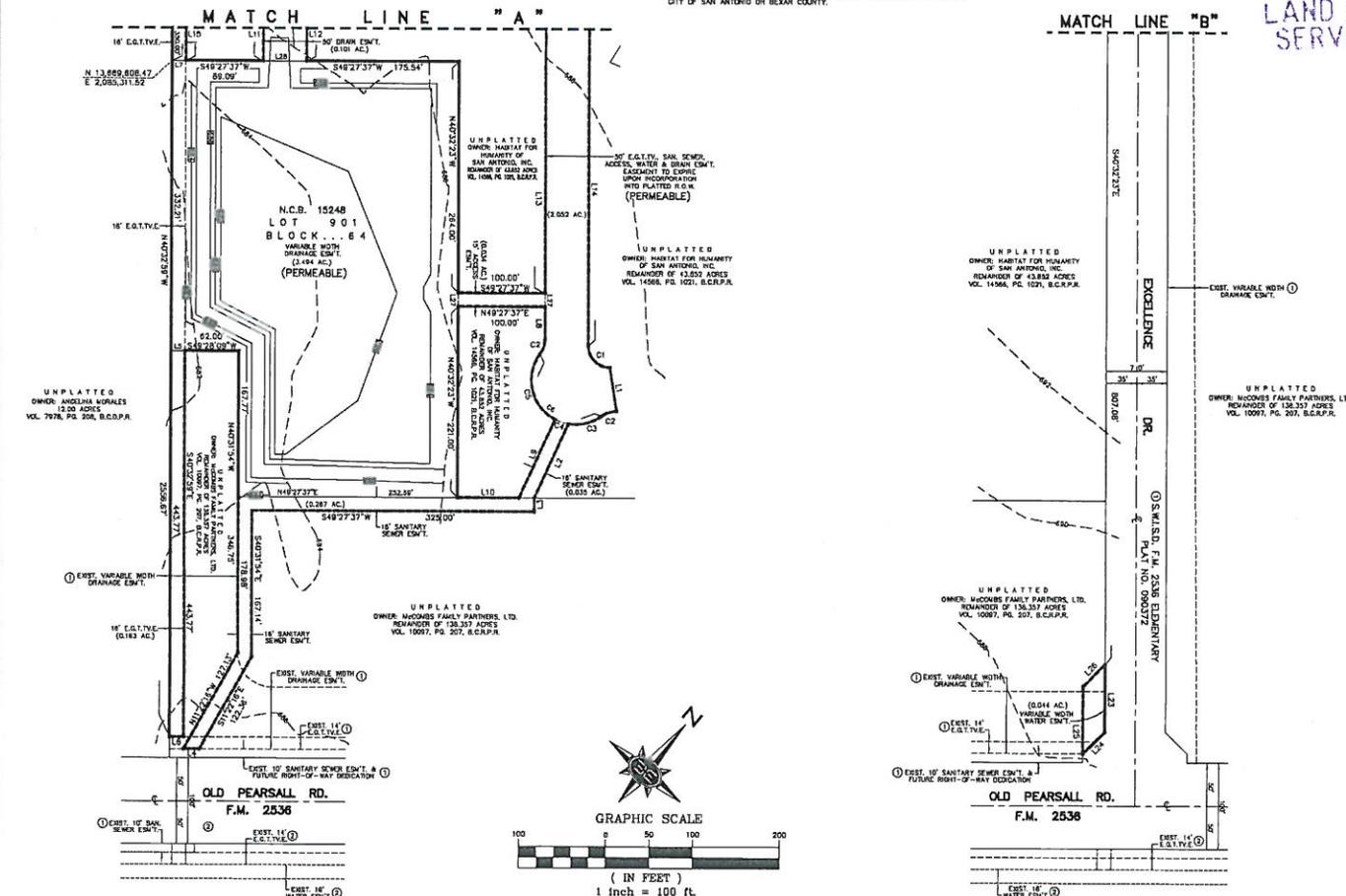
- 12) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER DRAMAT'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 13) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIVE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO, DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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



LOCATION MAP NOT TO SCALE



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

LICENSED PROFESSIONAL ENGINEER  
OWNER/DEVELOPER:  
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
311 PROBANT STREET  
SAN ANTONIO, TEXAS 78204  
TELEPHONE: (210) 223-6203  
FAX: (210) 223-6538

OWNER/DEVELOPER:  
MCCOMB FAMILY PARTNERS, LTD.  
765 EAST MULBERRY, SUITE 800  
SAN ANTONIO, TEXAS 78212  
TELEPHONE: (210) 821-6533  
FAX: (210) 821-6500

- LEGEND
- D.&P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - E.G.T.I.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - F.H.D. I.R. = FOUND IRON ROD
  - B.C.R.P.R. = BEAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.A.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - PROPOSED CONTOURS

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:  
1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT.  
2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS HEREBY APPROVED FOR A MAXIMUM TOTAL OF 100 ACCESS POINTS ALONG F.M. 2536, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 16'.





SUBDIVISION PLAT  
ESTABLISHING  
COLEMAN RIDGE SUBDIVISION  
UNIT 1

BEING 3.968 ACRES OF LAND OUT OF A REMAINING PORTION OF A 138.357 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10097, PAGE 207 AND 20,235 ACRES OF LAND OUT OF A 43.852 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 14686, PAGE 1021 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 33.203 ACRES OF LAND.

RECEIVED  
11 JAN -7 PM 2:45  
LAND DEVELOPMENT SERVICES DIVISION

**BRIONES**  
CONSULTING & ENGINEERING LTD.  
8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax  
TBE FIRM REG. NO. F-5028



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: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, VICE-PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, given under my hand and SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOSE R. GONZALEZ  
MY COMMISSION EXPIRES  
NOVEMBER 28, 2011  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OWNER: McCOMBS FAMILY PARTNERS, LTD.  
DULY AUTHORIZED AGENT: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, VICE-PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, given under my hand and SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

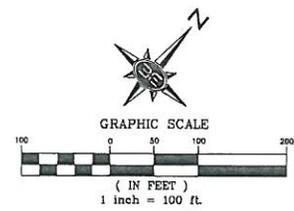
JOSE R. GONZALEZ  
MY COMMISSION EXPIRES  
NOVEMBER 28, 2011  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

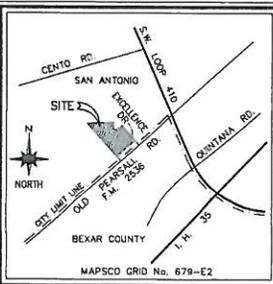
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ M. AND IN FULLY RECORDED, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ M. IN THE \_\_\_\_\_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

EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
IMPACT FEE NOTE:  
IMPACT FEE PAYMENT DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

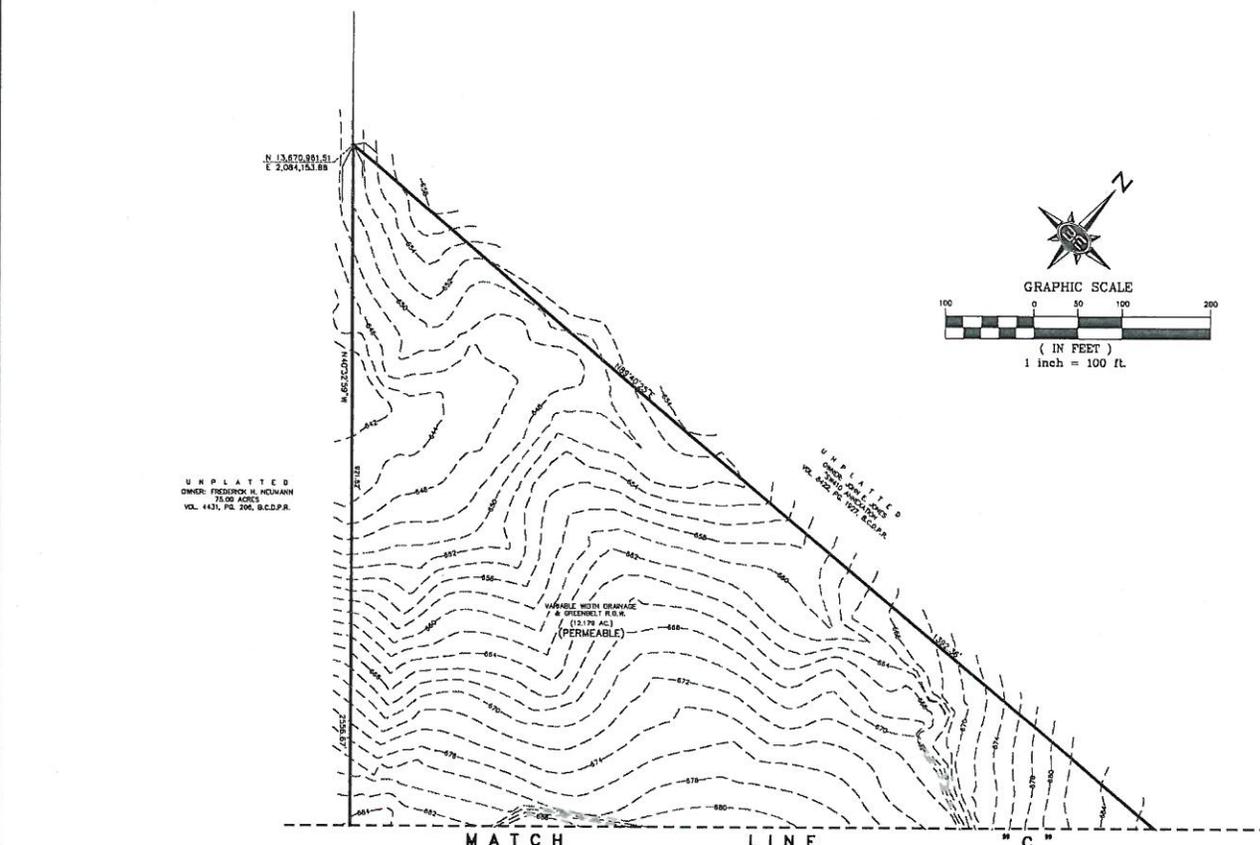


- CITY PUBLIC SERVICE NOTES**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT,"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

- NOTES**
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
  - 3.) N.A.S. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSMULATION STATION - OULBEAL, P.L.D. AT 0650.
  - 4.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
  - 5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE. (30-50H (FEET) P=40)
  - 6.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CONTIGUOUS PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
  - 7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE, SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
  - 8.) CLEAR VISION EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON SOMEWHAT DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
  - 9.) THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  - 10.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - 11.) THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - 12.) NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE UNITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE UNITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - 13.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FIGHTING REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



LOCATION MAP  
NOT TO SCALE



UNPLATTED  
OWNER: FREDRIK H. MCMAHON  
3.00 ACRES  
VOL. 143, PG. 206, B.C.D.P.R.

MATCH LINE "C"

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 BY THE SAN ANTONIO PLANNING COMMISSION.

ROLANDO H. BRIONES, JR.  
LICENSED PROFESSIONAL ENGINEER

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

GEORGE OZUNA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER/DEVELOPER:  
(3.968 ACRES TOTAL)  
LOT 80A, BLOCK 84 (0.494 AC.)  
16<sup>TH</sup> BAPTIST SEWER DIST., (0.287 AC.)  
16<sup>TH</sup> B.C.T.V.E. (0.185 AC.)  
VARIABLE WIDTH WATER BENT., (0.044 AC.)  
McCOMBS FAMILY PARTNERS, LTD.  
755 EAST MULBERRY, SUITE 600  
SAN ANTONIO, TEXAS 78212  
TELEPHONE: (210) 821-6523  
FAX: (210) 821-6660

- LEGEND**
- D.A.P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - G.P.R. = OFFICIAL PUBLIC RECORDS
  - E.O.I.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - FND. I.R. = FOUND IRON ROD
  - B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.A.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - (---)--- = PROPOSED CONTOURS

**TEXAS DEPARTMENT OF TRANSPORTATION NOTES:**

- (1) THE RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ATTENUATION MEASURES FOR FUTURE NOISE MITIGATION.
- (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG F.M. 2536, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 14.

# **Individual Consideration**

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 January 26, 2011

ALAMO

RANCH - UNIT 35 PH 1  
SUBDIVISION NAME

MAJOR PLAT

100176  
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

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**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



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 11 January 26, 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

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**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**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 12 January 26, 2011**

HEIGHTS @ S.O. PUD  
POD A UNIT 3 PH 1  
**SUBDIVISION NAME**

060803  
**PLAT #**

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 482 D-2

**OWNER:** Jerbo San Ann Land, L.P., by Hank Judelson

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

**Location:** The extension of Tranquil Oak, north of Serene Oak

**Plat status:** The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

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

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

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT OF

HEIGHTS @ S.O. PUD POD A  
UNIT 3 PH 1

BEING 8.08 ACRES OF LAND OUT OF THE ADAM BEATY & MOUTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4890, BEXAR COUNTY, TEXAS AND BEING OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 9531, PAGE 365, DATED RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

GENERAL PLATING NOTES:

- 1. ALL OPEN ROADS SET AT ALL LOT CORNERS.
2. THE BEARS TRAVE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO MATCH NORTH AMERICAN DATUM 1983.
3. UTILITIES - ELECTRICAL, CABLE, TELEPHONE, AND CABLE TELEVISION EASEMENT.
4. 5' W & 5' WATER EASEMENTS.
5. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.
6. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.
7. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.
8. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.
9. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.
10. BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.

ELECTRICAL NOTES:

- 1. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
2. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
3. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
4. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
5. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.

WATER NOTES:

- 1. ALL WATER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
2. ALL WATER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
3. ALL WATER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.

SEWER NOTES:

- 1. ALL SEWER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
2. ALL SEWER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.
3. ALL SEWER LINES SHALL BE INSTALLED WITHIN THE LIMITS OF THE EASEMENTS.

REAR PROPERTY LINE



TYPICAL UTILITY EASEMENTS



REAR PROPERTY LINE



TYPICAL UTILITY EASEMENTS



JACK JOHNSON COMPANY  
Designing World Destinations

11777 Loop 1604, Suite 100, San Antonio, TX 78248  
Telephone: (214) 545-1200 • Fax: (214) 545-1200  
www.jackjohnson.com

OWNER/DEVELOPER  
JACK JOHNSON COMPANY  
24811 ENTANDA CR.  
SAN ANTONIO, TEXAS 78254



RECEIVED  
1006 PM 10:22

BEARING SERVICE LINES ARE AS FOLLOWS: FRONT - 20' REAR - 20' SIDE - 5' & 10' EASEMENTS.

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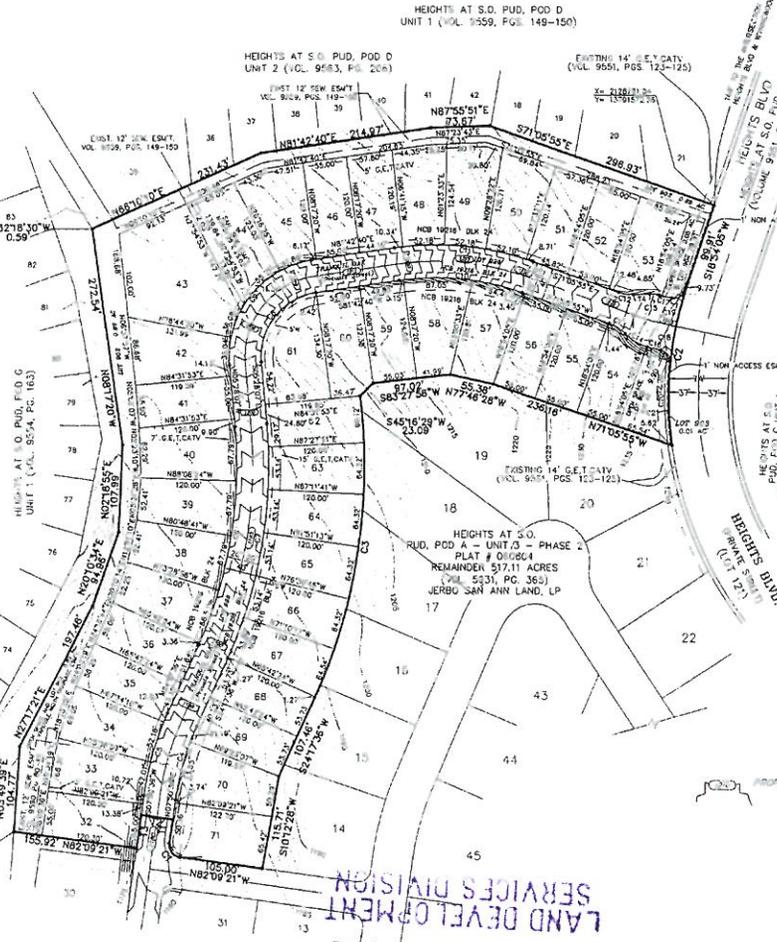
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HEIGHTS AT S.O. PUD, POD A  
UNIT 2 (VOL. 9583, PG. 20c)

HEIGHTS AT S.O. PUD, POD D  
UNIT 1 (VOL. 9559, PGS. 149-150)

EASTING 14' EBY CATV  
(VOL. 9581, PGS. 123-125)

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FOR AN AGRICULTURAL TRACT OR THE BOARD OF AGRICULTURAL DEVELOPMENT AND SURVEYING, INC.

THE ENGINEER OF THIS PLAT, IN TESTIFYING OR THROUGH A DELEGATED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FORECLOSURE, ALL STREETS, ALLEYS, PARKS, RECREATION AREAS, AND OPEN SPACES AND PUBLIC UTILITIES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

DATE: 20 DAY OF Aug 2008

DAVID R. HETTELAW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS

Table with columns: CURB, RIGHT OF WAY, LENGTH, FRONT, SIDE, AREA. Contains numerical data for various lots.

Table with columns: AREA, LENGTH, WIDTH, PERCENT. Contains numerical data for various lots.

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. \_\_\_\_\_ AT \_\_\_\_\_ M. AND BEING RECORDED \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF SAID COUNTY.

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

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

IN TESTIMONY WHEREOF, WITNESSED BY MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK - BEXAR COUNTY, TEXAS

**JERBO SAN ANN**  
25006 Estancia Circle  
San Antonio, TX 78260

Phone: 210-481-5050 Fax: 210-481-5053

Ms. Elizabeth Carol  
City of San Antonio  
Development & Business Services Center  
1901 S. Alamo, 1st Flr  
P.O. Box 839966  
San Antonio, TX 78283-3966

December 22, 2010

**Re: Heights at Stone Oak Pod A Unit 3 Phase 1; Plat No 060803 – 3 year Time Extension Request**

Dear Ms. Carol:

This letter represents a formal request for a **3 year time extension** for the Heights at Stone Oak P.U.D. **Pod A Unit 3 Phase 1** Plat, which was approved by the San Antonio Planning Commission on 9/10/2008. A letter-size copy of the approved plat is attached for your reference. Also attached is a copy of the Revised PUD Plan #98-027H for the Heights at Stone Oak (the remaining pods yet to be constructed are shaded). Other than those five (5) remaining pods we have completed construction and recorded the subdivision plats for the rest of the PUD. We obtained plat approvals for four (4) pods (Pod G Units 2 & 4 and Pod A Unit 3 Phases 1 & 2) at the same time with the intention of completing construction on all of them within two years. Almost immediately after receiving the approvals from the Planning Commission the economy turned down to a level which impeded our ability to meet that goal. Because of serious economic concerns we have had to push our construction schedule out as we near the end of this project. In consultation with my development team and in consideration of the current economy we have developed a new schedule for the construction of our five (5) remaining pods as follows (for your consideration of the project as a whole as you review this individual request for **Pod A Unit 3 Phase 1**):

- Pod B Unit 2 – [No Time Extension requested]
- Pod G Unit 4 – 1 year [SUBMITTED SIMULTANEOUSLY]
- Pod G Unit 2 – 2 years [SUBMITTED SIMULTANEOUSLY]
- **Pod A Unit 3 Phase 1 – 3 years [THIS REQUEST]**
- Pod A Unit 3 Phase 2 – 3 years [SUBMITTED SIMULTANEOUSLY]

We have elected to pursue this matter early and for all four (4) time extension requests rather than wait for them to become individual emergencies later. We respectfully request that you assign all four time extension requests to a single case manager for simplicity and continuity in processing. My engineering consultant, Mr. Todd Morrill, indicated that he has been assisted by Ms. Luz Gonzales from your office in preparing for these requests. Possibly her continued involvement could help save some time and effort for all concerned.

We appreciate the very kind attention we have received from Development Services in learning how to effectively present these matters to the Planning Commission. I ask that you contact my engineer, Todd Morrill, directly at (435) 655-5316 with any questions you may have.

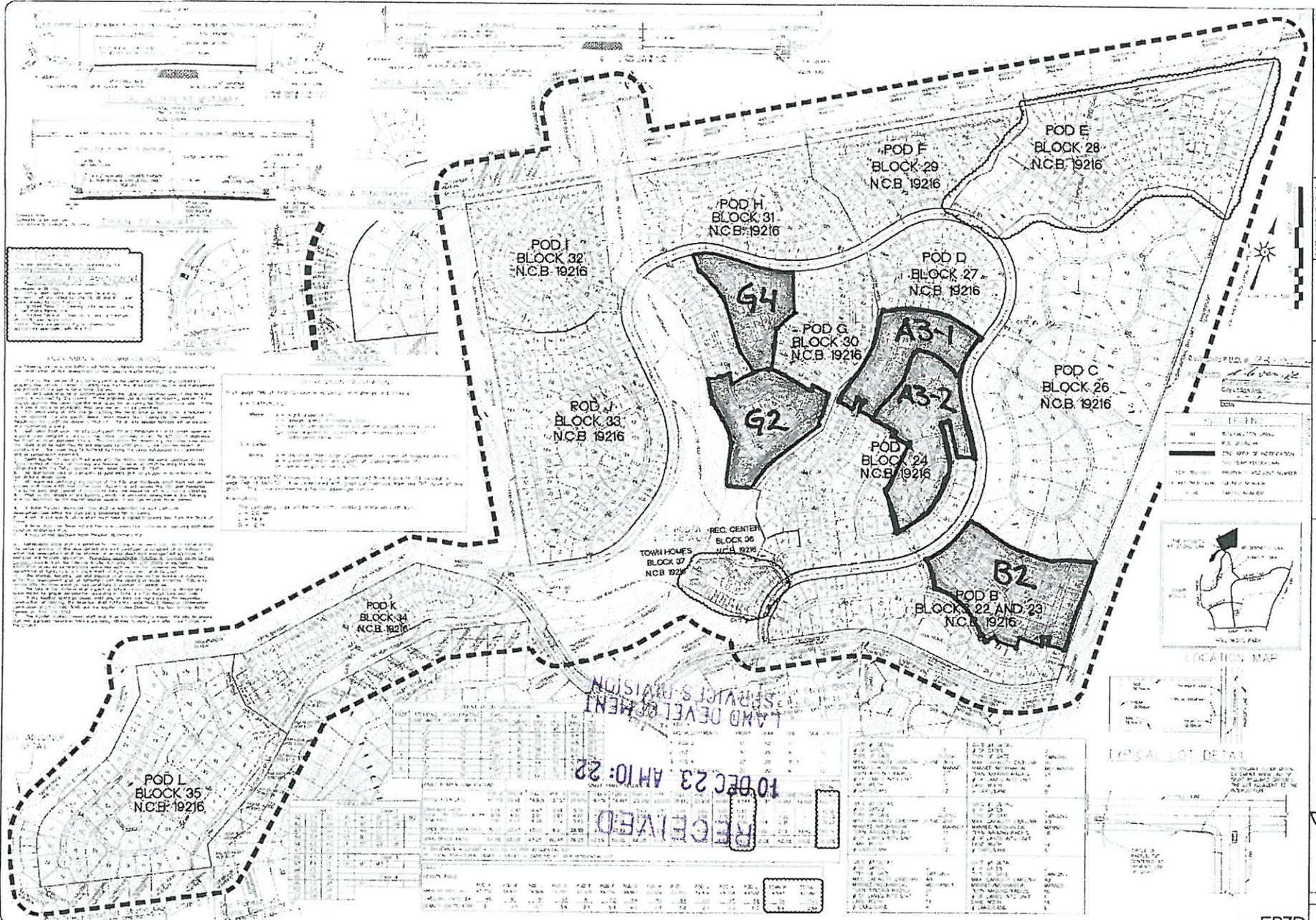
Sincerely,



Hank Judelson

:enclosures

**HEIGHTS AT STONE OAK P.U.D.  
 FIVE REMAINING PODS NOT CONSTRUCTED AS OF DECEMBER 2010 (SHADED)  
 POD B UNIT 2, POD G UNITS 2 & 4, POD A UNIT 3 PHASES 1 & 2**



**RECEIVED**  
 10 DEC 23 AM 10:22  
 LAND DEVELOPMENT  
 STAFF'S DIVISION

**REVISED PUD PLAN #98-027H  
 FOR  
 THE HEIGHTS AT STONE OAK**

ERZD  
 REVISED PUD PLAN

DATE SHEET: 11/20/06  
 DRAWN BY: JAM  
 CHECKED BY: ERL  
 SCALE: 1" = 325'  
 PLOT NUMBER: 100000000  
 PROJECT NAME: HEIGHTS AT STONE OAK

REVISIONS:

NO.	DESCRIPTION

LEGEND:

- REVISION SYMBOL
- PROPERTY LINE
- THE AREA OF NOTIFICATION
- THE AREA OF INTEREST
- THE AREA OF THE PROJECT
- THE AREA OF THE PROJECT
- THE AREA OF THE PROJECT

LOCATION MAP

LOCAL LOT DETAIL

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 13 January 26, 2011**

HEIGHTS AT S.O.  
PUD POD A U3 PH 2  
**SUBDIVISION NAME**

060804  
**PLAT #**

**COUNCIL DISTRICT:** 9  
**FERGUSON MAP GRID:** 482 D-2  
**OWNER:** Jerbo San Ann Land, L.P., by Hank Judelson  
**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Location:** The extension of Vecchio, north of Serene Oak

**Plat status:** The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

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

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

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT OF

HEIGHTS AT S.O. PUD POD A U3 PH 2

BEING 12.98 ACRES OF LAND OUT OF THE JERBO BLVD & MOULTON SURVEY NO. 5, ABSTRACT 30, COUNTY BLOCK 440, BEXAR COUNTY, TEXAS AND BEING OUT OF A 517.11 ACRES TRACT AS RECORDED IN VOLUME 5981, PAGE 365, DEED RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

GENERAL PLATING NOTES

- 1) 1/2" MIN DIMS SET AT ALL LOT CORNERS
2) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WEST REFERRED TO NAD83
3) ELEVATION - ELECTRIC, GAS, FURNACE AND CABLE TELEVISION EASEMENT
4) VIEW - 5' MINIMUM EASEMENT
5) SUBDIVISION LINES ARE AS FOLLOWS: POINTS 1" FROM THE POINT & SIDE
6) LOT 918 BEING 25' X 60' BEING AN ORIGINAL STREET AND FRONT STREETS ARE BEING
7) LOT 918, LOT 920 & LOT 903 BLOCK 25, U3 PH 2 ARE OPEN SPACE ALL OPEN SPACES
8) BASE OF BEARING HEIGHTS AT S.O. PUD, POD A (VOLUME 5946, PAGE 29-33)
9) CONNECTING PROPERTY APPROXIMATIONS ARE ALIGNED WITHIN THE FIVE (5) FEET WIDE ELECTRIC

CONVEYANCE NOTES

THE INFORMATION IN THIS GENERAL APPROXIMATE STATE OF EXISTENCE WITH THIS SUBDIVISION IS SUBJECT TO THE 2014 AMENDMENT TO THE SAN ANTONIO CITY CODE, CHAPTER 161, ARTICLE 161.001, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO HAS THE AUTHORITY TO REVOKE OR SUSPEND THE VALIDITY OF ANY INSTRUMENT OF CONVEYANCE THAT VIOLATES ANY PROVISION OF THIS CODE.

SAN ANTONIO WATER SYSTEM NOTES

- 1) WATERBORN UTILITIES
2) SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE INSTRUMENT NUMBERED
3) SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE INSTRUMENT NUMBERED

CITY OF SAN ANTONIO NOTES

- 1) FINISH ELEVATION NOTES
2) THE CITY OF SAN ANTONIO HAS THE AUTHORITY TO REVOKE OR SUSPEND THE VALIDITY OF ANY INSTRUMENT OF CONVEYANCE THAT VIOLATES ANY PROVISION OF THIS CODE
3) THE CITY OF SAN ANTONIO HAS THE AUTHORITY TO REVOKE OR SUSPEND THE VALIDITY OF ANY INSTRUMENT OF CONVEYANCE THAT VIOLATES ANY PROVISION OF THIS CODE

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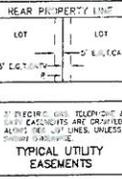
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Table with columns: LOT, AREA, PERCENT, DELTA. Contains data for lots 1 through 37.

RECEIVED LAND DEVELOPMENT SERVICES DIVISION 10 DEC 23 AM 10:22



JACK JOHNSON COMPANY Designing World Destinations

OWNER DEVELOPER 2401 DENTADA DR. SAN ANTONIO, TEXAS 78238

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT...

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE MANUSCRIPTED FORM BY THE SIGNATURE OF PROFESSIONAL LAND SURVEYOR...



STATE OF TEXAS COUNTY OF BEXAR DEED RECORDS (COUNTY CLERK) 5401 STANADA CIRCLE SAN ANTONIO, TX 78238

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. GIBSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF Aug 2008

Notary Public Seal for State of Texas, signed by J. Douglas Williams.

THE PLAT OF HEIGHTS AT S.O. PUD, POD A, U3, PH 2 SUBDIVISION, BEXAR COUNTY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY,

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_ A.D. \_\_\_ AT \_\_\_ AND WAS RECORDED ON THE \_\_\_ DAY OF \_\_\_ A.D. \_\_\_ IN THE RECORDS OF THE COUNTY OF BEXAR COUNTY, TEXAS.

IN WITNESS WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_ A.D. \_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

**JERBO SAN ANN**  
25006 Estancia Circle  
San Antonio, TX 78260

Phone: 210-481-5050 Fax: 210-481-5053

Ms. Elizabeth Carol  
City of San Antonio  
Development & Business Services Center  
1901 S. Alamo, 1st Flr  
P.O. Box 839966  
San Antonio, TX 78283-3966

December 22, 2010

**Re: Heights at Stone Oak Pod A Unit 3 Phase 2; Plat No 060804 – 3 year Time Extension Request**

Dear Ms. Carol:

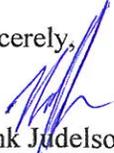
This letter represents a formal request for a **3 year time extension** for the Heights at Stone Oak P.U.D. **Pod A Unit 3 Phase 2** Plat, which was approved by the San Antonio Planning Commission on 9/10/2008. A letter-size copy of the approved plat is attached for your reference. Also attached is a copy of the Revised PUD Plan #98-027H for the Heights at Stone Oak (the remaining pods yet to be constructed are shaded). Other than those five (5) remaining pods we have completed construction and recorded the subdivision plats for the rest of the PUD. We obtained plat approvals for four (4) pods (Pod G Units 2 & 4 and Pod A Unit 3 Phases 1 & 2) at the same time with the intention of completing construction on all of them within two years. Almost immediately after receiving the approvals from the Planning Commission the economy turned down to a level which impeded our ability to meet that goal. Because of serious economic concerns we have had to push our construction schedule out as we near the end of this project. In consultation with my development team and in consideration of the current economy we have developed a new schedule for the construction of our five (5) remaining pods as follows (for your consideration of the project as a whole as you review this individual request for **Pod A Unit 3 Phase 2**):

- Pod B Unit 2 – [No Time Extension requested]
- Pod G Unit 4 – 1 year [SUBMITTED SIMULTANEOUSLY]
- Pod G Unit 2 – 2 years [SUBMITTED SIMULTANEOUSLY]
- Pod A Unit 3 Phase 1 – 3 years [SUBMITTED SIMULTANEOUSLY]
- **Pod A Unit 3 Phase 2 – 3 years [THIS REQUEST]**

We have elected to pursue this matter early and for all four (4) time extension requests rather than wait for them to become individual emergencies later. We respectfully request that you assign all four time extension requests to a single case manager for simplicity and continuity in processing. My engineering consultant, Mr. Todd Morrill, indicated that he has been assisted by Ms. Luz Gonzales from your office in preparing for these requests. Possibly her continued involvement could help save some time and effort for all concerned.

We appreciate the very kind attention we have received from Development Services in learning how to effectively present these matters to the Planning Commission. I ask that you contact my engineer, Todd Morrill, directly at (435) 655-5316 with any questions you may have.

Sincerely,

  
Hank Judelson  
:enclosures



**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 14 January 26, 2011**

HEIGHTS AT S.O.  
PUD, POD G UNIT 2  
**SUBDIVISION NAME**

060805  
**PLAT #**

**COUNCIL DISTRICT:** 9  
**FERGUSON MAP GRID:** 482 D-2  
**OWNER:** Jerbo San Ann Land, L.P., by Hank Judelson  
**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Location:** The extension of Enchanted Way, south of Enchanted Hill

**Plat status:** The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

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

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

**STAFF RECOMMENDATION:**

Approval



**JERBO SAN ANN**  
25006 Estancia Circle  
San Antonio, TX 78260

Phone: 210-481-5050 Fax: 210-481-5053

December 22, 2010

Ms. Elizabeth Carol  
City of San Antonio  
Development & Business Services Center  
1901 S. Alamo, 1st Flr  
P.O. Box 839966  
San Antonio, TX 78283-3966

**Re: Heights at Stone Oak Pod G Unit 2; Plat No 060805 – 2 year Time Extension Request**

Dear Ms. Carol:

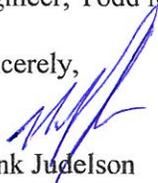
This letter represents a formal request for a **2 year time extension** for the Heights at Stone Oak P.U.D. **Pod G Unit 2** Plat, which was approved by the San Antonio Planning Commission on 9/10/2008. A letter-size copy of the approved plat is attached for your reference. Also attached is a copy of the Revised PUD Plan #98-027H for the Heights at Stone Oak (the remaining pods yet to be constructed are shaded). Other than those five (5) remaining pods we have completed construction and recorded the subdivision plats for the rest of the PUD. We obtained plat approvals for four (4) pods (Pod G Units 2 & 4 and Pod A Unit 3 Phases 1 & 2) at the same time with the intention of completing construction on all of them within two years. Almost immediately after receiving the approvals from the Planning Commission the economy turned down to a level which impeded our ability to meet that goal. Because of serious economic concerns we have had to push our construction schedule out as we near the end of this project. In consultation with my development team and in consideration of the current economy we have developed a new schedule for the construction of our five (5) remaining pods as follows (for your consideration of the project as a whole as you review this individual request for **Pod G Unit 2**):

- Pod B Unit 2 – [No Time Extension requested]
- Pod G Unit 4 – 1 year [SUBMITTED SIMULTANEOUSLY]
- **Pod G Unit 2 – 2 years [THIS REQUEST]**
- Pod A Unit 3 Phase 1 – 3 years [SUBMITTED SIMULTANEOUSLY]
- Pod A Unit 3 Phase 2 – 3 years [SUBMITTED SIMULTANEOUSLY]

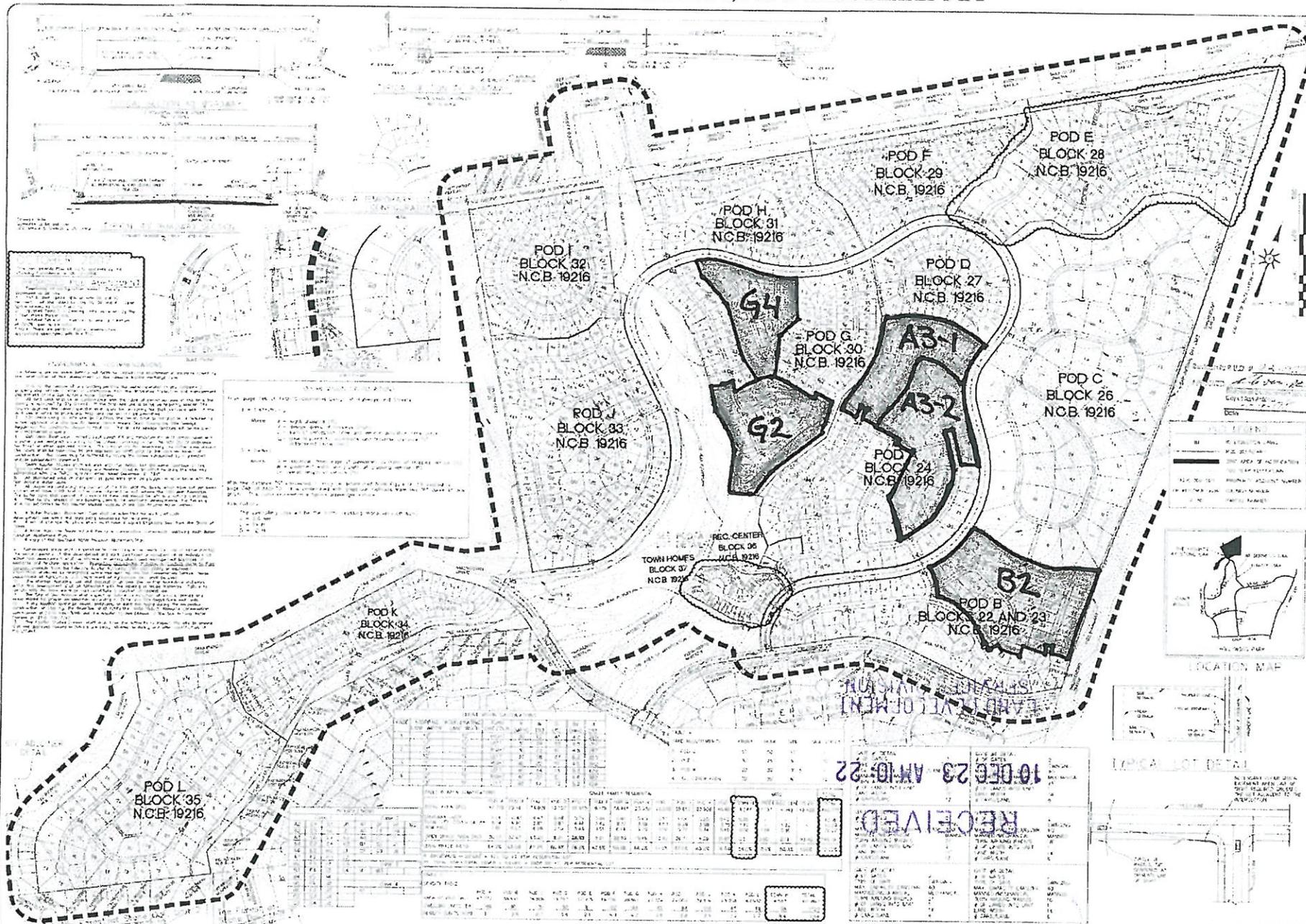
We have elected to pursue this matter early and for all four (4) time extension requests rather than wait for them to become individual emergencies later. We respectfully request that you assign all four time extension requests to a single case manager for simplicity and continuity in processing. My engineering consultant, Mr. Todd Morrill, indicated that he has been assisted by Ms. Luz Gonzales from your office in preparing for these requests. Possibly her continued involvement could help save some time and effort for all concerned.

We appreciate the very kind attention we have received from Development Services in learning how to effectively present these matters to the Planning Commission. I ask that you contact my engineer, Todd Morrill, directly at (435) 655-5316 with any questions you may have.

Sincerely,

  
Hank Judelson  
:enclosures

**HEIGHTS AT STONE OAK P.U.D.  
 FIVE REMAINING PODS NOT CONSTRUCTED AS OF DECEMBER 2010 (SHADED)  
 POD B UNIT 2, POD G UNITS 2 & 4, POD A UNIT 3 PHASES 1 & 2**



**NOTES:**  
 1. The information shown on this plan is based on the information provided by the applicant and is not a guarantee of accuracy.  
 2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 3. The applicant is responsible for providing all necessary information to the appropriate authorities.  
 4. The applicant is responsible for providing all necessary information to the appropriate authorities.  
 5. The applicant is responsible for providing all necessary information to the appropriate authorities.

**GENERAL NOTES:**  
 1. The information shown on this plan is based on the information provided by the applicant and is not a guarantee of accuracy.  
 2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 3. The applicant is responsible for providing all necessary information to the appropriate authorities.  
 4. The applicant is responsible for providing all necessary information to the appropriate authorities.  
 5. The applicant is responsible for providing all necessary information to the appropriate authorities.

POD	BLK	UNIT	AREA	PERMITS	STATUS
A	3	1	10,000	2008	Completed
A	3	2	10,000	2008	Completed
A	3	3	10,000	2008	Completed
A	3	4	10,000	2008	Completed
B	22	1	10,000	2008	Completed
B	23	1	10,000	2008	Completed
B	22	2	10,000	2008	Not Constructed
B	23	2	10,000	2008	Not Constructed
C	26	1	10,000	2008	Completed
D	27	1	10,000	2008	Completed
E	28	1	10,000	2008	Completed
F	29	1	10,000	2008	Completed
G	30	1	10,000	2008	Completed
G	30	2	10,000	2008	Not Constructed
G	30	3	10,000	2008	Not Constructed
G	30	4	10,000	2008	Not Constructed
H	31	1	10,000	2008	Completed
I	32	1	10,000	2008	Completed
J	33	1	10,000	2008	Completed
K	34	1	10,000	2008	Completed
L	35	1	10,000	2008	Completed

**RECEIVED**  
 10 DEC 23 AM 10:22

**REVISED PUD PLAN #98-027H  
 FOR  
 THE HEIGHTS AT STONE OAK**

**ERZD**

REVISED PUD PLAN

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 15 January 26, 2011**

HEIGHTS AT S.O.  
PUD, POD G UNIT 4  
**SUBDIVISION NAME**

060806  
**PLAT #**

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 482 D-2

**OWNER:** Jerbo San Ann Land, L.P., by Hank Judelson

**ENGINEER:** Alamo Consulting Engineering & Surveying, Inc., by Todd Morrill, P.E.

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

**Location:** The extension of Enchanted Hill, east of Enchanted Way

**Plat status:** The Planning Commission approved this plat on September 10, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

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

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

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT OF HEIGHTS AT S.O. PUD, POD G UNIT 4

BEING 7.97 ACRES OF LAND OUT OF THE ADAM BEATY & MOULTON SURVEY NO. 5, ABSTRACT 78, COUNTY BLOCK 4950, BEKAR COUNTY, TEXAS AND BEING OUT OF A 5.711 ACRES PLAT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS OF BEKAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT PLUPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND EASEMENTS LAID OUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE ZONING AND PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALSO INCLUDING ENGINEERING AND SURVEYING INC.



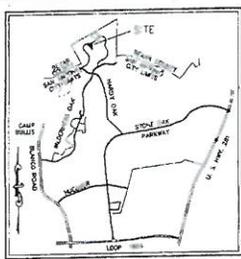
STATE OF TEXAS COUNTY OF BEKAR DEVELOPER/OWNER JAMES J. O'BRIEN 2401 L. OCHOA DRIVE SAN ANTONIO, TX 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. O'BRIEN WHOSE NAME IS SUBSCRIBED TO THE FOREGOING KNOWN TO ME TO BE THE PERSON WHO HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF AUGUST 2008 A.D. 2008



Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. It lists various curve data for the subdivision.

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

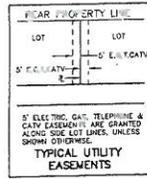


NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS UTILITY AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY ADVISED THAT THE EASEMENTS ARE NECESSARY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DETERMINED ON THIS PLAT AS "UTILITY EASEMENT" "SERVICE EASEMENT" "OVERHEAD EASEMENT" "OVERHEAD EASEMENT" "UNDERGROUND EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF UTILITIES. THE FOLLOWING INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY UTILITY OR GAS FACILITIES. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY UTILITY OR GAS FACILITIES. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY UTILITY OR GAS FACILITIES.

EDWARDS ADAPTER NOTES: THIS SUBDIVISION IS WITHIN THE EDWARDS ADAPTER RECHARGE ZONE DEVELOPMENT WITHIN THE SUBDIVISION IS SUBJECT TO CHAPTER 54, ARTICLE 10, SECTION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "ADAPTER RECHARGE ZONE AND WATERWELL PROTECTION" OR LATER REVISIONS THEREOF. NO PERSON SHALL CONDUCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN AN EDWARDS ADAPTER PROTECTION PLANT (PLANT POSITION AND ADAPTER PLANT) OR "WELL" OR ACCORDING TO AN APPROVED PLAN AS REQUIRED BY 30 THE SECTION 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS BEING FILED WITH THE APPROPRIATE REGIONAL, TREC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE SAN ANTONIO WATER SYSTEM NOTES: 1. WATERWELL CENSUS NOTES: THE NUMBER OF WATERWELL EQUIPMENT ENTAILING UNDER THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM OFFICE. THE PLAT NUMBER ISSUED BY THE DEVELOPER PROVIDES OFFICIAL RECORD OF THE WATERWELL CENSUS. 2. THE EDWARDS ADAPTER PROTECTION PLANT (PLANT POSITION AND ADAPTER PLANT) OR "WELL" OR ACCORDING TO AN APPROVED PLAN AS REQUIRED BY 30 THE SECTION 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS BEING FILED WITH THE APPROPRIATE REGIONAL, TREC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE SAN ANTONIO WATER SYSTEM NOTES: 1. DRAINAGE EASEMENT NOTES: THE NUMBER OF OTHER UTILITIES OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ZONE ON THIS PLAT. NO UNDESIRABLE USES OF ANY TYPE OF UTILITIES SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENT ZONE. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER OR THROUGH ANY ADAPTER PROTECTION PLANT OR "WELL" OR ACCORDING TO AN APPROVED PLAN AS REQUIRED BY 30 THE SECTION 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS BEING FILED WITH THE APPROPRIATE REGIONAL, TREC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE SAN ANTONIO WATER SYSTEM NOTES: 1. THIS PLAT IS PART OF THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 7.97 ACRES. 2. TWENTY-FOUR ELEVATIONS MUST BE A MINIMUM OF 2 FEET ABOVE FINISHED ADJACENT GRADE.



- GENERAL PLATTING NOTES: 1) 1/2" MINIMUM SET BACK AT ALL LOT CORNERS. 2) THE 1983 STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD83 (NORTH AMERICAN DATUM 1983). 3) E.L.CATV = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT. 4) 5' W = 5' WATER EASEMENT. 5) BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT: 20', REAR: 20', SIDE: 5' & SIDE STREET: 10'. THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEKAR COUNTY. 6) LOT 909 B14 AND BLOCK 36, N10R, 1010E IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CABLE, SEWERING, WATER AND SANITARY DEVELOPMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE ALSO PRIVATE EASEMENTS. 7) LOTS 906, 907 AND 908, BLOCK 36, N10R, 1010E ARE OPEN SPACE. ALL OPEN SPACES ARE VARIABLE WIDTH THROUGHOUT AND LANDSCAPING IS PERMITTED FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL OPEN SPACES ARE ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION, WATER AND SANITARY SEWER EASEMENTS FOR INSTALLATION AND MAINTENANCE. 8) BASIS OF BEARING: HEIGHTS AT S.O. PUD, POD G - UNIT 2 (VOLUME 9546, PAGE 28-31) 9) CONCRETE DRIVEWAY APPROXIMATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.CATV, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS. ANY OTHER EASEMENTS FOR UTILITY, UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED BELOW. 10) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.CATV AND GAS EXISTINGS WITHIN FIVE (5) FOOT WIDE EASEMENTS.



JACK JOHNSON COMPANY Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84108 Telephone - 435.845.1010 - Facsimile - 435.849.1510 www.jackjohnson.com

LAND DEVELOPMENT SERVICE DIVISION 10 DEC 23 AM 10:21

OWNERS DEVELOPER 1700 SAN ANTONIO 110 2401 DUTAMANCHI ST SAN ANTONIO, TEXAS 78208

THIS PLAT OF HEIGHTS AT S.O. PUD, POD G UNIT 4 SUBDIVISION BEKAR COUNTY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY \_\_\_\_\_ CHAIRMAN BY \_\_\_\_\_ SECRETARY

Approved Plat Recoded DM 111A

210

**JERBO SAN ANN**  
25006 Estancia Circle  
San Antonio, TX 78260

Phone: 210-481-5050 Fax: 210-481-5053

December 22, 2010

Ms. Elizabeth Carol  
City of San Antonio  
Development & Business Services Center  
1901 S. Alamo, 1st Flr  
P.O. Box 839966  
San Antonio, TX 78283-3966

**Re: Heights at Stone Oak Pod G Unit 4; Plat No 060806 – 1 year Time Extension Request**

Dear Ms. Carol:

This letter represents a formal request for a **1 year time extension** for the Heights at Stone Oak P.U.D. **Pod G Unit 4** Plat, which was approved by the San Antonio Planning Commission on 9/10/2008. A letter-size copy of the approved plat is attached for your reference. Also attached is a copy of the Revised PUD Plan #98-027H for the Heights at Stone Oak (the remaining pods yet to be constructed are shaded). Other than those five (5) remaining pods we have completed construction and recorded the subdivision plats for the rest of the PUD. We obtained plat approvals for four (4) pods (Pod G Units 2 & 4 and Pod A Unit 3 Phases 1 & 2) at the same time with the intention of completing construction on all of them within two years. Almost immediately after receiving the approvals from the Planning Commission the economy turned down to a level which impeded our ability to meet that goal. Because of serious economic concerns we have had to push our construction schedule out as we near the end of this project. In consultation with my development team and in consideration of the current economy we have developed a new schedule for the construction of our five (5) remaining pods as follows (for your consideration of the project as a whole as you review this individual request for **Pod G Unit 4**):

- Pod B Unit 2 – [No Time Extension requested]
- **Pod G Unit 4 – 1 year [THIS REQUEST]**
- Pod G Unit 2 – 2 years [SUBMITTED SIMULTANEOUSLY]
- Pod A Unit 3 Phase 1 – 3 years [SUBMITTED SIMULTANEOUSLY]
- Pod A Unit 3 Phase 2 – 3 years [SUBMITTED SIMULTANEOUSLY]

We have elected to pursue this matter early and for all four (4) time extension requests rather than wait for them to become individual emergencies later. We respectfully request that you assign all four time extension requests to a single case manager for simplicity and continuity in processing. My engineering consultant, Mr. Todd Morrill, indicated that he has been assisted by Ms. Luz Gonzales from your office in preparing for these requests. Possibly her continued involvement could help save some time and effort for all concerned.

We appreciate the very kind attention we have received from Development Services in learning how to effectively present these matters to the Planning Commission. I ask that you contact my engineer, Todd Morrill, directly at (435) 655-5316 with any questions you may have.

Sincerely,



Hank Judelson

:enclosures



**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 16 January 26, 2011**

THE BLUFFS OF LOST  
CREEK, UNIT 2  
SUBDIVISION NAME

070550  
PLAT #

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

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

**OWNER:** Centrex Homes, by Charles Marsh

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

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

**Location:** The extension of Old Paseo Way, east of Smokey Chase

**Plat status:** The Planning Commission approved this plat on February 27, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

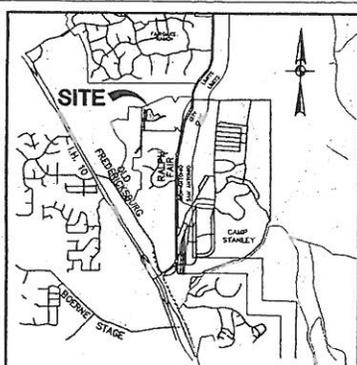
**DISCUSSION:**

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

- Drainage 80%
- Streets 10%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
NOT-TO-SCALE  
FERGUSON MAP GRID NUMBER: 447-F4

- LEGEND:
- 1" ESMT - 1/4" WALL, GAS, ELEC., TELE. & CABLE TV EASEMENT
  - 1/2" ESMT - 1/8" WATER EASEMENT
  - 2/3" ESMT - 20" SANITARY SEWER EASEMENT
  - 2" ESMT - 2" DRAIN, GAS, ELEC., TELE. & CABLE TV EASEMENT
  - F.I.R. - FOUND IRON ROD
  - D.R. - DEED RECORDS OF BEAR COUNTY, TEXAS
  - O.P.R. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
  - D.R. & O.P.R. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - R.O.W. - RIGHT-OF-WAY
  - # - ESMT PLATTED WITH BLUFFS OF LOST CREEK, UNIT-5A (PLAT NO. 070524)
  - \*\* - ESMT PLATTED WITH BLUFFS OF LOST CREEK, UNIT-5B (PLAT NO. 070524)
  - \*\*\* - ESMT PLATTED WITH SABLECHASE, UNIT-2A (ENCLAVE) (PLAT NO. 070524)
  - (N.R.) - NON-RESIDENTIAL LOT (PERMEABLE)
  - (S.D.) - FINISHED CONTOURS

SURVEY NOTES

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLAT COORDINATES BEARING THE TEXAS SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH LINE OF THE 123.4 ACRE TRACT RECORDED IN VOLUME 12042, PAGES 222-228 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE) BASED ON NAD 83 (CORR90).

LINE	BEARING	LENGTH
L1	S74°57'09"E	50.10'
L2	S44°58'41"E	78.84'
L3	N64°51'04"E	30.32'
L4	S04°41'17"E	60.00'
L5	S64°51'04"W	151.81'
L6	S60°34'26"W	50.02'
L7	N84°34'01"W	51.27'
L8	S07°45'12"E	89.22'
L9	N83°22'28"W	51.62'
L10	S00°06'51"E	133.19'
L11	S00°01'18"E	49.91'
L12	S89°58'44"W	29.24'
L13	N60°40'42"W	82.67'
L14	S89°54'39"E	52.15'
L15	S89°36'48"E	156.11'
L16	N07°45'12"W	73.70'
L17	N84°34'01"W	4.40'
L18	N89°54'39"W	5.04'
L19	N00°20'52"E	80.00'
L20	S89°54'39"E	52.15'
L21	S84°34'01"E	34.47'
L22	S89°36'48"E	50.00'
L23	S84°34'01"E	74.72'
L24	N89°44'16"E	1.78'
L25	N62°28'52"E	143.10'
L26	N78°25'11"E	107.24'
L27	N89°36'48"W	50.00'
L28	N00°23'12"E	7.06'
L29	S89°54'39"E	57.24'
L30	S94°34'01"E	19.85'
L31	S89°36'48"E	50.00'
L32	S00°23'12"W	7.06'
L33	S84°34'01"E	59.22'
L34	N60°34'26"E	50.02'

STATE OF TEXAS  
COUNTY OF BEAR

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

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION,  
A NEVADA CORPORATION  
ITS MANAGING GENERAL PARTNER

*Charles Marsh*

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME the undersigned authority on this day personally appeared **Charles Marsh** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the owner of the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF January, A.D. 20 08.

*Rose Portillo*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

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

*George W. Peck*  
LAREDO OIL, LTD.  
211 N.C. (DRAIN EASEMENT)

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME the undersigned authority on this day personally appeared **George W. Peck** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the owner of the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF Jan, A.D. 20 08.

*Kara Lynn Kelley*  
NOTARY PUBLIC IN AND FOR THE STATE OF 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 UNIFORM PLATTING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

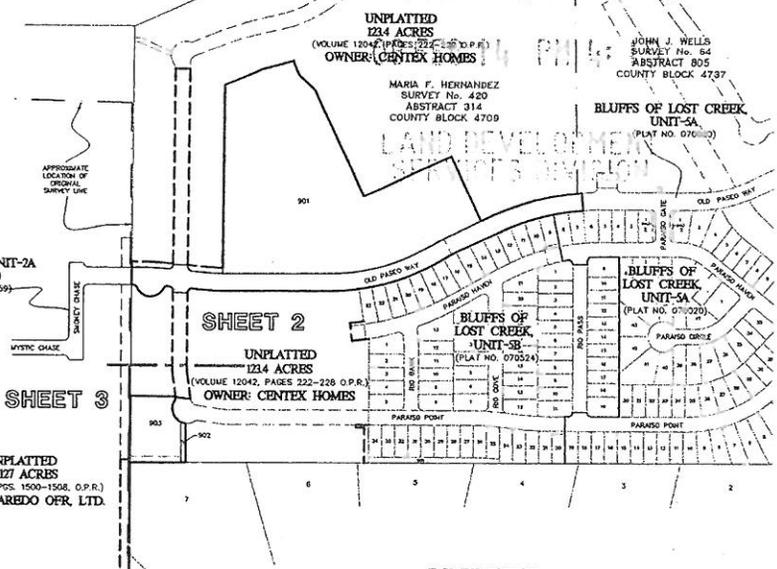
STATE OF TEXAS  
COUNTY OF BEAR

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.

*George Buchanan*  
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER  
CENTEX HOMES  
1504 N. LOOP 1804 E., #108  
SAN ANTONIO, TEXAS 78202  
(210) 408-1986

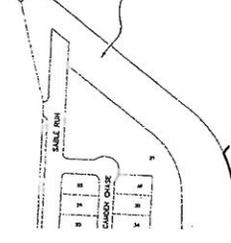
PAPE-DAWSON ENGINEERS



JACKSON WOODS SUBDIVISION  
(VOLUME 6000, PAGE 10-11 D.P.R.)

J. M. McCULLOUGH  
SURVEY No. 30  
ABSTRACT 528  
COUNTY BLOCK, 4710

SABLECHASE, UNIT-1 (ENCLAVE)  
(PLAT NO. 060487)



INDEX SHEET  
SCALE: 1" = 300'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	20°27'39"	930.00'	167.84'	332.11'	330.35'	N75°04'54"E
C2	20°27'39"	870.00'	157.01'	310.68'	309.04'	S75°04'54"W
C3	04°16'39"	395.00'	14.75'	29.49'	29.48'	S62°42'45"W
C4	29°16'39"	765.00'	197.21'	389.80'	381.61'	S72°12'45"W
C5	05°34'55"	530.00'	25.84'	51.63'	51.61'	N87°21'28"W
C6	95°02'47"	15.00'	16.38'	24.88'	22.13'	S47°54'35"W
C7	08°08'23"	175.00'	12.45'	24.86'	24.84'	S03°41'00"E
C8	40°44'57"	15.00'	5.57'	10.87'	10.44'	S12°37'17"W
C9	116°15'02"	51.00'	82.02'	103.48'	88.62'	S26°07'46"E
C10	13°43'29"	400.00'	48.14'	95.87'	95.59'	N18°10'53"W
C11	08°08'23"	225.00'	16.01'	31.27'	31.84'	N03°41'00"W
C12	84°57'13"	15.00'	13.73'	22.24'	20.26'	N42°05'25"W
C13	88°45'03"	15.00'	10.26'	16.00'	16.94'	S61°03'28"W
C14	130°50'37"	50.00'	109.32'	114.18'	90.94'	N87°53'45"W
C15	67°26'12"	15.00'	10.07'	17.65'	16.65'	N56°11'32"W
C16	05°00'38"	550.00'	25.67'	51.30'	51.28'	S87°14'20"E
C17	05°34'55"	450.00'	21.94'	43.84'	43.82'	S87°21'28"E
C18	05°20'38"	530.00'	24.73'	49.43'	49.41'	S87°14'20"E
C19	95°02'47"	15.00'	16.38'	24.88'	22.13'	N47°54'35"E
C20	84°57'13"	15.00'	13.73'	22.24'	20.26'	S42°05'25"E
C21	05°34'55"	470.00'	22.91'	45.79'	45.77'	S87°21'28"E
C22	29°16'39"	695.00'	181.54'	358.14'	351.28'	N75°12'45"E
C23	04°16'39"	455.00'	16.89'	33.97'	33.96'	N82°42'45"E

SUBDIVISION PLAT  
OF  
**THE BLUFFS OF LOST CREEK, UNIT-2**

A 15.51 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228 AND OUT OF A 167,127 ACRE TRACT OF LAND CONVEYED TO LAREDO OIL, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, THE J.M. McCULLOUGH SURVEY NUMBER 30, ABSTRACT 528, COUNTY BLOCK 4710 AND THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737 BEAR COUNTY, TEXAS.

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

- GENERAL NOTES:
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.
  - NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
  - THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT AND EGRESS OVER QUANTITIES ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
  - THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL THEREUPON OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.
  - THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.
  - THE MAINTENANCE OF ALL GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN THE BLUFFS OF LOST CREEK, UNIT-2 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF THEIR SUCCESSORS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
  - LOT 901, BLOCK 46, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL PARKING SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO.
  - LOT 902, BLOCK 50, C.B. 4709 SHALL BE DESIGNATED AS A GREENBELT, AND ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS, IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO.
  - LOT 903, BLOCK 50, C.B. 4709 SHALL BE CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE. THIS STRUCTURE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEAR COUNTY OR THE CITY OF SAN ANTONIO.

WASTEWATER EASEMENT NOTE:  
THE COST OF WASTEWATER EQUIPMENT (TRENCHES) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE:  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING THIS AND PROBABLY WILL BE PAID AT THE TIME OF THE EJECT AT THE TIME OF PLAT REFORMATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

OPUS NOTES:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating to the public utility for electric and gas service and other facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Asewer Easement," "Sanitary Easement," "Drainage Easement," "Utility Easement," and "Right-of-Way Easement" for the purpose of installing, maintaining, reconstructing, modernizing, repairing, relocating, and otherwise using the facilities of electric, gas, water, sewer, and telephone lines, each with its necessary appurtenances together with the right of ingress and egress over and under the same, and the right to relocate said facilities within said easement or other facilities which under or over the same or any other easement or appurtenance or other facilities thereto. It is agreed and understood that no building, concrete, steel, or walls be placed within said easement area.
- Any GPS mandatory lines resulting from miscalculations resulting of GPS application within this easement, due to ground obstructions or ground elevation variations in the person or persons desired, responsible for said ground obstructions or ground elevation variations.
- This plat does not amend, alter, remove or otherwise affect any existing easement, sewer, drainage, telephone, cable easement or any other easements for utilities unless the changes in such easements are indicated herein.
- Concrete driveway approaches and steps are allowed within the (5) foot wide electric and gas easements when they are used only by rear lot underground electric and gas facilities.
- Beef embeddings are allowed within the (5) foot wide electric and gas easements when only underground electric and gas facilities are installed or existing within these (5) foot wide easements.

CERTIFICATE OF APPROVAL

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTESTED: \_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

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

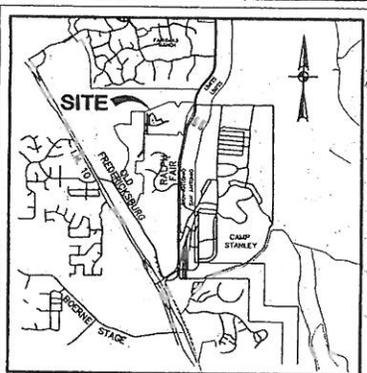
\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

ROSE PORTILLO  
Notary Public, State of Texas  
My Commission Expires  
August 19, 2009

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





LOCATION MAP NOT-TO-SCALE FERGUSON MAP GRID NUMBER: 447-F4

UNPLATTED 18717 ACRES (VOL. 11885, PAGES 1500-1508, O.P.R.) OWNER: LAREDO OFR, LTD. \*\*\*VARIABLE WIDTH DRAIN EASEMENT (0.05-AC) SABLECHASE, UNIT-2A (ENCLAVE) (ENCLAVE)

SABLECHASE UNIT-2A (ENCLAVE) (PLAT NO. 070459) 60' DRAIN, WATER, SEWER, ELECTRIC, GAS TELEPHONE & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.77 AC)

J. M. McCULLOCH SURVEY No. 30 ABSTRACT 529 COUNTY BLOCK 4710 UNPLATTED 18717 ACRES (VOL. 11885, PAGES 1500-1508, O.P.R.) OWNER: LAREDO OFR, LTD.

STATE OF TEXAS COUNTY OF BEAR

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

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

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAROL ANN KELLEY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

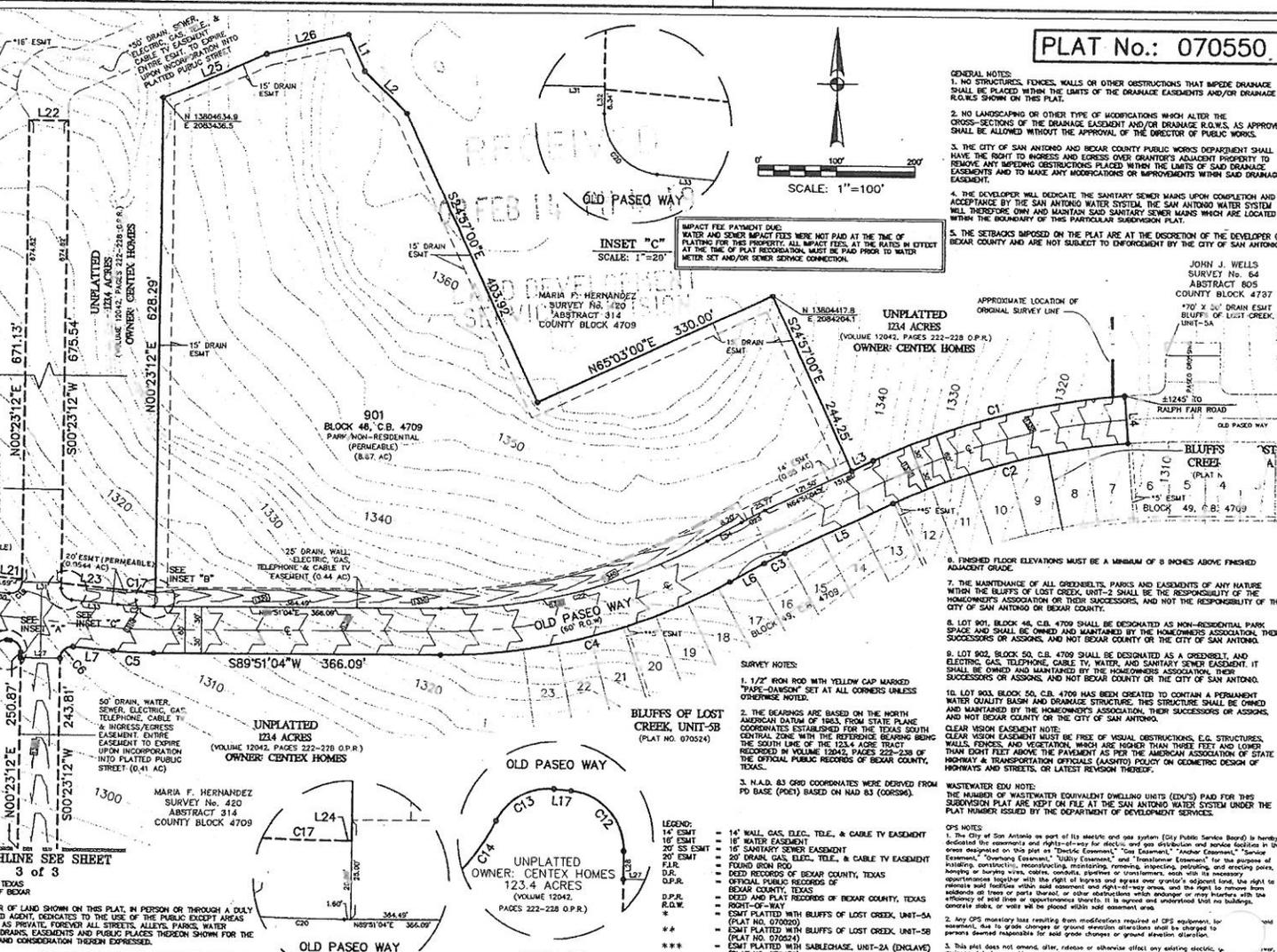
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS.

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

W. R. WOOD 65364 PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR LAND SURVEYOR

Signature: George W. Peck, Notary Public and for the State of Texas. Signature: Kara Lynn Kelley, Notary Public and for the State of Texas. Signature: Charles Parish, Notary Public and for the State of Texas. Signature: Erik Wood, Licensed Professional Engineer. Signature: Rose Portillo, Notary Public and for the State of Texas.



STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES PARISH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

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

STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROSE PORTILLO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

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

Signature: Rose Portillo, Notary Public and for the State of Texas. Signature: Erik Wood, Licensed Professional Engineer. Signature: Rose Portillo, Notary Public and for the State of Texas.

GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE ROWS SHOWN ON THIS PLAT. 2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE ROWS, AS APPROVED, SHALL BE ALLOWED WITHIN THE LIMITS OF THE DIRECTOR OF PUBLIC WORKS. 3. THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER DRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WHEN SAID DRAINAGE EASEMENT. 4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREAFTER OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THE SUBDIVISION PLAT. 5. THE SETBACKS SHOWN ON THE PLAT ARE IN THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION. SURVEY NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING REDUCED IN VOLUME 12042, PAGES 222-228 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (POB) BASED ON NAD 83 (CORR56). LEGEND: 14' ESMT = 14" WALL, GAS, ELEC., TELE., & CABLE TV EASEMENT 16' ESMT = 16" WATER EASEMENT 20' ESMT = 20" SANITARY SEWER EASEMENT 20' ESMT = 20" DRAIN, GAS, ELEC., TELE., & CABLE TV EASEMENT 20' ESMT = 20" FENCED BORN ROD D.P.R. = DEED RECORDS OF BEAR COUNTY, TEXAS O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS D.E.D. & P.L. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS R.O.T.-O.F.-W.A.Y. = RIGHT-OF-WAY \*\* ESMT PLATTED WITH BLUFFS OF LOST CREEK, UNIT-2A (PLAT NO. 070520) \*\*\* ESMT PLATTED WITH BLUFFS OF LOST CREEK, UNIT-5B (PLAT NO. 070524) \*\*\*\* ESMT PLATTED WITH SABLECHASE, UNIT-2A (ENCLAVE) (PLAT NO. 070459) (N.R.) = NON-RESIDENTIAL LOT (PERMEABLE) (S.D.) = FINISHED CONTOURS

STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN J. WELLS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

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

Signature: John J. Wells, Notary Public and for the State of Texas. Signature: Erik Wood, Licensed Professional Engineer. Signature: John J. Wells, Notary Public and for the State of Texas.





DEVELOPMENT SERVICES  
RECEIVED  
2011 JAN -7 AM 11:52

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

January 5, 2011

Ms. Elizabeth Carol  
Development Services Department  
Subdivision: Land Entitlements  
Senior Management Analyst  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

Re: The Bluffs of Lost Creek, Unit-2  
Plat #070550

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for The Bluffs of Lost Creek, Unit-2, Plat No. 070550, which was approved by the City of San Antonio Planning Commission on February 27, 2008. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of The Bluffs of Lost Creek, Unit-2 Plat.

In the first quarter of 2008, sales dropped due to a severe economic downturn which halted completion of this phase. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements for The Bluffs of Lost Creek, Unit-2.

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

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

Shauna L. Weaver, P.E., LEED® AP  
Vice President, Land Development

Attachment

P:\75\25\01\WORD\LETTERS\110105A1.DOC

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

*Item No. 17*

**TO:** Planning Commission **Individual Consideration**

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

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

**SUBJECT:** S.P. No. 1504 - Request to close, vacate and abandon improved portions of Atlanta Avenue and Dallas Street

**DATE:** January 10, 2011

**PETITIONERS:** Central Catholic High School and Society of Mary Province of St. Louis  
C/o Br. Peter A. Pontolillo, S.M., Ph.D.  
President  
1403 N. St. Mary's St.  
San Antonio, Texas 78215-1785

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on January 26, 2011.

**BACKGROUND**

Central Catholic High School and the Society of Mary Province of St. Louis (petitioners) are requesting the closure, vacation and abandonment of improved portions of Atlanta Avenue and Dallas Street Public Rights of Way adjacent to New City Blocks 848, 849 and 854 in City Council District 1, as shown on attached Exhibits "A" and "B." The proposed closures consist of 39,473 square feet or .906 acres. These Public Rights of way are located between Camden Street and Wilmington Avenue. If approved, the petitioners plan to incorporate the proposed closures with their adjacent properties and construct a 49,000 square foot Convocation Center. This expansion will allow the school to increase enrollment and introduce expanded educational and athletic programs. The petitioners have indicated the proposed closures will remain open for vehicular traffic for students and the public since just a small portion of the rights of way will be used for the construction of the Convocation Center.

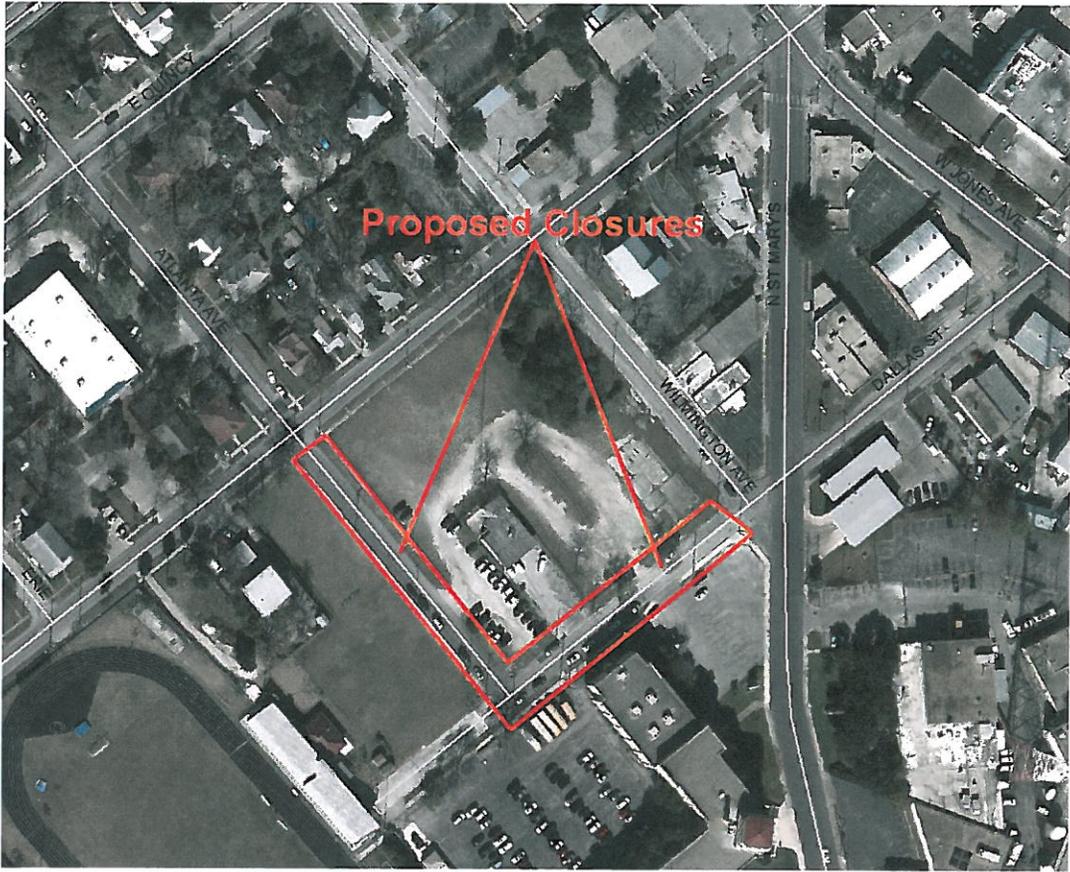
**COORDINATION AND FINANCIAL IMPACT**

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

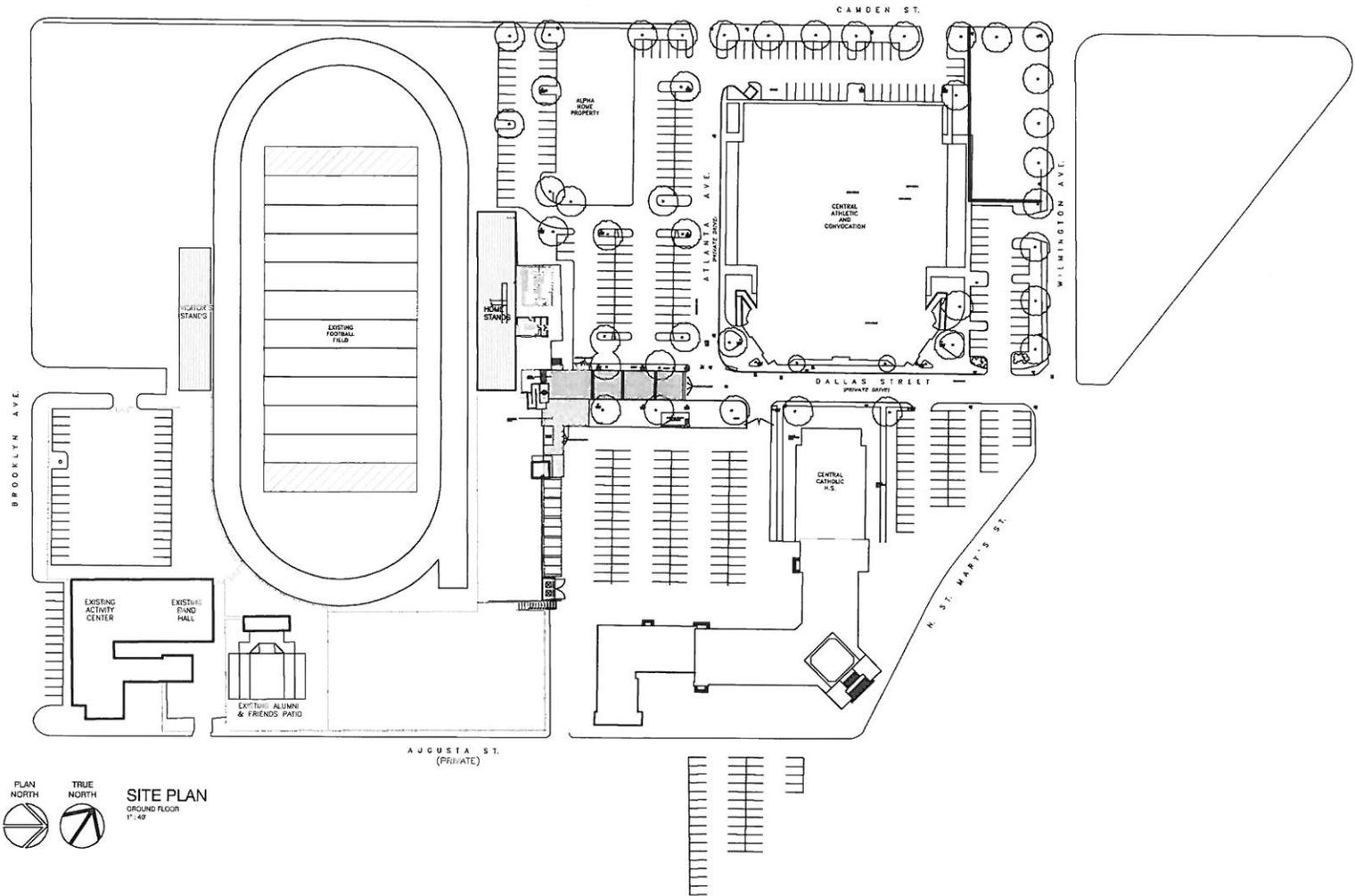
**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.





Aerial Map of Property



PLAN NORTH  
 TRUE NORTH  
**SITE PLAN**  
 GROUND FLOOR  
 1" = 40'

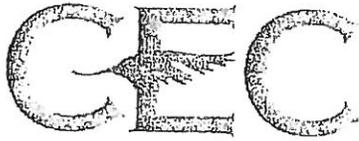
EXHIBIT B

**RVK**

central catholic high school  
**CCHS Convocation and Athletic Center**  
 1403 n. st. mary's st.  
 san antonio, texas

This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. All dimensions are in feet and inches.

08/11/10  
 08/11/10



CIVIL ENGINEERING CONSULTANTS  
D G N D U R D E N , I N C .  
11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1097  
T: 210-641-8999 F: 210-641-6440

October 12, 2010  
Revised January 4, 2011  
Job No. S0336102

### DESCRIPTION OF 0.444 OF ONE ACRE OF LAND

Being 0.444 of one acre of land (19,362 sq. ft.) in San Antonio, Bexar County, Texas, being a portion of the existing right-of-way of Atlanta Ave. (R.O.W.-Varies, 55.6' min.), located between Camden and Dallas St., and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set on the common line of the southwest right-of-way line of said Atlanta Ave. (R.O.W.-Varies, 57.8' min.), and Lot 10, Block 14, shown on the Resubdivision Plat of Central Catholic High School Subdivision Unit 2, recorded in Volume 8200, Pages 164-165, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, the most southerly corner of this tract, from which a 1/2" rebar with a "CEC" plastic cap set at the most easterly corner of said Lot 10 bears, South 34°00'07" East, a distance of 57.81 feet;

THENCE North 34°00'07" West, coincident with the common line of said southwest right-of-way line, said Lot 10, and Lot 11, Block 14, shown on the subdivision plat of Central Catholic Parking, recorded in Volume 9615, Page 23, Deed and Plat Records, Bexar County, Texas, a distance of 318.81 feet to a 1/2" rebar with a "CEC" plastic cap found at the east end of the curve return to Camden (R.O.W.-Varies, 55.6' min.), a point of curvature of said Lot 11, and of this tract;

THENCE curving to the left, having a radius of 15.00 feet, an arc length of 23.36 feet, a central angle of 89°13'43", a chord bearing of North 78°36'59" West, and a chord distance of 21.07 feet to a 1/2" rebar with a "CEC" plastic cap found on the southeast right-of-way of said Camden, a point of tangency, the most westerly corner of this tract;

THENCE North 58°13'20" East, departing said southeast right-of-way, crossing Atlanta Ave., a distance of 87.87 feet to a 1/2" rebar with a "CEC" plastic cap found at the north end of the curve return from the northeast right-of-way line of Atlanta Ave, also being in the northwest line of the Lot 11, Block 22, shown on the subdivision plat of Central Catholic Convocation/Athletic Center, recorded in Volume 9613, Page 192, Deed and Plat Records, Bexar County, Texas, the beginning of a non-tangent curve;

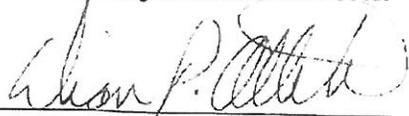
THENCE curving to the left, coincident with said curve return and said Lot 11, having a radius of 15.00 feet, an arc length of 23.77 feet, a central angle of 90°47'22", a chord bearing of South 11°23'34" West, and a chord distance of 21.36 feet to a 1/2" rebar with a "CEC" plastic cap found at the south end of said curve return, a point of tangency;

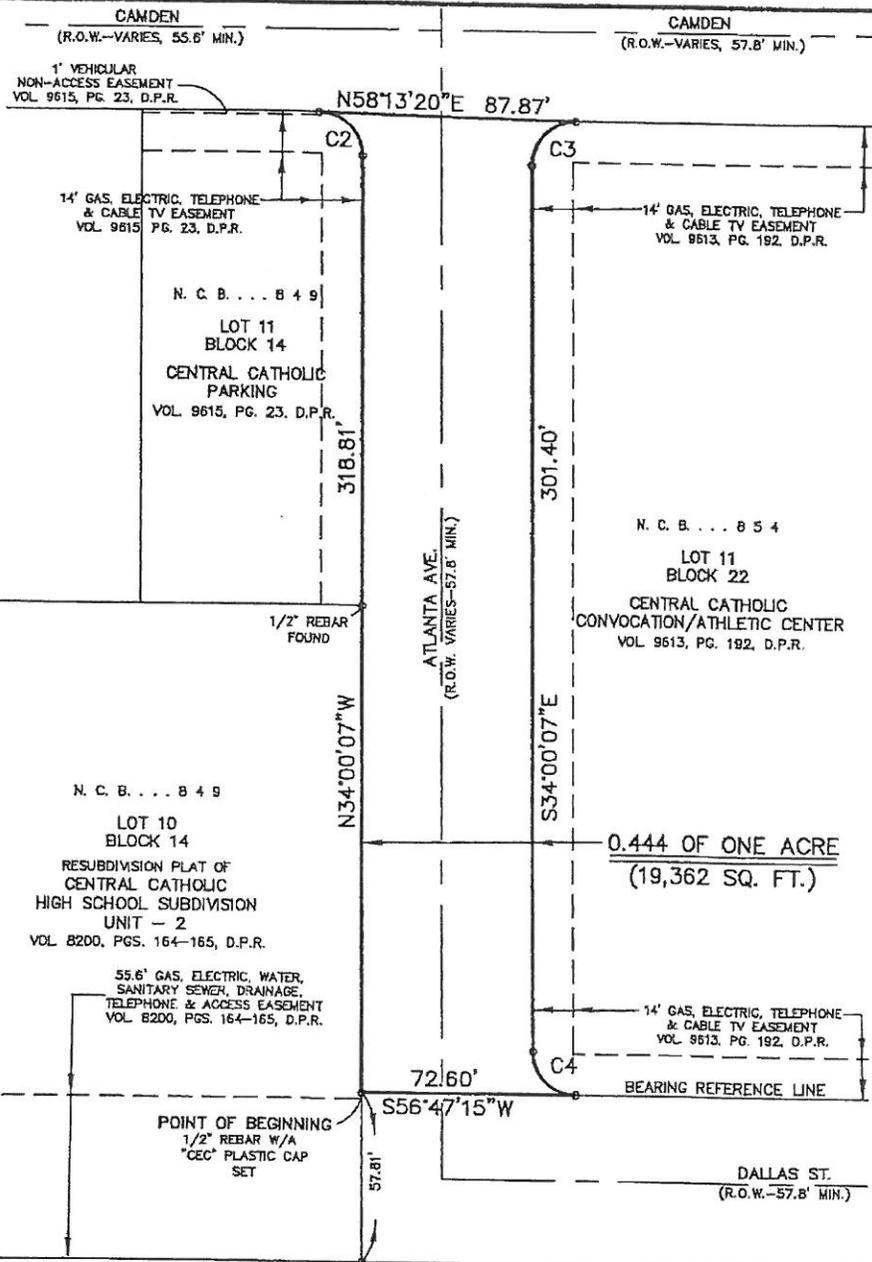
THENCE South  $34^{\circ}00'07''$  East, coincident with the common line of Lot 11 and said northeast right-of-way line, a distance of 301.40 feet to a 1/2" rebar with a "CEC" plastic cap found at the west end of the curve return from Dallas St. (R.O.W.-57.8'), a point of curvature;

THENCE curving to the left, coincident with said curve return and Lot 11, having a radius of 15.00 feet, an arc length of 23.36 feet, a central angle of  $89^{\circ}12'38''$ , a chord bearing of South  $78^{\circ}36'26''$  East, and a chord distance of 21.07 feet to a 1/2" rebar with a "CEC" plastic cap found on the northwest right-of-way line of said Dallas St., said rebar also being in the southeast line of Lot 11, a point of tangency;

THENCE South  $56^{\circ}47'15''$  West, recrossing Atlanta Ave., a distance of 72.60 feet to the **POINT OF BEGINNING**, and containing 0.444 of one acre of land, (19,362 sq. ft.) more or less.

The basis of bearing recited herein is the subdivision plat of Central Catholic Convocation/Athletic Center, recorded in Volume 9613, Page 192, Deed and Plat Records, Bexar County, Texas. This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants, (CEC). There is an exhibit plat with like job number and date.

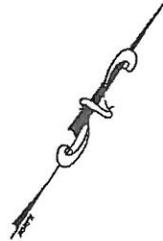
  
Dion P. Albertson, RPLS No. 4963



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	DISTANCE	
C2	15.00	89°13'43"	23.36	N78°36'59"W	21.07	
C3	15.00	90°47'22"	23.77	S11°23'34"W	21.36	
C4	15.00	89°12'38"	23.36	S78°36'26"E	21.07	

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS FOUND AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY COMPLETED 9/---/2010.
3. THE BASIS OF BEARING IS THE PLAT OF CENTRAL CATHOLIC CONVOCATION/ATHLETIC CENTER RECORDED IN VOL. 9613, PG. 192, D.P.R.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



SCALE: 1" = 60'  
REVISED 01/04/11 SQUARE FOOTAGE

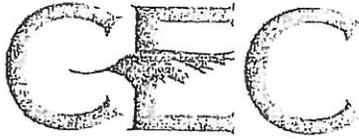


CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.9999  
F) 210.641.6440  
Email: cec@cectexas.com  
Engineering No.: F-2214  
Surveying No.: 100410-00

SURVEY OF  
0.444 OF ONE ACRE OF LAND,  
OUT OF  
THE RIGHT-OF-WAY OF ATLANTA AVE.

CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

DATE	10/12/2010
JOB NUMBER	E0336101
SHEET	1
OF	1



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

11550 IH 10 West, Suite 395  
San Antonio, TX 78230-1037  
T: 210-641-9999 F: 210-641-6440

October 12, 2010  
Revised January 4, 2011  
Job No. S0336102

### DESCRIPTION OF 0.462 OF ONE ACRE OF LAND

Being 0.462 of one acre of land (20,111 sq. ft.) in San Antonio, Bexar County, Texas, being a portion of the existing right-of-way of Dallas St. (R.O.W.-Varies, 57.8' min.), located between Atlanta Ave. and Wilmington, and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set on the common line of the southwest right-of-way line of said Atlanta Ave. (R.O.W.-Varies, 57.8' min.), and Lot 10, Block 14, shown on the Resubdivision Plat of Central Catholic High School Subdivision Unit 2, recorded in Volume 8200, Pages 164-165, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, the most westerly corner of this tract, from which a 1/2" rebar with a "CEC" plastic cap set at the most westerly corner of said Lot 10 bears, South 34°00'07" East, a distance of 57.81 feet;

THENCE North 56°47'15" East, departing said southwest right-of-way line, crossing Atlanta Ave., and continuing coincident with the common line of said Dallas St., and Lot 11, Block 22, shown on the subdivision plat of Central Catholic Convocation/Athletic Center, recorded in Volume 9613, Page 192, Deed and Plat Records, Bexar County, Texas, a distance of 330.29 feet to a 1/2" rebar with a "CEC" plastic cap found at the south end of the curve return from Wilmington Ave. (R.O.W.-Varies, 55.6' min.), a point of curvature of said Lot 11, and of this tract;

THENCE curving to the left, coincident with said curve return, having a radius of 15.00 feet, an arc length of 23.77 feet, a central angle of 90°47'22", a chord bearing of North 11°23'34" East, and a chord distance of 21.36 feet to a 1/2" rebar with a "CEC" plastic cap found on said southwest right-of-way line of Wilmington Ave., the end of this curve, the most northerly corner of this tract;

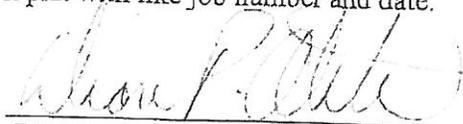
THENCE South 35°32'04" East, departing said southwest right-of-way line, crossing Dallas Street, a distance of 82.92 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned right-of-way line of Wilmington Ave, at the east end of the curve return from the southeast right-of-way line of Dallas Street, (R.O.W. ~ varies 57.8' min), also being in the northeast line of the Lot 8, Block 14, shown on the resubdivision plat of Central Catholic and Providence High Schools Subdivision, recorded in Volume 8000, Pages 9-10, Deed and Plat Records, Bexar County, Texas, the most easterly corner of this tract;

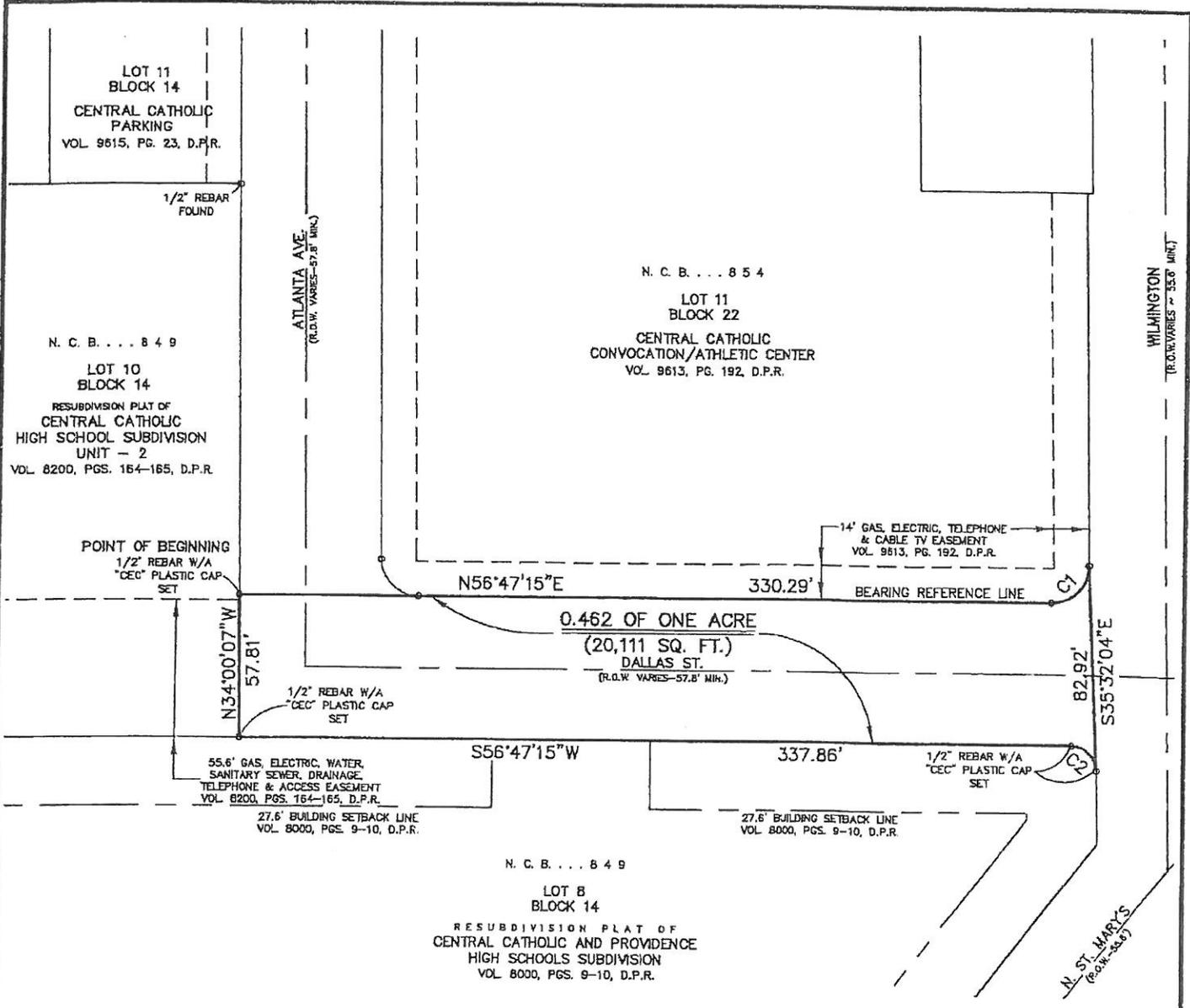
THENCE curving to the left, coincident with said curve return, having a radius of 10.00 feet, an arc length of 15.55 feet, a central angle of  $89^{\circ}05'42''$ , a chord bearing of North  $78^{\circ}39'09''$  West, and a chord distance of 14.03 feet to a 1/2" rebar with a "CEC" plastic cap set on the southeast right-of-way of said Dallas St., also being in the northwest line of said Lot 8, a point of tangency of this tract;

THENCE South  $56^{\circ}47'15''$  West, coincident with the common line of the southeast right-of-way line of said Dallas St. and said Lot 8, a distance of 337.86 feet to a 1/2" rebar with a "CEC" plastic cap set at the intersection of the southeast right-of-way line of Dallas St. and the southwest right-of-way of the aforementioned Atlanta Ave, said rebar also being the east corner of the aforementioned Lot 10, Central Catholic High School Subdivision Unit 2, the south corner of this tract;

THENCE North  $34^{\circ}00'07''$  West, departing said southeast right-of-way line of Dallas St., coincident with the common line of said Atlanta Ave. and said Lot 10, a distance of 57.81 feet to the POINT OF BEGINNING, and containing 0.462 of one acre of land, (20,111 sq. ft.) more or less.

The basis of bearing recited herein is the subdivision plat of Central Catholic Convocation/Athletic Center, recorded in Volume 9613, Page 192, Deed and Plat Records, Bexar County, Texas. This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants, (CEC). There is an exhibit plat with like job number and date.

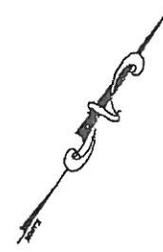
  
Dion P. Albertson, RPLS No. 4963



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	DISTANCE
C1	15.00	90°47'22"	23.77	N112°3'34"E	21.36
C2	10.00	89°05'42"	15.55	N78°39'09"W	14.03

**NOTES:**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS FOUND AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY COMPLETED 9/---/2010.
3. THE BASIS OF BEARING IS THE PLAT OF CENTRAL CATHOLIC CONVOCATION/ATHLETIC CENTER RECORDED IN VOL. 9613, PG. 192, D.P.R.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



SCALE: 1" = 60'

REVISED 01/04/11 SQUARE FOOTAGE

	CIVIL ENGINEERING CONSULTANTS <b>DON DURDEN, INC.</b> 11550 I.H. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.8440 Email: cec@cectexas.com Engineering No.: F-2214 Surveying No.: 100410-00	<b>SURVEY OF</b> 0.462 OF ONE ACRE OF LAND, OUT OF THE RIGHT-OF-WAY OF DALLAS STREET	DATE 10/12/2010 JOB NUMBER E0336101
	CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS	SHEET 1 OF 1	

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE CLOSURES OF IMPROVED PORTIONS OF ATLANTA AVENUE AND DALLAS STREET ADJACENT TO NEW CITY BLOCKS 848, 849 AND 854 IN CITY COUNCIL DISTRICT 1, AS REQUESTED BY CENTRAL CATHOLIC HIGH SCHOOL AND THE SOCIETY OF MARY PROVINCE OF ST. LOUIS**

\* \* \* \* \*

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

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

WHEREAS, the Central Catholic High School and the Society of Mary Province of St. Louis filed an application requesting closures of improved portions Atlanta Avenue and Dallas Street adjacent to New City Blocks 848, 849 and 854, as identified in Exhibits A and B; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closures of improved portions of Atlanta Avenue and Dallas Street.

**SIGNED this 26<sup>th</sup> day of January, 2011.**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

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

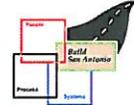
**City of San Antonio  
Capital Improvements Management  
Services Department**

**January 26, 2011**

**Agenda Item:**

Petitioners: Central Catholic High School  
and the Society of Mary Province of St.  
Louis

Request to close, vacate and abandon  
Public Rights of Way



**Planning Commission Item**

- Central Catholic High School and the Society of Mary Province of St. Louis (petitioners) are requesting the closure, vacation and abandonment of improved portions of Atlanta Avenue and Dallas Street Public Rights of Way in City Council District 1
- The proposed closures consist of 39,473 square feet or .906 acres
- The proposed closures are located between Camden Street and Wilmington Avenue

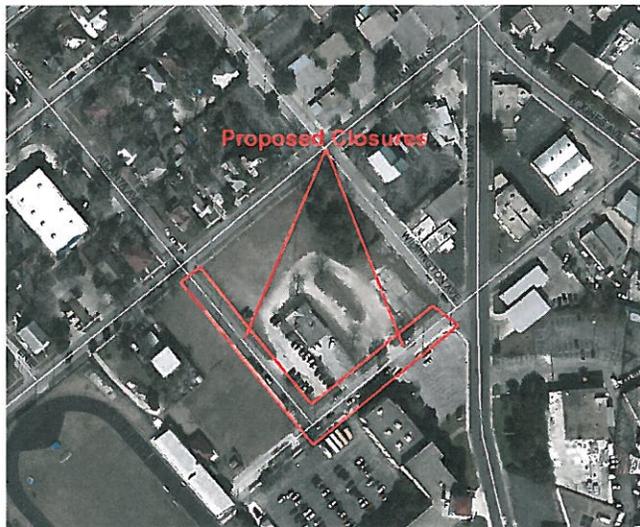


## Exhibit "A" (Cont.) Map of Proposed Closures



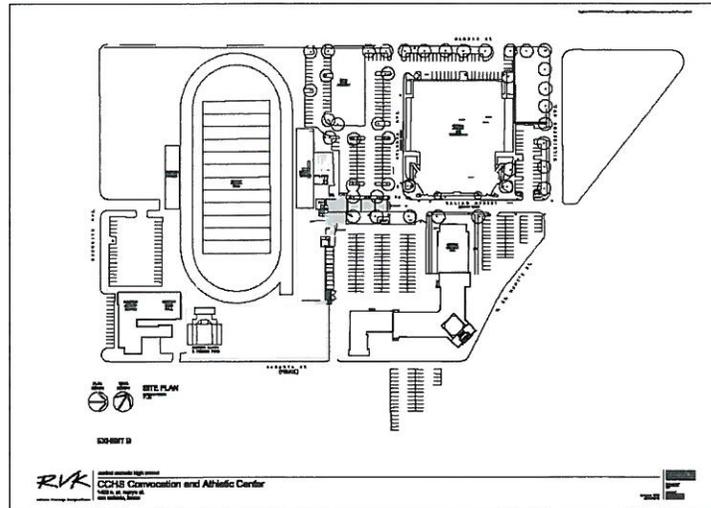
5

## Exhibit "A" (cont.) Aerial Photograph of Proposed Closures



6

## Exhibit "B" Site Plan



7

## Background (cont.)

### Coordination:

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

8



## Background (cont.)

### Notification:

- Two (2) signs have been posted informing the public of the proposed closures
- 59 notices were mailed to property owners within a 500 foot radius of the proposed closures
- ? notices were returned in favor
- ? notices were returned in opposition

9



## Fiscal Impact

### Financial Impact:

- The fee established for these street closures is \$164,000
- This fee will be waived in accordance with Chapter 37, Section 11 of the City Code for Closure, Vacation, and Abandonment of Public Right of Way which authorizes the CIMS Director to recommend a 100% waiver and fee reduction if the petitioner has a federal income-tax exemption under section 501(c) under the federal Internal Revenue Code

10



## Recommendation

### Policy Analysis:

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

### Recommendation:

- Staff recommends approval of this request

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

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

SUBJECT: S.P. No. 1499 – Request to declare as surplus and sell 5.551 acres of vacant City-owned property located in the Southwest Business & Technology Park in Council District #6 (NCB 16504, Block 3, remaining portion of Lot 15, Van De Walle Industrial Park, Unit 3 and a portion of land out of an 89.637 acre tract as recorded in Volume 6696, Page 1286 of the Real Property Records of Bexar County, Texas).

DATE: January 20, 2011

PETITIONER: San Antonio Food Bank  
5200 Old Hwy 90 West  
San Antonio, TX 78227

Staff is requesting that this item be placed on the Planning Commission meeting agenda of January 26, 2011.

**BACKGROUND**

Petitioner is requesting the City declare as surplus and sell 5.551 acres of City-owned property adjacent to the existing San Antonio Food Bank facility. The San Antonio Food Bank has limited parking to meet the needs of its staff, visitors and volunteers. The San Antonio Food Bank will use the property to expand parking if the request is approved.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

**CONCLUSION AND RECOMMENDATION**

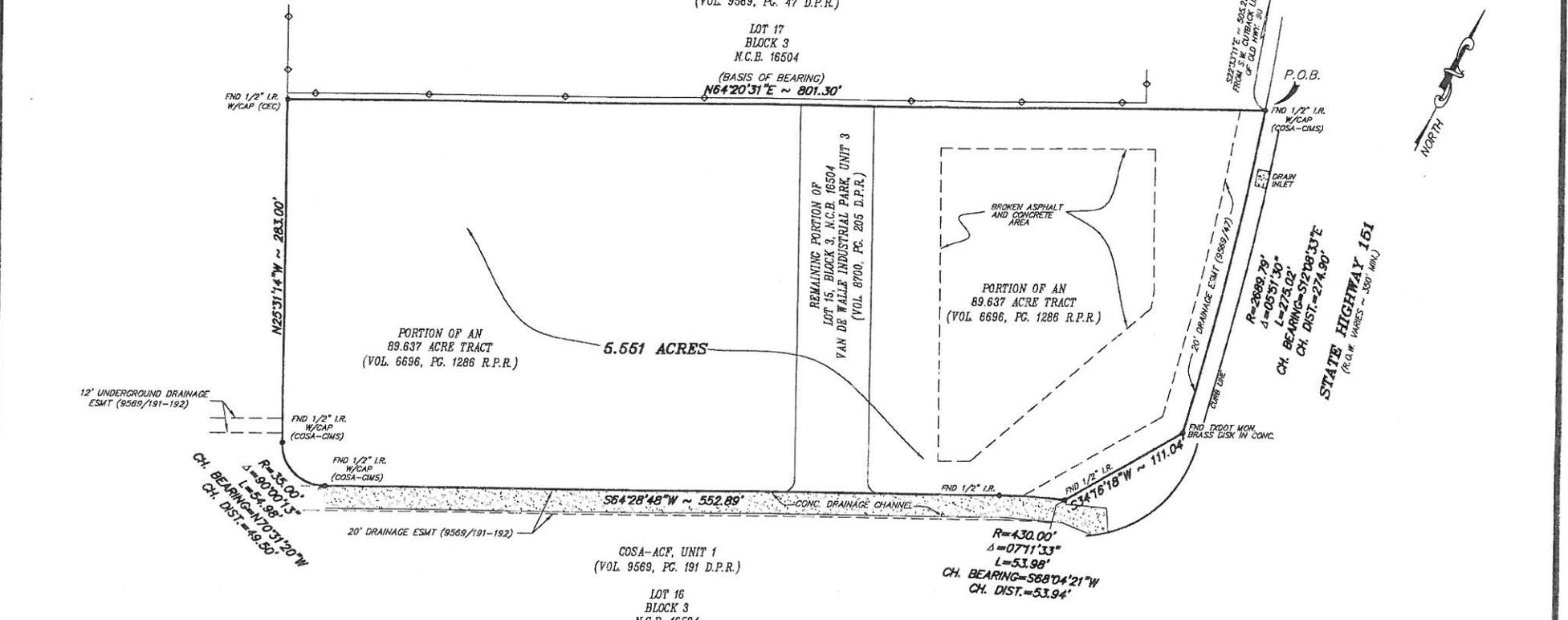
Staff recommends approval of this request.

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:  
 VOL. 9569, PAGE 191-192, DEED & PLAT RECORDS  
 VOL. 9569, PAGE 47, DEED & PLAT RECORDS  
 BEXAR COUNTY, TEXAS

X BARBED WIRE    Δ SMOOTH WIRE    --- WOOD FENCE  
 ○ IRON FENCE    ◊ CHAIN LINK FENCE    → WATER FLOW

SAN ANTONIO FOOD BANK  
 (VOL. 9569, PG. 47 D.P.R.)

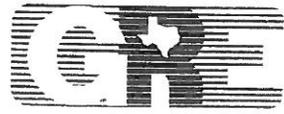
LOT 17  
 BLOCK 3  
 N.C.B. 16504  
 (BASIS OF BEARING)  
 N64°20'31"E ~ 801.30'



BEING THE REMAINING PORTION OF LOT 15, BLOCK 3, N.C.B. 16504  
 VAN DE WALLE INDUSTRIAL PARK, UNIT 3 (VOL. 8700, PG. 205 D.P.R.)  
 AND A PORTION OF LAND OUT OF AN 89.637 ACRE TRACT (VOL. 6696, PG. 1286 R.P.R.)

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND  
 DATE OF SURVEY: 11/30/10 COMPUTED BY: KCK DRAWN BY: KCK CHECKED BY: GER

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING AND LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH MATTERS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.



GE Reaves Engineering, Inc. (FIRM NO. 101337)  
 P.O. BOX 791793  
 SAN ANTONIO, TEXAS 78279-1793  
 210 490-4506 · FAX: 210 490-4812

Registered Professional Land Surveyor  
 [Signature]

To lienholder and/or landowner ~  
 I, Gaylord E. Reaves, a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Lot(s) 5.551 ACRES Block ~ N.C.B. ~ Scale 1"=80'  
 Addition or Subdivision SEE LEGAL ABOVE  
 Volume \* Page \* of the \* records of BEXAR County, Texas.  
 Owner SAN ANTONIO FOOD BANK  
 Address: STATE HWY 151 AND WINTERGARDEN DR. of No. ~

Revision Date	Scope/Description	Revision No.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

COPYRIGHT © 2004 GRE INC. ALL RIGHTS RESERVED

JOB NO. 34517\*

**Metes and Bounds**  
5.551 Acre Tract  
Being a remaining portion of  
Lot 15, Block 3, N.C.B. 16504  
Van De Walle Industrial Park, Unit 3  
and a portion out of an 89.637 Acre Tract  
San Antonio, Texas  
December 3, 2010

Being a remaining portion of Lot 15, Block 3, New City Block 16504, Van De Walle Industrial Park, Unit 3 as recorded in Volume 8700, Page 205 of the Deed and Plat Records of Bexar County, Texas, and a portion of land out of an 89.637 acre tract as recorded in Volume 6696, Page 1286 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows;

**Beginning:** at a found ½" iron rod with cap (COSA CIMS) on the west right-of-way line of State Highway 151 (variable width R.O.W.) being South 22°33'11" East, 502.21 feet from the south most point of the southwest cutback line of Old Highway 90, same being on a curve to the right and being the southeast corner of Lot 17, Block 3, N.C.B. 16504, San Antonio Food Bank as recorded in Volume 9569, Page 47 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of this tract described herein;

**Thence:** along the west R.O.W. line of said State Highway 151 the following courses and distances:

Along said curve to the right, having a radius of 2689.79 feet, a central angle of 05°51'30", an arc length of 275.02 feet, and having a chord bearing and distance of South 12°08'33" East, 274.90 feet to a found TXDOT monument (brass disk in concrete) at the end of said curve, for a southeastern corner of this tract described herein;

South 34°16'18" West, 111.04 feet to a found ½" iron rod at a non-tangent curve to the left and being the northeast corner of Lot 16, Block 3, N.C.B. 16504, COSA-ACF, Unit 1, as recorded in Volume 9569, Page 191 of the Deed and Plat Records of Bexar County, Texas, for a southeastern corner of this tract described herein;

**Thence:** along the north line of said Lot 16 and along said curve to the left, having a radius of 430.00 feet, a central angle of 07°11'33", an arc length of 53.98 feet, and a chord bearing and distance of South 68°04'21" West, 53.94 feet to a found ½" iron rod at the end of said curve;

**Thence:** South 64°28'48" West, 552.89 feet, continuing along the north line of said Lot 16, to a found ½" iron rod with cap (COSA CIMS) at the P.C. of a curve

to the right, being an interior corner of said Lot 16, for a southwestern corner of this tract described herein;

**Thence:** along said curve to the right, having a radius of 35.00 feet, a central angle of 90°00'13", an arc length of 54.98 feet, and a chord bearing and distance of North 70°31'20" West, 49.50 feet to a found ½" iron rod with cap (COSA CIMS) at the P.T. of said curve, being an interior corner of said Lot 16, for a southwestern corner of this tract described herein;

**Thence:** North 25°31'14" West, 283.00 feet, along an eastern line of said Lot 16, to a found ½" iron rod with cap (CEC) being the southwest corner of said Lot 17, for the northwest corner of this tract described herein;

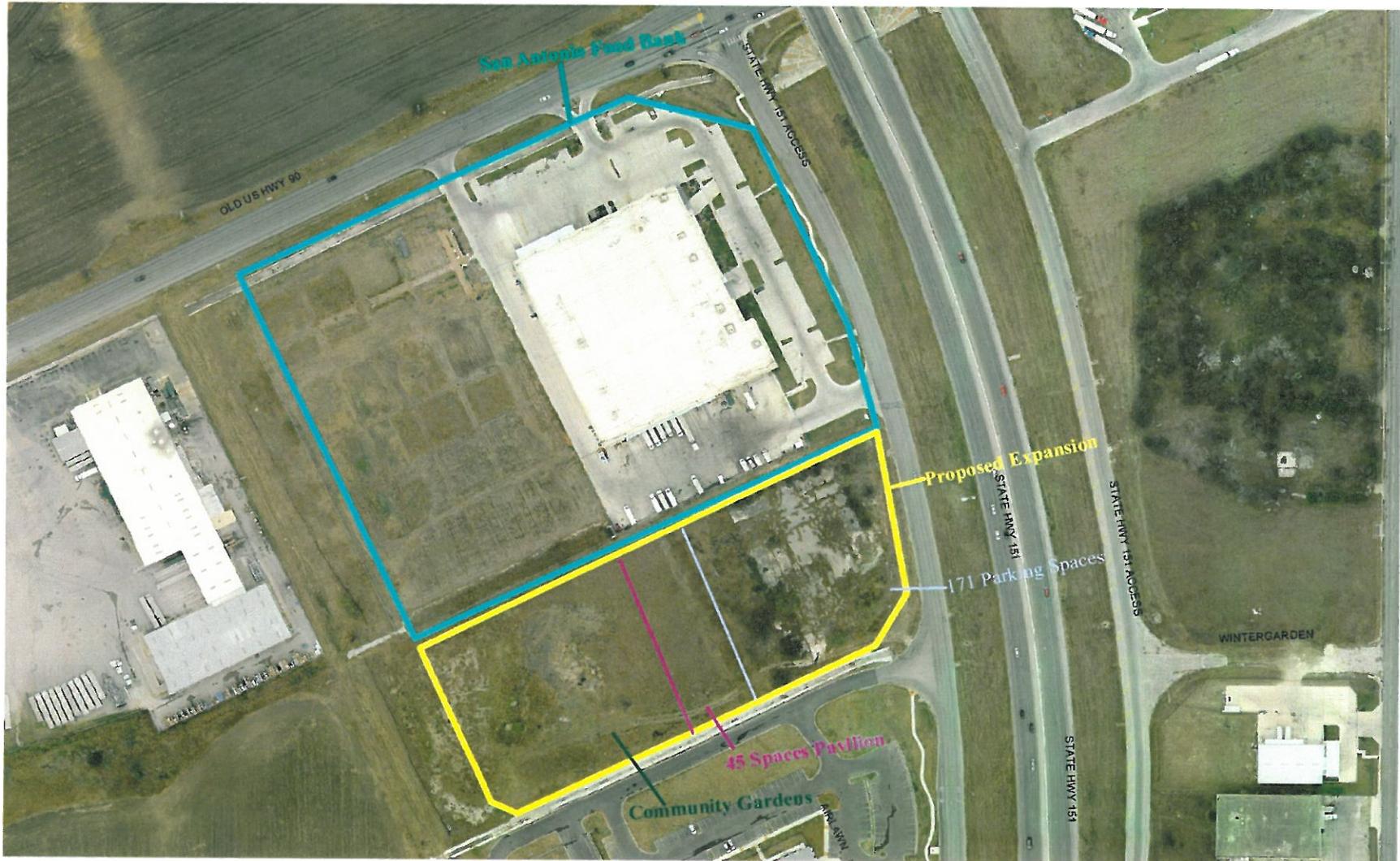
**Thence:** North 64°20'31" East, 801.30 feet, along the south line of said Lot 17, to the **POINT OF BEGINNING** and containing 5.551 acres of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on November 30, 2010.

Basis of bearing is the south line of Lot 17, Block 3, N.C.B. 16504, San Antonio Food Bank as recorded in Volume 9569, Page 47 of the Deed and Plat Records of Bexar County, Texas.

Gaylord E. Reaves, RPLS 3501

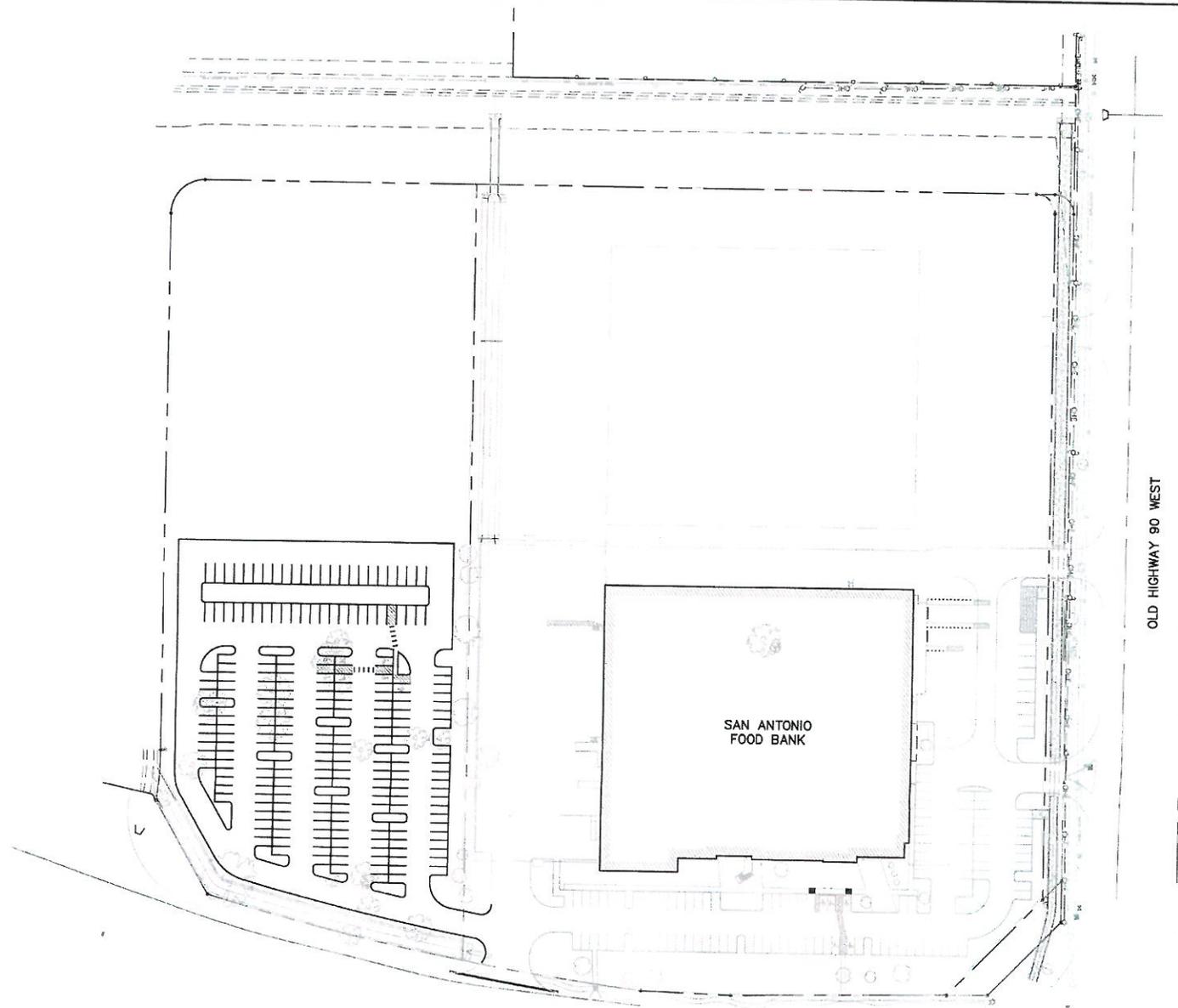


*Gaylord E. Reaves* 12/3/10



**San Antonio Food Bank – Existing Facility @ 5200 Old Hwy 90 West, San Antonio, Texas 78227**

**Proposed Expansion of 5.552 acres would include 171 additional parking spaces, a Pavilion for Farmers Market-type events and additional Community Gardens.**



SCALE: 1" = 50'

OLD HIGHWAY 90 WEST

STATE HIGHWAY 151

PROPOSED TOTAL PARKING

STALLS	TOTAL	DIMENSION
REGULAR	171	9' X 18'
HANDICAP	7	9' X 18'
PAVILION	43	10' X 20'

DESIGNED BY:	JPC
DRAWN BY:	CMC
DATE:	OCT 2016
JOB NO.	2016000

CIVIL ENGINEERING CONSULTANTS  
 JOHN W. BURD & ASSOCIATES, P.C.  
 11555 DOW ROAD, SUITE 1114  
 SAN ANTONIO, TEXAS 78250-1037  
 FAX: (210) 941-6448  
 REGISTRATION #2314



**SAN ANTONIO FOOD BANK**  
**FARMER'S MARKET EXHIBIT**

SHEET NO.  
**XH1**



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

September 27, 2010

Mr. Mario Obledo  
San Antonio Food Bank  
5200 Old Hwy 90 West  
San Antonio, TX 78227

Dear Mr. Obledo,

The Inner City Reinvestment Infill Policy (ICRIP) fee waiver request form for the San Antonio Food Bank project located on Hwy 151 & 90 qualifies for City fee waivers that have been identified by the following City departments: Planning and Development Services, Public Works, and Capital Improvements Management Services due the project's location within the Inner City Reinvestment Infill Policy (ICRIP) target area.

Developer: San Antonio Food Bank

Project Description: Over flow parking and garden expansion, purpose: The parking will be utilized for employees, clients (social welfare application assistance); general public/event parking, disaster relief staging area and possible Farmer's Market hosting site. The garden expansion will produce organic fruits and vegetables for distribution to the food insecure.

Project Address: Hwy 151 & 90 area

Proposed Level of Investment: \$1,283,140 for construction/improvements cost to land

Parcel ID: #21

Specific Land Use of Project: Overflow parking and garden expansion

Acreage of Project: 5 acres

Start Date: 3/1/2010

Completion Date: TBD

Zoning: Commercial

When you are ready to claim the incentive, **you will need to provide a copy of this letter to the respective to City departments.** The department will verify the information and grant you the waiver for that particular incentive program. **Please know that refunds will not be issued if fees have been paid prior to presenting this letter.**

**Projects must be initiated within 6 months of receipt of an approved application and verification letter from CCDO**

If you require further information on this program or on any other matter please feel free to contact me at 207-8162.

Sincerely,

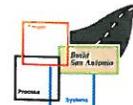
A handwritten signature in black ink, appearing to read "Barbara Ankamah".

Barbara Ankamah  
Economic Development Manager

**City of San Antonio  
Capital Improvements Management Services  
Department  
January 26, 2011**

**Request to declare as  
surplus and sell 5.551 acres  
of vacant City-owned  
property**

Petitioner:  
**San Antonio Food Bank**



**Planning Item**

- Request to declare as surplus 5.551 acres of vacant City-owned property located within the Southwest Business & Technology Park in City Council District 6 and authorizing its sale to the San Antonio Food Bank for \$133,000.
- Legal Description: NCB 16504, Block 3, remaining portion of Lot 15, Van De Walle Industrial Park, Unit 3 and a portion of land out of an 89.637 acre tract as recorded in Volume 6696, Page 1286 of the Real Property Records of Bexar County, Texas). Survey attached.



## Background

- In 1997 the City approved a parcelization plan for the Southwest Business & Technology Park (SWBTP) and recommended selling or leasing the property.
- In 2005 the City approved the sale of 11+ acres of land in the SWBTP to the San Antonio Food Bank.
- The San Antonio Food Bank moved into its new facility in 2007.

3



## Background

- The San Antonio Food Bank is a non-profit organization that receives and stores foods, produce and grocery items, then distributes it to 500 service agencies.
- The San Antonio Food Bank is part of the Feeding America national network.
- The Food Bank partners with senior citizen centers, church pantries, soup kitchens, emergency shelters, orphanages, after-school programs, daycare centers and rehabilitation facilities.

4



## Background

- The Food Bank has been called upon for Disaster Staging, for example assisting the City during the Hurricane Katrina emergency relocation efforts.
- The need for emergency food assistance has increased and the San Antonio Food Bank has responded with innovative and visionary outreach programs such as:
  - Culinary Training
  - Catering Services
  - Comprehensive Nutrition Program
  - Food Stamp Pilot Program
  - Farmers Markets
  - Community Garden
  - Solar-powered irrigation (in progress)

5



## Background

- The expansion of programs and services makes it necessary for the Food Bank to expand its current facility parking.
- The Food Bank is requesting the City sell 5.551 acres of vacant land adjacent to its current facility.
- The Food Bank plans to expand its parking lot to accommodate the increase in volunteers, visitors, staff and distribution traffic.

6

## Background

- With additional land, they also plan to expand the gardens and provide space for Farmers Markets. Conceptual Plan attached.

7

## Aerial Map of Existing San Antonio Food Bank with Proposed Expansion



8



### Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received approval.

9



### **Fiscal Impact & Recommendation**

- An appraisal was completed by Eckmann Groll, Inc. on October 12, 2010. The property was valued at \$266,000.00.
- The project location is within the Inner City Reinvestment Infill Policy (ICRIP) target area and fee waivers were identified.  
ICRIP Form attached.
- A 50% fee waiver was approved for the Sales Price.

10



## **Fiscal Impact & Recommendation**

- The City will collect \$133,000.00 which will be deposited in the General Fund in accordance with the FY 2011 Adopted Budget.
- Staff recommends approval to declare this property as surplus and authorize the sale of the 5.551 acres to the San Antonio Food Bank.

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF 5.551 ACRES OF VACANT CITY-OWNED PROPERTY LOCATED IN THE SOUTHWEST BUSINESS & TECHNOLOGY PARK, COUNCIL DISTRICT #6 (NCB 16504, BLOCK 3, REMAINING PORTION OF LOT 15, VAN DE WALLE INDUSTRIAL PARK, UNIT 3 AND A PORTION OF LAND OUT OF AN 89.637 ACRE TRACT AS RECORDED IN VOLUME 6696, PAGE 1286 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS) TO THE SAN ANTONIO FOOD BANK.**

\* \* \* \* \*

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

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

WHEREAS, the San Antonio Food Bank filed an application to purchase 5.551 acres of City-owned property adjacent to their existing facility; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking to declare as surplus and sale of 5.551 acres of City-owned property in the Southwest Business & Technology Park, (NCB 16504, Block 3, remaining portion of Lot 15, Van De Walle Industrial Park, Unit 3 and a portion of land out of an 89.637 acre tract as recorded in Volume 6696, Page 1286 of the Real Property Records of Bexar County, Texas) to the San Antonio Food Bank.

**SIGNED this 26<sup>th</sup> day of January, 2011**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

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

**P/C AGENDA FOR January 26, 2011**

Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 6	Sundance Recreational Center	Sundance at Stone Oak Association, Inc.		Tomas L. Pittman
5B & 7	Hidden Springs Estates Lot 40-Block 3 PUD	N/A	Marcea Dietzel	N/A
8	Alamo Ranch Unit 19A-2	Continental Homes of Texas, L.P.	Chris Lindhorst	N/A
9	Coleman Ridge Unit 1	Habitat for Humanity	Natalie Griffith	N/A
10	Alamo Ranch Unit 35 Ph 1	Plute Homes of Texas, L.P.	Trey Marsh	N/A
11	Westward Pointe 2	Bilmar Construction, L.P.	William L. Patton	N/A
12	Heights @ S.O. PUD POD A Unit 3 Ph 1	JerboSan Ann Land, L.P.	Hank Judelson	N/A
13	Heights @ S.O. PUD POD A Unit 3 Ph 2	JerboSan Ann Land, L.P.	Hank Judelson	N/A
14	Heights @ S.O. PUD POD G Unit 2	JerboSan Ann Land, L.P.	Hank Judelson	N/A
15	Heights @ S.O. PUD POD G Unit 4	JerboSan Ann Land, L.P.	Hank Judelson	N/A
16	The Bluffs of Lost Creek Unit 2	Centex Homes	Charles Marsh	N/A