

SAN ANTONIO PLANNING COMMISSION AGENDA



July 14, 2010



2:00 P.M.

Amelia Hartman, *Chair*
 Jose R. Limon, *Vice Chair*
 Andrea Rodriguez, *Chair Pro Tem*
 Dr. Sherry Chao-Hrenek Christopher M. Lindhorst
 Lynda Billa Burke Marcello Diego Martinez
 Rolando H. Briones Jody R. Sherrill



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

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

1. PRELIMINARY ITEM:

- A. Work session, 1:30 P.M., Tobin Room
 - Agenda items may be discussed (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

Council	Ferguson
District	Index #

REPLATS W/ WRITTEN NOTIFICATION:

- | | | | |
|------------------|---|------------|----------------|
| A. 100083 | Bridgepoint Units 3 & 7 Enclave
(On the east side of Bandera Road, north of Reyes Canyon) | OCL | 512 B-4 |
| B. 100202 | Sorensen
(East side of Copper Hill Drive, south of Kleir Oak Street) | 9 | 517 C-4 |

REPLAT:

- | | | | |
|------------------|---|----------|----------------|
| C. 090344 | Mission Branch Library
(On the east side of Roosevelt Avenue, south of VFW Boulevard) | 3 | 651 A-5 |
|------------------|---|----------|----------------|

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- | | | | | |
|----|--------|---|-----|---------|
| 6. | 100083 | Bridgepoint Units 3 & 7 Enclave
(On the east side of Bandera Road, north of Reyes Canyon) | OCL | 512 B-4 |
| 7. | 100202 | Sorensen
(East side of Copper Hill Drive, south of Kleir Oak Street) | 9 | 517 C-4 |
| 8. | 090344 | Mission Branch Library
(On the east side of Roosevelt Avenue, south of VFW Boulevard) | 3 | 651 A-5 |

PLATS:

- | | | | | |
|-----|--------|---|-----|---------|
| 9. | 080494 | J.S. L.L.C.
(South of U.S. Highway 90 West and north of Old Castroville Road) | 4 | 614 B-8 |
| 10. | 090324 | Bridgepoint Unit 2 Enclave
(East of the intersection of Bandera Road and Ranch Parkway) | OCL | 512 B-4 |

DEFERRALS:

- | | | | | |
|-----|--------|---|-----|---------|
| 11. | 100181 | SW Military Dollar General
(On the south side of South West Military, east of Royal Gate Drive) | 4 | 648 B-5 |
| 12. | 100243 | Von Ormy Dollar General
(On the north side of Old Pearsall Road, south of Dragon Lane) | OCL | 679 A-6 |

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- | | | | | |
|-----|--------|--|---|---------|
| 13. | 070348 | Carmona Hills Unit 2 (Time Extension)
(West of the intersection of Carmona Pass and Cenizo Pass) | 4 | 679 E-1 |
|-----|--------|--|---|---------|

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

23. **ADJOURNMENT**

SAN ANTONIO PLANNING COMMISSION

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PUBLIC NOTICE SUPPLEMENT

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In addition to other scheduled items to be heard by the Planning Commission at its July 14, 2010 meeting, the Commission will be asked to consider the following item:

1. PRELIMINARY ITEM:

A. Work session, 1:15 P.M., Tobin Room

- Briefing on upcoming PCTAC schedule and workload (Planning and Development Services)
- Agenda items may be discussed (Planning and Development Services)

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
10 JUL -9 PM 3:52

Note: This item was placed on the agenda after the regular packet was printed.

THE DEVELOPMENT AND BUSINESS SERVICES BUILDING IS WHEELCHAIR ACCESSIBLE. HANDICAP PARKING SPACES ARE LOCATED ON THE SOUTH SIDE OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: 5A26 July 14, 2010

BRIDGEPOINT UNITS 3 & 7 ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

100083
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 512 B-4

OWNER: Grupo Triana, Ltd., by Israel Fogiel

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

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

Date filed with Planning Commission: June 22, 2010

Location: On the east side of Bandera Road, north of Reyes Canyon

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 004C-06 Bridgepoint accepted February 8, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

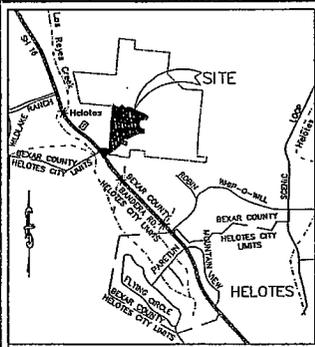
To plat **20.42** acres consisting of **55** single family lots, **4** non-single family lots, and **2,732** linear feet of private streets.

DISCUSSION:

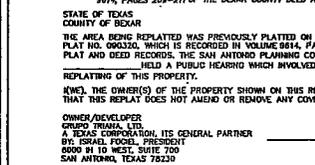
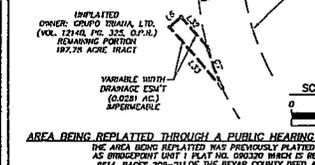
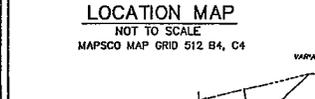
The Planning Commission will hold a public hearing on the proposed replatting of this property on July 14, 2010. One notice was mailed to the adjacent property owners, as of this writing, no written opposition has been submitted. The area is not within a registered neighborhood association.

STAFF RECOMMENDATION:

Approval



- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY CPS MONUMENTARY LOSS... 3. THIS PLAT DOES NOT AFFECT... 4. CONCRETE DRAINWAY APPROACHES... 5. TYPICAL DIMENSIONS... 6. THE CITY OF SAN ANTONIO...



STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BRIDGEPOINT UNIT 1, PLAT NO. 090320 WHICH IS RECORDED IN VOLUME 9614, PAGES 209-211 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BRIDGEPOINT UNIT 1, PLAT NO. 090320 WHICH IS RECORDED IN VOLUME 9614, PAGES 209-211 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THIS DAY OF JULY 2012 AND THAT EXAMINATION HAS 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.

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

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Includes curves C1 through C43.

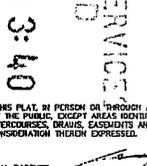
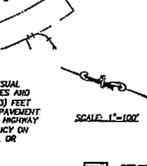
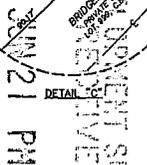
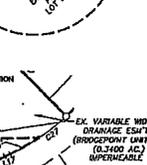
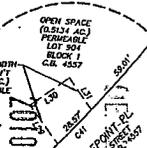
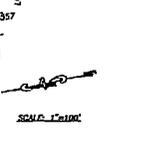
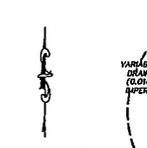
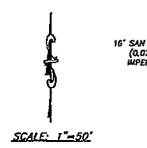
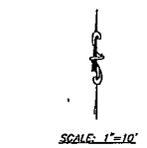
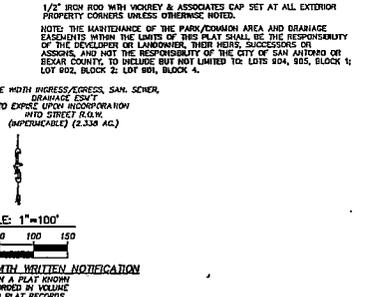
LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L33.

WASTEWATER EASEMENT 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

- LEGEND: 1/2" IRON ROD WITH MONKEY & ASSOCIATES CAP SET, FOUND 1/2" IRON ROD WITH MONKEY & ASSOCIATES CAP, PROPOSED CONTOURS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, EASEMENT, BURNING SETBACK LINE, VAR. VARIABLE DRAIN, DRAIN, EX. EXISTING, SANITARY SENER, SS, S.S., C.P.R., W-4, VERTICAL HIGH-ACCESS

DEED NOTES: 1. TOP RESERVATION DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY... 2. HARMAN ACCESSWAYS TO STATE HIGHWAY FROM THIS PROPERTY...

ADDITIONAL NOTES: A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHOULD BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED GRADE... B. CONCRETE DRAINWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE...



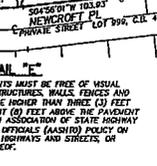
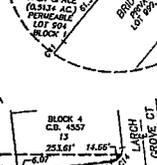
VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12840 Country Parkway San Antonio, Texas 78216 Telephone: (210)349-3271 Fax: (210)349-1189

REPLAT & SUBDIVISION PLAT ESTABLISHING BRIDGEPOINT UNITS 3 & 7 ENCLAVE

BEING A 20.42 ACRE TRACT OF LAND LOCATED IN THE STATE OF TEXAS, COUNTY OF BEXAR BEING A PORTION OF THE PEDRO TRIANA SURVEY NO. 224, ABSTRACT 766, COUNTY BLOCK 4557, AND BEING A PORTION OF THAT CERTAIN 197.76 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED DATED MAY 23, 2006, RECORDED IN VOLUME 9614, PAGE 209 OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A VARIABLE WIDTH SANITARY SENER, WATER AND DRAINAGE EASEMENT BRIDGEPOINT UNIT 1, PLAT NO. 090320.

THIS PLAT OF BRIDGEPOINT UNITS 3 & 7 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF JULY, A.D. 2012 BY: [Signature] CHITMAN BY: [Signature] SECRETARY



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

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

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

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

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



VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. License No. 6-4-10

VICKREY & ASSOCIATES, INC. BY: STEPHEN HORVATH, R.P.L.S. License No. G-3-10

TERRI L. JOHNSON Notary Public, State of Texas My Commission Expires July 29, 2012

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

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

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

LEGEND

○	1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET
●	FOUND 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
G.E./C.A.	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS
ESMT	SEWER EASEMENT
S.S.	SEWER
VAR.	VARIABLE
DRAN	DRAINAGE
ES	EXISTING
SS	SANITARY SEWER
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
W-A	VEHICULAR NON-ACCESS

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

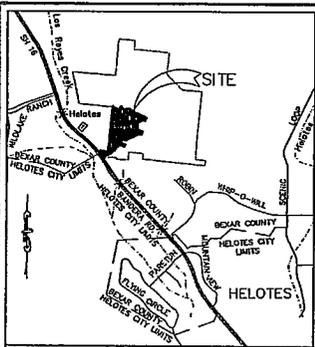
NOTE: THE MAINTENANCE OF THE PARK/COMMON AREA AND DRAINAGE EASEMENTS WITHIN THE UNITS OF THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 800, BLOCK 1, LOT 802, BLOCK 2, LOT 801, BLOCK 4.

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

STREETScape TREE RECOMMENDATIONS WILL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

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

NOTE: SEE SHEET 1 FOR CURVE TABLE, LINE TABLE & DETAILS.



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

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM HAD 83 SOUTH CENTRAL ZONE GRID, WITH DATUMS CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM HAD 83 SOUTH CENTRAL ZONE GRID, WITH DATUMS CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.

TXAN
Lot- N82°28'36.348"W
Lot- N89°34'35.960"E

TXAL
Lot- N37°10'12.08600"W
Lot- N87°42'22.71000"E

CERTIFICATE OF APPROVAL

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

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

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

STATE OF TEXAS
COUNTY OF BEAR

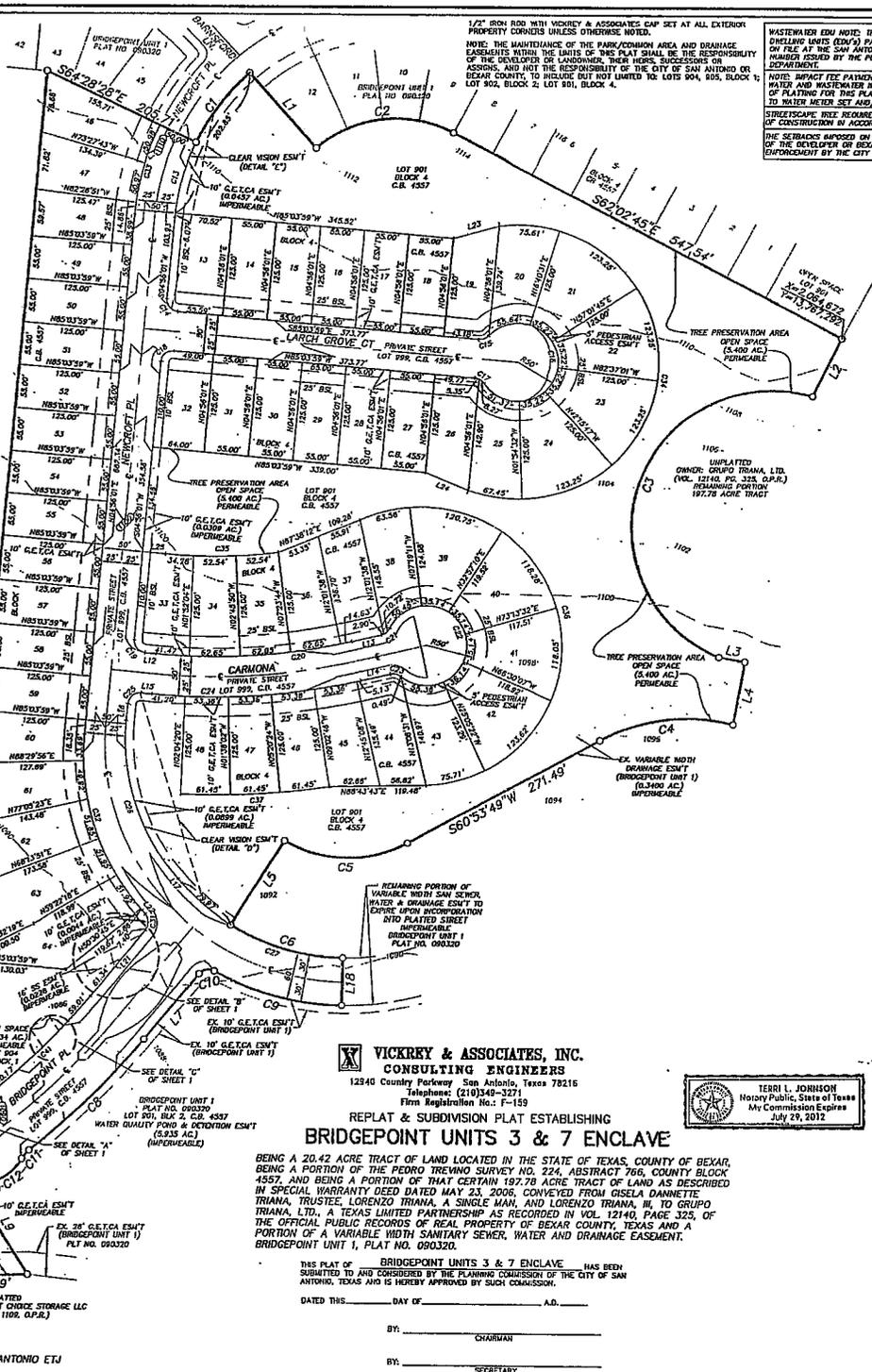
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MOOREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E.
Kara J. Heasley 6-4-10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

MOOREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, P.L.S.
Stephen Horvath 6-3-10
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE: FOR RESIDENTIAL DEVELOPMENT, DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SETBACK AND/OR ABUTMENT MEASURES FOR FUTURE MOSS AVENUE.

2. MAINTENANCE OF THE PARK/COMMON AREA AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 800, BLOCK 1, LOT 802, BLOCK 2, LOT 801, BLOCK 4.

ADDITIONAL NOTES:

1. THE FINISHED FLOOR ELEVATION (FFEL) SHALL BE A MINIMUM OF 8 INCHES ABOVE THE UNGRADED FINISHED GRADE.

2. THE FINISHED FLOOR ELEVATION (FFEL) SHALL BE A MINIMUM OF 8 INCHES ABOVE THE UNGRADED FINISHED GRADE.

3. THE FINISHED FLOOR ELEVATION (FFEL) SHALL BE A MINIMUM OF 8 INCHES ABOVE THE UNGRADED FINISHED GRADE.

4. THE FINISHED FLOOR ELEVATION (FFEL) SHALL BE A MINIMUM OF 8 INCHES ABOVE THE UNGRADED FINISHED GRADE.

OTHER NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY) HAS DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, GAS EASEMENT, AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRAFFIC SIGNALS, OR TRAFFIC ISLANDS, NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS, OR OTHER OBSTRUCTIONS WHICH CHAMBER OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID LINE OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. ANY OBLIGATORY LOSS RESULTING FROM MOIFICATIONS REQUIRED OF OPS DEVELOPMENT LOCATED WITHIN SAID EASEMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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 FUTURE UTILITIES WHICH ARE SHOWN ON SUCH EASEMENTS AS DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT FLOOR UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOT TERMIANS ARE ALLOWED WITHIN FIVE (5) FOOT FLOOR UNDERGROUND ELECTRIC AND GAS FACILITIES.

6. CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER
GRUPO TRIANA, LTD.
BY: ISMAEL FOGEL, PRESIDENT
808 W. 14TH STREET, SUITE 100
SAN ANTONIO, TEXAS 78202

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

DAILY AUTHORIZED AGENT

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12340 Country Parkway, San Antonio, Texas 78216
Telephone: (210) 349-3271
Firm Registration No.: F-159

TERRI L. JOHNSON
Notary Public, State of Texas
My Commission Expires July 29, 2012

REPLAT & SUBDIVISION PLAT ESTABLISHING
BRIDGEPOINT UNITS 3 & 7 ENCLAVE

BEING A 20.42 ACRE TRACT OF LAND LOCATED IN THE STATE OF TEXAS, COUNTY OF BEAR, BEING A PORTION OF THE PEDRO TREWNO SURVEY NO. 224, ABSTRACT 760, COUNTY BLOCK 4557, AND BEING A PORTION OF THAT CERTAIN 197.78 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED DATED MAY 23, 2006, CONVEYED FROM GISELA DANNETTE, IN SPECIAL WARRANTY, LORENZO TRIANA, A SINGLE MAN, AND LORENZO TRIANA, III, TO GRUPO TRIANA, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOL. 12140, PAGE 325, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND A PORTION OF A VARIABLE WIDTH SANITARY SEWER, WATER AND DRAINAGE EASEMENT, BRIDGEPOINT UNIT 1, PLAT NO. 090320.

THIS PLAT OF BRIDGEPOINT UNITS 3 & 7 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B¹ 7 July 14, 2010

SORENSEN
SUBDIVISION NAME

MINOR PLAT

100202
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 C-4

OWNER: Andrew S. Sorensen

ENGINEER: MHR Engineering, Inc., by Harunor Rashid, P.E.

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

Date filed with Planning Commission: June 22, 2010

Location: East side of Copper Hill Drive, south of Kleir Oak Street.

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District
ERZD Edwards Recharge Zone District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 0.376 acres consisting of 1 single family lot.

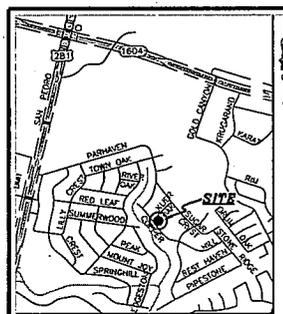
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on July 14, 2010. Sixteen (16) notices were mailed to the adjacent property owner, as of this writing, three written opposition were submitted.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems. They indicated that a previous review was conducted and no significant features were observed on this site, and that the reconfiguration of several lots and easements did not constitute an additional written report. This plan meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
SCALE: NOT TO SCALE

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION BEING 0.376 ACRES OUT OF LOT 14 AND THE WEST 1/2 OF LOT 13, BLOCK 21, N.C.B. 14835 OUT OF OAK HAVEN HEIGHTS UNIT 2 SUBDIVISION RECORDED IN VOLUME 4305, PAGE 289 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
The area being replatted was previously platted on a plat known as OAK HAVEN HEIGHTS UNIT 2 SUBDIVISION recorded in Vol. 4305, Pg. 289, of the Deed and Plat records, Bexar County, Texas. The San Antonio Planning Commission at its meeting of _____ held a public hearing which involved notification on the proposed replating of this property.

I (we), the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

Owner _____
Owner's duty authorized agent _____

Sworn and subscribed before me this _____ day of _____, 2010.

Notary Public in and for the State of Texas
My commission expires _____

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by _____

Registered Professional Land Surveyor



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 _____
Owner's Duty Authorized Agent _____

STATE OF TEXAS
COUNTY OF BEXAR

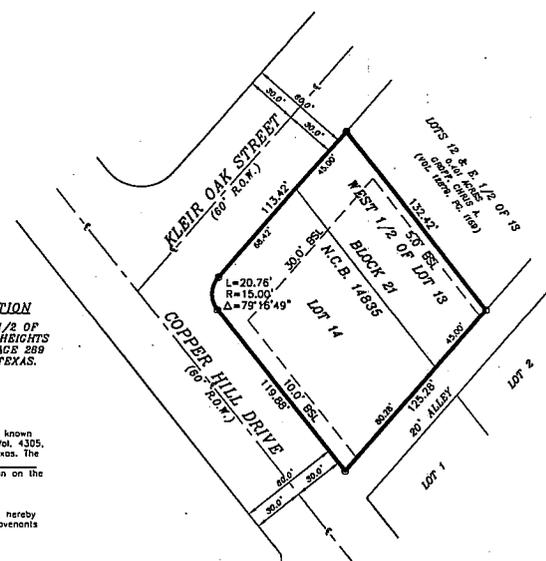
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, A.D. 20 _____

Notary Public in and for the State of Texas
My Commission expires _____

DEVELOPMENT SERVICES RECEIVED

GRAPHIC SCALE
2010 JUN 21 11:00 AM PH 3:17
SCALE: 1" = 60'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	20.76'	19.14'	N 01°43'49" E	75°16'49"

NOTE: COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH-CENTRAL ZONE AS ESTABLISHED BY C.P.S. (BEARING BOOKS)
EDU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DRAINAGE UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON THE SAN ANTONIO UTILITY SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
O ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

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

ANY C.P.S. MONETARY LOSSES 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.

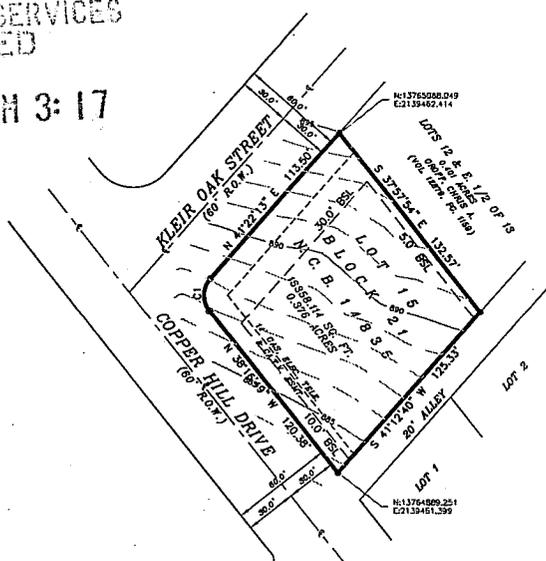
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, SANITARY, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

POST OVERHEAD UTILITY SYSTEMS ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDWARDS AQUIFER RECHARGE ZONE 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 "WATER RECHARGE ZONE AND WATERBODIES PROTECTION", OR LATEST REVISIONS THEREOF.

LEGEND
These standard symbols will be found in the drawing.
R.O.W. RIGHT-OF-WAY
C.A.S. CAS. ELECTRIC, TELEPHONE & C.A.T.V. EASEMENT
E CENTERLINE
VOL. VOLUME
PC. PAGE



OWNER/SUBDIVIDER:
ANDREW S. SORENSEN
17002 KLEIR OAK DRIVE
SAN ANTONIO, TX 78232

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 United Development Code, except for those variances granted by the San Antonio Planning Commission.



Licensed Professional Engineer

This plat of _____ SORENSEN SUBDIVISION _____ 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., 2010.

By: Chairman _____
By: Secretary _____

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING SORENSEN SUBDIVISION

ESTABLISHING LOT 15, BLOCK 21, N.C.B. 14835, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING A 0.376 ACRES OUT OF OAK HAVEN HEIGHTS, UNIT 2 RECORDED IN VOLUME 4305 PAGE 289 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

MHR Engineering, LLC
1001 W. BROADWAY SUITE 100
1406 CROCKETT BLVD. SAN ANTONIO, TX 78205
PH: (214) 317-2441 FAX: (214) 497-2222

AMERISURVEYORS
1001 W. BROADWAY SUITE 100
1406 CROCKETT BLVD. SAN ANTONIO, TX 78205
PH: (214) 317-2441 FAX: (214) 497-2222

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 5C18 July 14, 2010

MISSION BRANCH LIBRARY
SUBDIVISION NAME

MAJOR PLAT

090344
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 A-5

OWNER: City of San Antonio, by William Hensley

ENGINEER: Vickrey & Associates, Inc., by Jeffrey S. Tondre, P.E.

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

Date filed with Planning Commission: June 21, 2010

Location: On the east side of Roosevelt Avenue, south of VFW Boulevard

Services Available: SAWS Water and Sewer

Zoning: IDZ Infill Development Zone
 H Historic Districts and Landmarks
 HS Historic Significance Districts
 MC-1 Metropolitan Corridor
 AHOD Airport Hazard Overlay District

Proposed Use: Library

Major Thoroughfare: Roosevelt Avenue is a primary arterial, Type B, minimum R.O.W. 70-120 feet

APPLICANT'S PROPOSAL:

To plat **26.02** acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 9 July 14, 2010

J.S. L.L.C.

MAJOR PLAT

080494

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 614 B-8

OWNER: Jay Shankar, L.L.C. by Tinu Patel

ENGINEER: Dye Enterprises by D. Scott Dye, P.E.

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

Date filed with Planning Commission: June 28, 2010

Location: South of U.S. Highway 90 West and north of Old Castroville Road.

Services Available: SAWS Water and Sewer

Zoning: C-2 C Commercial District Conditional. The property conditional use is for a Hotel.

Proposed Use: Commercial

Major Thoroughfare: US Highway 90 is a freeway.

APPLICANT'S PROPOSAL:

To plat **4.268** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval



SCALE: 1" = 100'
1" CONTOUR INTERVAL

- EXISTING CONTOUR
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET

G.E.T.V.E. = GAS, ELEC. TELE. & CATV. EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.A.L.E. = VEHICULAR HIGH-ACCESS EASEMENT
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE

OWNER/DEVELOPER:
JAY SHANKAR, L.L.C. (TINU PATEL)
524 NE LOOP 410
SAN ANTONIO, TEXAS 78216

LINE	LENGTH	BENCHMARK
L1	19.43'	S 83°02'50" W
L2	110.00'	S 59°00'43" E
L3	92.00'	S 73°39'33" E
L4	89.00'	S 83°02'50" W
L5	32.00'	S 49°36'41" E
L6	78.00'	S 72°25'47" E
L7	255.31'	N 00°10'31" E

DEVELOPMENT SERVICES
 RECEIVED
 2010 JUN 24 PM 4: 14

PREPARED BY:
DYE ENTERPRISES
 TEXAS REGISTERED FIRM F-2257
 4047 STAHL ROAD, SUITE #3
 SAN ANTONIO, TEXAS 78217
 TEL. (210) 599-4123
 FAX (210) 599-4191

THIS PLAT OF J.S. L.L.C. SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____, AND ONLY RECORDED THE _____ DAY OF _____ A.D., AT _____, 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____

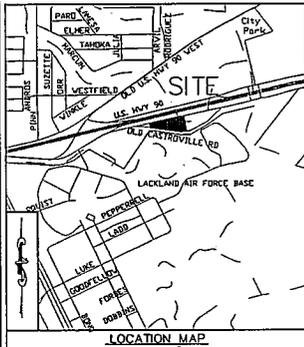
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

- GENERAL NOTES:**
- ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO DRAINAGE EASEMENTS.
 - WASTEWATER ETLI NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - SEWER NOTES: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - STREETSCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
 - FRESHWATER FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
 - CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC 35-506(e)(5).
 - SURVEYOR'S NOTES: 1. THE BEARING BASIS WAS ESTABLISHED FROM BEED RECORDED IN VOLUME 4115, PAGE 2041, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS. 2. CONTOURS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE BENCHMARK USED IS THE FEMA REFERENCE MARK R4210 SHOWN ON FIRM MAP 480290438P DATED JANUARY 4, 2002, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. 0.367 FEET WAS ADDED TO THIS FEMA BENCHMARK TO CONVERT THE ELEVATION TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- DRAINAGE NOTES:**
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.
 - THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASH DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.21 ACRES AND A VOLUME OF APPROXIMATELY 0.812 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
 - NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT HINDER 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 GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
 - MINIMUM FRESHWATER FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
 - THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH PROPOSED OPEN PANEL 480290-039P AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEDOM OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

- GENERAL NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO U.S. 90.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDDOT.
- DRAINAGE NOTES:**
- OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH LOC 35-506(R)(3).

- GENERAL NOTES:**
- OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH LOC 35-506(R)(3).
- DRAINAGE NOTES:**
- OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH LOC 35-506(R)(3).

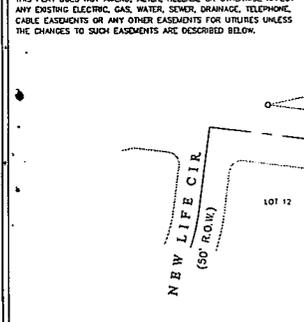


LOCATION MAP
 1/4" TO SCALE

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 DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REDUCING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING 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 ERECTMENT OF SAID LINES OR APPURTENANCES. 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.



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 DENOMINATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WALKWAYS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUBDIVISION PLAT ESTABLISHING
J. S. L.L.C. SUBDIVISION
 ESTABLISHING LOT 1 & 2 (4.268 ACRES TOTAL), BLOCK 1, N.C.B. 17448, OJF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14, COUNTY BLOCK 4021, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 28.474 ACRE TRACT RECORDED IN VOLUME 2554, PAGE 104, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS,

STATE OF TEXAS
 COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS
 COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 64835

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 DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS
 COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 64835

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____, AND ONLY RECORDED THE _____ DAY OF _____ A.D., AT _____, 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

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____, AND ONLY RECORDED THE _____ DAY OF _____ A.D., AT _____, 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

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 10 July 14, 2010

BRIDGEPOINT
UNIT 2, ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

090324
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 512 B-4

OWNER: Grupo Triana, Ltd. by Israel Fogiel

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

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

Date filed with Planning Commission: July 21, 2010

Location: East of the intersection of Bandera Road and Ranch Parkway.

Services Available: SAWS Water and Sewer

PLAT is in associated with:

MDP 004C-06, Bridgepoint (aka Triana), accepted on February 8, 2010

Proposed Use: Residential

Major Thoroughfare: State Highway 16 (Bandera Road) is a freeway.

APPLICANT'S PROPOSAL:

To plat **13.84** acres consisting of **35** single family lots, **3** non-single family lots, and **2,396** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 11 July 14, 2010

SW MILITARY DOLLAR GENERAL
SUBDIVISION NAME:

100181
PLAT #

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 648 B-5
OWNER: Robert G. Taylor
SURVEYOR: Baker Surveying, by Amil M. Baker, Jr.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the south side of South West Military Drive, east of Royal Gate Drive

Zoning: C-2 Commercial District
AHOD Airport Hazard Overlay District

Proposed use: Commercial

APPLICANT'S PROPOSAL:

To defer platting for 2 non-single family lots consisting of 4.96 acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

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



STATE OF TEXAS
COUNTY OF BEZAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, BY PERSON OR THROUGH A BUYER AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WALKWAYS, BRANCH EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ROBERT G. TAYLOR

STATE OF TEXAS
COUNTY OF BEZAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2010.

NOTARY PUBLIC
BEZAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEZAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEZAR

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

LICENSED PROFESSIONAL ENGINEER

PLAT NO. 100181

LEGEND

1.) BUILDING SETBACK LINE	-----	B.S.L.
2.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	-----	C.E.L.V.M.
3.) PROPOSED FINISHED CONTOUR	-----	872
4.) FORMED 1/2" IRON PIN	-----	0
5.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION	-----	0
6.) DEED AND PLAT RECORDS	-----	D.P.R.
7.) OFFICIAL PUBLIC RECORDS	-----	O.P.R.
8.) REAL PROPERTY RECORDS	-----	R.P.R.

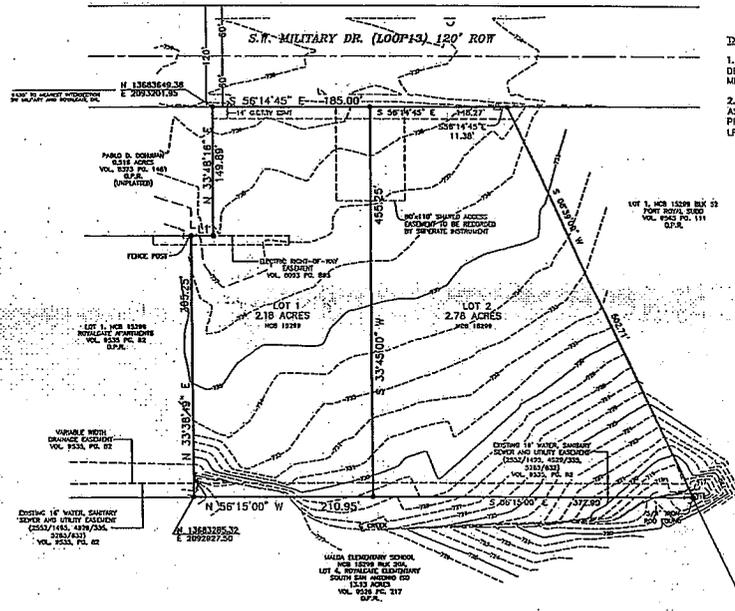
SCALE
1"=100'

NOTES:

- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (BY CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING POLES OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 WHEN DANGER OR ANY HAZARD TO THE SAFETY OR EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO DRAINAGE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR CIRCLED ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR CIRCLED ELEVATION ALTERATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED AS CDMA (COMMERCIAL NON-RESIDENTIAL SALES).
- IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS AS PROVIDED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEZAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
- BASES OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (4) INCHES ABOVE FINAL ADJACENT GRADE. (S-500)(7)-5-40
- PERMITS ARE NOTED: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, CROWNELL, LANDSCAPE AND OPEN SPACE SHALL BE OBTAINED AND FURNISHED AS FURNISHABLE, UNLESS NOTED OTHERWISE.
- WASTEWATER FEE NOTE: THE NUMBER OF WASTEWATER EQUIPMENT TREATING UNITS (EWU) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR CONCRETE LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- THE MAINTENANCE OF THE WATER QUALITY, Ponds AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EXIST, OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEZAR COUNTY.

NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATEHIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LP 13 (S.W. MILITARY ROAD) BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 344.65'.



LINE TABLE	
LINE	BEARING
L1	56.34 S60.17°E

BAKER SURVEYING, INC.

PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78806

SUBDIVIDER & LAND OWNER:
NAME: ROBERT G. TAYLOR
332 W. SUNSET RD. STE 10
SAN ANTONIO, TX. 78209

CIVIL ENGINEER:
NAME: LBYD CIVIL AND STRUCTURAL ENGINEERS
ADDRESS: 718 South 20th Street
Birmingham, Alabama 35233

LBYD Civil and Structural Engineers.



SUBDIVISION PLAT ESTABLISHING

SW MILITARY DOLLAR GENERAL

SURVEY OF A TWO TRACTS CALLED LOT 1 & LOT 2 BEING A TOTAL OF 4.96 ACRES SITUATED IN THE CITY OF SAN ANTONIO, BEZAR COUNTY, TEXAS OUT OF THE FRANCISCO F. MORALES SURVEY NO. 1/17, ABSTRACT NO. 480, BEING THE SAME 4.899 ACRE TRACT OF LAND CONVEYED TO ROBERT G. TAYLOR OF RECORD IN VOLUME 11556, PAGE 1245, OFFICIAL PUBLIC RECORDS OF BEZAR COUNTY, TEXAS.

SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF BEZAR

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

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2010.
COUNTY CLERK, BEZAR COUNTY, TEXAS

BY: _____ DEPUTY



CAPITAL GROWTH
Buchalter

April 9, 2010

City of San Antonio
Development Services
Subdivision Section
San Antonio, TX

Re: Plat deferral request for property located at 5800 S.W. Military Drive

To Whom It May Concern:

This letter is to request a plat deferral for the property located at 5800 S.W. Military Drive. We have retained Baker Surveying to prepare the required plat.

Services that are required to this property are: electric, water, sewer and telephone.

In order for our tenant (Dollar General) to meet their timeline and goals, we have to open the store within their required timeframe, which means we must start construction (building and utilities) in early spring. Failure to begin construction in early spring would jeopardize the development of the site. If you require any additional information, please contact me directly at 205-968-9841.

Sincerely,

Mark Bush

DEVELOPMENT SERVICES
RECEIVED

2010 MAY -7 AM 9:17

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 12 July 14, 2010

VON ORMY DOLLAR GENERAL
SUBDIVISION NAME:

100243
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 679 A-6
OWNER: Rachel C. Snider
SURVEYOR: Baker Surveying, by Amil M. Baker, Jr.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the north side of Old Pearsall Road, south of Dragon Lane

Zoning: Outside San Antonio City Limits

Proposed use: Commercial

APPLICANT'S PROPOSAL:

To defer platting for 2 non-single family lots consisting of 1.77 acres.

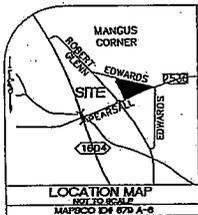
APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

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



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: RACHEL C. SNIDER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF A.D., 2010.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

PLAT NO. 100243

LEGEND

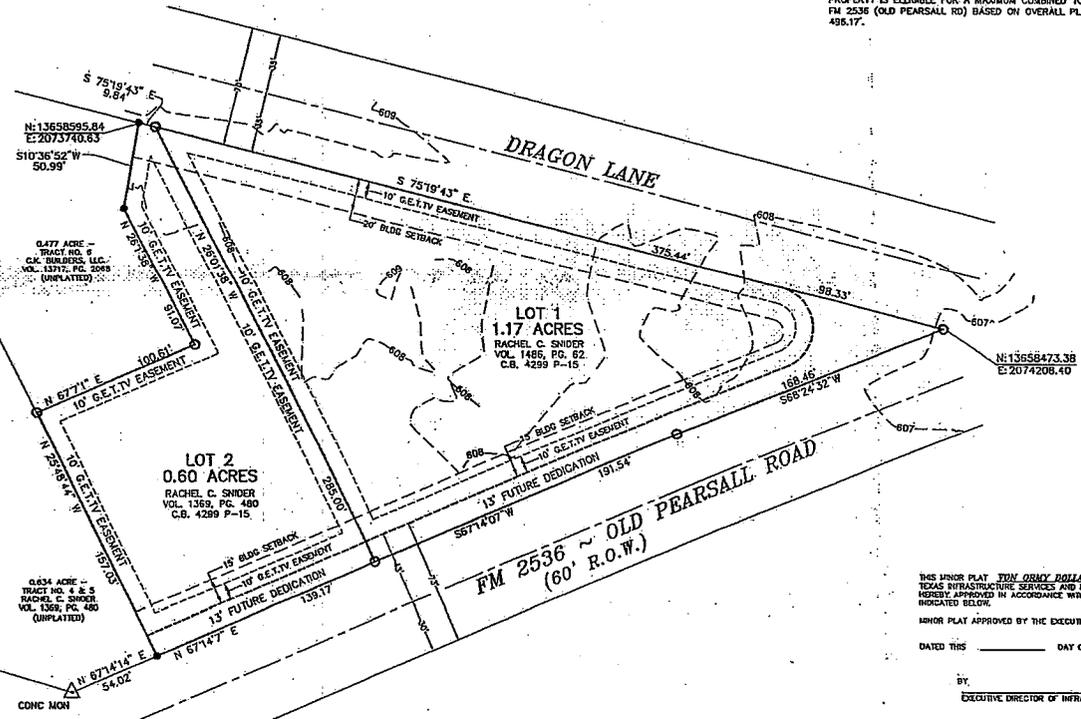
1) BUILDING SETBACK LINE	ASL
2) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.V.
3) PROPOSED FINISHED CONTOUR	FIN
4) FOUND 1/2" IRON PIN	IP
5) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION	CP
6) OFFICIAL PUBLIC RECORDS	O.P.R.
7) DEED AND PLAT RECORDS	D.P.R.
8) REAL PROPERTY RECORDS	R.P.R.

SCALE
1"=50'

NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COVERED TOTAL OF ONE ACCESS POINTS ALONG FM 2536 (OLD PEARSAI RD) BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 496.17'.

- NOTES:
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS RESERVATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WANDERWAY EASEMENT", "SERVICE EASEMENT", "OVERPASS EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, MAINTAINING, AND DITCHING POLES, TOWERING POLES OR BIRCHING TOWERS, CABLES, COORDINATE, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS MINORITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR CROSS DRAINAGE ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - SUBJECT PROPERTY IS CURRENTLY ZONED AS O.C. (OUTSIDE CITY LIMITS).
 - MINUTE FEE PAYMENT FOR WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER LETTER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAMATICALLY BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS, WHICH AID THE DRAINAGE SYSTEMS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - ALL SET BACK PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP SHARPER "BAKER SURVEYING". ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
 - BASES OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (NS-504)(2)(1)-(5)-(10)
 - PERMISSIBLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, CRETCHED, LANDSCAPE AND OPEN SPACE SHOWN HEREIN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
 - WASTEWATER FEE NOTE: THE AMOUNT OF WASTEWATER EQUIVALENT IMPELLING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - MINIMUM FINISHED FLOOR ELEVATIONS FOR CONCRETE LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
 - THE MAINTENANCE OF THE WATER QUALITY POND AND OUTLET STRUCTURE (THOSE APPROVED WITHIN THE DRAINAGE BASIN EASY, OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



SUBDIVIDER & LAND OWNER:
NAME: RACHEL C. SNIDER,
14911 HERRING RD
ATASCOSA, TX 78002

CIVIL ENGINEER:
NAME: LEYO CIVIL AND STRUCTURAL ENGINEERS
ADDRESS: 716 South 20th Street
Birmingham, Alabama 35203



SUBDIVISION PLAT ESTABLISHING

VON ARMY DOLLAR GENERAL

SURVEY OF A 1.77 ACRE TRACT OF LAND SITUATED IN COUNTY BLOCK 4289, BEXAR COUNTY, TEXAS OUT OF THE SAMUEL McCULLOCH SURVEY NO. 54, ABSTRACT NO. 472, BEING ALL OF THE 1.483 ACRE TRACT OF LAND CONVEYED TO RACHEL C. SNIDER OF RECORD IN VOLUME 1486, PAGE 82, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 0.385 ACRE TRACT OF LAND CONVEYED TO RACHEL C. SNIDER OF RECORD IN VOLUME 1369, PAGE 480, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

THIS INSTRUMENT **JEN ORMY DOLLAR GENERAL** 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.

INSTRUMENT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS ____ DAY OF ____ A.D. 2010

BY: _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

____ DAY OF ____ A.D. AT ____ M. AND DULY RECORDED IN THE

____ DAY OF ____ A.D. AT ____ M. IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

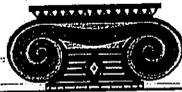
____ DAY OF ____ A.D. 2010

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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

BEXAR COUNTY, TEXAS - 100 COUNTY PLAT - CORRECTED TO BE 100243



CAPITAL GROWTH
Buchalter

May 14, 2010

City of San Antonio
Development Services
Subdivision Section
San Antonio, TX

Re: Plat deferral request for property located at 8791 Pearsall Rd

To Whom It May Concern:

This letter is to request a plat deferral for the property located at 8791 Pearsall Rd. We have retained Baker Surveying to prepare the required plat.

Services that are required to this property are: electric, water, sewer and telephone.

In order for our tenant (Dollar General) to meet their timeline and goals, we have to open the store within their required timeframe, which means we must start construction (building and utilities) in early spring. Failure to begin construction in early spring would jeopardize the development of the site. If you require any additional information, please contact me directly at 205-968-9841.

Sincerely,

Mark Bush

RECEIVED
10 MAY 26 PM 3:57
LAND DEVELOPMENT
SERVICES DIVISION

Individual Consideration

**PLANNING COMMISSION
SITE TIME EXTENSION**

AGENDA ITEM NO: 13 July 14, 2010

CARMONA HILLS UNIT 2
SUBDIVISION NAME

070348
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 679 E-1

OWNER: Fieldstone Homes, by Tim Pruski

ENGINEER: AECOM by Tracy Lindsey, P.E.

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

Location: West of the intersection of Carmona Pass and Cenizo Pass

Plat status: The Planning Commission approved this plat on June 25, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

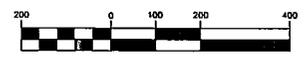
- Streets 0%
- Drainage 0%
- Water infrastructure 0%
- Sanitary sewer 90%
- Sidewalk 0%

STAFF RECOMMENDATION:

Approval



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

GENERAL NOTES

- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
- 2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS OF (PRACTICALLY) THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 4) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- 5) BASIS OF BEARING - NGS MONUMENTATION.
- 6) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 7) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 462220582 E, MAP REVISED FEBRUARY 16, 1996 AND 462220584 E, MAP REVISED FEBRUARY 16, 1996.
- 8) LOT 900, BLK 60 IS A VARIABLE WITHIN SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.
- 9) LOT 901 BLK 57, LOT BLK 901 BLK 60, LOT 901 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- 10) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.
- 11) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-312 OF THE U.L.C.

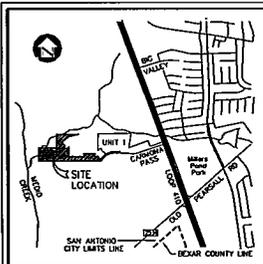
LEGEND

- 1) BUILDING SETBACK LINE ----- B.S.L.
- 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- 3) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 4) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ----- L.W.S.L.E.
- 5) PROPOSED FINISHED CONTOUR ----- FIN.
- 6) EASEMENT ----- EAS.
- 7) EASEMENT ----- EAS.T.
- 8) BLOCK ----- BLK.
- 9) VEHICULAR NON-ACCESS EASEMENTS ----- VNAE
- 10) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. - O.P.R.B.C.T.
- 11) DENOTES DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. ----- D.P.R.B.C.T.
- 12) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOAR ----- F.F. 600.0
- 13) MINIMUM FINISHED FLOOR ELEVATION ----- M.F.E.
- 14) COVELL PARTITION PLAT TRACT LINES ----- P.F.

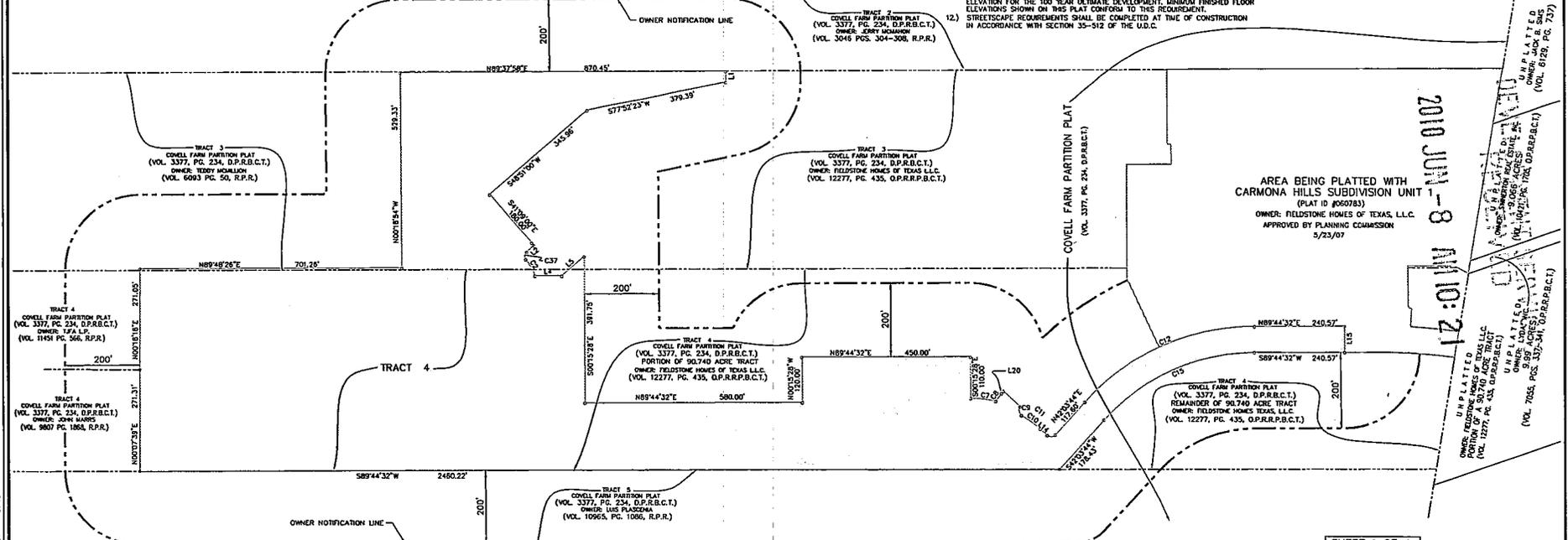
C.P.S. NOTES AND LEGEND

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED EASEMENTS SHOWN ON THIS PLAT OR LANDSCAPE OR OTHER TYPE OF MODIFICATIONS WHICH WOULD BE OBSTRUCTIONS OF THE DRAINAGE EASEMENTS AS APPROVED. SHALL BE CONSIDERED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO. THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY EXISTING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED WITH CARMONA HILLS SUBDIVISION UNIT 2 (PLAT ID 0609783)
OWNER: FELDSTONE HOMES OF TEXAS, L.L.C.
APPROVED BY PLANNING COMMISSION 5/23/07

2010 JUN -8 AM 10:21

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF BEAR
OWNER: FELDSTONE HOMES OF TEXAS, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
DULY AUTHORIZED AGENT - RICKIE BARNETT, ASSISTANT SECRETARY

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009
REGISTERED PROFESSIONAL LAND SURVEYOR

COUNTY OF BEAR
STATE OF TEXAS
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HEARING 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 _____
DULY AUTHORIZED AGENT - RICKIE BARNETT, ASSISTANT SECRETARY
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009
REGISTERED PROFESSIONAL ENGINEER

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

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



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

PERMEABLE AREA NOTE:
ALL EASEMENTS (E.G. AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE) SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:
THE SERVICES SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER:
FELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07

SHEET 1 OF 4
REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNDOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT - RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 15, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2007.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, EXCEPT AS SHOWN ON THIS PLAT, SHALL BE MADE TO THE DRAINAGE EASEMENTS. APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO ADDRESS AND EXPEND OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION TO DRAINAGE PLACED WITHIN THE DRAINAGE EASEMENT. DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

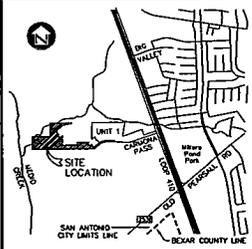
PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 480220002E, MAP REVISED FEBRUARY 16, 1996 AND 4802900084 L, MAP REVISED FEBRUARY 16, 1996.

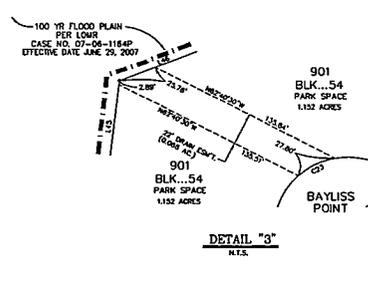
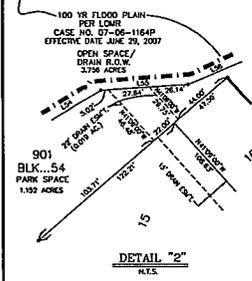
- LEGEND**
- 1.) BUILDING SETBACK LINE ----- B.S.L.
 - 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ----- L.W.S.L.E.
 - 5.) PROPOSED FINISHED CONCRETE DRIVEWAY APPROACHES ----- (P.F.C.A.)
 - 6.) EXISTING ----- EXIST.
 - 7.) EASEMENT ----- ESMT
 - 8.) OPEN SPACE ----- O.S.
 - 9.) VEHICULAR NON-ACCESS EASEMENTS ----- V.N.A.E.
 - 10.) INDONES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS ----- O.P.R.P.C.T.
 - 11.) DEEDS AND PLAT RECORDS, BEXAR COUNTY, TEXAS ----- D.P.R.B.C.T.
 - 12.) PROPOSED 100 YEAR FLOOD PLAIN PER APPROVED LOCAL ----- P.F.F.P.
 - 13.) MINIMUM FINISHED FLOOR ELEVATION ----- F.F. 650.0
 - 14.) COVELL PARTITION PLAT TRACT LINES -----

- "GENERAL NOTES"**
- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS 1983 (ADJUSTED 1983) CONVERTED TO FEET. STATE PLATE COORDINATES ARE GRID.
 - 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 3.) MONUMENTATIONS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE D.E.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
 - 6.) BASIS OF BEARING - NGS MONUMENTATION.
 - 7.) THE NUMBER OF WASTEWATER EQUIPMENT UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE GREENTECH SERVICES DEPARTMENT.
 - 8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 480220002E, MAP REVISED FEBRUARY 16, 1996 AND 4802900084 L, MAP REVISED FEBRUARY 16, 1996.
 - 9.) LOT 900, BLK 60 IS A VARIABLE WIDTH SANITARY SEWER EASEMENT AND IS DEDICATED TO SAWS FOR A SANITARY SEWER LIFT STATION.
 - 10.) LOT 501 BLK 57, LOT 501 BLK 60, LOT 501 BLK 54 ARE PARK SPACES THAT ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - 11.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.
 - 12.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 30-512 OF THE U.D.C.

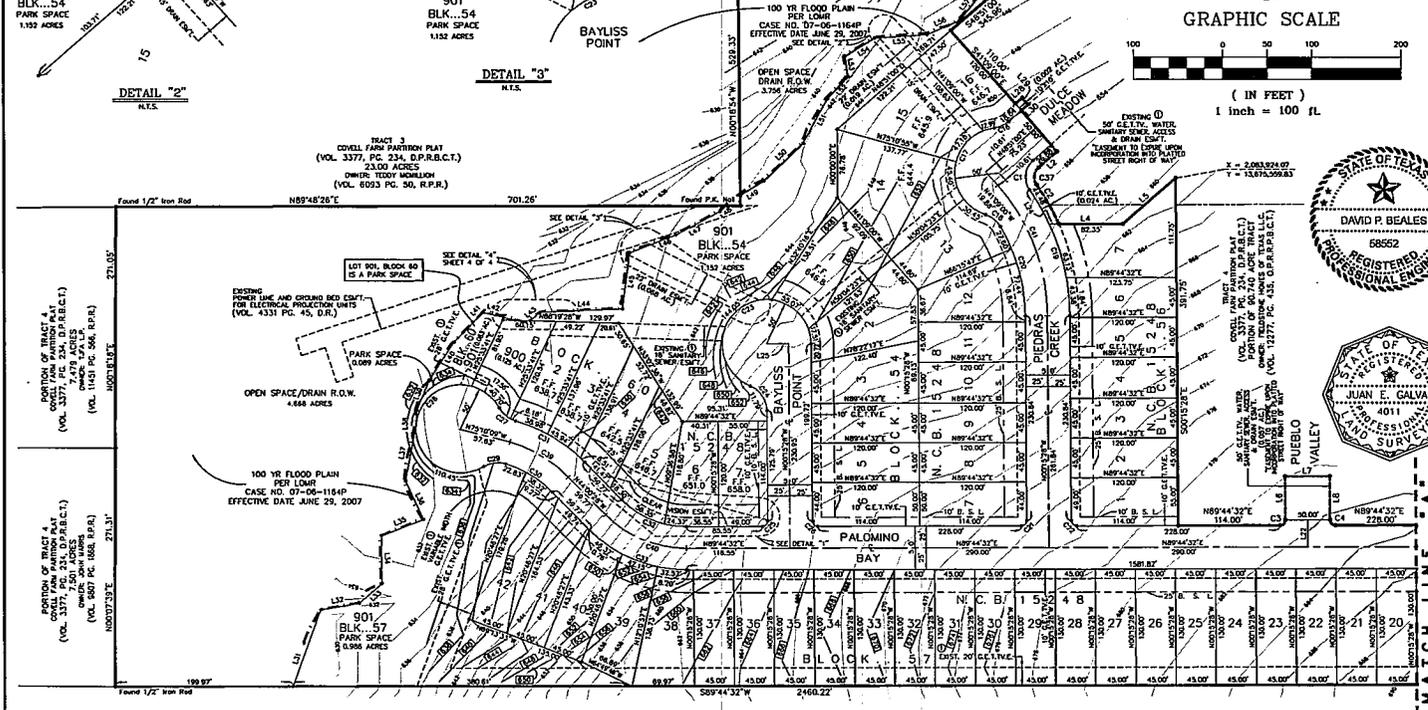
- "C.P.S. NOTES AND LEGEND"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST 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 AREAS.
 - 2.) ANY C.P.S. MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE THE RESPONSIBILITY OF 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 BELOW.
 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



LOCATION MAP NOT TO SCALE



MATCH LINE "B"



GRAPHIC SCALE

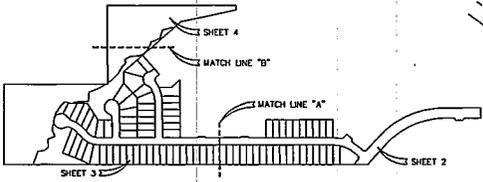
(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180-SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000



INDEX MAP SCALE: 1" = 600'

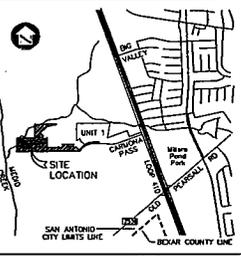
DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07

ZONED TO R10 CITY OF SAN ANTONIO ZONING, 5000 SQ. YD., 4811 LF OF STREET, 5.006 ACRES OF STREET R.O.W., 11.657 ACRES OF RESIDENTIAL AREA.

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 90,740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 85, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

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

"GENERAL NOTES"

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS HADAM (ADAPTED 1983) CONVERTED TO FEET. SCALE FACTOR IS 0.99983.
- 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS OF PRICED IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
- 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH MAY AFFECT THE DRAINAGE EASEMENTS, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTION OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

- LEGEND
1.) BUILDING SETBACK LINE ----- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ----- L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ----- FINISHED
6.) EXISTING ----- EXIST.
7.) EASEMENT ----- EASEMENT
8.) BLOCK ----- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ----- V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. - D.P.R.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. - D.P.R.C.T.
12.) PROPOSED 100 YR FLOOD PLAN PER APPROVED LOUW
13.) MINIMUM FINISHED FLOOR ELEVATION ----- F.F. 69.00
14.) COVELL PARTITION PLAT TRACT LINES

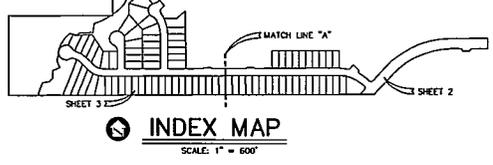
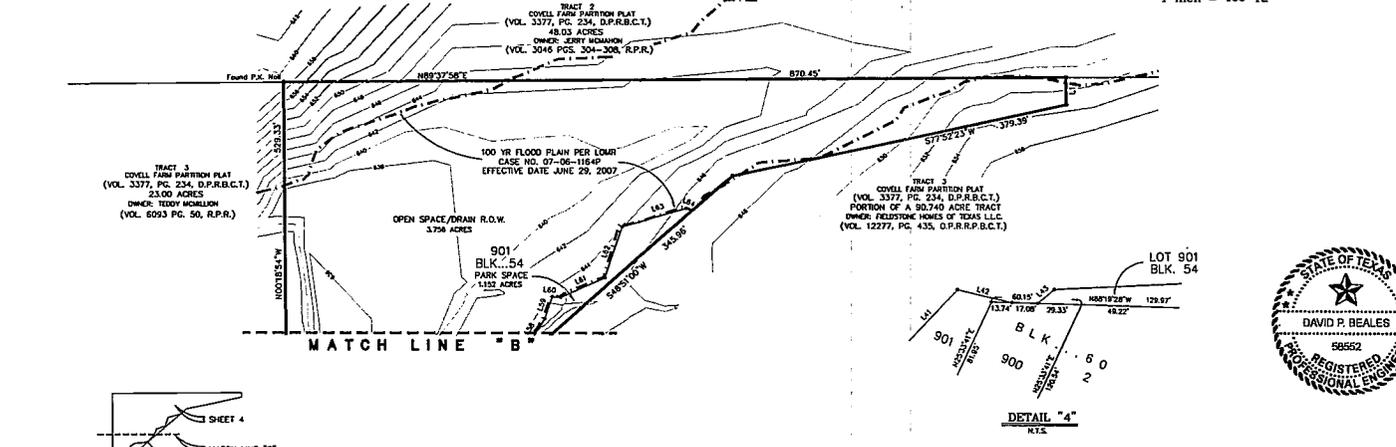
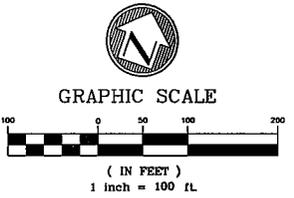


Table with 2 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curve data for various points in the subdivision.

Table with 2 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curve data for various points in the subdivision.



OWNER: FIELDSTONE HOMES OF TEXAS L.L.C. A TEXAS LIMITED LIABILITY COMPANY.
DULY AUTHORIZED AGENT: RICKIE BARNETT, ASSISTANT SECRETARY.

STATE OF TEXAS COUNTY OF BEAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICKIE BARNETT 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.

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

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

OWNER/DEVELOPER: FIELDSTONE HOMES OF TEXAS, L.L.C. 21232 GATHERING OAKS SAN ANTONIO, TEXAS 78258 PHONE: (210) 491-7600

SURVCON INC. PROFESSIONAL SURVEYORS 6800 PARK TEN BLVD., SUITE 180-S (210)296-2117 SAN ANTONIO, TEXAS 78213 JOB NO. 60023249

TCB | AECOM 6800 PARK TEN BLVD., SUITE 180 SOUTH, SAN ANTONIO, TEXAS 78213 (210) 296-2000

TCB, INC. 6800 PARK TEN BLVD., SUITE 180 SOUTH, SAN ANTONIO, TEXAS 78213 (210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60023191 DATE: 03/05/07

PLAT NO. 85 CITY OF SAN ANTONIO ZONING, 5000 S. MAIN, 4844 W. OF STREET, 5.088 ACRES OF STREET R.O.W., 11.857 ACRES OF RESIDENTIAL AREA.

FieldStone



BIG HOMES...small prices

DEVELOPMENT SERVICES
RECEIVED

2010 JUN -8 AM 10: 21

February 1, 2010

Roderick J. Sanchez, AICP, CBO
Director of Planning and Development Services
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for
Carmona Hills Subdivision Unit 2, Plat Number 070348

Dear Mr. Sanchez,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Carmona Hills Subdivision Unit 2, plat no. 070348, which was approved by the City of San Antonio Planning Commission on July 25, 2007. Carmona Hills Subdivision Unit 2 consists of 81 single family lots, located within the corporate boundaries of the City of San Antonio and is contained in Carmona Hills MDP # 049 - 06. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for both water and sewer services.

We hope that you will consider and grant our request for a two year time extension (for the completion of improvements) the challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it can not be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$60,127.00 dollars.

Thank you, for your time and consideration and hope to get favorable response to our request for a two year time extension. Please, contact me if you need any additional information, enclosed is one copy of the subdivision plat. Also, enclosed is the \$300.00 fee.

Respectfully,

Tim Pruski
Land Manager
Ph. 210.402.5616
Email: tim.pruski@fieldstone-homes.com

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 14 July 14, 2010

CALICAR

MAJOR PLAT

090328

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 E-7

OWNER: City Base West, L.P., Mark D. Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

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

Date filed with Planning Commission: Pending

Location: At the northwest corner of South New Braunfels and Southeast Military Drive.

Services Available: SAWS Water and Sewer

PLAT is in associated with:

MDP 015-08, City Base West, accepted on September 15, 2008

Proposed Use: Commercial

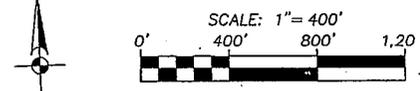
Major Thoroughfare: Southeast Military Drive (Loop No. 13) is a primary arterial, Type A, minimum R.O.W. 120 feet, and South New Braunfels Avenue is a secondary arterial, Type B, minimum R.O.W. 70 feet.

APPLICANT'S PROPOSAL:

To plat 16.766 acres consisting of 7 non-single family lots.

STAFF RECOMMENDATION:

Pending



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAC: 210.375.9010

SUBDIVISION PLAT OF CALICAR

A 16.746 ACRE TRACT OF LAND OUT OF A 47.26 ACRE TRACT OF LAND CONVEYED TO CITY BASE WEST, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13482 PAGES 1637-1641 OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SHAW SURVEY NUMBER 25, ABSTRACT 259 NEW CITY BLOCK 10934 AND OUT OF THE WILLIAM SHAW SURVEY NUMBER 26, ABSTRACT 470, NEW CITY BLOCK 10934 BOTH IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM [CITY PUBLIC SERVICE BOARD] IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC SUBSTATION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERLAPPING EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER THE SAID 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 PART THEREOF, OR OTHER OBSTRUCTIONS WHICH ARE UNNECESSARY OR INCONSISTENT WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF IF AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CIVIL ACTION OR LITIGATION RELATING TO THE DEDICATION REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, THE DEDICATION CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 4 1 1
3. THIS PLAT DOES NOT REMOVE, ALTER, RESERVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. FINISHED FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMBINED WATER SURFACE ELEVATION FOR THE 100-YEAR FLOODPLAIN WITHIN THE UTILITY-ADJACENT PORTION CONDITION.

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, PERCH, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OBSTRUCTION OF MODIFICATION, WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE SAID 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.

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 (NAD 83) ORIGIN OF THE GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. EASEMENTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WATER/WASTE WATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SHARED CROSS ACCESS NOTE:
BY ACCORDANCE WITH SECTION 35-506 (1)(3) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

THIS PLAT OF CALICAR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS 10th DAY OF JUNE, A.D. 2010

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. 2010 AT _____ M., AND FULLY RECORDED THE _____ DAY OF _____ A.D. 2010 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK _____ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2010
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
MAPPSCO MAP GRID: 65107
NORTH TO SCALE

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.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 46027C0357, DATED FEBRUARY 14, 1996 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FRESHWATER OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADJACENT FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NOTES:
1. FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWER AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HIGHWAY.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG I-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,522.51'.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECIDES 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: CITY BASE WEST, L.P.
9100 IH-10 WEST, SUITE 205
SAN ANTONIO, TX 78230
(210) 477-8840

GFR-CIVIL, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
GFR MANAGEMENT, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
MARK D. GRANADOL, MANAGING MEMBER

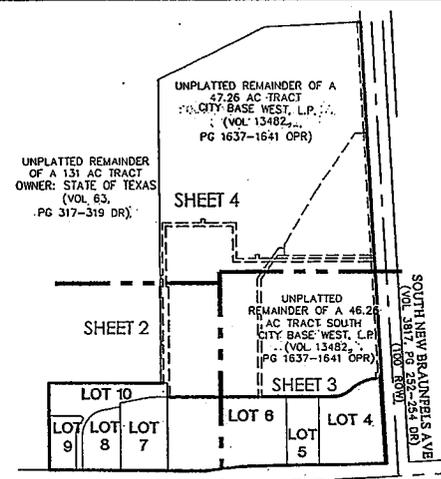
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED MARK D. GRANADOL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JUNE, A.D. 2010

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 AND/OTHER, 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.

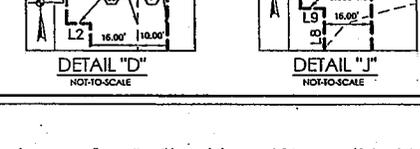
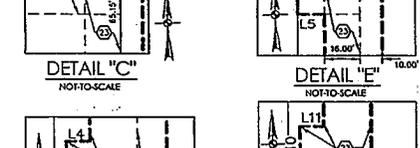
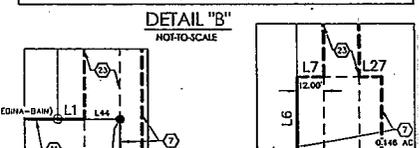
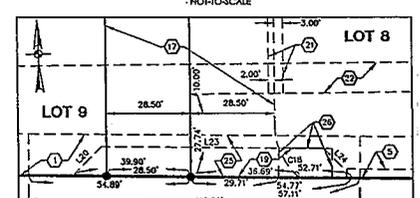
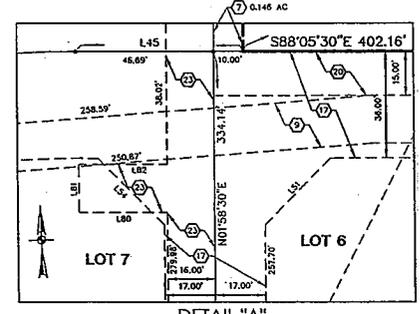
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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.

- LEGEND
AC ACRES
OPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
HCBS NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
PR PRIVATE
RB RADIAL BEARING
RDW RIGHT-OF-WAY
VAR WID VARIABLE WIDTH
VOL VOLUME
O FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(TYPE L, B OR W)
--- 1140 --- EXISTING CONTOURS
--- EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
--- ORIGINAL SURVEY LINE (NOT FIELD LOCATED)
- 1" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VARIABLE WIDTH STORM DRAIN EASEMENT
16" SANITARY SEWER EASEMENT
28" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
8" PR SANITARY SEWER EASEMENT TO SERVE LOT 4
10" PR SANITARY SEWER EASEMENT TO SERVE LOTS 4 AND 5
VAR WID PEDESTRIAN EASEMENT
25' X 25' SANITARY SEWER TURNAROUND EASEMENT
VAR WID ROW DEDICATION (0.073 AC)
VAR WID PRIVATE INGRESS/EGRESS EASEMENT
VAR WID PRIVATE DEPOSITION BASIN EASEMENT (2.10 AC) (PERMEABLE = 2.925 AC)
VAR WID TRAFFIC SIGNAL EASEMENT
15' STORM DRAIN EASEMENT
5' PR STORM DRAIN EASEMENT
10' PR STORM DRAIN EASEMENT
16" WATER EASEMENT
5' X 34" WATER EASEMENT
14' X 14" WATER EASEMENT
10' X 18" PEDESTRIAN EASEMENT
VAR WID SANITARY SEWER EASEMENT (LOT #57, PG 1532-1537, OPR)

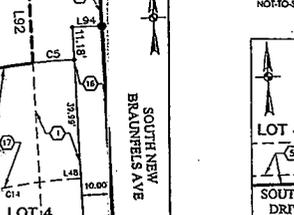
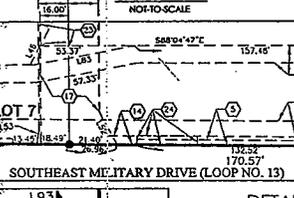
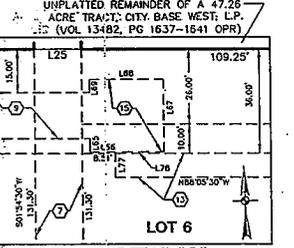


INDEX MAP



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11370.30'	74.83°	H89°32'47.70"	459.981
C2	128.00'	4°44'33.00"	H89°32'17.12"	97.41
C3	100.00'	11°55'20.00"	H89°32'36.72"	19.41
C4	100.00'	11°55'20.00"	H89°32'36.72"	19.41
C5	206.00'	23°45'10.00"	S89°27'41.70"	14.86
C6	133.00'	13°53'00.00"	H89°12'52.92"	37.69
C7	333.00'	1°07'05.00"	H89°20'47.12"	64.87
C8	115.00'	21°22'25.00"	H89°19'27.72"	148.12
C9	166.00'	3°21'38.00"	S90°18'29.70"	103.88
C10	182.00'	3°21'38.00"	S90°18'29.70"	126.35
C11	227.00'	11°23'34.00"	S90°18'14.70"	62.11
C12	193.00'	7°43'05.00"	S89°19'27.72"	130.87
C13	21.00'	4°54'78.00"	S23°02'34.72"	19.40
C14	208.00'	2°38'22.00"	H89°18'30.72"	38.23
C15	15.00'	9°08'42.00"	H44°53'15.12"	21.91



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°02'26.12"	12.00'
L2	H89°02'26.12"	8.00'
L3	H89°58'30.00"	16.00'
L4	H89°01'30.00"	8.00'
L5	H89°01'30.00"	12.00'
L6	H89°58'30.00"	17.00'
L7	S89°01'30.00"	42.00'
L8	H89°01'30.00"	35.28'
L9	H89°01'30.00"	8.00'
L10	H89°01'30.00"	16.00'
L11	S89°01'30.00"	8.00'
L12	H89°54'30.00"	15.00'
L13	S89°02'30.00"	16.00'
L14	S90°18'30.00"	15.00'
L15	S37°02'20.00"	15.91'
L16	S91°54'30.00"	33.11'
L17	H89°54'30.00"	15.41'
L18	H89°02'30.00"	56.45'
L19	S89°01'30.00"	27.22'
L20	H89°01'30.00"	13.81'
L21	H89°01'30.00"	49.76'
L22	H89°02'34.72"	14.00'
L23	S89°01'30.00"	75.00'
L24	S49°55'55.52"	14.14'
L25	S89°01'30.00"	16.00'
L26	S90°18'30.00"	160.93'
L27	H89°01'30.00"	19.14'
L28	S89°01'30.00"	10.00'
L29	S90°18'30.00"	160.93'
L30	H89°01'30.00"	19.14'
L31	H89°01'30.00"	16.00'
L32	S91°54'30.00"	17.14'
L33	S89°01'30.00"	54.32'
L34	H89°01'30.00"	160.76'
L35	H89°01'30.00"	160.76'
L36	S91°54'30.00"	160.93'
L37	H89°01'30.00"	16.00'
L38	H89°01'30.00"	16.00'
L39	S89°01'30.00"	16.00'
L40	S89°01'30.00"	39.24'
L41	S89°01'30.00"	37.43'
L42	S89°01'30.00"	19.87'
L43	H89°01'30.00"	74.64'
L44	S89°01'30.00"	74.64'
L45	H89°01'30.00"	60.29'
L46	H89°01'30.00"	60.29'
L47	S89°01'30.00"	10.00'
L48	H89°01'30.00"	10.00'
L49	H89°01'30.00"	10.00'
L50	H89°01'30.00"	10.00'
L51	S89°01'30.00"	23.23'
L52	S89°01'30.00"	23.23'
L53	H89°01'30.00"	10.00'
L54	H89°01'30.00"	10.00'

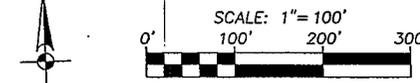
LINE TABLE

LINE	BEARING	LENGTH
L45	S89°01'30.00"	56.69'
L46	H89°01'30.00"	12.15'
L47	H89°01'30.00"	60.93'
L48	S89°01'30.00"	2.37'
L49	S48°53'31.76"	35.91'
L50	H43°58'47.76"	32.54'
L51	S48°53'31.76"	31.49'
L52	S28°29'02.72"	20.92'
L53	H12°19'18.16"	8.32'
L54	H43°58'47.76"	31.37'
L55	S28°29'02.72"	20.92'
L56	H12°19'18.16"	8.32'
L57	H43°58'47.76"	31.49'
L58	H89°01'30.00"	25.00'
L59	H89°01'30.00"	25.00'
L60	S43°08'30.00"	23.49'
L61	H01°23'02.16"	16.00'
L62	H01°23'02.16"	16.00'
L63	H89°01'30.00"	16.00'
L64	H89°01'30.00"	85.92'
L65	H01°23'02.16"	4.50'
L66	H89°01'30.00"	25.00'
L67	H89°01'30.00"	25.00'
L68	S89°01'30.00"	25.00'
L69	H89°01'30.00"	4.50'
L70	S89°01'30.00"	186.81'
L71	H89°01'30.00"	16.00'
L72	H89°01'30.00"	4.50'
L73	H01°23'02.16"	25.00'
L74	S89°01'30.00"	25.00'
L75	S89°01'30.00"	25.00'
L76	H89°01'30.00"	4.50'
L77	S89°01'30.00"	8.50'
L78	S89°01'30.00"	9.50'
L79	S89°01'30.00"	74.98'
L80	H89°01'30.00"	29.25'
L81	H89°01'30.00"	16.00'
L82	S89°01'30.00"	39.24'
L83	H89°01'30.00"	37.43'
L84	S89°01'30.00"	74.64'
L85	S89°01'30.00"	74.64'
L86	S89°01'30.00"	74.64'
L87	H89°01'30.00"	60.29'
L88	S89°01'30.00"	10.00'
L89	H89°01'30.00"	10.00'
L90	H89°01'30.00"	10.00'
L91	S89°01'30.00"	23.23'
L92	S89°01'30.00"	23.23'
L93	H89°01'30.00"	10.00'
L94	H89°01'30.00"	10.00'

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2012

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
G. E. BUCHANAN
4999
LICENSED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT OF CALICAR



LOCATION MAP
MAPSCO MAP GRID: 451107
NOT-TO-SCALE

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DETERMINED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0627, DATED FEBRUARY 14, 1996 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TxDOT NOTES:
1. FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWER AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HOSE MIRRORING.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG LP 13, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,522.51'.

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, DRAINAGE EASEMENTS AND PUBLIC PLACES. THESE DONATIONS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

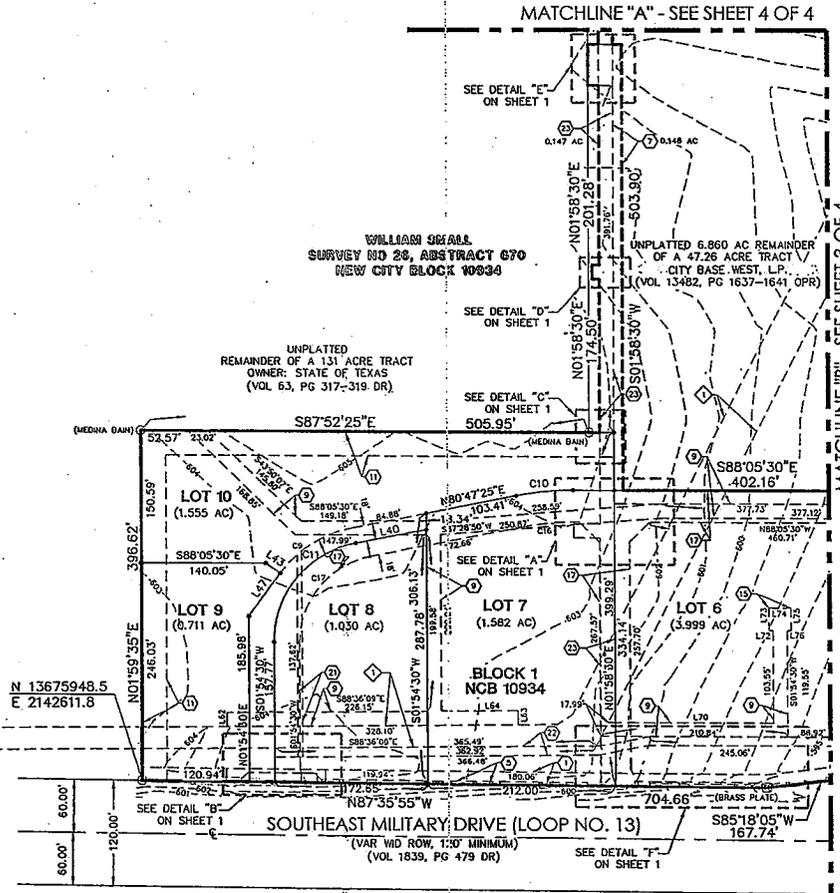
OWNER/DEVELOPER: CITY BASE WEST, L.P.
9100 IH-10 WEST, SUITE 203
SAN ANTONIO, TX 78230
(210) 477-8840
BY: CTR-CSW, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
CTR MANAGEMENT, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
BY: *Mark D. Gray*
MARK D. GRAY, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mark D. Gray* 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 PRESENCE OF MY WITNESSES, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JULY, A.D. 2012.

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 THE 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.

SEE SHEET 1 OF 4 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND



A 16.766 ACRE TRACT OF LAND OUT OF A 47.26 ACRE TRACT OF LAND CONVEYED TO CITY BASE WEST, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13429 PAGES 1637-1642 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GALLAN SURVEY NUMBER 25, ABSTRACT 259 NEW CITY BLOCK 10934 AND OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, NEW CITY BLOCK 10934 BOTH IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

- C. P.S. NOTES:**
- 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REPAIRING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADWAYS ADJACENT TO 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 DETERMINED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY OF THE NECESSARY WORKS 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 DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - IF THIS PLAT DOES NOT ADEQUATELY REVEAL, RELOCATE, OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE/EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- FINISHED FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE TOPOGRAPHY SHALL BE ELEVATED AT LEAST 1" HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR FLOOD EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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

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

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) COORS 1996 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) COORS 1996, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WATER/WASTEWATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SHARED CROSS ACCESS NOTE:
IN ACCORDANCE WITH SECTION 35-506 (1)(2) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATION AND CENTERLINE PAYMENT ARE NOT REACTED DUE TO THE SCALE OF THE PLAT.

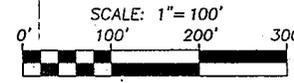
THIS PLAT OF CALICAR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS 10th DAY OF JULY, A.D. 2012.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2012 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2012 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2012.

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2012





Pape-Dawson
ENGINEERS
TYPE FIRM REGISTRATION # 470
555 EAST RAUSKY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9100

SUBDIVISION PLAT
OF
CALICAR

A 16.766 ACRE TRACT OF LAND OUT OF A 47.26 ACRE TRACT OF LAND CONVEYED TO CITY BASE WEST, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1548, PAGES 1637-1643 OF THE OFFICIAL RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 870, NEW CITY BLOCK 10934, BOTH IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

- C. I. S. NOTES:
1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, OPERATING, REPLACING, IMPROVING OR OTHERWISE AFFECTING ANY EXISTING ELECTRIC OR GAS LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT THE BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY COSTS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT AREA, INCLUDING BUT NOT LIMITED TO, GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE/CHANGES OR GROUND ELEVATION ALTERATION.
 3. THE PLAT DOES NOT AMEND OR RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AREA UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FINISHED FLOOR ELEVATION:
MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOORPLAN SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WASTE SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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

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

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 [NAD 83] FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COOPERATIVE COGS 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.

WATER/WASTE WATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SHARED CROSS ACCESS NOTE:
IN ACCORDANCE WITH SECTION 35-206 (H) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
CONTOUR LINES ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

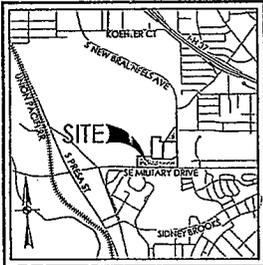
THIS PLAT OF CALICAR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHEN ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP
MAPSCO MAP GRID: 651X07
NOT TO SCALE

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DESIGNATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480307C, DATED FEBRUARY 14, 1974 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FLOODPLAIN OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADJACENT FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

T.O.D.T. NOTES:
1. FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE ROUTE-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADJACENT SOUNDS AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG LP 13, BASED ON OVERALL PLATED HIGHWAY FRONTAGE OF 1,522.51'.

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

OWNER/DEVELOPER: CITY BASE WEST, L.P.
9100 IH-10 WEST, SUITE 205
SAN ANTONIO, TX 78230
(210) 477-8840
BY: GJR-CBW, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
GJR MANAGEMENT, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER
BY: *[Signature]*
MARC D. GRANADOS, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARC D. GRANADOS 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 SEPTEMBER, A.D. 2012

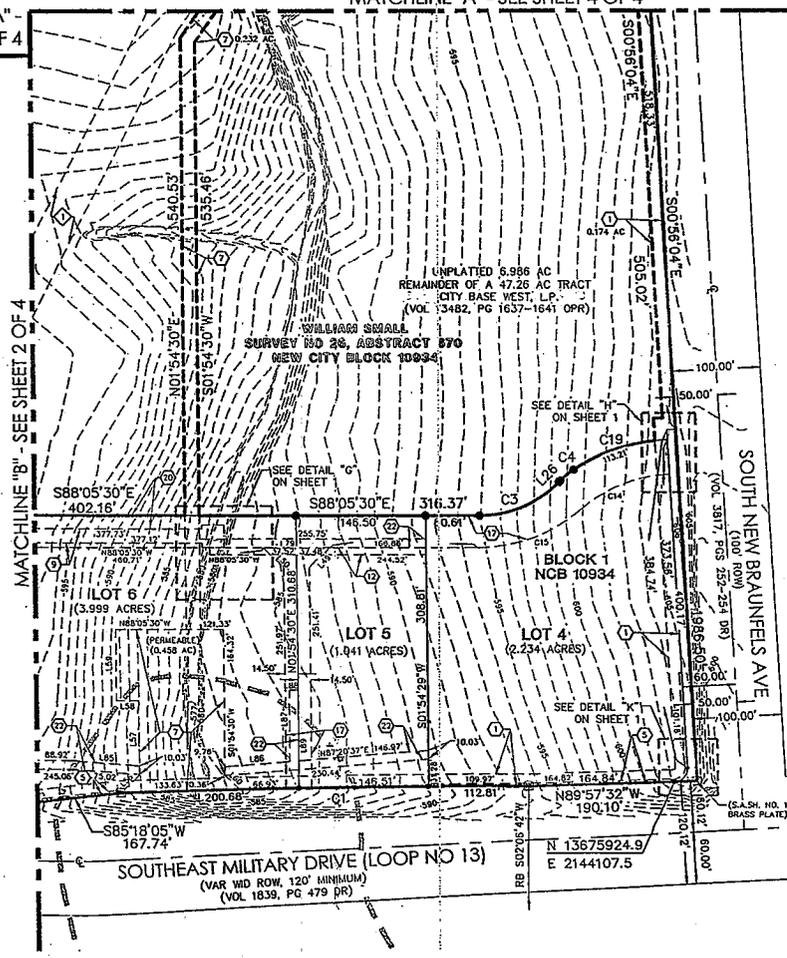
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE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

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

SEE SHEET 1 OF 4 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND

MATCHLINE "A" - SEE SHEET 4 OF 4

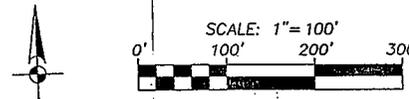
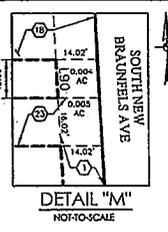
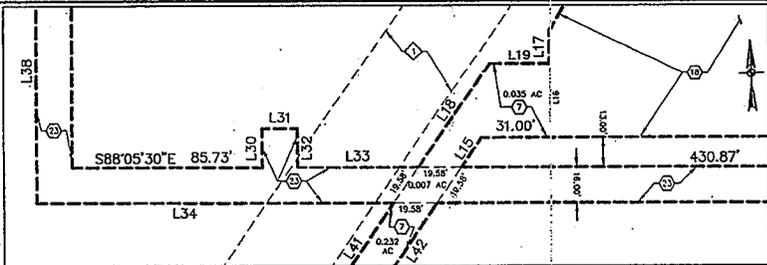
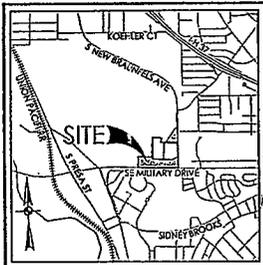
MATCHLINE "A" - SEE SHEET 4 OF 4



MATCHLINE "B" - SEE SHEET 2 OF 4

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2012





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

SUBDIVISION PLAT OF CALICAR

A 1.6766 ACRE TRACT OF LAND OUT OF A 47.26 ACRE TRACT OF LAND CONVEYED TO CITY BASE WEST, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1348, PAGES 1437-1442 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GALLAN SURVEY NUMBER 25, ABSTRACT 259 NEW CITY BLOCK 10934 AND OUT OF THE WILLIAM SMALL SURVEY NUMBER 20, ABSTRACT 670, NEW CITY BLOCK 10934 BOTH IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GA EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, PATROLLING, AND RECTIFYING POLE HANGING OR BURNING WIRES, CABLES, CONDENSERS, FUSES OR TRANSFORMERS, EACH WITH IT NECESSARY APPROPRIATE ACCESS WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PART THEREOF, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS FEARED AND UNDERSTOOD THAT IN BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ALL C.P.S. MONETARY COSTS EXCEPT WITH THE RIGHT OF INGRESS AND EGRESS 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 ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS, WATER, SEWER, DRAINAGE TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS TO UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- FINISHED FLOOR NOTE:**
- MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100 YEAR FLOOD EVENT FOR THE ULTIMATE DEVELOPMENT CONFORM.
- IMPACT FEE PAYMENT NOTE:**
- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- DRINKING WATER EASEMENT NOTE:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE 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.

- 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) CORRS 199 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS 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.

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

SHARED CROSS ACCESS NOTE:
 IN ACCORDANCE WITH SECTION 35-506 (H)(5) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
 CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAYMENTS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

THIS PLAT OF CALICAR 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, WHEN ADMINISTRATIVE EXCEPTIONS (AND/OR VARIANCES) 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 DAILY 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

DEFENTION MAINTENANCE NOTE:
 THE MAINTENANCE OF THE DEFENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOODPLAIN NOTE:
 THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 49222C027, DATED FEBRUARY 14, 1994 AND THE FINDER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEDBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THE NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

UNPLATTED REMAINDER OF A 1.31 ACRE TRACT
 OWNER: STATE OF TEXAS
 (VOL. 63, PG 317-319 DR)

- TPOD NOTES:**
- FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SERVIC AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATORS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG I-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,522.51'.

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE 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: CITY BASE WEST, L.P.
 9100 IH-10 WEST, SUITE 205
 SAN ANTONIO, TX 78230
 (210) 477-5940

BY: GFA-CSH, L.P.
 A TEXAS LIMITED PARTNERSHIP
 ITS GENERAL PARTNER
 CITY BASE WEST, L.P.
 A TEXAS LIMITED PARTNERSHIP
 ITS GENERAL PARTNER

BY: *Mark Q. Granados*
 MARK Q. GRANADOS, MANAGING MEMBER

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK Q. GRANADOS 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. 20____.

Mary A. Gimon
 MARY A. GIMON
 Notary Public, State of Texas
 My Commission Expires November 24, 2012

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.

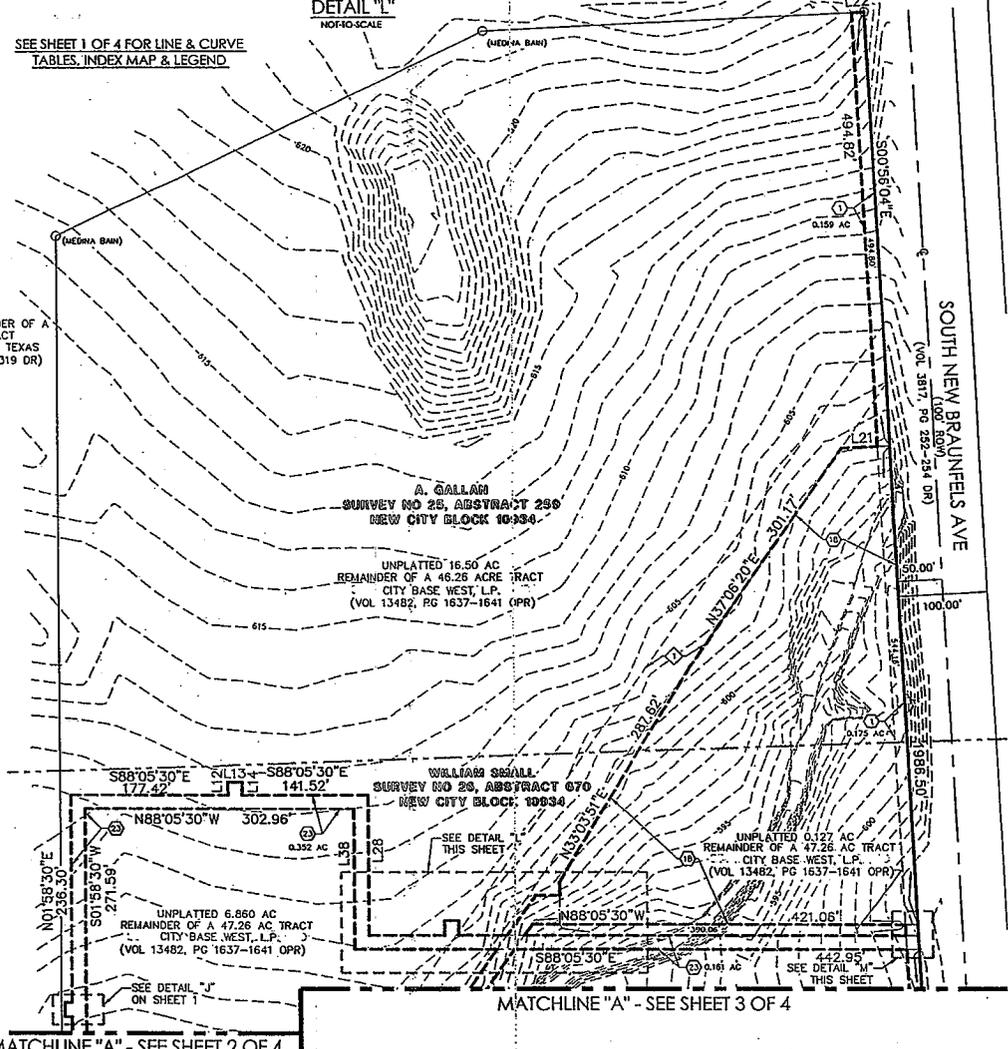
Matt Johnson
 MATT JOHNSON
 64827
 LICENSED PROFESSIONAL ENGINEER

Matt Johnson
 MATT JOHNSON
 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:

G.E. Bluchanan
 G.E. BLUCHANAN
 4989
 LICENSED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 4 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND



MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "A" - SEE SHEET 3 OF 4

City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation

Agenda Item #15

Council District: 6, 7, 8, 9, and 10

City Council Meeting Date: August 5, 2010

Plan Boundaries:

- N: Northern Boundary of City of San Antonio Extraterritorial Jurisdiction (ETJ)
- E: Northern Boundary of City of San Antonio ETJ, IH-35 and Toepperwein Rd
- S: Loop 410, Grissom Road, and Culebra Road
- W: Loop 1604 and Texas Highway 16/ Bandera Road

Plan Area: 383 square miles

Population: Approximately 568,020 (Nielsen Company Claritas 2008 PopFacts)

Online Draft: www.northsectorplan.com

- Planning Area Boundary – Attachment 1
- Future Land Use Plan – Attachment 2
- Goals and Objectives – Attachment 3

Summary:

The North Sector Plan has been developed as part of the Comprehensive Planning Program adopted by City Council in December 2009. A summary of the plan's goals and objectives may be found in Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the area and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

At the July 14, 2010, Planning Commission meeting, staff will request a resolution from the Planning Commission to recommend to the City Council that the North Sector Plan become a component of the City's Master Plan. A public hearing is scheduled at City Council for August 5, 2010. Staff recommends approval.

Background Information:

The North Sector Plan is one of two sector plans currently being considered for adoption by the City of San Antonio. In total, seven sector plans are to be developed and adopted by the City of San Antonio to encompass the City's boundaries and its Extraterritorial Jurisdiction (ETJ). The North Sector Plan represents a partnership of work between the City of San Antonio, the North Sector Planning Team, and community-wide stakeholders that spanned approximately seven months. Created by residents, businesses, neighborhood association members, community organizations, property owners, and other interested groups, the North Sector Plan is a blueprint for action. Through the identification of issues and values, a unified vision for the future with recognized goals and strategies has been created. This plan organizes many of the North Sector stakeholders ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for implementation from the City of San Antonio the North Sector Plan shall be used as a guide for decision making.

**City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation**

Issue:

Process and Outreach

The planning effort began in January 2010 and included four public meetings and eight Planning Team meetings held in the community between January and June 2010. Over 229 different individuals from the community attended one or more of the public and planning team meetings to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Development Services Department, together with area neighborhood associations, professional and community organizations and City Council Offices, worked to encourage participation in the sector planning process. Notification of public meetings was sent to more than 3,500 residents, neighborhood associations, community organizations, business and vacant property owners and other interested citizens. Additionally, well over 500 emails were sent to various email lists. In addition, news releases were sent to local media and meeting notices were also published through the City's social networking sites and publications. A thirty minute television show was produced and run on the City of San Antonio's TVSA channel throughout the month of June. A website, www.northsectorplan.com, was created to disseminate information to the public regarding the planning process and the development of the plan document.

Eight planning team meetings, four public meetings, and four community meetings were held between January and July 2010. The first public meeting gave the community stakeholders an opportunity to identify issues and values in the planning area as well as area assets. Through the meetings, the Planning Team, stakeholders and City Staff created a vision statement and goals and strategies for the future desired conditions of the North Sector. Representatives from City of San Antonio departments and partnering agencies were also given a chance to participate and contribute to the drafting of the plan components. The final stage of the planning process involved two public open house meetings held on June 15 and June 26 in which North Sector community members and stakeholders were invited to review the draft document and submit comments and suggestions.

Coordination:

Review of the North Sector Plan was coordinated with the following departments: Animal Care Services, Capital Improvement and Management Services, City Attorney's Office, Economic Development, Office of Environmental Policy, Fire, Grants Monitoring and Administration, Office of Historic Preservation, Housing and Neighborhood Services, Library, Metro Health, Office of Military Affairs, Parks and Recreation, Police, and Public Works. Additional review and coordination was received from: Alamo Area Council of Governments, Alamo Community College District, Bexar County, Bexar Metropolitan Water District, Fort Sam Houston, Greater Edwards Aquifer Authority, Greater Chamber of Commerce, San Antonio-Bexar County Metropolitan Planning Organization, Northside Independent School District, San Antonio Apartment Association, San Antonio Housing Authority, San Antonio Water Systems, Texas Parks and Wildlife, Texas Department of Transportation, University of Texas at San Antonio, and VIA Metropolitan Transit.

Recommendation:

STAFF RECOMMENDATION:

Approval

Denial

Alternate Recommendation:

**City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation**

Staff recommends APPROVAL of the North Sector Plan and inclusion of the plan as part of the City of San Antonio Master Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 14, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 25, 2010

Registered Neighborhood Associations/Home Owner Associations Notified: 166

Planning and Development Services Department Staff:

Roderick Sanchez, AICP, CBO	Director
Patrick Howard, AICP	Assistant Director
Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Planning Manager
Andrea Gilles	Interim Planning Manager

Project Planners:

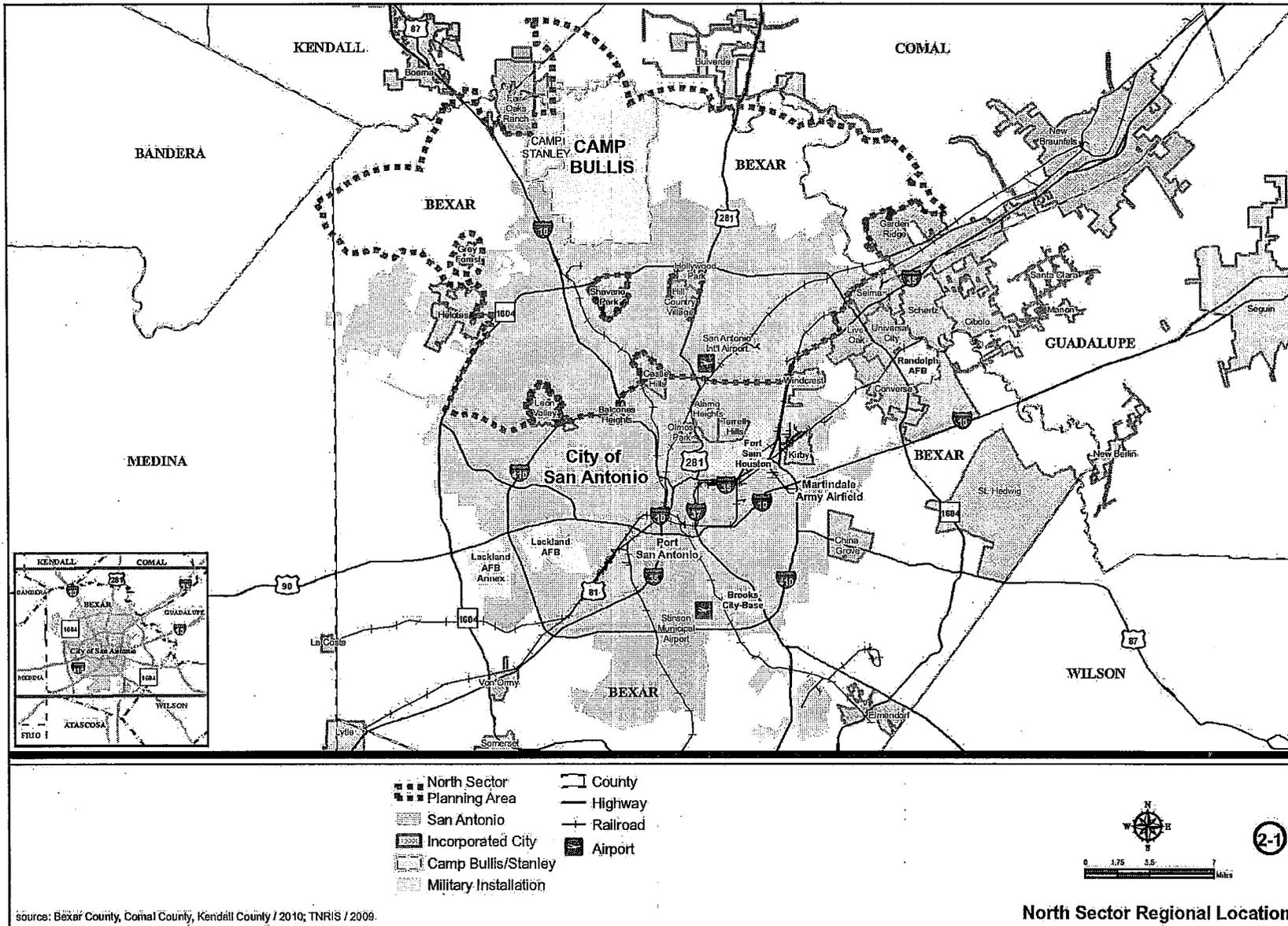
Rebecca Paskos	Senior Planner	207-7816
Ashley McNabb	Senior Planner	207-8187

Consultant, Matrix Design Group, Staff:

Celeste Werner, AICP	Vice President
Jon Vlaming	Senior Associate

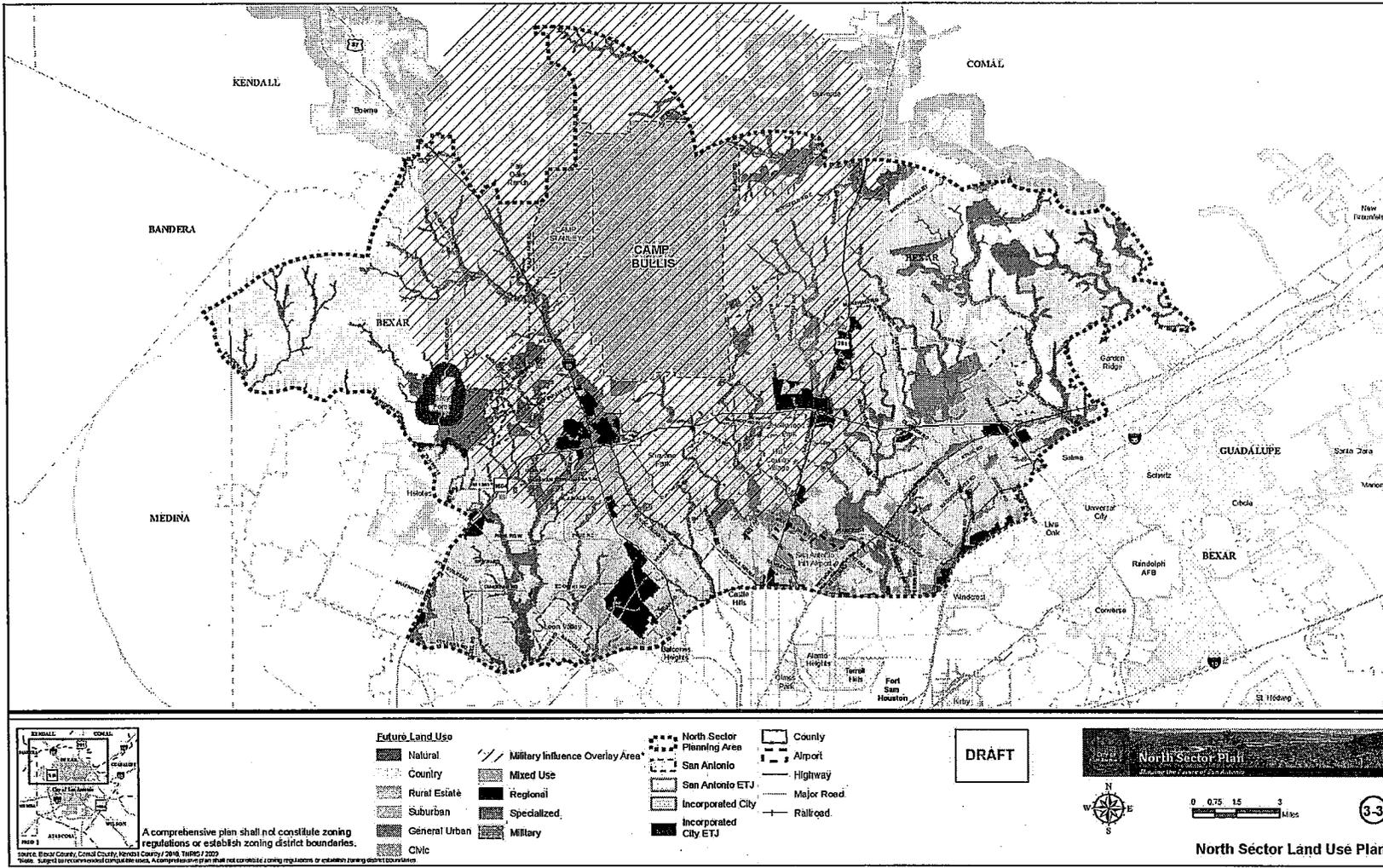
City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

Attachment 1: Planning Area Boundary



City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

Attachment 2: Land Use Plan



City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

Attachment 3: Vision and Goals

The Vision and Goals of the North Sector Plan are organized around the following elements: Transportation, Infrastructure, and Utilities; Housing; Economic Development; Parks, Natural Environment, and Historic Resources; Community Facilities and Education; Land Use and Urban Design; and Military Compatibility. Below is the Vision and the Goals identified for each of the elements.

VISION

The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:

- Preserving priceless natural resources, including the Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;
- Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while
- Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and preserves private property rights and integrates sustainable development patterns.

TRANSPORTATION, INFRASTRUCTURE, AND UTILITIES GOALS

- | | |
|--------|--|
| TRAN-1 | Connected roadway network constructed with improved traffic flow on local, collector, and arterial streets within and among neighborhoods |
| TRAN-2 | East-west roadway mobility and connectivity that alleviates north-south congestion is established. |
| TRAN-3 | Mass transit corridors within the developed southern half of the North Sector are supported through land use planning and increased density at selected locations. |
| TRAN-4 | Enhanced and strategically located new park and ride options within the Northeast and Northwest Quadrants are encouraged. |
| TRAN-5 | Bicycle and pedestrian network expanded along compatible streets. |
| TRAN-6 | Utility investments coordinated in order to accommodate recommended future development. |
| TRAN-7 | Stormwater runoff is effectively managed to reduce flooding and protect the safety of citizens and property. |

HOUSING

**City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation**

- HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

- HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

ECONOMIC DEVELOPMENT GOALS

- ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

- ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.

- ED-3 Camp Bullis' continued significance as a component of San Antonio's military and residential economy.

PARKS, NATURAL ENVIRONMENT, AND HISTORIC RESOURCES GOALS

- NR-1 Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.

- NR-2 Natural Hill Country features such as steep slopes, soils, native trees and natural vistas are protected.

- NR-3 Native tree canopy is conserved and managed to provide natural stormwater mitigation, shade, and improved air quality.

- NR-4 Endangered species in the area are protected.

- NR-5 Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.

COMMUNITY FACILITIES AND EDUCATION GOALS

- COM-1 Parks, schools, libraries, animal care and other community facilities linked to one another.

- COM-2 Educational facilities and libraries are cornerstones of the North Sector.

- COM-3 All emergency and public safety services are continually improved within the North Sector.

- COM-4 Growth and expansion of University of Texas at San Antonio (UTSA), Alamo Community College District (ACCD), and other post secondary institutions in the North Sector.

- COM-5 Post secondary programs in the North Sector provide a career ready workforce in support of the targeted job needs of greater San Antonio.

**City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation**

COM-6 Strong neighborhood school districts.

LAND USE AND URBAN DESIGN GOALS

- LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- LU-2 Preservation of farm and ranch lands is encouraged.
- LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
- LU-4 City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plans within the City's ETJ.
- LU-5 All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.
- LU-6 Development of livable, walkable communities is encouraged.

MILITARY COMPATIBILITY GOALS

- MIA-1 Future land uses compatible with the continued operation of Camp Bullis to avoid risks to civilian/military aviators, life, property and the well-being of existing and future residents from hazards associated with fixed-wing and rotary-wing aircraft operations, firing ranges operations and training.
- MIA-2 Opportunities provided to the City and Bexar County, Camp Bullis, residents, industry, and agencies to collaboratively participate in all phases of the comprehensive master planning, zoning and/or master development plan review process.
- MIA-3 Encroachment issues associated with development are mitigated.

RESOLUTION NO. _____

RECOMMENDING THE NORTH SECTOR PLAN, AN APPROXIMATELY 383 SQUARE MILE AREA BOUNDED BY LOOP 410, GRISSOM ROAD, AND CULEBRA ROAD TO THE SOUTH; LOOP 1604 AND TEXAS HIGHWAY 16/ BANDERA ROAD TO THE WEST; A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION NORTHERN BOUNDARY TO THE NORTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION EASTERN BOUNDARY, IH-35, AND TOEPPERWEIN ROAD TO THE EAST TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the North Sector Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on July 14, 2010.

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

SECTION 1: The North Sector Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF JULY 2010.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

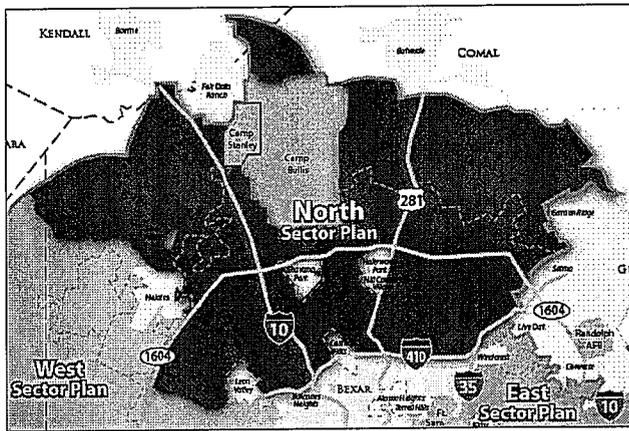
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

North Sector Plan
Shaping the Future of San Antonio

Planning
Commission
July 14, 2010
Item # XX

North Sector Boundaries



North: City ETJ

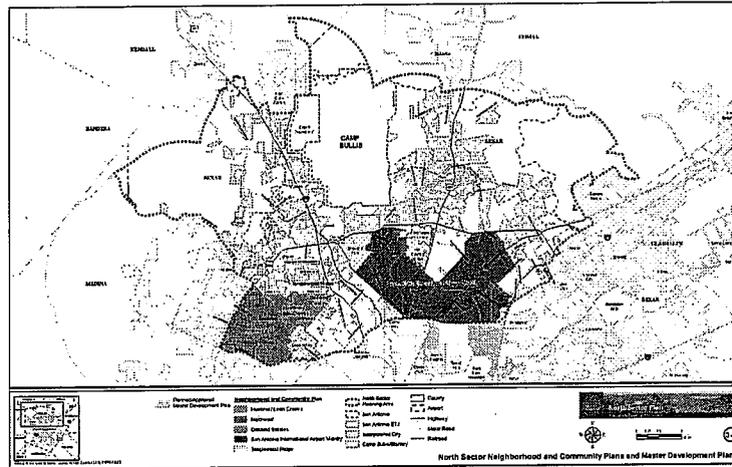
South: Loop 410 /
Grissom Rd. /
Culebra Rd.

East: City ETJ /
Toepperwein
Rd. / IH-35

West: Loop 1604
/ Tx. Hwy.16 /
Bandera Rd.

ETJ- Extraterritorial Jurisdiction

Neighborhood and Community Plans



Planning Process

January 12	1 st Planning Team Meeting 34 Participants	April 13	5 th Planning Team Meeting 19 Participants
February 9	2 nd Planning Team Meeting 45 Participants	May 11	6 th Planning Team Meeting 26 Participants
March 3	1 st Public Meeting 61 Participants	June 1	7 th Planning Team Meeting 18 Participants
March 23	3 rd Planning Team Meeting 31 Participants	June 15	3 rd Public Meeting/Open House 19 Participants
March 30	4 th Planning Team Meeting 25 Participants	June 26	4 th Public Meeting/Open House 39 Participants
March 31	2 nd Public Meeting 44 Participants	July 6	8 th Planning Team Meeting XX Participants

Community Outreach

- Mailed notices
- Email notices
- Press releases
- TVSA television show
- Web page
- 4 community meetings
- Postings on City's social networking sites

Community Involvement

- Over **229** participants attended one or more of the 12 meetings
- 62 staff members from various City departments and public agencies attended one or more of the public meetings, Planning Team meetings, technical meetings



Community Involvement (cont.)

- May 17 District 10 Neighborhood Alliance
- May 26 District 9 Neighborhood Alliance
- June 8 Bexar County Commission
- June 11 Development Process Task Force
- June 14 Northside Neighborhood for Organized Development
- June 15 Camp Bullis Preservation Partnership
- July 7 Northwest Neighborhood Alliance

Document Outline

- Foreword
- Executive Summary
- Chapter 1: Planning Into Practice
- Chapter 2: Planning Area
- Chapter 3: Plan Elements
- Chapter 4: Adopted Neighborhood & Community Plans
- Chapter 5: Action Plan
- Appendix

Chapter 3: Plan Elements

- Transportation, Infrastructure, & Utilities
- Housing
- Economic Development
- Parks, Natural Environment, & Historic Resources
- Community Facilities & Education
- Land Use & Urban Design
- Military Compatibility

North Sector: Transportation, Infrastructure, and Utilities Goals

Key: Alternative transportation options, improved traffic flow, and managed utility investments and stormwater

- TRAN-1: Connected road network constructed with improved traffic flow on local, collector, and arterial streets within and among neighborhoods.
- TRAN-2: East-west roadway mobility and connectivity that alleviates north-south congestion is established.
- TRAN-3: Mass transit corridors within the developed southern half of the North Sector are supported through land use planning and increased density at selected locations.
- TRAN-4: Enhanced and strategically located new park and ride options within the Northeast and Northwest Quadrants are encouraged.
- TRAN-5: Bicycle and pedestrian network expanded along compatible streets.
- TRAN-6: Utility investments coordinated in order to accommodate recommended future development.
- TRAN-7: Stormwater runoff is effectively managed to reduce flooding and protect the safety of citizens and property.

North Sector: Housing Goals

Key: Diverse housing stock, particularly inside Loop 1604, and high density near major points of interest

- HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

North Sector: Economic Development Goals

Key: Economic development near activity centers, strong medical and research industries, and continued significance of Camp Bullis

- ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- ED-2: Strong and stable medical and research industries that promote economic stability in the North Sector.
- ED-3: Camp Bullis' continued significance as a component of San Antonio's military and residential economy.

North Sector: Parks, Natural Environment, and Historic Resources

Key: Protection of the following: Edwards Aquifer, natural Hill Country, native tree canopy, endangered species, and historic trails and sites

- NR-1: Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.
- NR-2: Natural Hill Country features, such as steep slopes, soils, native trees and natural vistas are protected.
- NR-3: Native tree canopy is conserved and managed to provide natural stormwater mitigation, shade, and improved air quality.
- NR-4: Endangered species in the area are protected.
- NR-5: Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.

North Sector: Community Facilities and Education Goals

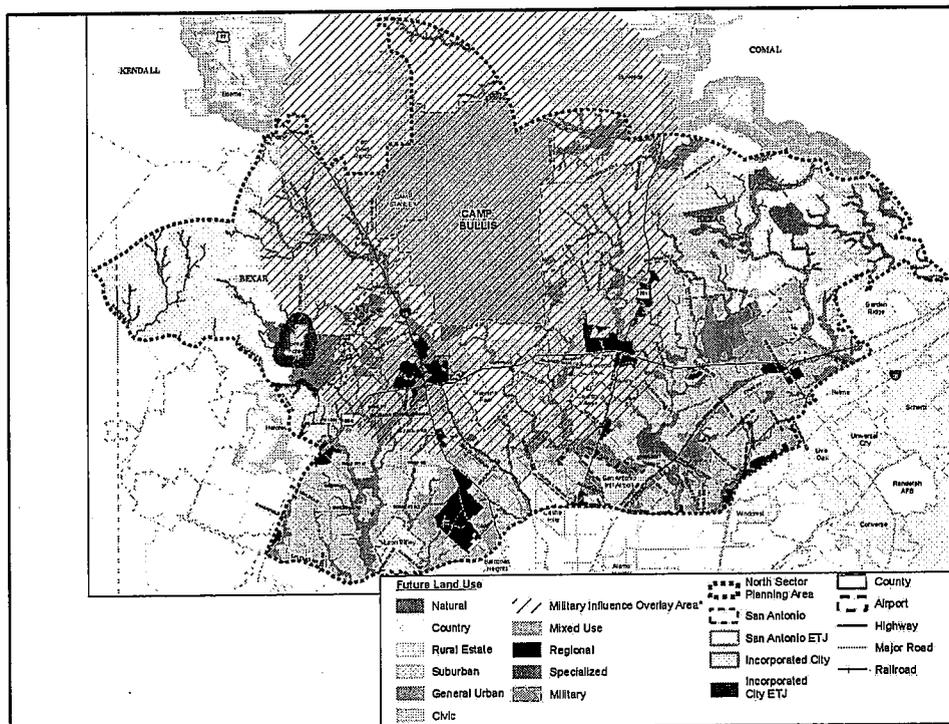
Key: Linked public entities, improved public safety, growth of post secondary institutions, and strong schools

- COM-1: Parks, schools, libraries, animal care and other community facilities linked to one another.
- COM-2: Educational facilities and libraries are cornerstones of the North Sector.
- COM-3: All emergency and public safety services are continually improved within the North Sector.
- COM-4: Growth and expansion of University of Texas at San Antonio (UTSA), Alamo Community College District (ACCD), and other post secondary institutions in the North Sector.
- COM-5: Post secondary programs in the North Sector provide a career ready workforce in support of the targeted job needs of greater San Antonio.
- COM-6: Strong neighborhood school districts.

North Sector: Land Use and Urban Design Goals

Key: Land use pattern promoting preservation and economy, high density located at centers, collaboration of public entities, and walkable, livable communities

- LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- LU-2: Preservation of farm and ranch lands is encouraged.
- LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
- LU-4: City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.
- LU-5: All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.
- LU-6: Development of livable, walkable communities is encouraged.



North Sector: MIA Goals

Key: Preservation of Camp Bullis through compatible land uses and opportunities for all to participate in review process

- MIA-1: Future land uses compatible with the continued operation of Camp Bullis to avoid risks to civilian/military aviators, life, property and the well-being of existing and future residents from hazards associated with fixed-wing and rotary-wing aircraft operations, firing ranges operations and training.
- MIA-2: Opportunities provided to the City and Bexar County, Camp Bullis, residents, industry, and agencies to collaboratively participate in all phases of the comprehensive master planning, zoning and/or master development plan review process.
- MIA-3: Encroachment issues associated with development are mitigated.

Staff Recommendation & Next Steps

- Recommend that the North Sector Plan be forwarded to City Council for adoption as a component of the City's Master Plan
- City Council Public Hearing: August 5, 2010

City of San Antonio Planning and Development Services Department

Plan Amendment Recommendation

Agenda Item #16

Plan Amendment Application Case No.: PA10018

Council District: 4

City Council Meeting Date: 8/19/2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Kelly/South San PUEBLO Community Plan**

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

Background Information:

Applicant: Kaufman & Killen Inc.

Owner: El Centro Del Barrio

Property Location: 922 Wagner Avenue

Acreage: 0.1435

Current Land Use of site: Vacant Office

Adjacent Land Uses:

N: Medical Clinic

E: Dental Clinic

S: Single Family Home

W: Single Family Home

Issue:

LAND USE ANALYSIS:

The subject property currently consists of a vacant house that has been converted and rezoned with a conditional use for an office. 922 Wagner Avenue is the second parcel to the west of S. Zarzamora and Clinton Avenue is located to the northwest of the subject property. The subject property is located adjacent to the CentroMed South Park Dental Clinic and across the street from the CentroMed South Park Clinic. Both clinics are currently planned for Neighborhood Commercial land use. 922 Wagner Avenue abuts a single family dwelling unit to the south and an unzoned right-of-way to the west, a single family dwelling unit is located to the west of the unzoned right-of-way. The residential property located to the south is designated Medium Density Residential land use and the property to the west of the unzoned right-of-way has a future land use of Low Density Residential land use.

The applicant is requesting a plan amendment and zoning change in order to open a pharmacy that will serve medical and dental CentroMed patients. CentroMed is a 501(c)(3) nonprofit Federally Qualified Health Center. CentroMed provides primary medical, dental, behavioral health, nutritional services and other support services through a network of twenty site locations throughout Bexar County. The subject property currently consists of a single-family structure on one lot located at 922 Wagner Avenue which is currently zoned R6-CD AHOD with a conditional use for office. The applicant proposes to relocate the current pharmacy located inside the CentroMed South Park Clinic to the property at 922 Wagner Avenue. The applicant is proposing to use the adjacent parking lot located at CentroMed South Park Dental Clinic for parking.

The Kelly/S. San PUEBLO Community Plan adopted future land use designates this property as Medium Density Residential land use. Medium Density Residential land use category encompasses duplexes, triplexes, and fourplexes on single lots, and may also include cottage homes and townhouses. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

The proposed Neighborhood Commercial Land Use provides for smaller intensity commercial uses such as small scale retail or office, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Goal 8 in the Kelly/S. San PUEBLO Community Plan addresses hospital and health care with a focus on improving and promoting the availability of comprehensive, quality health and dental care. Objective 8.1 promotes the development of additional programs that will educate the community about health issues and provide health services. Objective 8.1.1 states, "work with staff at CentroMed to expand the number of health providers at its health and dental clinics."

By amending the future land use plan to Neighborhood Commercial land use this will expand the Neighborhood Commercial node located at S. Zarzamora between Wagner Avenue and Whitman Avenue and will further promote Goal 8 and Objectives 8.1 and 8.1.1. Expanding this particular Neighborhood Commercial node will further promote health and dental care to the citizens within the Community Plan area. The structure on the subject property is currently utilized as office space and is unlikely to return to residential use due to the close proximity of the clinic. The unzoned right-of-way creates a buffer for the Low Density Residential land uses to the west of the unzoned right-of-way. This buffer will help prevent commercial encroachment into the residential core. In addition, any change in zoning to allow a Neighborhood Commercial land use would require increased building setbacks, landscape buffers, and building size restrictions to protect adjacent residential uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Wagner Avenue is a Local Street

Other streets: S. Zarzamora is a Primary Arterial Type A 120' Right-of-Way

Comments: The subject property is approximately 200 feet from the intersection of Wagner and S. Zarzamora and is approximately 380 feet from the VIA stop on S. Zarzamora. S. Zarzamora Street consists of three lanes each way, with a center two way left turn lane.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 130 feet west of CentroMed South Park Dental Clinic located at 910 Wagner Avenue and is approximately 100 feet south of CentroMed Clinic South Park located at 6315 S. Zarzamora.

Comments: The proposed pharmacy will serve both clinics

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Amending the land use plan to Neighborhood Commercial is consistent with the Kelly/S. San PUEBLO Community Plan goals and objectives of improving hospital, healthcare, and dental care in the planning area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 14, 2010

Approval Denial Resolution Attached

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

Newspaper Publication Date of Public Hearing: June 25, 2010

No. Notices mailed 10 days prior to Public Hearing: 51 notices were mailed to the Planning Team and 19 notices were sent to property owners within 200' of the subject property.

Registered Neighborhood Association(s) Notified: Quintana Community Neighborhood Association, Thompson Community Neighborhood Association, and Tierra Linda Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R6-CD AHOD

Proposed zoning district: C-1 AHOD

Zoning Case: Z20100123

Zoning Commission Public Hearing Date: July 20, 2010

Approval

Denial

Planning and Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Andrea Gilles

Interim Planning Manager

Case Manager: Sidra Maldonado

Planner

Phone No.: 210-207-7815

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/S. SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1435 ACRES LOCATED AT 922 WAGNER AVENUE.

WHEREAS, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Master Plan on February 15, 2007; and approved an update to the Kelly/S. San PUEBLO Community Plan on February 18, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 14, 2010 and **APPROVED** the amendment on July 14, 2010; and

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

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

SECTION 1: The amendment to the Kelly/S. San PUEBLO Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF JULY 2010.

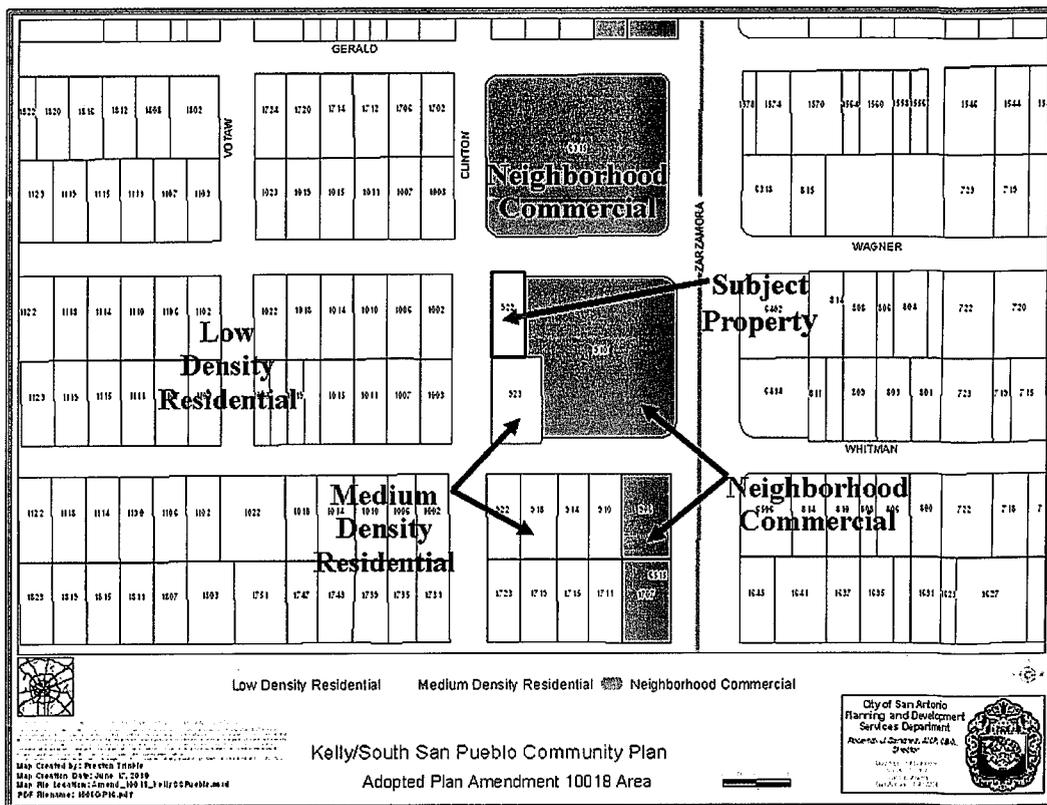
Attest:

Approved:

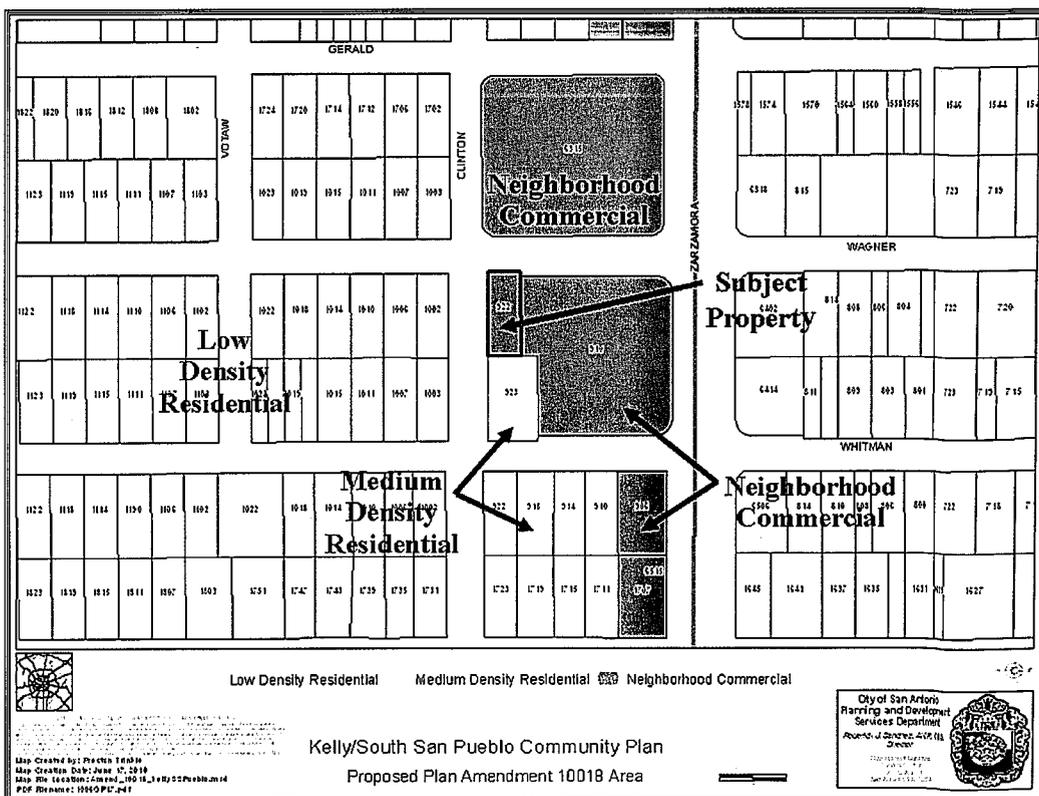
Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

Land Use Plan as adopted:



Proposed Amendment:

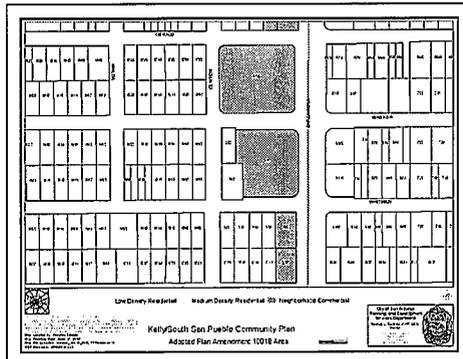


Master Plan Amendment 10018 Kelly/S. San PUEBLO Community Plan

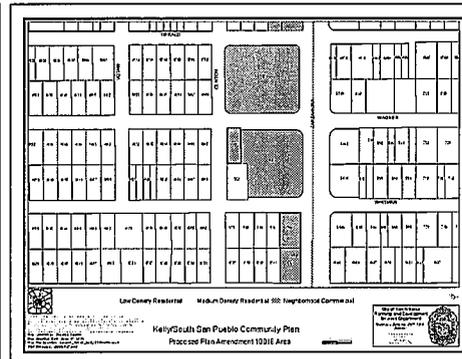
Planning Commission
July 14, 2010
Agenda Item No.

Amendment 10018

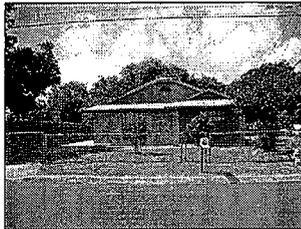
Plan as Adopted:



Proposed Amendment:



Subject Property and Surrounding Area



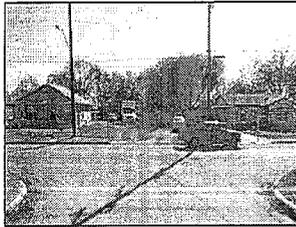
Subject Property



Wagner Ave. viewing North



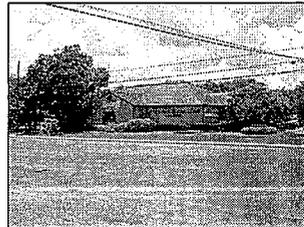
Wagner Ave. viewing East



Clinton Ave. viewing South

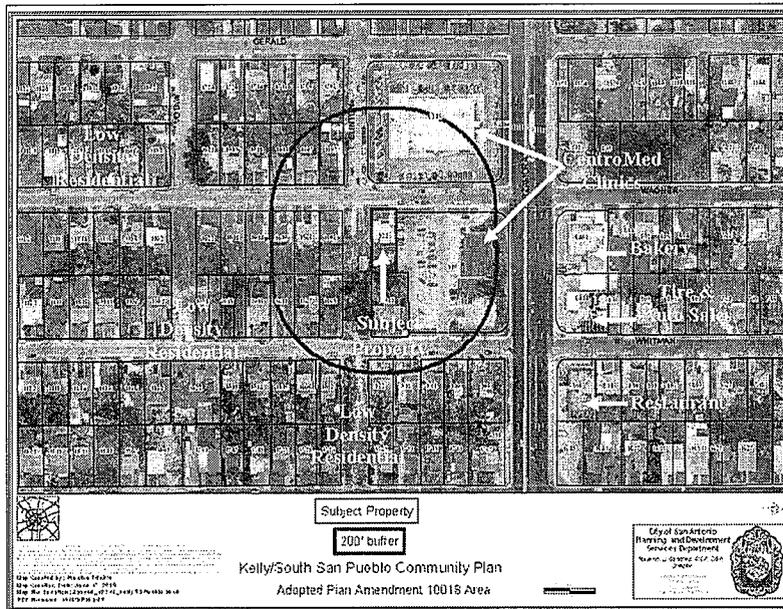


S. Zarzamora viewing West



S. Zarzamora viewing West

Land Use



Public Notification

19 Notices were mailed to property owners within 200 feet of the subject property

51 Notices were mailed to members of the Kelly/S. San PUEBLO Community Plan Planning Team and Neighborhood Associations

5

Recommendation

Staff recommends approval

6

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

Agenda Item # 17

Plan Amendment Application Case No.: PA10019

Council District: 2

City Council Meeting Date: 8/19/2010

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

Summary:

Neighborhood/Community/Perimeter Plan: **Eastern Triangle Community Plan**

The applicant requests to amend the Land Use Plan designation from **Agriculture to Low Density Residential, Agriculture to Medium Density Residential, Agriculture and Parks/Open Space to Medium Density Residential**

Background Information:

Applicant: Robert J. Perez, Shelton and Valadez Law Firm

Owner: Neighborhood Housing Services of San Antonio, Inc.

Property Location: 4600 block of Media Meadow Street, 6000 and 6100 blocks of Channel View Street, 3600 block of Foster Meadows Drive, 4600 block of La Route Street, 4600 block of Le Villas Street, 4600 block of Airstream Street, 4600 block of Red Heeler Street.

Acreage: 12.639

Current Land Use of site: Vacant

Adjacent Land Uses:

- N: Single-Family Residences
- E: Single-Family Residences
- S: Single-Family Residences
- W: Single-Family Residences

Issue:

LAND USE ANALYSIS:

The subject property is an undeveloped parcel approximately 12.639 acres in size and is located at the southern end of Foster Meadows Drive. The subject properties are also adjacent to an established residential subdivision to the north. The adjacent properties to the north, south, east, and west are developed single family residences. The subject properties were platted as a residential subdivision in July 2008 prior to adoption of the Eastern Triangle Community Plan. Additionally, the streets indicated on the recorded plat have been installed.

The Eastern Triangle Community Plan currently designates the majority of the subject parcels as Agriculture. This land use classification provides primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmer's markets, nurseries, and bed and breakfasts are permitted. Single family residential units are also permitted on agricultural and ranch lands. A portion of two lots at the north-east corner of the subject property are classified as Parks/Open Space. The Parks / Open Space land use category includes large, or linear, unimproved land where conservation is promoted and development is discouraged due to presence of topographic constraints on the site such as flood plains.

The applicant is requesting to change the future land use designation for the properties to Low Density Residential and Medium Density Residential. Low Density Residential development includes single family residential development on individual lots. The Eastern Triangle Community Plan recommends that this form of development should be located away from major arterials. Additionally, this classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for ease of access by the neighborhood. Medium Density Residential

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

includes single family residential development on one lot as well as townhomes, garden homes, and zero lot line residential development. Additionally, this category includes duplexes, triplexes, and fourplexes. Medium Density Residential is recommended for areas along collectors or residential roads.

The subject property and surrounding properties are currently designated for Agriculture land use. This classification is intended to preserve active crop agriculture, ranching, and related agribusiness practices. Based on aerial photographs it does not appear that active large-scale farming, ranching, or related business operations are taking place in the area. A portion of two privately owned parcels on the eastern side of the area under consideration are classified as Parks/Open Space. The Parks/Open Space designation was due to the limits of the floodplain incorporating that portion of the properties.

The proposed amendment would add to the housing diversity in the planning area by providing, in addition to the Low Density Residential component, Medium Density Residential that would provide housing options for individuals and families who may not desire a traditional single-family dwelling. Providing this alternative would meet the intent of Goal 12 (pg. 79). This goal calls for the development of quality housing for all residents within the planning area. Also, the amendment would meet the intent of Objective 12.1 (pg. 79), which encourages development of housing options near schools for families available to residents in the Eastern Triangle planning area. The proposed plan amendment is approximately 1,900 feet from Sinclair Elementary School. Such proximity to the school would facilitate day-to-day travel for families with school-aged children. Additionally, Foster Meadows Drive, which provides vehicular access to the existing residential subdivision to the north, has been extended into the plan amendment area and will provide access to the plan amendment area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The subject properties are approximately 5,880 feet from State Highway 87, which is designated as a Primary Arterial

Other streets: The subject parcels are accessed via Foster Meadows Street. Media Meadow Street, Channel View Street, La Route Street, Le Villas Street, Airstream Street, and Red Heeler Street are existing roadways within the undeveloped subdivision.

Comments: There is a VIA stop at the intersection of Sinclair Street and Vista Lake Street that is approximately 2,600 feet from the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject parcels are approximately 1,900 feet from Sinclair Elementary School. Lakeside Park is approximately 5,400 feet to the northwest.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: This amendment is immediately adjacent to the south of an existing residential subdivision. Roadways and infrastructure have been extended from the existing residential subdivision and are installed. Additionally, the proposed amendment supports the Eastern Triangle goal of maintaining a diverse housing stock that meets the needs of area residents

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 14, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 25, 2010

No. Notices mailed 10 days prior to Public Hearing: 19 notices were mailed to property owners within 200 feet of the subject properties. 28 notices were mailed to the Planning Team

Registered Neighborhood Association(s) Notified: Crestlake Homeowners Association (within 200 feet)

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R-6

Proposed zoning district: R-5, RM-5

Zoning Commission Public Hearing Date: July 20, 2010

Zoning Case Number: Z2010116

Approval

Denial

Planning and Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Andrea Gilles

Interim Planning Manager

Case Manager: Tyler Sorrells, AICP

Planner

Phone No.: 207-7395

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 5.959 ACRES LOCATED AT THE 4600 BLOCK OF MEDIA MEADOW STREET, THE 6000 AND 6100 BLOCKS OF CHANNEL VIEW STREET AND THE 3600 BLOCK OF FOSTER MEADOWS DRIVE FROM AGRICULTURE LAND USE TO LOW DENSITY RESIDENTIAL LAND USE; APPROXIMATELY 6.133 ACRES LOCATED AT THE 4600 BLOCK OF LA ROUTE STREET, THE 4600 BLOCK OF AIRSTREAM STREET, AND 4602, 4603, 4607, 4611, 4614, 4615, 4618, AND 4619 RED HEELER STREET FROM AGRICULTURE LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE; AND APPROXIMATELY 0.547 ACRES LOCATED AT 4606 AND 4610 RED HEELER STREET FROM AGRICULTURE LAND USE AND PARKS/OPEN SPACE LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE.

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Master Plan on May 31, 2009; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 14, 2010 and **APPROVED** the amendment on July 14, 2010; and

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

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

SECTION 1: The amendment to the Eastern Triangle Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

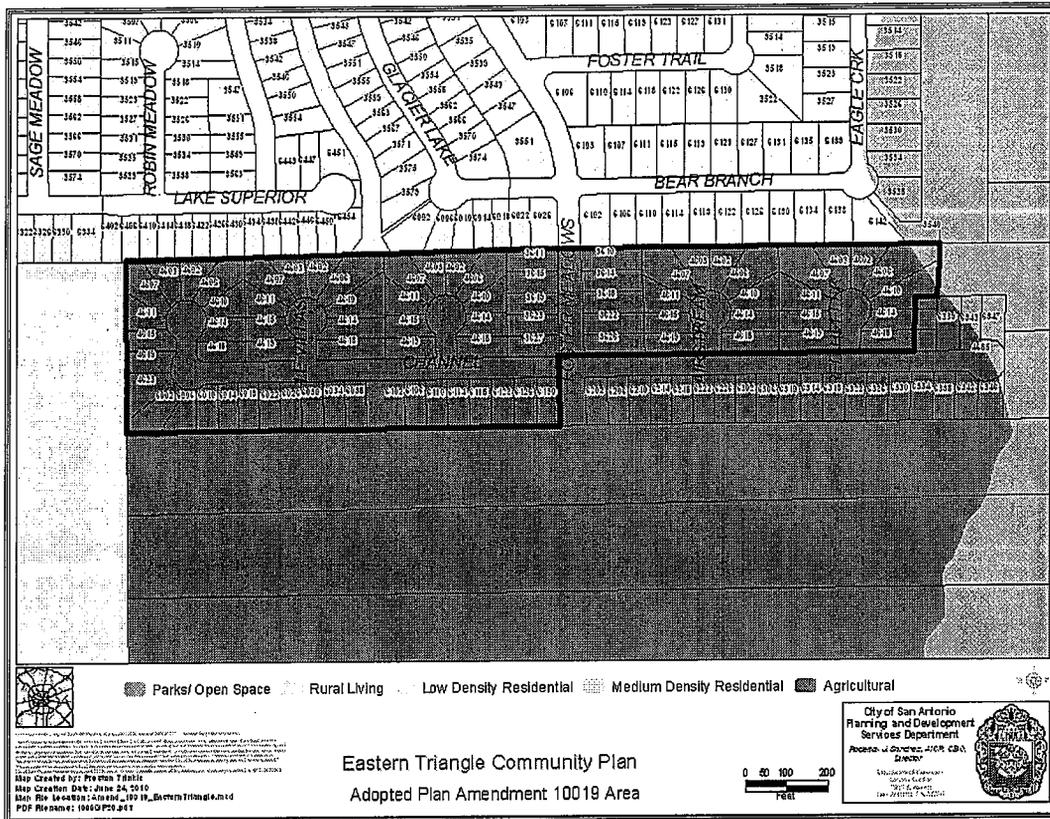
PASSED AND APPROVED ON THIS 14th DAY OF JULY 2010.

Attest:

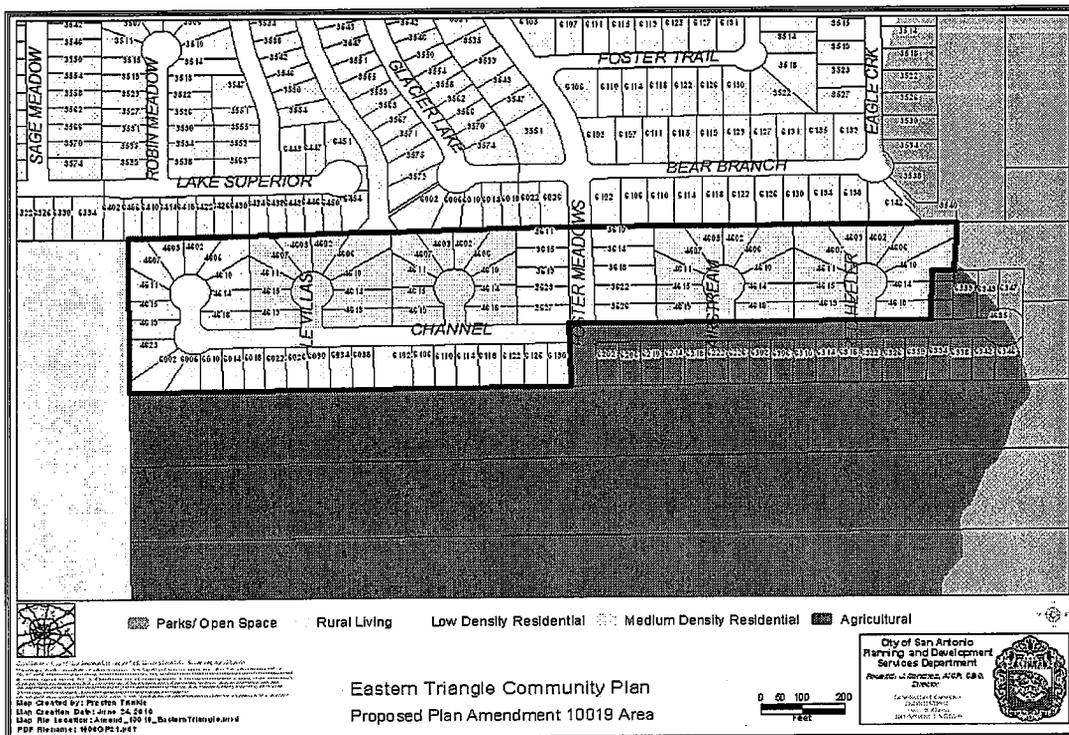
Approved:

Executive Secretary
San Antonio Planning Commission

Amy Hartman, Chair
San Antonio Planning Commission



Proposed Amendment:

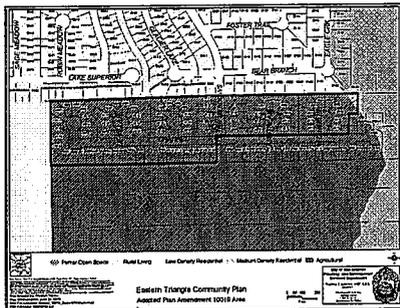


Master Plan Amendment 10019 Eastern Triangle Community Plan

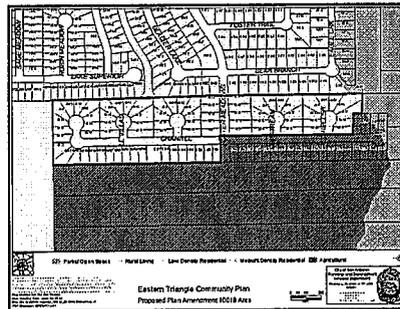
Planning Commission
July 14, 2010
Agenda Item No.

Amendment 10014

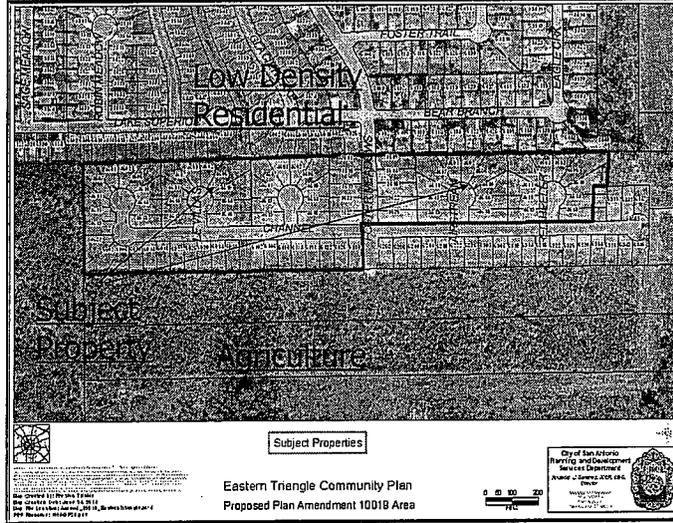
Plan as adopted:



Proposed amendment:

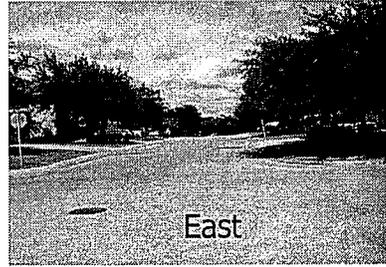
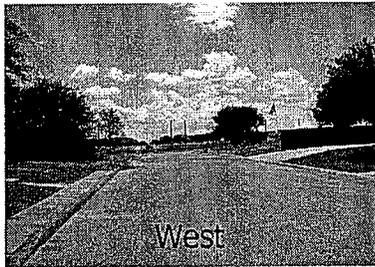
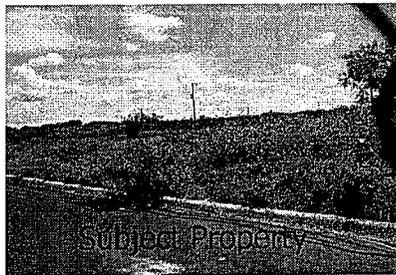


Land Use



3

Subject and Adjacent Properties



4

Public Notification

19 notices were mailed to property owners within
200' of the subject property

28 notices were mailed to members of the Planning
Team

1 notice was mailed to the Crestlake Neighborhood
Association

5

Staff Recommendation

Approval of Low Density Residential and
Medium Density Residential

6

Agenda Item
18

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A COMMUNITY AT LARGE
REPRESENTATIVE AS A MEMBER TO THE PLANNING
COMMISSION TECHNICAL ADVISORY COMMITTEE FOR
A TWO YEAR TERM.

* * * * *

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

Section 1. _____ is appointed to the Planning Commission Technical Advisory Committee as a Community at Large Representative, with a term to expire April 27, 2012.

PASSED AND APPROVED THIS 14TH DAY OF JULY 2010.

APPROVED:

Amelia Hartman, Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

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COMMISSION REPRESENTATIVE AS A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
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Executive Secretary

P/C AGENDA FOR June 23, 2010

Item Number	Plat/PUD Name	Company	Owner Information
5A & 6	Bridgepoint Units 3 & 7 Enclave	Grupo Triana, Ltd	Israel Fogiel
5B & 7	Sorensen		Andrew S. Sorensen
5C & 8	Mission Branch Library	City of San Antonio	William Hensley
9	J.S, LLC	Jay Shankar, LLC	Tinu Patel
10	Bridgepoint Unit 2 Enclave	Grupo Triana, Ltd	Israel Fogiel
14	Calicar	City Base West, L. P.	Mark D. Granados