

# SAN ANTONIO PLANNING COMMISSION AGENDA

July 28, 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(S):

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

- Agenda items may be discussed (Planning and Development Services)
- Briefing on a proposed update to the Government Hill Neighborhood Plan

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

3. Roll Call

4. Citizens to be heard

## 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.

### PLATS:

		Council District	Ferguson Index #
5.	090114	Weston Oaks Collector (South of the intersection of Potranco Road and Talley Road)	OCL 611 C-5

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

- |    |        |  |     |         |
|----|--------|--|-----|---------|
| 6. | 090154 | <b>Antonio Arreguin</b><br>(On the east side of Leal Road, north of Donald Aaron Drive)    | OCL | 751 B-1 |
| 7. | 100018 | <b>Silver Oaks Unit 10B</b><br>(On the west side of FM 1560, west of Mexican Alder)        | OCL | 545 E-7 |
| 8. | 100036 | <b>Store No. 5872*</b><br>(On the southwest corner of I. H. 10 West and Stonewall Parkway) | 8   | 479 F-4 |
| 9. | 100086 | <b>Valencia Park Enclave*</b><br>(East of Blanco Road, north of Borgfeld Drive)            | OCL | 450 B-3 |

**DEFERRALS:**

- |     |        |   |   |         |
|-----|--------|---|---|---------|
| 10. | 100282 | <b>Ray Bon Drive</b><br>(South of Walzem Road, east of Ray Bon Drive) | 2 | 584 F-1 |
|-----|--------|---|---|---------|
- 

**INDIVIDUAL CONSIDERATION**

**PLATS:**

- |     |        |   |   |         |
|-----|--------|---|---|---------|
| 11. | 100053 | <b>VIA Medical Transit Center</b><br>(On the east side of Medical Drive, south of Babcock Road) | 7 | 580 E-1 |
|-----|--------|---|---|---------|

**VARIANCES and APPEALS:**

- |     |        |   |     |         |
|-----|--------|---|-----|---------|
| 12. | 070012 | <b>Stillwater Ranch Unit 9</b> (time extension)<br>(Southeast of the intersection of Kings Springs and Garrett Creek) | OCL | 577 D-1 |
| 13. | 070013 | <b>Stillwater Ranch Unit 10</b> (time extension)<br>(East of the intersection of Clayton Creek and Garrett Creek)     | OCL | 577 D-1 |
| 14. | 070130 | <b>Stillwater Ranch Unit 7</b> (time extension)<br>(West of the intersection of Culebra Road and Stillwater Parkway)  | OCL | 545 C-8 |

**LAND TRANSACTIONS:**

15. Public hearing and consideration of a resolution recommending the North Sector Plan, an approximately 383 square mile area generally 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.” (Planning and Development Services Department by Rebecca Paskos)

16. **PA10019** - Public hearing and consideration of a resolution amending 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 1) 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; 2) approximately 6.133 acres located at the 4600 block of La Route Street, the 4600 block of Le Villas 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 3) 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. (Planning and Development Services Department by Tyler Sorrells)
17. **PA10020** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/ South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 12.971 acres located at 2227, 2333, and 2343 Southwest Military Drive, more specifically described by legal descriptions: Lot 1, NCB 8947 and Lots 14 and 16, NCB 8950, from Mixed Use land use to Regional Commercial land use. (Planning and Development Services Department by Loretta N. Olison)
18. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align a segment of Binz-Engleman Road and FM 1516 where they intersect and to add an east-west connector, all generally located west of Loop 1604, north of IH 10, and east of FM 78 (Old Seguin). (Planning and Development Services Department, by Richard Martinez)

**OTHER ITEMS:**

19. Consideration of an alternate member Planning Commissioner Appointment to the Technical Advisory Committee. (Planning and Development Services Department, by Elizabeth Carol)
20. Approval of the minutes for the July 14, 2010 Planning Commission meeting
21. Director's report Director's report - City Council Action Update (Planning Commission Items sent to Council)
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**

# Consent Agenda

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 5 July 28, 2010

WESTON OAKS COLLECTOR  
SUBDIVISION NAME

MAJOR PLAT

090114  
PLAT #

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

**FERGUSON MAP GRID:** 611 C-5

**OWNER:** Babcock Road 165, LTD., by Arthur Zuniga, Agent

**ENGINEER:** Denham-Ramones Engineering, by Paul W. Denham, P.E.

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

**Date filed with Planning Commission:** July 13, 2010

**Location:** South of the intersection of Potranco Road and Talley Road

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

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 846, Weston Oaks accepted on December 13, 2005

**Proposed Use:** Public Right of Way

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**APPLICANT'S PROPOSAL:**

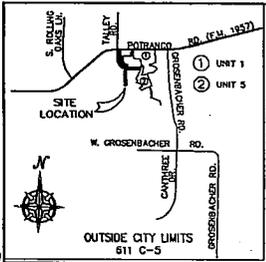
To plat 9.669 acres consisting of 2 non-single family lots and 3,703 linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval

DEVELOPMENT SERVICES  
NOT DELAYED

2010 JUL 12 PM 2:00



LOCATION MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curve data for C1 through C18.

MONUMENT NOTES: 1/2" I.R.S., 1/4" I.R.S. W/4-E.C.P., 1/2" I.R.S. W/4-E.C.P.

NOT SET, SANITARY SINK, WATER & DRAINAGE UNIT.

UN PLATTED 341.87 AC TRACT RECORDED IN VOL. 12772, PAGES 251-258 R.P.A. OWNER: BABCOCK ROAD INC. LTD.

UN PLATTED 341.87 AC TRACT RECORDED IN VOL. 12772, PAGES 251-258 R.P.A. OWNER: BABCOCK ROAD INC. LTD.

UN PLATTED 341.87 AC TRACT RECORDED IN VOL. 12772, PAGES 251-258 R.P.A. OWNER: BABCOCK ROAD INC. LTD.

- "C.P.S. NOTES" 1-4: City of San Antonio regulations regarding electric and gas systems, easements, and utility lines.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- (1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY... (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADJUSTIVE IMPACT TO THE EXISTING DRAINAGE SYSTEM... (3) MAXIMUM ACCESS PORTS TO STATE HIGHWAY... (4) IF PROVISIONS ARE REQUIRED... (5) ANY TRAFFIC CONTROL MEASURES...

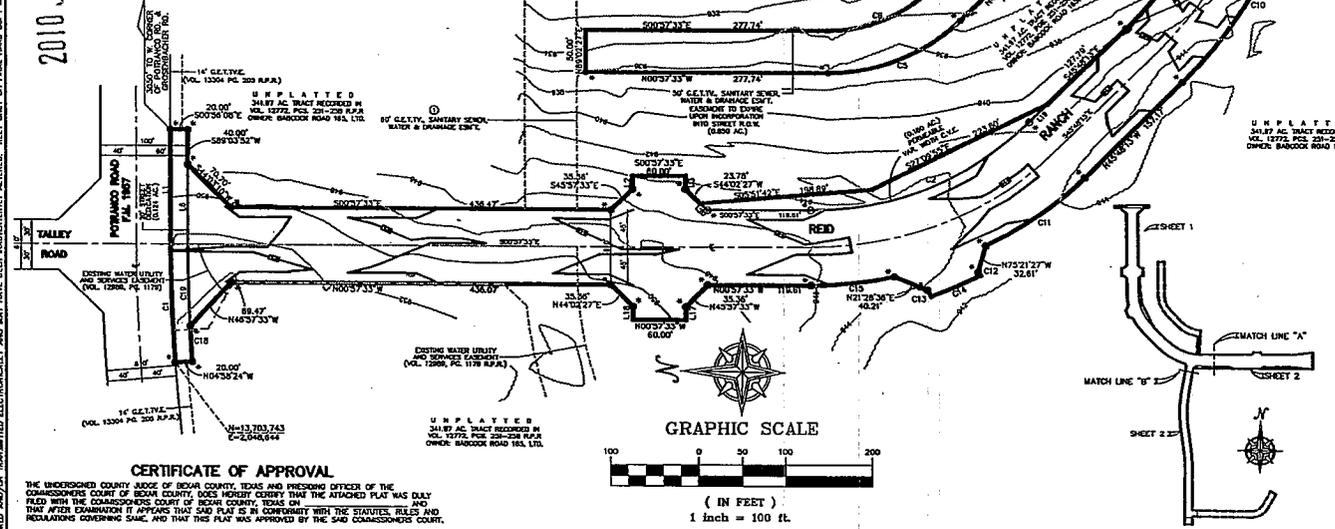
LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for L1 through L19.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curve data for C1 through C18.

- NOTES: 1. ALL EASEMENTS... 2. CONTIGUOUS AREAS... 3. NO STRUCTURES... 4. THE MAINTENANCE OF DRAINAGE EASEMENTS... 5. MINIMUM FINISHED FLOOR ELEVATION... 6. STREETSCAPE REVISIONS...

LEGEND & NOTES

- 1. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT... 2. ELECTRIC & CABLE TELEVISION EASEMENT... 3. CLEAR VISION EASEMENT... 4. CLEAR VISION EASEMENT... 5. PROPOSED FINISHED CONTOUR... 6. THE VALUES OF THE SETS OF COORDINATES... 7. SCALE FACTOR IS 1.0000... 8. UNPLATTED 341.87 AC TRACT RECORDED IN VOL. 12772, PAGES 251-258 R.P.A. OWNER: BABCOCK ROAD INC. LTD.



CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAN WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON...

THIS PLAN OF WESTON OAKS COLLECTOR SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

STATE OF TEXAS COUNTY OF BEAR. THE OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

Donham-Ramones Engineering and Associates, Inc. 1380 Pantheon Way, Suite 200 San Antonio, TX 78232



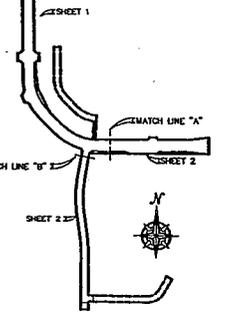
STATE OF TEXAS COUNTY OF BEAR. I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

REGISTERED PROFESSIONAL ENGINEER PAUL M. DONHAM

STATE OF TEXAS COUNTY OF BEAR. I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MIRUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. HELL

INDEX MAP



SHEET 1 OF 2 SUBDIVISION PLAN ESTABLISHING WESTON OAKS COLLECTOR SUBDIVISION

BEING 9.669 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY, NO. 100 1/5, ABSTRACT NO. 874, C.E. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/4, ABSTRACT NO. 539, C.B. NO. 4358, AND BEING OUT OF THE 341.97 ACRES TRACT RECORDED IN VOLUME 12772, PAGES 251-258, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR. DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE, ON... DAY OF... A.D. AT... M. AND DAILY RECORDED IN... 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



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 6 July 28, 2010

ANTONIO ARREGUIN  
SUBDIVISION NAME

MAJOR PLAT

090154  
PLAT #

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

**FERGUSON MAP GRID:** 751 B-1

**OWNER:** Antonio Aerreguin

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

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** July 12, 2010

**Location:** On the east side of Leal Road, north of Donald Aaron Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

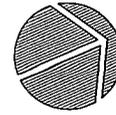
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**APPLICANT'S PROPOSAL:**

To plat 4.359 acres consisting of 7 single family lots.

**STAFF RECOMMENDATION:**

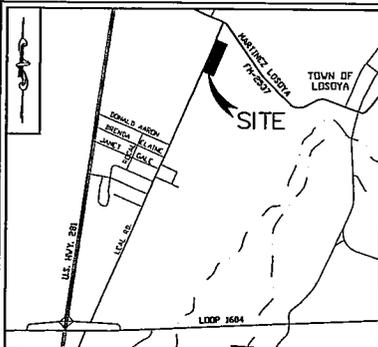
Approval



SCALE: 1" = 100'  
2' CONTOUR INTERVAL

- 68 — EXISTING CONTOUR
- FID. 1/2" STEEL ROD
- SET 1/2" STEEL REBAR WITH "DYE ENT SA TX" CAP
- FID. 1" PIPE

G.E.T.I.V.E. = GAS, ELEC., TELE. & C.A.T.V. EASEMENT  
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
B.S.L. = BUILDING SETBACK LINE  
D.R.R. = DEED AND PLAT RECORDS  
D.S. = DEED RECORDS  
D.E. = DRAINAGE EASEMENT



LOCATION MAP (MAP GRID 751/81)  
NOT TO SCALE

**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**SUBDIVISION NOTE:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE SUBDIVISION PLAN OF MEDINA MOBILE ESTATES RECORDED IN VOLUME 6100, PAGE 236, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

**SALES 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.

**CLEAR-VISION AREA NOTE:**  
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(5).

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

**COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ANTONIO ARREGUIN SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 13 THROUGH 19, BLOCK 3, COUNTY BLOCK 4011.

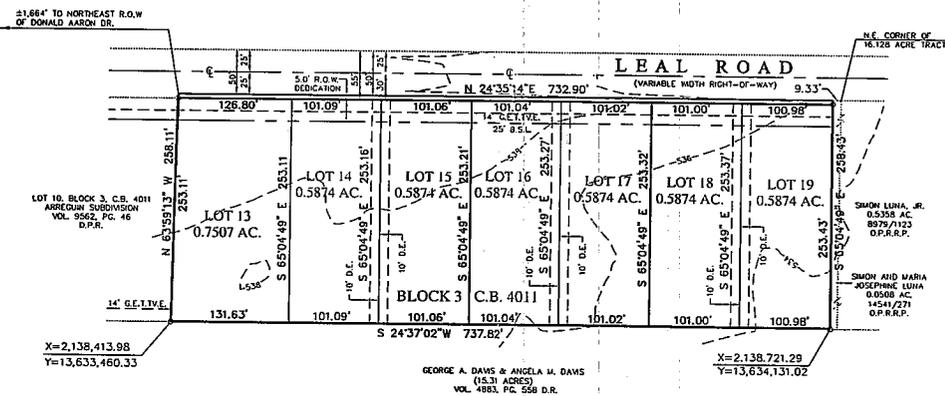
**DRAINAGE NOTE:**  
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WILDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED 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 GRANITON'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.

**CPS NOTES:**  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITON'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT 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, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONIC, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

OWNER/DEVELOPER:  
ANTONIO AND MARIA ARREGUIN  
19019 LEAL RD.  
SAN ANTONIO, TEXAS, 78221



DEVELOPMENT SERVICES  
 RECEIVED  
 2010 JUL 12 PM 3:29

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

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

BY: \_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, 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 \_\_\_\_\_

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

PLAT ESTABLISHING  
**ANTONIO ARREGUIN SUBDIVISION**  
 BEING 4.359 ACRES OUT OF THE DOMINGO LOSOYA ORIGINAL GRANT SURVEY NO. 2, ABSTRACT NO. 7, COUNTY BLOCK 4011, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 16.128 ACRE TRACT (PARENT TRACT) WHICH IS A PORTION OF A 16.4 ACRE TRACT RECORDED IN VOLUME 1749, PAGE 227, DEED RECORDS OF SAID COUNTY.

ESTABLISHING LOTS 13 THROUGH 19 (4.275 ACRES), BLOCK 3, COUNTY BLOCK 4011, AND A RIGHT-OF-WAY DEDICATION (3,665 S.F., 0.0841 ACRES), BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

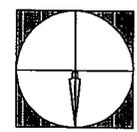
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DYE ENTERPRISES.

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

LICENSED PROFESSIONAL ENGINEER NO. 64635



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 ANTONIO ARREGUIN 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   7   July 28, 2010

SILVER OAKS UNIT 10B  
SUBDIVISION NAME

MAJOR PLAT

100018  
PLAT #

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

**FERGUSON MAP GRID:** 545 E-7

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

**ENGINEER:** Denham-Ramones Engineering, by Paul W. Denham, P.E.

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

**Date filed with Planning Commission:** July 13, 2010

**Location:** On the west side of FM 1560, west of Mexican Alder

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 792-B, Culebra Creek II, accepted on December 18, 2006

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat 6.145 acres consisting of 33 single family lots and 940 linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 July 28, 2010

STORE NO. 5872

MAJOR PLAT

100036

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 479 F-4**

**OWNER: C/B/K Dominion Development, LTD., by Michael Schoennrun**

**ENGINEER: Jacobs Engineering Group, by Billy K. Classen, P.E.**

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

**Date filed with Planning Commission: July 12, 2010**

**Location: On the southwest corner of I.H. 10 West and Stonewall Parkway**

**Services Available: SAWS Water and Sewer**

**Zoning:** C2      Commercial District  
          C3      Commercial District  
          GC-1    Gateway Corridor District  
          MLOD   Military Lighting Overlay Districts

**Proposed Use: Commercial**

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

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**APPLICANT'S PROPOSAL:**

To plat 2.497 acres consisting of 2 non-single family lots.

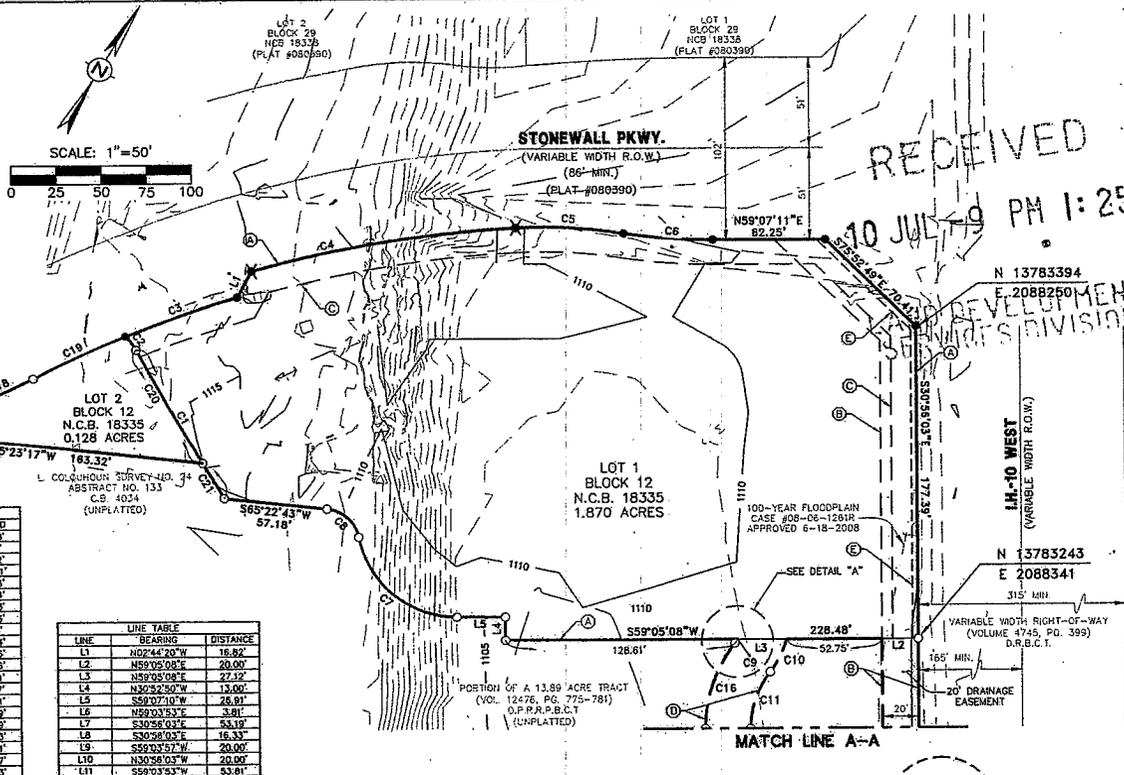
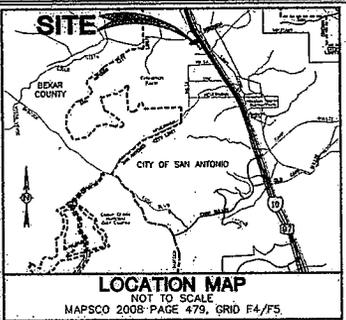
**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone. However, the review was not applicable because the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation.

It is noted that because plat 080390, Stonewall Ranch Commercial, provides access to this development, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	04°07'18"	1355.47	97.81	N50°25'47"W	97.48
C2	16°12'25"	35.00	9.91	N66°14'05"W	9.97
C3	3°52'50"	845.00	65.85	N39°17'25"E	85.82
C4	12°33'45"	527.00	148.83	N49°45'00"E	158.51
C5	11°38'10"	288.00	80.17	N62°13'27"E	80.06
C6	09°02'21"	312.00	49.49	N83°38'52"E	49.44
C7	7°22'57"	55.00	78.71	N81°38'27"E	70.33
C8	7°51'34"	20.00	26.58	N78°30'20"E	23.85
C9	6°01'58"	25.00	2.83	N04°53'28"E	2.63
C10	23°08'29"	50.00	20.17	S01°38'43"E	20.04
C11	35°11'14"	50.00	33.90	N11°04'00"E	33.25
C12	88°59'59"	25.00	39.27	S75°58'07"E	35.36
C13	08°28'10"	300.00	44.35	N54°48'48"E	44.31
C14	28°10'04"	25.00	12.29	N34°21'31"E	12.17
C15	08°28'10"	300.00	44.35	S63°17'56"E	44.31
C16	38°21'14"	75.00	50.85	N11°30'40"W	49.89
C17	07°23'00"	288.00	37.11	N34°44'10"E	37.09
C18	07°03'43"	312.00	38.45	N43°53'49"E	38.43
C19	03°02'42"	845.00	58.83	N33°12'24"E	58.81
C20	03°02'09"	1355.47	74.58	S80°06'42"E	74.57
C21	00°58'09"	1355.47	22.93	N62°10'21"W	22.83

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N02°44'20"W	16.82
L2	N59°05'08"E	20.00
L3	N59°05'08"E	27.12
L4	N30°32'50"W	13.00
L5	S50°10'10"W	28.91
L6	N59°03'53"E	3.81
L7	S30°56'03"E	53.19
L8	S30°56'03"E	16.33
L9	S59°03'57"W	20.00
L10	N30°56'03"W	20.00
L11	S59°03'53"W	53.81

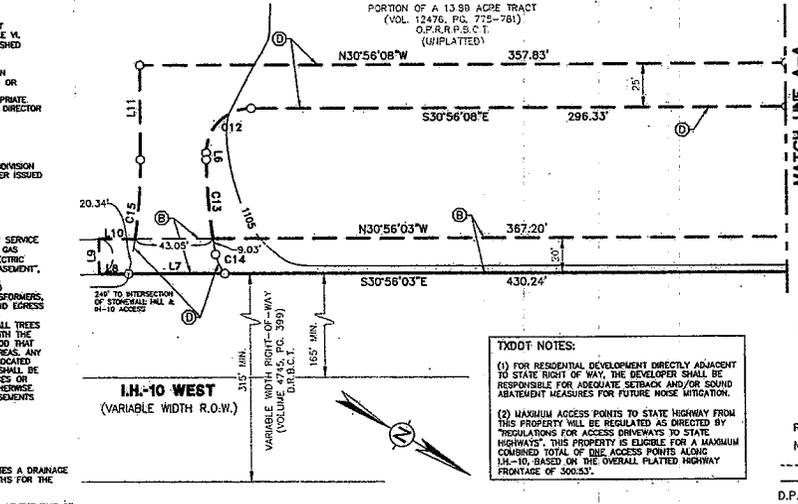
**EDWARDS AQUIFER CONTRIBUTING ZONE NOTE:**  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, TO THE EXTENT APPLICABLE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION B OF THE SAN ANTONIO CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION",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

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

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

**CPS NOTE:**  
THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS TELETYPE EASEMENT, "C" EASEMENT, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANGING EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". THESE EASEMENTS ARE INTENDING INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DRECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, 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 WITHIN THE NEARBY AREAS, AND TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR WAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE WALLS, OR OTHER SOLID EASEMENT AREAS, ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AVOID, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES.

- NOTES:**
- 1) A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING, PAD IN THE LOT.
  - 2) IMPACT FEE PAYMENT DUE WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTER WATER SERVICE CONNECTION.
  - 3) SET 3" IRON ROD WITH DRAINAGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - 4) TEXAS COORDINATE SYSTEM, NAD (83) G3 93 GRID BEARINGS, SURFACE DISTANCES.
  - 5) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF WORK THAT MAY ALTER THE DRAINAGE R.O.W. & EASEMENT SHALL BE PERMITTED, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL MAKE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.
  - 6) OWNER SHALL PROVIDE FOR SHARED CURB ACCESS WITH ADJACENT LOTS. UDC 35-306(c)(3)
  - 7) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-306(d)(5)



**SUBDIVISION PLAT ESTABLISHING STORE NO. 5872**

BEING A 2.497 ACRE (108,769 SQ. FT) TRACT OF LAND BEING COMPRISED OF 1.479 ACRES OUT OF A 4.241 ACRE TRACT RECORDED IN VOLUME 13394, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, 0.519 OF AN ACRE OUT OF A PORTION OF A 13.89 ACRE TRACT RECORDED IN VOLUME 12476, PAGE 775 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND 0.499 OF AN ACRE OFFSITE EASEMENTS-OUT OF THE AFOREMENTIONED 13.89-ACRE TRACT, SITUATED IN THE LUDOVIC COLQUHOUN SURVEY NO. 24, ABSTRACT NO. 133, NEW CITY BLOCK 18335 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

RECEIVED  
10 JUL 9 PM 1:25

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

C/O J. JOHNSON DEVELOPMENT, INC.  
BY: J. JOHNSON, GENERAL PARTNER

BY: JACOBUS, LICENSED PROFESSIONAL ENGINEER NO. 84604

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 8th DAY OF July, A.D. 2010.

Notary Public  
State of Texas  
My Commission Expires January 2, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
JACOBS COMMERCIAL DEVELOPMENT, LLC  
118 REGAL DRIVE  
LARDO, TX 78045

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 8 DAY OF July, A.D. 2010.

Notary Public  
State of Texas  
My Commission Expires January 2, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

THE PLAT OF \_\_\_\_\_ STORE NO. 5872 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: \_\_\_\_\_ CLERK

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS AN ACTUAL SURVEY MADE ON-THE-GROUND.

JEREMIAH A. SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8089  
JACOBS COMMERCIAL DEVELOPMENT, INC.  
911 CENTRAL PARKWAY NORTH, SUITE 425  
SAN ANTONIO, TEXAS 78232

**LEGEND**

- MAC NAIL FOUND W/WASHER MARKED PAPE DAWSON
- IRON ROD FOUND W/CAP MARKED PAPE DAWSON, UNLESS NOTED OTHERWISE
- 1/2" IRON ROD W/ CAP LABELED "JACOBS" SET, UNLESS NOTED OTHERWISE
- R.O.W. RIGHT-OF-WAY
- N.C.B. NEW CITY BLOCK
- 300--- EXISTING CONTOURS
- 800--- PROPOSED CONTOURS
- D.P.R.B.C.T. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- --- DRAINAGE EASEMENT
- --- PROPERTY LINE

**JACOBS**

FIRM REGISTRATION #F-2956  
911 CENTRAL PARKWAY NORTH, SUITE 425  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-0088 FAX (210) 494-4525  
DATE: 12/11/2009 JOB NO. 310286.342

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.

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BY: \_\_\_\_\_ CLERK

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

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COUNTY OF BEXAR

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My Commission Expires \_\_\_\_\_

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**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   9   July 28, 2010

VALENCIA PARK

ENCLAVE

MAJOR PLAT

100086

**SUBDIVISION NAME**

**PLAT #**

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

**FERGUSON MAP GRID:** 450 B-3

**OWNER:** Borgfeld and Blanco Holdings, LLC by Joel F. Pollack

**ENGINEER:** Moy Tarin Ramirez Engineers, LLC by Samuel B. Bledsoe, P.E.

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

**Date filed with Planning Commission:** July 28, 2010

**Location:** East of Blanco Road, north of Borgfeld Drive

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

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

**Major Thoroughfare:** Borgfeld Drive is a secondary arterial, Type (A), minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **90.7516** acres consisting of **110** single family lots, **10** non-single family lots and **9,072** linear feet private streets.

**DISCUSSION:**

The Bexar County Public Works Department has cited: Section 35-506(i), of the UDC regarding Horizontal Curvature, 35-506(t) Traffic Calming and 35-515(b) Layout Regulations, Block and Street Length.. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Bexar County Director and the Planning and Development Service Director have granted an Administrative Exception to Section 35-506(i), of the UDC regarding Horizontal Curvature, 35-506(t) Traffic Calming and 35-515(b) Layout Regulations, Block and Street Length..

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

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response; we reiterate the comments we made recently on plat 100080, our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the Military Lighting Overlay Zoning District Regulations (MLOD-1) of April 2, 2009 (Ordinance 2009-04-02-0258), which ever is applicable for the project area.

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request.

**STAFF RECOMMENDATION:**

Approval



**INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION**

233 N. Pecos - La Trinidad, Suite 420  
San Antonio, Texas 78207  
210-335-6700 (Voice) ~ 210-335-6713 (Fax)

**ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS**

<b>Project:</b>	Valencia Park Enclave Subdivision re-plat totaling 90.7516 acres with 110 residential lots and 9 "900" series lots
<b>Address:</b>	Located Approximately 1,575' from the corner of Glenrose and Borgfield Ferguson Map Grid 450/B-C-3-4
<b>A/P #/PPR #/Plat #:</b>	100086
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	4/12/2010 and 5/5/2010
<b>AEVR Submitted by:</b>	Raymond Tarin, Jr., P.E.; Moy-Tarin-Ramirez Engineers, Inc.
<b>Issue:</b>	Reverse curvature, traffic calming, block length, and overall street lengths.
<b>Code Sections:</b>	2009 Unified Development Code (UDC), Sections 35-506(i) – Horizontal Curvature, 35-506(t) – Traffic Calming; 515(b) – Lot Layout Regulations, Block and Street Length
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Tarin's letter dated April 12, 2010; revised May 5, 2010. At issue is the layout and proposed construction of two streets (Recanto and San Anza in the proposed plat of Valencia Park. The proposed plat is a gated development with 110 residential lots and 9 "900 series" lots that will not readily be accessed by the public. Below is a table of the reverse curvature locations. Reverse curves are best served a minimum 50' tangent between curves for a Local A street as stated in the UDC since the tangent section allows the driver an opportunity to reorient their line of sight before entering into the next curve. Given the curvilinear layout of the streets in the development will induce a "traffic calming" effect and that the horizontal offset lines of sight have been design at 30 MPH, the layout should not have an adverse impact of the public health and safety. Recanto (4,820' max block length and total street length) and San Anza (2,551' max block length and total street length) exceed the maximum street and block length and requires traffic calming. As stated previously, the layout of the streets induces a "traffic calming" effective.

Street Name	Location of Reverse Curve	Street Name	Location of Reverse Curve
Recanto	Sta. 003+81.55	Recanto	Sta. 033+84.44
Recanto	Sta. 007+75.50	San Anza	Sta. 008+28.55
Recanto	Sta. 016+15.28	San Anza	Sta. 013+62.63
Recanto	Sta. 027+72.88	San Anza	Sta. 020+28.15

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The curvilinear layout of the streets is equivalent to a traffic island design that is used for traffic calming. Evaluating the layout of a traffic island, the reason why they are considered effective in traffic calming is because it has a reverse curve layout that the driver must negotiate entering the island. Reverse curves are located between 700' to 900' in the proposed development which is where a traffic calming device would be required under the when long block and street lengths are provided. However, if the HOA were request the streets be converted to public streets, the minimum 50' tangent section between reverse curves must be provided since the minimum posted speed limit would be 30 MPH instead of the 20 MPH limit the applicant is proposing for this development.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The development should be platted as a Planned Unit Development (PUD). The PUD allows for street construction that does not conform to public street standards. However, the street layout should not have any adverse impacts on the public health, safety, and welfare.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest.
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

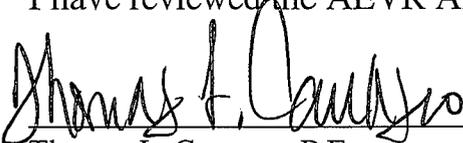


Robert Brach, P.E.  
Development Services Engineer

5/24/10

Date

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



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

5/26/10

Date



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

6-1-10

Date



• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

May 5, 2010

Mr. Christopher Looney  
Interim Assistant Director, Planning and Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas

RE: Valencia Park, Enclave, Plat # 100086  
Administrative Exception- Block and Street Lengths, Section 35-515(b)(3)A(ii); Section 35-515(b)(3)B

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Sections 35-515(b)(3)A(ii) and Section 35-515(b)(3)B as it pertains to street block lengths, specifically,

"A street's block length shall not exceed one thousand two hundred (1200) feet when the street is a:

- Block that ends with a cul-de-sac
- Local type A"

And "Street Length. The maximum overall length of streets with homes fronting shall not exceed three thousand (3000) feet. ..."

This project is an enclave subdivision with private streets and 110 lots centered around a "coving plan", a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

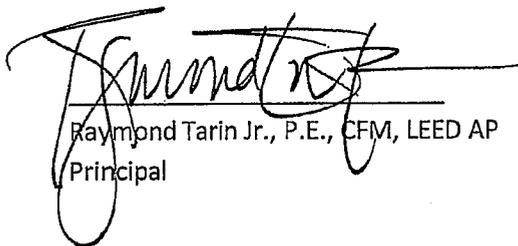
1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the limitation on street and block lengths is to "protect pedestrians from high vehicular speeds" which could result from long straight blocks that do not incorporate traffic calming design measures. Streets that incorporate traffic calming measures may exceed the limitation on block lengths in accordance with UDC Section 35-515(b)(3)C which references UDC Section 35-506 (t) Traffic Calming. Consistent with this direction, this project is being developed using a "coving plan" concept consisting of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. These private streets will have a posted speed limit of 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 110 lots within this development.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential for

higher driver speeds on long straight streets. Several traffic calming measures have been incorporated within the subdivision geometric design to address any adverse impacts on public health, safety and public welfare. The "coving plan consist of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. Additional traffic calming measures of "T" intersections, median raised islands and mid block turn-arounds with rapidly flared pavements have also been incorporated. These private streets will have a posted speed limit of 20 mph.

3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,  
Moy Tarin Ramirez Engineers, LLC



Raymond Tarin Jr., P.E., CFM, LEED AP  
Principal



• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

May 5, 2010

Mr. Christopher Looney  
Interim Assistant Director, Planning and Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas

RE: Valencia Park, Enclave, Plat # 100086  
Administrative Exception- Horizontal Curves, Section 35-506i

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Section 35-506i as it pertains to reverse curves, specifically, the requirement for a 50-foot tangent between reverse curves. This project is an enclave subdivision with private streets and 110 lots centered around a "coving plan", a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the requirement for the 50 foot tangents between reverse curves is to provide for driver comfort at higher driving speeds when changing between the curve directions. The "coving plan" site plan encourages slower driver speeds and increases subdivision aesthetics. The slower speeds needed to navigate the coving site plan is a desired traffic calming effect. The absence of the minimum 50 foot tangent further aides to accomplish the reduction in driver speeds.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential difficulty to comfortably navigate streets that have reverse curves without a minimum of a 50 ft tangent between them. The slower driver speeds needed to comfortably navigate the geometry of a coving plan is a desired traffic calming effect. The posted speed limit will be 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 110 lots within this development.
3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan without the minimum 50 ft tangents acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.

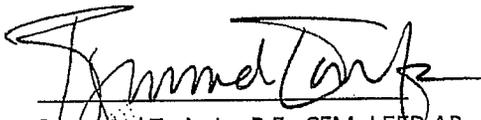
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

Additionally, two subdivisions that incorporate this coving concept have been designed and constructed within the past two years in San Antonio and Bexar County. They are Campanas and Roseheart. Each of these subdivisions has been approved without the noted 50 foot tangent between the reverse curves.

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

Moy Tarin Ramirez Engineers, LLC



Raymond Tarin Jr., P.E., CFM, LEED AP  
Principal



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

MAR 12 2010

Office of the Commander

Roderick J. Sanchez, AICP, CBO  
Director  
Planning and Development Services Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Sanchez,

Thank you for the opportunity to respond to your staff's March 1, 2010 notification on Valencia Terrace Enclave Plat 100080 for a 62 acre housing development on Camp Bullis' eastern border along Blanco Road in the vicinity of Borgfeld Drive. We provide the following comments.

Placing a large development in this location could create noise complaint issues for military training operations conducted on Camp Bullis. We have helicopter flight operations in areas adjacent to this tract and have in the past received noise complaints from residents to the south. See enclosed June 2009 Joint Land Use Study (JLUS) noise study map. Our low level helicopter flight corridor ("nap of the earth") passes very near this area and there are three helicopter landing zones in this vicinity, thus safety concerns would also arise. We also have C-130 flight operations to the north at our Combat Assault Landing Strip, CALS, the only airfield on Camp Bullis. The CALS arrival/departure route crosses over Blanco Road north of the Valencia tract and could create some noise issues, although it is outside of the noise contours for the CALS. See enclosed June 2009 JLUS noise study map. While the City of San Antonio is developing a Sound Attenuation Overlay for areas around Camp Bullis, it will not cover the city's extraterritorial jurisdiction (ETJ).

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees around Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,500 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development near Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey. From enclosed digital overhead imagery, it appears that some of the tract is heavily wooded with old growth cedar and oak. Also, we have well-documented occupied Golden-cheeked Warbler habitat on Camp Bullis a few hundred yards to the east of this plat.

Development would also create light pollution issues and could impact night vision training

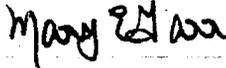


on Camp Bullis. Night-time lights from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc.) is done in many different areas of Camp Bullis, including adjacent to this area.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) commits to sound attenuation measures for the housing and a set off from Blanco Road for safety reasons, (2) has appropriate documentation for the potential Warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin, (3) commits to incorporate dark sky lighting measures (such as the Bexar County Lighting Order) into their project, (4) and commits to disclosing to buyers the potential for noise and other impacts (see City of San Antonio voluntary disclosure at: <http://www.sanantonio.gov/dsd/pdf/RealEstateDisclosureStatement.pdf>).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) and Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr  
Colonel, US Army  
Commanding

Enclosures



SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90.7516 ACRE TRACT OF LAND OUT OF THE A.M. RIVAS SURVEY NO. 101, ABSTRACT NO. 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 38.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFIELD & BLANCO HOLDINGS, L.L.C., BY DEED RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MIR logo with contact information for Moy Tarin Ramirez Engineers, LLC including address, phone, and fax numbers.

LEGEND

- Legend items: 1. EXISTING CONTOUR, 2. PROPOSED CONTOUR, 3. E.G.T./V.E., 4. B.S.L., 5. DRN., 6. SAN. SEW., 7. R.O.V., 8. R., 9. C, 10. CENTERLINE, 11. EASEMENT, 12. OFFICIAL PUBLIC RECORDS, 13. DRAINAGE, 14. SANITARY SEWER, 15. RIGHT OF WAY, 16. RADIUS, 17. CASHEM/T, 18. VOL., 19. VOL., 20. PAGE, 21. WOODLAND HILLS, 22. VEHADO CREEK ENCLAVE.

OWNER: BORGFIELD AND BLANCO HOLDINGS, L.L.C., 20550 HUEBNER ROAD, SUITE 200, SAN ANTONIO, TEXAS 78258, TEL: (210) 643-3227

STATE OF TEXAS, COUNTY OF BEXAR. THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DENOTES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, OWNER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE FACILITIES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSENTS TO THE SAME.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF July 2010. Notary Public, State of Texas, My Commission Expires July 16, 2012.

STATE OF TEXAS, COUNTY OF BEXAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, L.L.C., 12770 CHARRON PATH, STE. 100, SAN ANTONIO, TEXAS 78249, PH# (210) 698-5051.

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

STATE OF TEXAS, COUNTY OF BEXAR. THIS PLAT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 20th DAY OF July, A.D. 2010.

CERTIFICATE OF APPROVAL. THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON July 16, 2010 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 20th DAY OF July, A.D. 2010. COUNTY JUDGE, BEXAR COUNTY, TEXAS; COUNTY CLERK, BEXAR COUNTY, TEXAS.

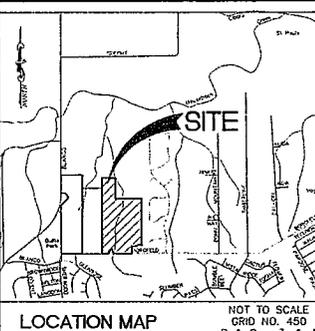
STATE OF TEXAS, COUNTY OF BEXAR. I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON the 20th DAY OF July, A.D. 2010 AT 10:00 A.M. AND DULY RECORDED IN MY OFFICE, ON the 20th DAY OF July, A.D. 2010 AT 10:00 A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 14150, ON PAGE 1774-1780. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20th DAY OF July, A.D. 2010. COUNTY CLERK, BEXAR COUNTY, TEXAS; DEPUTY.

NOTES:

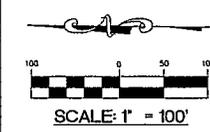
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4803000101, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "NAT ENCL" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NAD 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INTEREST AND EGRESS OVER GRANITE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT.
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

CPS NOTES:

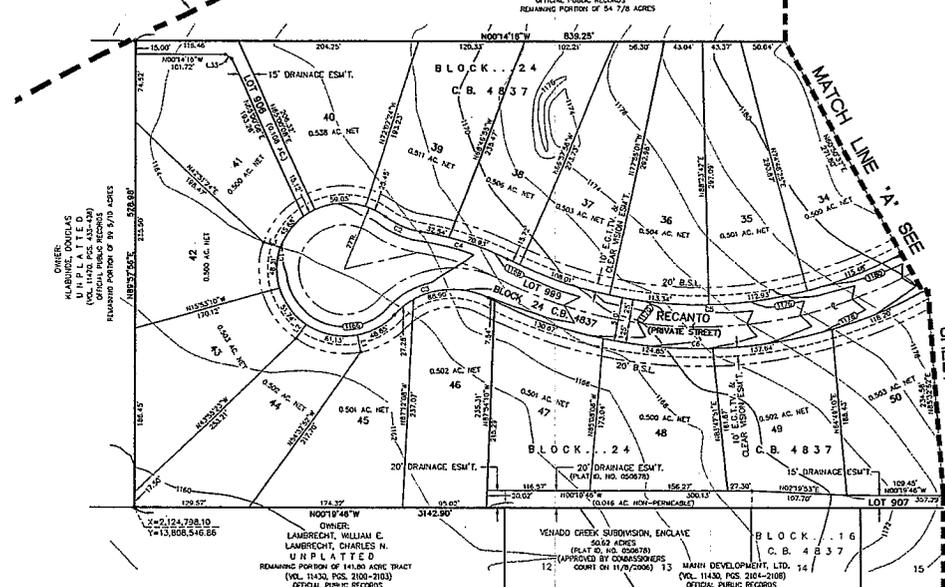
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE EDUARD) IS HEREBY DENOTING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS LOCATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ELECTRIC POLES, PANOIDS OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INTEREST AND EGRESS OVER GRANITE'S ADJACENT LANDS THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OF PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH OBSTACLE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR SPRING ELEVATION ALTERATIONS. ANY CPS MORTUARY 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 SPRING ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CLEAR VISION AREAS WHEN LOTS ARE SERVICED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF DRAINAGE ARE ALLOWED WITHIN FIVE (5) FOOT WIDE CLEAR VISION AREAS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. \* NONE AFFECTED



LOCATION MAP NOT TO SCALE GRID NO. 450 B & C - 3, & 4



PRELIMINARY DIRM FLOORPLAN MAP NO. 48029/2010F



OWNER: ALBAINEZ, DONALD S. U.N.P.L.A.T.T.E.D. OFFICIAL PUBLIC RECORDS REMAINING PORTION OF 51 7/8 ACRES

OWNER: WELBORN, LAVENIE RAHE U.N.P.L.A.T.T.E.D. (VOL. 5879, PGS. 120-123) OFFICIAL PUBLIC RECORDS REMAINING PORTION OF 54 7/8 ACRES

OWNER: LAURENCE, WILLIAM E. LAURENCE, CHARLES N. U.N.P.L.A.T.T.E.D. REMAINING PORTION OF 141.00 ACRE TRACT (VOL. 11430, PGS. 2103-2103) OFFICIAL PUBLIC RECORDS

VEHADO CREEK SUBDIVISION, ENCLAVE 40.00 ACRES (PLAT NO. 020678) (APPROVED 02/08/2009 BY COMMISSIONERS COURT ON 11/9/2006) 13 MAIN DEVELOPMENT, LTD. 14 (VOL. 11449, PGS. 2181-2188) OFFICIAL PUBLIC RECORDS

SETBACK NOTE:

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

STREETSCAPE NOTE:

STREETSCAPE SHALL BE COMPLIED WITH AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(6)(3).

MAINTENANCE NOTE:

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

SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90,7516 ACRE, TRACT OF LAND OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT NO. 612, COUNTY BLOCK 4837, BEAR COUNTY, TEXAS AND BEING THAT CERTAIN 58.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFIELD & BLANCO HOLDINGS, L.L.C. BY DEED RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners

12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: BORGFIELD AND BLANCO HOLDINGS, L.L.C.
20506 HUESNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOEL E. DOLLACK 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 8th DAY OF July 2010
Notary Public
BEAR COUNTY, TEXAS

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:

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051

DONALD DEAN BORNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

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

RAYMOND TARIN, JR.
LICENSED PROFESSIONAL ENGINEER
87060
12770 CHARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

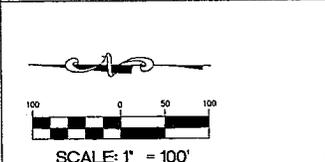
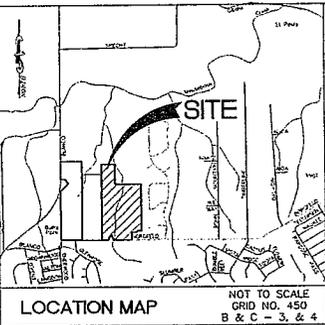
THIS PLAT OF VALENCIA PARK, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

DATED THIS DAY OF A.D. 20
COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

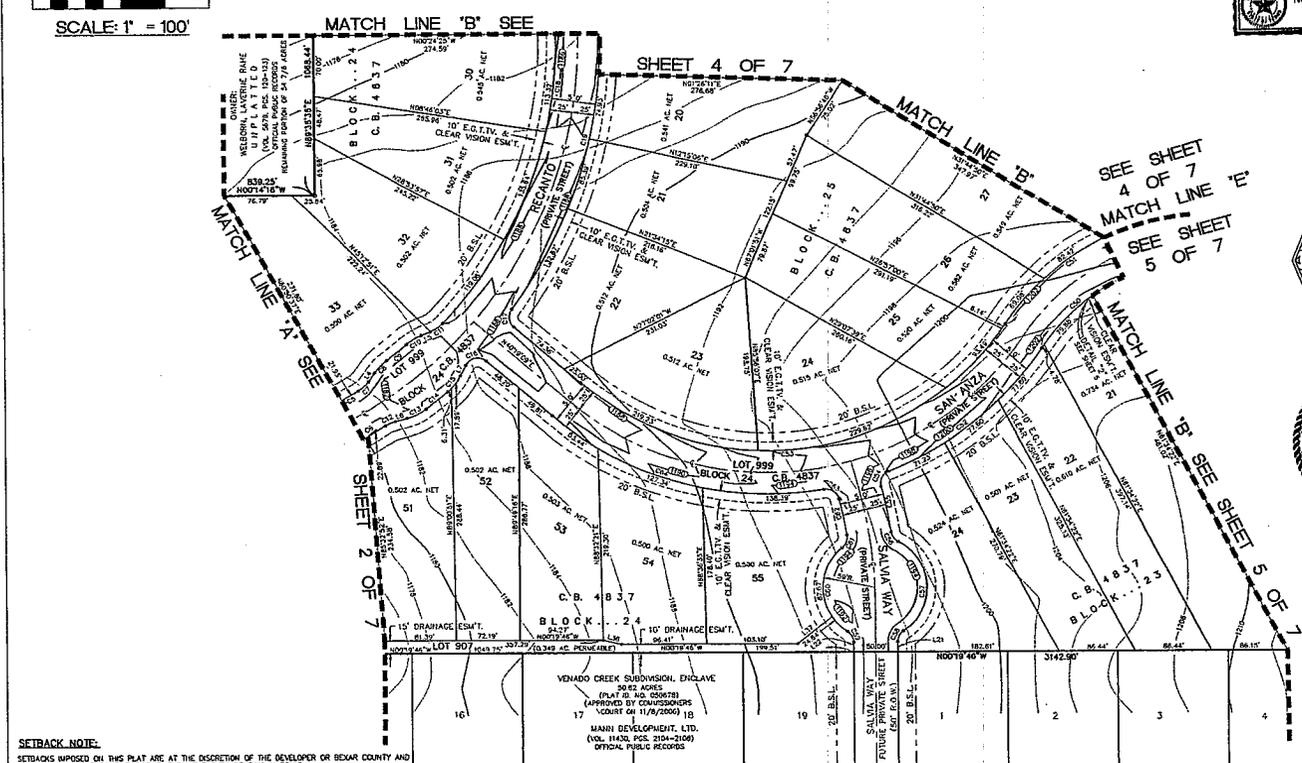
STATE OF TEXAS
COUNTY OF BEAR
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 20
AT AND DULY RECORDED THE DAY OF A.D. 20, AT IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL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



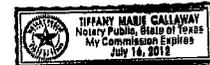
- NOTES:
1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480250010F, EFFECTIVE DATE SEPTEMBER 28, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "WATER ENCLAVE" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BENCHMARKS SHOWN HEREON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY FEDERAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEES ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

CPS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY 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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, RESPECTING, PATROLLING AND ELECTING TOWERS, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEES ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND OR UNDERGROUND OR ON OTHER CONSTRUCTED OR APPURTENANCES THEREAFTER, IT IS HEREBY UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.
ANY CITY INDEMNITY LAWS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES, OR PERSONS DELAYED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN DAILY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
\* NONE AFFECTED

LEGEND
1190-
1190-
E.C.T.V.E.
B.S.L.
DRN.
SAN. SEW.
R.
E.S.M.T.
O.P.R.
VOL.
P.C.
WOODLAND HILLS
PAGE
1952, REC. 118-101
1957, REC. 118-120
VENADO CREEK, ENCLAVE
(PLAT NO. 050678)
OWNER
BORGFIELD AND BLANCO HOLDINGS, L.L.C.
20550 HUESNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227



- SETBACK NOTE:
SETBACKS 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.
STREETScape NOTE:
STREETSCAPE SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512
SAWS NOTE:
IMPACT FEE PAYMENT DUE:
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
WASTEWATER EDU NOTE:
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(a)(5).
MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMISSIBLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90.7516 ACRE, TRACT OF LAND OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT NO. 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 38.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFIELD & BLANCO HOLDINGS, L.L.C. BY DEED RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC
12770 CHARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

OWNER: BORGFIELD AND BLANCO HOLDINGS, L.L.C.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

OWNER/DEVELOPER: BORGFIELD AND BLANCO HOLDINGS, L.L.C.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258

NOTARY PUBLIC: TIFFANY MARIE CALLAWAY
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires July 10, 2012

DATE: 2010
DAY OF July
NOTARY PUBLIC: Callaway

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:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REGULATIONS, RULES AND ORDINANCES IN EFFECT, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
RAYMOND TARIN, JR.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
VALENCIA PARK, ENCLAVE
THIS PLAT OF SUBDIVISION IS AND IS 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. \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ 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. 20\_\_\_\_
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

LEGEND

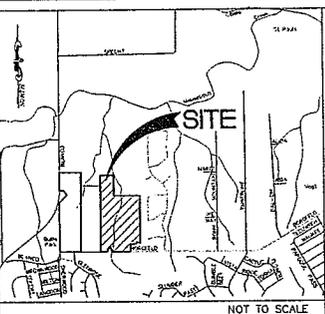
- EXISTING CONTOUR
PROPOSED CONTOUR
ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BUILDING SETBACK LINE
DRAINAGE
SANITARY SEWER
RIGHT OF WAY
ROADS
CENTERLINE
EASEMENT
OFFICIAL PUBLIC RECORDS
VOLUME
PAGE
WOODLAND HILLS (VOL. 6532, PAGES 189-191) (VOL. 5657, PAGES 118-120)
VENADO CREEK, ENCLAVE (PLAT 10, NO. 050678)

CPS NOTES

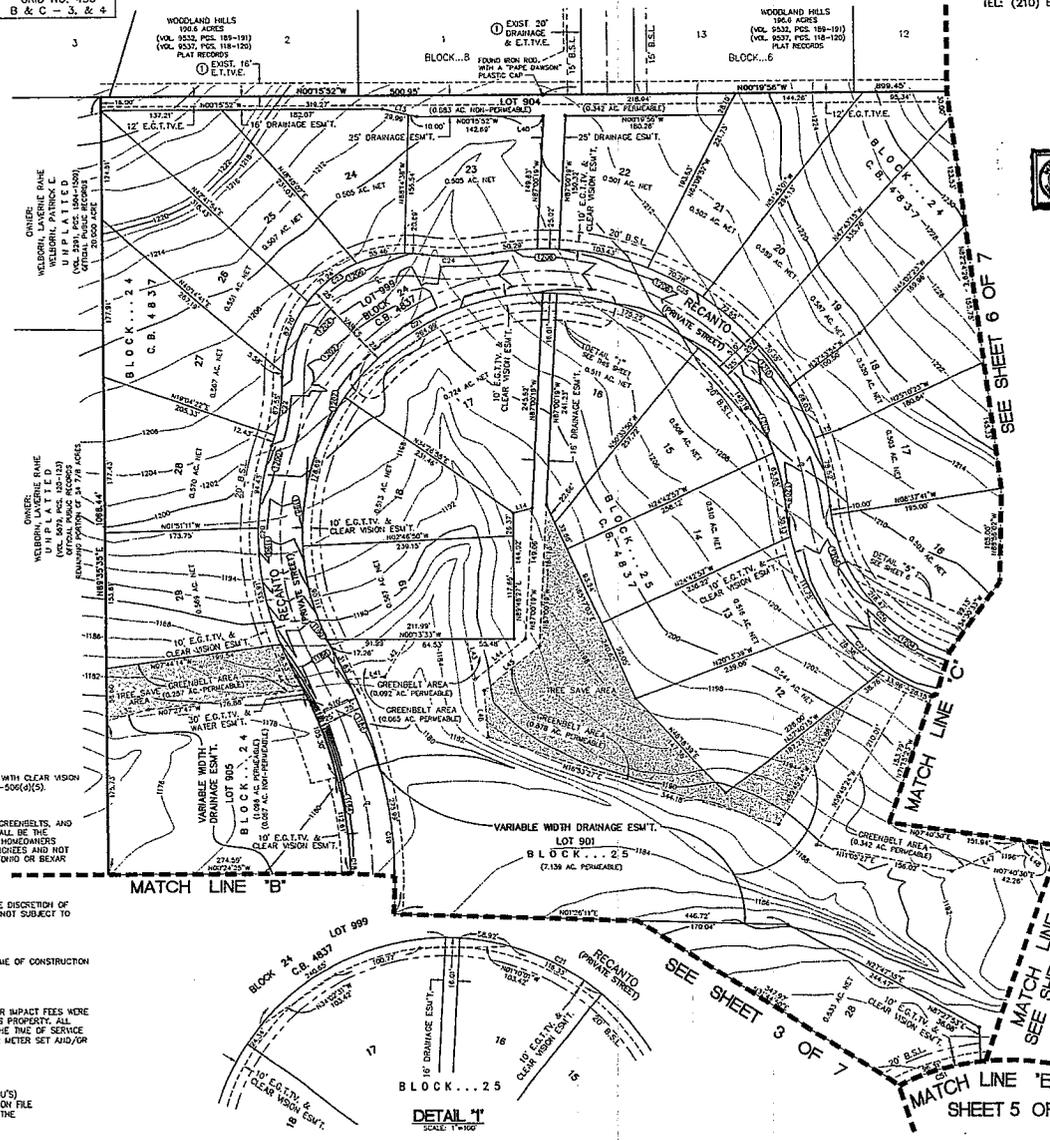
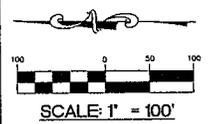
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEEDING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, PATROLLING AND ERECTING POLES, HANGARS OR BURNING MASTS, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON, IT IS AGREED AND UNDERSTOOD THAT 10' BOUNDING CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY ONE VOLUNTARY LESS RESULTING FROM MODIFICATIONS OF ANY EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGE OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V.E. EXCEPTED WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WITH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. \* NONE AFFECTED

NOTES

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802250010F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BENCHMARKS SHOWN HEREON ARE BASED UPON THE NGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY FEDERAL POSITIVING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.



LOCATION MAP
NOT TO SCALE
GRID NO. 450
B & C - 3, & 4



CLEAR VISION AREA NOTE: ALL ACCESS DRIVeways SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(0)(5).

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMISSIBLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSOCIATES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

STREETSCAPE NOTE: STREETSCAPE SHALL BE COMPLETED WITHIN THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

SAWS NOTE: IMPACT FEE PAYMENT DUE: IMPACT FEES FOR PATRIOT SUE WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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



SEE SHEET 6 OF 7

SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90,7516 ACRE TRACT OF LAND OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT NO. 512, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 38.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFELD & BLANCO HOLDINGS, LLC, BY DEED RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MIR logo with contact information for Moy Tarin Ramirez Engineers, LLC, including address, phone, and fax numbers.

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 IDENTIFIED AS PRIVATE, ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONVEYANCE OF THIS PLAT.

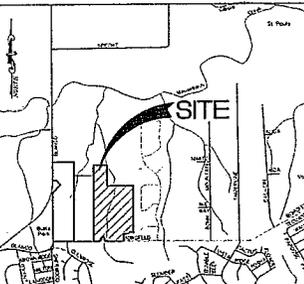
STATE OF TEXAS, COUNTY OF BEXAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE BY THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC.

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

LEGEND table listing symbols for proposed contour, electric/gas/telephone/cable television easement, building setback line, drainage, sanitary sewer, right-of-way, radius, coverline, easement, official public records, woodland hills, volume, page, and various symbols.

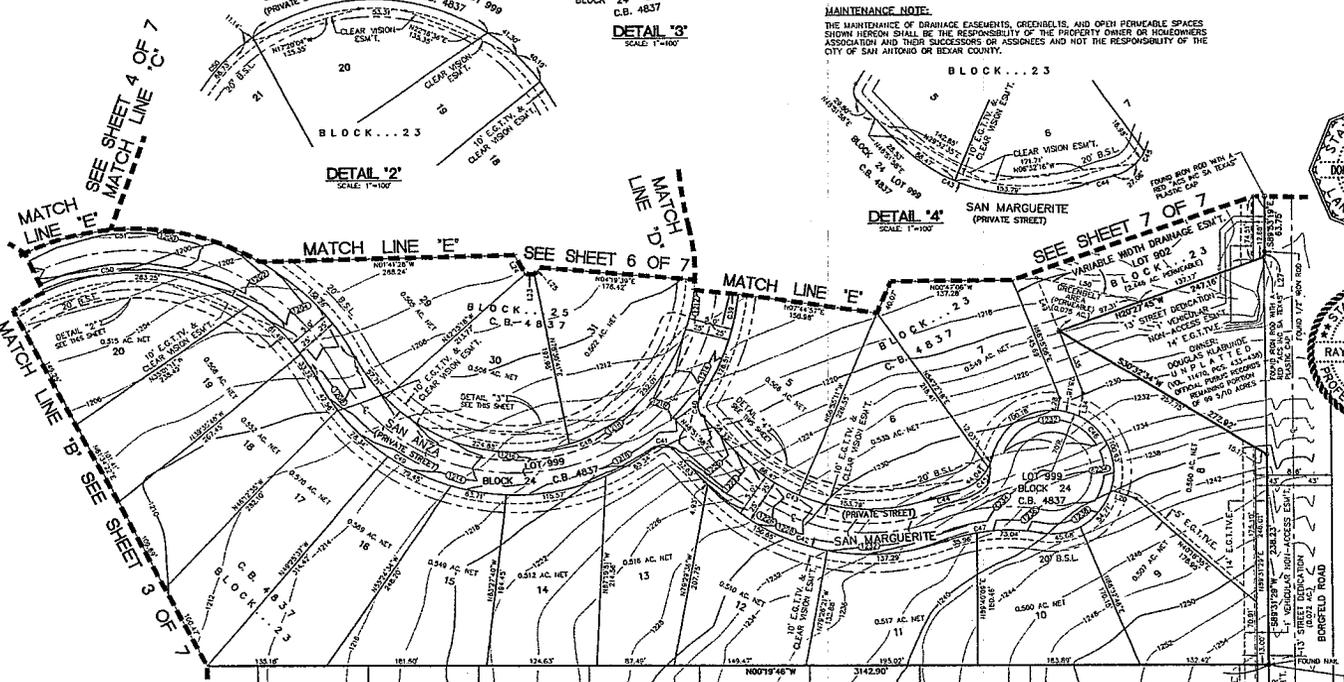
CPS NOTES. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT...

NOTES. 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48020C0107, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."



LOCATION MAP NOT TO SCALE GRID NO. 450 B & C - 3, & 4

OWNER: BORGFELD AND BLANCO HOLDINGS, LLC. 20550 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258 TEL: (210) 643-3227



VENADO CREEK SUBDIVISION ENCLAVE (PLAT NO. 020678) APPROVED BY COMMISSIONERS COURT ON 11/18/2004. MANH DEVELOPMENT, LTD. (VOL. 11428, PAGES 2104-2108) OFFICIAL PUBLIC RECORDS.



SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90.7516 ACRE, TRACT OF LAND OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT NO. 812, COUNTY BLOCK 4837, BEAR COUNTY, TEXAS, AND BEING THAT CERTAIN 38.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFIELD & BLANCO HOLDINGS, L.L.C., BY DEED RECORDED IN VOLUME 14150, PAGE 1774-1780, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



12770 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5053

STATE OF TEXAS COUNTY OF BEAR) THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joel F. Marshall, Notary Public, State of Texas My Commission Expires July 16, 2012

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF July 2010

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: MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

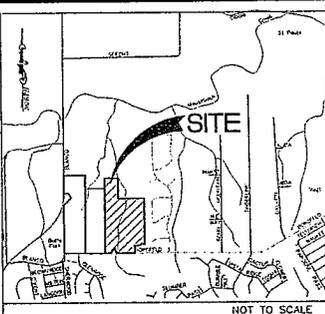
STATE OF TEXAS COUNTY OF BEAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF SURVEYS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

STATE OF TEXAS COUNTY OF BEAR) THIS PLAT OF VALENCIA PARK, ENCLAVE, WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 2010

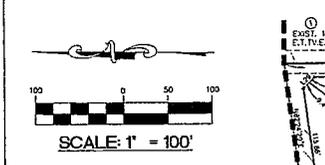
CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT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

STATE OF TEXAS COUNTY OF BEAR) AT M. AND DULY RECORDED THIS DAY OF A.D. 2010 AT IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2010

STATE OF TEXAS COUNTY OF BEAR) COUNTY CLERK, BEAR COUNTY, TEXAS DEPUTY



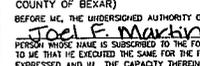
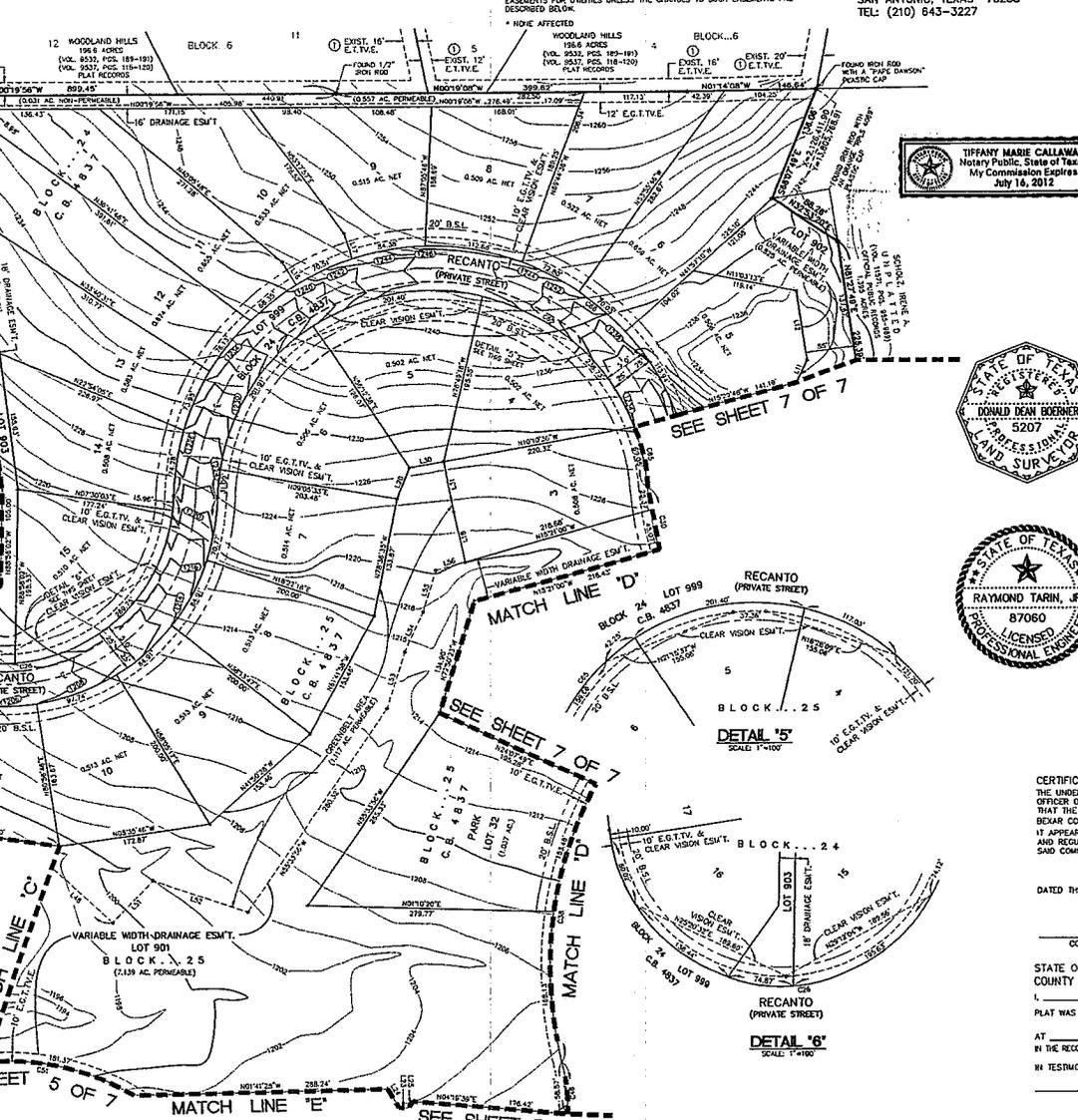
LOCATION MAP NOT TO SCALE GRID NO. 450 B & C - 3, & 4



NOTES: 1) THE GRADING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "WR END" PLASTIC CAP... 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM... 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE... 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE... 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS... 8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DELETED 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", "UNDERGROUND EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, PATROLLING AND DIRECTING Poles, MASTING OR BURNING Wires, Cables, Conductors, Poles or Transformers, Each With Its Necessary Appurtenances, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH MAY INTERFERE OR BE IN CONFLICT WITH THE ERECTION OF SAID UTILITY OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

LEGEND: 1-100- EXISTING CONTOUR 110-0- PROPOSED CONTOUR E.G.T.V.E. B.S.L. DRILL SHAFT, SEW. R.O.W. R. CENTERLINE EASEMENT OFFICIAL PUBLIC RECORDS VOLUME PAGE WOODLAND HILLS (VOL. 9337, PAGES 189-191) (VOL. 9337, PAGES 118-120) VENADO CREEK ENCLAVE (PLAT NO. 90478) OWNER: BORGFIELD AND BLANCO HOLDINGS, L.L.C. 20550 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258 TEL: (210) 643-3227



SAWS NOTE: IMPACT FEE PAYMENT DUE. WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(a)(5).

SETBACK NOTE: 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.

STREETSCAPE NOTE: STREETSCAPE SHALL BE COMPLETED WITH TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-312

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

SUBDIVISION PLAT ESTABLISHING

VALENCIA PARK, ENCLAVE

A 90.7516 ACRE, TRACT OF LAND OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT NO. 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 38.00 ACRE TRACT AND 53.26 ACRE TRACT CONVEYED TO BORGFIELD AND BLANCO HOLDINGS, L.L.C., BY DEED RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

12770 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5055

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 IDENTIFIED AS PRIVATE, FURNISH ALL STREETS, ALLEYS, PARKS, WALKWAYS, DRAINAGE FACILITIES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BORGFIELD AND BLANCO HOLDINGS, L.L.C. 20550 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tiffany Marie Callaway* 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 8th DAY OF July 2010 *T Callaway* NOTARY PUBLIC 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: MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

RONALD DEAN BOERHER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

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

RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF VALENCIA PARK, 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

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

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

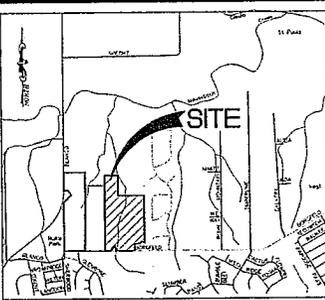
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD BY MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

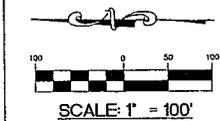
AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

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

COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY



LOCATION MAP NOT TO SCALE GRID NO. 450 B & C - 3, & 4



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

- NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802000001, EFFECTIVE DATE, SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MIR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3) THE BENCHMARKS SHOWN HEREON ARE BASED UPON THE NGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPE OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND CROSS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

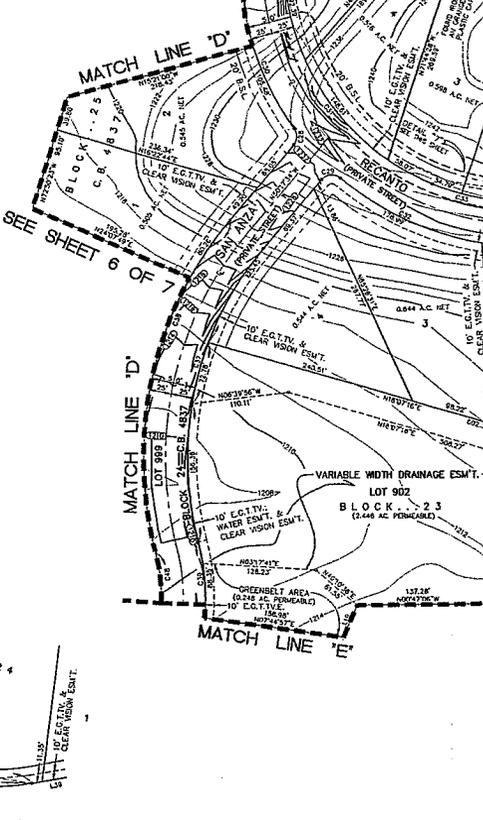
CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(C)(5).

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

STREETScape NOTE: STREETScape SHALL BE COMPLETED WITH AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512

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

SAWS NOTE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



- DES. NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WADON EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, RELOCATING, PATROLLING, ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, POPPLES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND CROSS 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 AREAS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES, OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS MISTAKENLY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, BUT NOT DURING THE COURSE OF CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHARGE CHANGES OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR 10' UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. \* NONE AFFECTED

- LEGEND: 1100- PROPOSED CONTOUR 1190- EXISTING CONTOUR E.G.T.V.E. B.S.L. DRN. SANI. SEW. R.O.W. R. E. ESM.T. O.P.R. VOL. PAC. WOODLAND HILLS (VOL. 5933, PGS. 195-191) (VOL. 5937, PGS. 118-120) VICHADO CREEK, ENCLAVE (PLAT NO. 100079)

OWNER BORGFIELD AND BLANCO HOLDINGS, L.L.C. 20550 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258 TEL: (210) 643-3227

Tiffany Marie Callaway Notary Public, State of Texas My Commission Expires July 16, 2012



**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 10 July 28, 2010

RAY BON DRIVE  
SUBDIVISION NAME:

100282  
PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 584 F-1

**OWNER:** Northeast Independent School District, by Garrett J. Sullivan

**ENGINEER:** Pape Dawson Engineers, Inc., by John Krauss

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

**Location:** South of Walzem Road, east of Ray Bon Drive

**Zoning:** C-2 Commercial District

**Proposed use:** School Classroom

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**APPLICANT'S PROPOSAL:**

To defer platting for 1 non-single family lots consisting of **1.379** 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.



100282

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

DEVELOPMENT SERVICES  
2010 JUL -2 PM 12:03

July 1, 2010

Mr. Roderick J. Sanchez, AICP, CBO  
Director of Planning & Development Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Request for Plat Deferral  
North East Independent School District Portable Classroom Buildings  
7942 Ray Bon Drive, San Antonio, Texas 78228

Dear Mr. Sanchez:

In accordance with 35-434 of the Unified Development Code, the North East Independent School District is requesting a plat deferral for the above referenced property. Pape-Dawson Engineers has been authorized by North East Independent School District to prepare the final subdivision plat and to obtain all necessary approvals from the City of San Antonio. We currently anticipate the final plat approval will be in December, 2010.

A plat deferral is required in order to place portable classroom buildings on the property and have them in operation prior to the start of the next school year which begins on August 23, 2010.

We appreciate your time and consideration in this matter. Please call if additional information is required.

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

John Krauss, P.E.  
Vice President, Land Development

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# **Individual Consideration**

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 11 July 28, 20109

VIA MEDICAL TRANSIT CENTER  
SUBDIVISION NAME

MINOR PLAT

100053  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 580 E-1

**OWNER:** Via Metropolitan Transit, Roland Lozano, Agent

**ENGINEER:** Unintech Consulting Engineers, Inc., by Dennis K. Hoyt, P.E.

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

**Date filed with Planning Commission:** July 15, 2010

**Location:** On the east side of Medical Drive, south of Babcock Road

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial

**Proposed Use:** Transit Center

**Major Thoroughfare:** Babcock Road is a primary arterial, Type A, minimum R.O.W. 120 feet

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**APPLICANT'S PROPOSAL:**

To plat 7.312 acres consisting of 1 non-single family lot.

**DISCUSSION:**

The Planning and Development Services Department has cited: Section 35-506 (r)(3)(A) of the UDC regarding Commercial Access and Driveways, Section 35-506(r)(5) of the UDC regarding Location of Access Points, and Section 35-506(r)(7)(B) of the UDC regarding Spacing and Location on Thoroughfares. The applicant, VIA Metropolitan Transit has submitted a variance request to the requirements.

The Planning and Development Services Department Engineering Section has no objection to the granting of the stated variances as indicated in their attached report.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variances. With regards to the variances, staff concurs with the applicant's justification. Therefore, the Director of Planning and Development Services recommends approval of the variances and plat.

**VIA South Texas Medical Center – Transit Center**  
**Request for Variance**  
***(Plat # 100053: VIA Medical Transit Center)***

**Overview:**

The South Texas Medical Center Transit Center is located on the southwest corner of the Babcock Road and Medical Drive intersection. After much public outreach and public meeting participation, the site was purchased by VIA in February 2008 and rezoned to C-2. Subsequent to the purchase of the property, in February 2010, the City of San Antonio purchased from VIA, approximately 7000 sq ft from the intersection corner, and along the entire frontage of Babcock Road, in order to use the site to complete an intersection improvement project (through CIMS), that would aesthetically align with others in the Medical Center. The driveway cuts for the Transit Center will be constructed in coordination with the intersection reconstruction, and are thus required to be located in order to complete the construction drawings for the project.

The site was selected in order to replace the existing transit facility located on Merton Minter (VA Hospital), which has been in operation to serve the Medical Center, since October 1996. The Merton Minter Transit Center is VIA's second busiest transit center in the entire system, yet one of the smallest patron facilities. The local bus service and patron usage has outgrown the current facility. The proposed transit center at Babcock Rd/Medical Dr will offer a safer, more comfortable environment with enhanced patron amenities, and is better located for existing routes to converge for effective patron transfers. The new site also offers the opportunity for VIA to phase in a small portion of Transit Oriented Development, which would potentially serve not only VIA patrons, but also the general public and employees that work within the Medical Center boundary area.

In addition to the current nine local routes that serve the Medical Center area, the proposed Bus Rapid Transit on Fredericksburg Road "Primo" line, which is scheduled to initiate service in late 2012/early 2013, will have a terminus location at the new Transit Center. The Center will also serve to provide the continuation and/or transfer of service to serve the USAA and UTSA populations.

The site has undergone extensive evaluation through the required federal Environmental Assessment process. The topography on the approximate 7.3 acre site on Medical Drive drops 34' from north to south across the site, adjacent to the Deer Oak Hills condominiums, and an additional 20' to the south, along the 'stem' of the lot adjacent to the creek (floodplain). The transit center component was specifically sited on the southern end of the site, in order to locate the driveway curb cuts for ingress/egress, as far from the Babcock Rd/Medical Dr intersection as possible. In addition, the primary corner frontage of the site was determined as the appropriate location for any future commercial/office TOD component, which would allow pedestrian access from the intersection without conflicting with transit vehicles.

The TIA was developed with the driveway locations identified within this variance request. It is important to note that VIA maintains a 'separation of access for transit and privately owned vehicles' policy at all transit facilities, in order to address potential vehicle conflicts. The Medical Center Transit Center has been designed to this standard. In doing so, the 'distance between driveways,' (although the distance is that between a 'bus only' driveway and a private vehicle driveway), and the 'distance of driveway from the intersection' have been rendered as less than that desired by the UDC; therefore a variance request is required.

**Variance Request:**

VIA Metropolitan Transit respectfully requests that the City of San Antonio consider and approve a variance to the UDC Section 35-506 - Transportation and Street Design (see Attachment A), in order to allow safe and efficient access, by both private and transit vehicles, at the proposed VIA Medical Center Transit Center. Specifically, a variance is being requested to allow the construction of Driveways, B, D, and E, as shown on Attachment B. The variance addresses two issues: 1) spacing between driveways, and 2) distance of driveway from intersection, due to the manner in which driveway cuts are measured, i.e., at the tangent point of property line with the driveway return flare. An itemized listing of the six requested driveways, and the variance request (if any), along with textual descriptions, is as follows:

VARIANCE REQUEST	Variance Request Driveway ID	Distance between Driveways (CL-to-CL)	Distance between Driveways - UDC req. (between Flare Returns)	Distance between Driveways (edge of intersection curb to driveway flare)
DISTANCE BETWEEN DRIVEWAYS	B (measured from A)	54'	10'	
	B (measured from C)	115'-1"	37'-1"	
	D (measured from E)	65'-9"	3'-1"	
DISTANCE OF DRIVEWAY FROM INTERSECTION	D	211'-9"	37'-9"	157'
	E	277'-6"	71'-10"	191'-1"



See attachment B for large scale view

- A. Allowed per code: Secure, VIA and COSA (if necessary) maintenance only access point that will have minimal access requirements, except for landscape, detention pond and creekway maintenance.
- B: This BUS ONLY access point is the PRIMARY driveway entrance that will be used for both ingress of 28 buses/hr, and egress of 24 buses/hr. A variance is sought for the distance between both proposed driveway B & A, and B & C.
- C. Allowed per code: Single ingress/egress driveway cut for private vehicle parking and Kiss & Ride drop off/pick up.
- D: Emergency Exit: Right out only driveway variance request for Emergency egress purposes. Variance sought for location from intersection. Prior to the sale of the corner for the intersection improvement purposes, the distance from the property line at the intersection to the driveway cut was 157'. Due to the manner in which the radius has been designed (triple compound curve), and the way in which the 'distance from intersection is now measured, the distance (not the location) had been reduced to 37'-9."
- E: BUS ONLY ingress [for southbound only vehicles] to allow more efficient docking, and eliminate additional traffic along Medical Drive. Variance requested to allow both the distance between this driveway and the emergency driveway "D," and for the distance from intersection. The previously measured distance of 157' has been reduced to 97'-1".
- F: Allowed per code: The ingress for 2 buses/hr allows for more efficient service for this route, and will eliminate the necessity of additional buses on Medical Drive. The egress will be accessed by southbound buses only.

**VARIANCE APPROVAL CRITERIA:**

As per the UDC, the variance request letter must address the following criteria prior to submission:

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and  
While it is possible for the Transit Center to maintain an operational presence at this location without the variance, safety (potential bus/private vehicle conflicts), and the efficient operation (docking at specific berths, as related to ingress location) of several of the transit routes will be compromised. In addition, the opportunity to eliminate additional traffic on Medical Drive will be provided by the incorporation of Driveways E and F, along Babcock Rd.
2. The hardship relates to the applicant's land, rather than personal circumstance; and  
The topography of the site, from north-to-south, drops 54'. The transit center function was designed to accommodate the maximum slope that can be accommodated by the VIA bus fleet that will operate at this center. The driveway locations were designed to:
  - a) be located as far from the intersection as possible, and
  - b) [along Babcock Rd] to tie into the grades established through the intersection improvement project that will be performed by COSA, and
  - c) preserve as many trees (including heritage trees) as possible.
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and  
The hardship is unique in that:
  - a) the site accommodates a public facility, with a function that serves the greater public good,
  - b) is not 'mixing' transit and private vehicles, as would be the concern of adjacent driveways less than the distance apart dictated by the UDC, and
  - c) is located on a site for which the topography maintains a grade that is much steeper than that of the surrounding properties.
4. The hardship is not the result of the applicant's own actions; and  
The hardship is not that of the applicant (VIA).
  - Distance from Intersection:  
The manner in which 'distance is measured' was revised after the purchase of the site. In addition, the sale of the corner piece of the property to COSA, along with the type of radius that was introduced in the intersection, in order to accommodate a 'free-right' condition [which was not required per the TIA, but was introduced for aesthetic reasons, i.e., to 'match' the other intersections within the Medical Center], greatly altered the 'distance from the intersection of Driveways D and E.
  - Distance between Driveways:  
The distance between driveways for the transit function can be accommodated within the requirements of the UDC, with the exception of Driveway E. The variance request addresses the incorporation of a separate driveway for private vehicles, as a response to safety conflict concerns.
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.  
The granting of the variances will not be injurious to other properties, and, will provide additional safety measures for both the public transit function, and for the privately owned vehicle that will access the future transit facility.

# ATTACHMENT A

## UDC Excerpts: Section 35-506 – Transportation and Street Design

- 35-506 (r)(3)(A)** (3) **Commercial, Industrial and Medium or High Density Residential Developments.** Lots in commercial, industrial and medium or high-density residential developments in the ETJ or in the "MF", "NC", "O", "C", "I-1", or "I-2" zoning districts may have vehicular access from a thoroughfare. However, the number of access points permitted will be based on the following criteria:
- (A) For lots with less than two hundred (200) feet of frontage, one (1) access point may be permitted; (B) for lots with a frontage of two hundred (200) feet or more, one (1) access point for every two hundred (200) feet of frontage will be permitted.
- Driveway spacing will be in accordance with subsection (7) below, if applicable. All lots in "NC", "O", and "C" zoning districts with less than four hundred (400) feet fronting an arterial street shall provide for shared cross access with adjacent lots fronting the arterial, by means of platted common access easement across the lot or recorded deed covenant providing common access across the lot with adjacent lot(s).
- (4) **Additional Access Points.** The director of planning and development services (or the Texas Department of Transportation, or county authority, if appropriate) is authorized to permit additional access points under the following conditions:
- (A) The additional land; and access points are necessary to ensure the property owner beneficial use of the land; and
- (B) The resulting additional ingress and egress of vehicles will not seriously disrupt the flow of traffic on the thoroughfare.
- 35-506 (r)(5)(C)** (5) **Location of Access Points.** The specific location of access points will be determined by the director of planning and development services (or by the Texas Department of Transportation or county authority, if appropriate) at such time as a site plan is reviewed prior to the issuance of a building permit. The location shall be based on the following criteria:
- (A) The location shall minimize conflicts with vehicle turning movements;
- (B) The location shall be located as far as practicable from intersections; and
- (C) The location shall be not less than fifty (50) feet from another driveway location.
- If this standard is not possible, based upon the frontage of the property, the location shall be directed as far as practicable from the other driveway locations. Driveways along an arterial within four hundred (400) feet of a major intersection, such as the intersection of two (2) arterial streets or the intersection of a collector and an arterial street, may be restricted to right turn movements.
- 
- 35-506 (r)(7)(B)** (7) **Spacing and Location on Major Thoroughfares.** This subsection applies to driveway approach spacing and location along major thoroughfares.
- A. Where a traffic impact analysis is required, driveways shall be spaced in such a manner as to avoid reducing the traffic LOS below that established in the section 35-502 traffic impact analysis. A subdivision of land into two (2) or more lots fronting a major thoroughfare may not automatically increase the number of driveway approaches allowed over those allowed prior to the subdivision.
- B. Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of planning and development services to allow a driveway for development where a driveway may not otherwise be allowed.



ATTACHMENT B

**ATTACHMENT B**



**CITY OF SAN ANTONIO**  
**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

**ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS**

<b>Project:</b>	South Texas Medical Center Transit Center
<b>Address:</b>	Babcock and Medical Road, San Antonio, TX 78212
<b>A/P #/PPR #/Plat#:</b>	Plat# 100053
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	6/25/2010
<b>AEVR Submitted by:</b>	Christine Viña/Art Herrera., Owner's Agent
<b>Issue:</b>	Location of Access Point/Number of Driveways/Spacing and Location on Major Thoroughfares
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-506 (r)(3)(A) & Section 35-506 (r)(5)(C) & Section 35-506 (r)(7)(B)
<b>By:</b>	Jesse T. Muñiz, P.E., Engineer

The Planning & Development Services Department (PDSD) staff has reviewed the information presented in Ms. Viña's letter submitted June 25, 2010. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

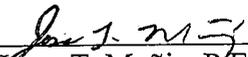
The Unified Development Code (UDC) – Article V, Section 35-506 (r) Access and Driveways (3) Commercial, & (5) Location of Access Points & (7) Spacing and Location on Thoroughfares. The number of access points permitted will be based on the following criteria: For lots with a frontage of two hundred (220) feet or more, one (1) access point for every two hundred (200) feet of frontage will be permitted. The specific location of access points will be determined by the director of development services (or by the Texas Department of Transportation or county authority, if appropriate) at such time as a site plan is reviewed prior to the issuance of a building permit. The location shall be based on the following criteria: (C) its location shall be not less than fifty (50) feet from another driveway location. If this standard is not possible, based upon the frontage of the property, the location shall be directed as far as practicable from the other driveway locations. Spacing and Location on Major Thoroughfares: (7) (B) Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less.

Currently, the applicant wishes to construct five driveways which locations do not meet UDC requirements. The P&DSD staff agrees with the applicant's analysis to leave the driveways in the proposed locations for the following reasons:

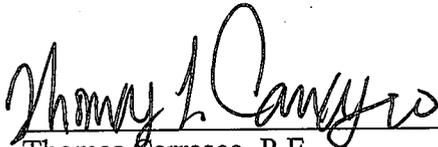
1. The location of the driveways are too close to the street intersection, but will not negatively affect traffic since the driveway will be an exit for emergency vehicles only and the next closest driveway will be an entrance for bus traffic only.
2. The property has plenty of frontage (600 ft on Medical Drive) to space out the driveways and meet the minimum standards, but are limited in the location of the driveways by the emergency vehicle access requirements. The required turning radius for emergency vehicles limits the design options.
3. The emergency exit only driveway may be confusing for drivers and cause them to back up into traffic (locked gate will be present). The owner must provide proper warning devices.

The PDS&D staff believes the proposed variance **does** meet the intent of the UDC and is therefore supported.

RECOMENDATION: Variance Approval

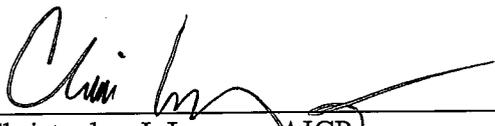
  
\_\_\_\_\_  
Jesse T. Muñiz, P.E.  
Engineer  
PDS&D

7/13/10  
Date

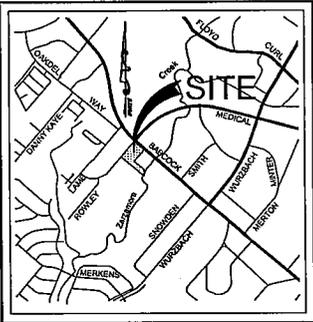
  
\_\_\_\_\_  
Thomas Carrasco, P.E.  
Development Services Engineer  
PDS&D – Streets

7/14/10  
Date

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

  
\_\_\_\_\_  
Christopher J. Looney, AICP  
Interim-Assistant Director  
PDS&D

7-15-10  
Date



**SURVEY NOTES:**  
1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE TEXAS COORDINATE SYSTEM (TCS) IS THE CENTRAL ZONE, U.S. FEET. COORDINATES SHOWN ARE ON GRID.

**STREETSCAPE NOTES:**  
STREETSCAPE SHALL COMPLY AT BUILDING STAGE.

**CLEAR VISION NOTE:**  
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UCC 33-008 (003).

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

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

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

**STORM WATER DETENTION NOTES:**  
1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.41 ACRES AND A VOLUME OF APPROXIMATELY 120,000 GALLONS OF WATER WILL BE DETAINED ON THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

2. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ.

**CPS NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING 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," "MACH-O-EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR THROUGH ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND APPURTENANCES TOGETHER WITH THE RIGHT TO REMOVE FROM SAID LOTS ALL THINGS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOUR OR MAY INTERFERE WITH THE EFFICIENCY OF SAID USES OR APPURTENANCES THEREON, IF CLASSIFIED AND MAINTAINED THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

3. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE(5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXIST WITHIN THESE FIVE(5) FOOT WIDE EASEMENTS.

4. 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.

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

**FEMA FLOOD NOTE:**  
1. 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-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 OR THROUGH ADJACENT PROPERTY TO REMOVE ANY IMPERED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

3. ACCORDING TO FIRM SCALING, THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" ON COMMUNITY PANEL NUMBER 48002 (04) - DATED FEBRUARY 18, 1996 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

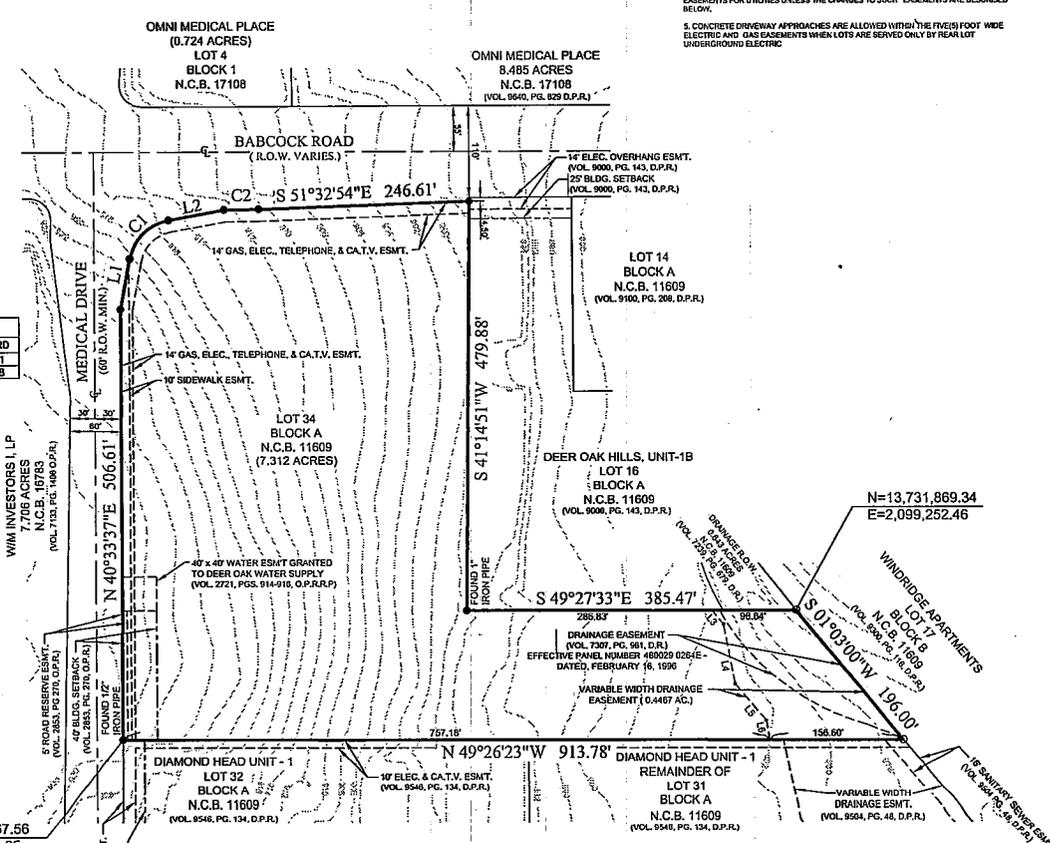
**LEGEND**  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
D.I.R. = DEED RECORDS OF DEAR COUNTY, TEXAS  
O.P.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL. = VOLUME  
ELEC. = ELECTRIC  
CATV. = CABLE TELEVISION  
ESMT. = EASEMENT  
B.B.L. = BUILDING SETBACK LINE  
R.O.W. = RIGHT OF WAY  
N.C.B. = NEW CITY BLOCK  
⊙ FOUND 12" IRON ROD W/ PAPE DAWSON CAP.  
○ UNLESS NOTED OTHERWISE  
○ SET 12" IRON ROD

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	67.97	57.00	68°19'22"	38.68	N86°00'20"E	64.01	
C2	40.98	1212.00	1°36'14"	20.49	S50°36'19"E	40.98	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N51°33'30"E	58.62
L2	S59°49'59"E	66.24
L3	S00°00'00"E	21.06
L4	S24°58'03"W	72.03
L5	S00°00'00"W	55.45
L6	S30°36'10"W	22.57



**SUBDIVISION PLAT ESTABLISHING VIA MEDICAL TRANSIT CENTER**

7.312 ACRES (318,513 SQUARE FEET) OUT OF THE MANUAL TEJEDA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 11609, AND BEING A PORTION OF LOT 6 AND LOT 7, BLOCK "A", DEER OAK HILLS ACREAGE SUBDIVISION VOLUME 642, PAGE 81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 13373, PAGE 1914 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: VIA METROPOLITAN TRANSIT 800 W. MARBLE SAN ANTONIO, TX 78212

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.

**UNINTECH CONSULTING ENGINEERS, INC.**  
TYPE Reg. No. F-5499  
2411 E. EVANS ROAD SAN ANTONIO, TEXAS 78239 (710) 641-6093 FAX: (710) 641-6279  
WWW.UNINTECH.COM OFFICE LOCATIONS: SAN ANTONIO - AUSTIN

STATE OF TEXAS) COUNTY OF BEXAR)  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE SUBDIVISION STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY UNINTECH CONSULTING ENGINEERS, INC. ON NOVEMBER 8, 2008.  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

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.  
REGISTERED PROFESSIONAL ENGINEER DATE

STATE OF TEXAS) COUNTY OF BEXAR)  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEAON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
I, \_\_\_\_\_, DAY OF \_\_\_\_\_, A.D. 2018.  
KEITH T. PARKER, PRESIDENT/CEO DATE  
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 & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS PLAT OF VIA MEDICAL TRANSIT CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND VARIANCES HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY  
STATE OF TEXAS) COUNTY OF BEXAR)  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

Date: 12/22/2010 11:58am User: D:\Bexar Per-2008-10-17-11-58am Unintech Transit Center\plat.dwg

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 12 July 28, 2010

STILLWATER RANCH UNIT 9  
**SUBDIVISION NAME**

070012  
**PLAT #**

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

**FERGUSON MAP GRID:** 577 D-1

**OWNER:** JSL Development Corporation, by Shannon Livingston

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

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Location:** Southeast of the intersection of Kings Spring and Garrett Creek

**Plat status:** The Planning Commission approved this plat on November 28, 2007. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

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

**STAFF RECOMMENDATION:**

Approval

**LJA Engineering & Surveying, Inc.**



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

Phone 210.678.4700  
Fax 210.678.4796  
www.ljaengineering.com

June 18, 2010

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

Re: Stillwater Ranch, Unit-9  
Plat No. 070012

Dear Mr. Sanchez:

On behalf of the owner and developer of Stillwater Ranch, Unit-9 JSL Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f) of the Unified Development Code for the site improvements associated with Stillwater Ranch, Unit-9, (Plat No. 070012). The subdivision plat was approved by the Planning Commission on November 28, 2007.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The Developer has lot inventory remaining in Stillwater Ranch Units, and construction within Stillwater Ranch is anticipated to resume this year. These lots need to be absorbed before beginning Construction on Stillwater Ranch, Unit-9.
2. However at this time, development of additional lots is not an economically feasible option, considering the developer still has lots to absorbed, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x11 reduced copy of the plat. If additional information is required, please contact our office.

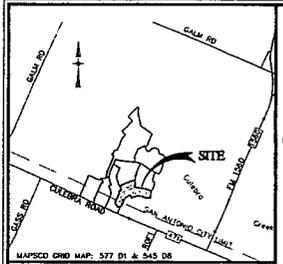
Sincerely,  
LJA Engineering & Surveying, Inc.  
TBPE Firm # 1386

David M. Quebedeaux, P.E.  
Senior Project Manager

Attachments

DMQ/dmq





LOCATION MAP NOT TO SCALE

SURVEY NOTES: 1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION 'SAN ANTONIO 8972' P.I.D. OF 4371 DATUM 16 MARCH 1989... 2. OWNER'S WISDOM AS SHOWN... 3. THE BASIS OF BEARING SHOWN HEREIN IS THE PLAT OF STILLWATER RANCH UNIT 1 RECORDED IN VOL. 9573 PG. 67 D.P.R.

NOTES: 1. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO... 2. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS... 3. THE DEVELOPER WARRANTS THAT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

REFER TO SHEET 2 OF 2 FOR TANGENT AND CURVE TABLE DATA ALONG WITH TYPICAL LOT EASEMENT/SETBACK INFORMATION.

- 3' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
20' ELECTRIC EASEMENT
15' DRAINAGE EASEMENT
7' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
10' BUILDING SETBACK LINE
VARIABLE WIDTH WATER EASEMENT
10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT

\* REFER TO NOTE 2, SHEET 2 OF 2; REFER TO SHEET 2 OF 2 FOR MINIMUM FINISH FLOOR (FF) ELEVATIONS

OWNER/DEVELOPER: JSL DEVELOPMENT CORPORATION 1300 OLD BLANCK ROAD SUITE 325 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS COUNTY OF BEAR COUNTY I, JSL DEVELOPMENT CORPORATION, do hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying...

STATE OF TEXAS COUNTY OF BEAR COUNTY I, FRANK G. HILL, P.E., Registered Professional Engineer, do hereby certify that this plat conforms to all requirements of the Unified Development Code...

BEFORE ME, THE UNDERSIGNED AUTHORITY OF THIS DAY PERSONALLY APPEARED ME, JAMES HEFFNER, NOTARY PUBLIC, and I observed the execution of 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 31st DAY OF October, A.D. 2007.

JOE: E0290301 STILLWATER RANCH SUBDIVISION UNIT 9

ABBREVIATIONS: VOL: VOLUME, PAGE: PAGE, CATV: THE BANNER CABLE TV, FIF: FIFTEEN, etc.

CSA NOTES: ISRANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETCARE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)

15' DRAINAGE EASEMENT VOL 9574 PGS 129-130 D.P.R.

12' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT VOL 9574, PGS. 129-130, D.P.R.

STILLWATER RANCH UNIT 1 VOL. 9574, PGS. 129-130, D.P.R.

WAGON BOSS 80.943 ACRE TRACT VOL. 11912, PG. 2123, R.P.R. OWNER: CULEBRA VALLEY 2004, LTD

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CONTOUR LEGEND: EXISTING 2 VF CONTOUR, EXISTING 10 VF CONTOUR, PROPOSED 2 VF CONTOUR, PROPOSED 10 VF CONTOUR

12' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT VOL. 9574, PGS. 129-130, D.P.R.

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CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT WAS GREATLY FILED WITH THE COMMISSIONER'S COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING THE SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS 31st DAY OF October, 2007.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

PROPOSED STILLWATER RANCH UNIT 10 PLAT #070013

VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, & WATER EASEMENT. ENCLOSURE WILL BE OPEN FOR INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY.

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ON THIS 31st DAY OF October, 2007.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

PROPOSED STILLWATER RANCH UNIT 10 PLAT #070013

VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, & WATER EASEMENT. ENCLOSURE WILL BE OPEN FOR INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY.

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WAGON BOSS 80.943 ACRE TRACT VOL. 11912, PG. 2123, R



**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 13 July 28, 2010

STILLWATER RANCH UNIT 10  
SUBDIVISION NAME

070013  
PLAT #

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

**FERGUSON MAP GRID:** 577 D-1

**OWNER:** JSL Development Corporation, by Shannon Livingston

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

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

**Location:** East of the intersection of Clayton Creek and Garrett Creek

**Plat status:** The Planning Commission approved this plat on November 14, 2007. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

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

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

**STAFF RECOMMENDATION:**

Approval

**LJA Engineering & Surveying, Inc.**

Case Manager:

Larry Odis



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

Phone 210.678.4700  
Fax 210.678.4796  
www.ljaengineering.com

June 18, 2010

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

Re: Stillwater Ranch, Unit-10  
Plat No. 070013

Dear Mr. Sanchez:

On behalf of the owner and developer of Stillwater Ranch, Unit-10 JSL Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f) of the Unified Development Code for the site improvements associated with Stillwater Ranch, Unit-10, (Plat No. 070013). The subdivision plat was approved by the Planning Commission on November 14, 2007.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The Developer has lot inventory remaining in Stillwater Ranch Units, and construction within Stillwater Ranch is anticipated to resume this year. These lots need to be absorbed before beginning Construction on Stillwater Ranch, Unit-10.
2. However at this time, development of additional lots is not an economically feasible option, considering the developer still has lots to absorbed, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x11 reduced copy of the plat. If additional information is required, please contact our office.

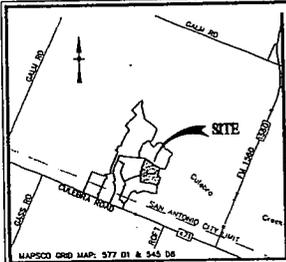
Sincerely,  
LJA Engineering & Surveying, Inc.  
TBPE Firm # 1386

David M. Quebedeaux, P.E.  
Senior Project Manager

Attachments

DMQ/dmq





LOCATION MAP NOT TO SCALE

- NOTES: 1. THE SETBACKS SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER... 2. CLEAR VISION REQUIREMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS... 3. THE BASIS OF BEARING SHOWN HEREIN IS THE PLAT STILLWATER RANCH UNIT 4...

- 7' GAS, ELECTRIC, TELEPHONE, AND CAVY EASEMENT
5' GAS, ELECTRIC, TELEPHONE, AND CAVY EASEMENT
10' BUILDING SETBACK LINE

ABBREVIATIONS table listing symbols for VOL, PG, TYP, etc. and their corresponding utility types like VOLUME, PAGE, TYPICAL, etc.

- NOTES: 11. CONCRETE DRIVEWAY APPROVED AND ALLOWED WITHIN 10' FROM THE EXISTING DRIVEWAY... 21. FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL USE SHALL BE DETERMINED AT LEAST ON 1'11" FOOT NUMBER... 31. THE DEVELOPER INDICATES THE SANITARY SEWER BEING LAIN UPON COMPLETION BY THE DEVELOPER...



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

FRANK C. HILL, P.E. REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR # I HEREBY CERTIFY THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

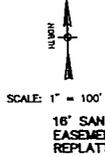
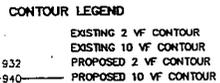
Dion P. Albertson REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY NOTES: THE VALUES OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING SYSTEMS WITH REFERENCE TO STATION 'SAN ANTONIO BMDP 7'...

SPS ORIGINAL NOTES: THE CITY OF SAN ANTONIO HAS A PART OF ITS BUILDING AND OTHER PUBLIC WORKS LAY OUT SERVICE ONLY TO HIGH CONCENTRATION FACILITIES...

CONTRACT NOTES: IMPACT FEE PAYMENT DUE - WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT...

CONTRACT NOTES: ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETS/CAPRE PROVISIONS OF THE UNITED DEVELOPER CODE (SECTION 30-512)



AREA BEING REPLATTED NOT TO SCALE

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' SANITARY SEWER EASEMENT (3.043 ACRES) STILLWATER RANCH, UNIT 4, RECORDED IN VOLUME 9574, PAGES 129 - 130 DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

REFER TO SHEET 2 OF 2 FOR CLEAR VISION EASEMENT DATA AND TANGENT/CURVE TABLES AND FOR TYPICAL LOT EASEMENTS/SETBACKS

OWNER/DEVELOPER: JSL DEVELOPMENT CORPORATION 13300 OLD BRANCO ROAD SUITE 325 SAN ANTONIO, TEXAS 78261 STATE OF TEXAS COUNTY OF BEAR # I HEREBY CERTIFY...

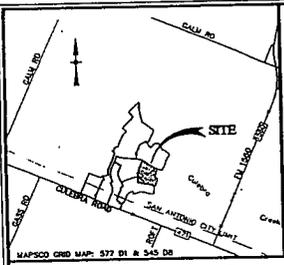
STATE OF TEXAS COUNTY OF BEAR # I HEREBY CERTIFY THAT THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME... NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

REPLAT AND SUBDIVISION PLAN OF STILLWATER RANCH SUBDIVISION UNIT 10

BEING 12.875 ACRES OF LAND IN COUNTY BLOCK 4450, SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS...

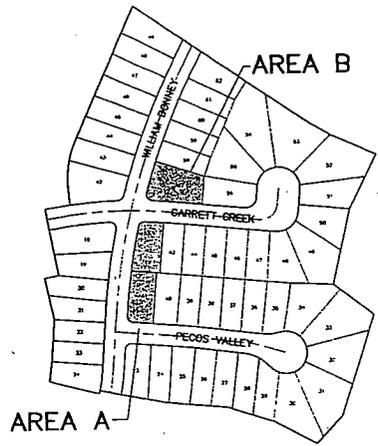




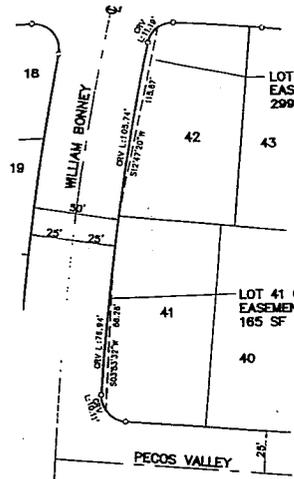
\* NOTE 1: LOT 24, BLOCK 51, AND LOTS 23 TO 31, BLOCK 115 WERE REMOVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD PLAIN, AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEJAR COUNTY, TEXAS, MAP NO. 480202038F, DATED 4/30/02, REFER TO THE STILLWATER RANCH LETTER OF MAP REVISION (LMR), CASE NO. 07-06-0646F, EFFECTIVE JUNE 21, 2007.

ABBREVIATIONS:  
 CRV CURVE  
 L LENGTH  
 SF SQUARE FEET  
 AC ACRES

LOCATION MAP NOT TO SCALE



AREA A CLEAR VISION EASEMENT INDEX MAP NOT TO SCALE



AREA A  
 LOTS 41 AND 42, BLOCK 115

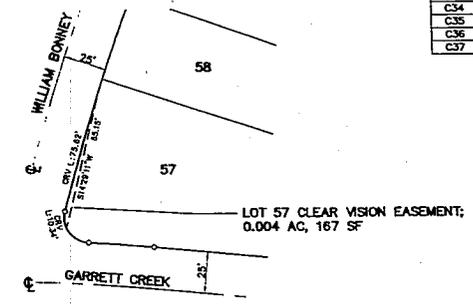


TYPICAL LOT EASEMENTS/SETBACK NOT TO SCALE

NOTE A: 5' BUFFERING GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.  
 NOTE B: 10' BUILDING SETBACK.  
 REFER TO SHEET 1 OF 2 FOR INDIVIDUAL LOT BEARING/DISTANCE DATA AND FOR ADDITIONAL EASEMENT(S) AND ASSOCIATED DATA.  
 7' CONCRETE UTILITY EASEMENT AND 10' BUILDING SETBACK SHALL BE ON EVERY LOT ALONG THE EACH STREET RIGHT OF WAY AS SHOWN ON SHEET 1 OF 2

TANGENT	LENGTH	BEARING
T1	46.16'	N07°23'14"E
T2	100.00'	N04°28'38"E
T3	99.25'	N11°52'22"W
T4	110.00'	N10°27'31"W
T5	50.00'	N10°27'31"W
T6	41.44'	N04°35'42"W
T7	63.01'	S52°42'02"E
T8	148.34'	S25°58'56"W
T9	136.03'	S52°34'30"E
T10	87.91'	S41°28'38"W
T11	115.52'	N60°38'02"W
T12	112.82'	S72°05'29"E
T13	100.00'	N84°55'20"W
T14	48.54'	N84°10'27"W
T15	104.49'	S78°38'21"E
T16	50.00'	N77°05'27"W
T17	68.21'	N23°27'08"E
T18	30.81'	N05°33'50"E
T19	55.81'	S05°33'50"W
T20	59.06'	S04°26'38"W
T21	49.66'	N19°19'53"E
T22	80.71'	N23°27'08"E
T23	117.03'	S65°33'57"E
T24	99.87'	S87°50'57"E
T25	51.17'	N32°44'06"E
T26	50.20'	S55°56'15"E
T27	17.54'	S13°12'55"W
T28	89.84'	S41°28'39"W
T29	16.83'	N65°53'49"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	49.22'	1025.00'	24.62'	49.22'	N81°35'51"E	2°45'05"
C2	119.64'	235.00'	61.15'	118.35'	N09°39'24"E	29°10'13"
C3	10.82'	1975.00'	5.41'	10.81'	N09°39'24"E	0°18'50"
C4	41.37'	280.00'	20.72'	41.33'	N08°40'36"E	8°27'58"
C5	213.03'	1625.00'	106.67'	212.88'	S08°11'59"W	7°30'40"
C6	27.31'	15.00'	19.31'	23.50'	N40°12'30"W	104°19'38"
C7	132.27'	975.00'	66.24'	132.17'	S83°44'30"W	7°46'22"
C8	112.04'	1025.00'	56.07'	111.88'	S85°44'17"W	6°15'46"
C9	19.36'	15.00'	11.31'	18.06'	N51°38'36"E	74°01'07"
C10	401.80'	1625.00'	201.98'	400.85'	S01°56'11"W	141°01'15"
C11	365.39'	1575.00'	183.52'	364.67'	S22°12'54"W	131°37'32"
C12	26.74'	15.00'	18.57'	23.34'	S33°50'31"E	102°09'17"
C13	38.36'	1025.00'	19.18'	38.36'	N85°30'49"W	2°08'39"
C14	38.27'	25.00'	25.00'	35.36'	N50°33'50"E	60°00'00"
C15	157.08'	50.00'	157.08'	100.00'	N84°26'30"W	180°00'00"
C16	78.54'	50.00'	50.00'	79.71'	N50°33'50"E	90°00'00"
C17	51.89'	975.00'	25.91'	51.80'	N85°57'49"W	3°02'39"
C18	20.93'	15.00'	12.57'	19.27'	S82°32'39"W	79°56'24"
C19	213.13'	1575.00'	106.73'	212.87'	S06°41'51"W	7°45'12"
C20	23.66'	15.00'	15.00'	21.28'	S40°22'03"E	80°22'38"
C21	37.57'	825.00'	18.79'	37.56'	N84°15'08"W	2°30'37"
C22	40.97'	100.00'	20.78'	40.68'	N85°18'57"E	23°28'26"
C23	213.74'	50.00'	78.59'	84.37'	N16°02'44"E	244°56'00"
C24	72.36'	100.00'	37.85'	70.79'	N82°13'03"W	41°27'34"
C25	35.29'	775.00'	17.65'	35.28'	N84°15'08"W	2°36'32"
C26	23.56'	15.00'	15.00'	21.21'	S49°28'38"W	90°00'00"
C27	48.76'	330.00'	24.42'	48.71'	N84°15'08"W	8°27'58"
C28	13.38'	15.00'	7.17'	12.94'	N03°27'43"E	51°07'11"
C29	119.14'	50.00'	125.41'	92.89'	S46°09'55"W	136°31'36"
C30	16.08'	50.00'	8.11'	16.01'	N56°21'29"W	18°25'36"
C31	112.64'	50.00'	105.01'	80.29'	N17°23'35"E	129°04'30"
C32	13.86'	15.00'	7.47'	13.36'	S55°27'12"W	53°37'18"
C33	11.09'	2025.00'	5.54'	11.06'	N78°21'00"E	1°01'50"
C34	34.38'	1885.00'	17.19'	34.38'	S79°00'48"W	1°13'22"
C35	7.92'	780.00'	3.96'	7.92'	S13°43'11"W	13°17'16"
C36	247.86'	50.00'	39.04'	61.55'	S80°05'01"E	284°01'44"
C37	3.15'	1575.00'	1.57'	3.15'	S28°55'06"W	0°06'53"



AREA B  
 LOTS 57, BLOCK 115

REFER TO SHEET 1 OF 2 FOR BEARING/DISTANCE DATA FOR LOTS 41, 42, AND 57. OTHER EASEMENTS NOT SHOWN ON THIS SHEET FOR CLARITY.



STATE OF TEXAS & COUNTY OF BEJAR #  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
 FRANK G. HILL, P.E.  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS & COUNTY OF BEJAR #  
 I HEREBY CERTIFY THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY CIVIL ENGINEERING CONSULTANTS, P.C.  
 Dion P. Albertson  
 REGISTERED PROFESSIONAL LAND SURVEYOR

BLOCK 115  
 LOT FINISH  
 FLOOR ELEVATIONS:

LOT	FF
23	929.1
24	929.3
25	929.6
26	929.8
27	930.1
28	930.4
29	930.6
30	930.9
31	931.0

LOT	FF
24	926.3

THE PLAT OF STILLWATER RANCH SUBDIVISION UNIT 10 WAS BEING SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

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

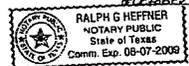
REPLAT AND SUBDIVISION PLAN OF  
**STILLWATER RANCH SUBDIVISION UNIT 10**

BEING 12.875 ACRES OF LAND IN COUNTY BLOCK 4450, BEJAR COUNTY, TEXAS BEING OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEJAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.V. MUSCIGRA SURVEY NO. 80, ABSTRACT NO. 467.



OWNER/DEVELOPER:  
 JSL DEVELOPMENT CORPORATION  
 13300 OLD BLANCO ROAD SITE 325  
 SAN ANTONIO, TEXAS 78261  
 PH: 479-3300, FAX: 479-3343  
 STATE OF TEXAS & COUNTY OF BEJAR #  
 THE OWNER OF THE UNDERSIGNED PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.  
 RALPH G. HEFFNER  
 DULY AUTHORIZED AGENT

STATE OF TEXAS & COUNTY OF BEJAR #  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF \_\_\_\_\_, A.D. 2007.



CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY CLERK OF BEJAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAID COURT, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS & COUNTY OF BEJAR #  
 COUNTY CLERK OF BEJAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ IN THE DEED AND PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, IN BOOK/VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, IN TESTIMONY WHEREOF, THESE BY MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

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

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO:   14   July 28, 2010

STILLWATER RANCH UNIT 7  
SUBDIVISION NAME

070130  
PLAT #

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

**FERGUSON MAP GRID:** 545 C-8

**OWNER:** JSL Development Corporation by Shannon Livingston

**ENGINEER:** LJA Engineering and Surveying, Inc. by David M. Quebedeaux

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

**Location:** West of the intersection of Culebra Road and Stillwater Parkway

**Plat status:** The Planning Commission approved this plat on October 24, 2007. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f) (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 0%
- Sidewalk 0%

The Sidewalks are deferred to the building construction phase.

**STAFF RECOMMENDATION:**

Approval

**LJA Engineering & Surveying, Inc.**



13300 Old Blanco Road      Phone    210.678.4700  
Building II, Suite 326      Fax      210.678.4796  
San Antonio, Texas 78216      www.ljaengineering.com

June 18, 2010

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

Re:    Stillwater Ranch, Unit-7  
      Plat No. 070130

Dear Mr. Sanchez:

On behalf of the owner and developer of Stillwater Ranch, Unit-7 JSL Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f) of the Unified Development Code for the site improvements associated with Stillwater Ranch, Unit-7, (Plat No. 070130). The subdivision plat was approved by the Planning Commission on October 24, 2007.

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

1.    The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The Developer has lot inventory remaining in Stillwater Ranch Units, and construction within Stillwater Ranch is anticipated to resume this year. These lots need to be absorbed before beginning Construction on Stillwater Ranch, Unit-7.
2.    However at this time, development of additional lots is not an economically feasible option, considering the developer still has lots to absorbed, which would create a hardship for the developer.
3.    Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x11 reduced copy of the plat. If additional information is required, please contact our office.

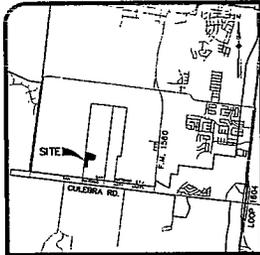
Sincerely,  
LJA Engineering & Surveying, Inc.  
TBPE Firm # 1386

David M. Quebedeaux, P.E.  
Senior Project Manager

Attachments

DMQ/dmq





545C8 LOCATION MAP SCALE: 1"=1000'

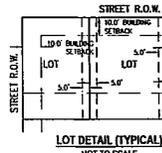
C.P.S. NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET
EXISTING CONTOURS
PROPOSED CONTOURS
MINIMUM FINISHED FLOOR ELEVATION

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, AREA. Lists curve data for various sections of the plat.



STREET R.O.W. NOT TO SCALE
LOT DETAIL (TYPICAL) NOT TO SCALE

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

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

OWNER/DEVELOPER: JSL DEVELOPMENT CORPORATION 13300 OLD BLANCO RD., STE. 325, SAN ANTONIO, TX 78216 (210) 479-3300

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

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

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

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

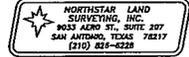
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] and acknowledged to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF DECEMBER, 2007.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES March 14, 2009
STATE OF TEXAS
COUNTY OF BEAR

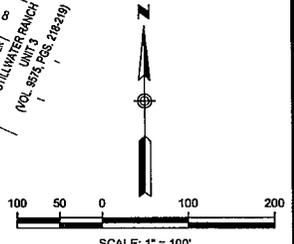
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED ENGINEERING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
David M. Chubbear 10-5-07
DAVID M. CHUBBEAR, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56916
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
Thomas C. Haberer 10-5-07
THOMAS C. HABERER, R.P.L.S. #4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST.
SAN ANTONIO, TEXAS 78217

LJA Engineering & Surveying, Inc.
13300 Old Blanco Road
Building II, Suite 325
San Antonio, Texas 78216
Phone 210.678.0700
Fax 210.678.4796



IMPACT FEES PAYMENT DUE: SEWER & WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECONSTRUCTION, MUST BE PAID PRIOR TO SEWER & WATER SERVICE CONNECTION.

- 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS PROVIDED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
4. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS ETC. LOT 901, BLOCK 117, STILLWATER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
5. BEARMS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM 09D. STATE PLANE COORDINATES ARE BASED ON THE CURRENT PUBLISHED POSITION OF TRIANGULATION STATION HOTSPRING, THE COMBINED SCALE FACTOR IS 1.00017.
6. LOT 901, BLOCK 117, INTERCEPTOR DRAIN EASEMENT AND VARIABLE WIDTH DRAINAGE/ACCESS EASEMENT ARE PERMEABLE UNLESS OTHERWISE NOTED.



SCAPE NOTE: UDC 35-512 STREETSCAPE WILL BE COMPLETED DURING THE BUILDING STAGE. WASTEWATER EDU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SUBDIVISION PLAT ESTABLISHING STILLWATER RANCH UNIT 7

BEING 17.218 ACRES OUT OF A 180.245 ACRE TRACT RECORDED IN VOLUME 1922, PAGES 2286-2303, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND A 120.576 ACRE TRACT RECORDED IN VOLUME 1124, PAGES 2457-2490, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, BEING ALSO OUT OF THE 44.411 ACRE SURVEY NO. 66, ABSTRACT NO. 427, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS.

THIS PLAT OF STILLWATER RANCH UNIT 7 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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

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

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

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

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

City Council Meeting Date: August 5, 2010

**ITEM # 15**

**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](http://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](http://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 cont. to July 28, 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:

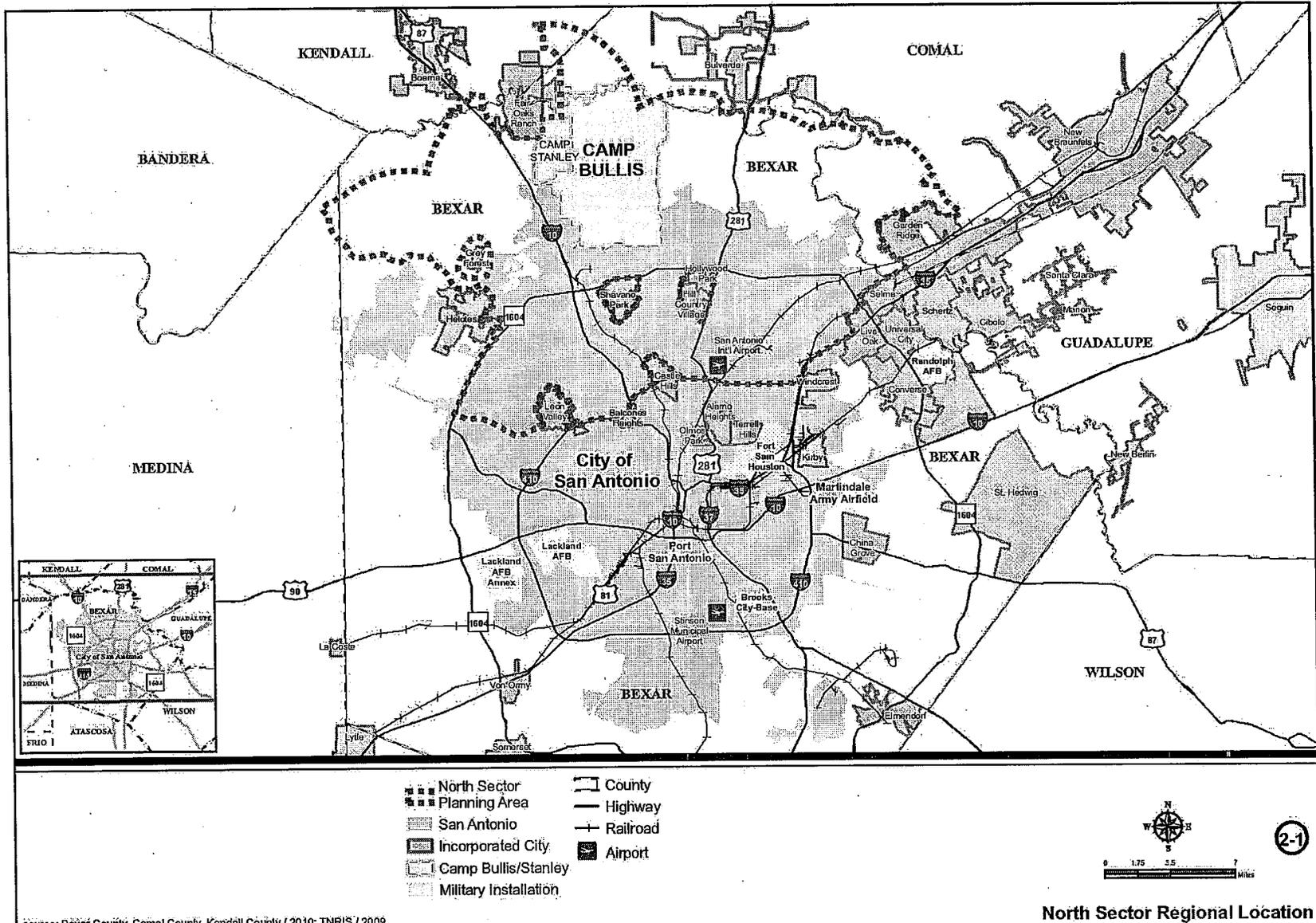
Rebecca Paskos	Senior Planner	207-7816
Ashley McNabb	Senior Planner	207-8187

**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

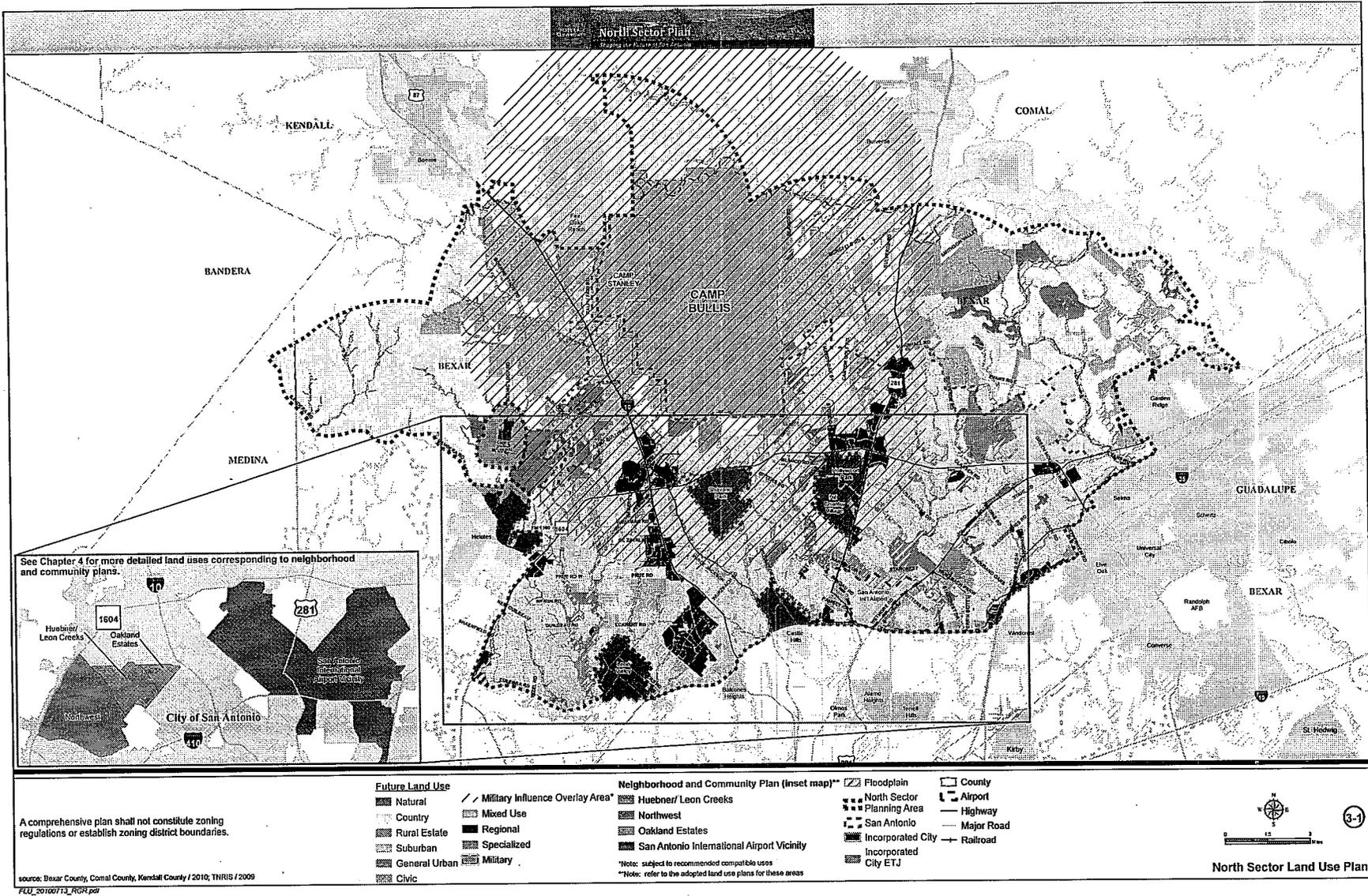
## Attachment 1: Planning Area Boundary



source: Bexar County, Comal County, Kendall County / 2010; TNRS / 2009  
Regional\_Location\_20100629\_RGR.pdf

# 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.

CITY OF SAN ANTONIO  
**North Sector Plan**  
*Shaping the Future of San Antonio*

Planning Commission  
 July 28, 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

**North Sector Plan**

## Public Involvement Process

- 42 Member Planning Team – (8) Meetings
- Public Meeting (4)
  - Postcards and Flyers (3)
  - Emails (450 + per meeting)
  - Twitter Postings (3)
  - Facebook Postings (3)
- Community Organization Meetings (6)
- Interactive Website
- 62 Member Technical Committee - (16) Meetings
- Planning Commission Briefings/Hearings (4)
- Press Releases
- Television coverage by Media
- TVSA Show



### North Sector Plan

CITY OF  
SAN ANTONIO

## North Sector Vision Statement

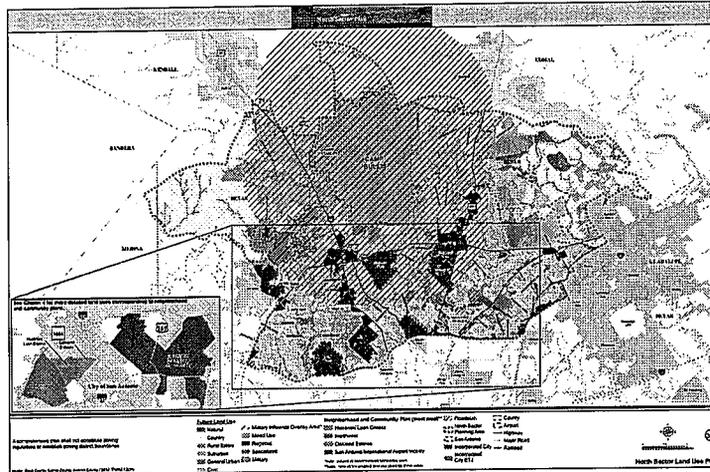
The North Sector is a community **rich** with natural panoramic **views** and **abundant** natural **resources**, nestled in the Texas Hill Country. As the North Sector Community continues to grow, **compatible** live, work and play **opportunities will foster a high quality of life** by:

- **Preserving priceless natural resources** including the irreplaceable 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 respects private property rights and integrates sustainable development patterns.

### North Sector Plan

CITY OF  
SAN ANTONIO

## North Sector Land Use Map



### North Sector Plan



## Next Steps Staff Recommendation

- 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

### North Sector Plan



**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 and July 28, 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 28<sup>th</sup> DAY OF JULY 2010.

Approved:

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

Attest:

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

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

**Plan Amendment Application Case No.: PA10019**

Council District: 2

City Council Meeting Date: 9/2/2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

**ITEM # 16**

**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, continued to July 28, 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

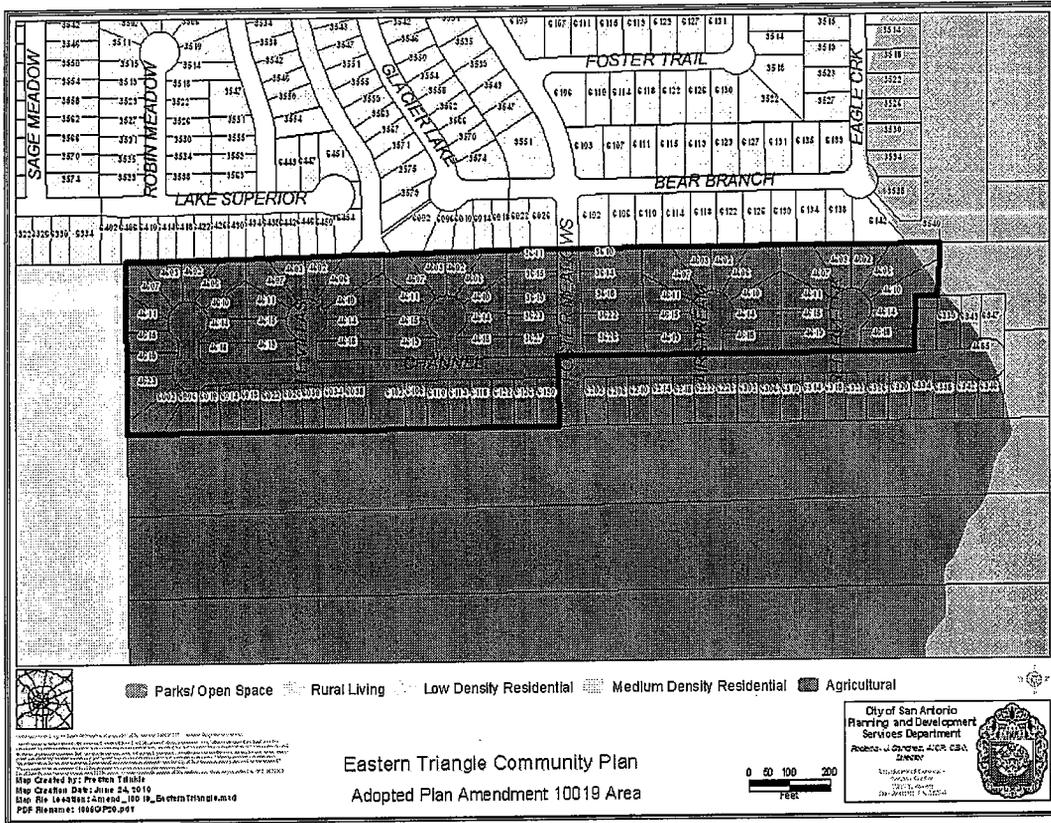
Zoning Commission Public Hearing Date: July 20, 2010

Zoning Case Number: Z2010116

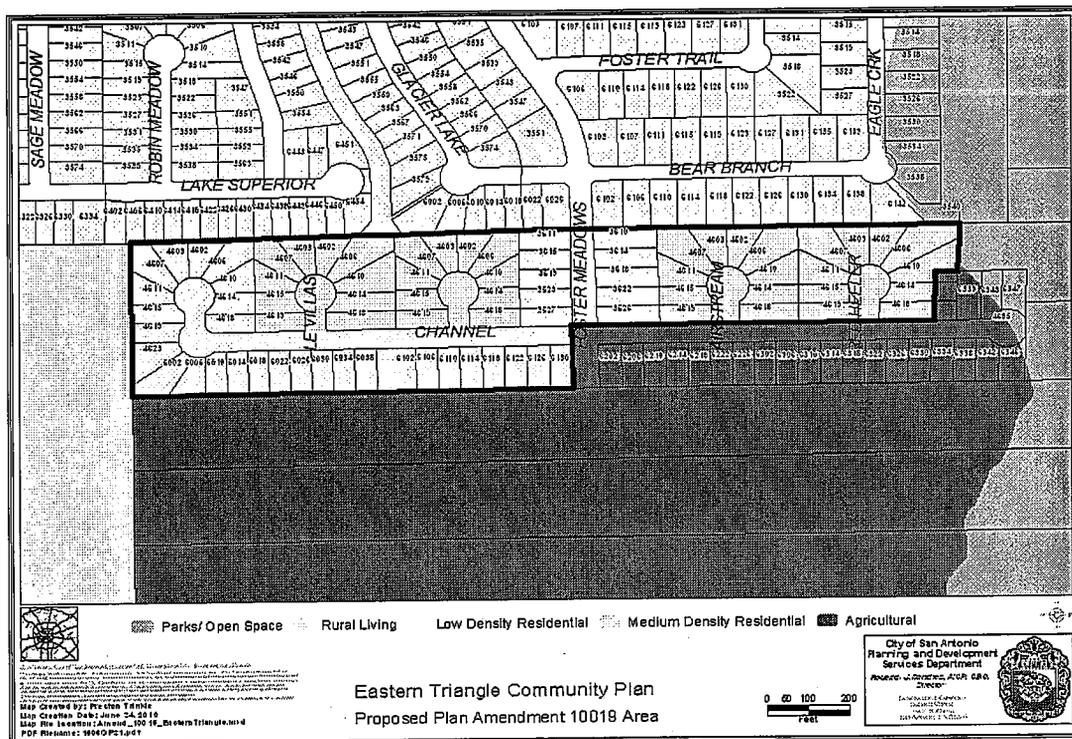
Approval                                       Denial

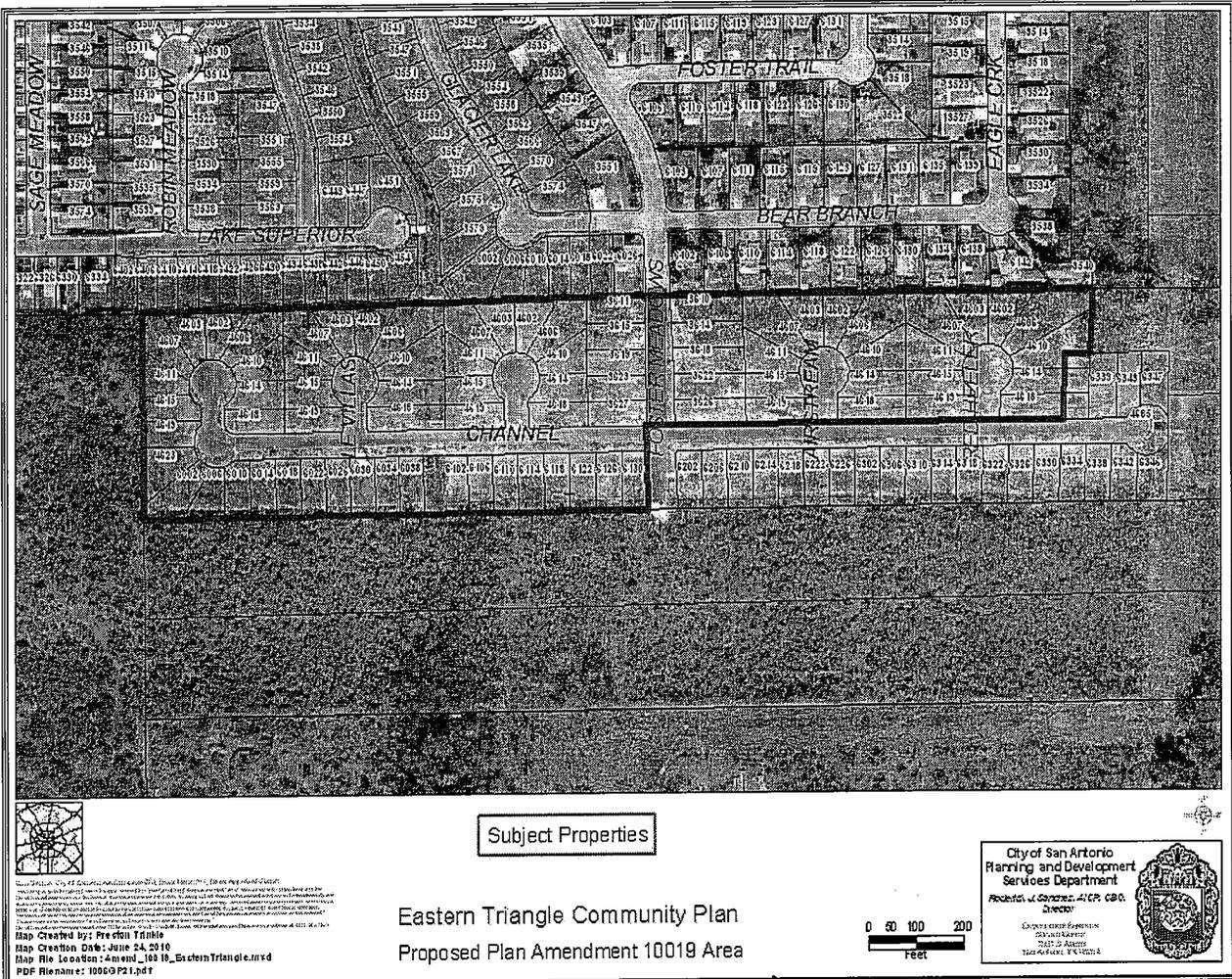
**Planning and Development Services Department Staff:**

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



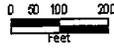
Proposed Amendment:





Subject Properties

Eastern Triangle Community Plan  
Proposed Plan Amendment 10019 Area



City of San Antonio  
 Planning and Development  
 Services Department  
 Rodolfo J. Gonzalez, AICP, CMAA  
 Director



DAVID GARCIA-SANTANA  
 District Manager  
 2107 S. Alamo  
 San Antonio, TX 78204-2107

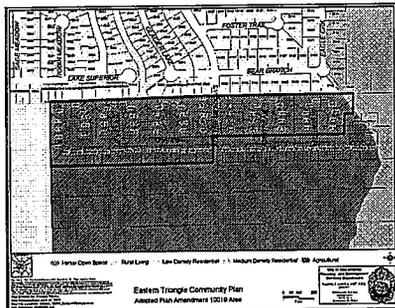
Map Creation Date: June 24, 2010  
 Map File Location: Amend\_10019\_EasternTriangle.mxd  
 PDF File Name: 10009P21.pdf

# Master Plan Amendment 10019 Eastern Triangle Community Plan

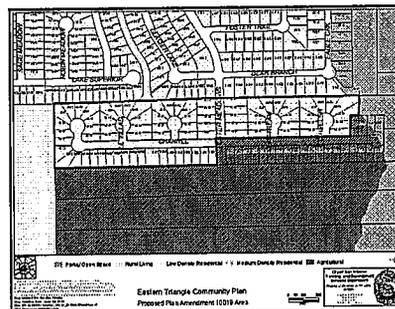
Planning Commission  
July 28, 2010  
Agenda Item No.

## Amendment 10019

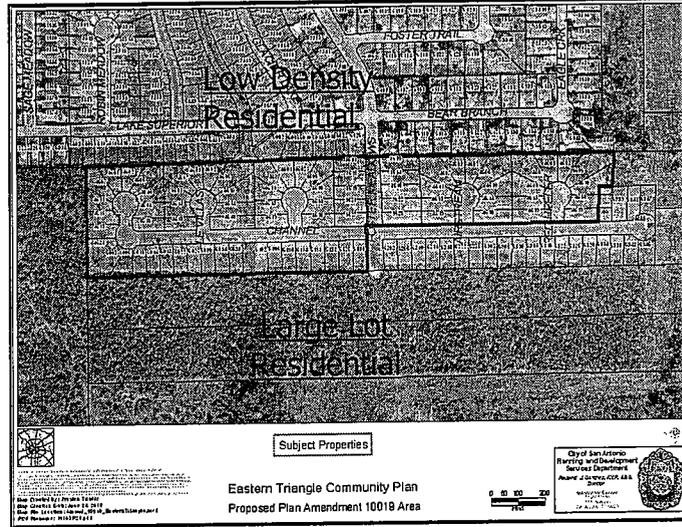
Plan as adopted:



Proposed amendment:

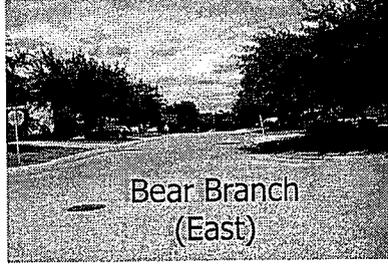
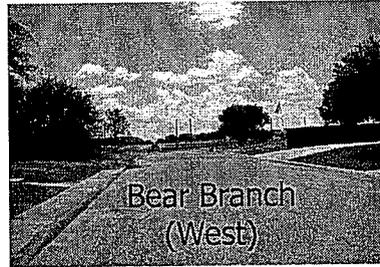
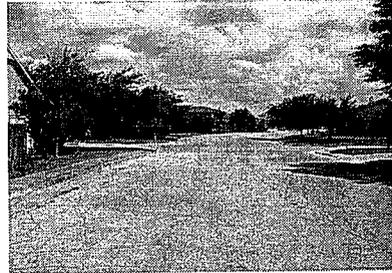
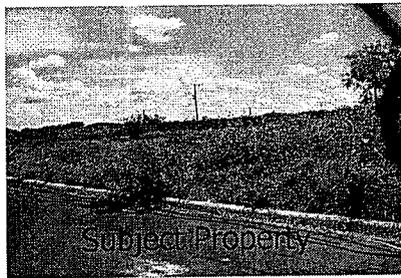


# Land Use



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

**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 28, 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 28<sup>th</sup> DAY OF JULY 2010.

Attest:

Approved:

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

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

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

**Plan Amendment Application Case No.: PA 10020**

Council District: 4

City Council Meeting Date: September 2, 2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

**ITEM # 17**

**Summary:**

Neighborhood/Community/Perimeter Plan: **Nogalitos/S. Zarzamora Community Plan**

The applicant requests to amend the Land Use Plan designation from **Mixed Use** land use to **Regional Commercial** land use.

**Background Information:**

**Applicant:** Jeffrey H. Berler

**Owner:** LBL Ltd., Betty Sue Levin, South Park Properties Ltd.

**Property Location:** 2227, 2333, and 2343 Southwest Military Drive

**Acreage:** 12.971 acres

**Current Land Use of site:** Shopping Center

**Adjacent Land Uses:**

N: Single Family Residences

E: Single Family Residences and Social Services Office

S: Shopping Center

W: Shopping Center and Grocery Store

**Issue:**

**LAND USE ANALYSIS:**

The Nogalitos/S. Zarzamora Community Plan was adopted by City Council September 30, 2004. A short section of Military Drive between IH-35 and Zarzamora Street forms the Plan's southern boundary. South Park Mall is just outside the planning area on the south side of Military Drive.

The subject properties are located north of Military Drive, south of McCauley Street, west of Kyle Street, and east of Ascot Street.

The proposed site presently includes big box retailers as well as smaller food service and retail establishments. The proposed area is surrounded by single family homes, fast food restaurants, a HEB grocery store, South Park Mall, and retail stores.

Mixed Use is the current land use designation. Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

The applicant is requesting to change the future land use designation to Regional Commercial to support a zoning change. Regional Commercial development includes uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs. Examples of Regional Commercial uses include shopping malls, large hotels, home improvement centers, automotive repair shops, automobile sales, "big box" and "power center" retailers, small ministorage facilities, large commercial landscapes companies, theater complexes, and mid to high-rise medical or office buildings. The Nogalitos/S. Zarzamora Community Plan encourages these uses to be located at nodes formed by highways and major arterials, or two major arterials. Additionally, the Plan states the design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage.

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

Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access.

The requested land use change is compatible, based upon information stated in the Plan, regarding land use, location, goals and objectives.

In regards to land use, the plan details that "Regional Commercial development includes land uses that draw their customer base from a larger region, thus bringing more traffic and parking needs and should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access." Currently this area serves as a shopping plaza located between a major grocery store, a mini shopping center, and a well established shopping mall. Placing Regional Commercial within this land use area would maintain the current land use. Furthermore, the subject properties are located on a block with adequate parking and traffic access.

In reference to location, the plan specifies "Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials". The subject parcels are located near the intersection of Zarzamora and Southwest Military Drive, both two primary arterials. Once more, they are located north of South Park Mall, an established regional commercial development.

The Regional Commercial node was established at the northeast corner of the intersection of Southwest Military Drive and South Zarzamora Street with the approval of Plan Amendment PA04041 on February 10, 2005. The plan amendment and accompanying rezoning allowed for the development of a large shopping center with power center retailers. The current plan amendment request would extend this regional commercial node east toward IH-35 to include property currently occupied by power center retailers. Lastly, the subject property already functions as part of this regional commercial node.

According to the applicant, there are currently no plans to redevelop the existing shopping center. If the shopping center were to be redeveloped, development regulations adopted since the shopping center was originally constructed would provide for the additional landscaping, screening, and buffering from abutting residential uses.

Based upon information identified in the Nogalitos/S. Zarzamora Community Plan, staff recommends that a Regional Commercial land use designation is compatible for this site. The amendment would allow for the continued operation of viable businesses within the plan area.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Zarzamora and Military Drive are primary arterial type A 120'. Additionally Military Drive is a seven-lane primary arterial type A 120' with three lanes in each direction and a center two-way-left-turn lane. These streets accommodate traffic generated by the existing regional commercial uses.

Comments: Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials. Additionally, the Nogalitos/S. Zarzamora Community is well served by public transit and has a street pattern that allows for good traffic flow due to multiple routes between destinations.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

None in the immediate vicinity.

Minimal Impact       Impact can be mitigated       Significant Impact to Facilities Capacity

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

The subject parcels are situated within a currently regional commercial area. Furthermore, it is located along Southwest Military Drive, a primary arterial which can handle major traffic. Due to adjacent land uses and location criteria in the adopted Plan, staff recommends approval of the requested land use change.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 28, 2010

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: July 9, 2010

No. Notices mailed 10 days prior to Public Hearing: 32 to Owners of property within 200 feet,

30 to Planning Team Members of the Nogalitos/South Zarzamora Planning Team

Registered Neighborhood Association(s) Notified: Collin Gardens Neighborhood Association, Tierra Linda Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2010124**

Current Zoning District: I-2

Proposed Zoning District: C-2

Zoning Commission Public Hearing Date: August 3, 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: Loretta N. Olson

Senior Planner

Phone No.: 207-7919

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 12.971 ACRES LOCATED AT 2227, 2333, AND 2343 SOUTHWEST MILITARY DRIVE, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION: LOT 1, NEW CITY BLOCK 8947 AND LOTS 14 AND 16, NEW CITY BLOCK 8950.**

**WHEREAS**, City Council approved the Nogalitos/S. Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004 and approved an update to the Nogalitos/S. Zarzamora Community Plan on June 18, 2009;

**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 28, 2010 and **APPROVED** the amendment on July 28, 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 Nogalitos/S. Zarzamora 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 28th DAY OF JULY 2010.

Attest:

Approved:

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

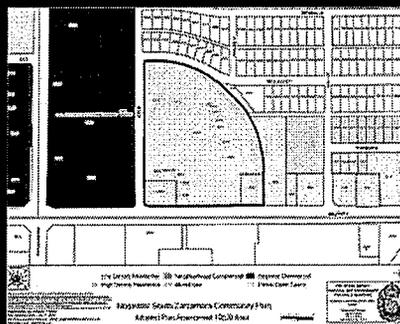
\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

# Master Plan Amendment 10020 Nogalitos/S. Zarzamora Community Plan

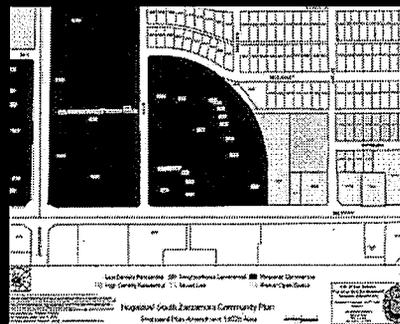
Planning Commission Agenda  
July 28, 2010  
Agenda Item No.

## Amendment 10020

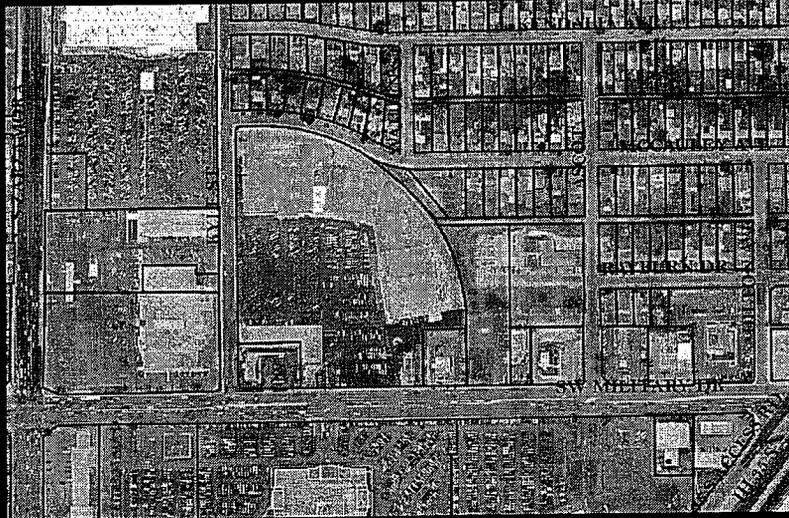
Plan as adopted



Proposed amendment



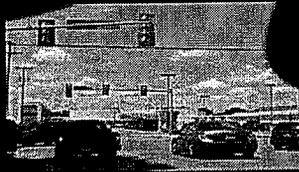
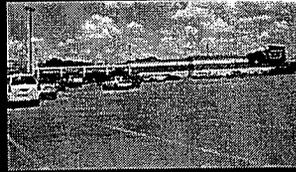
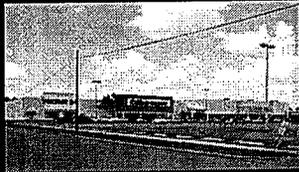
## Land Use



3

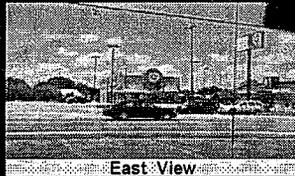
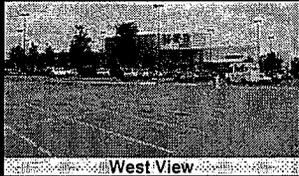
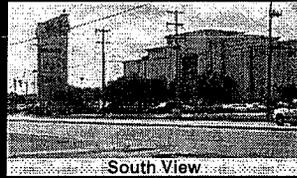
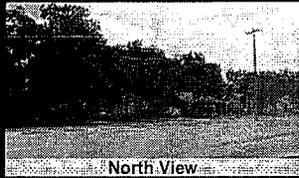
## Subject Properties

2227, 2333, 2343 Southwest Military Drive



4

## Surrounding Views



5

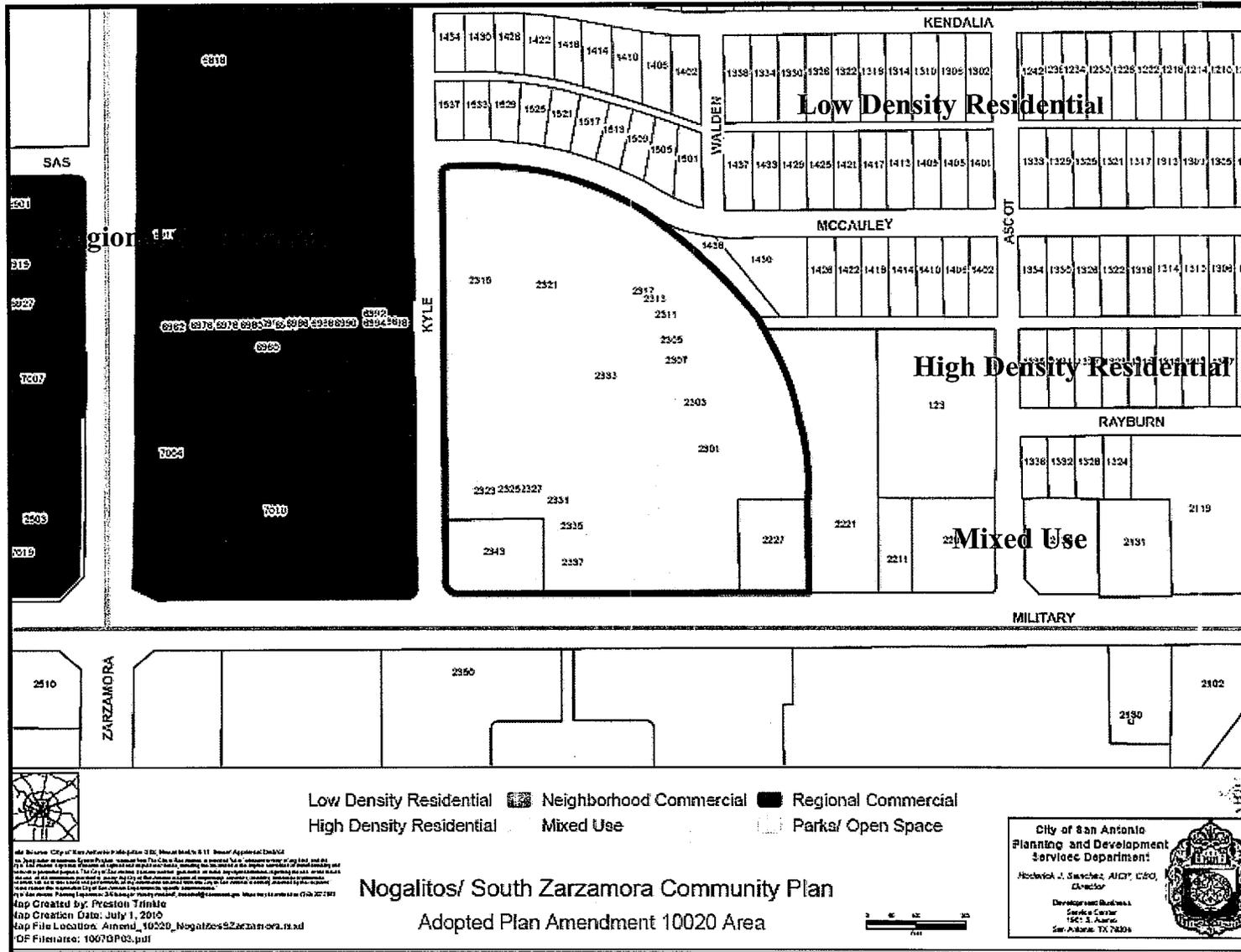
## Notice and Staff Recommendation

### Mailed Notices:

- 32 to Property Owners within 200 feet
- 30 to the Planning Team Members
- 2 to the Collin Gardens & Tierra Linda neighborhood associations

**Staff recommends approval**

6







**CITY OF SAN ANTONIO**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
**REGIONAL PLANNING SECTION**

**STAFF RECOMMENDATION TO**  
**PLANNING COMMISSION**

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**PLANNING COMMISSION MEETING DATE:** August 28, 2009

**COUNCIL DISTRICT:** 2

**SUBJECT:** Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align a segment of Binz-Engleman Road and FM 1516 where they intersect, and to add an east-west connector, all generally located west of Loop 1604, north of IH 10, and east of FM 78 (Old Seguin Road).

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**BACKGROUND INFORMATION**

This amendment involves three proposed Secondary Arterial Type A (86' right-of-way) roads on the Major Thoroughfare Plan (MTP): Binz-Engleman, Walzem, and FM 1516.

1: Binz-Engleman Road is an existing, two-lane road that intersects with FM 1516 and Martinez-Converse Road. Approximately a half-mile before the existing Binz-Engleman Road reaches the FM 1516, the MTP calls for it to veer in a northeasterly direction, cross FM 1516, and ultimately cross Loop 1604 and continue eastward. The primary function of Binz-Engleman on the MTP is to provide east-west connectivity. Between existing Binz-Engleman and FM 1516, this proposed road traverses an existing residential development.

2: The MTP calls for a Walzem Road alignment east of FM 78 to the current intersection of Binz-Engleman and FM 1516. The total distance of this alignment is approximately 1.7 miles. This section of Walzem Road has been constructed to specification a half-mile east of FM 78, and partially constructed another half-mile to the east. The remaining segment is a line on the MTP map.

3: FM 1516 is currently a two-lane county road that provides north-south connectivity from FM 78 to IH 10. It is designated as a Secondary Arterial Type A (86' right-of-way). The standard design for a Secondary Arterial Type A is a road with four 12' width lanes with a 14' width median.

**ISSUE**

Staff recommends the following:

- A re-alignment of a segment of Binz-Engleman Road and FM 1516 where they intersect. Binz-Engleman Road will be re-aligned from its current proposed path to follow existing Binz-Engleman. FM 1516, at the point of intersection with Binz-Engleman, will be re-aligned to allow for continual flow on Binz-Engleman if heading south on FM 1516, and continual flow on proposed Walzem if heading north of FM 1516. This means that motorists will be able to travel straight through without having to make a turning movement. A turning movement will be required, however, to travel on FM 1516.

- An additional east-west connector from proposed Walzem Road to FM 1604 with continuation eastward past FM 1604. This connector would intersect FM 1516 approximately a third of a mile north of Binz-Engleman Road.
- The re-aligned segments of Binz-Engleman, FM 1516, and the new east-west connector would be designated Secondary Arterial Type A (86' right-of-way).

Staff recommendation is based on the following factors:

- The re-alignments of Binz-Engleman and FM 1516 will create a functional intersection that will provide mobility options for motorists traveling north, south, and west.
- The east-west connector will provide much-needed connectivity. This is important since the nearest east-west connector is approximately 2.5 miles to the north (proposed Lower Seguin Road) and 2.6 miles to the south (proposed East & West Connector).
- Property owners near the proposed change are supportive of staff recommendations.

### **ALTERNATIVES**

One alternative explored was a roundabout at the current intersection of Binz-Engleman and FM 1516. This was judged unfeasible due to the large amount of right-of-way that would be required. Another alternative explored was to keep proposed Walzem Road as-is, and re-align Binz-Engleman from its current proposed path to follow existing Binz-Engleman and continue as the east-west connector past FM 1604. This was undesirable due to the five-point intersection that would be created.

### **FISCAL IMPACT**

There is no fiscal impact associated with this amendment.

### **PROCESS HISTORY**

July 22, 2009: An informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. Local property owners expressed concerns; staff agreed to consider alternatives.

Sept 24, 2009: Property owners presented their preferred alternative.

Jan 14, 2010: Agency representatives reviewed property owner alternative. Agencies included PDSD Streets, PDSD Regional Planning, Bexar County, COSA Public Works Streets, TxDOT, and VIA.

May/June, 2010: Staff worked with property owners to come up with a design that satisfied all stakeholders.

### **STAFF RECOMMENDATION**

Approval of re-alignment of a segment of Binz-Engleman Road and FM 1516 where they intersect, and addition of an east-west connector, all generally located west of Loop 1604, north of IH 10, and east of FM 78 (Old Seguin Road).

### **TAC RECOMMENDATION**

On June 21<sup>st</sup> the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

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**PLANNING AND DEVELOPMENT SERVICES STAFF**

Jesus Garza, AICP

Assistant Director

Trish Wallace, AICP

Manager, Regional Planning

Richard Martinez

Sr. Planner, Regional Planning

## RESOLUTION NO.

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN A SEGMENT OF BINZ-ENGLEMAN ROAD AND FM 1516 WHERE THEY INTERSECT, AND TO ADD AN EAST-WEST CONNECTOR, ALL GENERALLY LOCATED WEST OF LOOP 1604, NORTH OF IH 10, AND EAST OF FM 78.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on July 28, 2010 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align a segment of Binz-Engleman Road and FM 1516 where they intersect, and to add an east-west connector, all generally located west of Loop 1604, north of IH 10, and east of FM 78 as illustrated in Attachment I, is herein approved and recommended to the City Council for adoption.

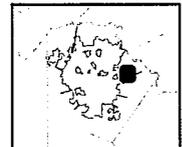
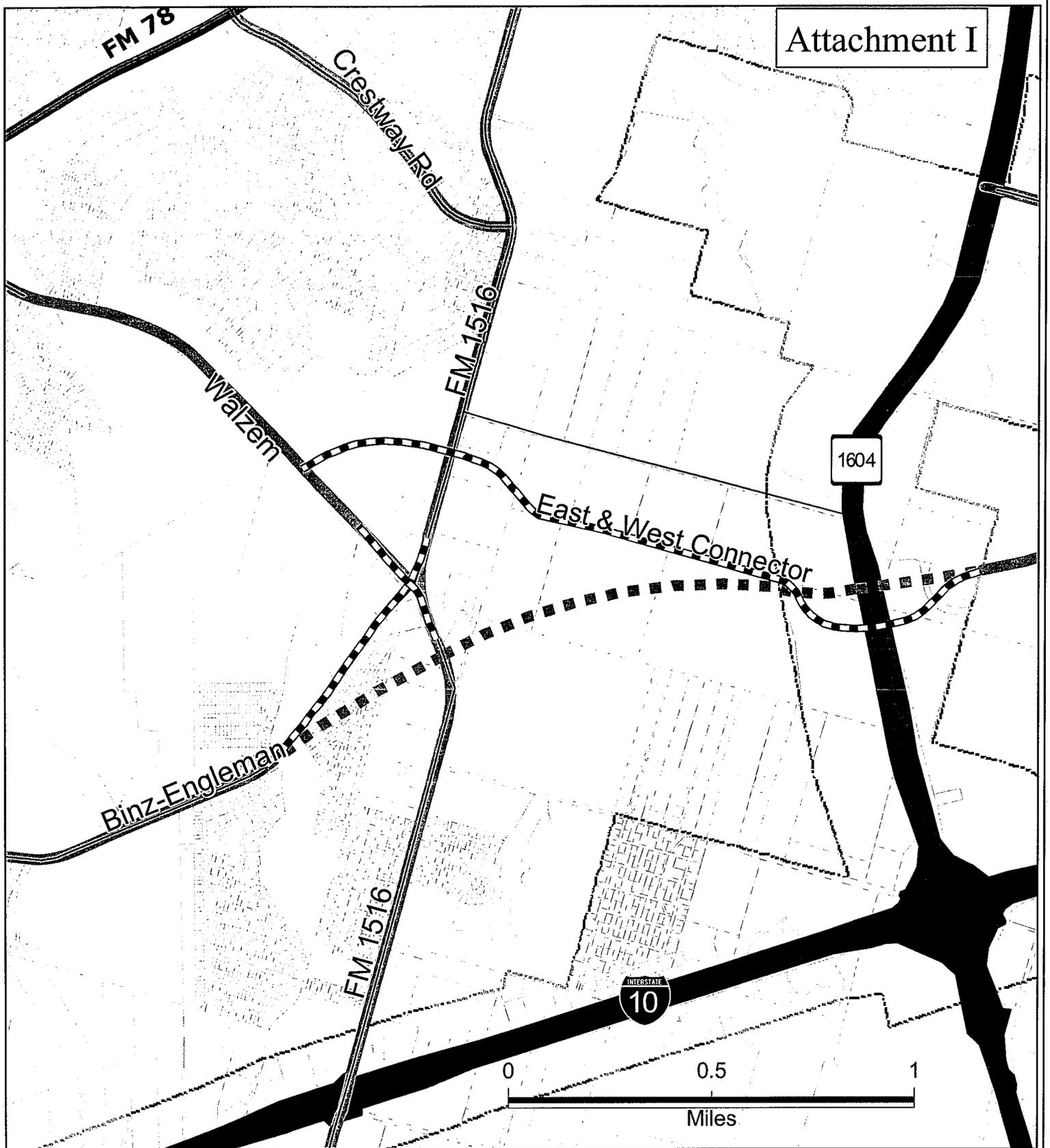
PASSED AND APPROVED ON THIS 28th DAY OF JULY 2010.

Approved:

Attest:

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

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



- |  |                     |  |                         |  |                         |
|--|---------------------|--|-------------------------|--|-------------------------|
|  | City of San Antonio |  | Proposed de-designation |  | Primary Arterial Type A |
|  | Bexar County        |  | Existing                |  | Proposed Arterial       |
|  | DFIRM (floodplain)  |  |                         |  |                         |



# Major Thoroughfare Plan

## Binz-Engleman & Walzem Roads

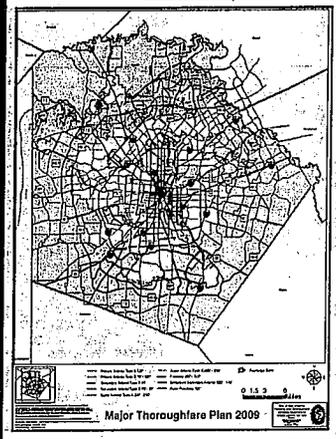
### Proposed Amendment

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 The Geographic Information System Products received from the City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio does not warrant, represent, or make any representation regarding the use, or the results of the use, of the information provided by the City of San Antonio in terms of accuracy, reliability, timeliness or completeness. The users will be solely responsible for any errors or omissions in the information provided by the City of San Antonio.  
 Please contact the responsible City of San Antonio Department for details to determine accuracy.  
 City of San Antonio Planning Director: Orlin Hernandez, 3700 Broadway, 4th Floor, San Antonio, TX 78202  
 Map Created by: Ronald E. Martinez, Map file location: K:\COMPREHENSIVE MAJOR THOROUGHFARE PLAN\2010 AMENDMENTS\WALZEM (Binz-Engleman)\PC July 28  
 Map Last Edited: July 13, 2010  
 PDF Filename: Staff Proposal

City of San Antonio  
 Planning and Development  
 Services Department  
 Roderick J. Sanchez, AICP, CSO  
 Director  
 Office of Urban Development and  
 Business Services Center  
 1601 S. Alamo  
 San Antonio, TX 78204

# Major Thoroughfare Plan Amendment

Re-alignment of Binz-Engleman Road and FM 1516,  
Designation of East-West Connector

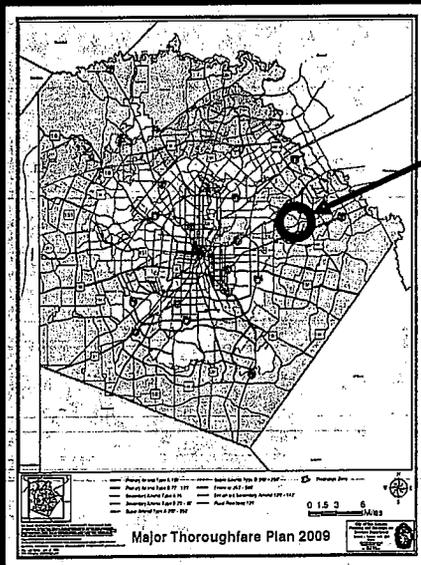


Planning Commission

July 28, 2010

1

## General Location

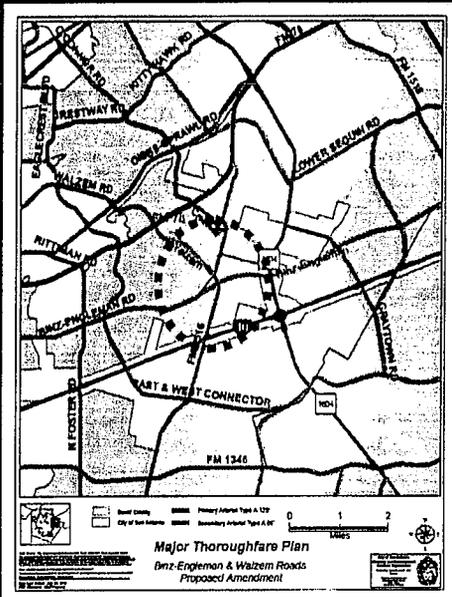


Binz-Engleman Road  
& FM 1516:

- West of Loop 1604
- North of IH 10

2

# Regional View



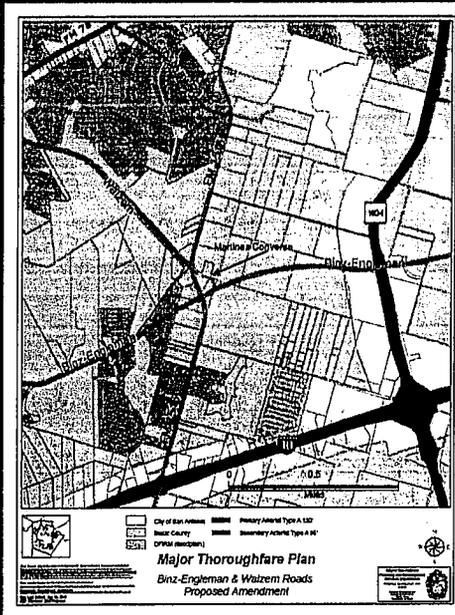
## Surrounding Thoroughfares

- FM 78
- North Foster Rd
- Walzem Rd
- Crestway Rd

## Function of Binz-Engleman & FM 1516

- Provides north-south & east-west connectivity

3



## Binz-Engleman & FM 1516:

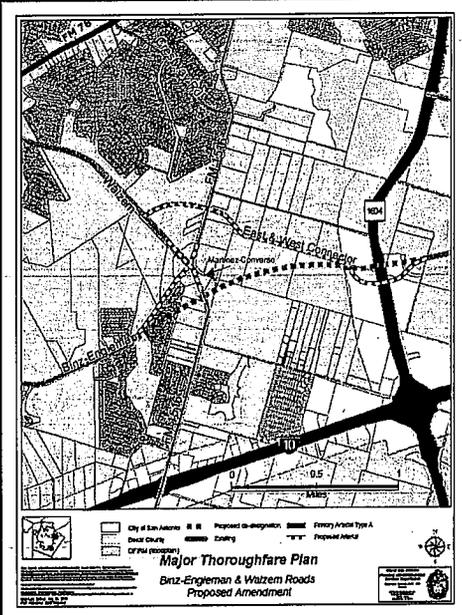
Current

4



**Binz-Engleman & FM 1516:**

Proposed



**Binz-Engleman & FM 1516:**

Reasons why proposed changes are beneficial:

- 1) Provides east-west connectivity
- 2) Corrects for problematic intersection

## **Recommendation**

Technical Advisory Committee to the  
Planning Commission and Staff  
Recommend

Approval of a Re-alignment of  
Binz-Engleman Road and FM 1516,  
Designation of East-West Connector

7

**P/C AGENDA FOR July 28, 2010**

Item Number	Plat/PUD Name	Company	Owner Information
5	Weston Oaks Collector	Babcock Road 165, LTD.	Arthur Zuniga
6	Antonio Arreguin	Antonio Arreguin	Antonio Arreguin
7	Silver Oaks Unit 10B	Centex Homes	Charles Marsh
8	Store No. 5872	C/B/K Dominion Development, LTD.	Michael Schoenrun
9	Valencia Park	Borgfeld and Blanco Holdings, LLC.	Joel F. Pollack
11	Via Medical Transit Center	Via Metropolitan Transit	Roland Lozano