



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

PLANNING COMMISSION AGENDA
∞ June 12, 2013 ∞
2:00 P.M.

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

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

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

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

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

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

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

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

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

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

Plats

5. **110387:** Request by Tierra Vista J. V., for approval of a major plat to subdivide a 24.483-acre tract of land to establish the **Vista Al Lago Unit 2** Subdivision, generally located southwest of the intersection of Bernhardt Road and Stuart Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **120413:** Request by COPT San Antonio II, L.P., for approval of a major plat to replat and subdivide a 13.456-acre tract of land to establish the **Sentry Gateway, Building 300** Subdivision, generally located west of SW Loop 410, on the south side of W Military Drive. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130018:** Request by WS-SAS Development, LLC. for approval of a major plat to subdivide a 17.42-acre tract of land to establish the **Stillwater Ranch Unit 8B** Subdivision, generally located east of the intersection of Stillwater Parkway and Stillwater Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130019:** Request by WS-SAS Development, LLC., for approval of a major plat to subdivide a 21.38-acre tract of land to establish the **Stillwater Ranch Unit 13A** Subdivision, generally located east of the intersection of Old Stillwater and Milton Favor. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
9. **130076:** Request by WS-SAS Development, LLC. for approval of a major plat to subdivide a 18.83-acre tract of land to establish the **Stillwater Ranch Unit 17A** Subdivision, generally located south of the intersection of Stillwater Parkway and Silver Pointe. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **130078*:** Request by Karta Real Estate, LP for approval of a major plat to subdivide a 7.688-acre tract of land to establish the **Dominion Crossing, Unit 1** Subdivision, generally located north of Milsa Drive, west of IH-10. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130167:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 11.837-acre tract of land to establish the **Tausch Farms Unit 4A** Subdivision, generally located west of the intersection of Tausch Drive and Hubbard Hill. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral

12. **130491:** Request by Tamber L. Byrd for temporary utility service prior to plat approval and recordation of the **Tamber L. Byrd Subdivision** for one (1) single-family lot consisting of 0.53-acres, located at 3180 Chloe Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extensions

*Camp Bullis Notification

13. **060805:** Request by Jerbo San Ann Land, LP for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Heights at S.O. PUD, Pod G Unit 2 Subdivision**, generally located south of the intersection of Enchanted Hill and Enchanted Falls. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
14. **100007:** Request by FSC Fisher, LTD for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Redland Hills – Unit 2 Subdivision**, generally located on the north side of Jones Maltsberger Road, east of Redland Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

15. (S.P. N/A)
 - A. A request by McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware corporation, for approval to accept the dedication of easement title to one parcel of privately-owned real property containing a total of approximately 0.012 acres out of Lot 8, Block 3, Harlandale Acres No. 8 Subdivision, located at 3701 Pleasanton Road. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)
 - B. A request by Richard L. Wilson, for approval to accept the dedication of real property containing a total of approximately 0.1540 acres at Lot 12, Block 11, NCB 18711, Great Northwest, Unit 2, located at 9411 Cliff Way. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)
 - C. A request by San Antonio 1604 Enterprises, LLC and Community Bible Church, Inc., for approval to accept dedication of easement title to two parcels of privately-owned real property, A 0.407 of an acre, more or less, tract of land being a variable width Public Drainage Easement out of a 27.66 acre tract conveyed to Community Bible Church, Inc. in Special Warranty Deed with Vendor's Lien recorded in Volume 9558, Pages 278-299 of the Official Public Records of Bexar County, Texas, out of the Juan Escamias Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas, and A 0.191 of an acre, more or less, tract of land being a variable width Public Drainage Easement out of a 26.56 acre tract conveyed to San Antonio 1604 Enterprises, LLC in Special Warranty Deed recorded in Volume 15199, Pages 2320-2325 of the Official Public Records of Bexar County, Texas, out of the Juan Escamias Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas, located near the intersection of Loop 1604 and Gold Canyon Road in NCB 15671. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)
 - D. A request by Jack E. and Betty Fagg, for approval to accept the dedication of fee simple title to one parcel of privately-owned real property containing a total of approximately 0.0110 acres at NCB 13847 BLK LOT SW IRR 15 5 FT OF 38, in the City of San Antonio, Bexar County, Texas, located at 168 Turbo Drive located at Turbo Drive in NCB 13847. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)

16. (S.P. 1685)

- A. A request by City of San Antonio Health Department, for approval to accept the closure, vacation and abandonment of a 0.442 acre portion of Hunter Boulevard Public Right of Way (paper street), located between Palo Alto Road and Poteet Jourdanton Freeway, within NCB 11067. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).
 - B. A request by El Centro del Barrio (CentroMed), for approval to accept the declaration of surplus and conveyance of property located at 9011 Poteet Jourdanton Freeway, within NCB 11067. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).
 - C. A request by City of San Antonio Building and Equipment Services Department, for approval to accept the termination of a 30 year lease agreement with CentroMed for the use of property at 9011 Poteet Jourdanton Freeway and corresponding lease-back by the City of a portion of the subject property. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).
17. (S.P. 1724) A request by UNV Texas LP, for approval to accept the release of six (6) easements totaling 0.52 acres, located at 411 E. Cesar Chavez Boulevard within NCB 179 for \$486,500.00. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

Comprehensive Master Plan Amendments

18. **PA 13034:** A request by Jose Villagomez, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 4.333 acres of land out of NCB 18698, located immediately east of 8715 Grissom Road from “High Density Residential” to “Community Commercial”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)
19. **PA 13036:** A request by Sr. Odilia Korenek, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.79 acres of land out of NCB 20, located at 1135 Mission Road, from “Public Institutional” to “Mixed Use”. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)

Other Items

20. Approval of the minutes for the May 22, 2013 Planning Commission meeting.
21. Technical Advisory Committee consideration for appointment of an Alternate Architecture Representative with voting rights when primary is not present. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)
22. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
23. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

110387

Project Name:

Vista Al Lago Unit 2

Applicant:

Sydney E. Rutledge

Representative:

Seda Consulting Engineers, Inc., c/o
Salah E. Diab, P. E.

Owner:

Tierra Vista J.V.

Staff Coordinator:

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

Property Address/Location:

Southwest of the intersection of
Bernhardt Road and Stuart Road

MAPSCO Map Grid (Ferguson):

687 A-8

Tract Size:

24.483 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 24.483-acre tract of land to establish the **Vista Al Lago Unit 2** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 24, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of twenty-two (22) single-family residential lots.

B. Zoning

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

C. Major Thoroughfare(s)

Stuard Road, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

East Central Water District and On Site Sewer Facility

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 16, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 20, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 016A-07, Vista Al Lago, accepted on September 26, 2012

III. RECOMMENDATION

Approval of the proposed **Vista Al Lago Unit 2** Subdivision Plat.

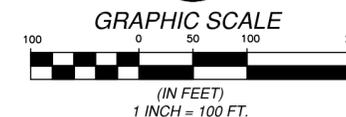
IV. ATTACHMENTS

1. Proposed Plat

PLAT NUMBER 110387

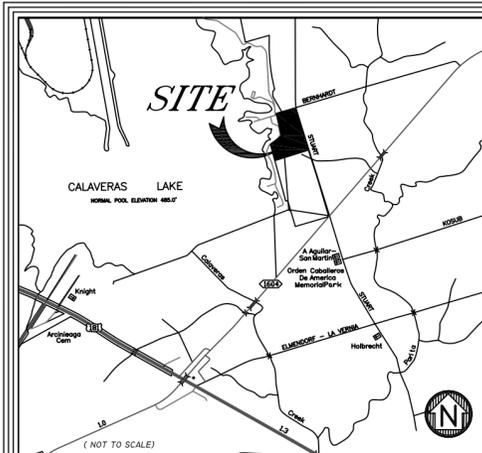
SUBDIVISION PLAT ESTABLISHING
VISTA AL LAGO UNIT 2

BEING 24.483 ACRES OF LAND, OUT OF 73.486 ACRE TRACT OF EDWIN BROWN SURVEY NO. 120 AND THE FERNANDEZ RUIZ SURVEY NO.121, AS DESCRIBED IN VOLUME 12668, PAGE 1204, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO: F-1601 FAX: (210) 308-0057
6735 IH 10 W SAN ANTONIO, TEXAS 78201 E-MAIL: SEDASATX.RR.COM
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

BARRERA LAND SURVEYING
Firm Registration No: 10183000
Email: dbinsola@yahoo.com
7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210)444-9023
DATE: 03/14/2013 JOB # 1573



MAPSCO 2008 MAP 687 GRID # A8 LOCATION MAP

LEGEND:

PROPOSED FINISHED CONTOURS	— [576]
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	- - - - -
TOTAL LOT AREA	1.643 AC.
EASEMENT	ESM'T
VEHICULAR NON ACCESS EASEMENT	V.N.A.E.

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

OWNER _____
DULY AUTHORIZED AGENT
OWNER/DEVELOPER ADDRESS:
TERRA VISTA JOINT VENTURE
13241 STUART ROAD
SAN ANTONIO, TEXAS 78263
PH: (512)787-0033

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

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: _____

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

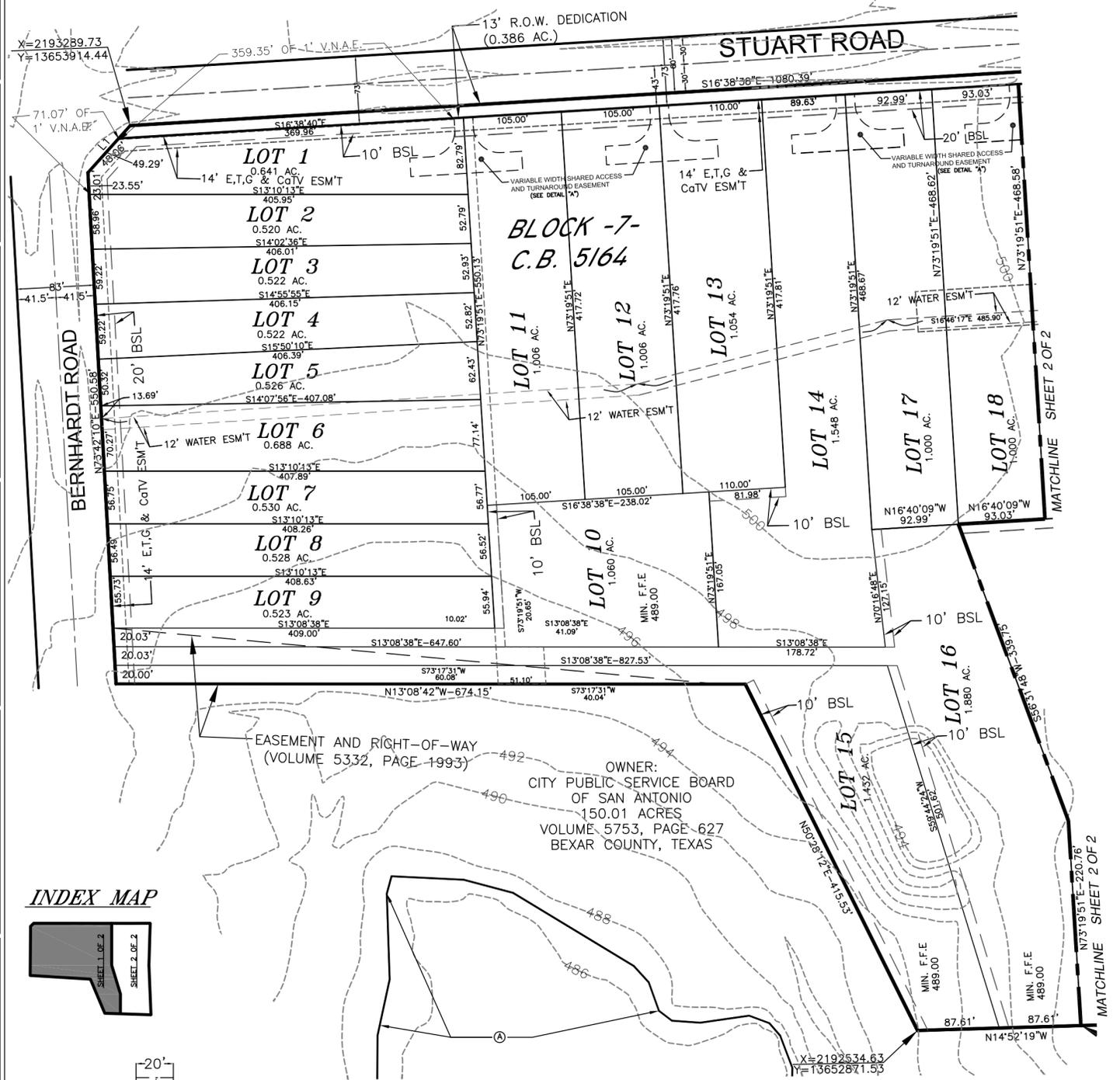
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

LICENSED PROFESSIONAL ENGINEER NO. 55516

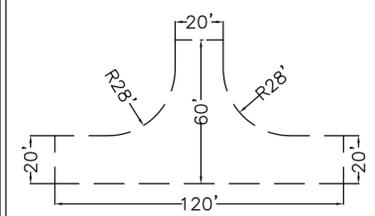
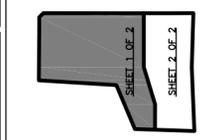
- GENERAL NOTES:**
- 1.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
 - 2.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T,CATV. EASEMENTS.
 - 3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
 - 4.) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - 5.) FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0620 F DATED SEP. 29 2010, THIS PROPERTY LIES OUTSIDE THE 100-YR FLOODPLAIN.
 - 6.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 7.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 - 8.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
 - 9.) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES 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.
 - 10.) 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.

① 100-YR EFFECTIVE FLOODPLAIN PER FIRM # 48029C0620 F, DATED SEP 29, 2010

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



INDEX MAP



CALAVERAS LAKE

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____
CHAIRMAN

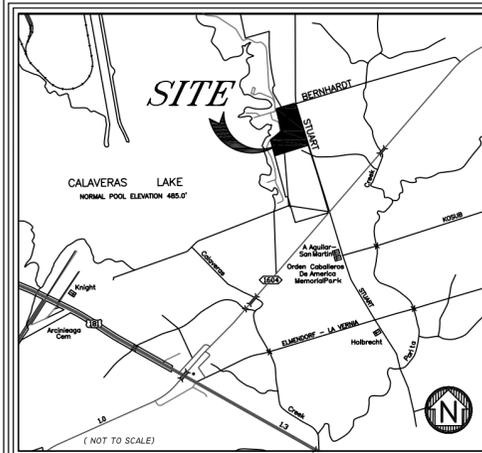
BY: _____
SECRETARY

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 **PAGE 1 OF 2**



MAPSCO 2008 MAP 687 GRID # A8 LOCATION MAP

LEGEND:

PROPOSED FINISHED CONTOURS	— [576]
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	- - - - -
TOTAL LOT AREA	1.643 AC.
EASEMENT	ESM'T
VEHICULAR NON ACCESS EASEMENT	V.N.A.E.

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

OWNER _____
 DULY AUTHORIZED AGENT
 OWNER/DEVELOPER ADDRESS:
 TIERRA VISTA JOINT VENTURE
 13241 STUART ROAD
 SAN ANTONIO, TEXAS 78263
 PH: (512)787-0033

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

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

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: _____

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

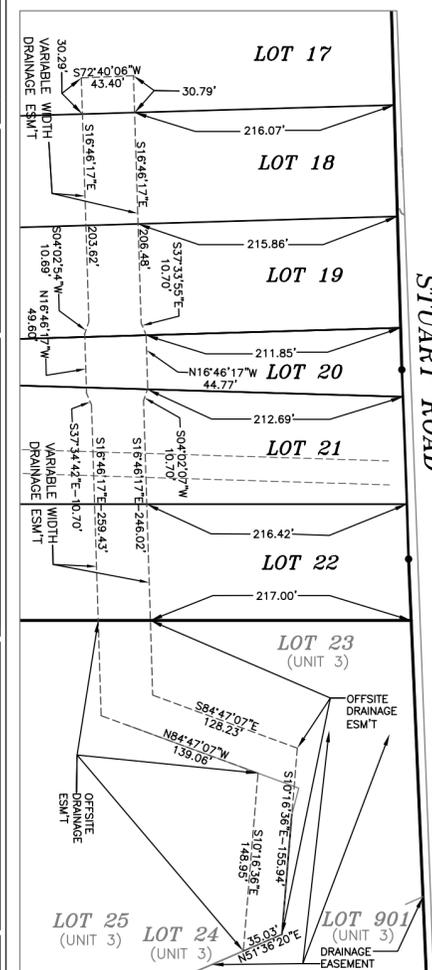
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

LICENSED PROFESSIONAL ENGINEER NO. 55516

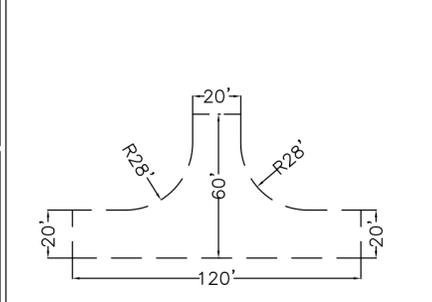
- GENERAL NOTES:**
- 1.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
 - 2.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T.CATV. EASEMENTS.
 - 3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
 - 4.) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - 5.) FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0620 F DATED SEP. 29 2010, THIS PROPERTY LIES OUTSIDE THE 100-YR FLOODPLAIN.
 - 6.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 7.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 - 8.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
 - 9.) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES 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.
 - 10.) 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.

100-YR EFFECTIVE FLOODPLAIN PER FIRM # 48029C0620 F, DATED SEP 29, 2010

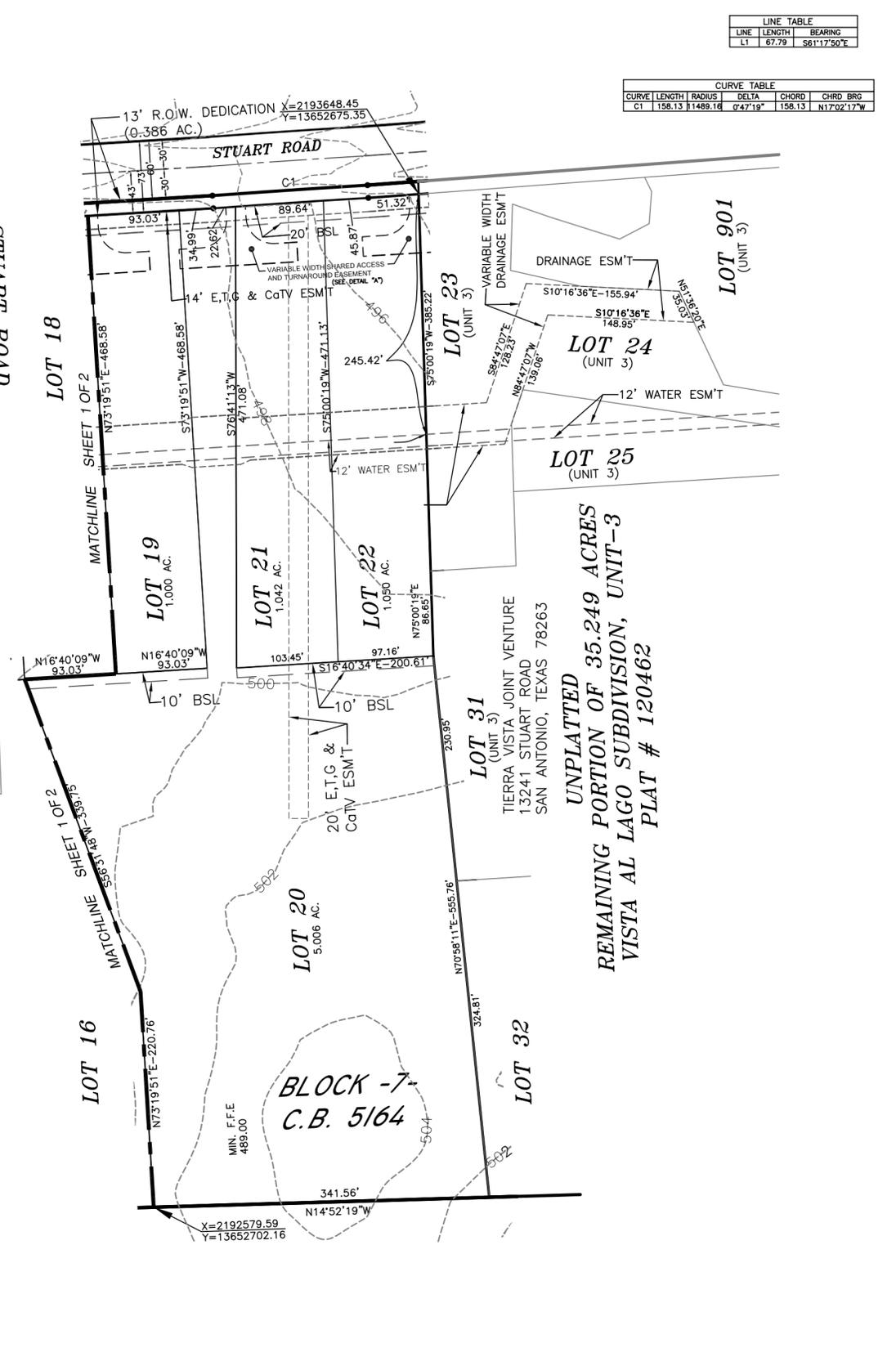
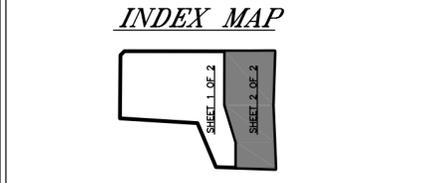
- C.P.S. NOTES:**
- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT",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



DETAIL "B" (NOT TO SCALE)



DETAIL "A" (NOT TO SCALE)



UNPLATTED
 REMAINING PORTION OF 35.249 ACRES
 VISTA AL LAGO SUBDIVISION, UNIT-3
 PLAT # 120462

LINE TABLE

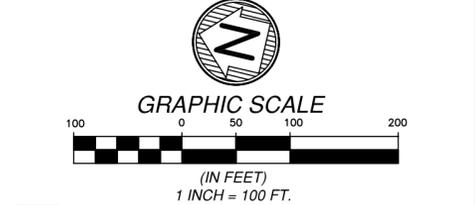
LINE	LENGTH	BEARING
L1	67.79	S61°17'50"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHRD BRG
C1	158.13	11489.18	6°47'19"	158.13	N17°02'17"W

PLAT NUMBER 110387
 SUBDIVISION PLAT ESTABLISHING
VISTA AL LAGO
 UNIT 2

BEING 24.483 ACRES OF LAND, OUT OF 73.486 ACRE TRACT OF EDWIN BROWN SURVEY NO. 120 AND THE FERNANDEZ RUIZ SURVEY NO.121, AS DESCRIBED IN VOLUME 12668, PAGE 1204, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Seda Consulting Engineers, Inc.
 FIRM REGISTRATION NO: F-1601 (210) 308-0057
 6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842
 E-MAIL: SEDASATX.RR.COM
 CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

BARRERA LAND SURVEYING
 Firm Registration No: 10183000
 Email: dbinsota@yahoo.com
 7715 Mainland Drive, Suite 114
 San Antonio, Texas 78250
 (210)444-9023
 DATE: 09/14/2012 JOB # 1573

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

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

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

 COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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 **PAGE 2 OF 2**



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

120413

Project Name:

Sentry Gateway, Building 300

Applicant:

COPT San Antonio II, L.P.

Representative:

Pape-Dawson Engineers, c/o Lee
Mangum.

Owner:

COPT San Antonio II, L.P.

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
Christopher.mccollin@sanantonio.gov

Property Address/Location:

Located west of SW Loop 410, on the
south side of W Military Drive

MAPSCO Map Grid (Ferguson):

613 D-2

Tract Size:

13.456 acres

Council District:

6

Notification:

Published in Daily Commercial
Recorder May 24, 2013
Internet Agenda Posting June 7, 2013

REQUEST

Approval of a major plat to replat 13.456-acre tract of land to
establish the **Sentry Gateway, Building 300** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 1, 2013

CASE HISTORY

Area being replatted is Lot 999, Block 2, NCB 16955, out of the
Sentry Gateway, Building 200 Subdivision plat, as recorded in
Volume 9642, Page 10; out of the Deed and Plat Records of
Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (2) commercial lots.

B. Zoning

“C-2” Commercial District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 9, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 14, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **Sentry Gateway, Building 300** Replat.

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 120413

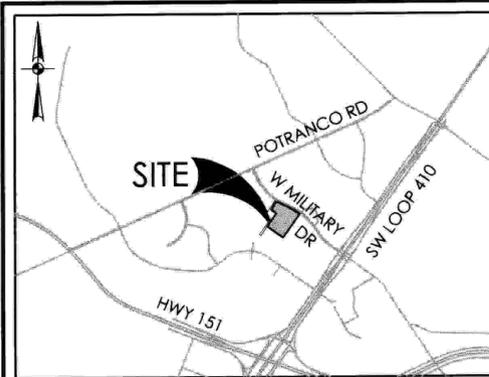
REPLAT & SUBDIVISION PLAT ESTABLISHING SENTRY GATEWAY, BUILDING 300

ESTABLISHING LOTS 6 AND 12, BLOCK 2, NEW CITY BLOCK 16955, BEING 13.456 ACRES COMPRISED OF 1.787 ACRES KNOWN AS LOT 999, BLOCK 2, NEW CITY BLOCK 16955, OF THE SENTRY GATEWAY, BUILDING 200 SUBDIVISION RECORDED IN VOLUME 9642, PAGE 10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND 11.670 ACRES OUT OF THAT 31.000 ACRE TRACT CONVEYED TO COPT SAN ANTONIO II, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13592, PAGES 1584-1590 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, IN NEW CITY BLOCK 15329, NOW ASSIGNED TO NEW CITY BLOCK 16955 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

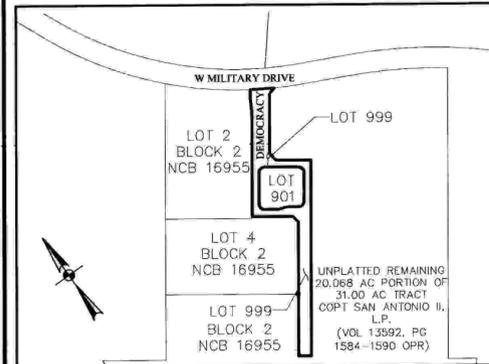


555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 8, 2013



LOCATION MAP MAPSCO MAP GRID: 613D2 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING SCALE: 1"=300'

1.787 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 999, BLOCK 2, NCB 16955, A VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT, OF THE SENTRY GATEWAY, BUILDING 200 SUBDIVISION RECORDED IN VOLUME 9642, PAGE 10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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

STATE OF MARYLAND COUNTY OF HOWARD

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF SENTRY GATEWAY, BUILDING 200 (120241) WHICH IS RECORDED IN VOLUME 9642, PAGE(S) 10, COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: COPT SAN ANTONIO II, L.P. 6711 COLUMBIA GATEWAY DR., SUITE 300 COLUMBIA, MD 21046 (443) 285-5400

BY: COPT SAN ANTONIO GENERAL, LLC

WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND COUNTY OF HOWARD

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF April A.D. 2013.

MONIQUE Y. JONES NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD My Commission Expires 11-21-2016

STATE OF TEXAS COUNTY OF BEXAR

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

Matt Johnson 3/8/13 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 10 rows of curve data.

LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Contains 40 rows of line data.

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(f)(3).

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

IMPACT FEE PAYMENT DUE:

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

LEGEND

- AC ACRE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
INT INTERSECTION
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
VOL VOLUME
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PID)
--1140-- EXISTING CONTOURS

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
20' X 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12' PRIVATE DRAINAGE EASEMENT
16' RECYCLED WATER EASEMENT (0.067 AC OFF-LOT)
10' DRAINAGE EASEMENT (0.091 OFF-LOT)
20' WATER EASEMENT
PRIVATE VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (1.787 AC) (VOL 9642, PG 10 DPR)
16' SANITARY SEWER EASEMENT
15' PRIVATE DRAINAGE EASEMENT (TO SERVE LOT 901) (VOL 9642, PG 10 DPR)
15' SANITARY SEWER EASEMENT (VOL 8900, PG 172-175 DPR)
28' ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER EASEMENT (VOL 9517, PG 9-18 DPR)
13' DRAINAGE ROW (VOL 9517, PG 9-18 DPR)
14' WATER & GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9609, PG 117-118 DPR)
VARIABLE WIDTH PEDESTRIAN EASEMENT (VOL 9609, PG 117-118 DPR)

MAINTENANCE NOTE:

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

DRAINAGE EASEMENT NOTE:

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

- 20' RECYCLED WATER EASEMENT (VOL 9609, PG 117-118 DPR)
VARIABLE WIDTH WATER EASEMENT (VOL 9609, PG 117-118 DPR)
16' X 6' WATER EASEMENT (VOL 9609, PG 117-118 DPR)
25' X 25' TURNAROUND EASEMENT (VOL 9609, PG 117-118 DPR)
16' SANITARY SEWER EASEMENT (VOL 9609, PG 117-118 DPR)
18' STORM DRAIN EASEMENT (VOL 9609, PG 117-118 DPR)
25' X 18' PRIVATE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 2 (VOL 9609, PG 117-118 DPR)
VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 9609, PG 117-118 DPR)
20' WATER EASEMENT (VOL 9614, PG 130 DPR)
25' X 25' SANITARY SEWER TURNAROUND EASEMENT (VOL 9614, PG 130 DPR)
VARIABLE WIDTH STORM DRAIN EASEMENT (VOL 9609, PG 117-118 DPR)
16' SANITARY SEWER EASEMENT (VOL 9614, PG 130 DPR)
VARIABLE WIDTH ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 14679, PG 1374-1380 OPR)

STATE OF MARYLAND COUNTY OF HOWARD

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

OWNER/DEVELOPER: COPT SAN ANTONIO II, L.P. 6711 COLUMBIA GATEWAY DR., SUITE 300 COLUMBIA, MD 21046 (443) 285-5400

BY: COPT SAN ANTONIO GENERAL, LLC

WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND COUNTY OF HOWARD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE LINGAFELTER, 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 19th DAY OF March, A.D. 2013.

MONIQUE Y. JONES NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD My Commission Expires 11-21-2016

Monique Y. Jones NOTARY PUBLIC, HOWARD COUNTY, MARYLAND

THIS PLAT OF SENTRY GATEWAY, BUILDING 300 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

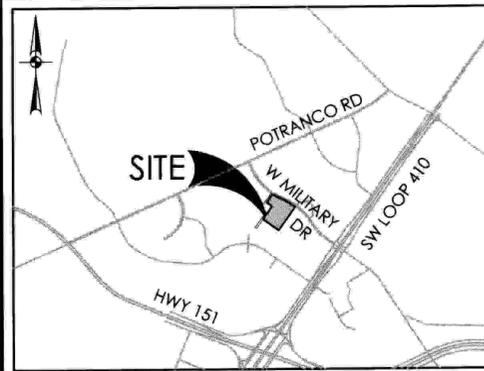


SENTRY GATEWAY, BUILDING 300 Civil Job No. 7257-09; Survey Job No. 9197-12

PLAT NUMBER 120413

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
SENTRY GATEWAY,
BUILDING 300**

ESTABLISHING LOTS 6 AND 12, BLOCK 2, NEW CITY BLOCK 16955, BEING 13.456 ACRES COMPRISED OF 1.787 ACRES KNOWN AS LOT 999, BLOCK 2, NEW CITY BLOCK 16955, OF THE SENTRY GATEWAY, BUILDING 200 SUBDIVISION RECORDED IN VOLUME 9642, PAGE 10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND 11.670 ACRES OUT OF THAT 31.000 ACRE TRACT CONVEYED TO COPT SAN ANTONIO II, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13592, PAGES 1584-1590 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, IN NEW CITY BLOCK 15329, NOW ASSIGNED TO NEW CITY BLOCK 16955 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 613D2
NOT-TO-SCALE

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

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

NORTHWEST CROSSROADS, UNIT 16
SUBDIVISION
LOT 11, BLK 3, NCB 18233
(VOL 9594, PG 120-122 DPR)

REMAINING PORTION OF TCC REPLAT
LOT 5, BLOCK 3, NCB 18253
(VOL 9573, PGS 191-196 DPR)

W. MILITARY DRIVE
(86' ROW)
(VOL 8900, PG 172-175-DPR)

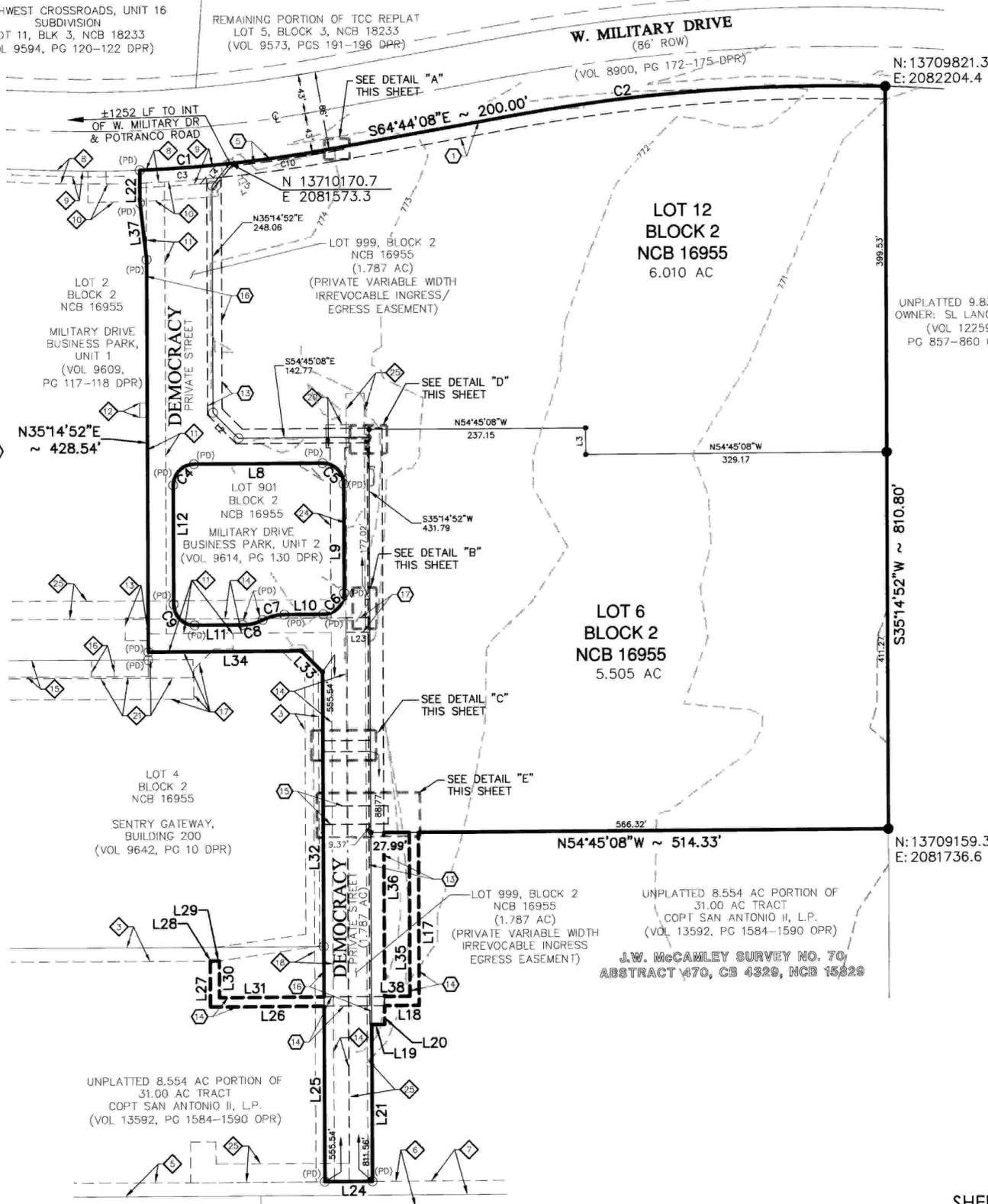
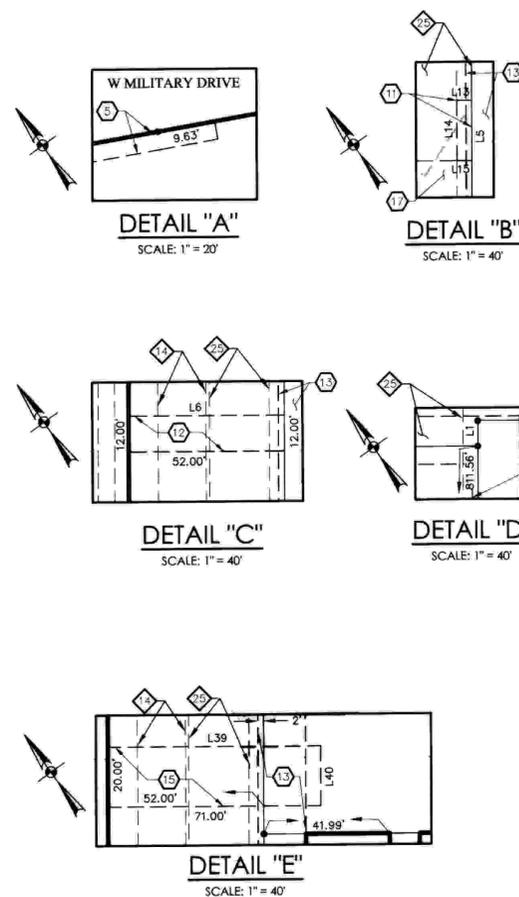
N: 13709821.3
E: 2082204.4

SCALE: 1" = 100'



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

DATE OF PRINT: March 8, 2013



UNPLATTED 9.835 AC
OWNER: SL LANG ETAL
(VOL 12259,
PG 857-860 OPR)

STATE OF MARYLAND
COUNTY OF HOWARD

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

OWNER/DEVELOPER: COPT SAN ANTONIO II, L.P.,
6711 COLUMBIA GATEWAY DR., SUITE 300
COLUMBIA, MD 21046
(443) 285-5400

BY: *Wayne Lingafelter*
WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND
COUNTY OF HOWARD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE LINGAFELTER, 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 19th DAY OF March, A.D. 2013.

MONIQUE Y. JONES
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
My Commission Expires 11-21-2016
Monique Y. Jones
NOTARY PUBLIC, HOWARD COUNTY, MARYLAND

THIS PLAT OF SENTRY GATEWAY, BUILDING 300 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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

Matt Johnson 3/8/13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

David A. Lang
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED 8.554 AC PORTION OF
31.00 AC TRACT
COPT SAN ANTONIO II, L.P.
(VOL 13592, PG 1584-1590 OPR)

J.W. MCCAMLEY SURVEY NO. 70
ABSTRACT 470, CB 4329, NCB 15329



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130018

Project Name:

Stillwater Ranch Unit 8B

Applicant:

Shannon Livingston

Representative:

Pape-Dawson Engineers, Inc.
c/o Rick Wood, P.E.

Owner:

WS-SAS Development, LLC

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

East of the intersection of Stillwater
Parkway and Stillwater Creek

MAPSCO Map Grid (Ferguson):

545 D-8

Tract Size:

17.42 acres

Council District:

ETJ

Notification:

Internet Agenda posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 17.42-acre tract of land to establish **Stillwater Ranch Unit 8B** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 30, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eighty-seven (87) single-family residential lots, five (5) non-single family lots and approximately two thousand six hundred thirty five (2,635) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 5, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 24, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 840-B Stillwater Ranch, accepted on August 4, 2009.

III. RECOMMENDATION

Approval of the proposed **Stillwater Ranch Unit 8B** Subdivision Plat

IV. ATTACHMENTS

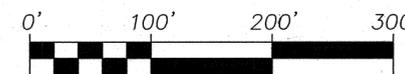
1. Proposed plat

PLAT NUMBER 130018

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 8B

BEING A TOTAL OF 17.42 ACRES OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: May 22, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: WS-SAS DEVELOPMENT, LLC
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO, TEXAS 78216
(210) 479-3300

STATE OF TEXAS
COUNTY OF BEXAR

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

Shannon Livingston
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 8B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

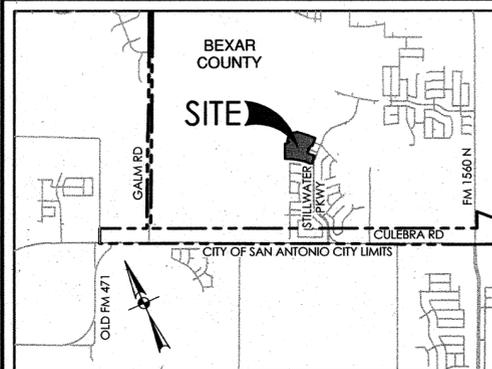
STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 545D8
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|-------|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | VOL | VOLUME |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CATV | CABLE TELEVISION | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | FOUND | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | SET | SET 1/2" IRON ROD (FD) |
| ESMT | EASEMENT | • | FINISHED FLOOR ELEVATION |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | | |
| NCB | NEW CITY BLOCK | | |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | | |
-
- | | | |
|-----|-------|--|
| --- | 1140- | EXISTING CONTOURS |
| --- | 1140- | PROPOSED CONTOURS |
| --- | --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
-
- | | | | |
|---|---|---|---|
| ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PGS 218-219, DPR) |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | PERMANENT SANITARY SEWER EASEMENT (VOL 11191, PGS 335-349, OPR) |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑥ | UTILITY EASEMENT (VOL 12840, PG 1695-1701, OPR) |
| ⑤ | 6' CLEAR VISION EASEMENT | ⑦ | 11' DRAINAGE RIGHT-OF-WAY EASEMENT (VOL 9643, PG 15, DPR) |
| ⑥ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9643, PG 15, DPR) | ⑧ | LOT 4, BLOCK 43, CB 4450 STILLWATER RANCH UNIT 8A (VOL 9618, PG 183, DPR) |
| ⑦ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9643, PGS 15, DPR) | ⑨ | LOT 31, BLOCK 98, CB 4450 STILLWATER RANCH UNIT 8A (VOL 9618, PG 183, DPR) |
| ⑧ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PGS 218-219, DPR) | ⑩ | UNPLATTED REMAINING PORTION OF 364.22 ACRES SIVAGE INVESTMENTS LTD (VOL 11457, PGS 511-549 OPR) |

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

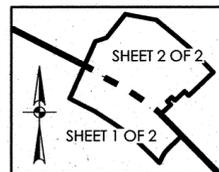
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE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

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

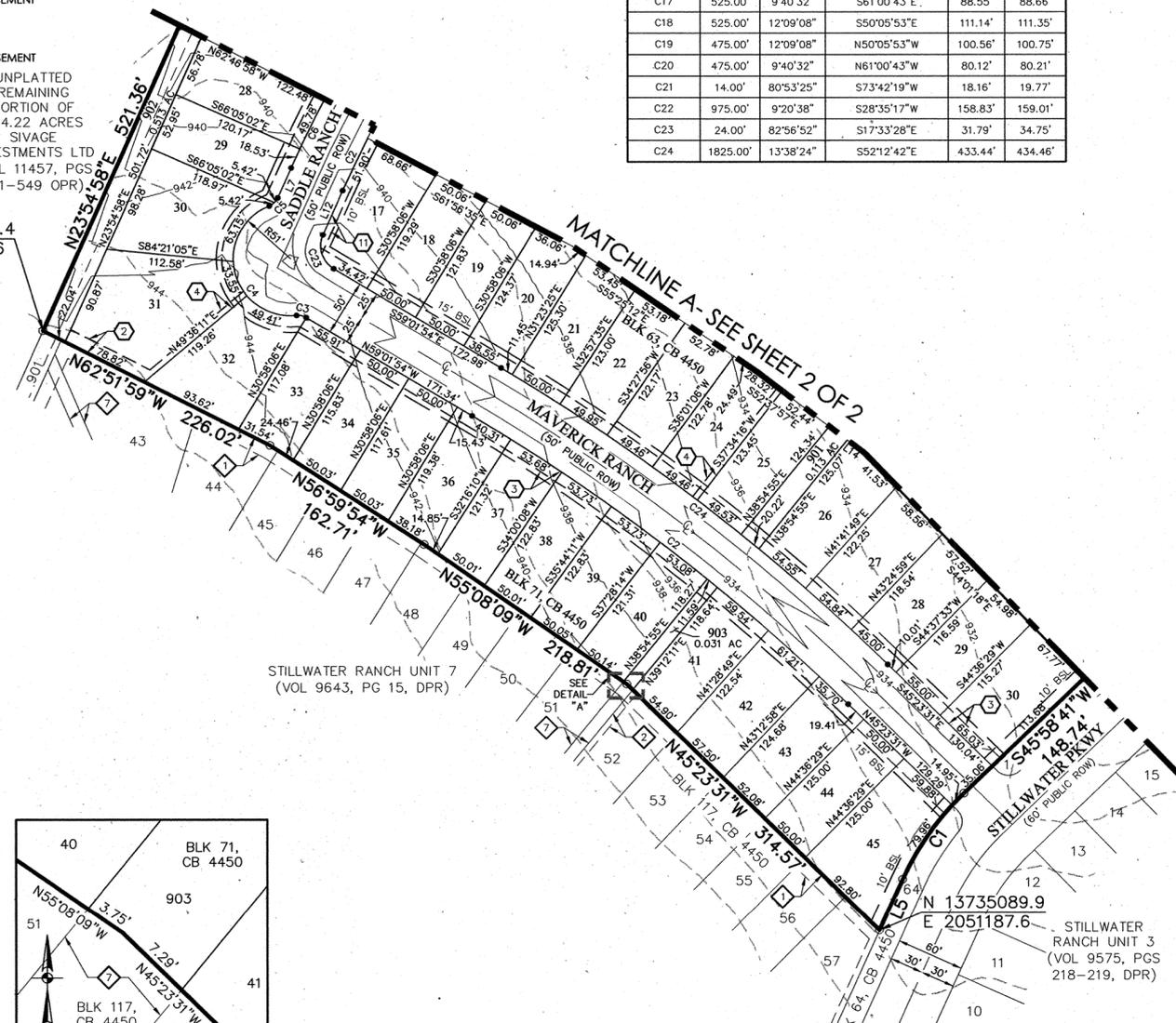
OPEN SPACE NOTE:
LOT 901, BLOCK 43, CB 4450, LOTS 901, 902, & 903, BLOCK 71, CB 4450, AND LOT 901, BLOCK 98, CB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



INDEX MAP

SCALE: 1" = 1000'



DETAIL "A"

NOT-TO-SCALE

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

LOMR STUDY NOTE:
THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY HAIF AND ASSOCIATES AND APPROVED BY FEMA ON JANUARY 11, 2013 CASE NO. 12-06-1791P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

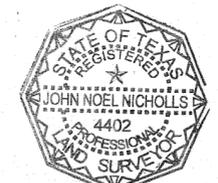
CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	21°45'12"	S35°06'05"W	94.35'	94.92'
C2	1775.00'	13°38'24"	N52°12'42"W	421.56'	422.56'
C3	14.00'	36°52'15"	N77°28'02"W	8.85'	9.01'
C4	51.00'	16°40'39"	N13°49'50"W	101.03'	146.11'
C5	14.00'	44°19'31"	N46°04'44"E	10.56'	10.83'
C6	1025.00'	16°53'55"	N32°21'56"E	301.22'	302.31'
C7	14.00'	41°04'31"	N20°16'38"E	9.82'	10.04'
C8	51.00'	155°29'10"	N77°28'57"E	99.67'	138.40'
C9	14.00'	41°04'31"	S45°18'43"E	9.82'	10.04'
C10	525.00'	16°06'49"	S57°47'35"E	147.16'	147.65'
C11	525.00'	5°43'09"	S46°52'36"E	52.38'	52.40'
C12	475.00'	5°43'09"	N46°52'36"W	47.39'	47.41'
C13	475.00'	16°06'49"	N57°47'35"W	133.15'	133.59'
C14	24.00'	73°20'08"	S77°28'57"W	28.66'	30.72'
C15	975.00'	2°48'29"	S39°24'39"W	47.78'	47.78'
C16	14.00'	103°51'24"	S13°55'17"E	22.04'	25.38'
C17	525.00'	9°40'32"	S61°00'43"E	88.55'	88.66'
C18	525.00'	12°09'08"	S50°05'53"E	111.14'	111.35'
C19	475.00'	12°09'08"	N50°05'53"W	100.56'	100.75'
C20	475.00'	9°40'32"	N61°00'43"W	80.12'	80.21'
C21	14.00'	80°53'25"	S73°42'19"W	18.16'	19.77'
C22	975.00'	9°20'38"	S28°35'17"W	158.83'	159.01'
C23	24.00'	82°56'52"	S17°33'28"E	31.79'	34.75'
C24	1825.00'	13°38'24"	S52°12'42"E	433.44'	434.46'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N44°01'19"W	50.00'
L2	N44°01'18"W	39.00'
L3	S45°58'42"W	50.00'
L4	S44°01'18"E	39.00'
L5	S24°13'29"W	50.03'
L6	N72°12'02"E	98.62'
L7	N23°54'58"E	29.14'
L8	S65°50'59"E	81.27'
L9	S44°01'18"E	39.95'
L10	N44°01'18"W	39.95'
L11	N65°50'59"W	97.12'
L12	S23°54'58"W	43.42'
L13	S44°01'18"E	58.70'
L14	S52°37'57"E	19.25'

MARY A GIMON
My Commission Expires
November 24, 2016



STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130019

Project Name:

Stillwater Ranch Unit 13A

Applicant:

Shannon Livingston

Representative:

Pape-Dawson Engineers
c/o Jon Adame, P.E.

Owner:

WS-SAS Development, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Old Stillwater and
Milton Favor

MAPSCO Map Grid (Ferguson):

545 D-8

Tract Size:

21.38

Council District(s):

ETJ

Notification:

Internet Agenda Posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 21.38-acre tract of land to
establish the **Stillwater Ranch Unit 13A** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 24, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of seventy-nine (79) single-family residential lots, five (5) non-single family residential lots and approximately three thousand five hundred four (3,504) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification were issued from all reviewing agencies on April 5, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 20, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 840B, Culebra Valley Ranch, accepted on August 4, 2009

III. RECOMMENDATION

Approval of the proposed **Stillwater Ranch Unit 13A** Subdivision Plat.

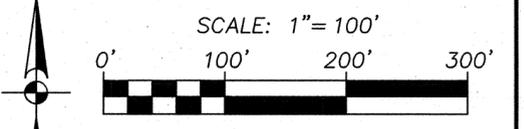
IV. ATTACHMENTS

1. Proposed Plat

PLAT NUMBER 130019

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 13A

A 21.38 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: May 24, 2013

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

OWNER/DEVELOPER: WS-SAS DEVELOPMENT, LLC

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

Notary Public signature and seal for Mary A Gimon, Notary Public, Bexar County, Texas.

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 13A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

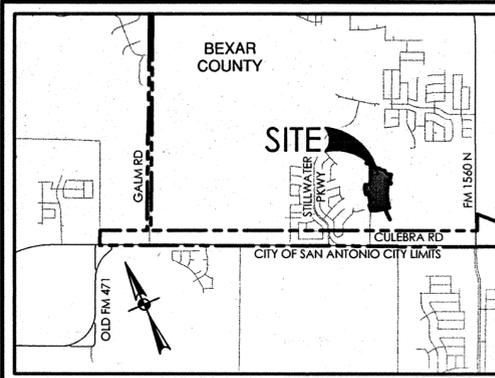
BY: CHAIRMAN

BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



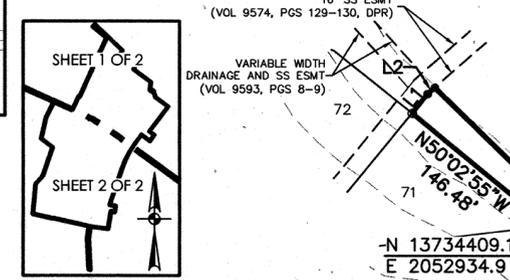
LOCATION MAP MAPSCO MAP GRID: 54588 NOT-TO-SCALE

- LEGEND: AC ACRE(S), BLK BLOCK, BSL BUILDING SETBACK LINE, CATV CABLE TELEVISION, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, GETCV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 1140 EXISTING CONTOURS, 1140 PROPOSED CONTOURS, 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE), 10' WATER EASEMENT, 11 VARIABLE WIDTH ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 12 5' CLEAR VISION EASEMENT, OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS), VOL VOLUME, PG PAGE(S), ROW RIGHT-OF-WAY, SS SANITARY SEWER, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), FINISHED FLOOR ELEVATION (SURVEYOR), 1234.56

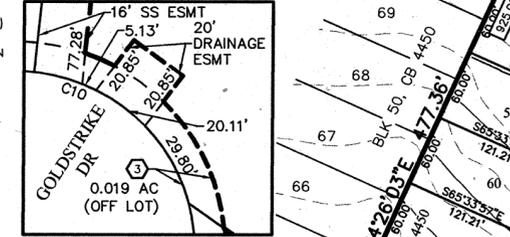
BEXAR COUNTY MAINTENANCE NOTE: BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

FINISHED FLOOR-FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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



INDEX MAP SCALE: 1"=1000'



DETAIL 'A' NOT-TO-SCALE

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

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

OPEN SPACE NOTE: LOT 905, BLOCK 50, CB 4450 AND LOT 903, BLOCK 115, CB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT. LOTS 904, 906, & 907, BLOCK 50, CB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN, DRAINAGE, SEWER, WATER, GAS, ELECTRIC (UNDERGROUND), TELEPHONE (UNDERGROUND) AND CABLE TV (UNDERGROUND) EASEMENT.

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

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L22.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L23 through L41.



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C24.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C25 through C38.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

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

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

STATE OF TEXAS COUNTY OF BEXAR

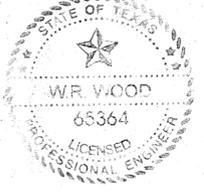
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

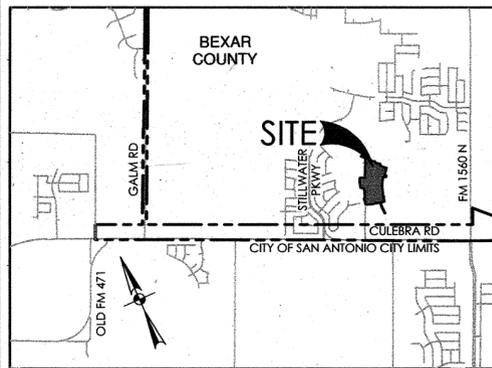
Signature of Erik Wood, Licensed Professional Engineer.

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Registered Professional Land Surveyor.

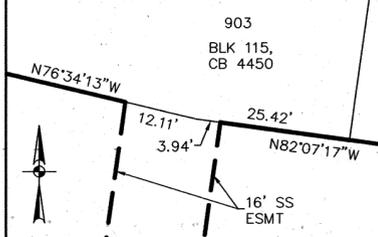
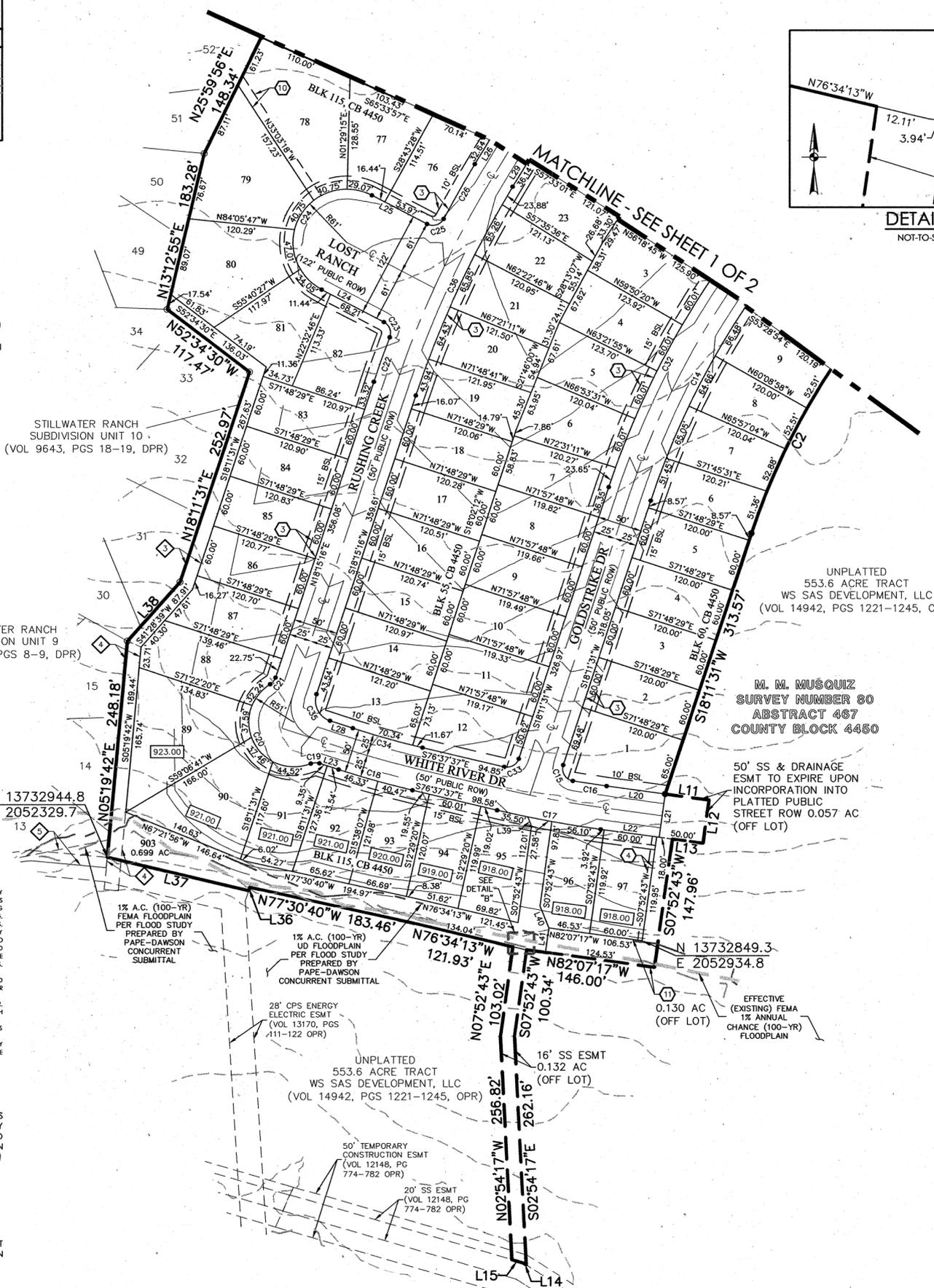




LOCATION MAP
MAPSCO MAP GRID: 545E8
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SS	SANITARY SEWER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	SET	SET 1/2" IRON ROD (FD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)	1234.56	FINISHED FLOOR ELEVATION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9593, PG 8-9, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE (VOL 9593, PG 8-9, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	3	16' DRAINAGE EASEMENT (VOL 9643, PG 18-19, DPR)
10	10' WATER EASEMENT	4	16' DRAINAGE EASEMENT (VOL 9643, PG 8-9, DPR)
11	VARIABLE WIDTH ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9643, PG 8-9, DPR)
12	5' CLEAR VISION EASEMENT		

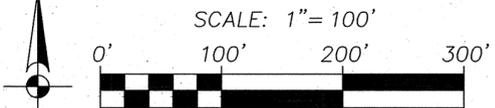


DETAIL "B"
NOT-TO-SCALE

PLAT NUMBER 130019

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 13A

A 21.38 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: May 22, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: WS SAS DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF BEXAR

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

Mary A Gimon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 13 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



STILLWATER RANCH UNIT 13A
Civil Job No. 7741-20; Survey Job No. 7741-00



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130076

Project Name:

Stillwater Ranch Unit 17A

Applicant:

Shannon Livingston

Representative:

Pape-Dawson Engineers, Inc.
c/o Rick Wood, P.E.

Owner:

WS-SAS Development, LLC

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

South of the intersection of Stillwater
Parkway and Stillwater Pointe

MAPSCO Map Grid (Ferguson):

545 E-8

Tract Size:

18.83 acres

Council District:

ETJ

Notification:

Internet Agenda posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 18.83-acre tract of land to establish **Stillwater Ranch Unit 17A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

May 30, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one hundred one (**101**) single-family residential lots, three (**3**) non-single family lots and approximately three thousand one hundred forty four (**3,144**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 23, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 12, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 840-B Stillwater Ranch, accepted on August 4, 2009.

III. RECOMMENDATION

Approval of the proposed **Stillwater Ranch Unit 17A** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat

PLAT NUMBER 130076
SUBDIVISION PLAT OF STILLWATER RANCH UNIT 17A

A 18.83 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 22, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: WS SAS DEVELOPMENT, LLC

STATE OF TEXAS COUNTY OF BEXAR

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

Notary Public signature and name: Shannon Livingston

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

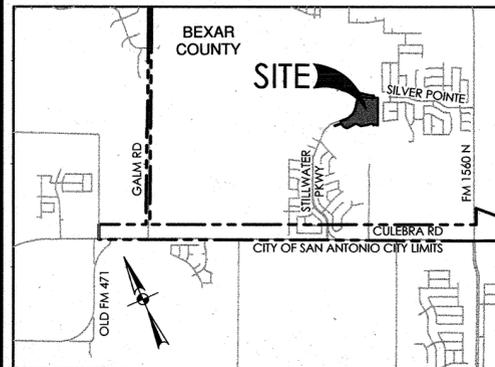
STATE OF TEXAS

COUNTY OF BEXAR

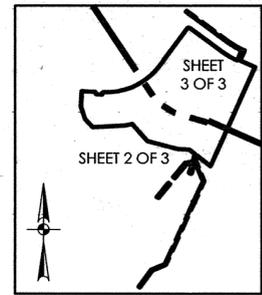
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 545E8 NOT-TO-SCALE



INDEX MAP SCALE: 1"= 1000'

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

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

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

LOMR STUDY NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY HALFF AND ASSOCIATES AND APPROVED BY FEMA ON JANUARY 11, 2013 CASE NO. 12-06-1791P. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
FINISHED FLOOR ELEVATION
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
16' SANITARY SEWER EASEMENT
10' WATER EASEMENT
VARIABLE WIDTH WATER AND SEWER EASEMENT
25' SANITARY SEWER EASEMENT (VOL 1186, PGS 2413-2423, OPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9593, PGS 187-188, DPR)
WATER EASEMENT (VOL 13303, PGS 1267-1278, OPR)
VARIABLE WIDTH INTERCEPTOR DRAINAGE EASEMENT (VOL 9568, PGS 157-159, DPR)
10' TELEPHONE EASEMENT (VOL 15173, PGS 2455-2464, OPR)
17' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 11089, PGS 975-985, OPR)
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
70' DRAINAGE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)

OPEN SPACE NOTE: LOT 901, 902, 903, AND 904, BLOCK 76, NCB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

Professional Engineer signature: Rick Wood

LICENSED PROFESSIONAL ENGINEER

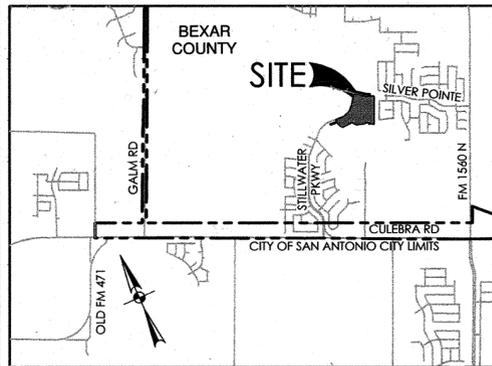
STATE OF TEXAS COUNTY OF BEXAR

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

Registered Professional Land Surveyor signature

REGISTERED PROFESSIONAL LAND SURVEYOR

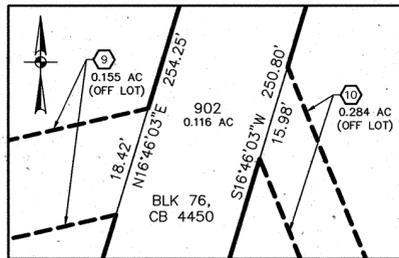




LOCATION MAP
MAPSCO MAP GRID: 545EB
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (FD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN		
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	10' TELEPHONE EASEMENT (VOL 15173, PGS 2455-2464, OPR)
②	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	17' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
③	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	③	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 11089, PGS 975-985, OPR)
④	16' SANITARY SEWER EASEMENT	④	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑤	10' WATER EASEMENT	⑤	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑥	VARIABLE WIDTH WATER AND SEWER EASEMENT	⑥	70' DRAINAGE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑦	25' SANITARY SEWER EASEMENT (VOL 11186, PGS 2413-2423, OPR)		
⑧	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9593, PGS 187-188, DPR)		
⑨	WATER EASEMENT (VOL 13303, PGS 1267-1278, OPR)		
⑩	VARIABLE WIDTH INTERCEPTOR DRAINAGE EASEMENT (VOL 9568, PGS 157-159, DPR)		



DETAIL "A"
NOT-TO-SCALE

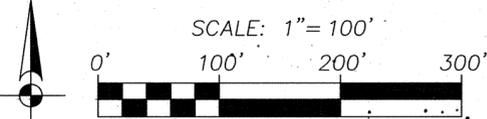
OWNER/DEVELOPER:
MIKE RAFFERTY
WS-SAS DEVELOPMENT, LLC
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO, TEXAS 78216
(210) 479-3300

PLAT NUMBER 130076

SUBDIVISION PLAT
OF

STILLWATER RANCH UNIT 17A

A 18.83 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON
ENGINEERS
TDFE, FIRM REGISTRATION # 470

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

DATE OF PRINT: May 22, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
WS-SAS DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF BEXAR

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

Shannon Livingston
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



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

STATE OF TEXAS
COUNTY OF BEXAR

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Rich Wood
LICENSED PROFESSIONAL ENGINEER

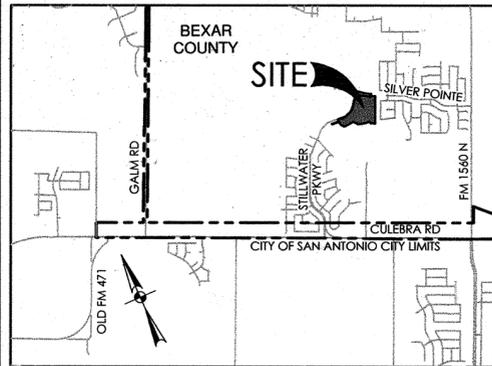
STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



STILLWATER RANCH UNIT 17A
Civil Job No. 7741-30; Survey Job No. 7741-00

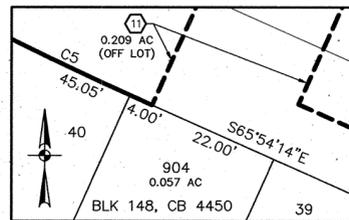


LOCATION MAP
MAPSCO MAP GRID: 545E8
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)	
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	
		1234.56	FINISHED FLOOR ELEVATION
- - - - -	EXISTING CONTOURS		
- - - - -	PROPOSED CONTOURS		
- - - - -	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - - - -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN		

③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	10' TELEPHONE EASEMENT (VOL 15173, PGS 2455-2464, OPR)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	17' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑥	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 11089, PGS 975-985, OPR)
⑥	16' SANITARY SEWER EASEMENT	⑦	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑦	10' WATER EASEMENT	⑧	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑧	VARIABLE WIDTH WATER AND SEWER EASEMENT	⑨	70' DRAINAGE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 157-159, DPR)
⑨	25' SANITARY SEWER EASEMENT (VOL 11186, PGS 2413-2423, OPR)		
⑩	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9593, PGS 187-188, DPR)		
⑪	WATER EASEMENT (VOL 13303, PGS 1267-1278, OPR)		
⑫	VARIABLE WIDTH INTERCEPTOR DRAINAGE EASEMENT (VOL 9568, PGS 157-159, DPR)		

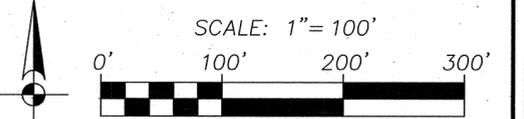


DETAIL "B"
NOT-TO-SCALE

OWNER/DEVELOPER:
MIKE RAFFERTY
WS-SAS DEVELOPMENT, LLC
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO, TEXAS 78216
(210) 479-3300

PLAT NUMBER 130076
SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 17A

A 18.83 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: May 22, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNED/DEVELOPER: WS-SAS DEVELOPMENT, LLC
STATE OF TEXAS
COUNTY OF BEXAR

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



Mary A. Gimon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



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

STATE OF TEXAS
COUNTY OF BEXAR

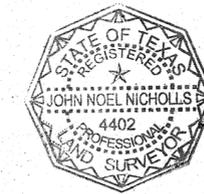
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



STILLWATER RANCH UNIT 17A
Civil Job No. 7741-30; Survey Job No. 7741-00



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130078

Project Name:

Dominion Crossing, Unit 1

Applicant:

Karta Real Estate, LP

Representative:

Pape-Dawson Engineers, c/o Lee
Mangum.

Owner:

Karta Real Estate, LP

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
Christopher.mccollin@sanantonio.gov

Property Address/Location:

Located north of Milsa Drive, west of
IH-10

MAPSCO Map Grid (Ferguson):

480 A-5

Tract Size:

7.688 acres

Council District:

8

Notification:

Internet Agenda Posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 7.688-acre tract of land to establish the **Dominion Crossing, Unit 1**

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

Pending

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of four (4) commercial lots.

B. Zoning

“C-2” and “C3” Commercial

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

LOCs are pending from all reviewing agencies

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 821, Stonewall Estates, Accepted on May 31, 2005.

III. RECOMMENDATION

Approval of the proposed **Dominion Crossing, Unit 1** subdivision.

IV. ATTACHMENT

1. Proposed Plat

DOMINION CROSSING, UNIT 1
Civil Job No. 6882-09; Survey Job No. 9156-07



LOCATION MAP
MAPSCO MAP GRID: 480-AS
NOT TO SCALE

LEGEND

AC	ACRE(S)	DPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	PC	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PR	PRIVATE
ESMT	EASEMENT	SD	STORM DRAINAGE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	SS	SANITARY SEWER
NCB	NEW CITY BLOCK	TA	TURNAROUND
VOL	VOLUME	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
VAR	VARIABLE WIDTH (SURVEYOR)	●	SET 1/2" IRON ROD (PD)
---	1140 EXISTING CONTOURS	⊙	FOUND TxDOT MONUMENTATION
---	1140 PROPOSED CONTOURS (TYPE I OR II)		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ VARIABLE WIDTH DRAINAGE EASEMENT
- ④ 16' SANITARY SEWER EASEMENT
- ⑤ OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT - 0.019 AC
- ⑥ OFF-LOT VARIABLE WIDTH WATER & PRIVATE DRAINAGE ACCESS EASEMENT - 0.196 AC
- ⑦ 25' LANDSCAPE EASEMENT
- ⑧ 20' WATER EASEMENT
- ⑨ 15' PRIVATE DRAINAGE EASEMENT
- ⑩ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT - 0.720 AC
- ⑪ OFF-LOT 15'x12' DRAINAGE EASEMENT - 0.004 AC
- ⑫ OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT - 0.844 AC
- ⑬ VARIABLE WIDTH ACCESS EASEMENT
- ⑭ 45' ACCESS EASEMENT
- ⑮ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9572, PG 60-64, DPR)
- ⑯ 25'x35' EQUIPMENT EASEMENT (VOL. 12168, PG 987-991, OPR)
- ⑰ VARIABLE WIDTH PERMANENT SANITARY SEWER & LIFT STATION EASEMENT (VOL. 11902, PG 222-226, OPR)
- ⑱ 14' SANITARY SEWER EASEMENT (VOL. 15775, PG 2169-2185, OPR)

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

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

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

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

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SHARED CROSS ACCESS NOTE:
 OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-504(f)(3).

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

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

FLOOD ZONE NOTE:
 THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0115F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

TXDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS ALONG IH-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 785.61'.

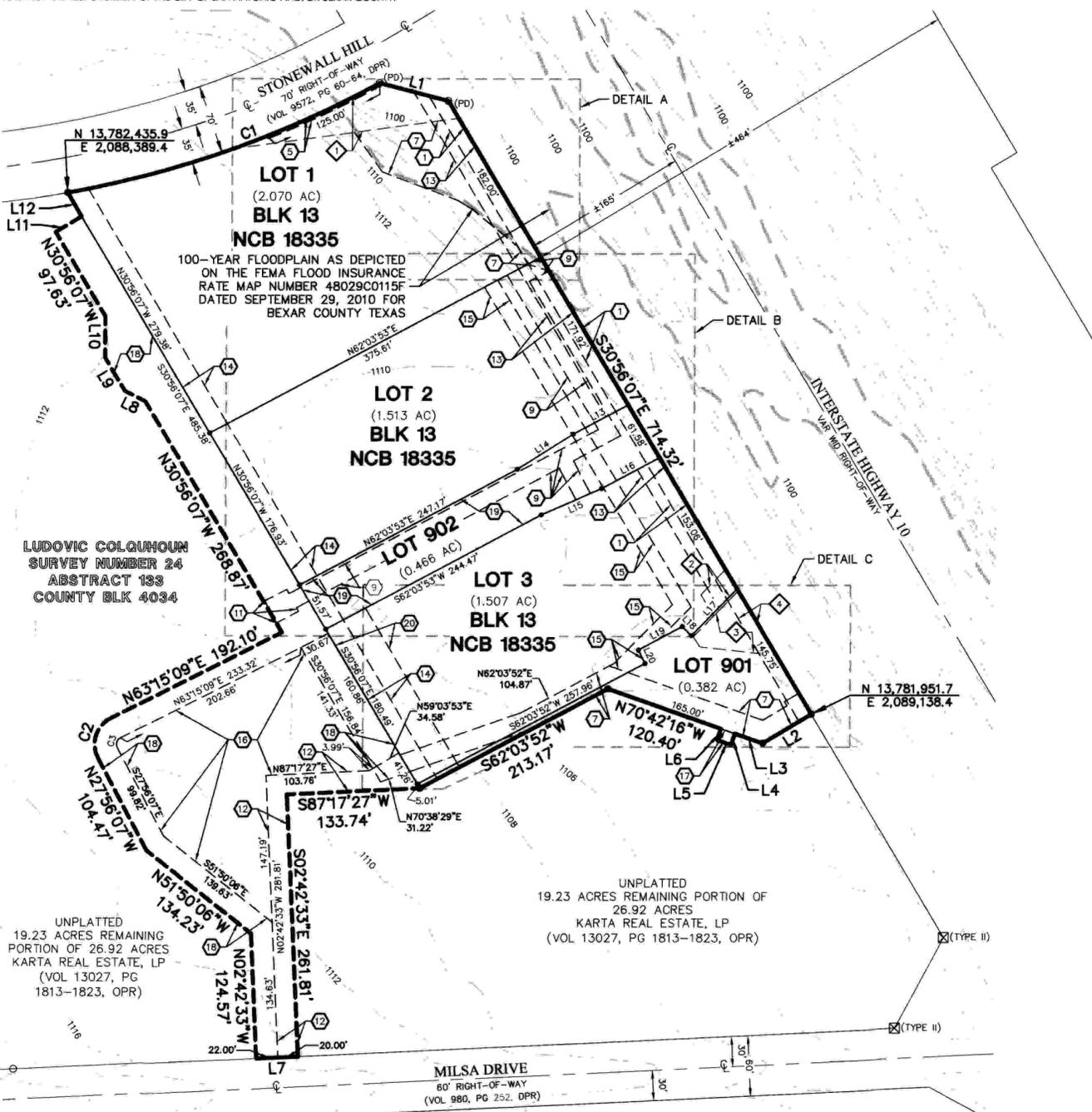
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1035.00'	18°26'46"	N70°34'37"E	331.78'	333.21'
C2	29.00'	91°11'16"	N17°39'31"E	41.44'	46.15'
C3	7.00'	91°11'16"	N17°39'31"E	10.00'	11.14'

NOTE: SEE SHEET 2 OF 2 FOR DETAILS

LINE TABLE

LINE	BEARING	LENGTH
L1	S75°27'43"E	71.29'
L2	S59°03'53"W	56.66'
L3	N70°42'16"W	29.60'
L4	S19°17'44"W	12.00'
L5	S70°42'16"E	15.00'
L6	S19°17'44"W	12.00'
L7	S87°17'27"W	42.00'
L8	N63°43'51"W	22.90'
L9	N30°56'07"W	38.96'
L10	N00°00'00"W	41.64'
L11	N59°03'53"E	30.50'
L12	N30°56'07"W	27.65'
L13	N62°03'53"E	62.27'
L14	N57°43'34"E	66.10'
L15	N66°24'11"E	66.10'
L16	S62°03'53"W	65.49'
L17	N44°27'07"E	65.17'
L18	S45°32'53"E	12.95'
L19	N62°03'52"E	49.75'
L20	S25°17'59"E	15.03'



SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
 TBPE, FIRM REGISTRATION # 470
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 DATE OF PRINT: May 20, 2013

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: KARTA REAL ESTATE, LP
 BY: GUR PARSAAD MANAGEMENT, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: G.P. SINGH (PRESIDENT)
 6002 CAMP BULLIS ROAD
 SAN ANTONIO, TEXAS 78257
 STATE OF TEXAS
 COUNTY OF BEXAR (210) 582-3000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. GURVINDER P. SINGH, 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 May, A.D. 2013.

Joni L. Warren
 Notary Public, State of Texas
 My Commission Expires February 24, 2017
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS



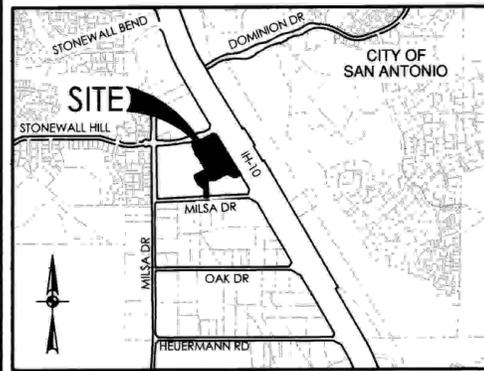
SUBDIVISION PLAT
OF
DOMINION CROSSING, UNIT 1

ESTABLISHING LOTS 1-3, AND 901 BLOCK 13, A 7.688 ACRE TRACT OF LAND OUT OF A 26.92 ACRE TRACT OF LAND CONVEYED TO KARTA REAL ESTATE, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13027, PAGES 1813-1823 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, NOW IN NEW CITY BLOCK 18335 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 20, 2013



LOCATION MAP

MAPSCO MAP GRID: 480-AS
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|--|-----|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | PG | PAGE(S) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PR | PRIVATE |
| ESMT | EASEMENT | SD | STORM DRAINAGE |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | SS | SANITARY SEWER |
| NCB | NEW CITY BLOCK | TA | TURNAROUND |
| VOL | VOLUME | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| VAR WD | VARIABLE WIDTH (SURVEYOR) | ⊙ | SET 1/2" IRON ROD (PD) |
| --- | 1140 EXISTING CONTOURS | ⊙ | FOUND TxDOT MONUMENTATION |
| --- | 1140 PROPOSED CONTOURS (TYPE I, II OR III) | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
-
- | | | | |
|---|--|----|--|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ②0 | 45' ACCESS EASEMENT |
| ② | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ③ | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9572, PG 60-64, DPR) |
| ③ | VARIABLE WIDTH DRAINAGE EASEMENT | ④ | 25'x35' EQUIPMENT EASEMENT (VOL 12168, PG 987-991, OPR) |
| ④ | 16' SANITARY SEWER EASEMENT | ⑤ | VARIABLE WIDTH PERMANENT SANITARY SEWER & LIFT STATION EASEMENT (VOL 11902, PG 222-226, OPR) |
| ⑤ | OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT - 0.019 AC | ⑥ | 14' SANITARY SEWER EASEMENT (VOL 15775, PG 2169-2165, OPR) |
| ⑥ | OFF-LOT VARIABLE WIDTH WATER & PRIVATE DRAINAGE ACCESS EASEMENT - 0.196 AC | | |
| ⑦ | 25' LANDSCAPE EASEMENT | | |
| ⑧ | 20' WATER EASEMENT | | |
| ⑨ | 15' PRIVATE DRAINAGE EASEMENT | | |
| ⑩ | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT - 0.720 AC | | |
| ⑪ | OFF-LOT 15x12' DRAINAGE EASEMENT - 0.004 AC | | |
| ⑫ | OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT - 0.844 AC | | |
| ⑬ | VARIABLE WIDTH ACCESS EASEMENT | | |

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND TESTING Poles, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH 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 AREA.
- ANY CITY MONETARY LOSS REPAIRS REQUIRED BY C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

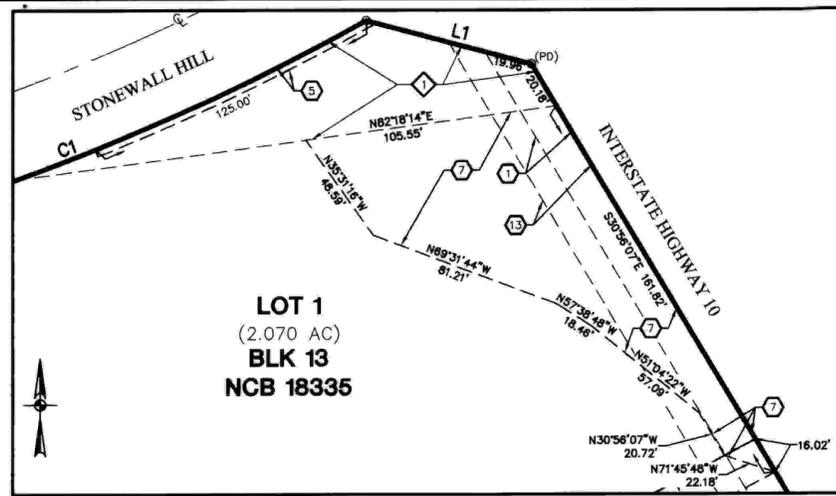
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

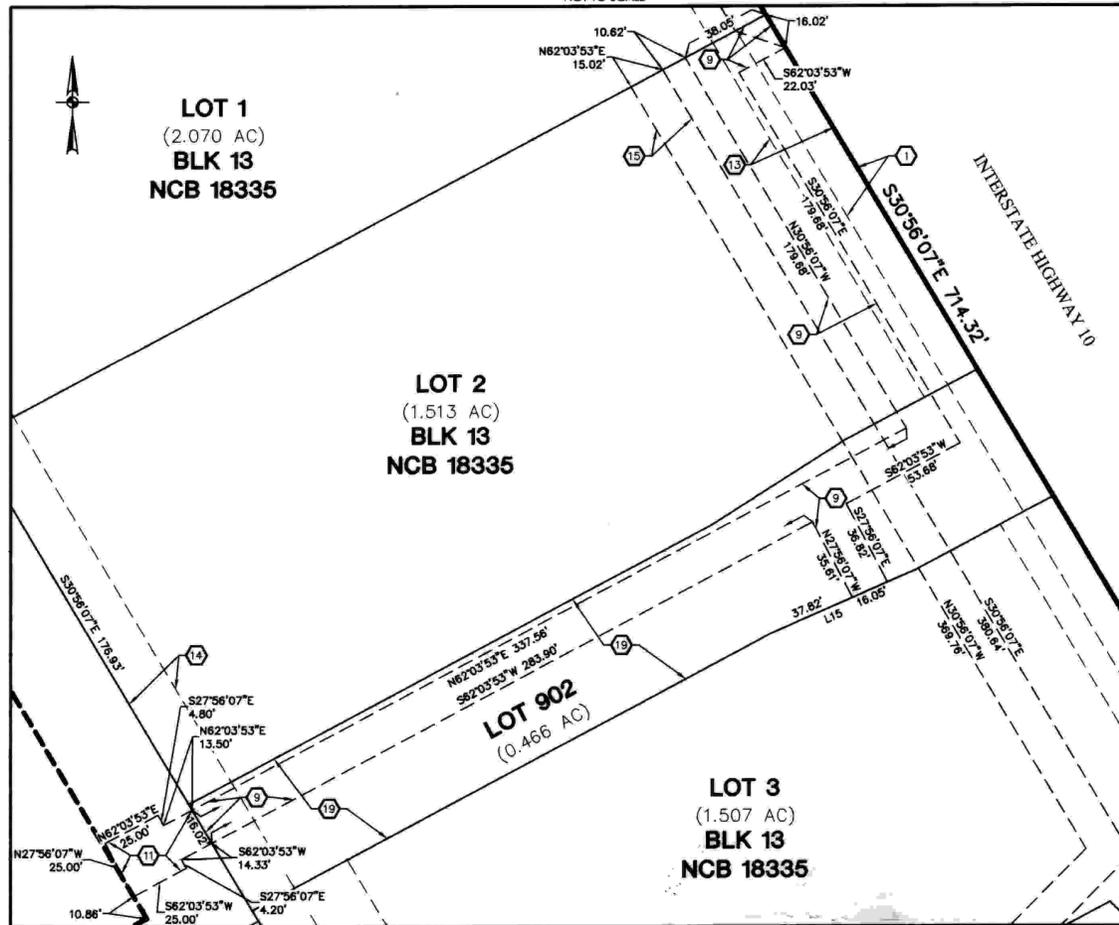
STATE OF TEXAS
COUNTY OF BEXAR

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

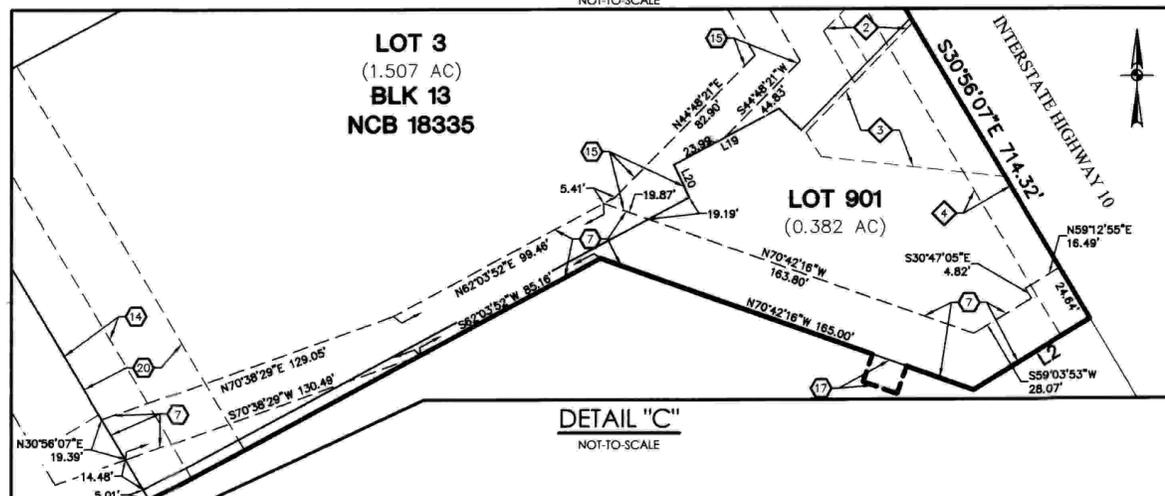
John Noel Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



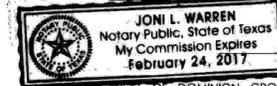
DETAIL "C"
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: KARTA REAL ESTATE, LP
BY: GUR PARSAAD MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: G.P. SINGH (PRESIDENT)
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257
STATE OF TEXAS
COUNTY OF BEXAR (210) 582-3000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. GURVINDER P. SINGH 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 May, A.D. 2013.



Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130167

Project Name:

Tausch Farms Unit 4A

Applicant:

Ian Cude

Representative:

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

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

West of the intersection of Tausch
Drive and Hubbard Hill

MAPSCO Map Grid (Ferguson):

546 C-7

Tract Size:

11.837 acres

Council District:

ETJ

Notification:

Internet Agenda posting June 7, 2013

REQUEST

Approval of a major plat to subdivide a 11.837-acre tract of land to establish **Tausch Farms Unit 4A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 3, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty-six (**56**) single-family residential lots, two (**2**) non-single family lots and approximately one thousand six hundred thirty six (**1,636**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 28, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 012-07A-B Tausch Farms, accepted on November 30, 2010.

III. RECOMMENDATION

Approval of the proposed **Tausch Farms Unit 4A** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat

TAUSCH FARMS UNIT 4A
Civil Job No. 7632-24; Survey Job No. 9265-12

PLAT NUMBER 130167

SUBDIVISION PLAT OF TAUSCH FARMS UNIT 4A

A 11.837 ACRE TRACT COMPRISES OF 7.694 ACRES OUT OF A 33.947 ACRE TRACT AND 4.143 ACRES OUT OF A 54.849 ACRE TRACT BOTH CONVEYED CONTINENTAL HOMES OF TEXAS, L.P. IN DEED RECORDED IN VOLUME 15731, PAGES 2258-2272 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE C. VILLANUEVA SURVEY NUMBER 85, ABSTRACT 774, COUNTY BLOCK 4449, AND ED. J. GALM SURVEY NUMBER 85 1/2, ABSTRACT 1146, COUNTY BLOCK 4500, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 30, 2013

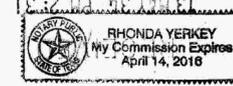
STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: IAN CLUDE
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CLUDE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF May 31, A.D. 2013.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TAUSCH FARMS UNIT 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 546C7
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME PAGE(S)
BSL	BUILDING SETBACK LINE	PC	RIGHT-OF-WAY
CATV	CABLE TELEVISION	ROW	VARIABLE WIDTH
CB	COUNTY BLOCK	VAR	REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	W	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	1/2"	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK		
ESMT	EASEMENT (SURVEYOR)		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
	ORIGINAL SURVEY/COUNTY LINE		

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 9 16' SANITARY SEWER EASEMENT
- 11 20' BUILDING SETBACK
- 12 15' BUILDING SETBACK
- 13 10' BUILDING SETBACK
- 14 ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS CABLE TELEVISION, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.262 OF AN ACRE - "OFF-LOT")
- 15 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.635 AC "OFF LOT")
- 16 ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS CABLE TELEVISION, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.265 OF AN ACRE - "OFF-LOT")
- 17 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 OF AN ACRE - "OFF LOT")
- 18 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.005 OF AN ACRE - "OFF LOT")
- 1 UNPLATTED 54.849 ACRES CONTINENTAL HOMES OF TEXAS (VOL 15731, PG 2258-2272 OPR)
- 2 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9639, PG 125-127, DPR)
- 3 VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT (VOL 8360, PG 1293-1302, OPR)
- 4 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 9639, PG 125-127 DPR)
- 5 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 9639, PG 125-127 DPR)
- 6 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9650, PG 186-187 DPR)
- 7 3' LANDSCAPE EASEMENT (SHOWN NOT-TO-SCALE) (VOL 9650, PG 186-187 DPR)
- 8 20' BUILDING SETBACK (VOL 9650, PG 186-187 DPR)

SURVEYOR'S NOTES:

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- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

MAINTENANCE NOTE:

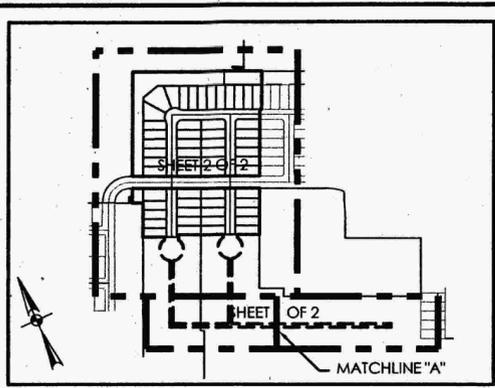
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

EDU NOTE:

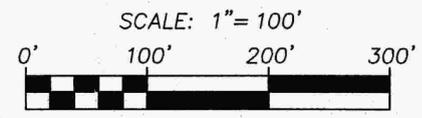
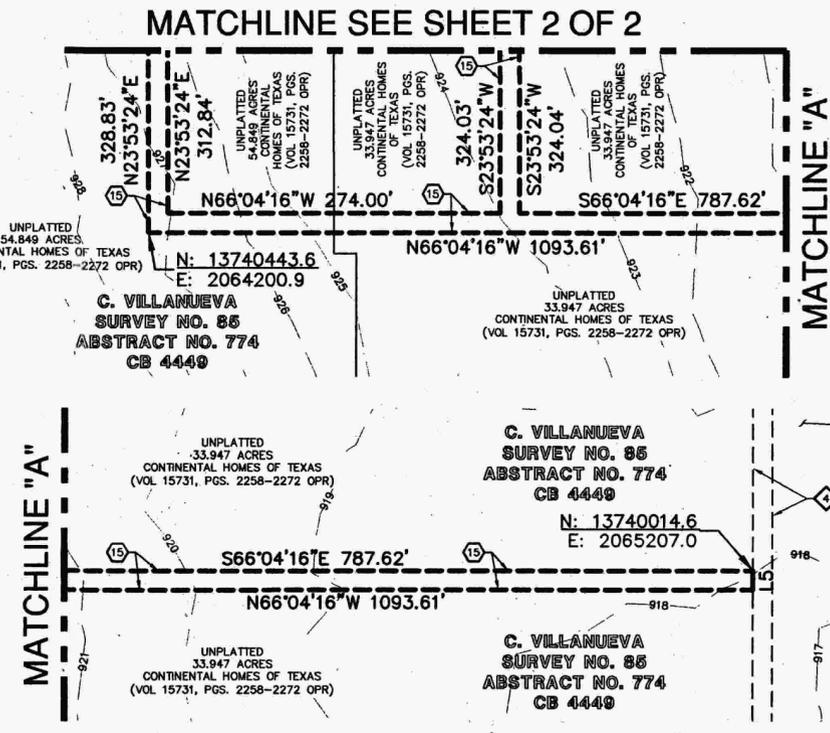
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:

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



INDEX MAP
SCALE: 1"=600'



Please update the ownership

LINE TABLE

LINE #	BEARING	LENGTH
L1	S66°07'34"E	87.75'
L2	S23°54'56"W	187.92'
L3	N66°05'04"W	8.48'
L4	N66°06'36"E	110.00'
L5	S23°55'47"W	16.00'
L6	S66°06'36"E	220.00'
L7	N23°53'24"E	25.76'
L8	N66°06'36"E	105.59'
L9	N66°00'17"W	52.00'
L10	N23°59'11"E	10.40'
L11	N66°06'36"W	14.00'
L12	N23°59'11"E	16.00'
L13	S66°06'36"E	14.00'
L14	N23°59'11"E	45.00'
L15	S73°58'19"W	91.46'
L16	S23°53'24"W	14.76'
L17	N23°53'24"E	14.76'
L18	S23°53'24"W	14.76'
L19	N23°59'11"E	16.00'
L20	N66°05'04"W	104.99'
L21	S23°53'24"W	250.05'
L22	N23°53'24"E	250.08'
L23	N66°05'04"W	200.00'
L24	S23°53'24"W	240.17'
L25	N23°53'24"E	240.55'
L26	S23°53'24"W	215.00'
L27	N23°53'24"E	215.00'
L28	S23°53'24"W	226.00'
L29	N23°53'24"E	226.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°16'46"	S04°44'59"E	14.38'	15.00'
C2	59.00'	135°49'16"	S38°11'12"W	109.34'	139.86'
C3	59.00'	135°49'16"	S09°35'37"W	109.34'	139.86'
C4	15.00'	57°16'46"	N52°31'48"E	14.38'	15.00'
C5	15.00'	57°16'46"	S04°44'59"E	14.38'	15.00'
C6	59.00'	135°49'16"	N38°11'12"E	109.34'	139.86'
C7	59.00'	135°49'16"	N09°35'37"E	109.34'	139.86'
C8	15.00'	57°16'46"	N52°31'48"E	14.38'	15.00'
C9	15.00'	32°12'15"	S49°58'56"E	8.32'	8.43'
C10	15.00'	90°01'32"	S68°54'10"W	21.22'	23.57'
C11	15.00'	90°00'00"	S21°06'36"E	21.21'	23.56'
C12	15.00'	90°00'00"	N68°53'24"E	21.21'	23.56'
C13	15.00'	89°58'28"	N21°05'50"W	21.21'	23.56'
C14	25.00'	90°01'32"	S68°54'10"W	35.36'	39.28'
C15	15.00'	90°00'00"	S21°06'36"E	21.21'	23.56'
C16	15.00'	90°00'00"	N68°53'24"E	21.21'	23.56'
C17	15.00'	32°12'15"	N07°47'17"E	8.32'	8.43'
C18	50.00'	154°26'02"	N68°54'10"E	97.52'	134.77'
C19	15.00'	90°00'00"	S68°53'24"W	21.21'	23.56'
C20	59.00'	15°35'09"	S66°06'36"E	16.00'	16.05'
C21	59.00'	15°35'09"	S66°06'36"E	16.00'	16.05'
C22	15.00'	90°00'00"	N21°06'36"W	21.21'	23.56'
C23	15.00'	90°00'00"	S68°53'24"W	21.21'	23.56'
C24	15.00'	90°00'00"	N21°06'36"W	21.21'	23.56'
C25	59.00'	3°39'56"	N31°33'24"W	3.77'	3.77'
C26	59.00'	3°39'56"	S79°20'13"W	3.77'	3.77'
C27	59.00'	3°39'56"	N31°33'24"W	3.77'	3.77'
C28	59.00'	3°39'56"	S79°20'13"W	3.77'	3.77'

PLAT NUMBER 130167

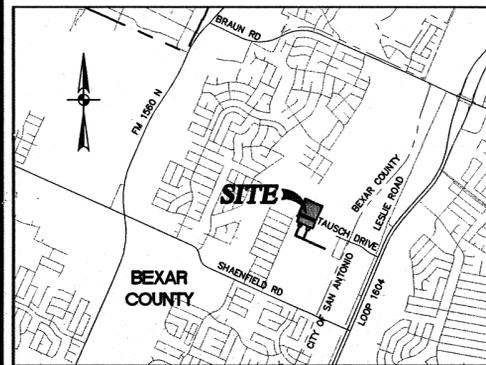
SUBDIVISION PLAT OF TAUSCH FARMS UNIT 4A

A 11.837 ACRE TRACT COMPRISES OF 7.694 ACRES OUT OF A 33.947 ACRE TRACT AND 4.143 ACRES OUT OF A 54.849 ACRE TRACT BOTH CONVEYED CONTINENTAL HOMES OF TEXAS, L.P. IN DEED RECORDED IN VOLUME 15731, PAGES 2258-2272 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE C. VILLANUEVA SURVEY NUMBER 85, ABSTRACT 774, COUNTY BLOCK 4449, AND ED J. GALM SURVEY NUMBER 85 1/2, ABSTRACT 1146, COUNTY BLOCK 4500, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 30, 2013



LOCATION MAP MAPSCO MAP GRID: 546C7 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
ESMT EASEMENT
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
ORIGINAL SURVEY/COUNTY LINE
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
16' SANITARY SEWER EASEMENT
20' BUILDING SETBACK
15' BUILDING SETBACK
10' BUILDING SETBACK
ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS CABLE TELEVISION, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET
16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.635 AC "OFF LOT")
ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS CABLE TELEVISION, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.265 OF AN ACRE - "OFF-LOT")
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 OF AN ACRE - "OFF LOT")

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

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

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

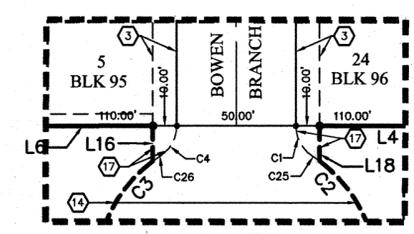
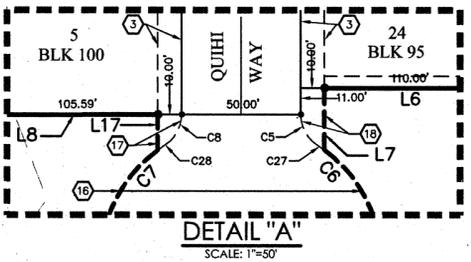
STATE OF TEXAS COUNTY OF BEXAR

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

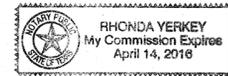
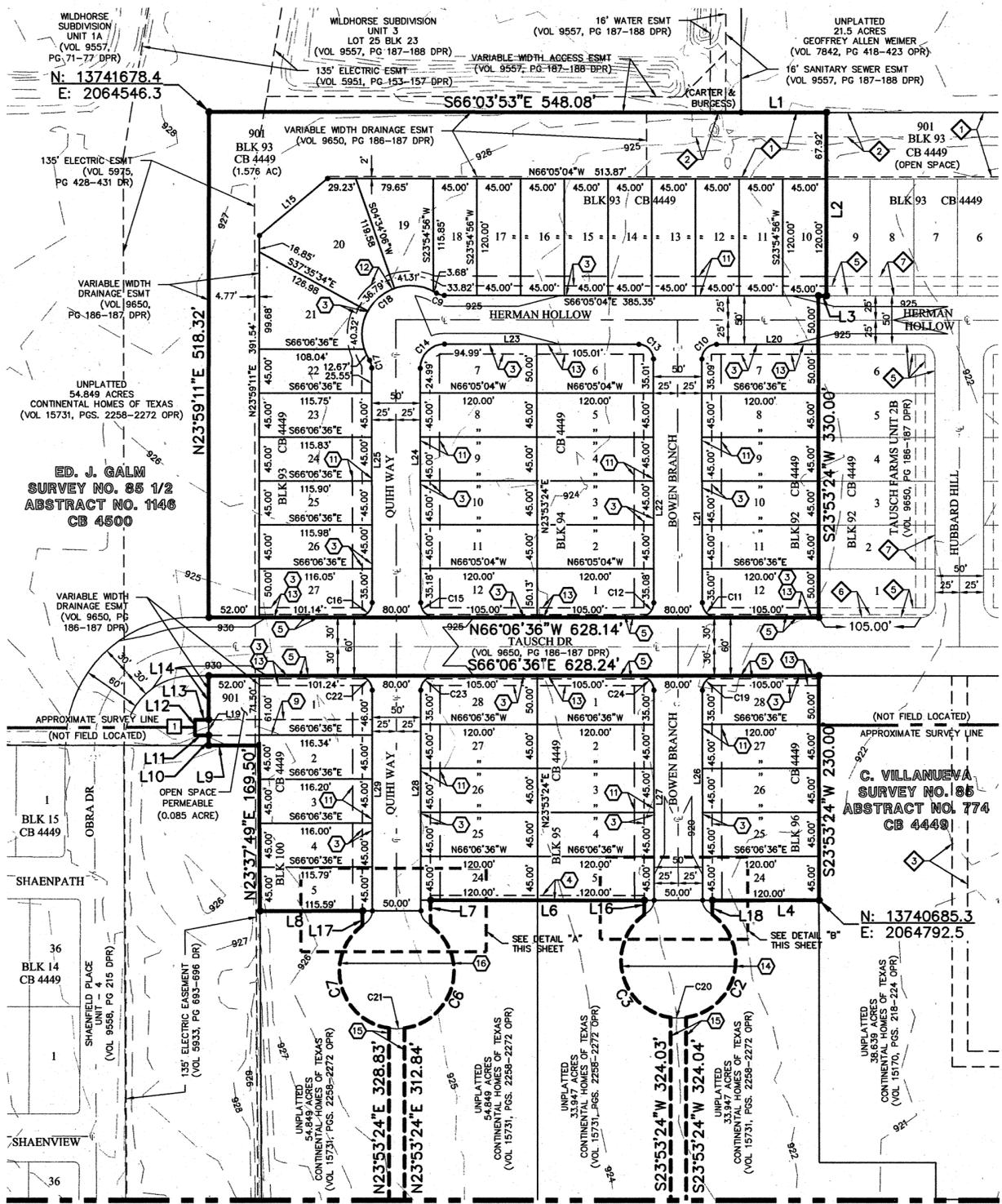
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



SCALE: 1" = 100'



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

OWNER/DEVELOPER: IAN CUIDE
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUIDE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF May 31, A.D. 2013.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TAUSCH FARMS UNIT 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

MATCHLINE SEE SHEET 1 OF 2 SEE SHEET 1 OF 2
FOR LINE AND CURVE TABLE SHEET 2 OF 2



Civil Job No. 7632-24; Survey Job No. 9265-12



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

130491

Project Name:

Tamber L. Byrd

Applicant:

Tamber L. Byrd

Representative:

Raymundo Villarreal, R.P.L.S.

Owner:

Tamber L. Byrd

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Located at 3180 Chloe Drive

MAPSCO Map Grid (Ferguson):

586 A-8

Tract Size:

0.53 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting June 7, 2013

REQUEST

The applicant is requesting a Subdivision Plat Deferral Time Extension. Previously approved to extend temporary utility service prior to plat approval and recordation of the **Tamber L. Byrd** Subdivision, for one (1) single-family lot consisting of 0.53-acres.

APPLICATION TYPE

Subdivision Plat Deferral

ANALYSIS

A. Proposed Use

Residential

B. Zoning

“MH AHOD” Manufactured Housing Airport Hazard Overlay District

C. Services Available

SAWS Water and Onsite sewer system

D. Interdepartmental Review

Request for reviews were approved by TIA, Streets, and Storm Water Divisions.

RECOMMENDATION

The Director of Development Services recommends **approval** of the plat deferral time extension 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 one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat
2. Request Letter

May 10, 2013

130491

DEVELOPMENT SERVICES
RECEIVED

2013 MAY 10 AM 10:53

To Whom It May Concern,

I have contracted with Raymond Villareal to prepare the required plat. I need the plat deferral so that I may apply for utilities prior to the completion of the plat. The plat of the land I purchased was never recorded.

Tankred



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

060805

Project Name:

Heights at S.O. Pud, Pod G Unit 2

Applicant:

Hank Judelson

Owner:

Jerbo San Ann Land, LP

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Location:

South of the intersection of Enchanted Hill and Enchanted Falls

MAPSCO Map Grid (Ferguson):

482 D-2

Tract Size:

11.14 acres

Council District:

ETJ

Notification:

Internet Agenda posting June 7, 2013

REQUEST

A request for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Heights at S.O. Pud, Pod G Unit 2** Subdivision

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

The Planning Commission approved this plat on September 10, 2008. A two-year time extension was granted on January 26, 2011. The plat has not been recorded.

ATTACHMENTS

1. Proposed Plat
2. Applicant's Letter of Request

JERBO SAN ANN
25006 Estancia Circle
San Antonio, TX 78260

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

April 18, 2013

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

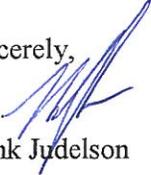
Re: Heights at Stone Oak Pod G Unit 2; Plat No 060805 – 1 year Time Extension Request

Dear Mr. Odis:

This letter represents a formal request for a **1 year time extension** for the Heights at Stone Oak P.U.D. **Pod G Unit 2** Plat, which was approved by the San Antonio Planning Commission on 9/10/2008. A letter-size copy of the approved plat is attached for your reference. Also attached is a copy of a previous 2 year time extension approval that was granted for this plat and which is currently set to expire on September 10, 2013. The slow economy has further delayed this construction schedule beyond what we had previously estimated when we last requested a time extension. To date we have completed the clearing of the trees and brush, milled the roadway platforms and have sawed and temporarily backfilled the sewer and water trenches.

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

Sincerely,


Hank Judelson

:enclosures



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

Public Hearing:

Planning Commission
June 12, 2013

Application/Case Number:

100007

Project Name:

Redland Hills – Unit 2

Representative:

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

Applicant:

Rick Sheldon

Owner:

FCS Fischer, LTD

Staff Coordinator:

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

Location:

On the north side of Jones
Maltsberger Road, east of Redland
Road

MAPSCO Map Grid (Ferguson):

517 F-3

Tract Size:

17.144 acres

Council District:

10

Notification:

Internet Agenda posting June 7, 2013

REQUEST

A request for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Redland Hills – Unit 2** Subdivision

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, the construction of the SAWS border main would create utility conflicts affecting the current bond project for Redland Road and Jones Maltsberger, which has resulted in project delays. Further, this plat includes a 13' right-of-way dedication along Redland Road and Jones Maltsberger that will be critical for the bond project. The percentages of improvements completed are as follows:

- Drainage - N/A
- Streets - N/A
- Sidewalks - N/A
- Water Infrastructure - 0%
- Sanitary Sewer - N/A

CASE HISTORY

The Planning Commission approved this plat on June 9, 2010. The plat has not been recorded.

ATTACHMENTS

1. Proposed Plat
2. Applicant's Letter of Request

PLAT NUMBER 100007



PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78214 | PHONE: 210.375.8000
FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

SUBDIVISION PLAN OF REDLAND HILLS - UNIT 2

A 17.144 ACRE TRACT OF LAND OUT OF AN 86.73 ACRE TRACT OF LAND CONVEYED TO FCS FISCHER, LTD., IN GENERAL WARRANTY DEED RECORDED IN VOLUME 8368, PAGES 210-226 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JUAN ESCAMBA SURVEY NUMBER 356 1/2, ABSTRACT 218, COUNTY BLOCK 4954 AND THE J. GOLL SURVEY NUMBER 354, ABSTRACT 281, COUNTY BLOCK 4168, IN NEW CITY BLOCK 17725, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS ELECTRIC EASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, REPAIRING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES WITHIN THE EASEMENT WITH THE GRANTEE'S OBLIGATION TO MAINTAIN OR GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS OF TREES OR OTHER OBSTRUCTIONS WHICH ENCROACH OR MAY INTERFERE WITH THE EFFICIENCY THEREOF, OR OTHER OBSTRUCTIONS THEREON, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAN DOES NOT AFFECT, ALTER, RISES OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

DRAINAGE AND DETENTION STUDY NOTE:
1. NO BUILDING OR DRIVEWAY PERMIT WILL BE ISSUED FOR THE PLATTED PROPERTY UNIT, A DRAINAGE AND DETENTION STUDY HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO.
2. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNIT, A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. FOR LOT 19, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAN HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND A VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. FOR LOT 20, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAN HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. FOR LOT 21, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAN HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.027 ACRES AND VOLUME OF APPROXIMATELY 0.4 ACRE FEET WILL BE REQUIRED. FOR LOT 22, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAN HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.024 ACRES AND VOLUME OF APPROXIMATELY 1.33 ACRE FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY, AND A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

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

THIS PLAN OF REDLAND HILLS - Unit 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAS BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

COUNTY CLERK, BEAR COUNTY, TEXAS
SHEET 1 OF 2 BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: S1774
NOT TO SCALE

LEGEND

- DK DEED RECORDS OF BEAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- OPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- NCB NEW CITY BLOCK
- BLK BLOCK
- VOL VOLUME
- PC PAGE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ⊗ FOUND TADOT MONUMENTATION
- 114.0 --- EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
- 100-YEAR FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE

- ① 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 1 VEHICULAR NON-ACCESS EASEMENT
- ③ VARIABLE WIDTH DRAINAGE EASEMENT (8.211 ACRES)
- ④ 15 RIGHT-OF-WAY DETENTION TO THE CITY OF SAN ANTONIO (0.256 ACRE)
- ⑤ LDC 1 BLOCK 20, NCA 17725 FISCHER 4/2 ACRES (VOL 9574 PG 211, DPR)

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

OWNER/DEVELOPER: RICK SHELTON
FCS FISCHER, LTD.
401 SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258
(210) 490-2500

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK SHELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

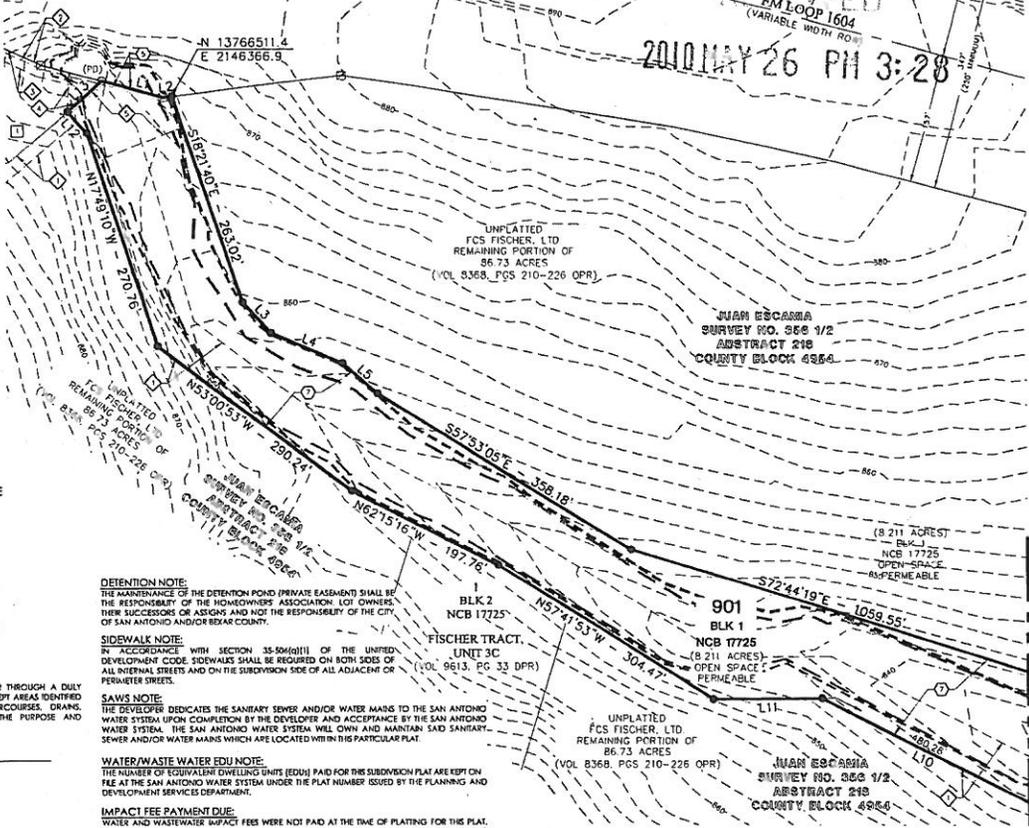
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

- ◇ VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9574 PG 211, DPR)
- ◇ 1" NON-ACCESS EASEMENT (VOL 9574 PG 211, DPR)
- ◇ 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574 PG 211, DPR)
- ◇ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574 PG 211, DPR)
- ◇ CHANNEL EASEMENT (VOL 4551, PG 99-102, DR)
- ◇ 60' H/LINE EASEMENT (VOL 5443 PG 415, 420, DR)
- ◇ 35' SANITARY SEWER EASEMENT (VOL 8059 PG 119-124, DPR)
- ◇ 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (APPROVED PLAT NO. 000303)
- ◇ 10' WATER EASEMENT (APPROVED PLAT NO. 000303)
- ◇ 13' RIGHT-OF-WAY DEDICATION (APPROVED PLAT NO. 000303)
- ◇ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (APPROVED PLAT NO. 000303)



DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POOL (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION LOT OWNERS, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(1)(1) OF THE UNITED DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FRONTIER STREETS.

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

WATER/WASTE WATER EDU NOTE:
WATER AND WASTEWATER IMPACT FEES (EDU) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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.

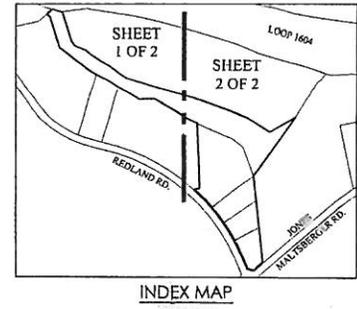
FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM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

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

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BURDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

EDWARDS AQUIFER RECHARGE ZONE NOTE:
1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 24, ARTICLE 14, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBOD PROTECTION," OR LATEST REVISION THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN AN EDWARDS AQUIFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR 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.

TADOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HIGHWAY INTERSECTION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO LOOP 1604.

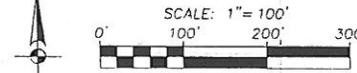


SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 1994 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 1994. FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

REDLAND HILLS - UNIT 2

Civil Job No. 473-98; SURV 71 NO. 9772-99

Date: May 21, 2010 10:17am User: D:\pape\pape.dwg Plot: A:\210\210007\210007.dwg



Pape-Dawson Engineers
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78214 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.L.L.C. REGISTRATION # 410

SUBDIVISION PLAT OF REDLAND HILLS - UNIT 2

A 17.144 ACRES TRACT OF LAND OUT OF AN 86.73 ACRES TRACT OF LAND CONVEYED TO FCS FISCHER, LTD., IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8368, PAGES 210-226 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JUAN ESCARMA SURVEY NO. 356 1/2, ABSTRACT 216, COUNTY BLOCK 4954 AND THE J.C. COLL SURVEY NUMBER 354, ABSTRACT 218, COUNTY BLOCK 4968, IN NEW CITY BLOCK 17725, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, FAIROUTING, AND EXTENDING POLES, HANGING OR SURTING WIRES, CABLES, CONDUITS, PIPING, OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR FERTIG THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, UNLESS IT IS AGREED AND UNDERSTOOD THAT NO BUILT CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CIP MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CIP EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DRAINAGE AND DETENTION STUDY NOTE:
 1. NO BUILDING OR DRIVEWAY FRONT WILL BE SITED ON THE PLATTED PROPERTY UNLESS A DRAINAGE AND DETENTION STUDY HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO.
 2. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. FOR LOT 19, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND A VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. FOR LOT 20, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND A VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. FOR LOT 21, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND A VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. FOR LOT 22, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.047 ACRES AND A VOLUME OF APPROXIMATELY 0.34 ACRE FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

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

THIS PLAT OF REDLAND HILLS - UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT HAS BEEN APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

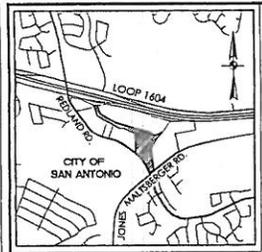
DATED THIS _____ DAY OF _____, A.D. 20____.
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

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

COUNTY CLERK, BEAR COUNTY, TEXAS
 SHEET 2 OF 2 BY: _____ DUPLY

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1667.28'	351.74'	23°49'32"	N35°29'58"W	688.32'	693.31'
C2	1680.28'	350.26'	23°33'00"	S35°21'42"E	1688.78'	1,690.63'



LOCATION MAP
 MAPSCO MAP GRID: S174
 NOT TO SCALE

LEGEND

- DR DEED RECORDS OF BEAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- OPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- RHW RIGHT-OF-WAY
- NCB NEW CITY BLOCK
- BLK BLOCK
- VOL VOLUME
- PG PAGE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ⊗ FOUND TO 10" OF CONCRETE
- - - - - EXISTING CONTOURS
- - - - - EFFECTIVE EXISTING FROM 100-YEAR FLOODPLAIN
- - - - - 100-YEAR FUTURE CONTOURS (REGULATORY) FLOODPLAIN
- ① 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 1 VEHICULAR NON-ACCESS EASEMENT
- ③ VARIABLE WIDTH DRAINAGE EASEMENT (8-21' ACRES)
- ④ 13 RIGHT-OF-WAY DEKACATION TO THE CITY OF SAN ANTONIO (0.266 ACRES)
- ⑤ LOT 1, BLOCK 30, NCB 17725 FISCHER 4.0 ACRES (VOL. 9574 PG. 211, DPR)

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNERS 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 HEREIN EXPRESSED.

OWNER/DEVELOPER: RICK SHELTON
 FCS FISCHER, LTD.
 401 SONTERA BLVD.
 SAN ANTONIO, TEXAS 78258
 (210) 490-2500

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

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

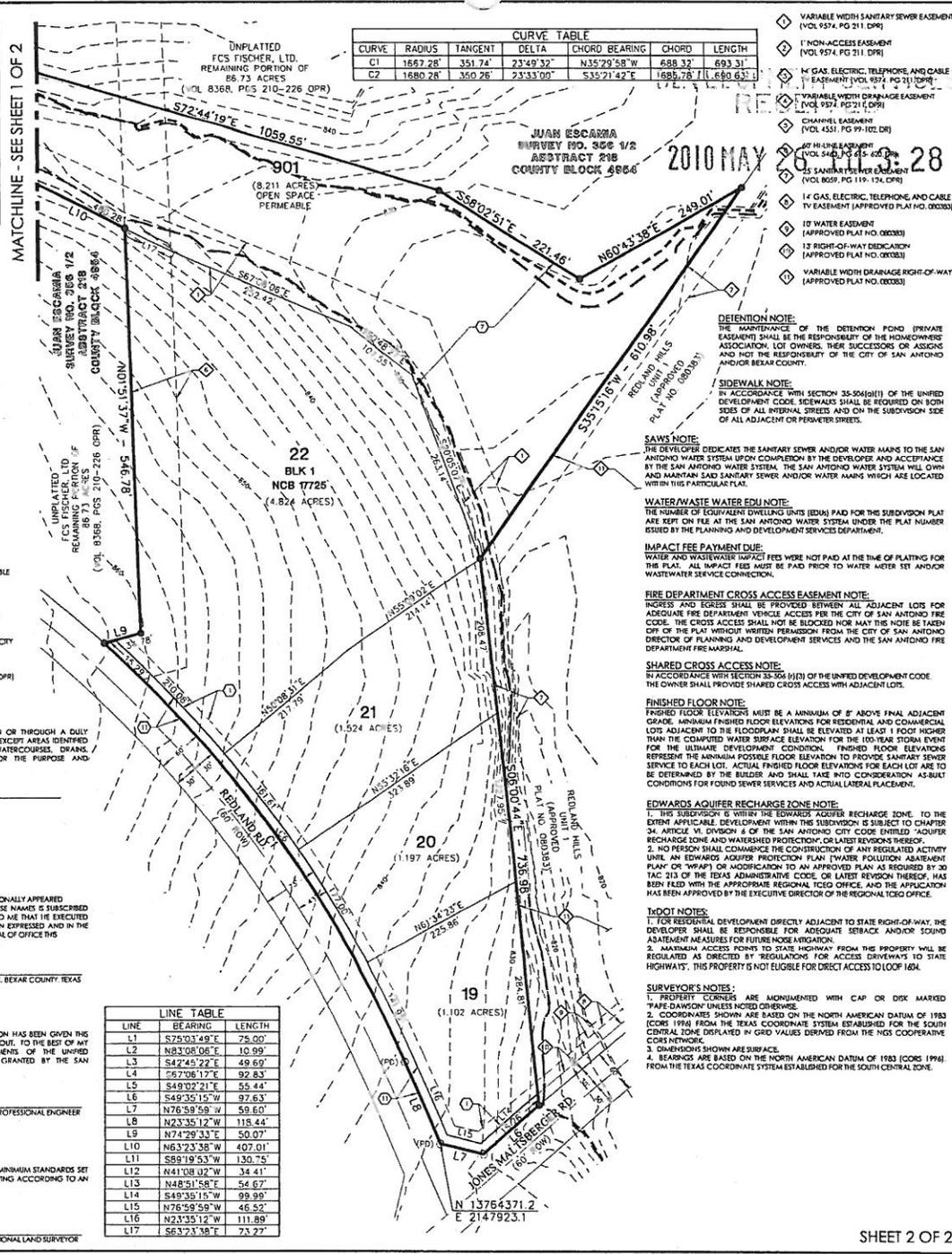
LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE

LINE	BEARING	LENGTH
L1	S75°03'49"E	75.00'
L2	N83°08'06"E	10.99'
L3	S42°45'22"E	49.69'
L4	S67°06'17"E	92.83'
L5	S49°02'31"E	55.44'
L6	S49°35'15"W	97.63'
L7	N76°58'59"W	59.60'
L8	N23°35'12"W	118.44'
L9	N74°29'33"W	50.07'
L10	N63°23'38"W	407.01'
L11	S89°19'53"W	130.75'
L12	N41°08'12"W	34.41'
L13	N48°51'58"E	54.67'
L14	S49°35'15"W	99.99'
L15	N76°59'59"W	46.52'
L16	N23°35'12"W	111.89'
L17	S63°23'38"E	73.27'



DEFICTION NOTE:
 THE MAINTENANCE OF THE DEFICTION FUND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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

WATER/WASTE WATER EDU NOTE:
 THE NUMBER OF RESIDUAL DWELLING UNITS (EDU) PAD FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM WHEN THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

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

SHARED CROSS ACCESS NOTE:
 IN ACCORDANCE WITH SECTION 33-306 (1)(2) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

FINISHED FLOOR NOTE:
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL FLOOR PLACEMENT.

EDWARDS AQUIFER RECHARGE ZONE NOTE:
 1. THE SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, TO THE EXTENT APPLICABLE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBOD PROTECTION, CALATEST REVISED HEREOF."
 2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN) OR (TSPM) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR 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.

TPOD NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWERBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REEVALUATED ON DIRECTLY ADJACENT STATE HIGHWAYS FOR ACCESS DRIVEWAYS TO STATE HIGHWAY. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO LOOP 1604.

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

REDLAND HILLS - UNIT 2 CIVIL JOB NO. 47-63-98; SURVEY 'D NO. 9772-99 DATE: MAY 26, 2010, 10:17am, User ID: Chalkley File: M:\10193198\Design\10193198.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 3, 2013

Ms. Luz Gonzales,
Planner
Development Services Department
Subdivision: Land Entitlements
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Redland Hills Unit 2
Plat #100007

Dear Ms. Gonzales:

Kindly accept this letter as a formal request for a time extension for Redland Hills Unit 2, Plat No. 100007, which was approved by the City of San Antonio Planning Commission on June 9, 2010. In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Redland Hills Unit 2.

The SAWS water line improvements have not been completed because construction of the SAWS border main would create utility conflicts affecting the current bond project for Redland Road and Jones Maltsberger. This plat also includes a 13' right-of-way dedication along Redland Road and Jones Maltsberger that will be critical for the bond project.

The owner is planning, with serious intent, to complete the project. Site clearing is currently in process. In addition, the owner has previously extended a sanitary sewer main to the lots in connection with Fischer 4.0 acres Subdivision recorded in Volume 9574, Page 211. The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for the CIMS team and Civil Engineering Consultants to complete schematic design of the Redland/Jones Maltsberger intersection. Once schematic design is completed, we can address any plan revisions that may be required for the SAWS water main.

Ms. Luz Gonzales, Planner
Redland Hills Unit 2
June 3, 2013
Page 2 of 2

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

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



Shauna L. Weaver, P.E.
Vice President

Attachment

M:\4763 99\WORD\LETTER\130529A1.DOC



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
June 12, 2013

Parcel Numbers:

19057
19090
19091
19092

Applicant:

A) McDonald's Real Estate Company
d/b/a (Delaware) McDonald's Real
Estate Company, a Delaware
corporation
B) Richard L. Wilson
C) San Antonio 1604 Enterprises,
LLC and Community Bible Church,
Inc.
D) Jack E. and Betty Fagg
c/o Hector Reynoso
210-207-8688

Staff Coordinator:

Hector Reynoso, Sr. Real Estate
Specialist
(210) 207-8688
hector.reynoso@sanantonio.gov

Property Address/Location:

A) 3701 Pleasanton Road
B) 9411 Cliff Way
C) Loop 1604/Gold Canyon Road
D) 168 W. Turbo

Tract Size:

.7750 Acres

Council District(s):

3, 6 and 9

REQUEST

A request for a resolution supporting and recommending City Council approve a request by (A) McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware corporation to accept the dedication of real property for the potential future expansion of Pleasanton Road (B) Richard L. Wilson to accept the dedication of real property for the benefit of the Department of Animal Care Services (C) San Antonio 1604 Enterprises, LLC and Community Bible Church, Inc. to accept the dedication of real property for the installation of drainage facilities to provide drainage conveyance into Mud Creek (D) Jack E. and Betty Fagg to accept the dedication of real property to ensure the City of San Antonio is owner of fee simple title to all portions of Turbo Drive.

RECOMMENDED ACTION

Approval of all items.

ALTERNATIVE ACTIONS

Planning Commission could choose not to authorize the acceptance of a dedication of property; however, this action could potentially increase the costs of acquiring the property if approved at a later time

I. Attachments

... 1. Resolution

A RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION BY DEDICATION TO THE CITY OF SAN ANTONIO OF FEE SIMPLE TITLE OR EASEMENT TITLE TO THE FOLLOWING PROPERTIES FOR VARIOUS SPECIAL PROJECTS:

Property	Property Description
3701 Pleasanton Road	An approximately 5,227 Square Feet (0.012 acre), more or less, portion of land out of Lot 8, Block 3, Harlandale Acres No. 8 Subdivision, recorded in Volume 980, Page 30, Deed and Plat Records of Bexar County, Texas and in New City Block 9470 of the City of San Antonio, Bexar County, Texas
9411 Cliff Way	An approximately 6,708 Square Feet (0.1540 acre), more or less, tract of land located at Lot 12, Block 11, NCB 18711, Great Northwest, Unit 2
Loop 1604 / Gold Canyon	An approximately 17,729 Square Feet (0.407 acre), more or less, portion of land out of a 27.66 acre tract conveyed to Community Bible Church, Inc. in Special Warranty Deed with Vendor's Lien recorded in Volume 9558, Pages 278-299 of the Official Public Records of Bexar County, Texas, out of the Juan Escamia Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas; An approximately 8,320 Square Feet (0.191 acre), more or less, portion of land out of a 26.56 acre tract conveyed to San Antonio 1604 Enterprises, LLC in Special Warranty Deed recorded in Volume 15199, Pages 2320-2325 of the Official Public Records of Bexar County, Texas, out of the Juan Escamia Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas
168 Turbo Drive	An approximately 480 Square Feet (0.011 acre), more or less, tract of land being part of Turbo Drive, as shown on an unrecorded Airport Industrial Park Subdivision prepared by W.F. Castella, P.E. out of the John Coker O.S. 12, Abstract 125, County Block 5001, Bexar County, Texas and being the same tract conveyed to Jack E. Fagg and wife, Betty Fagg in Warranty Deed recorded in Volume 6183, Page 306 of the Official Public Records of Bexar County, Texas located in NCB 13847 of the City of San Antonio, Bexar County, Texas

* * * * *

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

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the above cited properties.

PASSED AND APPROVED this 12th day of June, 2013.

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

ATTEST:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
REAL ESTATE DIVISION/DISPOSITION SECTION
STAFF REPORT **AGENDA ITEM NO. 16**

Public Hearing:

Planning Commission
June 12, 2013

Special Project Number:

S. P. No. 1685

Petitioner:

El Centro del Barrio (CentroMed)

Representative:

Staff Coordinator:

Martha Almeria, Management
Analyst
(210) 207-6970
malmeria@sanantonio.gov

Property Address/Location:

9011 Poteet Jourdanton Freeway

Tract Size:

4.335 acres or 188,837 square feet

Council District(s):

4

REQUEST

A) A request by City of San Antonio Health Department for approval of a resolution recommending the closure, vacation and abandonment of a 0.442 acre portion of Hunter Boulevard Public Right of Way (paper street), located between Palo Alto Road and Poteet Jourdanton Freeway, within NCB 11067. (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

B) A request by El Centro del Barrio (CentroMed) for approval of a resolution recommending the declaration of surplus and conveyance of property located at 9011 Poteet Jourdanton Freeway, within NCB 11067. (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

C) A request by City of San Antonio Building and Equipment Services Department for approval of a resolution recommending the termination of a 30 year lease agreement with CentroMed for the use of property at 9011 Poteet Jourdanton Freeway and corresponding lease-back by the City of a portion of the subject property. (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

RECOMMENDED ACTION

Staff recommends **Approval** of this request.

ALTERNATIVE ACTIONS

A) The closure, vacation and abandonment of Hunter Boulevard Public Right of Way (paper street) will remove encumbrance from the property to be conveyed. The disapproval of this request would complicate the conveyance of the property at 9011 Poteet Jourdanton Freeway.

B) The gifted conveyance of this property will allow the Petitioner to acquire the property and further develop, expand and improve assistance to the community. The disapproval of this request would disallow the Petitioner from furthering improvements.

C) The lease agreements would be unnecessary if the sale is approved; therefore, should be terminated.

I. BACKGROUND

A) The City of San Antonio's Health Department (Petitioner) is requesting the closure, vacation and abandonment of a 60 foot-wide portion of Hunter Boulevard Public Right of Way (paper street) located between Palo Alto Road and Poteet Jourdanton Freeway as shown on attached Exhibit A. The requested closure encompasses 0.442 of an acre (19,253 square feet) and is a paper street. It is already part of the property at 9011 Poteet Jourdanton Freeway, which is utilized as a clinic by CentroMed. The Petitioner is the only abutting property owner and if the abandonment is approved, it will facilitate the conveyance of the property at 9011 Poteet Jourdanton Freeway without this encumbrance.

Also, a public right of way (Hunter Boulevard) was built on the north part of the City parcel, which will be excluded from the sale of the property.

B) El Centro del Barrio (CentroMed, Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and convey property located at 9011 Poteet Jourdanton Freeway (Southwest Branch building) as shown on attached Exhibit A. This property is described as Lot P-2, Block 94, NCB 11067 and Lot P-1 A, Block 95, NCB 11067, which are currently leased to CentroMed, who has expressed interest in acquiring the properties.

In August of 2009, while under the current lease, CentroMed applied for and subsequently received grant funds totaling \$4,292,849.00 under the American Recovery and Reinvestment Act (ARRA) to renovate the Southwest Branch building. In support of this grant application the City committed to providing sufficient clinic space to CentroMed to accommodate the expanded services that would be provided in a renovated building including the addition of primary and preventative dental services, behavioral health care, OB/GYN services, and increased capacity for family practice and pediatric care.

Renovations to this facility significantly expanded the capacity of CentroMed to provide primary and preventative health services to medically underserved populations, address identified community needs, and create employment opportunities to stimulate economic recovery. To date, CentroMed continues to occupy the building and provide extensive medical care to the community.

C) CentroMed entered into a renewed lease agreement for a 30-year term with the City of San Antonio for the property at 9011 Poteet Jourdanton Freeway along with a corresponding lease-back by the City of a portion of the subject property, which was approved by City Council on April 1, 2010 as per Ordinance No. 2010-04-01-0257. If the conveyance is approved, these lease agreements should be terminated.

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Staff recommends approval of issues A, B and C.

IV. ATTACHMENTS

1. Exhibit A
2. Letter of Agreement
3. Resolution

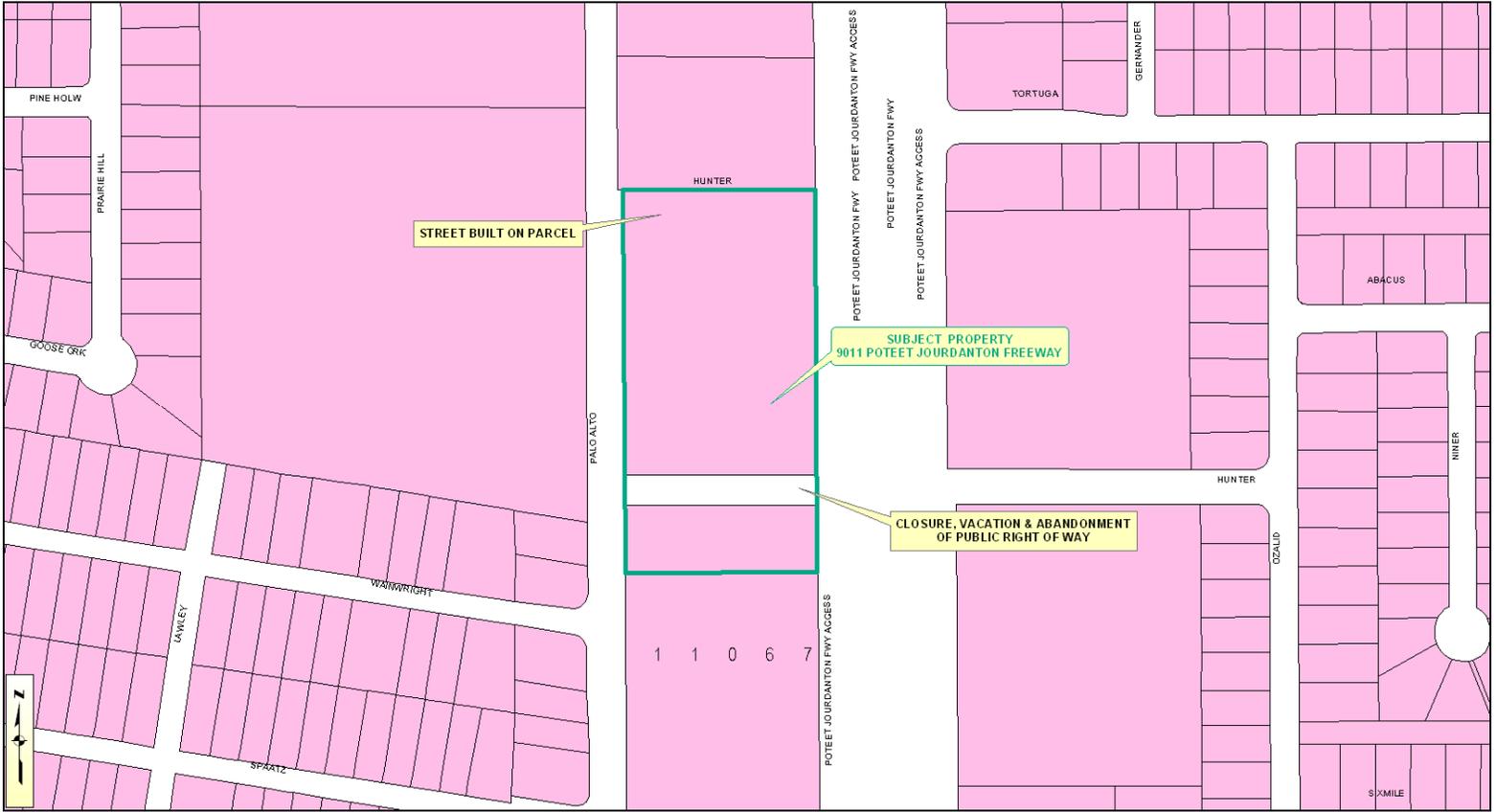


Exhibit A



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
 P. O. BOX 839966
 SAN ANTONIO TEXAS 78283-3966

May 21, 2013

City of San Antonio Health Department
 Attn: Thomas L. Schlenker, MD, MPH
 Director of Public Health
 332 W. Commerce St., Suite 307
 San Antonio, TX 78705

Re: S. P. No. 1685—Request to close, vacate and abandon the original Hunter Blvd. Public Right of Way (unimproved) located between Palo Alto Road and Poteet Jourdanton Freeway

Dear Dr. Schlenker:

With reference to the captioned project, please be advised that the canvassing process has been completed and staff will recommend approval of your request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT

The property must be platted, as applicable, in the Unified Development Code, per Section 35-430.

PUBLIC WORKS DEPARTMENT

Property should be re-platted as part of the sale to exclude Hunter Street from the parcel and to incorporate the closed, vacated and abandoned right of way into the lot.

CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner.

SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for this and any other existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

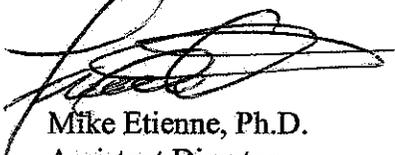
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- Petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.
- The subject property was appraised at \$44,300.00; however, there is no closure fee attached to this closure, vacation and abandonment as per Chapter 37, Section 37-11(c) (2).

This Letter of Agreement is being offered only to the Petitioner named here in and will expire thirty (30) days after date of issuance unless a specific extension is requested by the Petitioner and granted by this Department.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement we will continue processing subject request.*

Sincerely,



Mike Etienne, Ph.D.
Assistant Director
CIMS Real Estate

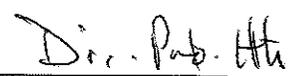
AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

City of San Antonio Health Department

By 

Print Name Thomas Jelenko



Title
Date 5-27-13

RESOLUTION # _____

A RESOLUTION SUPPORTING A) THE CLOSURE OF 0.442 ACRES OF HUNTER BOULEVARD (PAPER STREET) (19,253 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY, LOCATED BETWEEN PALO ALTO ROAD AND POTEET JOURDANTON FREEWAY WITHIN NCB 11067 AS REQUESTED BY CITY OF SAN ANTONIO HEALTH DEPARTMENT; B) THE GIFTED CONVEYANCE OF PROPERTY LOCATED AT 9011 POTEET JOURDANTON FREEWAY CONSISTING OF A 24,864 SQUARE FOOT, SINGLE STORY BUILDING ON 4.335 ACRES AS REQUESTED BY EL CENTRO DEL BARRIO (CENTROMED); C) THE TERMINATION OF A 30-YEAR LEASE AGREEMENT WITH CENTROMED FOR USE OF PROPERTY AT 9011 POTEET JOURDANTON FREEWAY AND CORRESPONDING LEASE-BACK AGREEMENT BY THE CITY OF A PORTION OF THE SUBJECT PROPERTY AS REQUESTED BY CITY OF SAN ANTONIO BUILDING AND EQUIPMENT SERVICES DEPARTMENT, IN COUNCIL DISTRICT 4.

* * * * *

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

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

WHEREAS, El Centro Del Barrio (CentroMed), filed an application requesting closure of 0.442 acres of Hunter Boulevard Public Right of Way (paper street) running westerly and easterly, located between Palo Alto Road and Poteet Jourdanton Freeway; and the gifted conveyance of property at 9011 Poteet Jourdanton Freeway, within NCB 11067 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of Hunter Boulevard consisting of 0.442 acres, the gifted conveyance of property at 9011 Poteet Jourdanton Freeway; and the termination of two lease agreements.

SIGNED this 12th day of June, 2013.

ROBERTO R. RODRIGUEZ, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
REAL ESTATE DIVISION/DISPOSITION SECTION
STAFF REPORT **AGENDA ITEM NO. 17**

Public Hearing:

Planning Commission
June 12, 2013

Special Project Number:

S. P. No. 1724

Petitioner:

UNV Texas LP

Representative:

Big Red Dog Engineering &
Consulting
c/o Chris Weigand

Staff Coordinator:

Martha Almeria, Management
Analyst
(210) 207-6970
malmeria@sanantonio.gov

Property Address/Location:

411 E. Cesar Chavez Boulevard

Tract Size:

0.52 acres or 22,651 square feet

Council District(s):

1

REQUEST

A request by UNV Texas LP, for approval of a resolution recommending the release of six (6) easements totaling 0.52 acres, located at 411 E. Cesar Chavez Boulevard within NCB 179 for \$486,500.00. (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

RECOMMENDED ACTION

Staff recommends **Approval** of this request.

ALTERNATIVE ACTIONS

The release of easements will allow the Petitioner to redevelop their property. The disapproval of this request would disallow the Petitioner from redeveloping.

I. BACKGROUND

UNV Texas LP (Petitioner) is requesting the release of six (6) easements located within its property at 411 E. Cesar Chavez Boulevard in NCB 179 as cited and shown on attached letter/plat; two channel easements, two storm water easements and two right of way easements. The right of way was known as Tolle Place, and was vacated many years ago. The Petitioner plans to sell their property for a new commercial development as shown on attached site plan. It will be a new three and four story apartment complex consisting of 350 housing units and the project will incorporate structured parking. The garage will be five stories tall and will be mostly wrapped by the buildings.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing process is attached for your review.

III. RECOMMENDATION

Staff recommends approval of this request to release six (6) easements within property at 411 E. Cesar Chavez Boulevard.

IV. ATTACHMENTS

1. Letter/Plat
2. Site plan
3. Letter of Agreement
4. Resolution



March 3, 2013

Martha Almeria
City of San Antonio

RE: Univision Site
San Antonio, Texas 78023

Dear Ms. Almeria,

Below is the description of the easements that have been submitted to you for abandonment by petition.

Easement #1 – Vol. 2651 P. 1346 – Existing Channel Improvements

Easement #2 – Vol. 2480 P. 1321 – Existing Channel Improvements

These two easements appear to be created for the existing retaining wall located along the western property line and addressed to the City of San Antonio.

Easement #3 – Vol. 3611 P. 590 – 15' Storm Sewer Easement

Easement #4 – Vol. 3611 P. 594 – 20' Storm Sewer Easement

These two easements appear to be located within the current Univision building and were created by a deed between the land owner (at the time) and the City of San Antonio.

Easement #6 – Vol. 2480 Pg. 1324-1325 – R.O.W. Easement

Easement #7 – Vol. 2719 Pg. 439-442 – R.O.W. Easement

These two easements appear to be created for the existing Tolle Place driveway and were created by a deed.



BIG RED DOG Engineering and Consulting | 210.860.9224 | www.BIGREDDOG.com

Let us know if you have any questions regarding the above explanation.

Sincerely,

BIG RED DOG – San Antonio
Texas Engineering Firm No. F-13847

Amanda Saldivar
Graduate Engineer

Attachments:

1. Easement Description Map

NOTES:

- 1) 3/4" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE... 14) TRACTS 1-5 MATCH THE AGGREGATE LEGAL DESCRIPTION HEREIN.

A 4.347 acre, or 189,374 square feet more or less, tract of land being comprised of all of Lot 18 of the Summer Suites Subdivision recorded in Volume 9534, Page 215 of the Deed and Plat Records of Bexar County, Texas...

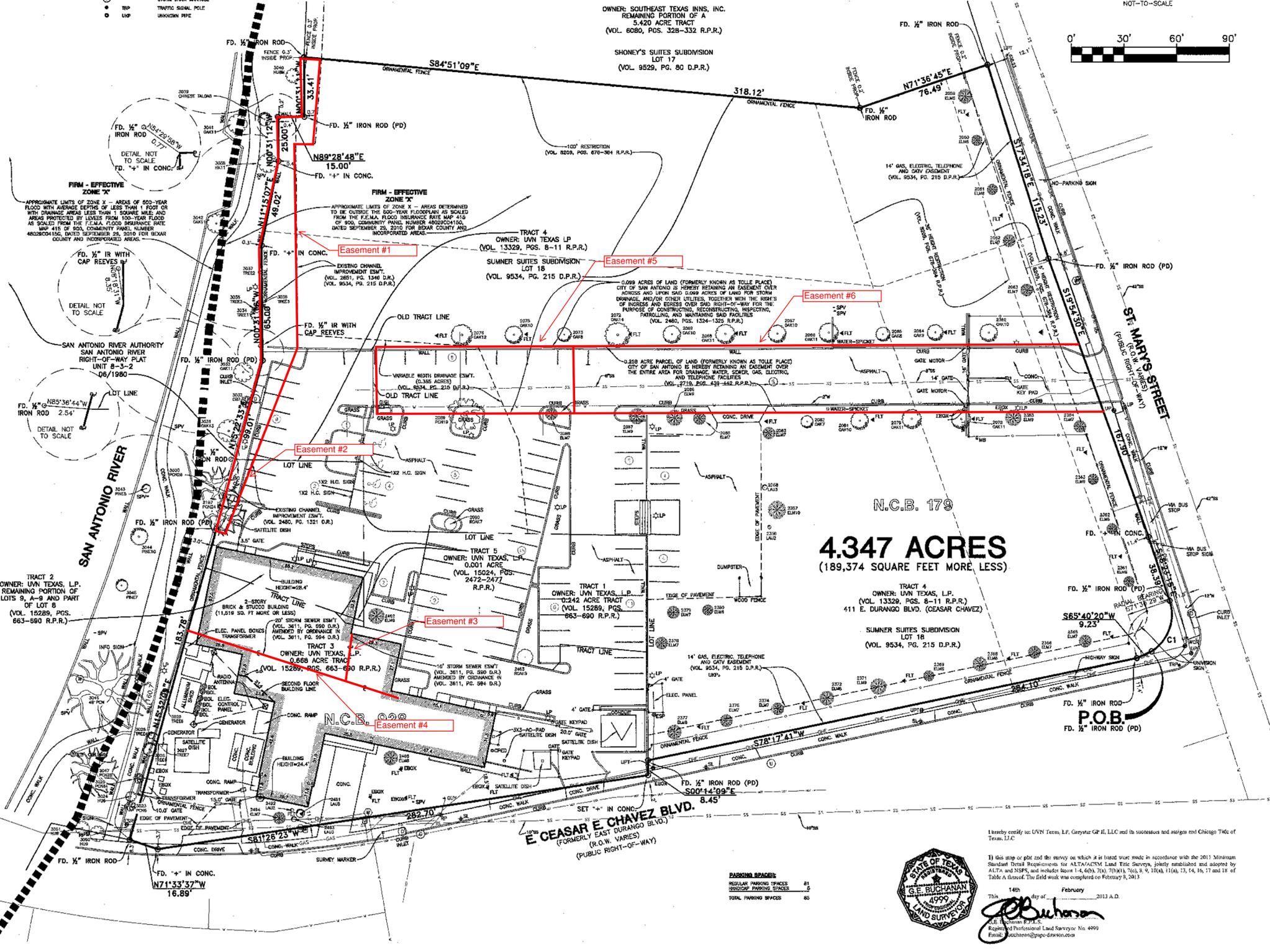
THENCE: Along and with the north right-of-way line of said East Cesar E. Chavez Blvd., formerly East Danango Boulevard, the south line of said Lot 18 the following calls and distances: S 89°28'48"E, a distance of 15.00 feet to an "X" found in concrete...

TREE LIST table with columns: PT. #, RAW DESCRIPTION, FULL DESCRIPTION, ELM 8, ELM 7, ELM 6, ELM 5, ELM 4, ELM 3, ELM 2, ELM 1.

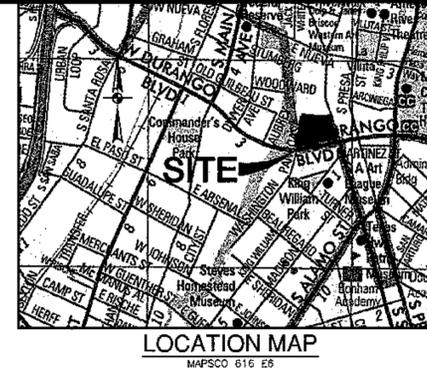
References: G.E. #431200785 Chicago Title of Texas, L.L.C. Date Issued: February 14, 2013 Effective Date: February 6, 2013

1. Volume 9299, Page 678, Official Public Records of Real Property of Bexar County, Texas. (Applicable) 2. Storm sewer easement recorded in Volume 1011, Page 590 (Tract 3) (Applicable) 3. Site Lease Agreement as evidenced by the memorandum thereof dated March 11, 2008, recorded in Volume 14137, Page 2286 Official Public Records of Real Property of Bexar County, Texas. (Tracts 3 and 4) (Applicable)

LEGEND section listing symbols for utility poles, water mains, gas lines, and other infrastructure.



CURVE TABLE with columns: CURVE, RADIUS, CENTRAL ANGLE, CHORD BEARING, CHORD DISTANCE, CURVE LENGTH.



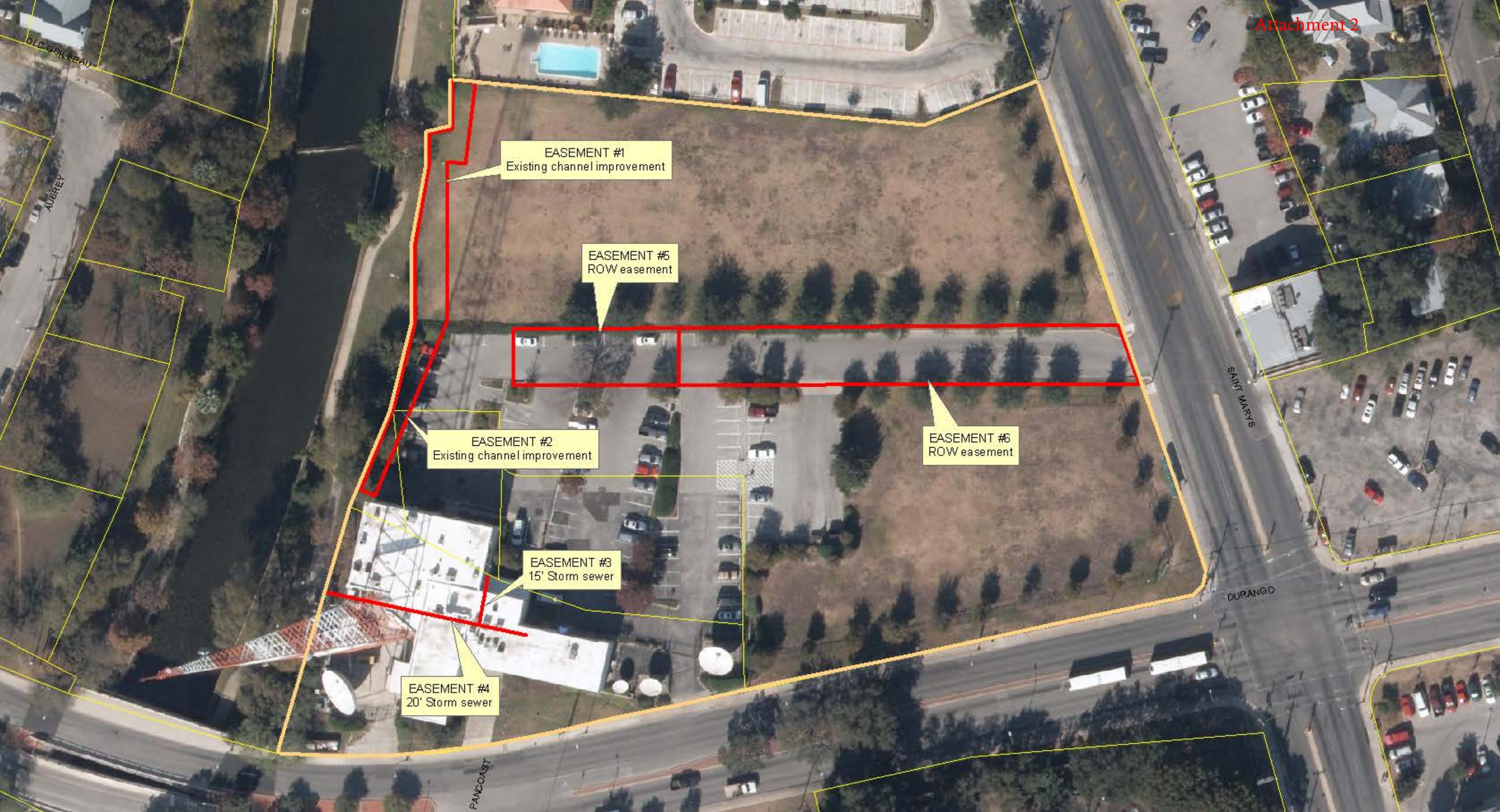
REVISION table with columns: NO., REVISION, DATE.

SCALE: 1" = 30'

PAPE-DAWSON ENGINEERS logo and contact information for San Antonio, Texas.

ALTA/ACSM LAND TITLE SURVEY OF 4.347 ACRES (189,374 SQUARE FEET MORE OR LESS) showing tract details and owner information.

Professional Engineer seal for G.E. Buchanan, No. 4999, State of Texas.



EASEMENT #1
Existing channel improvement

EASEMENT #5
ROW easement

EASEMENT #2
Existing channel improvement

EASEMENT #6
ROW easement

EASEMENT #3
15' Storm sewer

EASEMENT #4
20' Storm sewer

OLD GUILBEAU

AUBREY

PANCOAST

SAINT MARYS

DURANGO



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

May 30, 2013

UNV Texas LP
 c/o Big Red Dog Engineering & Consulting
 Attn: Chris Weigand
 5811 University Heights Blvd., Suite 108
 San Antonio, TX 78249

Re: S. P. No. 1724—Request for release of six (6) easements located at 411 East Cesar Chavez Boulevard within NCB 179

Dear Mr. Weigand:

With reference to the captioned project, please be advised that the canvassing process has been completed and staff will recommend approval of your request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT

The site must be platted, as applicable, in the Unified Development Code, per Section 35-240.

PUBLIC WORKS DEPARTMENT

A portion of easement 1 must remain as a drainage easement.

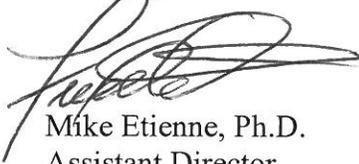
DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The subject property was appraised at \$973,000.00. Petitioner applied for and received certain credits through the Inner City Reinvestment/Infill Policy (ICRIP); however, these incentives are not applicable to release of easements. Nonetheless, petitioner requests that the ICRIP incentives be applied to the subject fee. If approved by City Council, a credit of 75% will be applied to the appraised value. The City would then collect a total fee of \$243,250.00.
- *Accordingly, Petitioner agrees to remit a fee of \$243,250.00. This fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.* If for some reason the item is not approved by City Council, the fee will be refunded.
- A Discretionary Contracts Disclosure form is also required. Please fill out online at <https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit along with this letter.

This Letter of Agreement is being offered by City of San Antonio only to the Petitioner named here in and **must be returned as urgently as possible in order to satisfy the expedited City Council agenda of June 20, 2013.**

If Petitioner concurs with the above mentioned conditions, Petitioner must countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, the fee and the Disclosure form we will continue processing subject request.*

Sincerely,



Mike Etienne, Ph.D.
Assistant Director
CIMS Real Estate

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

UNV Texas LP

By _____

Print Name

Date

RESOLUTION # _____

A RESOLUTION SUPPORTING THE RELEASE OF SIX (6) EASEMENTS TOTALING 0.52 ACRES (22,651 SQUARE FEET), LOCATED AT 411 EAST CESAR CHAVEZ BOULEVARD WITHIN NCB 179, IN COUNCIL DISTRICT 1, AS REQUESTED BY UNV TEXAS LP.

* * * * *

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

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

WHEREAS, UNV Texas LP filed an application requesting the release of easements totaling 0.52 acres, located at 411 East Cesar Chavez Boulevard within NCB 179 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking release of easements consisting of 0.52 acres.

SIGNED this 12th day of June, 2013.

ROBERTO R. RODRIGUEZ, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
June 12, 2013

Case Number:

PA 13034

Applicant:

Villagomez Engineering Company

Representative:

Jose Villagomez, PE

Owner:

Emerita Salazar and Adrian
Hernandez

Staff Coordinator:

Tyler Sorrells, AICP, Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:

The subject property is immediately
east of 8715 Grissom Road.

Legal Description:

NCB 18698 Blk 28 Lot 3

Tract Size:

4.33 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial
Recorder 5/3/2013
Notices Mailed 5/9/2013

- 22 to property owners within 200 feet
 - No registered neighborhood association within 200 feet
 - 13 to planning team members
- Internet Agenda Posting 5/17/2013

REQUEST

The "Applicant" requests a "Comprehensive" Master Plan Amendment to change the "Northwest" Community Plan future land use classification for the property subject to this application from High Density Residential to Community Commercial.

RECOMMENDED ACTION

Approval of the request to change the future land use classification of the subject property from High Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment would accommodate appropriately scaled and located community-oriented development to serve properties in the immediate vicinity and throughout the planning area.

Transportation:

Grissom Road is a Secondary Arterial Type roadway. Access on to Grissom Road is provided by an existing curb-cut. The existing transportation infrastructure configuration prevents access to adjacent residential properties.

Community Facilities:

The subject property is approximately 1,000 feet southeast of Oscar Perez Memorial Park, approximately 0.5 miles southeast of Timberwilde Elementary School, and approximately 0.20 miles northwest of Cathedral Rock Nature Park. No negative impacts on community facilities are anticipated.

CASE HISTORY

This case was continued from the May 22, 2013 Planning Commission meeting.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Northwest Community Plan	
Plan Adoption Date: September 24, 1998	Update History: May 27, 2004 and June 16, 2011
<p>The subject property is located in the vicinity of Timber Path and Grissom Road. The intersection of these roadways is signalized and the subject property has existing access to Grissom Road. The development pattern in the immediate vicinity of this intersection is predominantly commercial in nature, with residential uses to the east and north. The proposed amendment would facilitate concentration of commercial uses in a node centered on Timber Path and Grissom Road. Placement of commercial development in a nodal fashion is supported by Goal 2 – Encourage Commercial Development At Nodes.</p>	
<p>The proposed Community Commercial land use classification accommodates a broad array of commercial uses that would support the adjacent residential property owners as well as those further from the subject property. The proposed land use classification accommodates a range of potential uses, such as pharmacies, neighborhood groceries, offices, and restaurants, which would serve the community at large. This is supported by Goal 1: Encourage Neighborhood-Friendly Business Development and Strategy 1: Promote more businesses to be neighborhood scaled. Additionally, the size and configuration of the subject property would allow installation of landscape buffering and other measures to mitigate potential negative impacts to adjacent residential properties.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>High Density Residential: High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.</p>	<p>MF-25, MF-33, MF-40, MF-50, UD</p>
<p>Community Commercial: Community Commercial includes offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclists and pedestrians. Examples include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies, and medical clinics.</p>	<p>O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	High Density Residential	Vacant
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Unclassified	Baseball Field, Concrete Batch Plant
West	Community Commercial, Low Density Residential	Single-Family Homes, Tire Shop

Land Use: The subject property is currently vacant and is located at the eastern extent of the commercial node centered on Timber Path and Grissom Road. The development pattern in the vicinity of this intersection is predominantly commercial, with the subject property being located adjacent to an existing auto service facility and a multi-tenant retail establishment. The proposed Community Commercial land use classification would accommodate development of the subject property that is compatible with adjacent commercial and residential uses and which would also provide additional services and retail opportunities that would be beneficial to adjacent residential properties. This is supported by **Goal 1:**

Encourage Neighborhood-Friendly Business Development and Strategy 1: Promote More Businesses to Be Neighborhood Scaled.

The Northwest Community Plan recommends a concentration of commercial uses on nodes formed by the intersection of major roadways. Nodal development is recommended in order to mitigate the negative transportation impacts that are posed when commercial development is located within a residential area. The subject property is located in an established commercial node centered on the intersection of Grissom Road and Timber Path and has an established access point on to Grissom Road. The subject property's location at an established commercial node, as well as its sole access point on to an arterial roadway, is supported by **Goal 2 – Encourage Commercial Development At Nodes.**

Transportation: Grissom Road is classified as a Secondary Arterial Type A. The Major Thoroughfare Plan classifies Timber Path as a local street; however, the roadway is configured with two lanes in both directions. Access to the subject property is provided by an existing curb cut on to Grissom Road. There is no roadway access to adjacent residential properties. No negative impacts to transportation infrastructure are anticipated.

Community Facilities: The subject property is approximately 1,000 feet southeast of Oscar Perez Memorial Park, approximately 0.20 miles from Cathedral Rock Nature Park, and approximately 0.5 miles southeast of Timberwilde Elementary School. No negative impacts on community facilities are anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: C-2 CD (Conditional Use for Auto Repair)

Corresponding Zoning Case: Z2013134 CD

Zoning Commission Public Hearing Date: June 18, 2013

III. RECOMMENDATION

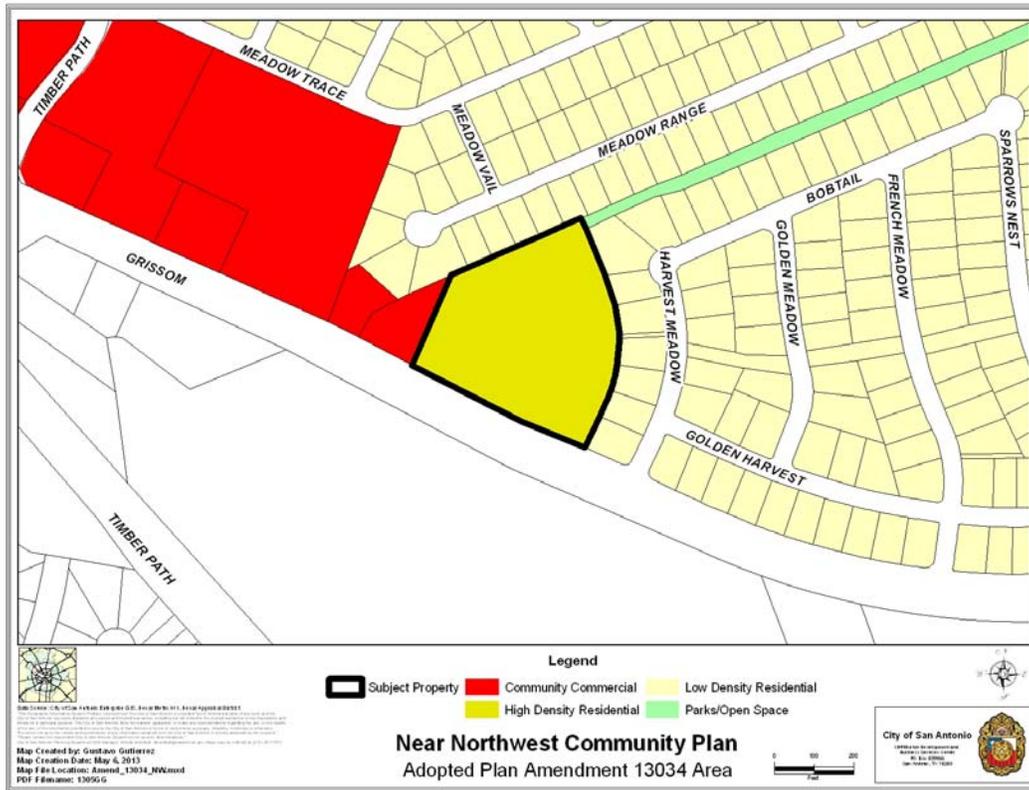
Approval. The proposed amendment would accommodate future development that is appropriately scaled and located. The Northwest Community Plan recommends nodal development is recommended in order to mitigate the negative transportation impacts that are posed when commercial development is located within a residential area as well as commercial uses that support residential uses in the planning area. The proposed plan amendment is consistent with these goals and objectives.

IV. ATTACHMENTS

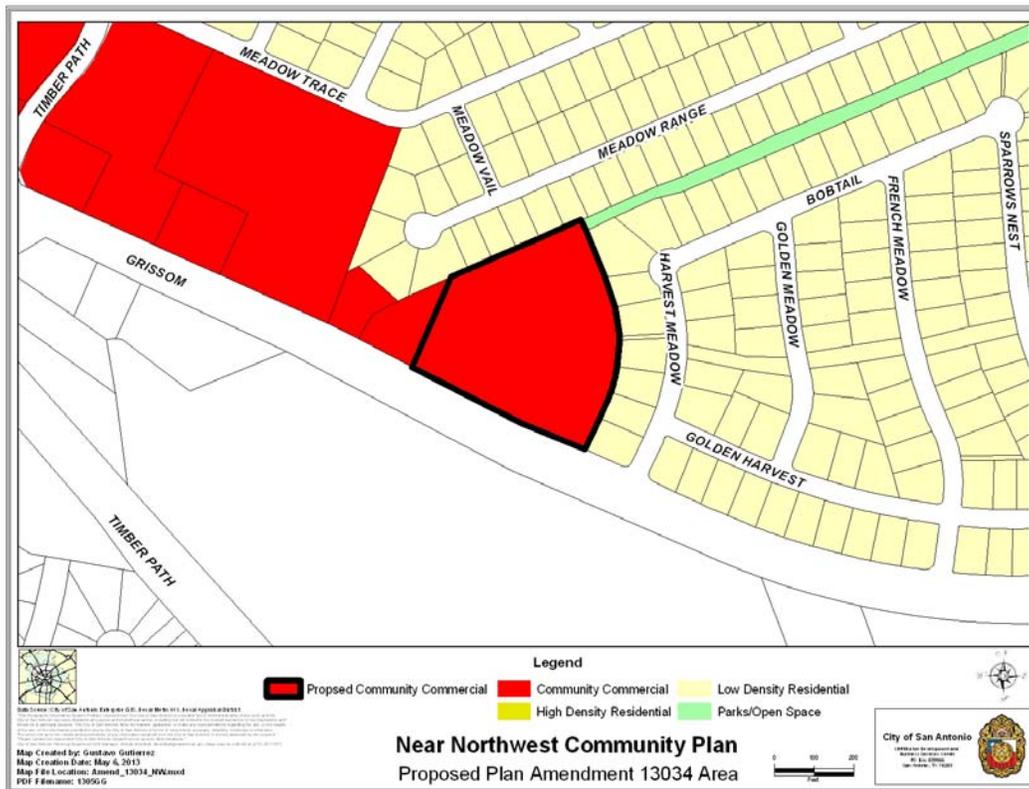
A. Plan Amendment Maps

B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 4.33 ACRES LOCATED IMMEDIATELY EAST OF 8715 GRISSOM ROAD AND LEGALLY DESCRIBED AS NCB 18698 BLK 28, LOT 3.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003; updated the plan on May 27, 2004 and June 16, 2011; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 June 12, 2013 and **APPROVED** the amendment on June 12, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 Northwest 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 12nd DAY OF JUNE 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM No. 19

Public Hearing:

Planning Commission
June 12, 2013

Case Number:

PA 13036

Applicant:

Sisters of the Incarnate Word and
Blessed Sacrament

Representative:

Sr. Odilia Korenek

Owner:

Sisters of the Incarnate Word and
Blessed Sacrament

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

1135 Mission Road

Legal Description:

NCB 20 Lot 51

Tract Size:

11.79 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 5/24/2013
Notices Mailed 5/30/2013

- 90 to property owners within 200 feet
 - 1 to Roosevelt Park Neighborhood Association the registered neighborhood association within 200 feet
 - 26 to planning team members
- Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the South Central San Antonio Community Plan future land use classification for the property subject to this application from Public/Institutional to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the South Central San Antonio Community Plan to change the future land use classification of the subject property from Public/Institutional to Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Mixed Use classification supports the South Central San Antonio Community Plan goals of promoting more recreational facilities and activities for youth and community members and creating a healthy environment for families and businesses. The proposed use should have minimal impact, if any, on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: South Central San Antonio Community Plan	
Plan Adoption Date: August 19, 1999	Update History: November 10, 2005
Goal 2: Support and enhance the area’s community facilities to improve quality of life. Goal 2, Strategy 1.2: Provide more recreational facilities and activities for youth and community members. Goal 2, Objective 4: Support and enhance existing community facilities.	
<p>The proposed development supports the goals of promoting more recreational facilities and activities for youth and community members and creating a healthy environment for families and businesses.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
Public/Institutional: Public Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious, facilities, museums, fraternal and service organizations and hospitals.	Varies
Mixed Use: Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.	Varies

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Public/Institutional	School and church
North	Public/Institutional and Parks Open Space	Sports Complex and Orphanage
East	Low Density Residential and Parks Open Space	Single-Family Homes and Golf Course
South	Public/Institutional and Low Density Residential	Community Center and Trailer Park
West	Parks Open Space	Sports Complex

Land Use: The subject property is located along Mission Road near the intersection of Mission Road and Hansford Street, within the South Central San Antonio Community Plan. The subject property is occupied by a church and school and is surrounded by a sports complex and orphanage to the north, single family homes and a golf course to the east, a community center and trailer park to the south and a sports complex to the west. The South Central San Antonio Community Plan classifies the subject property as Public/Institutional and the area to the north as Public/Institutional and Parks Open Space, the area to east as Low Density Residential and Parks Open Space, the area to the south as Public/Institutional and Low Density Residential and the area to the west as Parks Open Space.

The applicant requests this plan amendment and associated zoning change in order to utilize the existing dining hall for Bingo activities and to construct a paint ball facility. The subject property is located on a collector street and is in close proximity to the San Antonio River and two blocks west of Roosevelt Avenue, a major arterial. Its location, coupled with the mix of multi-family uses to the north and south, a major public sports complex to the west and the varied commercial uses along Roosevelt Avenue, make it appropriate for commercial use of a community scale and the Mixed Use classification. The Mixed Use

classification would allow for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. The Mixed Use classification supports the South Central San Antonio Community Plan goals of promoting more recreational facilities and activities for youth and community members and creating a healthy environment for families and businesses. The proposed use should have minimal impact, if any, on adjacent properties.

Transportation: Mission Road is a collector street. Palo Blanco Street, Weaver Street and Hansford Street are local streets. Roosevelt Avenue is a Primary Arterial Type B. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop in front of the subject property on the corner of Palo Blanco and Mission Road. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities: Seton Home, St. Peter and St. Joseph Orphanage, Mission Concepcion, Mission Concepcion Sports Complex and Concepcion Park are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MF-33

Proposed Zoning: C-2 S and C-2 CD

Corresponding Zoning Case: Z2013135 CD S

Zoning Commission Public Hearing Date: June 18, 2013

III. RECOMMENDATION

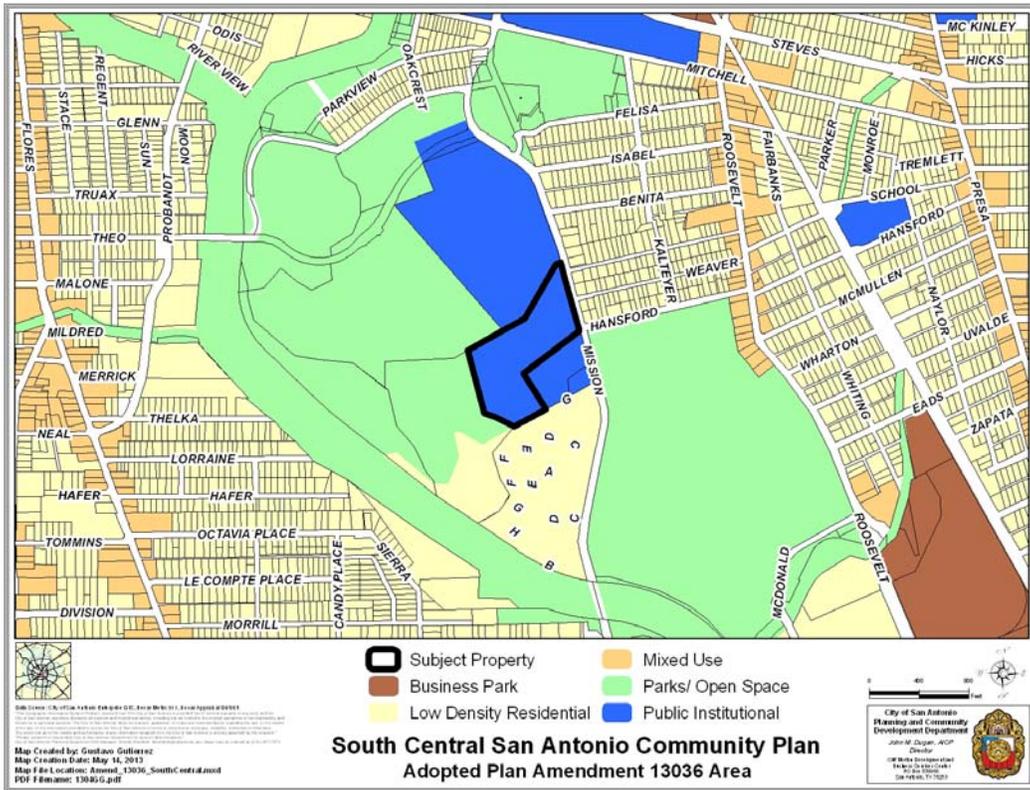
The subject property is located on a collector street and is in close proximity to the San Antonio River and two blocks west of Roosevelt Avenue a major arterial. Its location coupled with the mix of multi-family uses to the north and south, a major public sports complex to the west and the varied commercial uses along Roosevelt Avenue make it appropriate for commercial use of a community scale and the Mixed Use classification. The Mixed Use classification supports the South Central San Antonio Community Plan of goal of promoting more recreational facilities and activities for youth and community members and creating a healthy environment for families and businesses. The proposed use should have minimal impact, if any, on adjacent properties.

IV. ATTACHMENTS

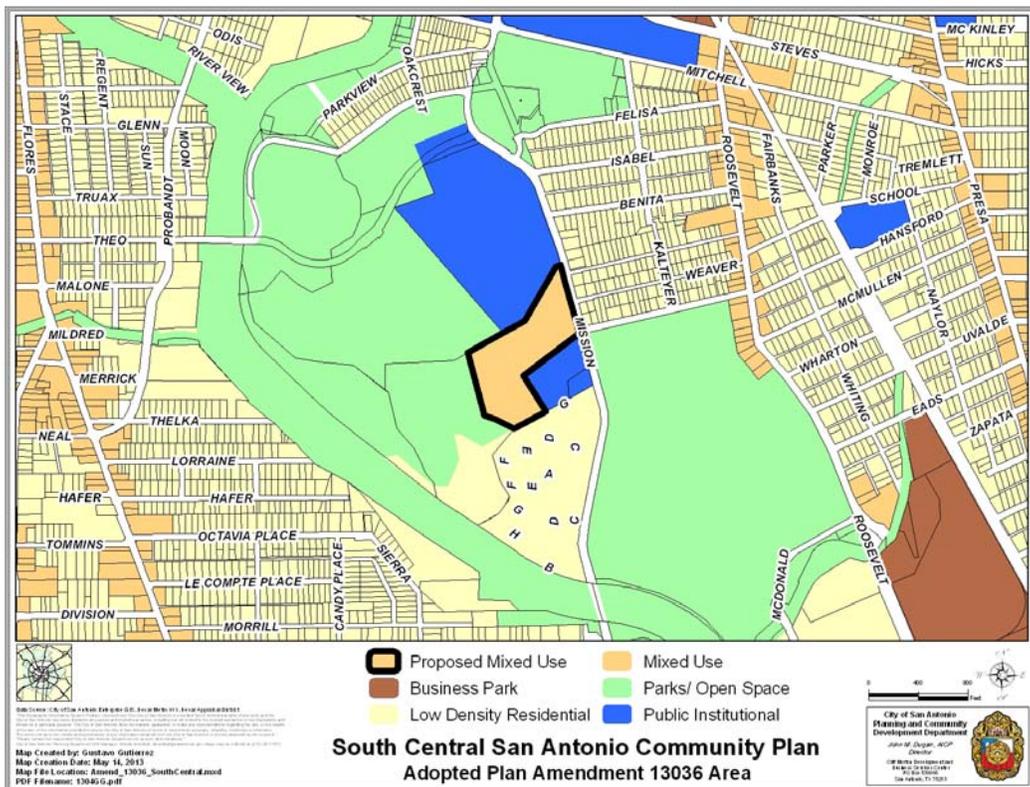
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC/INSTITUTIONAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 11.79 ACRES LOCATED AT 1135 MISSION ROAD.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Comprehensive Master Plan on August 19, 2013 and November 10, 2013; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 June 12, 2013 and **APPROVED** the amendment on June 12, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 South Central San Antonio 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 12th DAY OF JUNE 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission