



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

**PLANNING COMMISSION AGENDA**  
**∞ July 10, 2013 ∞**  
**2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

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

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

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)

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

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

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

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

**Plats**

5. **110314:** Request by S. G. Cook, Agent, for approval of a major plat to replat and subdivide a 2.936-acre tract of land to establish the **Sunflower Valley** Subdivision, generally located west of the intersection of Rain Dance Drive and Painted Horse Drive. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department.)
6. **120310:** Request by Centex Homes, for approval of a major plat to replat and subdivide a 17.064-acre tract of land to establish the **Villages at Bulverde Unit 11A** Subdivision, generally located north of the intersection of Invitation Oak and Bent Grass. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **130044:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 20.430-acre tract of land to establish the **Redbird Ranch Unit 7A** Subdivision, generally located north of the intersection of Holliman Parkway and Poolside Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130072 \*:** Request by LHM Balcones Creek Development, Inc., for approval of a major plat to replat and subdivide a 16.649-acre tract of land to establish the **Balcones Creek Ranch, Unit 2, Enclave** Subdivision, generally located west of I.H. 10 and south of Balcones Creek. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130128:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 12.402-acre tract of land to establish the **Alamo Ranch Unit 28, Phase 2** Subdivision, generally located on the north side of Lone Star Parkway, west of Wise Trail. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
10. **130209:** Request by Forestar (USA) Real Estate Group, Inc., for approval of a major plat to subdivide a 12.055-acre tract of land to establish **Campanas, Phase 3 (Enclave)** Subdivision, generally located north of the intersection of Viajes and Reposo. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
11. **130267:** Request by Brooks Development Authority, for approval of a major plat to subdivide a 15.992-acre tract of land to establish the **BCB-Research Plaza, Unit 2** Subdivision, generally located southwest of the intersection of S. New Braunfels and Research Plaza. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Time Extension**

12. **070521:** Request by Marbach Medio Partners, Ltd., for approval of a one (1) year minor plat time extension to the **Marbach Hills Unit 1**, a 16.33-acre tract of land, generally located south of Marbach Road, east of Marbach Oaks. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

#### **Land Transactions**

13. Consideration of a Resolution to acquire real property comprising of approximately 0.60 acres of land area located within 650 VFW Boulevard in New City Block 7675. (David A. McGowen, Real Estate Manager, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

#### **Other Items**

14. Discussion of utility related plat notes. (Elizabeth Carol, Principal Planner, (210) 207-7893, elizabeth.carol@sanantonio.gov, Development Services Department)
15. Director's report - City Council Action Update (Planning Commission items sent to Council).
16. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

110314

**Project Name:**

Sunflower Valley

**Applicant:**

S. G. Cook, Agent

**Representative:**

Stephen G. Cook Engineers, Inc., c/o  
Stephen G. Cook, P.E.

**Owner:**

Mexican Investment Group, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Rain  
Dance Drive and Painted Horse Drive

**MAPSCO Map Grid (Ferguson):**

648 C-8

**Tract Size:**

2.936

**Council District(s):**

4

**Notification:**

Published in Daily Commercial  
Recorder June 21, 2013  
Notices mailed June 20, 2013

- Two (2) to property owners  
within 200 feet within the  
subdivision
- Notice to the Southwest  
Community Association

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to replat a 2.936-acre tract of land to  
establish the **Sunflower Valley** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 17, 2013

**CASE HISTORY**

Area being replatted was previously platted as a portion of a  
drainage easement of the Lackland City Unit 8 Subdivision,  
recorded in Volume 6600, Page 126, of the Deed and Plat  
Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of fourteen (14) single-family residential lots and one (1) non-single family residential lot.

**B. Zoning**

“R-6” Single-Family Residential District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 11, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 15, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

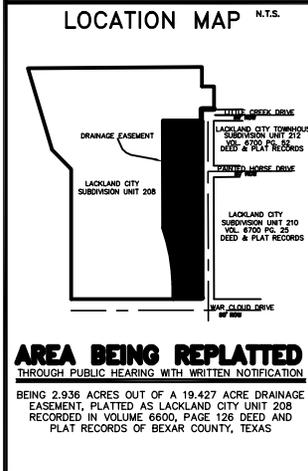
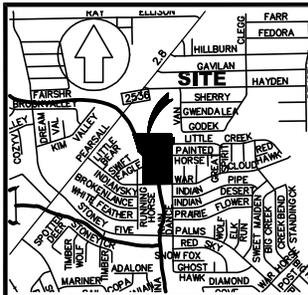
**III. RECOMMENDATION**

Approval of the proposed **Sunflower Valley** Replat.

**IV. ATTACHMENTS**

1. Proposed Plat

# ATTACHMENT 1



**LEGEND**

- 12' ELEC. GAS, TELE & CATV EASEMENT
- 100 YR FLOOD PLAIN LIMITS
- 5'x5' TRANSFORMER EASEMENT (VOL. 6700 PG. 52 DEED AND PLAT RECORDS)
- ROAD CENTER LINE
- 10' ELEC. GAS, TELE & CATV EASEMENT
- MIN FF MINIMUM FINISHED FLOOR

STATE OF TEXAS  
COUNTY OF BEJAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT WHICH IS RECORDED IN VOLUME 6600, PAGE 126 BEJAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER \_\_\_\_\_

OWNER'S DULY AUTHORIZED AGENT  
SHOWN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BEJAR

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:

STEPHEN G. COOK  
REGISTERED PROFESSIONAL SURVEYOR NO. 6293

STATE OF TEXAS  
COUNTY OF BEJAR

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

STEPHEN G. COOK  
LICENSED PROFESSIONAL ENGINEER NO. 63139

NOTE:

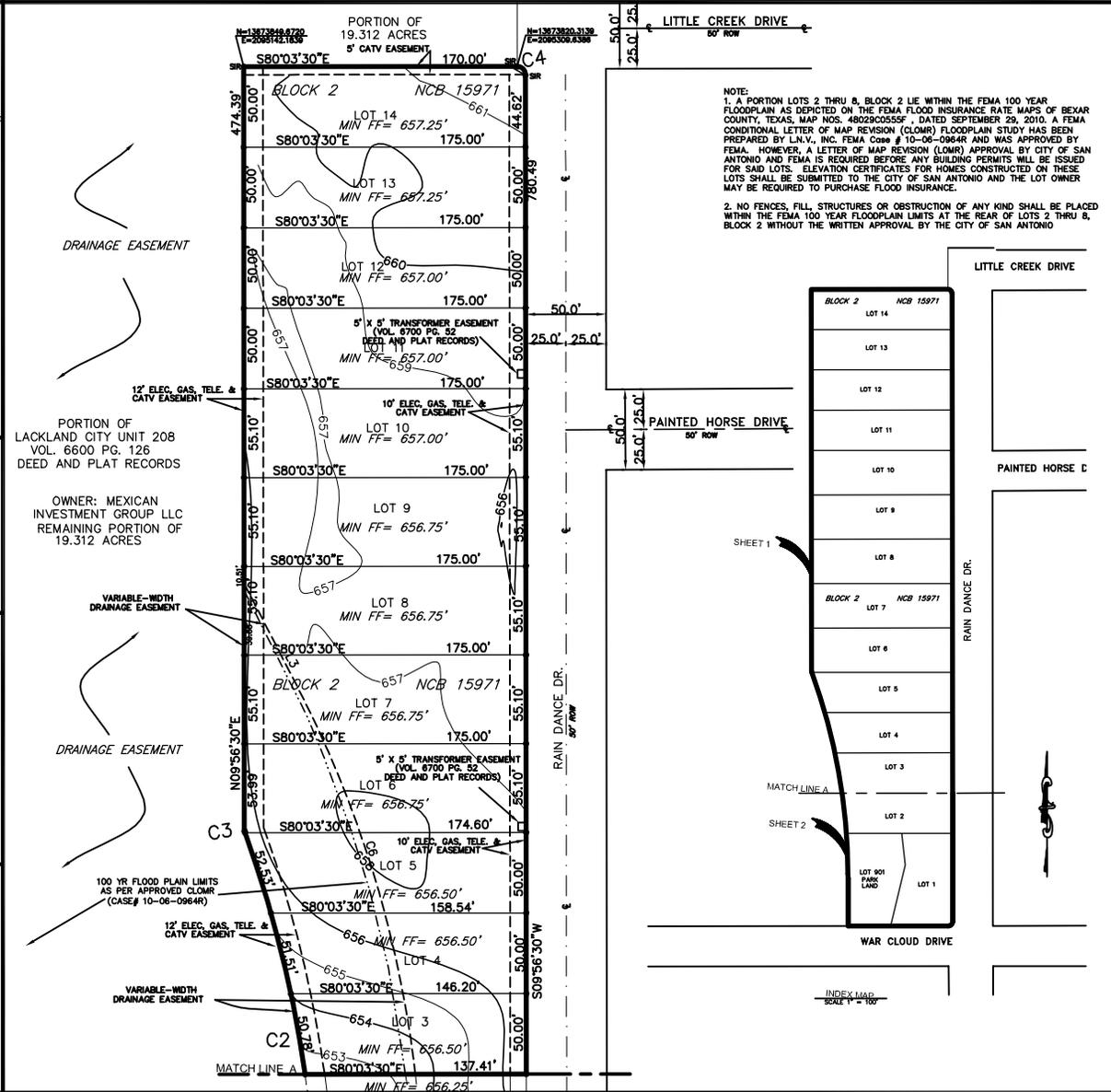
- 1) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.
- 2) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 3) SET 1/2 IRON PIV WITH YELLOW CAP STAMPED "SOCE PROP.CO" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE.
- 5) SAND STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO CONSTRUCTION, RECONSTRUCTION, MAINTAINING, PATROLLING, AND ERECTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS TOGETHER WITH ITS NECESSARY APPURTENANCES, 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 OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 6) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 7) FINISH FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- 8) THE DEVELOPER DEDICATED THE SANITARY SEWER MAINS UPON COMPLETION BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION.
- 9) BEJAR COUNTY AND CITY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN GREEN SPACE, PARKS, OR EASEMENTS OF ANY KIND. THE H.O.A. WILL BE RESPONSIBLE FOR THESE AREAS.

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

2) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE APPROVED CLOMR (CASE NO. 10-06-0964R) AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY FLOODPLAIN ADMINISTRATOR.

CPS NOTES:

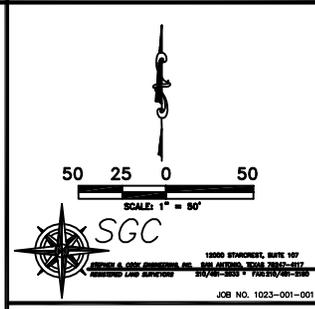
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS TOGETHER WITH ITS NECESSARY APPURTENANCES, 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 OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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- 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENT OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE(S) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE(S) FOOT WIDE EASEMENTS.



PLAT I.D. 110314

REPLAT ESTABLISHING  
**SUNFLOWER VALLEY**

BEING A 2.936 ACRES, ESTABLISHING LOTS 1 THROUGH 14, AND LOT 901, N.C.B. 15971, SAN ANTONIO, BEJAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEJAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC,  
BEJAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEJAR

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

OWNER:  
MEXICAN INVESTMENT GROUP LLC  
250 E. BAETZ BLVD.  
SAN ANTONIO TEXAS 78221

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEJAR

THIS PLAT OF SUNFLOWER VALLEY 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. \_\_\_\_\_

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

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

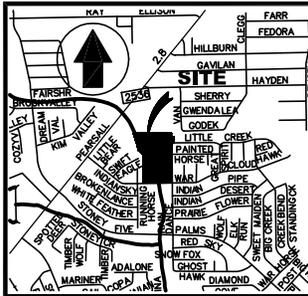
STATE OF TEXAS  
COUNTY OF BEJAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS DAY OF \_\_\_\_\_ A.D., 2011.

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

PAGE 1 OF 2



LOCATION MAP N.T.S.

NOTE:  
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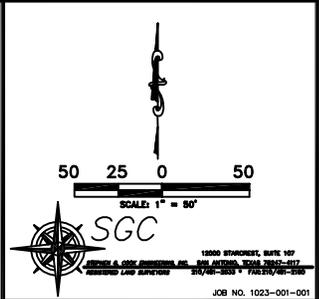
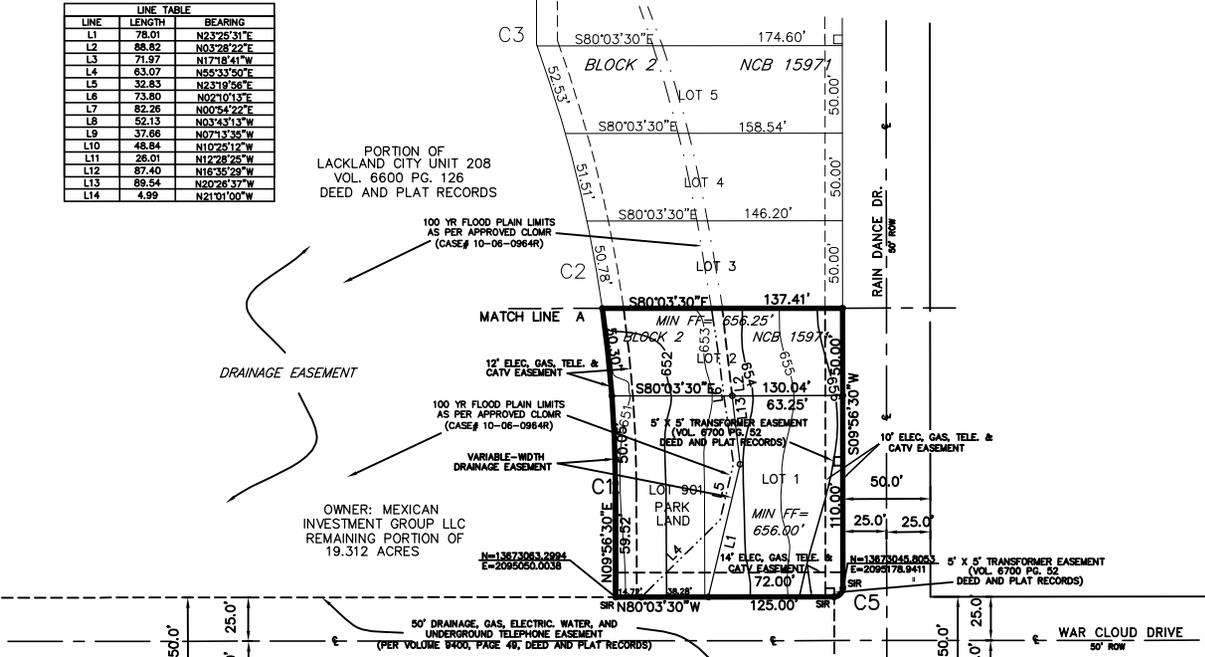
PLAT I.D. 110314

REPLAT ESTABLISHING  
**SUNFLOWER VALLEY**

BEING A 2.936 ACRES, ESTABLISHING LOTS 1 THROUGH 14, AND LOT 901, N.C.B. 15971, SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHD. BEARING
C1	5.47	754.00	2.73	00°24'56"	5.47	N 09°44'29" E
C2	255.16	754.00	128.81	119°24'22"	255.94	N 00°14'06" W
C3	1.18	754.00	0.59	00°05'21"	1.18	N 02°54'30" W
C4	7.83	5.00	5.00	89°58'56"	7.07	S 30°03'30" E
C5	7.83	5.00	5.00	89°58'56"	7.07	S 54°56'30" W
C6	253.93	700.00	128.37	20°47'03"	252.54	N 06°58'09" W

LINE	LENGTH	BEARING
L1	78.01	N23°25'31"E
L2	88.82	N03°28'22"E
L3	71.97	N17°16'41"W
L4	63.07	N58°33'02"E
L5	32.83	N2319'56"E
L6	73.80	N021°01'3"E
L7	63.28	N00°24'22"E
L8	52.13	N03°34'17"W
L9	37.66	N071°3'35"W
L10	48.84	N102°25'12"W
L11	26.01	N12°28'25"W
L12	87.40	N16°35'29"W
L13	89.54	N20°25'37"W
L14	4.99	N21°01'00"W



STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

NOTARY PUBLIC,  
 BEXAR COUNTY, TEXAS

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

OWNER:  
 MEXICAN INVESTMENT GROUP LLC  
 250 E. BAETZ BLVD.  
 SAN ANTONIO TEXAS 78221

DULY AUTHORIZED AGENT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012  
 BY: \_\_\_\_\_  
 CHAIRMAN  
 BY: \_\_\_\_\_  
 SECRETARY

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS DAY OF \_\_\_\_\_ A.D., 2011.  
 TEXAS COUNTY CLERK BEXAR COUNTY,  
 BY: \_\_\_\_\_ DEPUTY  
 PAGE 2 OF 2

**LEGEND**  
 - - - - - 12' ELEC. GAS, TELE & CATV EASEMENT  
 - - - - - 100 YR FLOOD PLAIN LIMITS  
 [ ] 5'x5' TRANSFORMER EASEMENT (VOL. 6700 PG. 52 DEED AND PLAT)  
 - - - - - ROAD CENTER LINE  
 - - - - - 10' ELEC. GAS, TELE & CATV EASEMENT  
 MIN FF MINIMUM FINISHED FLOOR

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:  
 STEPHEN G. COOK  
 REGISTERED PROFESSIONAL SURVEYOR NO. 5293  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
 STEPHEN G. COOK  
 LICENSED PROFESSIONAL ENGINEER NO. 83139

NOTE:  
 1. A PORTION LOTS 2 THRU 8, BLOCK 2 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 480230555F, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY L.N.V., INC. FEMA Case # 10-06-0984R AND WAS APPROVED BY FEMA. HOWEVER, A LETTER OF MAP REVISION (LOMR) APPROVAL BY CITY OF SAN ANTONIO AND FEMA IS REQUIRED BEFORE ANY BUILDING PERMITS WILL BE ISSUED FOR SAID LOTS. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.  
 2. NO FENCES, FILL, STRUCTURES OR OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE FEMA 100 YEAR FLOODPLAIN LIMITS AT THE REAR OF LOTS 2 THRU 8, BLOCK 2 WITHOUT THE WRITTEN APPROVAL BY THE CITY OF SAN ANTONIO



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

120310

**Project Name:**

Villages at Bulverde Unit 11A

**Applicant:**

Charles Marsh

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Shauna L. Weaver, P.E.

**Owner:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Invitation  
Oak and Bent Grass

**MAPSCO Map Grid (Ferguson):**

484 C-1

**Tract Size:**

17.064

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder June 21, 2013  
Notices mailed June 20, 2013

- Thirty-nine (39) to property owners within 200 feet within the subdivision

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 17.064-acre tract of land to establish the **Villages at Bulverde Unit 11A** Replat and Subdivision

**APPLICATION TYPE**

Replat & Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

June 24, 2013

**CASE HISTORY**

Area being replatted was previously platted as a 12' sanitary sewer easement (0.0323 of an acre), a variable width sanitary sewer easement & access (0.1222 of an acre), and a non residential Lot 46 (0.0894 of an acre), Block 70, CB 4900, out of the Villages at Bulverde, Phase 8, as recorded in Volume 9579, Pages 37-39, and a portion of a variable width electric, gas, telephone cable tv & water easement (0.3199 of an acre), out of the Villages at Bulverde, Unit-10, as recorded in Volume 9624, Pages 28-30 of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of eighty-four (**84**) single-family residential lots, seven (**7**) non-single family lots and approximately two thousand two hundred sixty (**2,260**) linear feet of public streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 24, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT # 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 21, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 749-A, Indian Springs, accepted on August 13, 2004.

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Villages of Bulverde Unit 11A** Replat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. Aquifer Letter

**PLAT NUMBER 120310**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**VILLAGES AT BULVERDE**  
**UNIT 11A**

**PAPE-DAWSON ENGINEERS**  
 TBPE, FIRM REGISTRATION # 470  
 655 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 DATE OF PRINT: 7/1/2013

A 17.064 ACRE TRACT OF LAND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900 AND THE ROMPEL, KOCH & VOGES SURVEY NUMBER 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MARSH  
 CENTEX HOMES  
 1354 N LOOP 1604 EAST, SUITE 108  
 SAN ANTONIO, TEXAS 78216  
 (210) 496-1985

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF July, A.D. 2013.



*Stephanie L. Castillo*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VILLAGES AT BULVERDE UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

CERTIFICATE OF APPROVAL

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

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

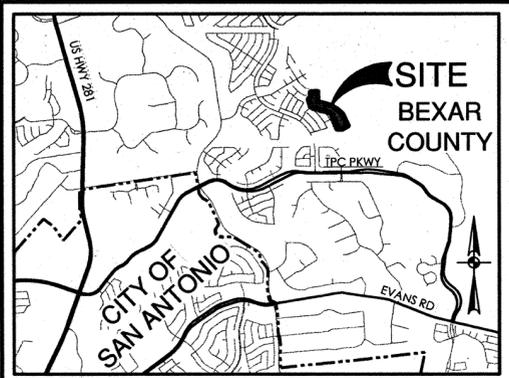
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



**LOCATION MAP**  
 MAPSCO MAP GRID: 484C1  
 NOT-TO-SCALE



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

SCALE: 1"= 400'

THE AREA (0.544 AC OF AN ACRE) BEING REPLATTED WAS PREVIOUSLY PLATTED AS 1/2" SANITARY SEWER EASEMENT (PERMEABLE)(0.0323 AC), VARIABLE WIDTH SANITARY SEWER EASEMENT & ACCESS (0.1222 AC), AND NON RESIDENTIAL LOT 46 (0.0894 AC), BLOCK 70, COUNTY BLOCK 4900 OF THE VILLAGES AT BULVERDE, PHASE 8 RECORDED IN VOLUME 9579, PAGES 37-39; AND A PORTION OF VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT (PERMEABLE)(0.3199 AC) OF VILLAGES AT BULVERDE, UNIT-10 RECORDED IN VOLUME 9624, PAGES 28-30 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

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

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT VILLAGES AT BULVERDE, PHASE 8; PLAT NO. 050553 WHICH IS RECORDED IN VOLUME 9579, PAGE(S) 37-39 AND VILLAGES AT BULVERDE, UNIT-10; PLAT NO. 070396 WHICH IS RECORDED IN VOLUME 9624, PAGE(S) 28-30, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: CENTEX HOMES C/O CHARLES MARSH  
 CENTEX HOMES  
 1354 N LOOP 1604 EAST, SUITE 108  
 SAN ANTONIO, TEXAS 78216  
 (210) 496-1985

STATE OF TEXAS  
 COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF July, A.D. 2013.

*Stephanie L. Castillo*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: June 14, 2017

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE. 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.

*Shauna L. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Alta A. Casanova*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

**SETBACK NOTE:**

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

**OPEN SPACE NOTE:**

LOTS 907-910 BLOCK 67, LOT 903-904 BLOCK 68 AND LOT 901 BLOCK 69, CB 4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

**DRAINAGE EASEMENT NOTE:**

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

**SAWS DEDICATION NOTE:**

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

**AQUIFER NOTE:**

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**FINISHED FLOOR NOTE:**

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

**BEXAR COUNTY MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE VILLAGES AT BULVERDE OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**LEGEND**

- |      |   |       |  |
|------|---|-------|--|
| AC   | ACRE(S)   | VOL   | VOLUME                                       |
| BLK  | BLOCK   | PG    | PAGE(S)                                      |
| CB   | COUNTY BLOCK  | (PUD) | PLANNED UNIT DEVELOPMENT                     |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ROW   | RIGHT-OF-WAY                                 |
| DR   | DEED RECORDS OF BEXAR COUNTY, TEXAS   | VAR   | VARIABLE WIDTH                               |
| ESMT | EASEMENT  | "     | REPETITIVE BEARING AND/OR DISTANCE           |
| OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○     | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| NRL  | NOT RESIDENTIAL LOT   | ●     | SET 1/2" IRON ROD (PD)                       |
| ○    | EXISTING CONTOURS   | ---   | PROPOSED CONTOURS                            |
| ---  | ORIGINAL SURVEY/COUNTY LINE   |       |  |
- ② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ⑪ 27' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.074 OF AN ACRE)
  - ⑬ 15' BUILDING SETBACK LINE
  - ⑭ 10' BUILDING SETBACK LINE
  - ⑰ LOT 901 BLOCK 69, VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.503 OF AN ACRE)
  - ⑱ VARIABLE WIDTH DRAINAGE EASEMENT (0.069 OF AN ACRE)
  - ⑲ 15' DRAINAGE EASEMENT (0.044 OF AN ACRE)
  - ① 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9624, PG. 28-30, DPR)
  - ② 15' BUILDING SETBACK LINE (VOL 9624, PG 28-30, DPR)
  - ③ 16' SANITARY SEWER EASEMENT (VOL 9652, PGS 172-173, DPR)
  - ④ 10' WATER EASEMENT (VOL. 9624, PG. 28-30, DPR)
  - ⑤ 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9579, PG. 37-39, DPR)
  - ⑦ 15' DRAINAGE EASEMENT (VOL 9579, PG. 37-39, DPR)
  - ⑧ 12' SANITARY SEWER AND ACCESS EASEMENT PERMEABLE (VOL 9579, PG. 37-39, DPR)
  - ⑨ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER PERMEABLE EASEMENT (VOL 9624, PG. 28-30, DPR)
  - ⑩ 1-FOOT VEHICLE NON-ACCESS EASEMENT (VOL 9579, PG. 37-39, DPR)
  - ⑪ 20-FOOT WATER LINE EASEMENT (VOL 13365, PG. 794-799, OPR)
  - ⑫ TRACT 0.932 ACRE PERMANENT ACCESS AND WATER EASEMENT (VOL 14952, PG. 810-826, OPR)
  - ⑬ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE CABLE TV & WATER EASEMENT (VOL 13723, PG. 1391-1395, OPR)
  - ⑭ 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9649, PG. 190, DPR)
  - ⑮ 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PGS 172-173, DPR)
  - ⑯ 12' SANITARY SEWER EASEMENT (PERMEABLE) (VOL 9579, PG. 37-39, DPR)
  - ⑰ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9572, PG 53-54, DPR)
  - ⑱ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER EASEMENT (PERMEABLE) (VOL 9624, PG 28-30 DPR)
  - ⑳ 20-FOOT NON-EXCLUSIVE WATER LINE EASEMENT (VOL 13003, PG. 735-798, OPR)
  - ㉑ 15' BUILDING SETBACK LINE (VOL 9572, PG 53-54, DPR)
  - ㉒ 15' BUILDING SETBACK LINE (VOL 9579, PG 37-39, DPR)
  - ㉓ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9579, PG 37-39, DPR)
  - ㉔ 10' BUILDING SETBACK LINE (VOL 9572, PG 53-54, DPR)
  - ㉕ 10' BUILDING SETBACK LINE (VOL 9572, PG 53-54, DPR)
  - ㉖ 10' BUILDING SETBACK LINE (VOL 9579, PG 37-39, DPR)

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N87°55'57"E	170.00'
L2	N02°04'03"W	6.58'
L3	N87°55'57"E	120.00'
L4	S02°04'03"E	171.95'
L5	N63°47'38"E	17.53'
L6	S02°04'03"E	249.30'
L7	S74°53'24"E	337.36'
L8	S15°06'36"W	16.00'
L9	S40°22'29"E	79.74'
L10	S58°58'45"E	67.57'
L11	S55°58'24"E	67.78'
L12	S53°58'36"E	68.09'
L13	S51°52'03"E	68.70'
L14	S46°12'30"E	68.91'
L15	S44°50'11"E	29.12'
L16	S67°04'32"E	48.06'
L17	S39°21'17"E	75.47'
L18	S66°30'20"W	176.00'
L19	S23°29'40"E	19.31'
L20	S66°30'20"W	115.40'
L21	S88°44'46"W	178.75'
L22	N24°57'53"W	71.55'
L23	N00°17'57"W	45.70'
L24	N14°23'02"W	151.70'
L25	N27°32'17"W	125.15'
L26	N29°06'33"W	210.60'
L27	N57°11'12"E	54.82'

**LINE TABLE**

LINE #	BEARING	LENGTH
L28	N45°27'05"W	17.32'
L29	N56°35'55"W	167.14'
L30	N66°03'04"W	105.73'
L31	N68°02'13"W	55.15'
L32	N17°10'38"W	10.62'
L33	N30°24'25"W	12.84'
L34	N74°57'20"W	110.12'
L35	S38°28'33"W	21.06'
L36	N69°06'20"W	196.65'
L37	N73°04'18"W	66.19'
L38	S39°44'53"W	73.00'
L39	N15°57'35"W	193.98'
L40	N87°55'57"E	128.18'
L41	N02°04'03"W	30.39'
L42	S87°55'57"W	169.49'
L43	N75°07'36"W	57.11'
L44	N43°52'01"W	49.70'
L45	N49°47'06"E	110.94'
L46	N02°04'03"W	18.04'
L47	S34°43'28"E	50.30'
L48	S02°04'03"E	4.92'
L49	S30°28'17"W	75.12'
L50	N30°28'17"E	63.53'
L51	N02°04'03"W	114.07'
L52	S02°04'03"E	45.03'
L53	S45°30'00"W	128.75'
L54	N51°36'34"E	110.35'

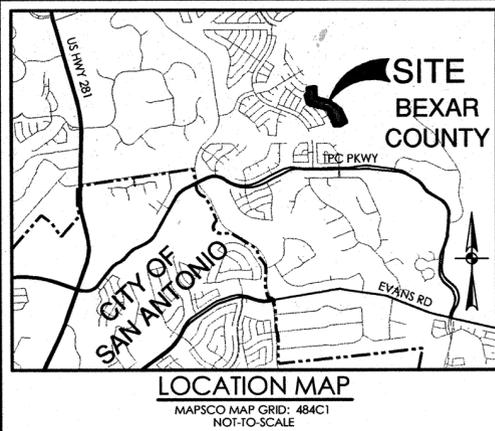
**LINE TABLE**

LINE #	BEARING	LENGTH
L55	S46°12'30"E	2.51'
L56	S44°50'11"E	32.81'
L57	S67°04'32"E	47.06'
L58	S39°21'17"E	67.75'
L59	N69°34'14"W	108.22'
L60	N27°03'23"W	64.56'
L61	N09°42'19"W	86.94'
L62	N45°19'29"W	49.56'
L63	N17°41'45"E	120.05'
L64	S17°41'45"W	116.95'
L65	S54°00'00"E	12.00'
L66	S06°21'20"E	13.04'
L67	N17°41'45"E	106.93'
L68	S15°24'14"W	119.97'
L69	N17°41'45"E	117.62'
L70	S66°30'20"W	126.00'
L71	S23°29'40"E	90.00'
L72	N66°30'20"E	126.00'
L73	S23°29'40"E	135.00'
L74	S63°47'38"W	6.11'
L75	S37°49'22"W	71.68'
L76	S75°24'52"E	11.80'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	78°10'18"	N89°41'55"W	64.31'	69.58'
C2	2184.00'	2°40'40"	N50°44'30"W	102.07'	102.08'
C3	15.00'	37°47'50"	N33°10'56"W	9.72'	9.90'
C4	51.00'	64°02'51"	N46°18'26"W	54.09'	57.01'
C5	51.00'	62°12'53"	N86°10'42"E	52.70'	55.38'
C6	15.00'	57°46'09"	S30°57'08"E	14.49'	15.12'
C7	60.00'	295°32'17"	S87°55'57"W	64.00'	309.49'
C8	15.00'	57°46'09"	N26°49'01"E	14.49'	15.12'
C9	51.00'	285°23'23"	N87°55'57"E	61.82'	254.03'
C10	15.00'	52°41'41"	S24°16'47"W	13.31'	13.80'
C11	25.00'	72°49'20"	S38°28'44"E	29.68'	31.77'
C12	1100.00'	40°09'56"	S54°48'26"E	755.43'	771.12'
C13	275.00'	11°13'48"	S29°06'34"E	53.81'	53.90'
C14	225.00'	11°55'21"	N29°27'20"W	46.73'	46.82'
C15	15.00'	98°15'42"	N84°32'51"W	22.69'	25.72'
C16	50.00'	195°05'37"	N36°07'54"W	99.13'	170.25'
C17	15.00'	100°37'56"	N11°05'57"E	23.09'	26.35'
C18	1050.00'	35°40'23"	N57°03'12"W	643.23'	653.74'
C19	15.00'	107°10'40"	S51°31'16"W	24.14'	28.06'
C20	125.00'	32°32'21"	S14°12'07"W	70.04'	70.99'
C21	75.00'	8°03'18"	S26°26'38"W	10.54'	10.54'
C22	5.00'	71°55'40"	S13°32'50"E	5.87'	6.28'
C23	2184.00'	0°06'30"	N49°27'25"W	4.13'	4.13'
C24	2184.00'	1°54'40"	N50°28'00"W	72.85'	72.85'
C25	15.00'	98°06'22"	N79°31'29"E	22.66'	25.68'
C26	75.00'	32°32'21"	N14°12'07"E	42.02'	42.59'
C27	15.00'	52°41'41"	N28°24'54"W	13.31'	13.80'





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

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

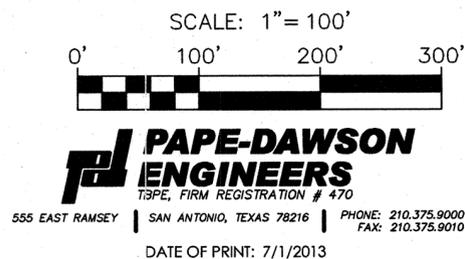
**OPEN SPACE NOTE:**  
LOTS 907-910 BLOCK 67, LOT 903-904 BLOCK 68 AND LOT 901 BLOCK 69, CB 4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE VILLAGES AT BULVERDE OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

**AQUIFER NOTE:**  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



**PLAT NUMBER 120310**  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**VILLAGES AT BULVERDE**  
UNIT 11A

A 17.064 ACRE TRACT OF LAND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900 AND THE ROMPEL KOCH & VOGES SURVEY NUMBER 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 3 FOR  
LINE AND CURVE TABLES  
AND LEGEND

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MARSH  
CENTEX HOMES  
1354 N LOOP 1604 EAST, SUITE 108  
SAN ANTONIO, TEXAS 78216  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF July, A.D. 2013.



STEPHANIE L. CASTILLO  
Notary Public, State of Texas  
My Commission Expires  
June 14, 2017

THIS PLAT OF VILLAGES AT BULVERDE UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**SURVEYOR'S NOTES:**

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

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

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

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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

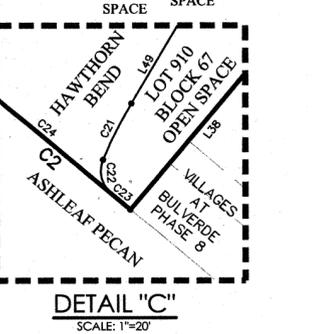
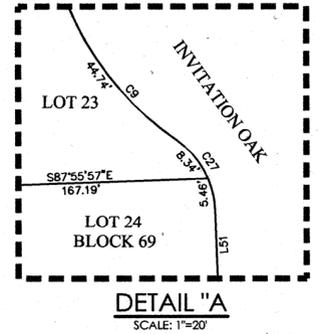
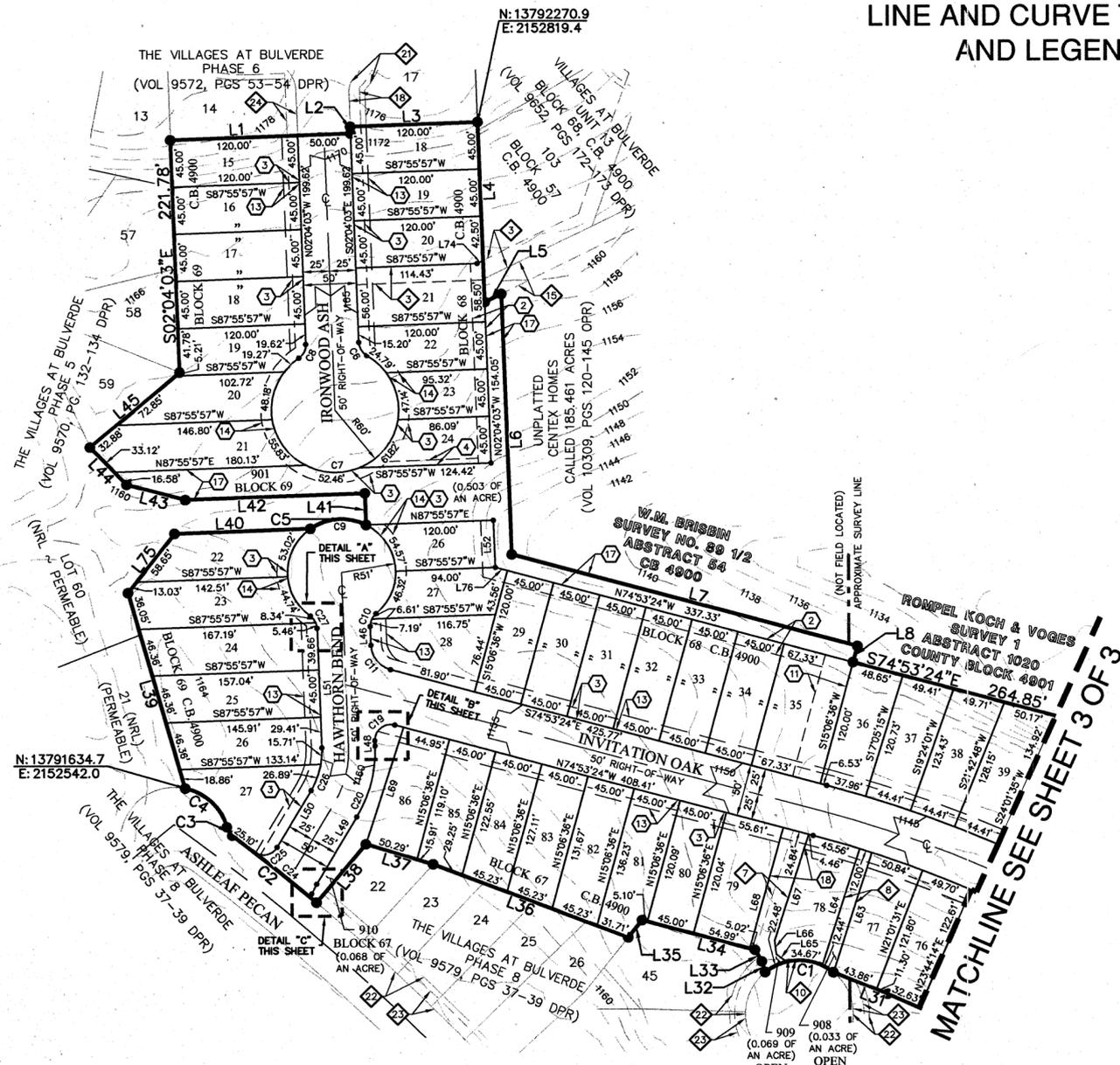
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

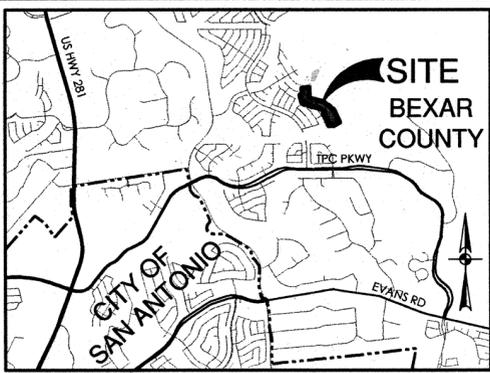
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



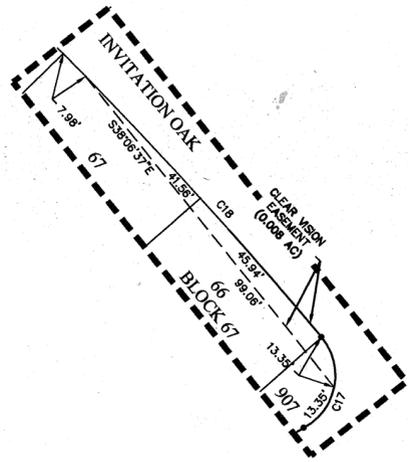
MATCHLINE SEE SHEET 3 OF 3



VILLAGES AT BULVERDE UNIT 11A  
Civil Job No. 7617-02; Survey Job No. 9122-03



LOCATION MAP  
MAPSCO MAP GRID: 484C1  
NOT-TO-SCALE



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

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.  
**AQUIFER NOTE:**  
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**OPEN SPACE NOTE:**  
LOTS 907-910 BLOCK 67, LOT 903-904 BLOCK 68 AND LOT 901 BLOCK 69, CB 4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

SCALE: 1"=100'  
0' 100' 200' 300'  
**PAPE-DAWSON ENGINEERS**  
TBP, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: 7/1/2013

**PLAT NUMBER 120310**  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**VILLAGES AT BULVERDE**  
UNIT 11A

A 17.064 ACRE TRACT OF LAND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900 AND THE ROMPEL, KOCH & VOGES SURVEY NUMBER 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: CHARLES MARSH  
CENTEX HOMES  
1354 N LOOP 1604 EAST, SUITE 108  
SAN ANTONIO, TEXAS 78216  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF July, A.D. 2013.



STEPHANIE L. CASTILLO  
Notary Public, State of Texas  
My Commission Expires  
June 14, 2017

THIS PLAT OF VILLAGES AT BULVERDE UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

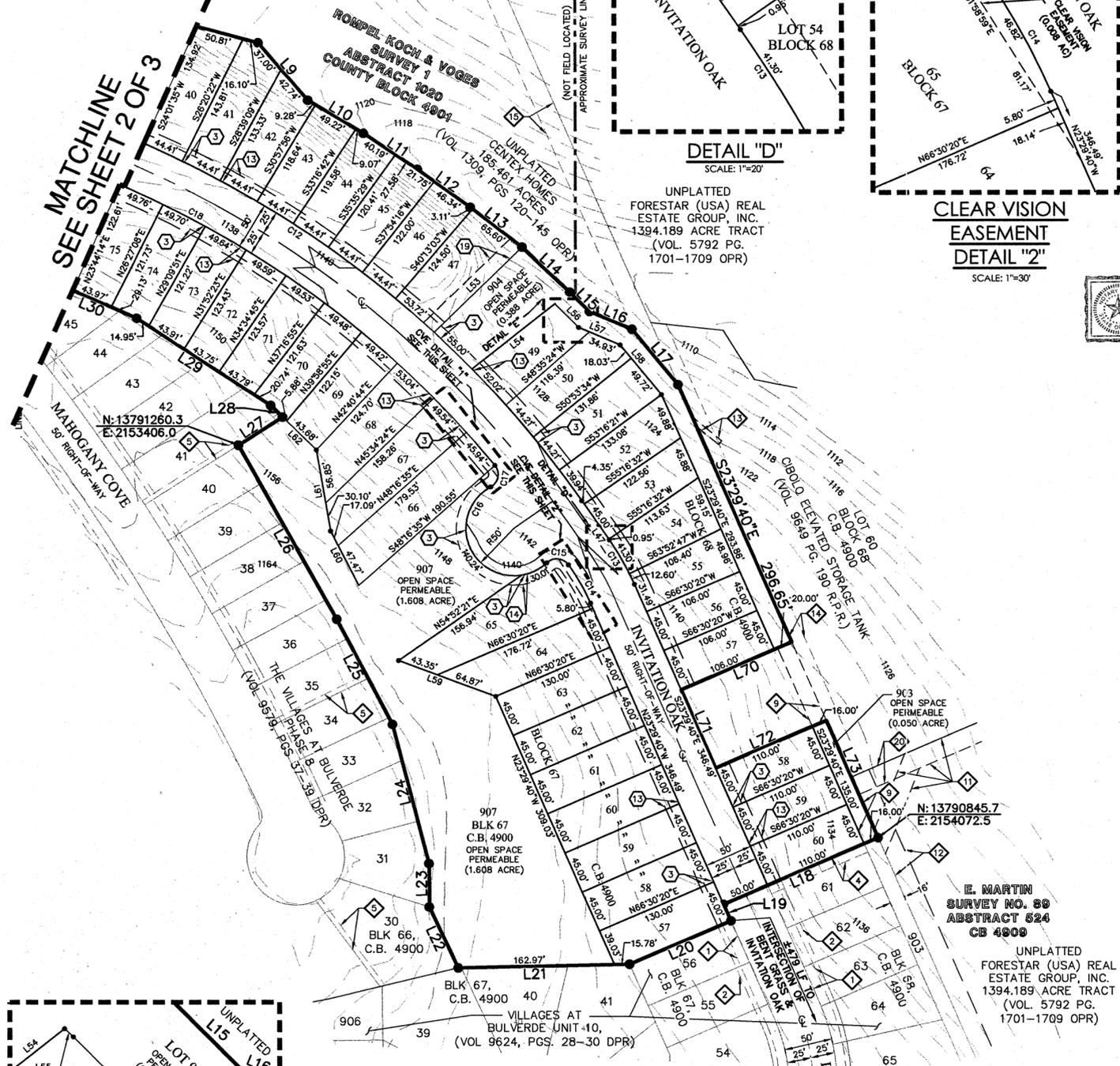
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
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**EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR SURGING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
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STATE OF TEXAS  
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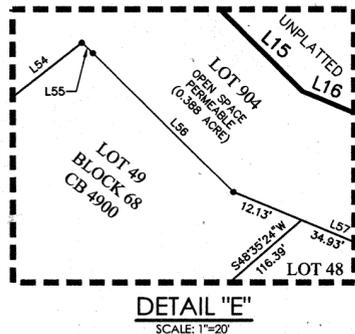
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Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "E"  
SCALE: 1"=20'

SEE SHEET 1 OF 3 FOR  
LINE AND CURVE TABLES  
AND LEGEND



Civil Job No. 7617-02; Survey Job No. 9122-03



September 14, 2012

Ms. Shauna Weaver, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: SAWS File No. 1209003 - Request for review of **Villages at Bulverde Unit 11A, Plat No. 120310** located on east of Bulverde Road approximately 4.5 miles north of Loop 1604.

Dear Ms. Weaver:

On September 7, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 17.26 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. 1944. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated January 3, 2005. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (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 Villages at Bulverde Unit 11A, Plat No. 120310.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3537.

Sincerely,

A handwritten signature in black ink that reads 'Scott R. Halty'.

Scott R. Halty  
Director  
Resource Protection & Compliance

SRH:LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

130044

**Project Name:**

Redbird Ranch Unit 7A

**Applicant:**

Ian Cude, Agent

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Dennis R. Rion, P.E.

**Owner:**

Continental Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Hollimon  
Parkway and Poolside Drive

**MAPSCO Map Grid (Ferguson):**

610 B-4

**Tract Size:**

20.430

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to subdivide a 20.430-acre tract of land to establish the **Redbird Ranch Unit 7A** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 27, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty-five (**65**) single-family residential lots, one (**1**) non-single family lot and approximately two thousand six hundred forty-seven (**2,647**) linear feet of public streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 22, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 27, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

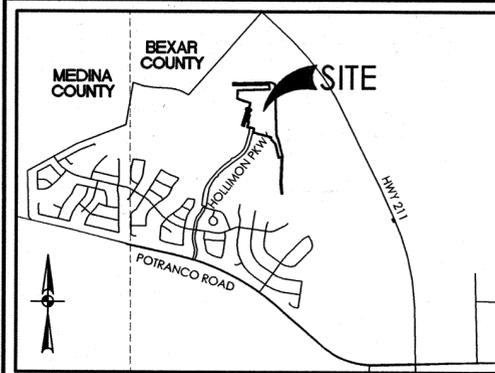
MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010.

## **III. RECOMMENDATION**

Approval of the proposed **Redbird Ranch Unit 7A** subdivision.

## **IV. ATTACHMENT**

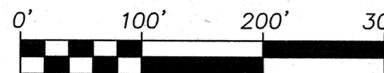
1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 61084 NOT-TO-SCALE

SCALE: 1"=100'



LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
GB GREENBELT
INT INTERSECTION
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
VAR WID VARIABLE WIDTH
FOUND 1/2" IRON ROD (SURVEYOR)
SET 1/2" IRON ROD (PD)
EXISTING CONTOURS
PROPOSED CONTOURS
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.093 AC)
10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (5.607 AC) (PERMEABLE)
16" SANITARY SEWER EASEMENT
10" PRIVATE DRAINAGE EASEMENT
10" BUILDING SETBACK
15" DRAINAGE EASEMENT
28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.380 AC)
VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.212 ACRES)
16" OFF LOT SANITARY SEWER EASEMENT (0.653 AC)
VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)
28" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR)
VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 16126, PG 1608-1616, OPR)
UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR)

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STATE OF TEXAS COUNTY OF BEXAR

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Signature of Dennis R. Rion, Registered Professional Engineer and Registered Professional Land Surveyor.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH UNIT 7A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE REDBIRD RANCH UNIT 7A HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: GREENBELT LOT 901, BLOCK 41, 0.06 ACRES

FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE:

LOT 901, BLOCK 41, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

REFER TO SHEET 2 OF 2 FOR LINE AND CURVE TABLE

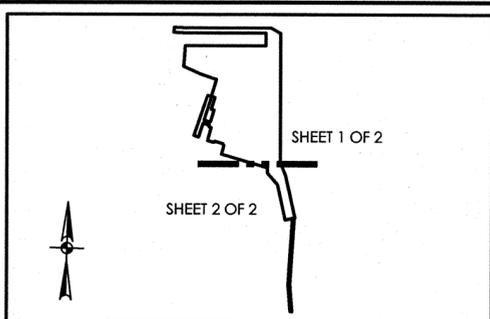
DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

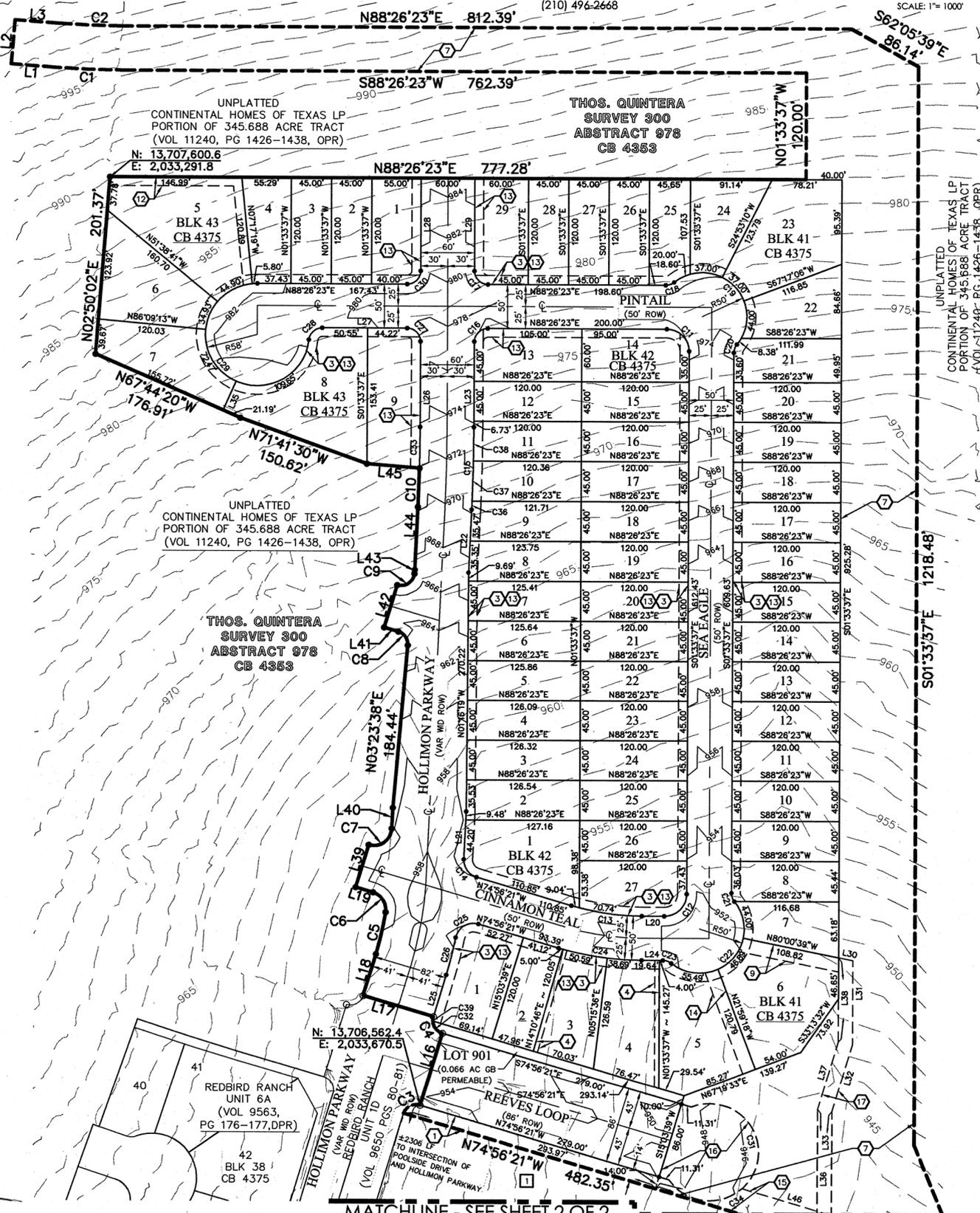
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232 (210) 496-2668



INDEX MAP

SCALE: 1"=1000'



PLAT NUMBER 130044

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 7A

A 20.430 ACRE TRACT OF LAND OUT OF A PORTION OF A 345.688 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: June 21, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT - JUAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Juan Cupe KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF June, A.D. 2013.



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

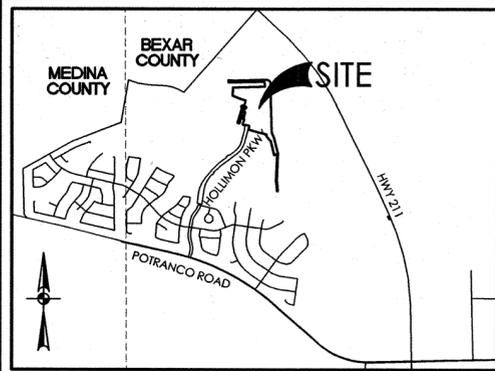
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COUNTY CLERK, BEXAR COUNTY, TEXAS BY: \_\_\_\_\_ DEPUTY



REDBIRD RANCH UNIT 7A Civil Job No. 5961-78; Survey Job No. 9184-04



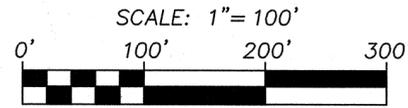
LOCATION MAP  
MAPSCO MAP GRID: 61084  
NOT-TO-SCALE

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**PLAT NUMBER 130044**

**SUBDIVISION PLAT  
OF  
REDBIRD RANCH UNIT 7A**

A 20.430 ACRE TRACT OF LAND OUT OF A PORTION OF A 345.688 TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: June 21, 2013

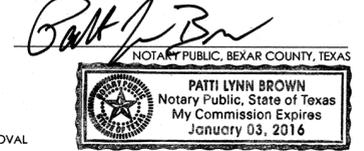
STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
DULY AUTHORIZED AGENT: IAN CUIDE, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 21<sup>st</sup> DAY OF June, A.D. 2013



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH UNIT 7A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**LEGEND**

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	VAR WID	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GB	GREENBELT	(SURVEYOR)	SET 1/2" IRON ROD (PD)
INT	INTERSECTION		

- 950 EXISTING CONTOURS
- 950 PROPOSED CONTOURS
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (5.607 AC) (PERMEABLE)
- 16' SANITARY SEWER EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 10' BUILDING SETBACK
- 15' DRAINAGE EASEMENT
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.380 AC)
- TEMPORARY VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.212 AC)
- 16' OFF LOT SANITARY SEWER EASEMENT (0.653 AC)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, OPR)
- 28' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 14720, PG 719-729, OPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9650, PG, 80-81 OPR)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 16126, PG 1608-1616, OPR)
- UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438, OPR)

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

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

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

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

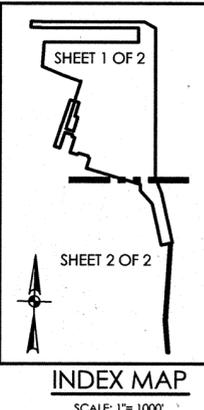
STATE OF TEXAS  
COUNTY OF BEXAR

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

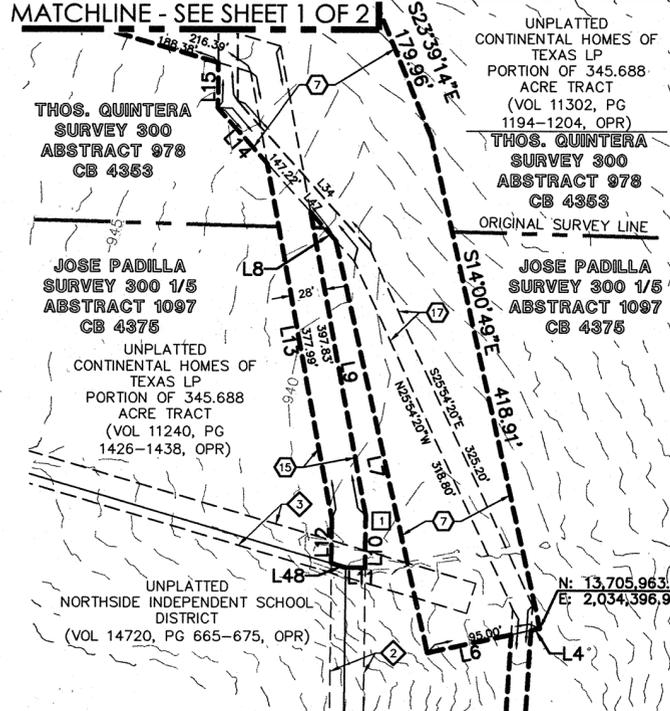
STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP  
SCALE: 1" = 1000'



**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1025.00'	4°23'39"	N89°21'47"W	78.59'	78.61'
C2	975.00'	4°23'39"	S89°21'47"E	74.76'	74.78'
C3	15.00'	86°10'39"	N61°58'20"E	20.49'	22.56'
C4	15.00'	90°00'00"	N29°56'21"W	21.21'	23.56'
C5	359.00'	7°46'15"	N11°11'02"E	48.55'	48.59'
C6	20.00'	82°14'45"	N33°48'58"W	26.31'	28.71'
C7	20.00'	104°00'00"	N53°03'39"E	31.52'	36.30'
C8	15.00'	78°19'59"	N35°46'21"W	18.95'	20.51'
C9	15.00'	101°40'01"	N54°13'39"E	23.26'	26.62'
C10	1970.00'	1°15'59"	N00°25'40"E	43.54'	43.55'
C11	25.00'	90°00'00"	S46°33'37"E	35.36'	39.27'
C12	25.00'	90°00'00"	S43°26'23"W	35.36'	39.27'
C13	275.00'	16°37'16"	N83°14'59"W	79.50'	79.78'
C14	20.00'	76°00'00"	N36°56'21"W	24.63'	26.53'
C15	2030.00'	2°37'16"	N00°14'59"W	92.86'	92.87'
C16	15.00'	90°00'00"	N43°26'23"E	21.21'	23.56'
C17	15.00'	90°00'00"	S46°33'37"E	21.21'	23.56'
C18	15.00'	38°52'15"	N69°00'16"E	9.98'	10.18'
C19	50.00'	167°44'30"	S46°33'37"E	99.43'	146.38'
C20	15.00'	38°52'15"	S17°52'31"W	9.98'	10.18'
C21	15.00'	38°52'15"	S20°59'44"E	9.98'	10.18'
C22	50.00'	167°44'30"	S43°26'23"W	99.43'	146.38'
C23	15.00'	38°52'15"	N72°07'29"W	9.98'	10.18'
C24	325.00'	16°37'16"	N83°14'59"W	93.95'	94.28'
C25	20.00'	95°41'39"	S57°12'50"W	29.65'	33.40'
C26	441.00'	5°41'39"	S12°21'50"W	43.81'	43.83'
C27	15.00'	90°00'00"	N46°33'37"W	21.21'	23.56'
C28	15.00'	84°29'51"	S46°11'28"W	20.17'	22.12'
C29	58.00'	264°29'51"	N43°48'32"W	85.87'	267.75'
C30	15.00'	90°00'00"	N43°26'23"E	21.21'	23.56'
C31	55.00'	257°08'43"	N15°03'39"E	86.00'	246.84'
C32	15.00'	70°31'44"	N39°40'29"W	17.32'	18.46'
C33	1970.00'	1°21'17"	N00°52'58"W	46.58'	46.58'
C34	55.00'	96°45'05"	S84°44'31"E	82.23'	92.87'
C36	2030.00'	0°16'13"	N00°55'33"E	9.58'	9.58'
C37	2030.00'	1°16'15"	N00°09'19"E	45.02'	45.02'
C38	2030.00'	1°04'49"	N01°01'13"W	38.27'	38.27'
C39	15.00'	19°28'16"	N05°19'31"E	5.07'	5.10'

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N87°09'58"W	47.12'
L2	N02°50'02"E	50.00'
L3	S87°09'58"E	47.12'
L4	S75°59'11"W	7.50'
L5	N80°57'33"W	16.58'
L6	S75°59'11"W	70.85'
L7	N14°00'49"W	351.82'
L8	N43°00'42"W	31.68'
L9	S11°51'51"E	257.26'
L10	S00°56'48"E	43.57'
L11	S89°03'04"W	16.00'
L12	N00°56'48"W	37.44'
L13	N11°51'51"W	300.93'
L14	N43°00'42"W	61.41'
L15	N01°30'42"W	37.80'
L16	N15°03'39"E	86.00'
L17	N74°56'21"W	82.00'
L18	N15°03'39"E	49.26'
L19	N74°56'21"W	20.37'
L20	S88°26'23"W	25.04'
L21	S01°03'39"W	53.68'
L22	N01°03'39"E	70.82'
L23	N01°33'37"W	96.73'
L24	S88°26'23"W	23.64'
L25	S15°03'39"W	49.26'
L26	N01°33'37"W	96.73'
L27	S88°26'23"W	94.77'
L28	N01°33'37"W	105.00'

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.,  
A DELAWARE CORPORATION,  
ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
(210) 496-2668



REDBIRD RANCH UNIT 7A  
Civil Job No. 5961-78; Survey Job No. 9184-04



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

130072

**Project Name:**

Balcones Creek Ranch Unit 2,  
Enclave

**Applicant:**

Jay Hanna

**Representative:**

Pape Dawson Engineers, c/o Shauna  
L. Weaver, P.E.

**Owner:**

LHM Balcones Creek Development,  
Inc.

**Staff Coordinator:**

Ian Benavidez, Planner  
(210) 207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

The site is located west of I.H. 10 and  
south of Balcones Creek

**MAPSCO Map Grid (Ferguson):**

446-E1

**Tract Size:**

16.649 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder June 20, 2013  
Notices mailed May 21, 2013

- Three(3) to property owners  
within 200 feet within the  
subdivision

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 16.649-acre tract of land to establish the **Balcones Creek Ranch Unit 2, Enclave** Subdivision

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 17, 2013

**CASE HISTORY**

Area being replatted was previously platted as a variable width drainage easement of the Balcones Creek Subdivision Unit 1A Enclave recorded in Volume 9652, Pages 5-11 of the deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of thirty-eight (38) single-family residential lots, four (4) non-single family residential lots and one thousand six hundred fifty-four (1,654) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer.

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 17, 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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

**E. Interdepartmental Review**

LOC's were issued from all reviewing agencies on pending.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 003-12, Balcones Creek Ranch, accepted on January 22, 2013

**B. Access Notes**

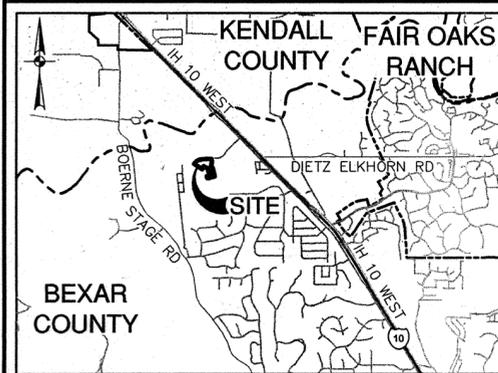
Plat 120391, Balcones Creek Ranch Unit 1, provides access to the proposed project subject to this request. Thus, this plat must be approved and recorded prior to the proposed plat. The proposed Plat 130090 may not be recorded until Plat 120391 is recorded with Bexar County.

**III. RECOMMENDATION**

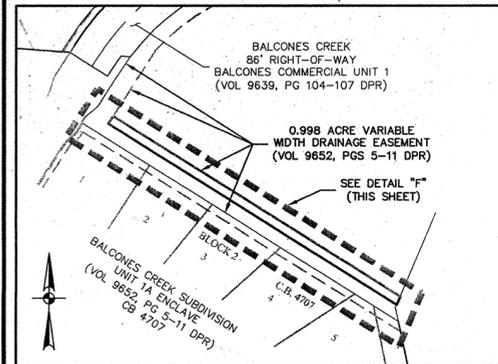
Approval of the proposed **Balcones Creek Ranch Unit 2, Enclave** Subdivision.

**IV. ATTACHMENTS**

1. Proposed Plat



LOCATION MAP  
MAPSCO MAP GRID: 444D1 & 446E1  
NOT-TO-SCALE



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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS VARIABLE WIDTH DRAINAGE EASEMENT OF THE BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE RECORDED IN VOLUME 9652, PAGES 5-11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE WHICH IS RECORDED IN VOLUME 9652, PAGE(S) 5-11, COUNTY PLAT AND DEED RECORDS OF THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: JAY HARINA, LHM BALCONES CREEK DEVELOPMENT, INC., 1101 N. LAMAR, AUSTIN, TEXAS 78703, (512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF June, A.D. 2013.

Notary Public signature and commission expiration date: 4/14/16

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

Shauna L. Weaver, Licensed Professional Engineer

STATE OF TEXAS  
COUNTY OF BEXAR

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

Registered Professional Land Surveyor signature

**LEGEND**

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
CV CLEAR VISION
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS EASEMENT
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
-1140- EXISTING CONTOURS
-1140- PROPOSED CONTOURS
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16' DRAINAGE EASEMENT
10' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT")
16' SANITARY SEWER EASEMENT

**LINE TABLE**

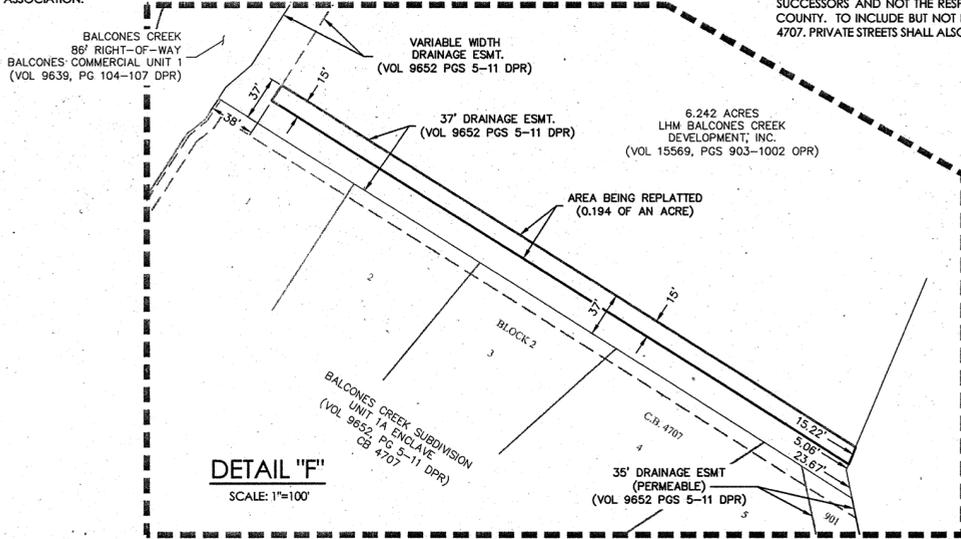
Table with columns: LINE #, BEARING, LENGTH. Contains 29 line entries for the plat boundaries.

**SAWS DEDICATION NOTE:**

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

**OPEN SPACE DESIGNATION NOTE:**

LOTS 901-904 BLOCK 5, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS OPEN SPACE, AND DRAINAGE EASEMENTS. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



DETAIL "F"  
SCALE: 1"=100'

**CURVE TABLE**

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 20 curve entries.

**CURVE TABLE**

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 18 curve entries.

**FINISHED FLOOR NOTE:**

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

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

**FIRE FLOW NOTE:** IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

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

STATE OF TEXAS  
COUNTY OF BEXAR

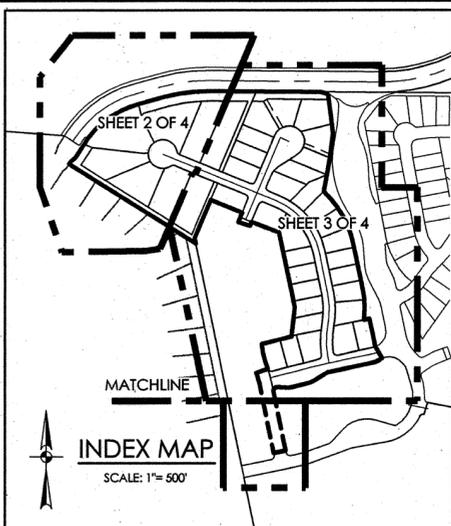
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN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

OWNER/DEVELOPER: JAY HARINA, LHM BALCONES CREEK DEVELOPMENT, INC., 1101 N. LAMAR, AUSTIN, TEXAS 78703, (512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED H.M. LEONARD, LP, 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 17 DAY OF June, A.D. 2013.

Notary Public signature and commission expiration date: April 14, 2016



INDEX MAP  
SCALE: 1"=500'

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

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

**BEXAR COUNTY MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 2 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

**PLAT NUMBER 130072**

**REPLAT AND SUBDIVISION PLAT OF BALCONES CREEK RANCH UNIT 2, ENCLAVE**

BEING A 16.649 ACRE TRACT OF LAND COMPRISED OF 10.407 ACRES OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 AND 6.242 ACRES BEING ALL OF THAT 6.242 ACRE TRACT CONVEYED TO LHM BALCONES CREEK DEVELOPMENT, INC., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 903-1002 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: 6/17/2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HARINA, LHM BALCONES CREEK DEVELOPMENT, INC., 1101 N. LAMAR, AUSTIN, TEXAS 78703, (512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LHM BALCONES CREEK DEVELOPMENT, INC., 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 17 DAY OF June, A.D. 2013.

Notary Public signature and commission expiration date: April 14, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF BALCONES CREEK RANCH UNIT 2 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

Chairman signature line

Secretary signature line

**CERTIFICATE OF APPROVAL**

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

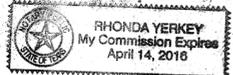
STATE OF TEXAS  
COUNTY OF BEXAR

I, County Clerk, do hereby

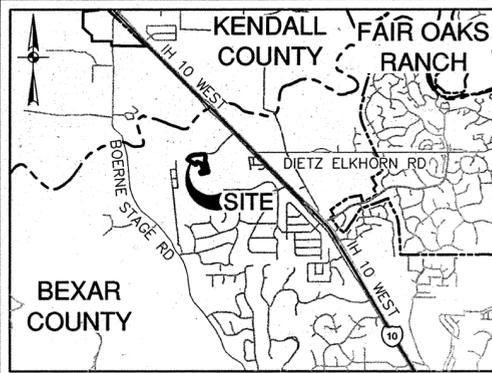
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY signature line



BALCONES CREEK RANCH UNIT 2, ENCLAVE  
Civil Job No. 7785-06; Survey Job No. 9100-13



**LOCATION MAP**  
MAPSCO MAP GRID: 446D1 & 446E1  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION	"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT NUMBER	○	SIDEWALK CONSTRUCTED WITH A PASSING SPACE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (SURVEYOR)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (SURVEYOR)
ESMT	EASEMENT	○	FOUND 1/2" IRON ROD (SURVEYOR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	FOUND 1/2" IRON ROD (SURVEYOR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (SURVEYOR)
---	-1140- EXISTING CONTOURS	○	FOUND 1/2" IRON ROD (SURVEYOR)
---	-1140- PROPOSED CONTOURS	○	FOUND 1/2" IRON ROD (SURVEYOR)

- ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 16' DRAINAGE EASEMENT
- ④ 10' BUILDING SETBACK LINE
- ⑤ 20' BUILDING SETBACK LINE
- ⑥ ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT")
- ⑦ 16' SANITARY SEWER EASEMENT
- ⑧ 16' SANITARY SEWER EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391)
- ⑨ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG 5-11 DPR)
- ⑩ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG 5-11 DPR)
- ⑪ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 9652, PG 5-11 DPR)
- ⑫ VARIABLE WIDTH & 25' DRAINAGE EASEMENT (VOL. 9652, PG 5-11 DPR)
- ⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391)

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED "ON THE PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WHIES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 2, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

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

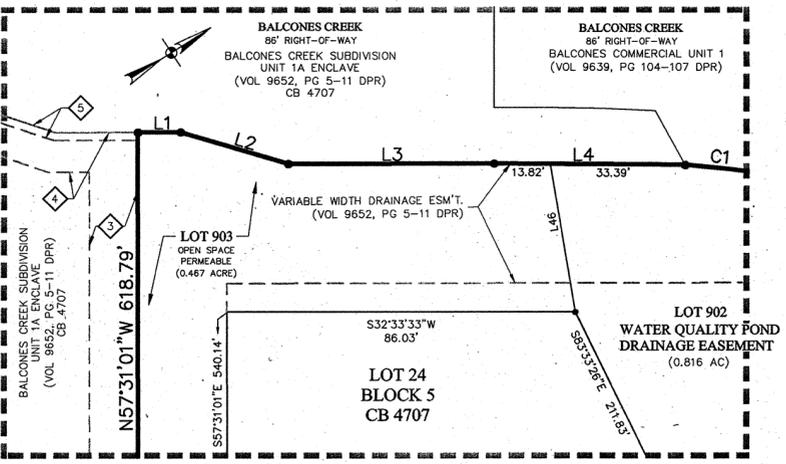
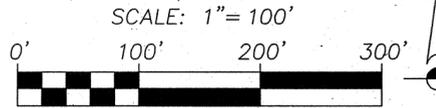
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

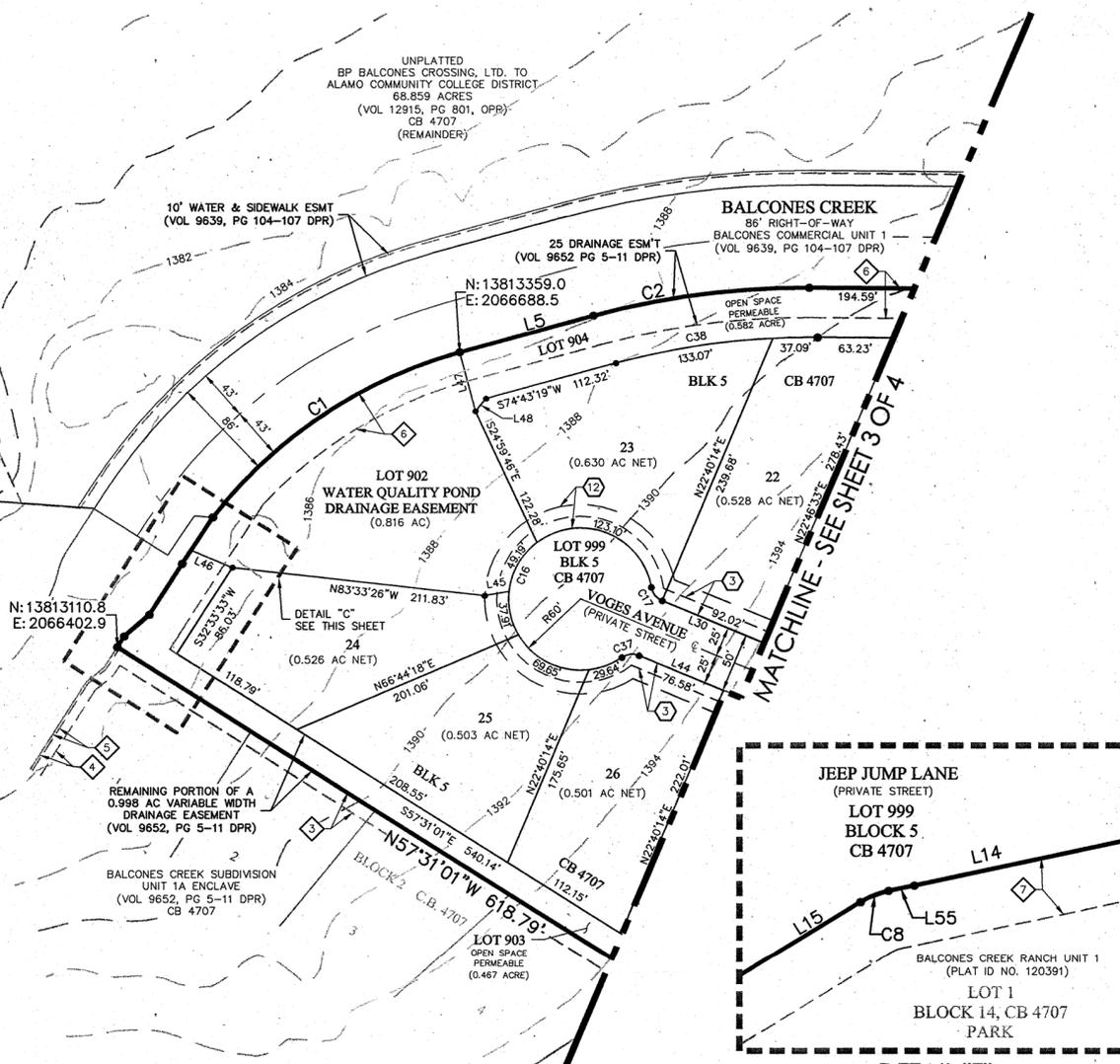
**OPEN SPACE DESIGNATION NOTE:**  
LOTS 901-904 BLOCK 5, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

**WATER QUALITY BASIN NOTE:**  
THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET 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 AND/OR BEXAR COUNTY.

**SEE SHEET 1 FOR LINE AND CURVE TABLES**



**DETAIL "C"**  
SCALE: 1"=30'



**DETAIL "E"**  
SCALE: 1"=20'

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: HAYMON M. LEONARD, LP  
101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYMON M. LEONARD, LP 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 17 DAY OF June, A.D. 2013.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
My Commission Expires April 14, 2016

**PLAT NUMBER 130072**  
**REPLAT AND SUBDIVISION PLAT OF BALCONES CREEK RANCH UNIT 2, ENCLAVE**

BEING A 16.649 ACRE TRACT OF LAND COMPRISED OF 10.407 ACRES OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, LP, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 AND 6.242 ACRES BEING ALL OF THAT 6.242 ACRE TRACT CONVEYED TO LHM BALCONES CREEK DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 903-1002 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, IN BEXAR COUNTY, TEXAS.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

DATE OF PRINT: 6/17/2013

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

OWNER/DEVELOPER: HAYMON M. LEONARD, LP  
101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

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*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
My Commission Expires April 14, 2016

THIS PLAT OF BALCONES CREEK RANCH UNIT 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

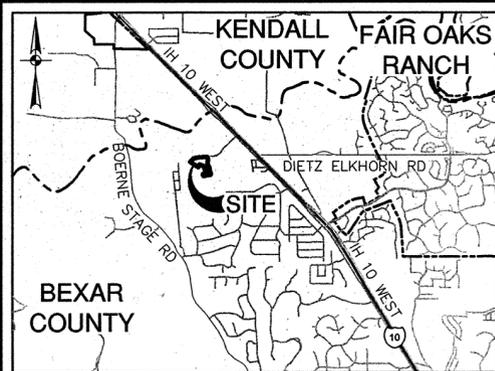
COUNTY CLERK, BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



BALCONES CREEK RANCH UNIT 2, ENCLAVE  
Civil Job No. 7785-06; Survey Job No. 9100-13



**LOCATION MAP**  
MAPSCO MAP GRID: 446D1 & 446E1  
NOT-TO-SCALE

**LEGEND**

- |        |   |     |  |
|--------|---|-----|--|
| AC     | ACRE(S)   | VOL | VOLUME                                       |
| BLK    | BLOCK   | PG  | PAGE(S)                                      |
| BSL    | BUILDING SETBACK LINE   | PR  | PRIVATE                                      |
| CATV   | CABLE TELEVISION  | ROW | RIGHT-OF-WAY                                 |
| CB     | COUNTY BLOCK  | VAR | VARIABLE WIDTH                               |
| CV     | CLEAR VISION  | "   | "  |
| DOC    | DOCUMENT NUMBER   | "   | REPETITIVE BEARING                           |
| DPR    | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | "   | AND/OR DISTANCE                              |
| DR     | DEED RECORDS OF BEXAR COUNTY, TEXAS   | ○   | SIDEWALK CONSTRUCTED WITH A PASSING SPACE    |
| ESMT   | EASEMENT  | ○   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   |     |  |
| OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |     |  |
| - - -  | EXISTING CONTOURS   |     |  |
| - - -  | PROPOSED CONTOURS   |     |  |
- 
- |   |   |   |  |
|---|---|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ② | 16' SANITARY SEWER EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391)                        |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ③ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR)                                     |
| ⑤ | 16' DRAINAGE EASEMENT   | ④ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR)                                     |
| ⑥ | 10' BUILDING SETBACK LINE   | ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9652, PG 5-11 DPR)  |
| ⑦ | 20' BUILDING SETBACK LINE   | ⑥ | VARIABLE WIDTH & 25' DRAINAGE EASEMENT (VOL 9652, PG 5-11 DPR)   |
| ⑧ | ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT") | ⑦ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391) |
| ⑨ | 16' SANITARY SEWER EASEMENT   |   |  |

**SURVEYOR'S NOTES:**  
1. "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SETBACK NOTE:**  
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 2, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

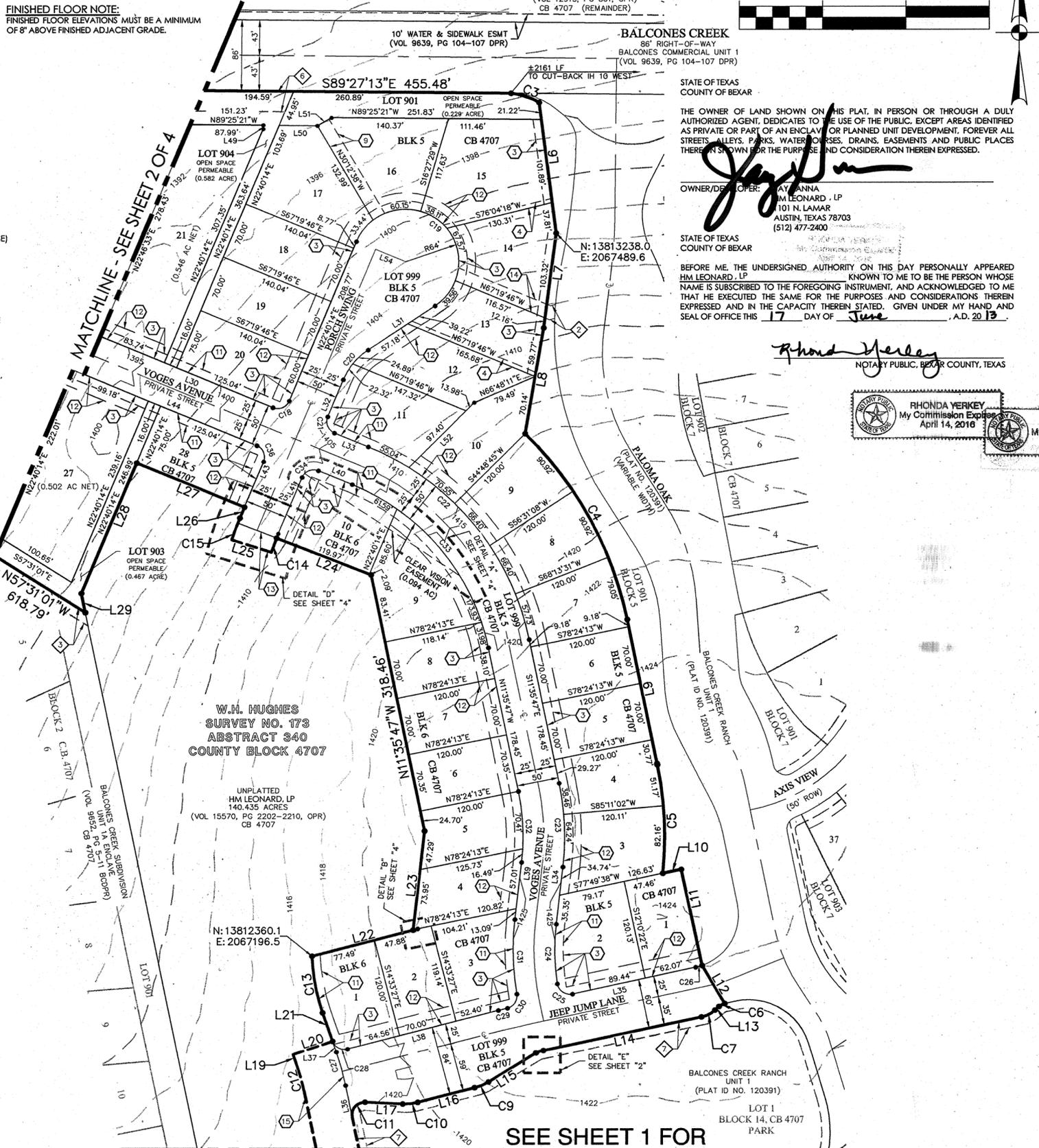
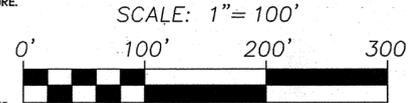
**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

**OPEN SPACE DESIGNATION NOTE:**  
LOTS 901-904 BLOCK 5, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

**WATER QUALITY BASIN NOTE:**  
THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET 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 AND/OR BEXAR COUNTY.

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.



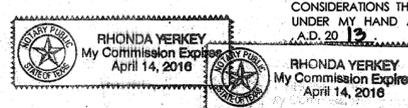
BALCONES CREEK  
86' RIGHT-OF-WAY  
BALCONES COMMERCIAL UNIT 1  
(VOL 9639, PG 104-107 DPR)

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

OWNER/DEVELOPER: *Jim Leonard, LP*  
101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jim Leonard, LP* 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 17 DAY OF June, A.D. 2013.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NUMBER 130072**

**REPLAT AND SUBDIVISION PLAT OF  
BALCONES CREEK RANCH  
UNIT 2, ENCLAVE**

BEING A 16.649 ACRE TRACT OF LAND COMPRISED OF 10.407 ACRES OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 AND 6.242 ACRES BEING ALL OF THAT 6.242 ACRE TRACT CONVEYED TO LHM BALCONES CREEK DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 903-1002 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
TBPE, FIRM REGISTRATION # 470 | FAX: 210.375.9010

DATE OF PRINT: 6/17/2013

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

OWNER/DEVELOPER: *Jim Leonard, LP*  
LHM BALCONES CREEK DEVELOPMENT, INC.  
1101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jim Leonard, LP* 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 17 DAY OF June, A.D. 2013.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

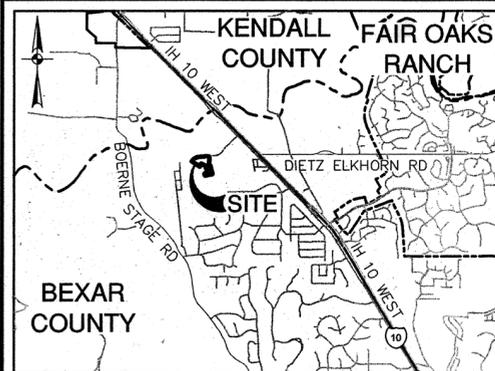
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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



BALCONES CREEK RANCH UNIT 2, ENCLAVE  
Civil Job No. 7785-06; Survey Job No. 9100-13

SEE SHEET 1 FOR LINE AND CURVE TABLES



**LOCATION MAP**  
MAPSCO MAP GRID: 446D1 & 446E1  
NOT-TO-SCALE

**LEGEND**

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
BSL BUILDING SETBACK LINE	PR PRIVATE
CATV CABLE TELEVISION	ROW RIGHT-OF-WAY
CB COUNTY BLOCK	VAR WID VARIABLE WIDTH
CV CLEAR VISION	" "
DOC DOCUMENT NUMBER	" " REPETITIVE BEARING AND/OR DISTANCE
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○ SIDEWALK CONSTRUCTED WITH A PASSING SPACE
DR DEED RECORDS OF BEXAR COUNTY, TEXAS	○ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT EASEMENT	(SURVEYOR)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	Ⓜ VARIABLE WIDTH DRAINAGE WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.394 OF AN ACRE - "OFF-LOT")
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	Ⓜ 16' SANITARY SEWER EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391)
--- 1140 --- EXISTING CONTOURS	Ⓜ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR)
--- 1140 --- PROPOSED CONTOURS	Ⓜ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR)
Ⓜ 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	Ⓜ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-11 DPR)
Ⓜ 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	Ⓜ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9652, PG 5-11 DPR)
Ⓜ 9 16' DRAINAGE EASEMENT	Ⓜ VARIABLE WIDTH & 25' DRAINAGE EASEMENT (VOL 9652, PG 5-11 DPR)
Ⓜ 11 10' BUILDING SETBACK LINE	Ⓜ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE - PLAT ID NO. 120391)
Ⓜ 12 20' BUILDING SETBACK LINE	
Ⓜ 13 ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT")	
Ⓜ 14 16' SANITARY SEWER EASEMENT	

**SURVEYOR'S NOTES:**

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
SHAUNA L. WEAVER  
89512  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
DAVID A. CASANOVA  
4251  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SETBACK NOTE:**

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

**SAWS DEDICATION NOTE:**

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

**BEXAR COUNTY MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 2, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

**FINISHED FLOOR NOTE:**

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

**OPEN SPACE DESIGNATION NOTE:**

LOTS 901-904 BLOCK 5, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

**WATER QUALITY BASIN NOTE:**

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET 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 AND/OR BEXAR COUNTY.

STATE OF TEXAS  
COUNTY OF BEXAR

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

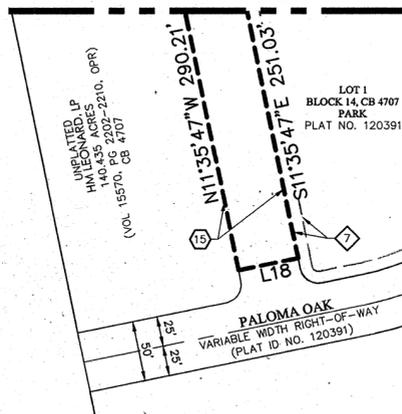
OWNER/DEVELOPER:  
HM LEONARD, LP  
101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

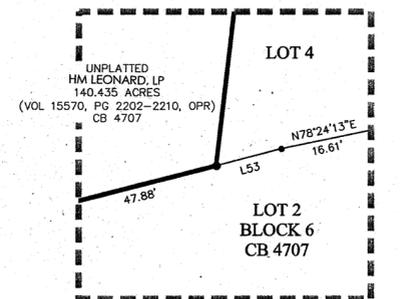
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD, LP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF June, A.D. 2013.

*Rhonda Yerkey*  
RHONDA YERKEY  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
My Commission Expires April 14, 2016

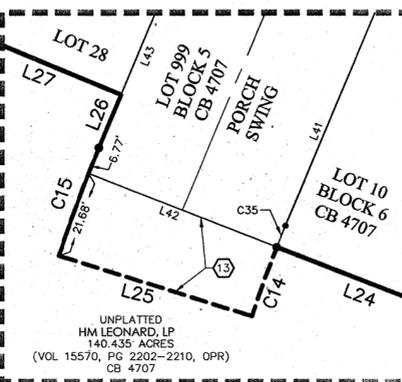
MATCHLINE - SEE SHEET 3 OF 4



**DETAIL "A"**  
SCALE: 1"=50'



**DETAIL "B"**  
SCALE: 1"=10'



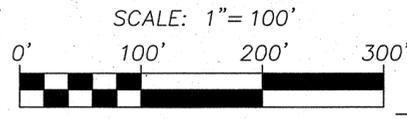
**DETAIL "D"**  
SCALE: 1"=30'

**DRAINAGE EASEMENT NOTE:**

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

**FIRE FLOW NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.



SEE SHEET 1 FOR LINE AND CURVE TABLES

**PLAT NUMBER 130072**

**REPLAT AND SUBDIVISION PLAT OF  
BALCONES CREEK RANCH  
UNIT 2, ENCLAVE**

BEING A 16.649 ACRE TRACT OF LAND COMPRISED OF 10.407 ACRES OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, LP. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 AND 6.242 ACRES BEING ALL OF THAT 6.242 ACRE TRACT CONVEYED TO LHM BALCONES CREEK DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 903-1002 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**  
TBP, FIRM REGISTRATION # 470

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

DATE OF PRINT: 6/17/2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER:  
LHM BALCONES CREEK DEVELOPMENT, INC.  
101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LHM BALCONES CREEK DEVELOPMENT, INC. 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 17 DAY OF June, A.D. 2013.

*Rhonda Yerkey*  
RHONDA YERKEY  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
My Commission Expires April 14, 2016

THIS PLAT OF BALCONES CREEK RANCH UNIT 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



BALCONES CREEK RANCH UNIT 2, ENCLAVE  
Civil Job No. 7785-06; Survey Job No. 9100-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

130128

**Project Name:**

Alamo Ranch Unit 28, Phase 2

**Applicant:**

Charles Marsh

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Shauna L. Weaver, P.E.

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

On the north side of Lone Star  
Parkway, west of Wise Trail

**MAPSCO Map Grid (Ferguson):**

577 E-7

**Tract Size:**

12.402-acres

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder June 21, 2013  
Notices mailed June 20, 2013

- Eight (8) to property owners  
within 200 feet within the  
subdivision

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 12.402-acre tract of land to establish the **Alamo Ranch Unit 28, Phase 2** Subdivision

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 19, 2013

**CASE HISTORY**

Area being replatted is a portion out of a 15 foot drainage easement that was previously platted in the Alamo Ranch-Lone Star Pkwy, Unit 2 PUD Subdivision, recorded in Volume 9572, Pages 182 to 183, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of twenty-three (**23**) single-family residential lots, two (**2**) non-single family residential lots and approximately six hundred eighty-four (**684**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 11, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 31, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808A, Alamo Ranch, accepted on October 25, 2005

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Unit 28, Phase 2** Replat and Subdivision Plat.

## **IV. ATTACHMENT**

1. Proposed Plat

ALAMO RANCH UNIT 28, PHASE 2  
Civil Job No. 6782-83; Survey Job No. 9137-11

**PLAT NUMBER 130128**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**ALAMO RANCH UNIT 28,**  
**PHASE 2**

A 12.402 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 392-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



DATE OF PRINT: June 17, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MARSH  
PULTE HOMES OF TEXAS, L.P.  
1354 N. LOOP 1604 EAST, SUITE 108  
SAN ANTONIO, TEXAS 78232  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

RHONDA YERKEY  
My Commission Expires  
April 14, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 28 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

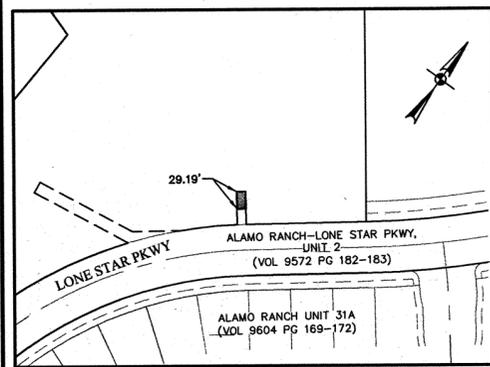
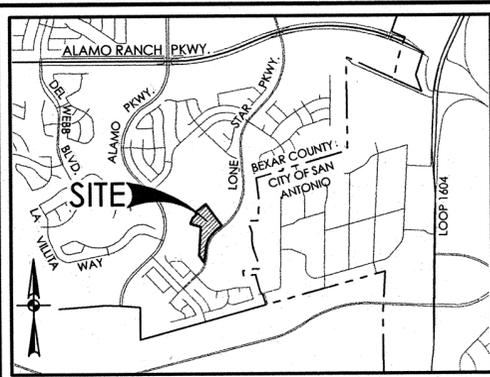
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**SURVEYOR'S NOTES:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (ALAMO RANCH-LONE STAR PKWY, UNIT 2; PLAT ID 050660) WHICH IS RECORDED IN VOLUME 9572, PAGE(S) 182-183, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: CHARLES MARSH  
PULTE HOMES OF TEXAS, L.P.  
1354 N. LOOP 1604 EAST, SUITE 108  
SAN ANTONIO, TEXAS 78232  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF June  
A.D. 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/14/16

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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 HERE.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	VAR WID	VARIABLE WIDTH
CB	COUNTY BLOCK	"	"
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	"	REPEITIVE BEARING AND/OR DISTANCE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
ELEC	ELECTRIC	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
ESMT	EASEMENT	"	"
FFE	FINISHED FLOOR ELEVATION	"	FOUND MONUMENTATION
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	1234.56	FINISHED FLOOR ELEVATION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	-1140	EXISTING CONTOURS
		-1140	PROPOSED CONTOURS
		-	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
		-	CITY OF SAN ANTONIO LIMITS
10'	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10'	SANITARY SEWER EASEMENT (VOL. 12838, PG. 2222-2229, OPR)
5'	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15'	DRAINAGE EASEMENT (VOL. 9572, PG. 182-183, DPR)
16'	SANITARY SEWER EASEMENT	15'	DRAINAGE EASEMENT (VOL. 9572, PG. 182-183, DPR)
16'	OVERHEAD ELECTRIC EASEMENT	16'	SANITARY SEWER EASEMENT (ALAMO RANCH UNIT 52B, ENCLAVE PLAT ID NO 100302)
15'	BUILDING SETBACK LINE	16'	SANITARY SEWER EASEMENT (VOL. 9573, PG. 137, DPR)
10'	BUILDING SETBACK LINE	20'	BUILDING SETBACK LINE (VOL. 9601, PG. 188-189, DPR)
14'	VARIABLE WIDTH SANITARY SEWER EASEMENT (0.011 OF AN ACRE)	14'	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9601, PG. 188-189, DPR)
10'	WATER EASEMENT (0.003 OF AN ACRE)		

**SETBACK NOTE:**

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

**SAWS DEDICATION NOTE:**

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

**MAINTENANCE NOTE:**

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

**FINISHED FLOOR NOTE:**

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

**LOMR STUDY NOTE:**

THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON FEBRUARY 20, 2013 CASE NO. 12-06-3532P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**OPEN SPACE NOTE:**

LOT 901, BLOCK 56, AND LOT 902, BLOCK 55, CB 4400 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

**GREY FOREST GAS NOTE:**

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

**FIRE FLOW NOTE:**

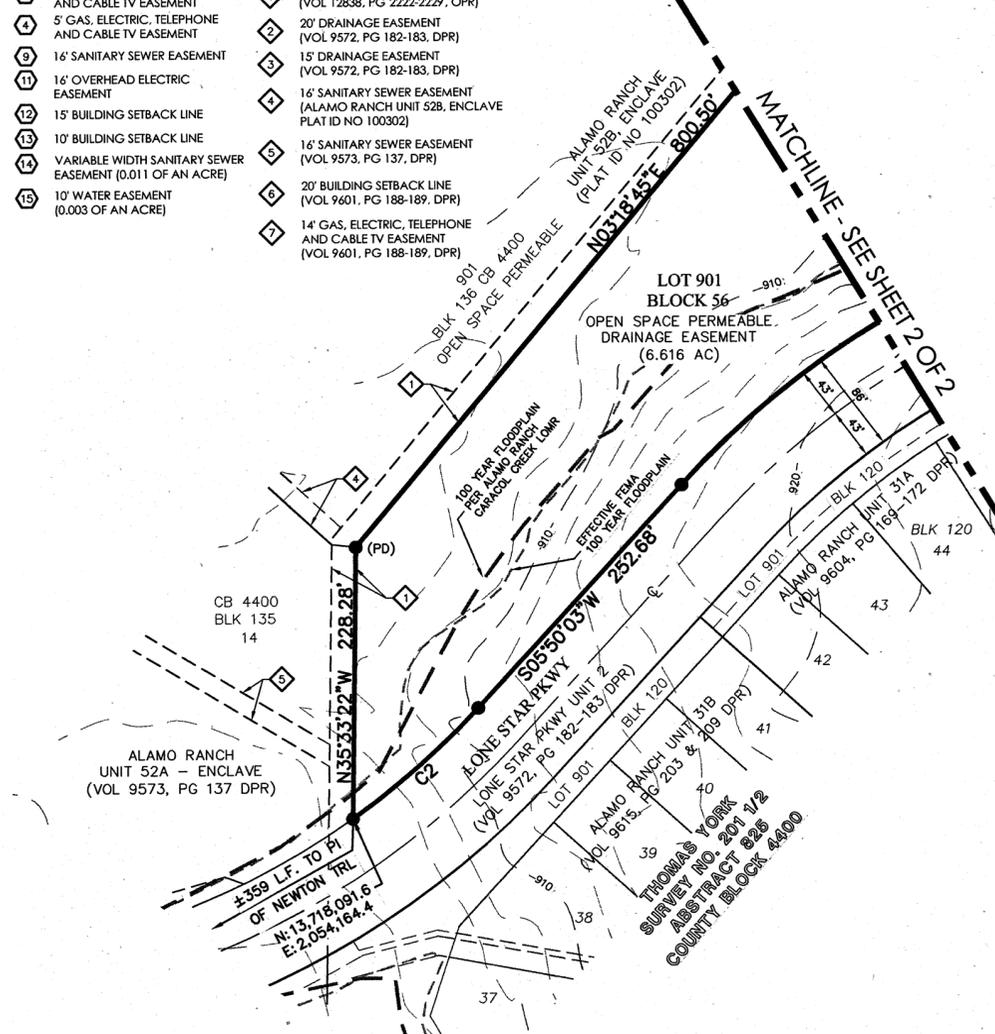
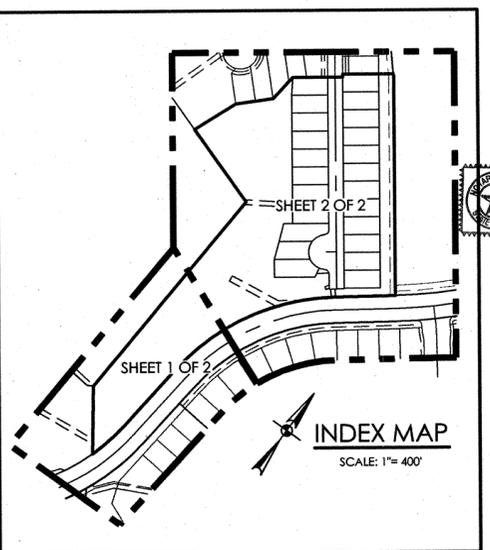
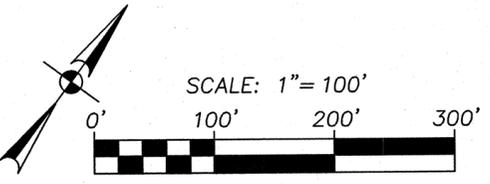
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

**FLOOD ZONE NOTE:**

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 355 OF 785, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

**DRAINAGE EASEMENT NOTE:**

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

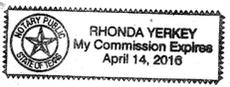


**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N21°31'55"E	162.38'
L2	N45°46'14"E	125.20'
L3	N06°41'25"E	96.35'
L4	N53°29'01"E	165.46'
L5	N36°30'59"W	10.56'
L6	N53°29'01"E	168.93'
L7	S41°22'34"E	12.65'
L8	N36°30'59"W	51.06'
L9	S52°30'04"W	50.01'
L10	S36°30'59"E	60.00'
L11	N21°39'15"W	124.16'
L12	S53°29'01"W	29.93'
L13	S32°11'09"E	60.17'
L14	N12°09'11"W	32.68'
L15	N30°59'01"E	15.38'
L16	S58°09'12"E	10.00'
L17	N30°59'01"E	11.39'
L18	N37°29'56"W	26.81'
L19	N52°34'49"E	41.26'
L20	S53°29'01"W	7.73'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	46°40'00"	S29°10'03"W	588.57'	605.16'
C2	657.00'	121°3'45"	S11°56'56"W	139.96'	140.23'
C3	15.00'	85°20'57"	N06°09'30"E	20.34'	22.34'
C4	59.00'	170°41'55"	N36°30'59"W	117.61'	175.78'
C5	15.00'	85°20'57"	N79°11'28"W	20.34'	22.34'



PLAT NUMBER 130128

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 28, PHASE 2

A 12.402 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: June 17, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1354 N. LOOP 1504 EAST, SUITE 108 SAN ANTONIO, TEXAS 78232 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF June, A.D. 2013.



Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 28 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

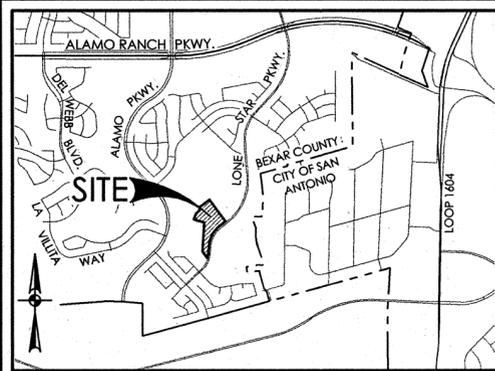
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 577E7 NOT-TO-SCALE

LEGEND table with symbols for ACRES, BLOCKS, SETBACKS, EASEMENTS, etc.

- List of easements: 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 16' SANITARY SEWER EASEMENT; etc.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE...

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

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVIC EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS...

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

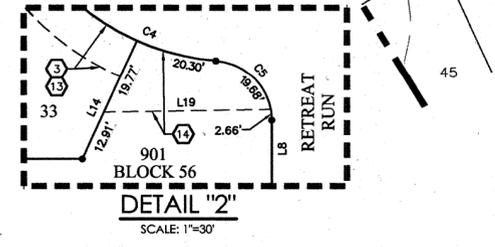
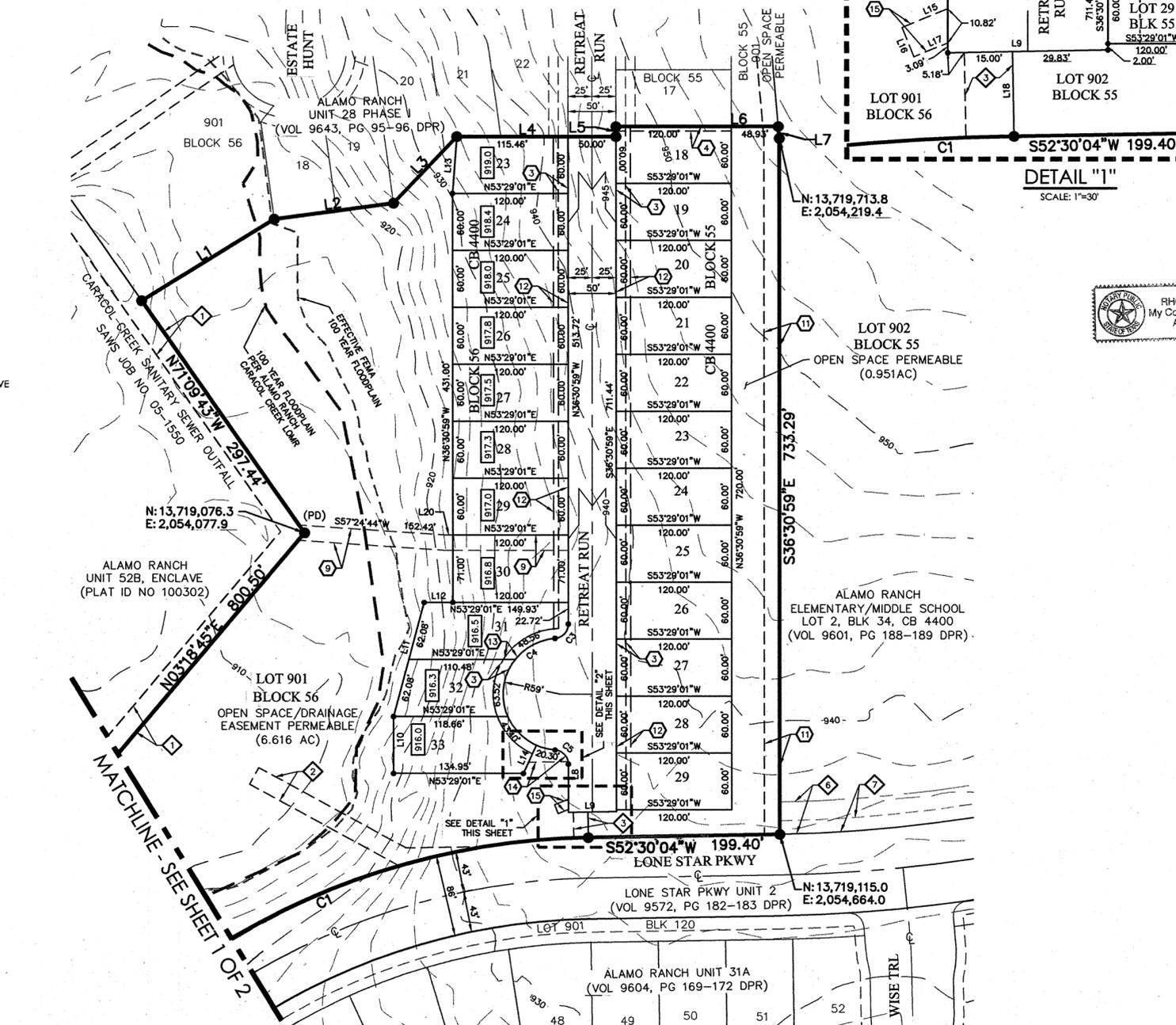
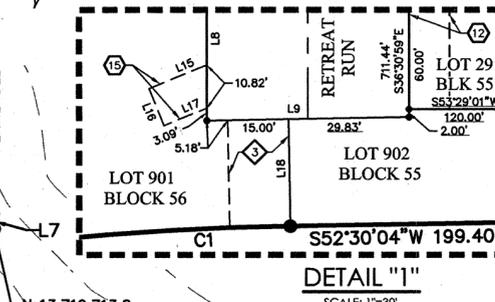
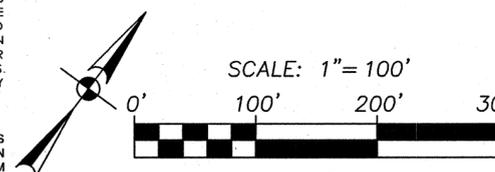
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova REGISTERED PROFESSIONAL LAND SURVEYOR

SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE. LOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON FEBRUARY 20, 2013 CASE NO. 12-06-3532P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. OPEN SPACE NOTE: LOT 901, BLOCK 56, AND LOT 902, BLOCK 55, CB 4400 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

FLOOD ZONE NOTE: THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL 355 OF 785, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY. DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN OR LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS. PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

GREY FOREST NOTE: GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.



SEE SHEET 1 FOR CURVE AND LINE TABLES



ALAMO RANCH UNIT 28, PHASE 2 Civil Job No. 6782-83; Survey Job No. 9137-11



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

130209

**Project Name:**

Campanas, Phase 3 (Enclave)

**Applicant:**

Forestar (USA) Real Estate Group,  
Inc.

**Representative:**

Cara C. Tackett, P.E.

**Owner:**

John K. Pierret

**Staff Coordinator:**

Ian Benavidez, Planner  
(210) 207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

North of the intersection of Viajes  
and Reposo

**MAPSCO Map Grid (Ferguson):**

484-D4

**Tract Size:**

12.055 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to subdivide a 12.055-acre tract of land to establish the **Campanas, Phase 3 (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

Pending

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of twenty-seven (27) single-family residential lots, two (2) non-single family residential lots and one thousand five hundred and sixty five (1,565) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 3, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 29, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

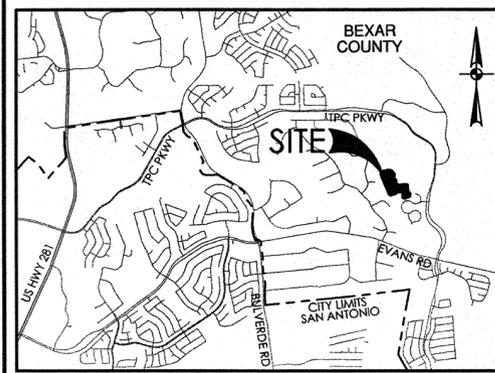
MDP 452-A, Cibolo Canyons, accepted on November 6, 2012

**III. RECOMMENDATION**

Approval of the proposed **Campanas, Phase 3 (Enclave)** Subdivision.

**IV. ATTACHMENTS**

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 484D4  
NOT-TO-SCALE

LEGEND

- BLK BLOCK
CB COUNTY BLOCK
ELEC ELECTRIC
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
VOL VOLUME
PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
BEXAR COUNTY, TEXAS
CATV CABLE TELEVISION
ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD (PD)
ZERO LOT LINE
FINISHED FLOOR ELEVATION
(1234.56)

- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS
(REGULATORY) FLOODPLAIN

- 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(0.186 AC.)
16' SANITARY SEWER EASEMENT
(0.186 AC.)
VARIABLE WIDTH SANITARY
SEWER AND DRAINAGE
EASEMENT TO EXPIRE UPON
INCORPORATION OF PLATTED
STREET. (OFF LOT 0.057 AC.)
6' CLEAR VISION EASEMENT
VARIABLE WIDTH SANITARY
SEWER AND DRAINAGE
EASEMENT TO EXPIRE UPON
INCORPORATION OF PLATTED
STREET. (OFF LOT 0.057 AC.)
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
10' UTILITY EASEMENT
(VOL 9589, PGS 11-14, DPR)
16' ELEC., GAS, TELE. & CATV
EASEMENT
(VOL 9548, PGS 197-204, DPR)
VARIABLE WIDTH
CLEAR VISION EASEMENT
(VOL 9589, PGS 11-14, DPR)

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM...
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM...

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...

Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

AQUIFER NOTE:

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

DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

FINISHED FLOOR NOTE:

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

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM...

OPEN SPACE NOTE:

LOT 901, BLOCK 16 (1.84 AC) AND LOT 901, BLOCK 17 (0.46 AC), CB 4910 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS.

IMPACT FEE PAYMENT NOTE:

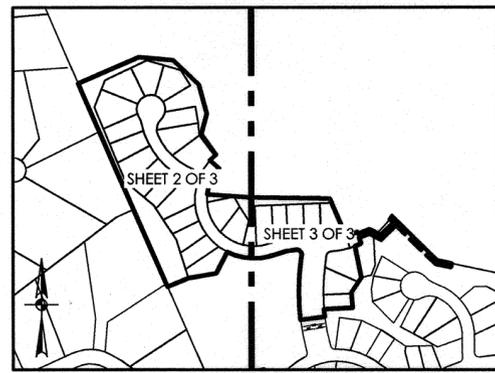
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE...

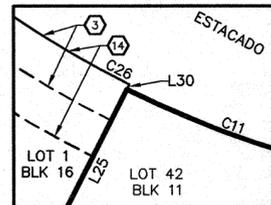
BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CAMPANAS, PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CAMPANAS, PHASE 3 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY...

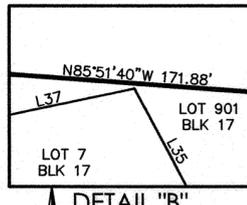


INDEX MAP

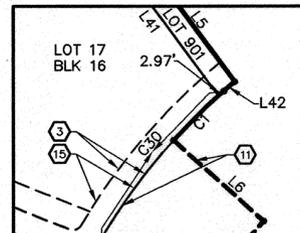
SCALE: 1"= 500'



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

RICHARD OLIVAREZ
MY COMMISSION EXPIRES
October 18, 2013

Table with 3 columns: LINE #, BEARING, LENGTH. Contains lines L1 through L22.

Table with 3 columns: LINE #, BEARING, LENGTH. Contains lines L23 through L45.

CURVE TABLE with 6 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C36.

PLAT NUMBER 130209

SUBDIVISION PLAT OF
CAMPANAS, PHASE 3
(ENCLAVE)

BEING A TOTAL OF A 12.055 ACRES ESTABLISHING LOTS 15-17, BLOCK 14, CB 4910, LOTS 1-17 AND 901, BLOCK 16, CB 4910, AND LOTS 1-7 AND 901, BLOCK 17, CB 4910 OUT OF A 229.00 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1697-1700 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS...

DATE OF PRINT: June 7, 2013

PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
STATE OF TEXAS | COUNTY OF BEXAR | FAX: 210.375.9010

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

OWNER/AGENT: JOHN K. PIERRET

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

CAMPANAS COMMUNITY, INC
3650 TPC PKWY
SAN ANTONIO, TEXAS 78261
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JUNE, A.D. 2013.

Richard Olivarez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

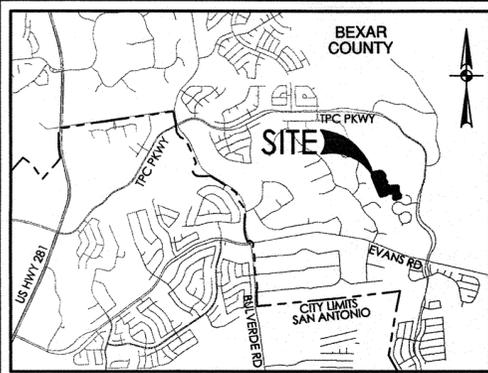
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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





LOCATION MAP  
MAPSCO MAP GRID: 484D4  
NOT-TO-SCALE

LEGEND

- BLK BLOCK
- CB COUNTY BLOCK
- ELEC ELECTRIC
- ESMT EASEMENT
- FFE FINISHED FLOOR ELEVATION
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- CATV CABLE TELEVISION
- ROW RIGHT-OF-WAY
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- ZERO LOT LINE
- 1234.56 FINISHED FLOOR ELEVATION

- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 16' SANITARY SEWER EASEMENT (0.186 AC.)
- VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.051 AC.)
- 6' CLEAR VISION EASEMENT
- VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.057 AC.)
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 10' UTILITY EASEMENT (VOL 9589, PGS 11-14, DPR)
- 16' ELEC., GAS, TELE. & CATV EASEMENT (VOL 9548, PGS 197-204, DPR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9589, PGS 11-14, DPR)

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

SURVEYOR'S NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

FINISHED FLOOR NOTE:

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

SAWS DEDICATION NOTE:

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

OPEN SPACE NOTE:

LOT 901, BLOCK 16 (1.84 AC) AND LOT 901, BLOCK 17 (0.46 AC), CB 4910 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS.

IMPACT FEE PAYMENT NOTE:

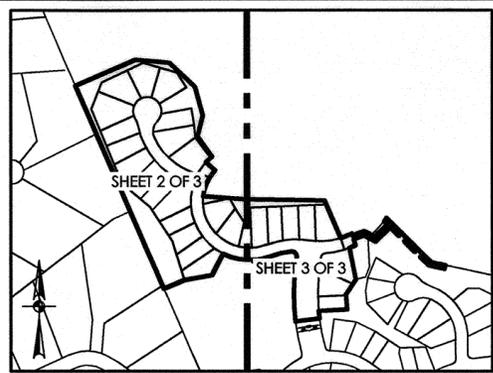
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CAMPANAS, PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CAMPANAS, PHASE 3 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 16 AND LOT 901, BLOCK 17, CB 4910.

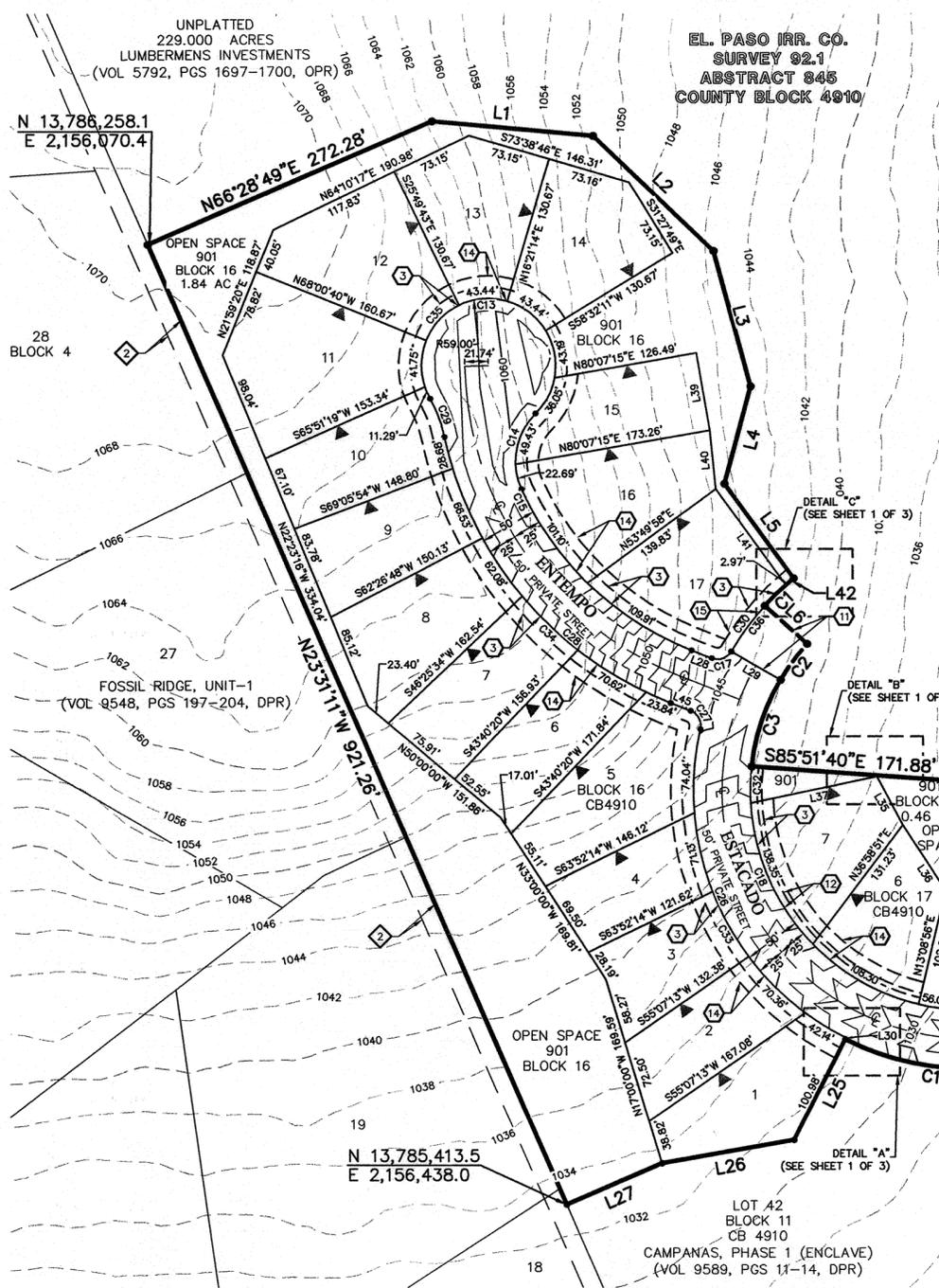
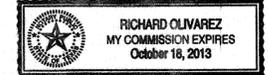
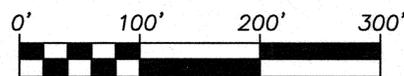


INDEX MAP

SCALE: 1"=500'



SCALE: 1"=100'



MATCHLINE - SEE SHEET 3 OF 3

PLAT NUMBER 130209

SUBDIVISION PLAT OF  
CAMPANAS, PHASE 3  
(ENCLAVE)

BEING A TOTAL OF A 12.055 ACRES ESTABLISHING LOTS 15-17, BLOCK 14, CB 4910, LOTS 1-17 AND 901, BLOCK 16, CB 4910, AND LOTS 1-7 AND 901, BLOCK 17, CB 4910 OUT OF A 229.00 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1697-1700 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A 0.915 ACRE TRACT CONVEYED TO CAMPANAS COMMUNITY, INC. IN DEED IN RECORDED IN VOLUME 15032, PAGES 1583-1591 OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, ALL OUT OF THE EL. PASO IRR. CO. SURVEY NUMBER 92.1, ABSTRACT 845, AND THE ADOLPHUS HARDEN SURVEY NUMBER 478 1/3 ABSTRACT 350 COUNTY BLOCK 4911, IN BEXAR COUNTY, TEXAS.

DATE OF PRINT: June 7, 2013



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
STATE OF TEXAS | COUNTY OF BEXAR | FAX: 210.375.9010

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

OWNER/AGENT: JOHN K. PIERRET

EXECUTIVE VICE PRESIDENT  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 75254  
(972) 702-8699

CAMPANAS COMMUNITY, INC.  
3450 TPC PKWY  
SAN ANTONIO, TEXAS 78261  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JUNE, A.D. 2013.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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

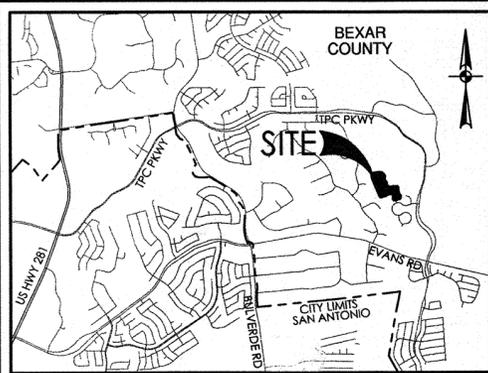
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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





LOCATION MAP

MAPSCO MAP GRID: 48D4  
NOT-TO-SCALE

LEGEND

- BLK BLOCK
CB COUNTY BLOCK
ELEC ELECTRIC
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
VOL VOLUME
PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS
CATV CABLE TELEVISION
ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
ZERO LOT LINE
FINISHED FLOOR ELEVATION

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

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16' SANITARY SEWER EASEMENT (0.186 AC.)
VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.051 AC.)
6' CLEAR VISION EASEMENT
VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.057 AC.)
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
10' UTILITY EASEMENT (VOL 9589, PGS 11-14, DPR)
16' ELEC., GAS, TELE. & CATV EASEMENT (VOL 9548, PGS 197-204, DPR)
VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9589, PGS 11-14, DPR)

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

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

ZERO LOT LINE NOTE: FIVE (5) FOOT MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

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

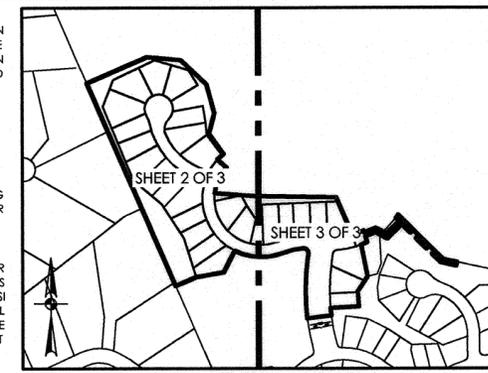
SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED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

OPEN SPACE NOTE: LOT 901, BLOCK T6 (1.84 AC) AND LOT 901, BLOCK 17 (0.46 AC), CB 4910 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS.

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

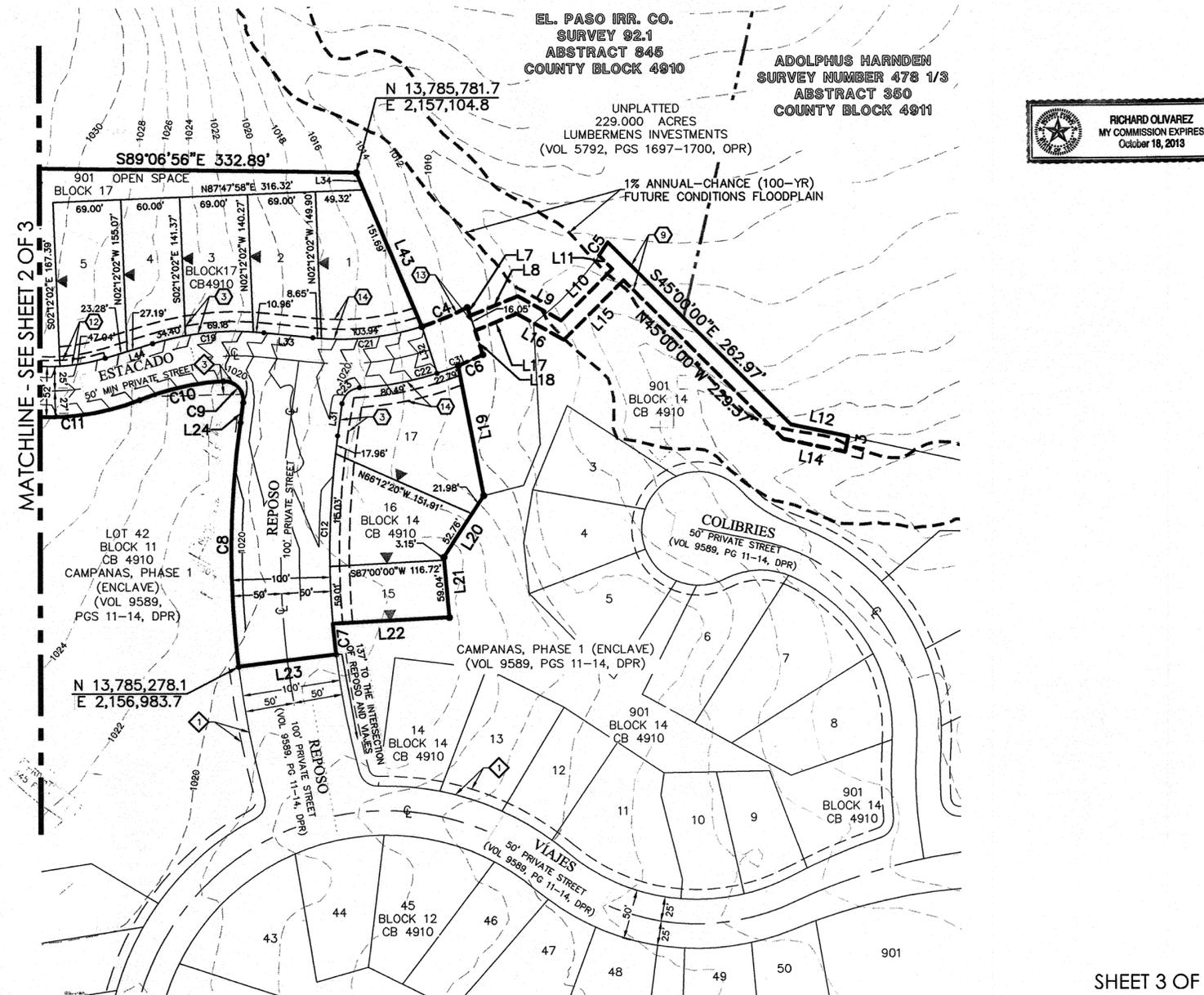
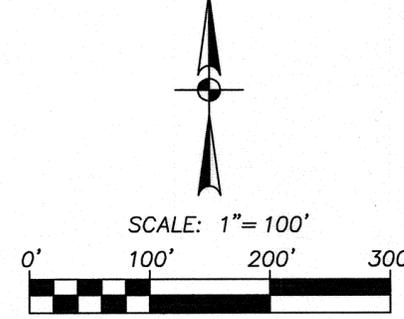
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CAMPANAS, PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CAMPANAS, PHASE 3 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 16 AND LOT 901, BLOCK 17, CB 4910.



INDEX MAP

SCALE: 1"=500'



PLAT NUMBER 130209

SUBDIVISION PLAT OF CAMPANAS, PHASE 3 (ENCLAVE)

BEING A TOTAL OF A 12.055 ACRES ESTABLISHING LOTS 15-17, BLOCK 14, CB 4910, LOTS 1-17 AND 901, BLOCK 16, CB 4910, AND LOTS 1-7 AND 901, BLOCK 17, CB 4910 OUT OF A 229.00 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1697-1700 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A 0.915 ACRE TRACT CONVEYED TO CAMPANAS COMMUNITY, INC. IN DEED IN RECORDED IN VOLUME 15032, PAGES 1583-1591 OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, ALL OUT OF THE EL. PASO IRR. CO. SURVEY NUMBER 92.1, ABSTRACT 845, AND THE ADOLPHUS HARDEN SURVEY NUMBER 478 1/3 ABSTRACT 350 COUNTY BLOCK 4911, IN BEXAR COUNTY, TEXAS.

DATE OF PRINT: June 7, 2013



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
STATE OF TEXAS | COUNTY OF BEXAR | FAX: 210.375.9010

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

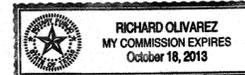
OWNER/AGENT: JOHN K. PIERRET

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

CAMPANAS COMMUNITY, INC
3650 TPC PKWY
SAN ANTONIO, TEXAS 78261
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JUNE, A.D. 2013.



Notary Public, BEXAR COUNTY, TEXAS

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

BY: CHAIRMAN

BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY



CAMPANAS, PHASE 3 (ENCLAVE) Civil Job No. 7838-30; Survey Job No. 9363-12



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

130267

**Project Name:**

BCB-Research Plaza, Unit 2

**Applicant:**

Leo Gomez

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Shauna L. Weaver, P.E.

**Owner:**

Brooks Development Authority

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of South  
New Braunfels and Research Plaza

**MAPSCO Map Grid (Ferguson):**

683 F-1

**Tract Size:**

15.992

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a major plat to subdivide a 15.992-acre tract of land to establish the **BCB-Research Plaza, Unit 2** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

June 28, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of two (2) non-single family residential lots, and approximately one thousand seven hundred eighty (1,780) linear feet of public streets.

**B. Zoning**

“MR” Military Reserve

**C. Major Thoroughfare**

South New Braunfels, Secondary Arterial Type A, 86-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 24, 2013.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 21, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

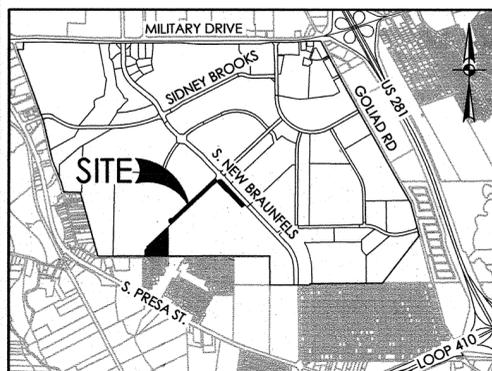
MDP 807B, Brooks City Base, accepted on May 14, 2013.

**III. RECOMMENDATION**

Approval of the proposed **BCB-Research Plaza, Unit 2** subdivision.

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 683F1 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
SD STORM DRAINAGE
VAR WID VARIABLE WIDTH
VWAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (FID)
EXISTING CONTOURS
PROPOSED CONTOURS
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
NOT USED
30' PEDESTRIAN AND LANDSCAPE EASEMENT
16' WATER EASEMENT SEE DETAIL "B" - SHEET 2 OF 2
20'x30' DRAINAGE EASEMENT
18'x4' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
24'x30' WATER EASEMENT
50'x90.5' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
NOT USED
20'x40' DRAINAGE EASEMENT
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.156 ACRES) SEE DETAIL "A" - SHEET 2 OF 2
21'x46' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
16' WATER EASEMENT (VOL 15886, PG 1379-1386, OPR)
PIPELINE EASEMENT AGREEMENT (VOL 15208, PG 2159-2169, OPR)
16' SANITARY SEWER EASEMENT (VOL 9573, PG 43-47, DPR)
14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (PLAT NUMBER 130152)
28' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (PLAT NUMBER 130152)
VARIABLE WIDTH SANITARY SEWER EASEMENT (PLAT NUMBER 130152)
30' PEDESTRIAN AND LANDSCAPE EASEMENT (PLAT NUMBER 130152)
16' WATER EASEMENT (PLAT NUMBER 130152)
14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9642, PG 184-185, DPR)
18' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9640, PG 85-87, DPR)
14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9640, PG 85-87, DPR)
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, PEDESTRIAN, DRAINAGE & LANDSCAPE EASEMENT (VOL 9640, PG 85-87, DPR)
16' WATER EASEMENT (VOL 9640, PG 85-87, DPR)
30' PEDESTRIAN AND LANDSCAPE EASEMENT (VOL 9640, PG 85-87, DPR)
VARIABLE WIDTH STORM DRAINAGE EASEMENT (VOL 9640, PG 85-87, DPR)

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE...
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS...
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS COUNTY OF BEXAR

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

DAVE ERWIN DR REGISTERED PROFESSIONAL LAND SURVEYOR

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

DETENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:

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

MAINTENANCE NOTE:

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

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains lines L1 through L42 with their respective bearings and lengths.

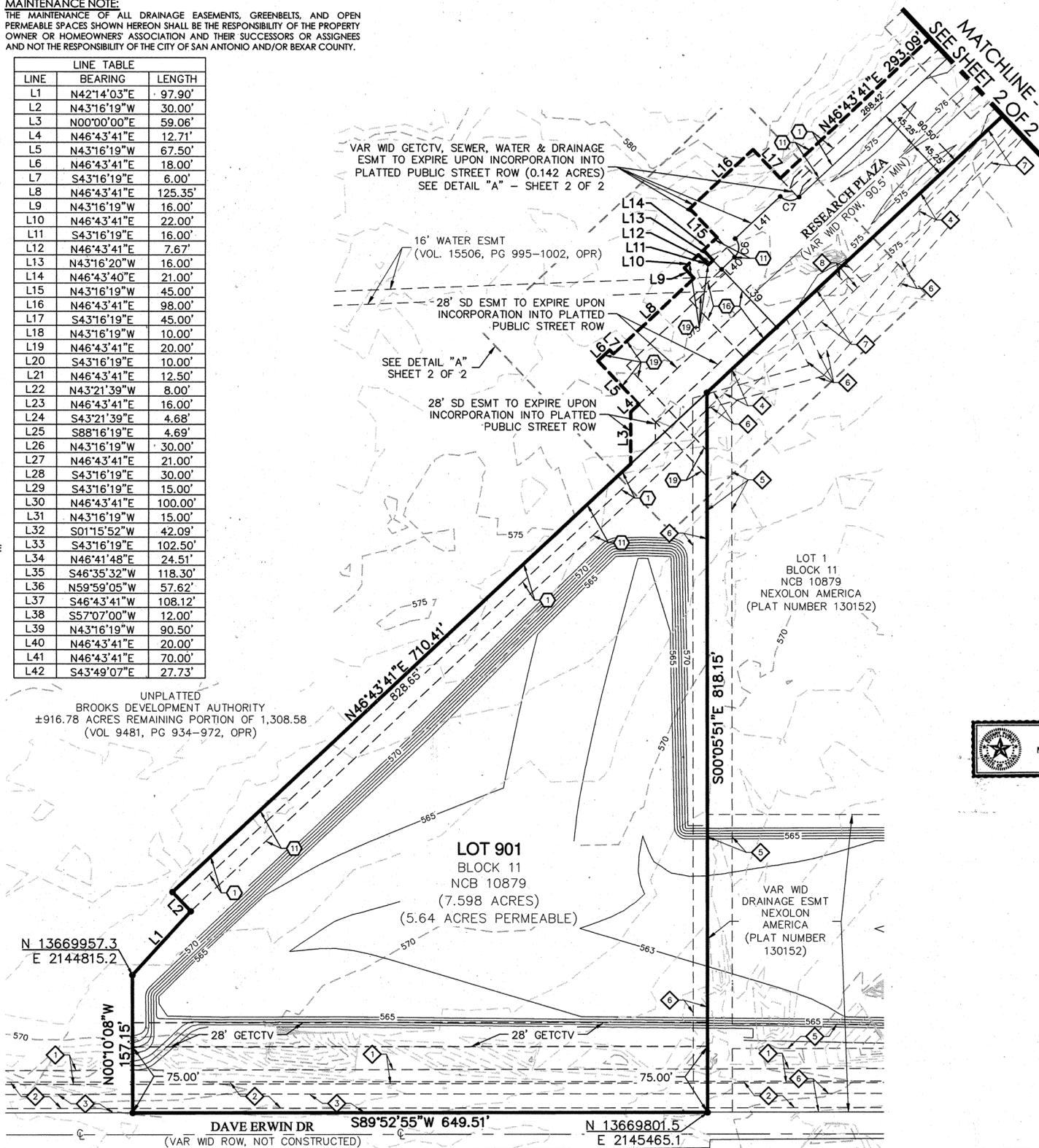
OPEN SPACE NOTE:

LOT 901 AND LOT 902, BLOCK 11, NCB 10879 IS DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 11, NCB 10879 IS ALSO DESIGNATED AS AN ECOLOGICALLY ENHANCED AREA, REFERENCE MASTER TREE PRESERVATION PLAN.

SAWS DEDICATION NOTE:

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

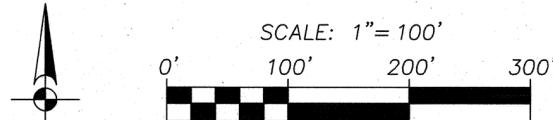
CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C7.



PLAT NUMBER 130267

SUBDIVISION PLAT OF BCB-RESEARCH PLAZA, UNIT 2

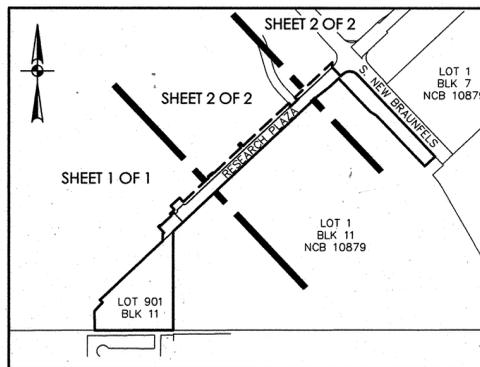
BEING A 15.992 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 11, NEW CITY BLOCK 10879 AND LOT 902, BLOCK 11, NEW CITY BLOCK 10879, ALL OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: June 21, 2013



INDEX MAP

SCALE: 1"= 100'

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: LEO GOMEZ, BROOKS DEVELOPMENT AUTHORITY, 3201 SIDNEY BROOKS, SAN ANTONIO, TEXAS 78235, (210) 678-3300

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEO GOMEZ, 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 24 DAY OF June, A.D. 2013.

MARY FLETCHER MY COMMISSION EXPIRES June 30, 2016

Mary Fletcher NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BCB-RESEARCH PLAZA, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

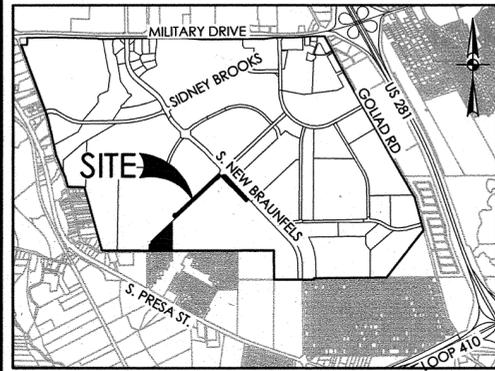
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2 BY: DEPUTY



Vertical text on the right edge: BCB-RESEARCH PLAZA, UNIT 2 Civil Job No. 5735-76; Survey Job No. 5735-12



**LOCATION MAP**  
MAPSCO MAP GRID: 683F1  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	19	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.156 ACRES) SEE DETAIL "A" - SHEET 2 OF 2
BLK	BLOCK	20	21'x46' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 15886, PG 1379-1386, DPR)
CB	COUNTY BLOCK	1	16' WATER EASEMENT (VOL 15208, PG 2159-2169, OPR)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	2	16' SANITARY SEWER EASEMENT (VOL 9573, PG 43-47, DPR)
ESMT	EASEMENT	3	14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (PLAT NUMBER 130152)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	4	28' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (PLAT NUMBER 130152)
NCB	NEW CITY BLOCK	5	VARIABLE WIDTH SANITARY SEWER EASEMENT (PLAT NUMBER 130152)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	6	30' PEDESTRIAN AND LANDSCAPE EASEMENT (PLAT NUMBER 130152)
VOL	VOLUME	7	16' WATER EASEMENT (PLAT NUMBER 130152)
PC	PAGE(S)	8	14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9642, PG 184-185, DPR)
ROW	RIGHT-OF-WAY	9	18' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9640, PG 85-87, DPR)
SD	STORM DRAINAGE	10	14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9640, PG 85-87, DPR)
VAR. WD	VARIABLE WIDTH	11	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, PEDESTRIAN, DRAINAGE & LANDSCAPE EASEMENT (VOL 9640, PG 85-87, DPR)
VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	12	16' WATER EASEMENT (VOL 9640, PG 85-87, DPR)
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	13	30' PEDESTRIAN AND LANDSCAPE EASEMENT (VOL 9640, PG 85-87, DPR)
●	SET 1/2" IRON ROD (FD)	14	VARIABLE WIDTH STORM DRAINAGE EASEMENT (VOL 9640, PG 85-87, DPR)
- - -	EXISTING CONTOURS	15	20'x40' DRAINAGE EASEMENT
- - -	PROPOSED CONTOURS		
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
②	NOT USED		
③	30' PEDESTRIAN AND LANDSCAPE EASEMENT		
④	16' WATER EASEMENT		
⑤	SEE DETAIL "B" - SHEET 2 OF 2		
⑥	20'x30' DRAINAGE EASEMENT		
⑦	18'x6' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT		
⑧	24'x30' WATER EASEMENT		
⑨	50'x90.5' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY		
⑩	NOT USED		
⑪	30' PEDESTRIAN AND LANDSCAPE EASEMENT		
⑫	VARIABLE WIDTH STORM DRAINAGE EASEMENT		
⑬	20'x40' DRAINAGE EASEMENT		

**SURVEYOR'S NOTES:**

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

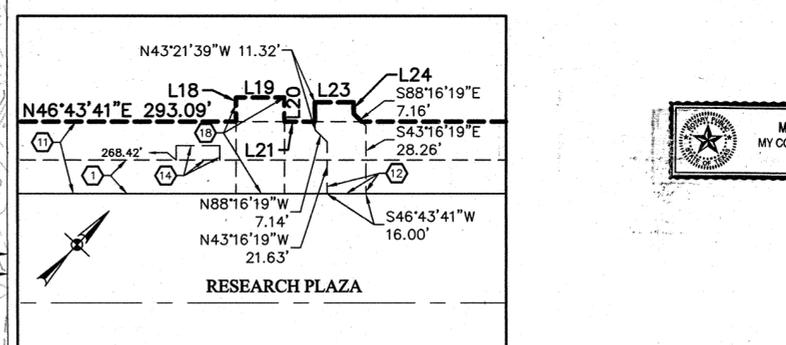
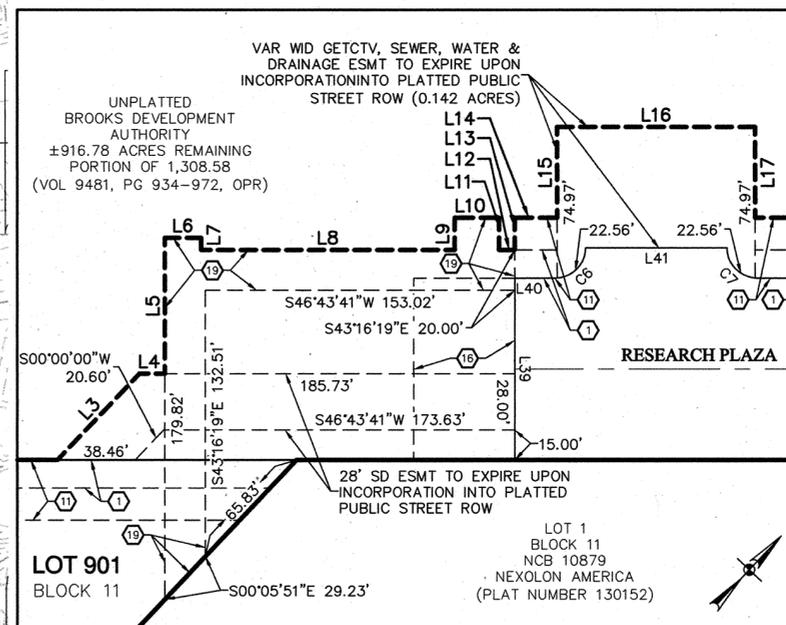
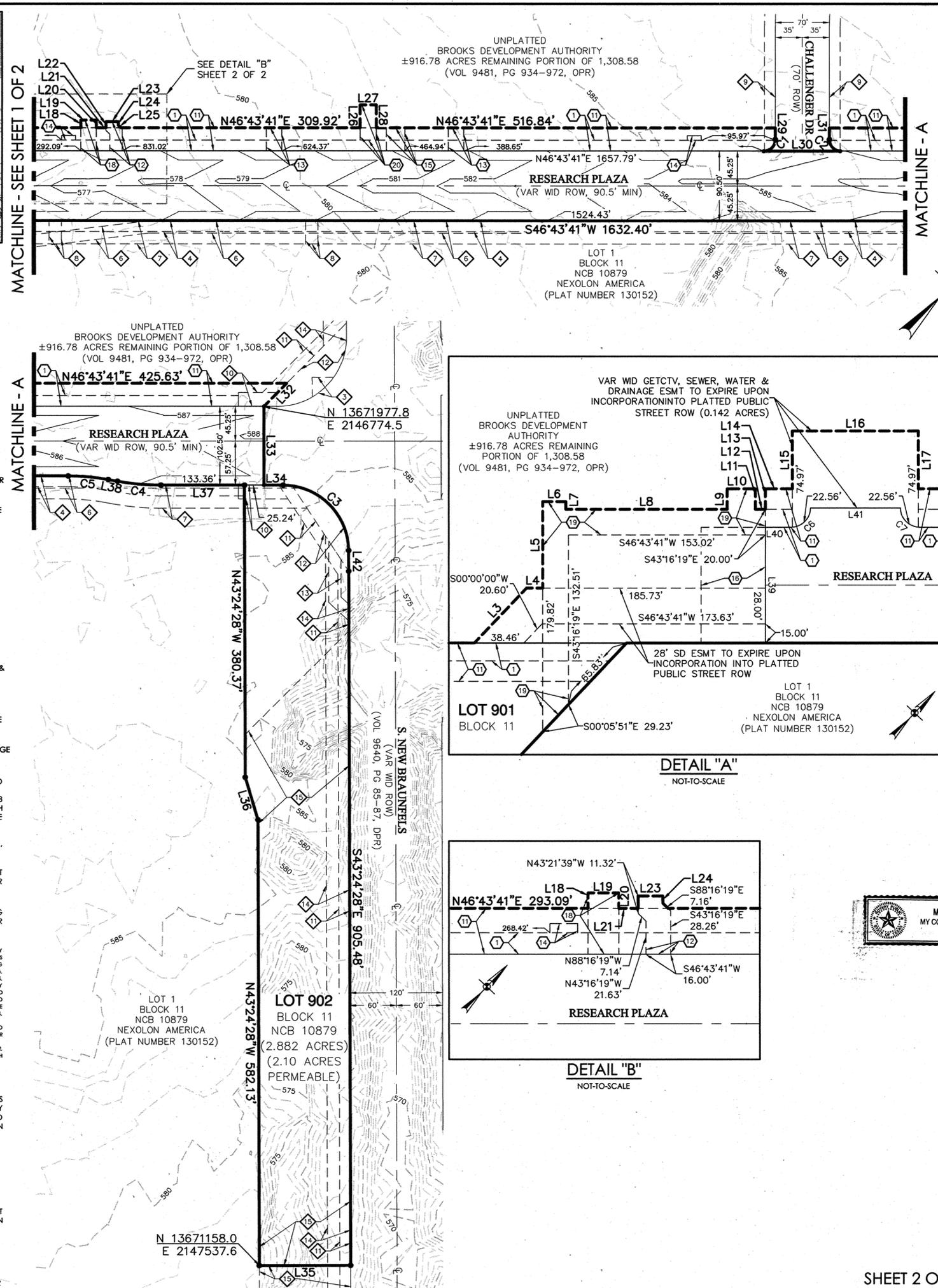
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

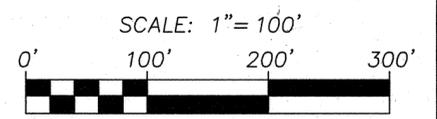
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PLAT NUMBER 130267**  
SUBDIVISION PLAT  
OF  
**BCB-RESEARCH PLAZA, UNIT 2**

BEING A 15.992 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 11, NEW CITY BLOCK 10879 AND LOT 902, BLOCK 11, NEW CITY BLOCK 10879, ALL OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: June 21, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Leo Gomez*  
LEO GOMEZ  
BROOKS DEVELOPMENT AUTHORITY  
3201 SIDNEY BROOKS  
SAN ANTONIO, TEXAS 78235  
(210) 678-3300

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Leo Gomez*, 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 29 DAY OF June, A.D. 2013.

*Mary Fletcher*  
MARY FLETCHER  
MY COMMISSION EXPIRES  
June 30, 2016

*Mary Fletcher*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BCB-RESEARCH PLAZA, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS



Civil Job No. 5735-76; Survey Job No. 5735-12



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
July 10, 2013

**Application/Case Number:**

070521

**Project Name:**

Marbach Hills Subdivision Unit 1

**Applicant:**

Brady Baggs, P.E., Agent

**Representative:**

Vickrey & Associates, Inc., c/o  
Jeffrey S. Tondre, P.E.

**Owner:**

Marbach Medio Partners, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

South of Marbach Road, east of  
Marbach Oaks

**MAPSCO Map Grid (Ferguson):**

612 E-6

**Tract Size:**

16.33

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting July 5, 2013

**REQUEST**

Approval of a one (1) year minor plat time extension as per Section 35-432(h)(3) of the San Antonio's Unified Development Code regarding Scope of Approval for the **Marbach Hills Subdivision Unit 1**, a 16.33-acre tract of land.

**APPLICATION TYPE**

Minor Plat Time Extension

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

June 24, 2013

**DISCUSSION**

The applicant states that due to the economic downturn, he has encountered difficulty in securing the funding from the U.S. Department of Housing and Urban Development (HUD). Further, the applicant is hopeful that the additional time frame will suffice to secure the funding to record this plat, and financially complete this project. The pending impact fees for this minor plat are as follows:

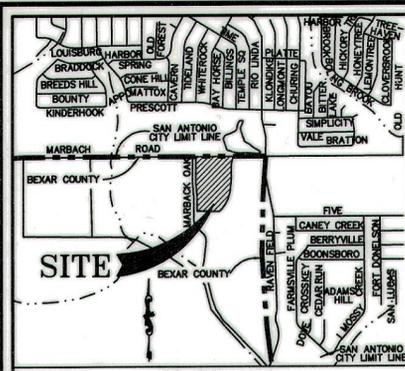
- Drainage – \$26,128.00
- Tree Canopy - \$400.00
- Sewer - \$163,170.00

**CASE HISTORY**

This plat was approved by the Director of Development Services on July 24, 2008. Subsequently, the Planning Commission granted a two (2) year minor plat time extension on July 13, 2013. Further, this is the final minor plat time extension allowed, as per UDC Section 35-430 (f)(2)C. 3, which states that any plat not recorded within six (6) years from the date of plat approval, including any time extensions, shall expire.

**I. ATTACHMENTS**

1. Proposed Plat
2. Applicant's Request Letter



**NOTE:** NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY OR REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 (TO ADD STATEMENT P-5-39 (D)(5),(H)(1)P-5-48 AND 35-505(O)(1) P-5-59.

**NOTE:** MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT. (35-505(K)(2)(3)(D-5-60).

**NOTE:** FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) P-5-40)

**LINE TABLE**

LINE	LENGTH	BEARING
L1	89.14'	S88°36'06"E
L2	54.70'	N07°33'38"E
L3	22.40'	N00°02'13"E
L4	12.19'	N00°17'08"W
L5	29.14'	N56°08'49"E
L6	96.37'	N29°57'59"E
L7	56.89'	N55°44'48"E
L8	41.12'	N06°04'23"E
L9	34.90'	N07°52'18"W
L10	102.35'	N13°18'21"E
L11	22.13'	N47°41'57"E
L12	109.69'	N28°03'04"E
L13	84.97'	N45°14'10"E
L14	10.35'	S18°31'22"E
L15	159.37'	S48°36'34"W
L16	182.97'	S30°36'11"E
L17	82.58'	S04°22'42"W
L18	208.31'	S01°57'49"W
L19	62.64'	S23°51'27"W
L20	28.56'	S43°40'11"W
L21	107.63'	S36°07'25"W
L22	100.47'	S05°19'27"W
L23	82.59'	S44°21'06"E
L24	24.61'	S48°27'38"W
L25	56.26'	S35°06'01"W
L26	22.67'	S08°45'12"W
L27	63.85'	S33°10'15"W
L28	140.45'	S59°57'28"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	05°50'25"	570.00'	58.10'	29.08'	N02°52'50"W	58.08'
C2	05°50'25"	500.00'	50.97'	25.51'	N02°52'49"W	50.94'
C3	89°50'39"	13.00'	20.38'	12.96'	N44°57'33"E	18.36'
C4	07°31'26"	112.00'	14.71'	7.36'	N03°47'55"E	14.70'
C5	08°08'22"	25.00'	3.97'	1.99'	N05°29'55"E	3.96'
C6	90°15'15"	13.00'	23.63'	15.07'	S45°09'51"W	21.22'

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

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

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

**TXAN**  
 Lat- N20°29'28.34308" Long- W98°34'35.88078"  
**TXAU**  
 Lat- N30°18'42.08806" Long- W97°45'22.71309"

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

**IMPACT FEE PAYMENT DUE:** WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

STATE OF TEXAS  
 COUNTY OF BEXAR

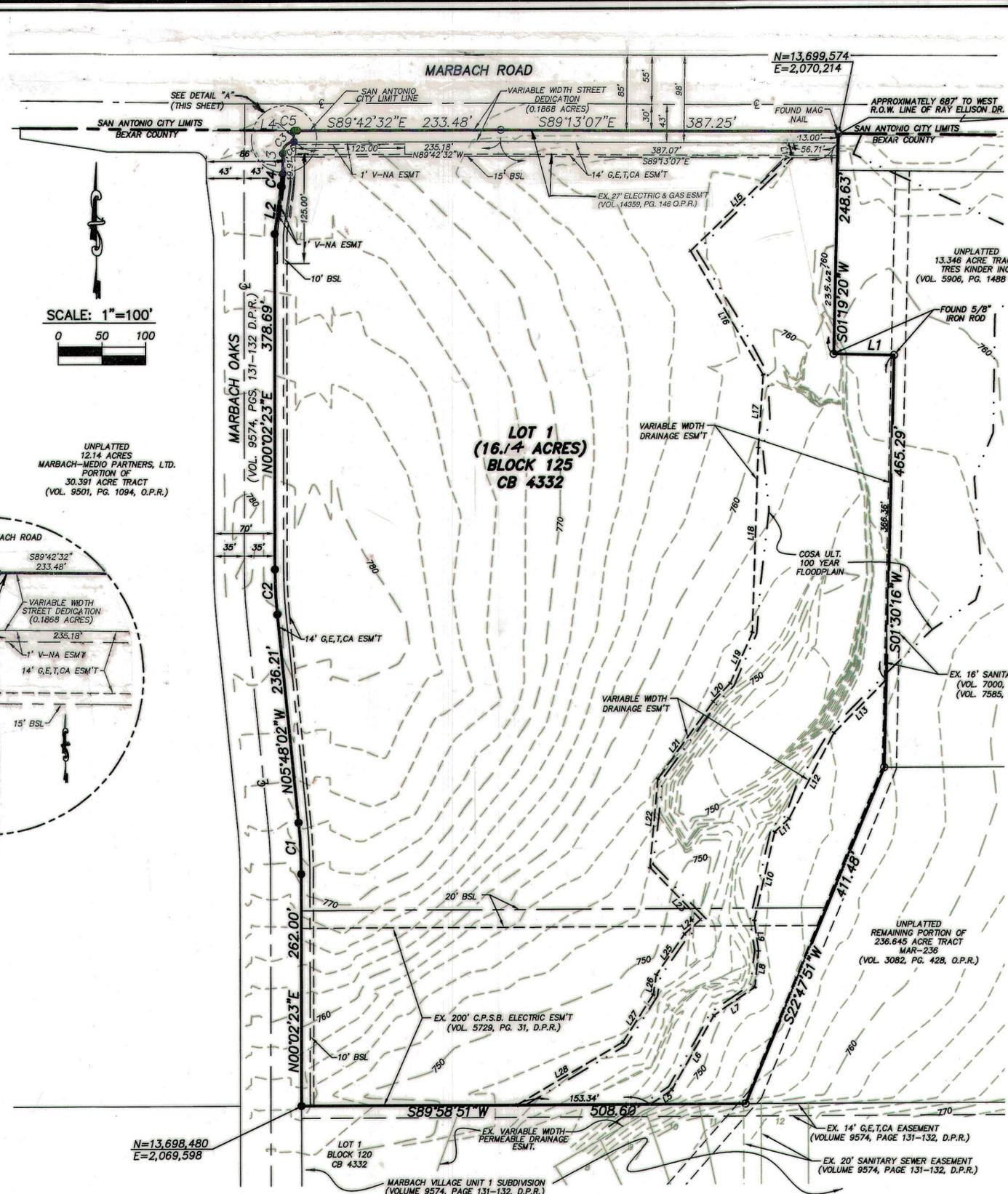
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.  
 BY: JEFFREY S. TONDRE, P.E.  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
 BY: ERIC N. MILLER, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON 3/15/10

**VICKREY & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 12940 Country Parkway San Antonio, Texas 78216  
 Telephone: (210)349-3271

**GINGER L MILLER**  
 Notary Public, State of Texas  
 My Commission Expires May 28, 2010

**SUBDIVISION PLAT ESTABLISHING MARBACH HILLS SUBDIVISION UNIT 1**

BEING 16.33 ACRES OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, COUNTY BLOCK 4332, BEXAR COUNTY, TEXAS, AND ALSO OUT OF A REMAINING PORTION OF A 30.391 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED DATED JULY 30, 2002 CONVEYED FROM SUN MLF LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, TO MARBACH-MEDIO PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 9501, PAGE 1094 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MARBACH HILLS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 24th DAY OF July A.D. 2008

BY: *[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Michael A. Hogan**, 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 11th DAY OF July, A.D. 2008.

*[Signature]*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP
  - 780- EXISTING CONTOURS
  - G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ESM/T EASEMENT
  - BSL BUILDING SETBACK LINE
  - EX. EXISTING
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
  - D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
  - C.B. COUNTY BLOCK
  - V-N-A 1' VEHICULAR NON-ACCESS

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



THIS MINOR PLAT MARBACH HILLS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES.

DATED THIS 31st DAY OF July A.D. 2008

BY: *[Signature]*  
 EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

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/DEVELOPER  
 MARBACH-MEDIO PARTNERS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 215 W. TRAVIS  
 SAN ANTONIO, TEXAS 78205  
 BY: MICHAEL HOGAN, PARTNER

*[Signature]*  
 OWNER

\_\_\_\_\_ DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Michael A. Hogan**, 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 11th DAY OF July, A.D. 2008.

*[Signature]*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**VICKREY & ASSOCIATES, Inc.**  
CONSULTING ENGINEERS

June 19, 2013

DEVELOPMENT SERVICES  
RECEIVED

2013 JUN 19 PM 1:46

Mr. Roderick Sanchez  
Director of Planning and Development Services  
City of San Antonio  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

roderick.sanchez@sanantonio.gov

Re: Marbach Hills Unit 1  
Plat No. 070521  
Time Extension  
V&A Job No. 1690-027-053

Dear Mr. Sanchez:

On behalf of our client, Marbach Medio Partners, Ltd., Vickrey & Associates, Inc. is respectfully requesting a one-year time extension for plat recordation in accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio. The current plat expiration date for the plat recording is July 24, 2013. This plat was approved by the Director of Development Services on July 24, 2008.

Due to the downturn in the economy, our client has encountered difficulty securing the funding for this site. The funding will be provided by the U.S. Department of Housing and Urban Development (HUD). Until such funding has been made available by HUD our client is not able to pay the fees for the Stormwater Fee-in-Lieu, the Tree Canopy Fee and the Sewer Impact Fee due in order to record the plat. The one-year extension will hopefully provide an additional time frame in which our client will be able to financially complete this project.

Included with this request is the application for time extension and the processing fee of \$300.00.

If you have any questions, please contact me.

Sincerely,

VICKREY & ASSOCIATES, INC.  
Texas Board of Professional Engineers Registration #F-159



Brady Baggs, P.E.  
Associate / Project Manager

BB/no





# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
July 10, 2013

**Petitioner:**

Gary Edenburn, CCDO  
(Center City Development Office)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

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

**Property Address/Location:**

A 0.60-acre property located within a larger parcel owned by the Veterans of Foreign Wars Post 9186 located at 650 VFW Boulevard

**Tract Size (acres):**

Approximately 0.60 acres

**Council District(s):**

3

**REQUEST**

A resolution authorizing the acquisition of real property comprising approximately 0.60 acres of land area owned by the Veterans of Foreign Wars Post 9186 located at 650 VFW Boulevard in New City Block 7675 in Council District 3.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

The acquisition by the City of the subject property enhances the vehicular circulation and development opportunities for the adjacent City-owned Mission Drive-In redevelopment located at 3100 Roosevelt Avenue. Disapproval of this request would inhibit the redevelopment of the Mission Drive-In property.

## **I. BACKGROUND**

The Veterans of Foreign Wars (VFW) Post 9186 owns a total of 5.68 acres of real property located at 650 VFW Boulevard, adjacent to the City's Mission Drive-In property. In order to improve the circulation of the Mission Drive-In development and subsequently enhance its viability, City staff initiated a dialog with the VFW to explore the possible acquisition by the City of a future right-of-way to connect the Mission Drive-In to Padre Drive. The amount of property being subject to the negotiation is 0.60 acres.

The acquisition of the future right-of-way was specifically recommended in the Implementation Plan for the Mission Drive-In Master Plan Framework. This Master Plan was approved by City Council on May 31, 2012.

## **II. RECOMMENDATION**

Staff recommends approval of this request to acquire the subject property as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution

# EXHIBIT A



## PROPOSED RIGHT-OF-WAY

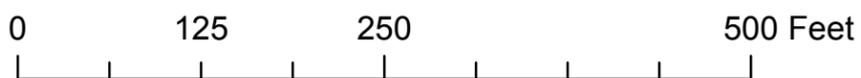
### VFW Drive and Padre Drive



CITY OF SAN ANTONIO



CITY OF SAN ANTONIO  
**CENTER CITY**  
DEVELOPMENT OFFICE



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

**A RESOLUTION SUPPORTING THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 0.60 ACRES OF PROPERTY LOCATED WITHIN 650 VFW BOULEVARD IN NEW CITY BLOCK 7675 IN CITY COUNCIL DISTRICT 3.**

\* \* \* \* \*

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

WHEREAS, The City desires to acquire approximately 0.60 acres of property located within a larger parcel known as 650 VFW Boulevard, located in New City Block 7675 in Council District 3, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property 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 acquisition of the above cited property.

**PASSED AND APPROVED ON THIS 10<sup>th</sup> day of July 2013.**

\_\_\_\_\_  
**Planning Commission Chair**

Attest:

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