



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

**PLANNING COMMISSION AGENDA**  
**∞ June 26, 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 interpretes 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. **120221:** Request by HLL Land Acquisitions of Texas, L.P. for approval of a major plat to subdivide a 14.24-acre tract of land to establish the **Preserve at Indian Springs U2, PH2** Subdivision, generally located southeast of the intersection of Sweet Olive and Coriander. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **120353:** Request by William L. Hoover, for approval of a major plat to replat a 12.575-acre tract of land to establish the **Mountain Terrace Planned Unit Development** Subdivision, generally located northwest of the intersection of State Highway 16 and Ranch Parkway. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **120391 \*:** Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 31.393-acre tract of land to establish the **Balcones Creek Ranch Unit 1, Enclave** Subdivision, generally located southwest of the intersection of IH10 West and Dietz Elkhorn Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **120467:** Request by Larry Benson – L.B. Invest, for approval of a major plat to subdivide a 1.426-acre tract of land to establish the **L.B.** Subdivision, generally located east of Loop 410, on the north side of Alamo Downs Parkway. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **130034:** Request by KB Homes Lonestar Inc., for approval of a major plat to replat a 11.779-acre tract of land to establish the **Windcrest Heights Subdivision Unit II**, generally located northeast of the intersection of Crestway Road and Oriole. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130068:** Request by K/T Tx Holding, LLC, for approval of a major plat to subdivide a 0.501-acre tract of land to establish the **Cherry Modern IDZ** Subdivision, generally located northeast of the intersection of North Cherry and Burnet Street. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
12. **130088:** Request by CT San Saba Partners, LP, for approval of a major plat to replat and subdivide a 10.557-acre tract of land to establish the **San Saba Apartments** Subdivision, generally located west of the intersection of Prue Road and Old Prue Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **130090 \***: Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 14.259-acre tract of land to establish **Balcones Creek Ranch, Unit 4, Enclave** Subdivision, generally located southwest of the intersection of IH10 West and Dietz Elkhorn Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
14. **130131**: Request by Mark Sparrow, for approval of a major plat to subdivide a 17.586-acre tract of land to establish the **The Parc at Escondido Unit 3** Subdivision, generally located southeast of the intersection of F.M. 1516 and Weichold Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
15. **130194**: Request by ALT Development, Inc., for approval of a major plat to subdivide a 13.86-acre tract of land to establish **Westwinds West, Unit-4B (Enclave)** Subdivision, generally located northwest of the intersection of Alamo Ranch and Roft Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

#### **Land Transactions**

16. The potential purchase of land to the Parks and Recreation Department. The land consists of approximately 23.17 acres, located at 7609 Heuermann Rd., situated west of IH 10 West, north of Loop 1604, adjacent/south of Friedrich Park, outside of the 100 year floodplain. The land is in Council District 8. (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)

#### **Comprehensive Master Plan Amendments**

17. **PA 13034**: (continued from June 12, 2013 meeting) 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)
18. **PA 13035**: A request by Kaufman & Killen Inc., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 8.875 acres of land out of NCB 15678, Block 1, Lot 9, Lot P-45, P-43A & P-43C ABS 391, and Lot P-43 & P-44 (located west/southwest of the intersection of Thousand Oaks Drive and Wetmore Road) from “Business Park” to “Light Industrial”. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning and Community Development).

### **Street Name Changes**

19. **S11-002:** A request by the Northside Independent School District for a resolution recommending approval of a street name change request to change the name of “Bamberger Trail” to “Champions Gate” between the intersections of N Loop 1604 W and Kyle Seale Parkway. **Staff recommends approval.** (Andreina Dávila-Quintero, Senior Planner, (210) 207-0215, Andreina.Davila@sanantonio.gov, Development Services Department)

### **Other Items**

20. Approval of the minutes for the June 12, 2013 Planning Commission meeting.
21. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
22. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
June 26, 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 21,  
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**

June 12, 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**

Stuart 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 June 17, 2013.

**F. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

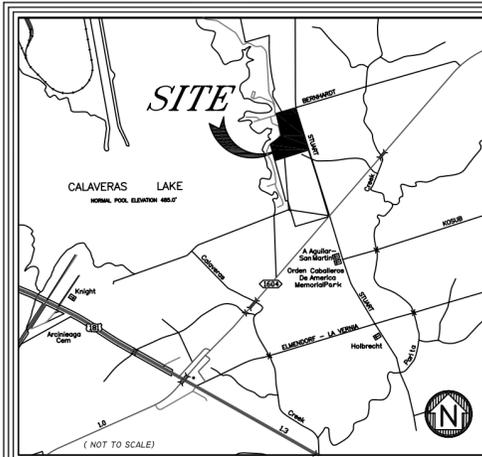
MDP 016A-07, Vista Al Lago, accepted on September 26, 2012

**III. RECOMMENDATION**

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

**IV. ATTACHMENT**

1. Proposed Plat



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

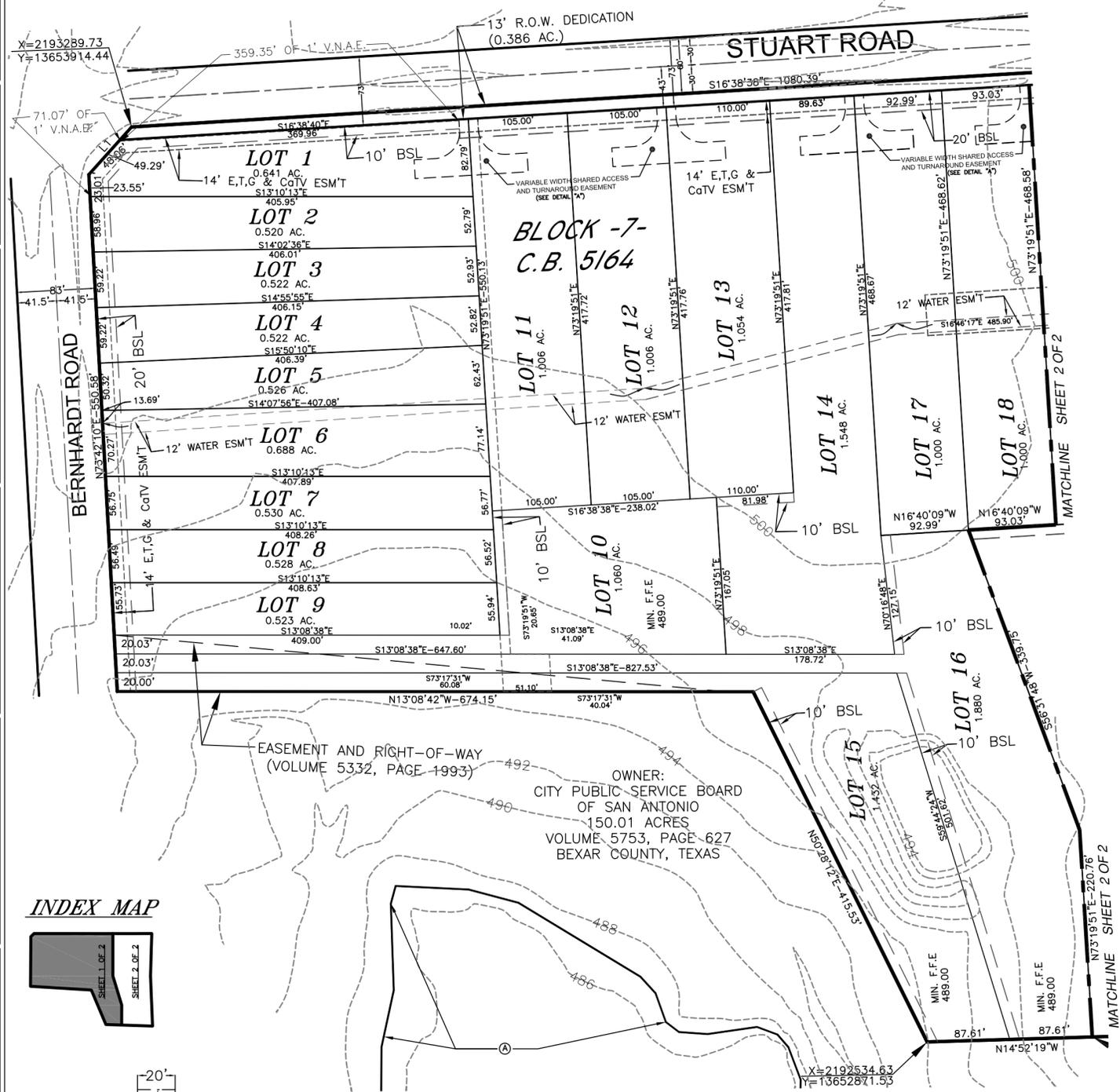
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

LICENSED PROFESSIONAL ENGINEER NO. 55516

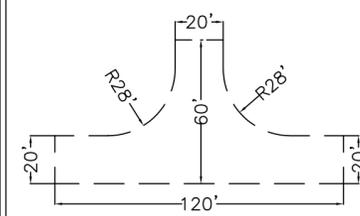
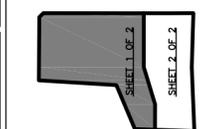
- GENERAL NOTES:**
- 1.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
  - 2.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T,CATV. EASEMENTS.
  - 3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
  - 4.) IMPACT FEES ARE 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.

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.

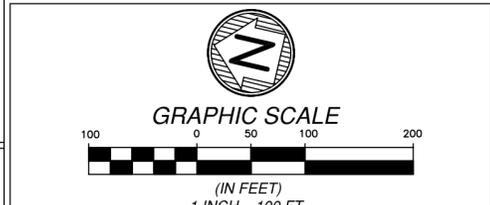


**INDEX MAP**



**CALAVERAS LAKE**

**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: dbinsola@yahoo.com  
 7715 Mainland Drive, Suite 114  
 San Antonio, Texas 78250  
 (210)444-9023  
 DATE: 03/14/2013 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., \_\_\_\_\_

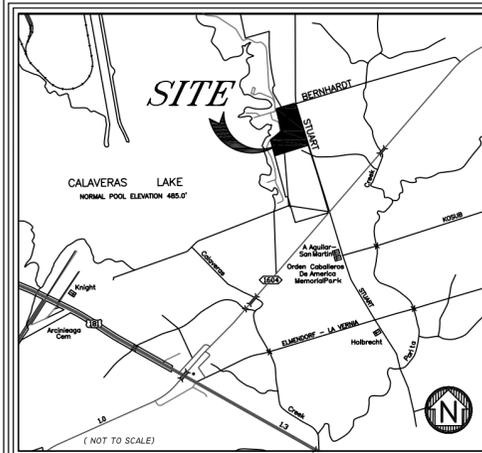
BY: \_\_\_\_\_  
 CHAIRMAN

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



MAPSCO 2008 MAP 687 GRID # A8 LOCATION MAP

**LEGEND:**

PROPOSED FINISHED CONTOURS	— [576]
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DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
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EXISTING CONTOURS	- - - - -
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VEHICULAR NON ACCESS EASEMENT	V.N.A.E.

STATE OF TEXAS  
 COUNTY OF BEXAR  
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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  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

STATE OF TEXAS  
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

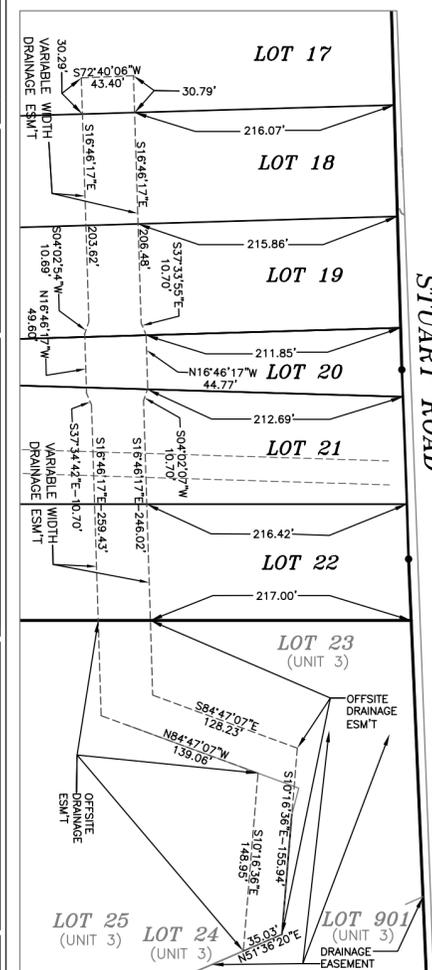
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LICENSED PROFESSIONAL ENGINEER NO. 55516

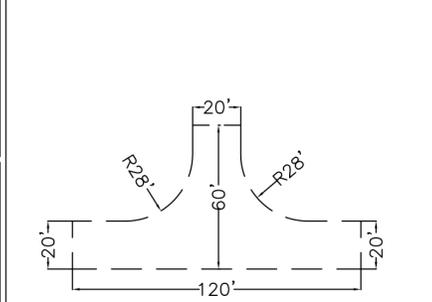
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  - 3.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
  - 4.) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE 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

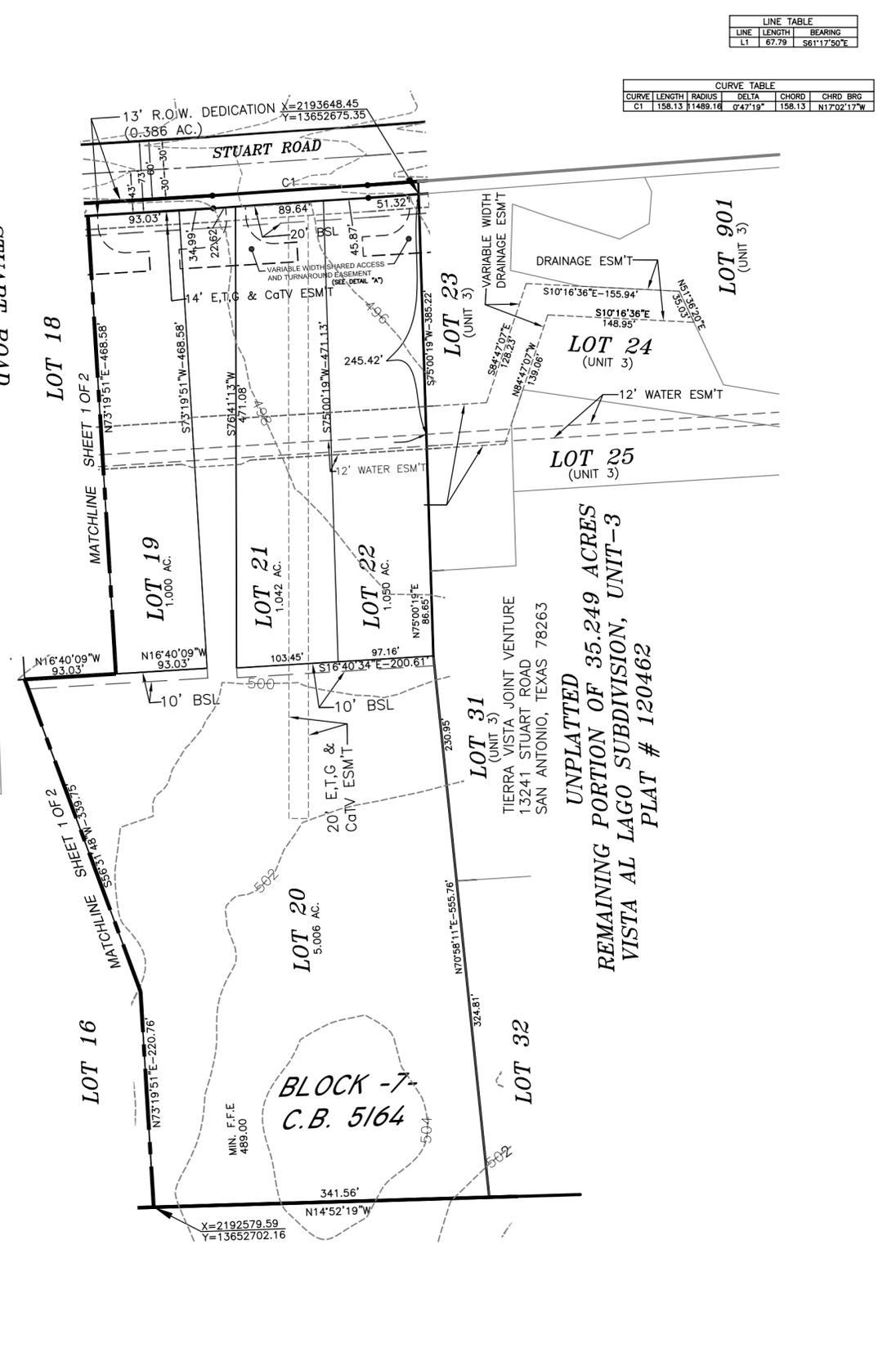
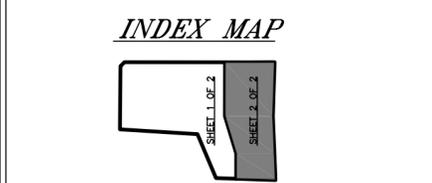
- C.P.S. NOTES:**
- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "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

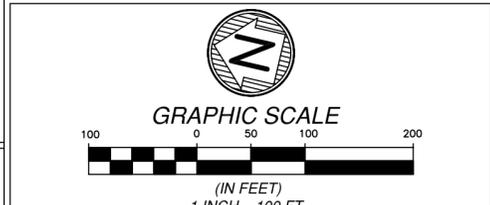
LINE TABLE

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  
 SAN ANTONIO, TEXAS 78201 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 26, 2013

**Application/Case Number:**

120221

**Project Name:**

Preserve at Indian Springs U2, PH2

**Applicant:**

Ben Wissink

**Representative:**

KFW Engineers & Surveying, c/o  
Blaine P. Lopez, P.E.

**Owner:**

HLL Land Acquisitions of Texas,  
L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of Sweet  
Olive and Coriander

**MAPSCO Map Grid (Ferguson):**

452 B-7

**Tract Size:**

14.24

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 14.24-acre tract of land to establish the **Preserve at Indian Springs U2, PH2** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 12, 2013

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of fifty-three (**53**) single-family residential lots, one (**1**) non-single family residential lot and approximately one thousand eight hundred fifty-one (**1,851**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on June 12, 2013.

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 10, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

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

## **III. RECOMMENDATION**

Approval of the proposed **Indian Springs U2, PH2** Subdivision Plat

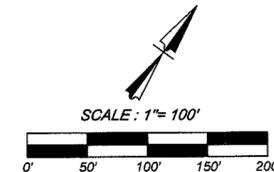
## **IV. ATTACHMENTS**

1. Proposed Plat
2. Aquifer Letter

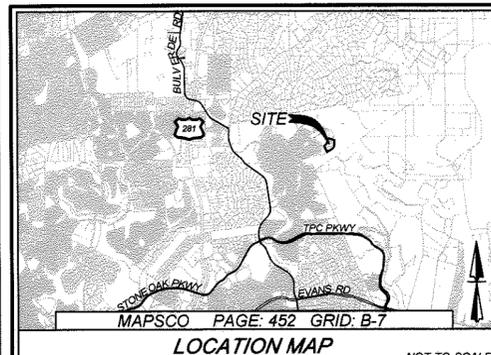
PLAT NUMBER 120221

SUBDIVISION PLAT ESTABLISHING PRESERVE AT INDIAN SPRINGS U2, PH2

BEING 14.24 ACRES OF LAND OUT OF A 209.70 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11053, PAGE 2069, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54 COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY NO. 1, ABSTRACT NO. 1020, COUNTY BLOCK 4901, BEXAR COUNTY, TEXAS CONTAINING A TOTAL OF 24.130 ACRES.



KFW ENGINEERS & SURVEYING FIRM 9513. 14603 HUEBNER RD, BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441



- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, O.P.R. = OFFICIAL PUBLIC RECORDS, ESMT = EASEMENT, F.F. = FINISHED FLOOR MINIMUM ELEVATION AS REQUIRED FOR SANITARY SEWER, B.S.L. = BUILDING SETBACK LINE, G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

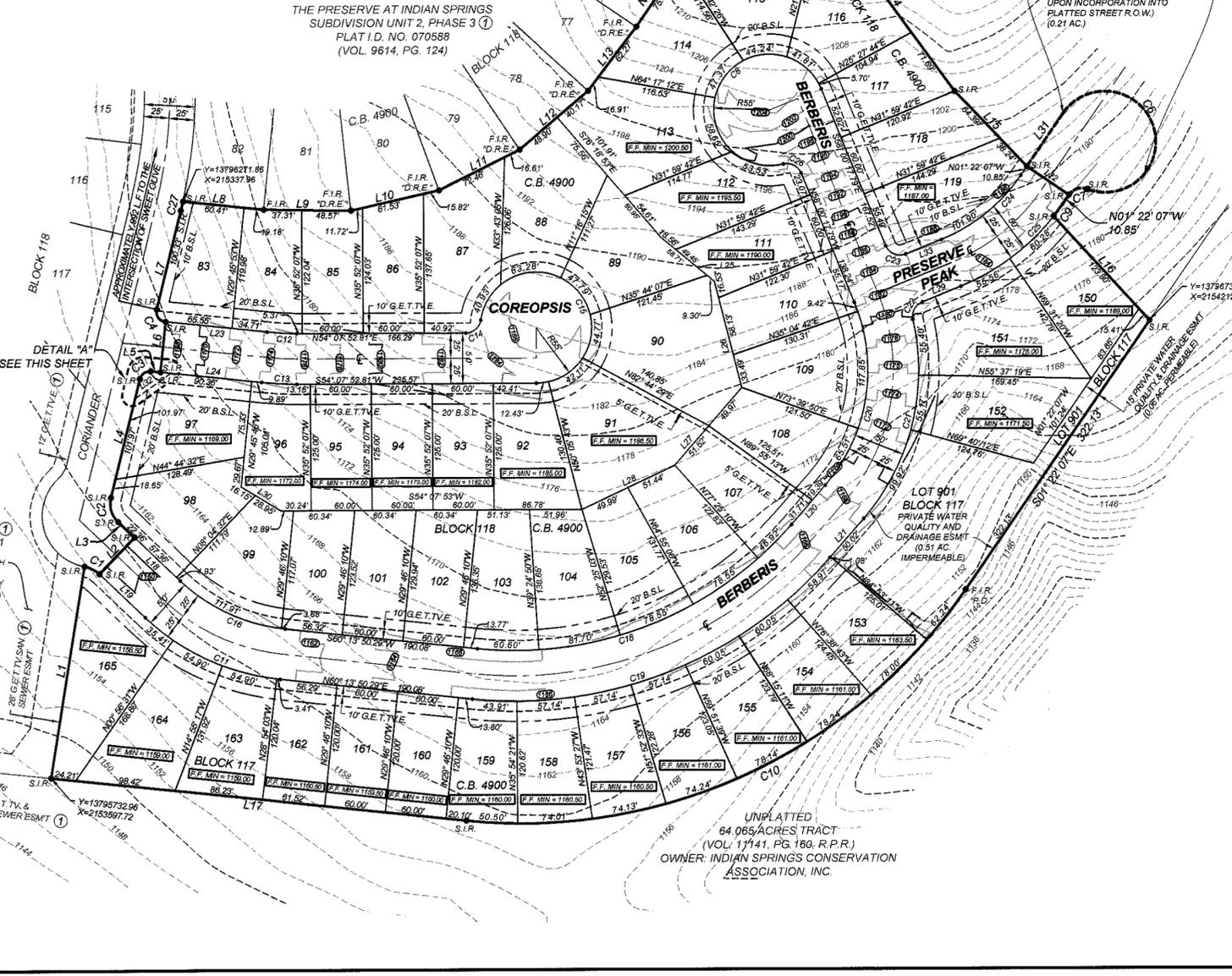
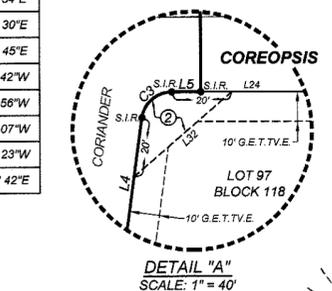
Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C1 through C26.

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE... 3. LOT 901, BLOCK 117 IS DESIGNATED AS A WATER QUALITY AND DRAINAGE EASEMENT.

Line Table with columns: Line #, Length, Direction. Rows L1 through L20.

- 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 AND GAS DISTRIBUTION AND GAS FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PULLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS... 2. ANY CONSIDERABLE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW... 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDWARDS AQUIFER NOTES: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 94, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERHEATED PROTECTION" AT LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 3 (1) PLAT I.D. NO. 070588 (VOL. 9614, PG. 124)

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.

Blaine Lopez, 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.

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

STATE OF TEXAS COUNTY OF DALLAS 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.

Ben Wuehler, Owner, HLL Land Acq. of TX, L.P., DULY AUTHORIZED AGENT. STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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.

Hillary A. Hagen, Notary Public, State of Texas, My Commission Expires May 03, 2016. THIS PLAT OF PRESERVE AT INDIAN SPRINGS U2, PH 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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





September 5, 2012

Mr. Blaine Lopez, P.E.  
 KFW Engineers  
 14603 Huebner Rd. Bldg 40  
 San Antonio, Texas 78230

RE: File No. 1208009 - Request for review of **The Preserve at Indian Springs Unit 2, Phase 2, Plat No. 120221** located on Wilderness Oak & Preserve Parkway.

Dear Mr. Lopez:

On August 15, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 14,090 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category I** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1960. Certain changes to the project may create a substantial alteration under the provision of the Water Quality Ordinance and alter its category.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of **The Preserve at Indian Springs Unit 2, Phase 2, Plat No. 120221.**

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

Sincerely,

*Scott R. Halty*  
 for Scott R. Halty,  
 Director,  
 Resource Protection & Compliance

SRH:LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

120353

**Project Name:**

Mountain Terrace Planned Unit  
Development

**Applicant:**

William L. Hoover

**Representative:**

Macina, Bose, Copleand &  
Associates, Inc.  
c/o Robert A. Copeland, Jr., P.E.

**Owner:**

William L. Hoover

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of State  
Highway 16 and Ranch Parkway.

**MAPSCO Map Grid (Ferguson):**

512 A-3

**Tract Size:**

12.575 acres

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder June 7, 2013  
Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to replat a 12.575-acre tract of land to establish the **Mountain Terrace Planned Unit Development** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 4, 2013

**CASE HISTORY**

Area being replatted was previously platted as a Lot 6 and 4.061 acres out of Lot 7, Block 1, C.B. 4556 of the San Antonio Ranch – New Community Unit 1 Subdivision, recorded in Volume 7900, Pages 131 to 152, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty-three (**33**) non-single family residential lots and approximately two thousand six hundred forty linear feet of private drives.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

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

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

### **E. Interdepartmental Review**

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

Furthermore, on September 24, 2012, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(q)(1), Sidewalks – Applicability, and on May 20, 2013 the applicant submitted an additional request for an Administrative Exception to the requirement of Section 35-506(d)(12) Cross Section and Construction Standards – Design Speed and Section 35-506(i) Horizontal Curvature of the Unified Development Code (UDC). On May 14, 2013 and May 23, 2013, the Development Services Director and Bexar County granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 3 and 4**).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

PUD 12-002, Mountain Terrace Townhomes, approved on October 10, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Mountain Terrace Planned Unit Development** Replat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS Aquifer Protection and Evaluation Letter
3. Administrative Exception granted on May 14, 2013
4. Administrative Exception granted on May 23, 2013

PLAT NO. 120353
REPLAT ESTABLISHING
MOUNTAIN TERRACE
PLANNED UNIT DEVELOPMENT

BEING A 12.575 ACRE TRACT OF LAND COMPRISED OF LOT 6 (8.514 AC), AND 4.061 ACRES OUT OF LOT 7, BLOCK 1, COUNTY BLOCK 4556, BOTH OF THE SAN ANTONIO RANCH - NEW COMMUNITY UNIT 1 SUBDIVISION, RECORDED IN VOLUME 7900, PAGES 131-152 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF MOUNTAIN CLIMB AS BEING N32°32'36"W.



SCALE: 1" = 100'



MACINA • BOESE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcenginera.com
TEXAS REGISTERED ENGINEERING FIRM F-784



DATE: 06/18/2012 JOB NO.: 30645/0678

- List of easements and setbacks including: 20' ELECTRICAL EASEMENT, 5' x 50' ANCHOR EASEMENT, VARIABLE WIDTH SANITARY SEWER EASEMENT, 20' DRAINAGE EASEMENT, 28' DRAINAGE EASEMENT, 20' BUILDING SETBACK, 10' BUILDING SETBACK, 20' BUILDING SETBACK, 12' WATER EASEMENT, 16' WATER EASEMENT, 8' ELECTRICAL AND GAS EASEMENT, VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, 10' ELECTRICAL, GAS, TELEPHONE, CATV EASEMENT, COMMON MAINTENANCE AREA & BUILDING SETBACK, 14' ELECTRICAL, GAS, TELEPHONE & CATV EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT, 20' TELEPHONE & CATV EASEMENT, 20' ACCESS EASEMENT, 10' PRIVATE DRAINAGE EASEMENT - FOR THE BENEFIT OF MOUNTAIN TERRACE, PUD, COMMON AREA MAINTENANCE EASEMENT, CLEAR VISION EASEMENT.

THIS PLAT OF MOUNTAIN TERRACE, P.U.D. 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., 2013.

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 PLANNING COMMISSIONS 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., 2013.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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

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: WILLIAM L. HOOVER
13411 FM 1560 N
HELOTES, TEXAS 78023
TEL. NO. (210) 771-8194

OWNER

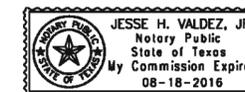
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM L. HOOVER 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



GENERAL NOTES:

- 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREDIN IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 4802902003, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (83).
3. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(a)(5).
4. MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREDIN.
5. THE STATE PLANE COORDINATES AS SHOWN HEREDIN WERE DERIVED FROM C.P.S. OBSERVATION BY M.B.C., INC.
6. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7. LOT 999 (1.6553 ACRES) ARE PRIVATE DRIVEWAYS WITH STREET NAMES & ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE & DRAINAGE EASEMENT.
8. THE PROPERTY OWNERS SHALL INDEMNIFY AND HOLD HARMLESS BEXAR COUNTY AND ITS OFFICERS AND EMPLOYEES FROM ANY LIABILITY OR DAMAGES ARISING FROM THE APPROVAL OR FILING OF THIS PLAT.

DRAINAGE EASEMENT NOTES:

NO STRUCTURES, 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.

IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

WASTE WATER EDU NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREDIN 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.

CPS NOTES:

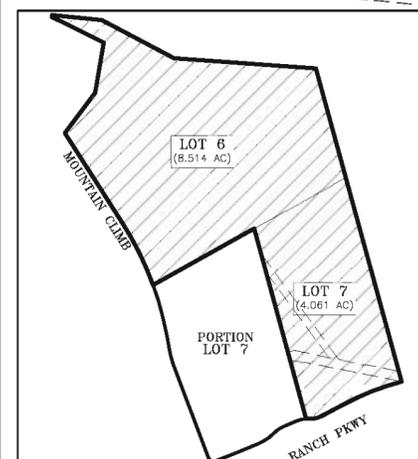
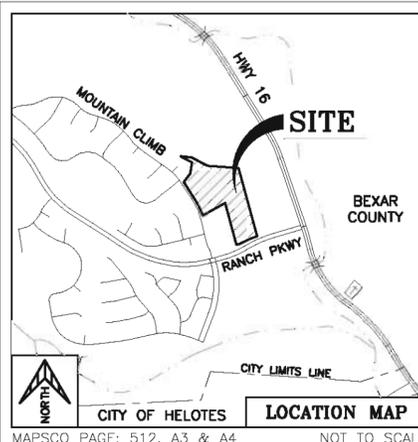
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BUYING 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 AREAS.
2. 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.
3. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
4. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
5. 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.

SAWS AQUIFER NOTE:

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

MINIMUM FINISHED FLOOR NOTE:

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING
BEING LOT 6 (8.514 AC) AND 4.061 ACRES OUT OF LOT 7, BLOCK 1, COUNTY BLOCK 4556 SAN ANTONIO RANCH - NEW COMMUNITY UNIT 1 SUBDIVISION AS RECORDED IN VOLUME 7900, PAGES 131-152 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SAN ANTONIO RANCH - NEW COMMUNITY UNIT 1 WHICH IS RECORDED IN VOLUME 7900, PAGES 131-152, BEXAR 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 (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

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

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. 70868

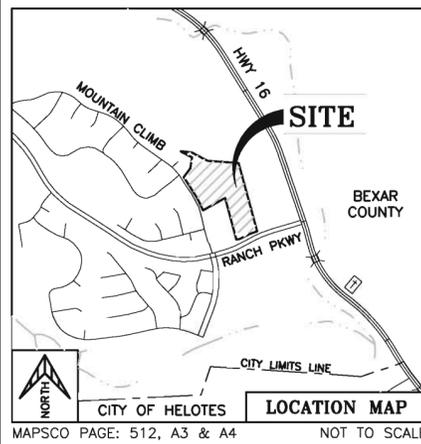
LEGEND:

- AC ----- ACRE
CATV ----- CABLE TELEVISION
BLDC ----- BUILDING
C.B. ----- COUNTY BLOCK
VOL. ----- VOLUME
PG. ----- PAGE
BLK. ----- BLOCK
DRWY. ----- DRIVEWAY

NOTE: LINE AND CURVE TABLES ON SHEET 2 OF 4

Professional seals for Joe Edward Hagle, Registered Professional Land Surveyor No. 4788, and Robert A. Copeland, Jr., Licensed Professional Engineer No. 70868.

File: P:\0616\30645-Saturnch\wmmms12\design\plots\sh-plot-30645-rev.dwg Layout: normal: PG. 1 Date: Jun 07, 2013, 3:37pm User ID: gmartin User ID: gmartin



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	30.08'	N15°15'18"W	L35	52.69'	S86°55'44"W
L2	27.00'	N21°25'57"W	L36	30.00'	S74°44'42"W
L3	27.00'	N21°25'57"W	L37	20.11'	N68°34'03"E
L4	15.97'	S12°33'07"W	L38	10.62'	N23°34'03"E
L5	68.60'	S14°44'42"W	L39	17.51'	S57°56'01"W
L6	35.85'	N14°44'42"E	L40	54.67'	S29°15'18"E
L7	64.26'	N60°44'42"E	L41	18.15'	S57°23'27"E
L8	41.07'	N40°33'54"E	L42	33.46'	S46°27'55"E
L9	18.39'	N02°26'14"W	L43	38.41'	S28°01'28"E
L10	20.00'	S87°33'46"E	L44	38.41'	S64°54'22"E
L11	17.48'	S02°26'14"E	L45	16.60'	S85°51'16"E
L12	73.14'	S85°51'16"E	L46	35.78'	S11°21'35"E
L13	27.00'	S04°08'44"W	L47	16.26'	S88°50'15"W
L14	90.83'	N85°51'16"W	L48	37.34'	N11°21'35"W
L15	41.07'	S40°33'54"W	L49	56.25'	S80°23'45"E
L16	16.54'	N60°44'42"E	L50	13.27'	N78°03'28"E
L17	27.00'	S29°15'18"E	L51	12.26'	S17°35'03"E
L18	55.11'	S60°44'42"W	L52	17.75'	S78°03'28"W
L19	64.26'	S60°44'42"W	L53	44.81'	N80°23'45"W
L20	15.97'	N12°33'07"E	L54	21.58'	N32°32'36"W
L21	59.89'	N09°54'31"E	L55	40.52'	S55°15'18"E
L22	17.39'	N51°20'30"W	L56	50.23'	N79°44'42"E
L23	25.72'	N01°09'45"W	L57	43.88'	S65°15'18"E
L24	17.50'	S88°50'15"W	L58	22.87'	S87°15'18"E
L25	20.00'	N01°09'45"W	L59	7.07'	N47°44'42"E
L26	69.50'	N88°50'15"E	L60	7.07'	N42°15'18"W
L27	70.72'	S01°09'45"E	L61	25.79'	N87°15'18"W
L28	17.39'	S51°20'30"E	L62	42.07'	N65°15'18"W
L29	80.67'	S09°54'31"W	L63	45.50'	S79°44'42"W
L30	4.83'	S73°13'38"E	L64	32.29'	S34°44'42"W
L31	42.14'	S15°15'18"E	L65	20.00'	S75°15'18"E
L32	30.00'	S38°16'20"W	L66	20.00'	S14°44'42"W
L33	54.90'	S83°16'20"W	L67	20.00'	N75°15'18"W
L34	50.01'	N63°04'16"W			

**LEGEND:**  
 AC ----- ACRE  
 CATV ----- CABLE TELEVISION  
 BLDG. ----- BUILDING  
 C.B. ----- COUNTY BLOCK  
 VOL. ----- VOLUME  
 PG. ----- PAGE  
 BLK. ----- BLOCK  
 DRWY. ----- DRIVEWAY

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. 4788

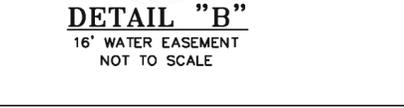
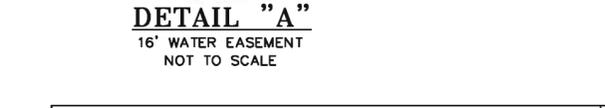
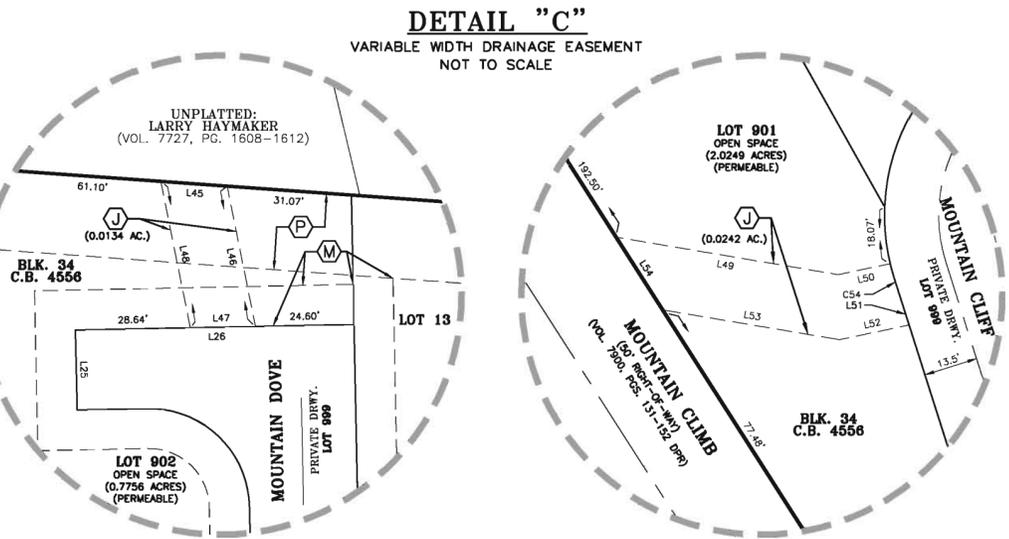
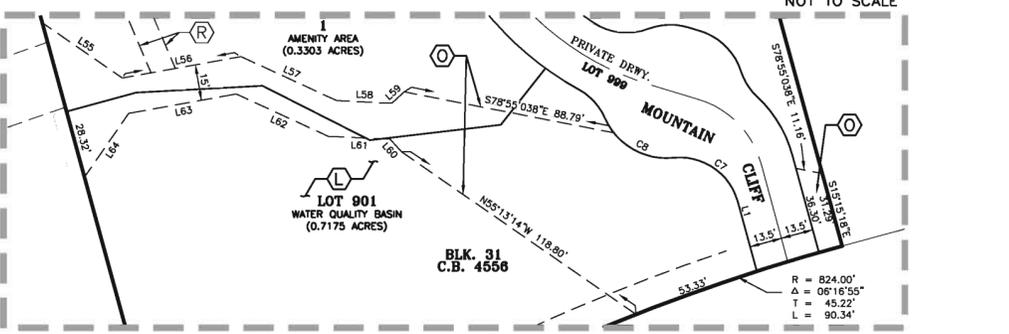
STATE OF TEXAS  
 COUNTY OF BEXAR

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\_\_\_\_\_ LICENSED PROFESSIONAL ENGINEER NO. 70868

**CPS NOTES:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) FOOT WIDE EASEMENTS.
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CURVE TABLE						CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	182.86'	824.00'	12°42'54"	91.81'	182.49'	S68°23'15"W	C29	39.13'	36.50'	61°25'33"	21.68'	37.28'	S09°51'07"W
C2	0.95'	776.00'	0°04'13"	0.48'	0.95'	S61°59'42"W	C30	42.93'	25.00'	98°23'39"	28.96'	37.85'	S70°03'29"E
C3	34.20'	63.00'	31°06'12"	17.53'	33.78'	S77°30'41"W	C31	14.78'	25.00'	33°52'43"	7.61'	14.57'	S43°48'20"W
C4	10.96'	87.00'	7°13'05"	5.49'	10.95'	S89°27'15"W	C32	36.66'	62.00'	33°52'43"	18.88'	36.13'	S43°48'21"W
C5	203.40'	934.00'	1°22'39"	102.10'	203.00'	N26°15'17"W	C33	34.18'	25.00'	78°19'45"	20.36'	31.58'	S21°34'49"W
C6	18.13'	725.00'	1°25'58"	9.07'	18.13'	N33°15'35"W	C34	44.36'	25.00'	101°40'15"	30.69'	38.77'	S88°25'10"E
C7	35.22'	25.00'	80°43'00"	21.25'	32.38'	N55°36'48"W	C35	21.03'	25.00'	48°11'35"	11.18'	20.41'	N36°38'54"E
C8	35.33'	28.00'	72°17'26"	20.45'	33.03'	N59°49'35"W	C36	44.86'	52.00'	49°25'25"	23.93'	43.48'	N37°15'50"E
C9	16.27'	25.00'	37°17'28"	8.44'	15.99'	N42°19'36"W	C37	26.54'	83.50'	18°12'48"	13.38'	26.43'	N71°04'56"E
C10	132.78'	133.50'	56°59'15"	72.47'	127.38'	N32°28'43"W	C38	49.68'	40.50'	70°16'49"	28.51'	46.62'	N45°02'56"E
C11	56.38'	186.50'	17°19'11"	28.40'	56.16'	N12°38'40"W	C39	26.73'	25.00'	61°15'01"	14.80'	25.47'	N20°42'59"W
C12	39.33'	25.00'	90°07'41"	25.06'	35.39'	N66°22'06"W	C40	45.54'	52.00'	50°10'45"	24.35'	44.10'	N26°15'07"W
C13	41.37'	25.00'	94°48'16"	27.19'	36.81'	N21°09'55"E	C41	39.27'	25.00'	90°00'00"	25.00'	35.36'	N46°09'45"W
C14	37.17'	25.00'	85°11'44"	22.99'	33.84'	N68°50'05"W	C42	21.89'	25.00'	50°10'45"	11.71'	21.20'	S26°15'07"E
C15	28.93'	25.00'	66°18'06"	16.33'	27.34'	N35°25'00"E	C43	55.59'	52.00'	61°15'01"	30.78'	52.98'	S20°43'00"E
C16	118.62'	56.50'	120°17'24"	98.44'	98.00'	N57°52'45"W	C44	27.12'	25.00'	62°09'57"	15.07'	25.81'	S21°10'27"E
C17	21.57'	25.00'	49°25'25"	11.50'	20.90'	S37°15'49"W	C45	79.46'	83.50'	54°31'23"	43.03'	76.49'	S24°59'45"E
C18	43.74'	52.00'	48°11'35"	23.26'	42.46'	S36°38'55"W	C46	12.44'	25.00'	28°30'10"	6.35'	12.31'	S11°59'08"E
C19	20.07'	25.00'	46°00'00"	10.61'	19.54'	S37°44'42"W	C47	82.92'	213.50'	22°15'08"	41.99'	82.40'	S15°06'39"E
C20	27.52'	25.00'	63°03'52"	15.34'	26.15'	N16°47'14"W	C48	97.78'	106.50'	52°36'08"	52.64'	94.38'	S30°17'09"E
C21	27.89'	52.00'	30°44'07"	14.29'	27.56'	N32°57'07"W	C49	23.66'	25.00'	54°13'43"	12.80'	22.79'	S83°42'04"E
C22	71.09'	52.00'	78°19'45"	42.36'	65.68'	N21°34'50"E	C50	17.06'	26.00'	37°35'18"	8.85'	16.75'	N87°58'43"E
C23	56.08'	35.00'	91°47'56"	36.12'	50.27'	N14°50'44"E	C51	25.12'	26.00'	55°21'04"	13.64'	24.15'	S45°33'06"E
C24	79.37'	63.50'	71°37'08"	45.81'	74.31'	N04°45'20"E	C52	12.65'	25.00'	28°59'42"	6.46'	12.52'	S32°22'25"E
C25	90.75'	150.00'	34°39'46"	46.81'	89.37'	N57°53'47"E	C53	28.69'	52.00'	31°36'58"	14.72'	28.33'	S31°03'47"E
C26	37.95'	28.00'	77°39'52"	22.54'	35.11'	N36°23'42"E	C54	3.80'	52.00'	04°11'25"	1.90'	3.80'	S15°29'21"E
C27	40.77'	28.00'	83°25'02"	24.95'	37.26'	S44°08'45"E	C55	7.85'	5.00'	90°00'00"	5.0'	7.07'	S30°15'18"E
C28	115.02'	123.00'	53°34'50"	62.11'	110.88'	S67°21'19"W	C56	7.85'	5.00'	90°00'00"	5.00'	7.07'	S59°44'42"W

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: **WILLIAM L. HOOVER**  
 13411 FM 1660 N  
 HELOTES, TEXAS 78023  
 TEL. NO. (210) 771-8194

OWNER \_\_\_\_\_

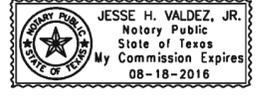
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM L. HOOVER 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 \_\_\_\_\_, 2013.

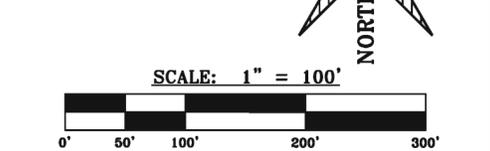
NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS



**PLAT NO. 120353**  
 REPLAT ESTABLISHING  
**MOUNTAIN TERRACE**  
 PLANNED UNIT DEVELOPMENT

BEING A 12.575 ACRE TRACT OF LAND COMPRISED OF LOT 6 (8.514 AC), AND 4.061 ACRES OUT OF LOT 7, BLOCK 1, COUNTY BLOCK 4556, BOTH OF THE SAN ANTONIO RANCH - NEW COMMUNITY UNIT 1 SUBDIVISION, RECORDED IN VOLUME 7900, PAGES 131-152 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF MOUNTAIN CLIMB AS BEING N32°32'36"W.



MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1035 Central Parkway North, San Antonio, Texas 78232  
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
 TEXAS REGISTERED ENGINEERING FIRM F-784

- DATE: 06/18/2012 JOB NO.: 30645/0676
- (A) 20' ELECTRICAL EASEMENT (VOL. 7900, PGS. 131-152)
  - (B) 5' X 50' ANCHOR EASEMENT (VOL. 7900, PGS. 131-152)
  - (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 7900, PGS. 131-152)
  - (D) 20' DRAINAGE EASEMENT (VOL. 7900, PGS. 131-152)
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  - (K) 8' ELECTRIC AND GAS EASEMENT
  - (L) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (ALL OF LOT 901, BLK 31) - FOR THE BENEFIT OF MOUNTAIN TERRACE, PUD
  - (M) 10' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT, COMMON MAINTENANCE AREA & BUILDING SETBACK
  - (N) 14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
  - (O) VARIABLE WIDTH DRAINAGE EASEMENT
  - (P) 20' TELEPHONE & CATV EASEMENT
  - (Q) 20' ACCESS EASEMENT
  - (R) 10' PRIVATE DRAINAGE EASEMENT - FOR THE BENEFIT OF MOUNTAIN TERRACE, PUD (SEE SHEET 4 OF 4 FOR DETAIL)
  - (S) COMMON AREA MAINTENANCE EASEMENT (SEE SHEETS 3 & 4 FOR LOCATIONS & DETAILS)
  - (T) CLEAR VISION EASEMENT (INTERSECTION SIGHT DISTANCE) (SEE SHEET 3 OF 4 FOR DETAILS)

THIS PLAT OF MOUNTAIN TERRACE, P.U.D. 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., 2013.

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

\_\_\_\_\_  
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
 COUNTY OF BEXAR

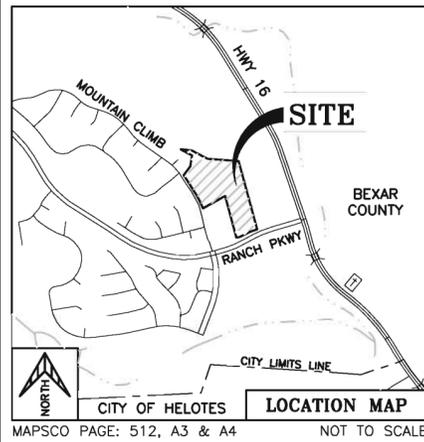
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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

Date: Jun 07, 2013, 3:41 pm User ID: gmartin Layout: PG 2 File: P:\0616\_30645-Sattonch\w\mms12\design\plots\sh-plot-30645-rev.dwg Layout name: PG 2





**CPS NOTES:**

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

**LEGEND:**

- AC ----- ACRE
- CATV ----- CABLE TELEVISION
- BLDG. ----- BUILDING
- C.B. ----- COUNTY BLOCK
- VOL. ----- VOLUME
- PG. ----- PAGE
- BLK. ----- BLOCK
- DRWY. ----- DRIVEWAY

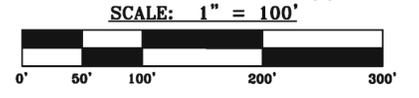
STATE OF TEXAS  
COUNTY OF BEXAR

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**PLAT NO. 120353**  
**REPLAT ESTABLISHING**  
**MOUNTAIN TERRACE**  
**PLANNED UNIT DEVELOPMENT**

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**OWNER/DEVELOPER:** WILLIAM L. HOOVER  
13411 FM 1660 N  
HELOTES, TEXAS 78023  
TEL. NO. (210) 771-8194

OWNER \_\_\_\_\_

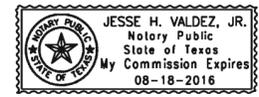
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM L. HOOVER 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



**MACINA • BOSE • COPELAND & ASSOC., INC.**  
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TEXAS REGISTERED ENGINEERING FIRM F-784

- DATE: 06/18/2012** **JOB NO.: 30645/0676**
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  - (S) COMMON AREA MAINTENANCE EASEMENT (SEE SHEETS 3 & 4 FOR LOCATIONS & DETAILS)
  - (CV) CLEAR VISION EASEMENT (INTERSECTION SIGHT DISTANCE) (SEE SHEET 3 OF 4 FOR DETAILS)

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

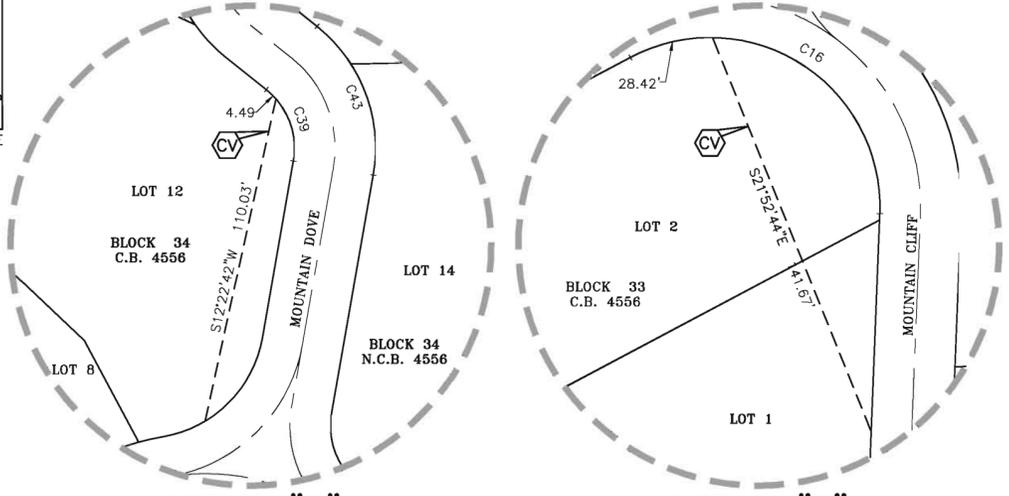
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

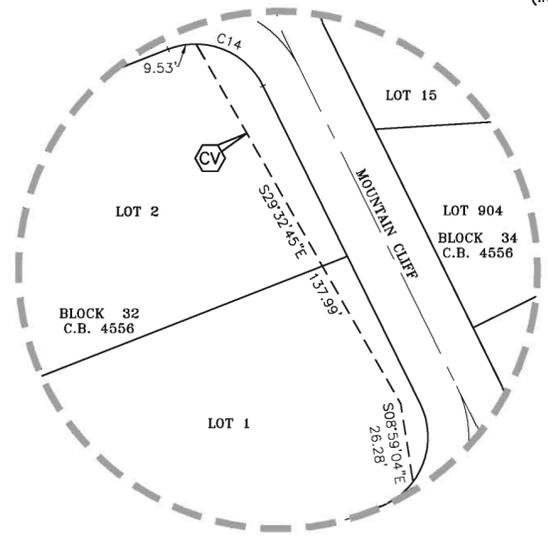
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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

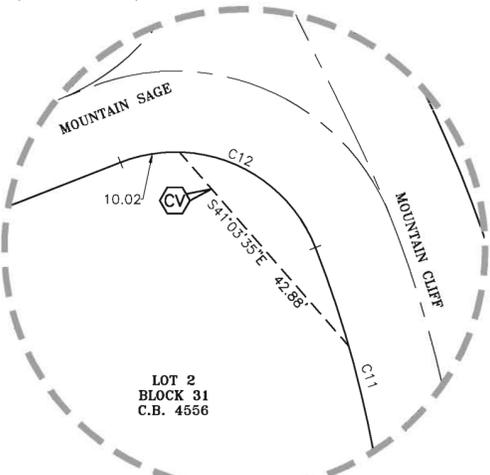


**DETAIL "E"**  
CLEAR VISION EASEMENT  
(INTERSECTION SIGHT DISTANCE)  
(NOT TO SCALE)

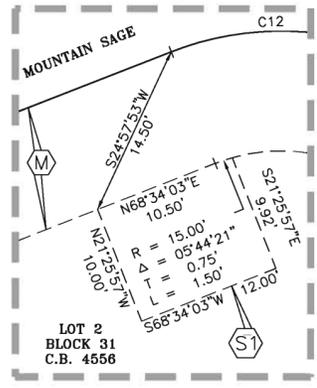
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(INTERSECTION SIGHT DISTANCE)  
(NOT TO SCALE)



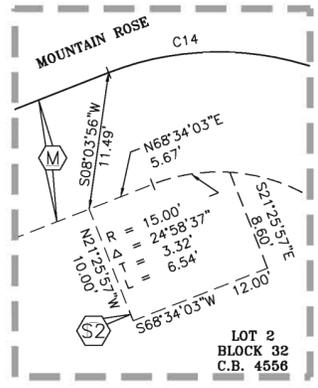
**DETAIL "G"**  
CLEAR VISION EASEMENT  
(INTERSECTION SIGHT DISTANCE)  
(NOT TO SCALE)



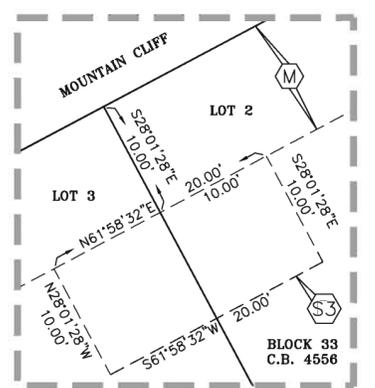
**DETAIL "H"**  
CLEAR VISION EASEMENT  
(INTERSECTION SIGHT DISTANCE)  
(NOT TO SCALE)



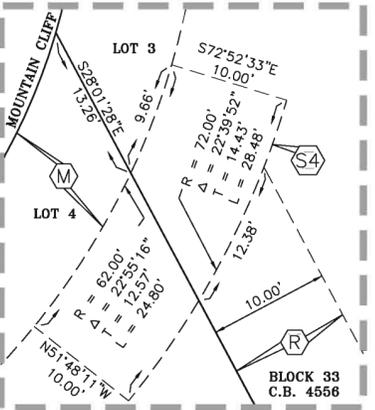
**DETAIL S1**  
COMMON AREA MAINTENANCE EASEMENT  
(NOT TO SCALE)



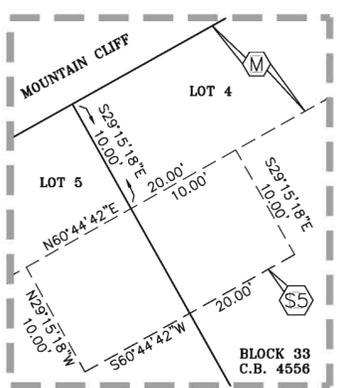
**DETAIL S2**  
COMMON AREA MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL S3**  
COMMON AREA MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL S4**  
COMMON AREA MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL S5**  
COMMON AREA MAINTENANCE EASEMENT  
(NOT TO SCALE)

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. 4788

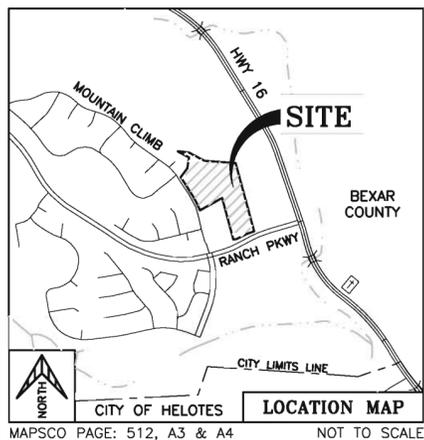
STATE OF TEXAS  
COUNTY OF BEXAR

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. 70868



Date: Jun 07, 2013, 3:42pm User: ID: gmartin Layout: PG 3  
File: P:\0616\_30645-Sattonch\wimms\2\design\plots\sh-plot-30645-rev.dwg Layout: name: PG 3



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

- LEGEND:**
- AC ----- ACRE
  - CATV ----- CABLE TELEVISION
  - BLDG. ----- BUILDING
  - C.B. ----- COUNTY BLOCK
  - VOL. ----- VOLUME
  - PG. ----- PAGE
  - BLK. ----- BLOCK
  - DRWY. ----- DRIVEWAY

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:**  
WILLIAM L. HOOVER  
13411 FM 1560 N  
HELOTES, TEXAS 78023  
TEL. NO. (210) 771-8194

OWNER \_\_\_\_\_

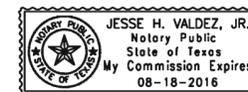
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM L. HOOVER 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 \_\_\_\_\_, 2013.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



PLAT NO. 120353

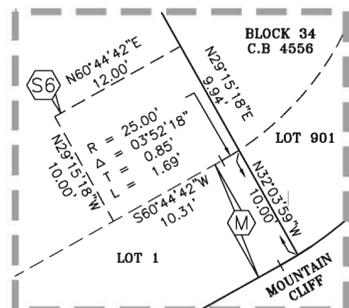
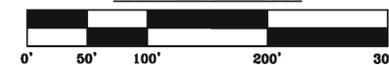
REPLAT ESTABLISHING  
**MOUNTAIN TERRACE**  
PLANNED UNIT DEVELOPMENT

BEING A 12.575 ACRE TRACT OF LAND COMPRISED OF LOT 6 (8.514 AC), AND 4.061 ACRES OUT OF LOT 7, BLOCK 1, COUNTY BLOCK 4556, BOTH OF THE SAN ANTONIO RANCH - NEW COMMUNITY UNIT 1 SUBDIVISION, RECORDED IN VOLUME 7900, PAGES 131-152 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

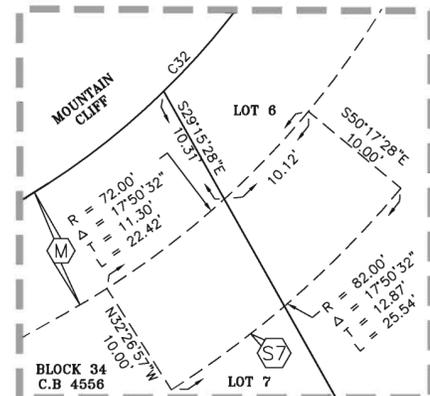
BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF MOUNTAIN CLIMB AS BEING N32°32'36"W.



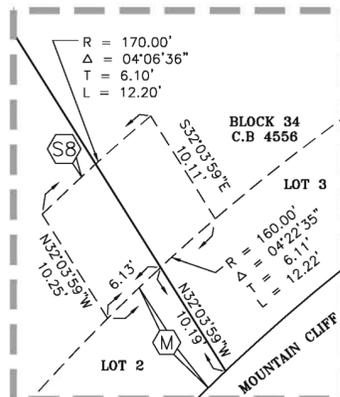
SCALE: 1" = 100'



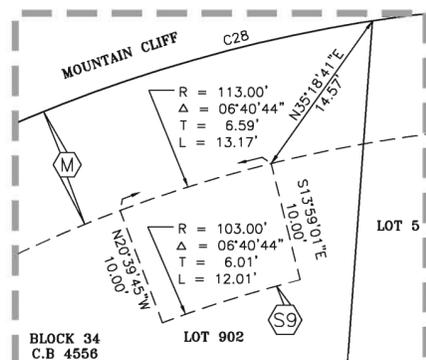
**DETAIL S6**  
COMMON AREA  
MAINTENANCE EASEMENT  
(NOT TO SCALE)



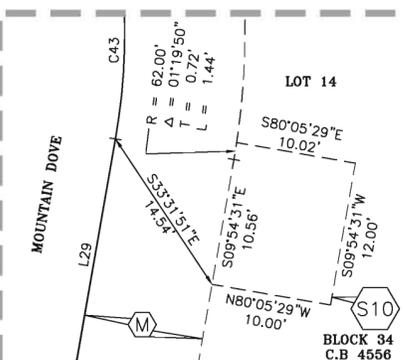
**DETAIL S7**  
COMMON AREA  
MAINTENANCE EASEMENT  
(NOT TO SCALE)



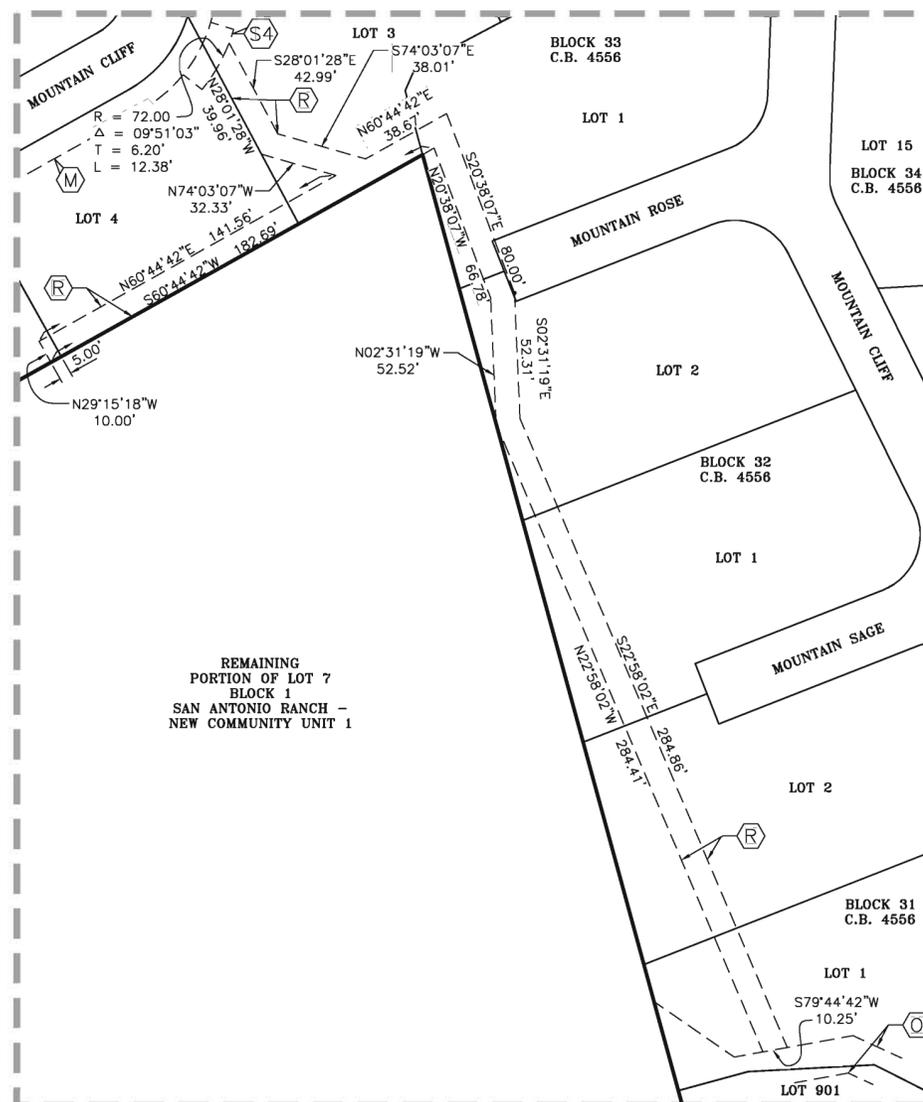
**DETAIL S8**  
COMMON AREA  
MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL S9**  
COMMON AREA  
MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL S10**  
COMMON AREA  
MAINTENANCE EASEMENT  
(NOT TO SCALE)



**DETAIL**  
PRIVATE DRAINAGE EASEMENT  
NOT TO SCALE

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 06/18/2012

JOB NO.: 30645/0676

- |  |   |
|--|---|
| (A) 20' ELECTRICAL EASEMENT (VOL. 7900, PGS. 131-152)                | (L) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (ALL OF LOT 901, BLK 31) - FOR THE BENEFIT OF MOUNTAIN TERRACE, P.U.D.   |
| (B) 5' X 50' ANCHOR EASEMENT (VOL. 7900, PGS. 131-152)               | (M) 10' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT, COMMON MAINTENANCE AREA & BUILDING SETBACK   |
| (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 7900, PGS. 131-152) | (N) 14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT  |
| (D) 20' DRAINAGE EASEMENT (VOL. 7900, PGS. 131-152)                  | (O) VARIABLE WIDTH DRAINAGE EASEMENT  |
| (E) 28' DRAINAGE EASEMENT (VOL. 7900, PGS. 131-152)                  | (P) 20' TELEPHONE & CATV EASEMENT   |
| (F) 20' BUILDING SETBACK (VOL. 7900, PGS. 131-152)                   | (Q) 20' ACCESS EASEMENT   |
| (G) 10' BUILDING SETBACK   | (R) 10' PRIVATE DRAINAGE EASEMENT - FOR THE BENEFIT OF MOUNTAIN TERRACE, P.U.D. (SEE SHEET 4 OF 4 FOR DETAIL) COMMON AREA MAINTENANCE EASEMENT (SEE SHEETS 3 & 4 FOR LOCATIONS & DETAILS) |
| (H) 20' BUILDING SETBACK   | (S) CLEAR VISION EASEMENT (INTERSECTION SIGHT DISTANCE) SEE SHEET 3 OF 4 FOR DETAILS  |
| (I) 12' WATER EASEMENT   | (T) 8' ELECTRIC AND GAS EASEMENT  |
| (J) 16' WATER EASEMENT   |   |
| (K) 8' ELECTRIC AND GAS EASEMENT                                     |   |

THIS PLAT OF MOUNTAIN TERRACE, P.U.D. 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., 2013.

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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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

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. 4788

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. 70868





RECEIVED  
13 MAY 34 PM 3:16  
LAND DEVELOPMENT  
SERVICES DIVISION

Attachment No. 2

2013 MAY 20 PM 2:56

August 21, 2012

RECEIVED

AUG 23 2012

MBC ENGINEERS

Mr. Robert Copeland, P.E.  
Macian, Bose, Copeland, & Associates  
1035 N Central Parkway  
San Antonio, Texas 78232

RE: SAWS File No. 1208001 - Request for review of **Mountain Terrace PUD, Plat No. 120353** located on west of State Highway 16 off Ranch Parkway and Mountain Climb.

Dear Mr. Copeland:

On August 02, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observation of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 12.58 acres with 4.86 acres located entirely within the EARZ and the remaining 7.72 acres on the Contributing Zone. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1706 (San Antonio Ranch Townhomes). Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated July 05, 2012 and June 25, 2012, respectively.

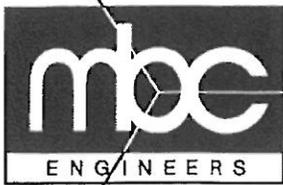
After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Mountain Terrace PUD, Plat No. 120353.

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

Sincerely,

Scott Halty  
Director  
Resource Protection and Compliance

SH:LMR



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

September 24, 2012

Administrative Exception / Variance Request Review<sup>1</sup>  
c/o Development Services Staff  
Mr. Robert Brach  
Bexar County Public Works Dept.  
County of Bexar  
233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas

RE: Mountain Terrace PUD  
Plat No: 120353  
UDC Code Section 35 – 515 (c) (4)  
Administrative Exception Request

Dear Mr. Brach,

**Introduction:** The proposed Mountain Terrace Planned Unit development consists of 25 townhome buildings with 100 dwelling units. The townhome development has a connection with a private drive, has a fully functional entrance on Ranch Parkway and a secondary entrance/exit on to Mountain Climb for emergency purposes.

**Code Issue/ Justification:** As per UDC section 35 – 515 (c) (4):

All lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of section 35-506 for street name and design standards shall be met. Neither the use of an irrevocable ingress/egress easement nor use of a private street shall be allowed to satisfy the major thoroughfare plan requirements. Frontage of a lot shall be determined by the property line of the lot adjacent to the right-of-way of the street upon which the property's address is based. On irregular shaped lots, a minimum street frontage of fifteen (15) feet shall be required. Single-family residential lots shall not front on a collector street, arterial street or parkway except as specified under subsection 35-506 (r) (2). An "irregular shaped lot" includes any lot located on a cul-de-sac or adjoining a curved section of a roadway with a centerline radius of less than two hundred (200) feet.

Due to the extreme topographic conditions of the site the site grading/ drainage design required the incorporation of several high retaining walls and curvilinear private drives. All the units are connected to private drives for fire access and ingress/egress purposes. To meet the latest tree preservation ordinance, (80% of all the trees within the environmentally sensitive areas 20% more slope) to meet this requirement more than 3 acres of project site has been left as undeveloped and green space. The proposed development is a non-public funded project and all the private drives will be maintained by home owners associations. The private drives are designed to meet International Code Section D103 & Bexar County Fire Marshal's Office standard operating guidelines. Thus, with all these hardships in meeting the ordinances and due to significant topographic relief it is not possible to meet the UDC section 35 – 515 (c) (4). See attached site grading plan and approved tree preservation plan.

Mountain Terrace PUD  
Plat: 120353  
UDC Code Section 35 – 515(c) (4)  
Administrative Exception Request

In my professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Please contact me at (210) 545-1132 if you have any questions.

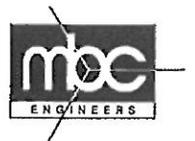
Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.  
Texas Registered Engineering Firm F-784

  
Robert A. Copeland Jr., P.E.  
President

Attachment(s)

<b>For Office Use Only:</b>	AEVR #:	Date Received:
<b>DSD – Director Official Action:</b>		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:		Date:
Printed Name:	Title:	
Comments:		





## COUNTY OF BEXAR

### PUBLIC WORKS DEPARTMENT

233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207-3188  
Main 210-335-6700

**Project:** Mountain Terrace Townhomes  
A major subdivision plat consisting of 26 lots on 12.575 acres with access from Ranch Parkway

**Address:** Near Ranch Parkway and Mountain Climb  
Ferguson Map Grid 512/A-4

**A/P #/PPR #/Plat #:** 120353

**AEVR #:**

**AEVR Submittal Date:** September 24, 2012

**AEVR Submitted by:** Robert A Copeland Jr PE

**Issue:** Sidewalks

**Code Sections:** 2011 Unified Development Code (UDC), Section 35-506 (q)(1) – Sidewalks - Applicability

**By:** Robert G Brach PE – Development Services Manager

I have reviewed the information provided in Mr Copeland's letter dated September 24, 2012. At issue, the UDC requires for sidewalks to be installed on both sides of all internal streets.

To provide sidewalk on both sides of the street, additional land would need to be removed that would result in the loss of approximately 15 trees (141 inches) that are currently protected. If sidewalk were not constructed in the areas to preserve the trees, there would be four distinct areas of the development that would be able to connect to on another with sidewalk. A significant loss of protected trees would result if ADA compliant crossings are provided and the sidewalk network was made to have connectivity.

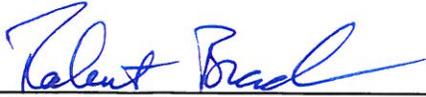
The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. 35-506q(2)E does allow for a sidewalk exception where the preservation of trees would warrant the elimination of sidewalks.
2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** All other requirements of the UDC have been met.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** If sidewalk is provided, the sidewalk would need to comply with the requirements of the ADA and Texas Accessibility Standards (TAS). Compliance with ADA and TAS would not be possible without a significant loss of protected trees and would increase the heights of the retaining walls to be built on the site.
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

Section 35-506(q)(1) – Sidewalks – Applicability

RECOMMENDATION: Approval of the Administrative Exception.



Robert Brach, P.E.  
Development Services Manger  
Bexar County

5/14/13

Date

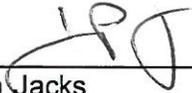
I have reviewed the AEVR Analysis and concur with the recommendation.



Pablo G Martinez, P.E.  
Interim Development Services Engineer  
City of San Antonio Planning and Development Services Department

5/14/13

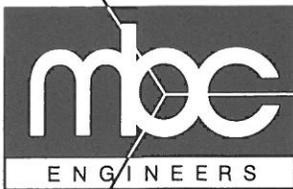
Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department

5-14-13

Date



May 17, 2013

Administrative Exception / Variance Request Review<sup>1</sup>  
c/o Development Services Staff  
Mr. Robert Brach  
Bexar County Public Works Dept.  
County of Bexar  
233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas

RE: Mountain Terrace PUD  
Plat No: 120353  
UDC Code Section 35 – 506 (l) (1)  
Administrative Exception Request

Dear Mr. Brach,

**Introduction:** The proposed Mountain Terrace Planned Unit development consists of 25 townhome buildings with 100 dwelling units. The townhome development has a connection with a private drive, has a fully functional entrance on Ranch Parkway and a secondary entrance/exit on to Mountain Climb for emergency purposes.

**Code Issue/ Justification:** As per UDC section 35 – 506 (l) (1):  
Horizontal centerline curvature shall be provided by simple circular curves with a constant radius for the safety and comfort of motorists. The minimum and maximum radii designated in this section, Tables 506-1, 506-4, 506-4a, 506-4b, and Figure 506-1 shall be used in designating horizontal curves. "Broken-back", compound curves and reverse curves shall not be permitted. A minimum fifty-foot tangent length is required between curves on local type A and B streets. A minimum of one hundred-foot tangent length is required between curves on collector and arterial streets. Super elevation may be used on arterial streets with the approval of the director of planning and development services in consultation with the director of public works.

Due to the extreme topographic conditions of the site, the site grading/ drainage design required the incorporation of several high retaining walls and curvilinear private drives. All the units are connected to private drives for fire access and ingress/egress purposes. To meet the latest tree preservation ordinance, (80% of all the trees within the environmentally sensitive areas 20% more slope) to meet this requirement more than 3 acres of project site has been left as undeveloped and green space. The proposed development is a non-public funded project and all the private drives will be maintained by home owners associations. The smallest tangent length between curves will not be feasible for this development. Thus, with all these hardships in meeting the ordinances and due to significant topographic relief it is not possible to meet the UDC section 35 – 506 (l) (1). See attached site grading plan and approved tree preservation plan.

In my professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. All the drive lanes meet all safety requirements for emergency vehicles.

Please contact me at (210) 545-1132 if you have any questions.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.  
Texas Registered Engineering Firm F-784

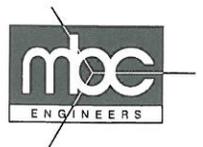


Robert A. Copeland Jr., P.E.  
President



Attachment(s)

<b>For Office Use Only:</b>	AEVR #:	Date Received:
<b>DSD – Director Official Action:</b>		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	_____	Date: _____
Printed Name:	_____	Title: _____
Comments:	_____ _____ _____	





COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207-3188  
Main 210-335-6700

**Project:** Mountain Terrace Townhomes  
A major subdivision plat consisting of 26 lots on 12.575 acres with access from Ranch Parkway

**Address:** Near Ranch Parkway and Mountain Climb  
Ferguson Map Grid 512/A-4

**A/P #/PPR #/Plat #:** 120353

**AEVR #:**

**AEVR Submittal Date:** May 20, 2013

**AEVR Submitted by:** Robert A Copeland Jr PE

**Issue:** Topographical and tree preservation impacts on street design within a PUD development.

**Code Sections:** 2011 Unified Development Code (UDC), 35-506(d)(12) Cross Section and Construction Standards – Design Speed; 35-506(l) Horizontal Curvature

**By:** Robert G Brach PE – Development Services Manager

I have reviewed the information provided in Mr Copeland’s letter dated May 20, 2013. In order to preserve trees and minimize the impacts of grading, Mr Copeland is seeking relief from the UDC for the design speed and horizontal curvature of the proposed street layout.

Section 35-344(f)(1) allows for platted lots to not front on a street and does allow for internal private drives for vehicular circulation provided the design of the driveway complies with the minimum requirements for a fire apparatus access road and a building permit is obtained for the construction of the private drive. Bexar County is prohibited by law from adopting Chapter 3 of the UDC necessitating the need for this Administrative Exception. Since the County does not have a building permit process to inspect private drive construction on private property, the design engineer will need to certify the construction of the private driveway conforms to the plans that have been reviewed and accepted by Bexar County Development Services. UDC Table 506-3 for Conventional Street Design Standards does not recognize a private drive. Therefore, a minimum design speed has not been established in the UDC. The engineer has determined 15 MPH would be the design speed most appropriate for this application due to the centerline radii proposed in the design. At 15 MPH, the need for a straight line tangent between the reverse curves is not needed. The straight line tangent section is typically needed to assist the driver to reorient their line of sight before entering into the next curve

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

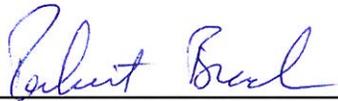
- 1. Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. While not adopted by the Bexar County Commissioners Court, Section 35-344(f)(1) allows for platted lots to not front on a street and does allow for internal private drives that comply with International Fire Code fire apparatus access design parameters for vehicular circulation.

35-506(d)(12) Cross Section and Construction Standards – Design Speed; 35-506(l) Horizontal Curvature

- 2. Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** All other requirements of the UDC except sidewalks which received an Administrative Exception earlier have been met. The private drive meets the minimum curve radii and exceeds the minimum pavement width for a fire apparatus access lane. A speed limit of 15 MPH has been established for the development based on the minimum centerline horizontal curve radii being provided in the development eliminating the need for a straight line tangent section between the reverse curves proposed in the development. In addition, the majority of the grades of the private drive were kept below 8%.
- 3. Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** If all street design standards were to be incorporated into the design, the development would severely impact the natural topography of the area resulting in a majority of the trees on the site to be removed.
- 4. Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed Administrative Exception meets the intent of the UDC.

RECOMMENDATION: Approval of the Administrative Exception.



Robert Brach, P.E.  
Development Services Manger  
Bexar County

5/23/13

Date

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



Pablo G Martinez, P.E.  
Interim Development Services Engineer  
City of San Antonio Planning and Development Services Department

5/23/13

Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department

5-23-13

Date



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

120391

**Project Name:**

Balcones Creek Ranch Unit 1,  
Enclave

**Applicant:**

Jay Hanna

**Representative:**

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

**Owner:**

H.M. Leonard, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of IH 10  
West and Dietz Elkhorn Road

**MAPSCO Map Grid (Ferguson):**

412 E-8

**Tract Size:**

31.393 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 31.393-acre tract of land to establish the **Balcones Creek Ranch Unit-1, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 10, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of fifty one (51) single family residential lots, 5 non-single family lots, and four thousand seven hundred and forty seven (4,747) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

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

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

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 13, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

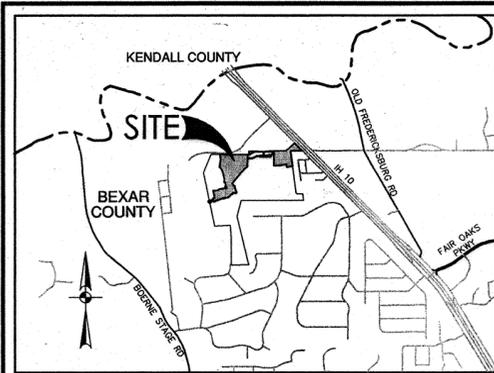
MDP 003-12, Balcones Creek Ranch, accepted on January 22, 2013

**III. RECOMMENDATION**

Approval of the proposed **Balcones Creek Ranch Unit-1, Enclave** Subdivision plat.

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 412E8  
NOT-TO-SCALE

LEGEND

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 8 16' SANITARY SEWER EASEMENT (0.004 OF AN ACRE)
- 9 16' SANITARY SEWER EASEMENT (0.053 OF AN ACRE)
- 10 10' WATER EASEMENT (0.031 OF AN ACRE)
- 11 10' BUILDING SETBACK LINE
- 12 20' BUILDING SETBACK LINE
- 13 ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.023 OF AN ACRE "OFF-LOT")
- 15 15' BUILDING SETBACK LINE
- 16 VARIABLE WIDTH DRAINAGE EASEMENT (0.006 OF AN ACRE "OFF-LOT")
- 17 10' DRAINAGE EASEMENT
- 18 LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (8.892 ACRES)
- 19 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.119 OF AN ACRE "OFF-LOT")
- 20 16' SANITARY SEWER EASEMENT (0.048 OF AN ACRE)
- 21 16' SANITARY SEWER EASEMENT (0.039 OF AN ACRE "OFF-LOT")
- 22 16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE "OFF-LOT")
- 1 16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR)
- 2 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)

SURVEYOR'S NOTES:

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

EDU INFO:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDINGS OR BURNING WHIS, 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 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SETBACK NOTE:

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

SAWS DEDICATION NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 1, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 8, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

OPEN SPACE NOTE:

LOT 901, BLOCK 8, LOTS 901-904, BLOCK 7, AND LOT 902, BLOCK 13, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, ACCESS AND FENCE EASEMENTS.

ZERO LOT LINE NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

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

FINISHED FLOOR NOTE:

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

DETENTION POND AND/ OR WATER QUALITY BASIN MAINTENANCE NOTE:

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

DETENTION NOTE:

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

CLEAR VISION NOTE:

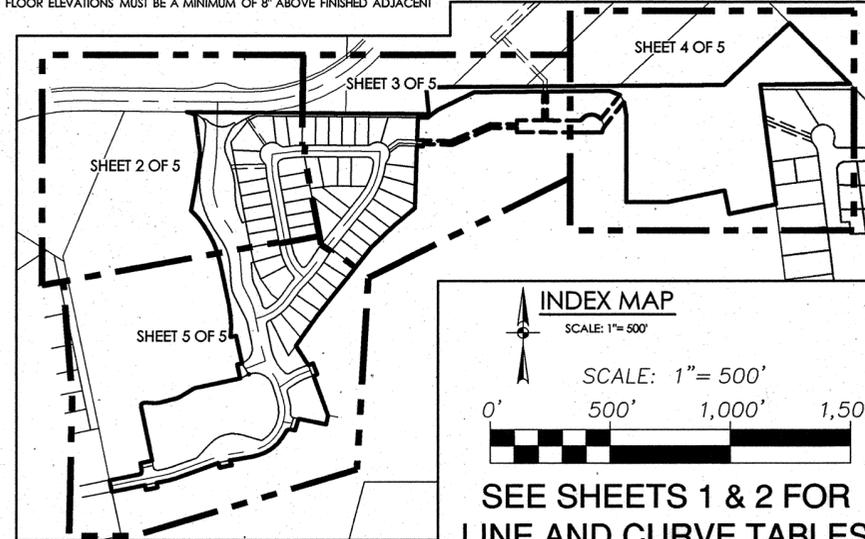
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S89°28'06"E	31.24'
L2	N05°40'03"W	113.43'
L3	N11°36'29"W	100.00'
L4	S89°52'53"W	173.54'
L5	S38°06'05"W	137.09'
L6	N90°00'00"W	93.42'
L7	N89°44'25"W	259.89'
L8	N00°15'35"E	17.01'
L9	N89°44'36"W	107.22'
L10	S66°07'18"W	176.57'
L11	N88°09'48"W	121.83'
L12	S01°50'12"W	10.00'
L13	N88°09'48"W	25.00'
L14	S49°21'51"W	112.96'
L15	S45°41'31"W	136.33'
L16	S35°00'27"W	152.84'
L17	S32°45'46"E	97.26'
L18	N69°31'30"E	4.73'
L19	S20°28'30"E	50.18'
L20	S69°31'30"W	1.85'
L21	S19°57'28"E	178.08'
L22	S11°3'55"W	38.31'
L23	N78°46'05"W	117.67'
L24	S17°18'03"W	50.28'
L25	N78°46'05"W	20.11'
L26	S80°34'13"W	91.34'
L27	S19°53'20"E	20.34'
L28	S80°34'13"W	17.30'
L29	N19°53'20"W	20.00'
L30	S69°54'09"W	171.57'
L31	S78°22'01"W	49.54'
L32	S11°35'47"E	20.00'
L33	S78°22'01"W	50.00'
L34	N11°35'47"W	20.00'
L35	S78°22'01"W	139.98'
L36	N11°35'47"W	50.00'
L37	N78°22'01"E	124.99'
L38	N11°35'47"W	29.29'
L39	N11°35'47"W	20.00'
L40	N78°24'13"E	50.00'
L41	S11°35'47"E	9.24'
L42	N11°35'47"W	231.03'
L43	S87°17'54"E	45.22'
L44	N75°28'33"E	70.69'
L45	N58°10'59"E	67.31'
L46	N77°49'38"E	187.91'
L47	N47°49'38"E	6.60'
L48	N77°49'38"E	6.18'
L49	N12°10'17"W	59.98'
L50	N77°42'34"E	12.07'
L51	N12°10'22"W	119.51'
L52	S77°49'38"W	22.54'
L53	N11°35'44"W	179.95'
L54	N09°48'43"E	129.91'
L55	N07°28'40"E	115.47'
L56	N07°19'44"W	160.92'
L57	N50°43'00"W	11.99'
L58	N76°08'42"E	6.12'
L59	S67°19'46"E	4.80'
L60	N67°19'46"W	5.73'
L61	S76°08'42"W	6.46'
L62	N32°17'07"W	72.69'
L63	N04°04'55"W	86.65'
L64	N27°04'04"W	88.70'
L65	N11°26'12"W	88.05'
L66	N30°40'30"W	53.24'
L67	S77°49'38"W	13.30'
L68	N16°47'24"W	68.02'
L69	S72°45'25"E	73.06'
L70	N42°07'25"E	71.84'

LINE TABLE

LINE #	BEARING	LENGTH
L71	N69°54'09"E	108.84'
L72	N78°22'01"E	34.50'
L73	N11°35'47"W	260.27'
L74	N78°24'13"E	50.00'
L75	S78°22'01"W	50.00'
L76	S80°34'13"W	13.61'
L77	S17°18'03"W	50.28'
L78	N78°46'05"W	20.11'
L79	S16°47'24"E	23.40'
L80	S66°07'18"W	52.40'
L81	S69°31'30"W	43.52'
L82	S20°28'30"E	50.00'
L83	N69°31'30"E	43.52'
L84	N56°20'47"E	13.17'
L85	S11°26'12"E	112.68'
L86	S34°19'39"W	51.08'
L87	S42°59'47"W	75.24'
L88	S33°08'32"W	60.89'
L89	N83°24'45"E	51.35'
L90	N34°19'39"E	51.08'
L91	S11°26'12"E	5.32'
L92	S27°04'04"E	27.26'
L93	S04°04'55"E	68.43'
L94	S76°08'42"W	9.05'
L95	S89°05'20"W	7.91'
L96	N89°05'20"E	7.04'
L97	S76°08'42"W	12.01'
L98	S26°49'50"W	39.71'
L99	N83°24'45"E	59.21'
L100	S33°08'32"W	60.89'
L101	S37°45'12"W	114.18'
L102	S62°58'19"W	43.15'
L103	S44°01'47"W	20.64'
L104	N01°50'12"E	26.00'
L105	S88°09'48"E	73.84'
L106	N52°32'04"E	49.29'
L107	S49°43'32"E	35.93'
L108	S35°06'38"E	78.67'
L109	S22°04'39"E	77.95'
L110	N42°59'47"E	10.09'
L111	S89°26'10"E	40.17'
L112	N52°05'45"E	54.23'
L113	N63°49'39"E	167.85'
L114	N89°33'41"E	287.49'
L115	S00°15'35"W	120.71'
L116	N89°44'25"W	108.50'
L117	S00°15'35"W	16.99'
L118	N89°44'36"W	110.64'
L119	S66°07'18"W	176.34'
L120	N88°09'48"W	143.17'
L121	N01°50'12"E	94.40'
L122	N89°33'41"E	259.66'
L123	S70°01'33"E	46.71'
L124	S24°49'15"E	33.30'
L125	S38°06'05"W	129.26'
L126	N89°44'25"W	134.04'
L127	N00°15'35"E	120.91'
L128	N00°15'35"E	22.00'
L129	N00°15'35"E	22.00'
L130	N89°33'41"E	16.00'
L131	N89°44'25"W	16.00'
L132	N88°09'48"W	106.30'
L133	N88°09'48"W	105.22'
L134	S70°01'33"E	1.42'
L135	S00°15'35"W	16.00'
L136	S36°24'09"E	10.22'
L137	N77°04'09"W	17.10'
L138	N07°28'40"E	16.58'
L139	N24°49'15"W	4.00'
L140	N09°43'12"W	54.25'



LINE TABLE

LINE #	BEARING	LENGTH
L141	N77°41'50"E	4.39'
L142	N10°25'20"W	28.85'
L143	N38°02'57"E	10.03'
L144	S10°25'20"E	32.93'
L145	N71°05'48"E	14.45'
L146	S10°25'20"E	110.00'
L147	S74°24'32"W	9.48'

CURVE TABLE

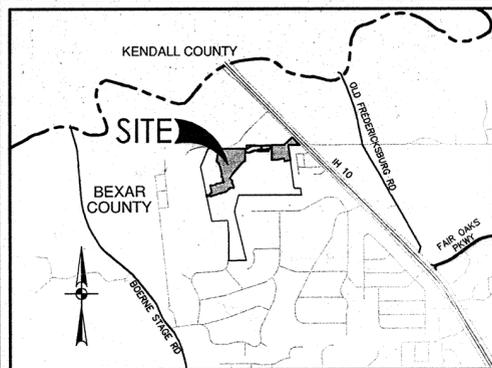
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	23°01'45"	S18°11'11"W	19.96'	20.10'
C2	155.00'	5°39'11"	N66°41'54"E	15.29'	15.29'
C3	205.00'	4°16'17"	S67°23'21"W	15.28'	15.28'
C4	15.00'	75°11'36"	S63°38'07"W	18.30'	19.69'
C5	195.00'	54°31'54"	S53°18'16"W	178.67'	185.59'
C6	261.36'	7°17'13"	S76°52'52"W	33.22'	33.24'
C7	275.06'	3°08'13"	S71°19'02"W	15.06'	15.06'
C8	225.00'	8°27'52"	S74°08'05"W	33.21'	33.24'
C9	15.00'	89°57'48"	N33°23'07"E	21.21'	23.55'
C10	50.00'	45°04'48"	S15°52'06"E	38.33'	39.34'
C11	125.00'	8°40'08"	N38°39'43"E	18.89'	18.91'
C12	15.00'	104°17'49"	N40°33'12"E	23.69'	27.30'
C13	60.00'	17°15'34"	N84°04'19"E	18.01'	18.07'
C14	60.00'	17°15'34"	N66°48'46"E	18.01'	18.07'
C15	15.00'	19°23'01"	N67°52'29"E	5.05'	5.07'
C16	15.00'	52°01'12"	S64°44'58"W	13.16'	13.62'
C17	35.00'	30°00'00"	N62°49'38"E	18.12'	18.33'
C18	15.00'	30°00'00"	N62°49'38"E	7.76'	7.85'
C19	65.00'	7°00'29"	N74°19'24"E	7.95'	7.95'
C20	435.31'	17°32'52"	N02°49'18"W	132.80'	133.32'

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 ZERO (0) ACCESS POINTS ALONG I-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 361.05'.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	445.00'	33°35'28"	N28°23'31"W	257.17'	260.89'
C22	88.00'	23°15'32"	N71°45'59"W	35.48'	35.72'
C23	88.00'	32°41'08"	N67°03'34"W	49.52'	50.20'
C24	40.00'	52°01'46"	N24°42'07"W	35.09'	36.32'
C25	790.00'	10°51'39"	N06°44'36"W	149.53'	149.75'
C26	380.00'	44°27'33"	N10°03'21"W	287.52'	294.86'
C27	192.00'	28°12'12"	N18°11'01"W		



**LOCATION MAP**

MAPSCO MAP GRID: 412E8  
NOT-TO-SCALE

**LEGEND**

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - 8 16' SANITARY SEWER EASEMENT (0.004 OF AN ACRE)
  - 9 16' SANITARY SEWER EASEMENT (0.053 OF AN ACRE)
  - 10 10' WATER EASEMENT (0.031 OF AN ACRE)
  - 11 10' BUILDING SETBACK LINE
  - 12 20' BUILDING SETBACK LINE
  - 13 ENTIRE VARIABLE WIDTH DRAINAGE WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.023 OF AN ACRE "OFF-LOT")
  - 15 15' BUILDING SETBACK LINE
  - 16 VARIABLE WIDTH DRAINAGE EASEMENT (0.006 OF AN ACRE "OFF-LOT")
  - 17 10' DRAINAGE EASEMENT
  - 18 LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (8.892 ACRES)
  - 19 16' SANITARY SEWER EASEMENT EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.119 OF AN ACRE "OFF-LOT")
  - 20 16' SANITARY SEWER EASEMENT (0.048 OF AN ACRE)
  - 21 16' SANITARY SEWER EASEMENT (0.039 OF AN ACRE "OFF-LOT")
  - 22 16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE "OFF-LOT")
  - 1 16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR)
  - 2 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)
- AC ACRES
  - BCRPR BEXAR COUNTY REAL PROPERTY RECORDS
  - BCDPR BEXAR COUNTY DEED & PLAT RECORDS
  - BLK BLOCK
  - BSL BUILDING SETBACK LINE
  - CATV CABLE TELEVISION
  - CB COUNTY BLOCK
  - DOC DOCUMENT NUMBER
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - DR DEED RECORDS OF BEXAR COUNTY, TEXAS
  - ESE EASEMENT
  - FSM FINISHED FLOOR ELEVATION
  - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE(S)
  - (PUD) PLANNED UNIT DEVELOPMENT
  - PR PRIVATE
  - ROW RIGHT-OF-WAY
  - VAR WID VARIABLE WIDTH
  - VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
  - " " REPETITIVE BEARING AND/OR DISTANCE
  - " " FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - " " ZERO LOT LINE
  - 1140 EXISTING CONTOURS
  - 1140 PROPOSED CONTOURS
  - 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
  - 20' PRIVATE LANE (VOL 5037, PG 582-586, DR)

**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 CORNERS 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", "OVERHANGING EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND EXTENDING POLES, HANGERS, 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 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 1, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 5, LOTS 901-904, BLOCK 7, AND LOT 902, BLOCK 13, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, ACCESS AND FENCE EASEMENTS.

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

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

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

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

**CLEAR VISION NOTE:**  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

**PLAT NUMBER 120391**  
SUBDIVISION PLAT  
OF  
**BALCONES CREEK RANCH**  
UNIT 1, ENCLAVE

A 31.393 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, IN CONVEYANCE TO HM LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS



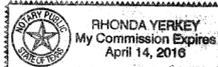
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: June 17, 2013  
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
HM LEONARD, LP  
1101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

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



THIS PLAT OF BALCONES CREEK RANCH UNIT 1, ENCLAVE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. DATED THIS DAY OF A.D. 20

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**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

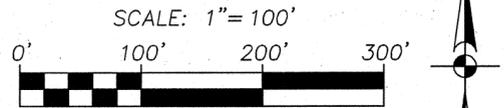
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL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

COUNTY CLERK, BEXAR COUNTY, TEXAS

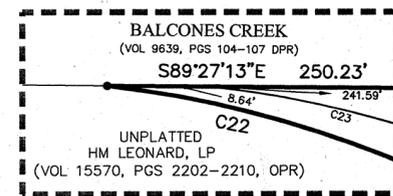
BY: \_\_\_\_\_, DEPUTY

**CURVE TABLE**

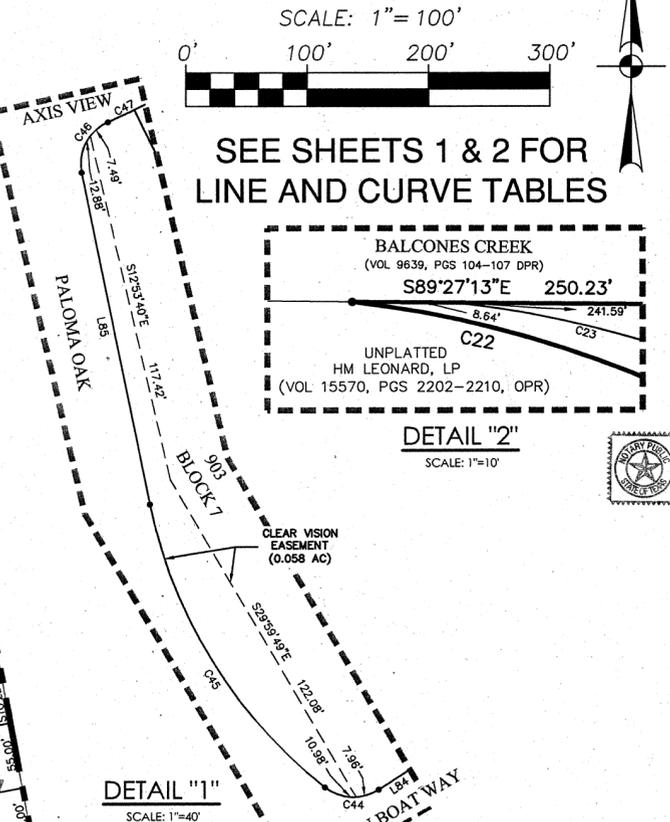
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	50.00'	103°21'08"	S89°54'56"W	78.45'	90.19'
C82	85.47'	46°56'54"	N76°11'16"E	68.10'	70.04'
C83	85.97'	40°24'22"	S59°21'17"E	58.38'	60.63'
C84	225.00'	0°46'04"	S37°39'55"W	3.01'	3.01'
C85	275.00'	0°42'13"	N89°49'09"W	3.38'	3.38'
C86	50.00'	18°27'23"	N02°02'18"W	16.04'	16.11'
C87	300.00'	1°49'36"	S52°41'03"W	9.56'	9.56'
C88	380.00'	2°31'31"	S03°19'28"W	16.75'	16.75'



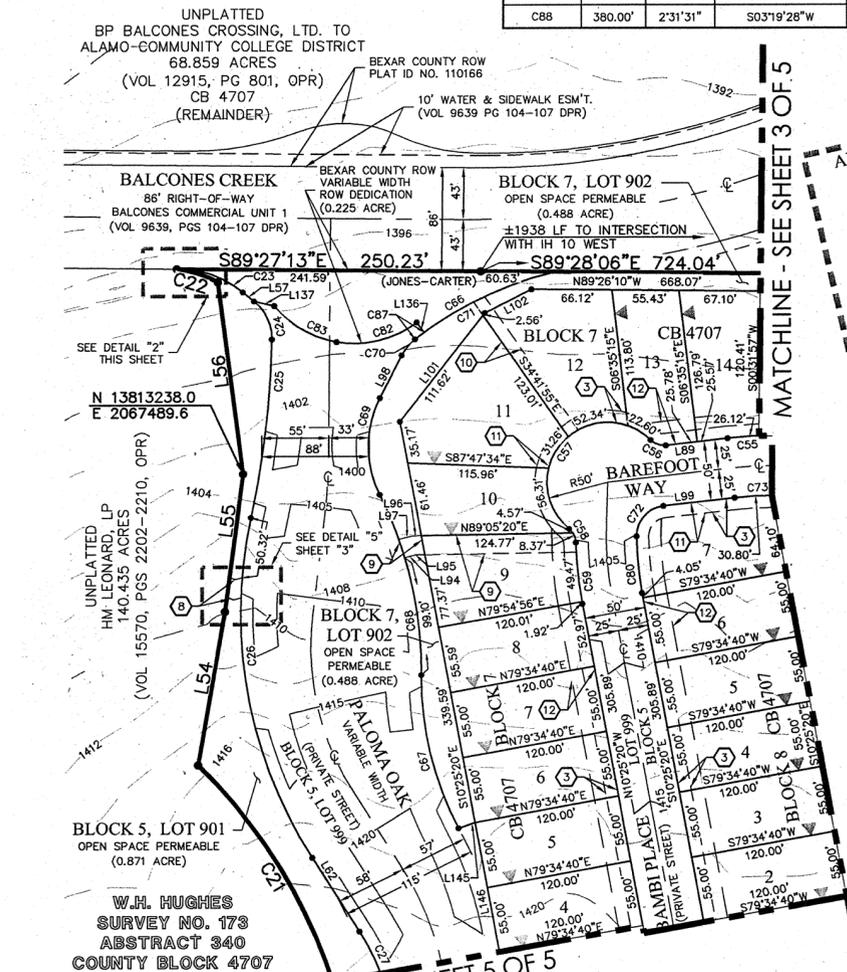
**SEE SHEETS 1 & 2 FOR LINE AND CURVE TABLES**



**DETAIL "2"**  
SCALE: 1"=10'



**DETAIL "1"**  
SCALE: 1"=40'



**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	15.00'	73°08'12"	S19°46'41"W	17.87'	19.15'
C42	75.00'	13°10'43"	S62°56'09"W	17.21'	17.25'
C43	125.00'	13°10'43"	N62°56'09"E	28.69'	28.75'
C44	15.00'	72°20'44"	S87°28'51"E	17.71'	18.94'
C45	162.00'	39°52'17"	S31°22'20"E	110.47'	112.73'
C46	15.00'	77°47'56"	S27°27'47"W	18.84'	20.37'
C47	225.00'	32°02'06"	S50°20'42"W	124.17'	125.80'
C48	75.00'	8°40'08"	S38°39'43"W	11.34'	11.35'
C49	325.00'	9°51'15"	S38°04'10"W	55.83'	55.90'
C50	175.00'	4°54'25"	S35°35'45"W	14.98'	14.99'
C51	325.00'	31°42'25"	S22°11'45"W	177.57'	179.85'
C52	15.00'	36°15'26"	S24°28'15"W	9.33'	9.49'
C53	50.00'	171°46'55"	S43°17'29"E	99.74'	149.91'
C54	15.00'	39°42'54"	N70°40'30"E	10.19'	10.40'
C55	325.00'	7°07'13"	N86°58'21"E	40.36'	40.39'
C56	15.00'	52°01'12"	S70°34'39"E	13.16'	13.62'
C57	50.00'	186°13'09"	N42°19'23"E	99.85'	162.51'
C58	15.00'	49°25'24"	N26°04'30"W	12.54'	12.94'
C59	325.00'	9°03'33"	N05°53'34"W	51.33'	51.39'
C60	225.00'	31°14'05"	N26°02'23"W	121.15'	122.66'

**CURVE TABLE**

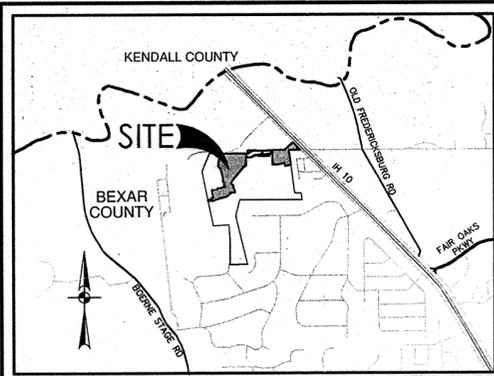
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	15.00'	84°39'13"	N00°40'11"E	20.20'	22.16'
C62	175.00'	25°45'13"	N47°12'15"E	78.00'	78.66'
C63	15.00'	108°28'57"	S65°40'40"E	24.34'	28.40'
C64	245.00'	15°37'53"	S19°15'08"E	66.63'	66.84'
C65	55.00'	22°59'09"	S15°34'30"E	21.92'	22.06'
C66	300.00'	22°46'34"	S64°59'08"W	118.47'	119.26'
C67	270.00'	28°07'04"	S13°24'03"E	131.18'	132.50'
C68	330.00'	26°59'05"	S12°50'03"E	153.99'	155.42'
C69	90.00'	53°09'26"	S00°15'07"E	80.54'	83.50'
C70	40.00'	24°56'26"	S38°18'03"W	17.27'	17.41'
C71	300.00'	24°36'10"	N64°04'20"W	127.83'	128.82'
C72	25.00'	83°58'02"	N41°25'44"E	33.45'	36.64'
C73	275.00'	7°07'13"	N86°58'21"E	34.15'	34.17'
C74	25.00'	97°05'32"	S40°55'17"E	37.47'	42.36'
C75	275.00'	30°25'28"	S22°50'13"W	144.32'	146.03'
C76	225.00'	4°54'25"	S35°35'45"W	19.26'	19.27'
C77	275.00'	6°26'59"	S36°22'02"W	30.94'	30.96'
C78	15.00'	101°36'17"	N89°36'20"W	23.25'	26.60'
C79	175.00'	28°22'51"	N24°36'46"W	85.80'	86.68'
C80	275.00'	9°52'03"	N05°29'19"W	47.30'	47.36'

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

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 ZERO (0) ACCESS POINTS ALONG IH 10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 361.05'.

Civil Job No. 7785-03; Survey Job No. 9228-11 BALCONES CREEK RANCH UNIT 1, ENCLAVE



**LOCATION MAP**

MAPSCO MAP GRID: 41288  
NOT-TO-SCALE

**LEGEND**

- |    |  |            |   |
|----|--|------------|---|
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | AC         | ACRE(S)   |
| 6  | 16' SANITARY SEWER EASEMENT (0.004 OF AN ACRE)   | BCRPR      | BEXAR COUNTY REAL PROPERTY RECORDS  |
| 9  | 16' SANITARY SEWER EASEMENT (0.053 OF AN ACRE)   | BCDPR      | BEXAR COUNTY DEED & PLAT RECORDS  |
| 10 | 10' WATER EASEMENT (0.031 OF AN ACRE)  | BLK        | BLOCK   |
| 11 | 10' BUILDING SETBACK LINE  | BSL        | BUILDING SETBACK LINE   |
| 12 | 20' BUILDING SETBACK LINE  | CATV       | CABLE TELEVISION  |
| 13 | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.023 OF AN ACRE "OFF-LOT") | CB         | COUNTY BLOCK  |
| 15 | 15' BUILDING SETBACK LINE  | DOC        | DOCUMENT NUMBER   |
| 16 | VARIABLE WIDTH DRAINAGE EASEMENT (0.006 OF AN ACRE "OFF-LOT")  | DEP        | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  |
| 17 | 10' DRAINAGE EASEMENT  | DR         | DEED RECORDS OF BEXAR COUNTY, TEXAS   |
| 18 | LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (8.892 ACRES)  | ESMT       | EASEMENT  |
| 19 | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.119 OF AN ACRE "OFF-LOT")   | FTE        | FINISHED FLOOR ELEVATION  |
| 20 | 16' SANITARY SEWER EASEMENT (0.048 OF AN ACRE)   | GETCTV     | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   |
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| 2  | 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)   | ROW        | RIGHT-OF-WAY  |
|    |  | VAR WID    | VARIABLE WIDTH VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)                               |
|    |  | VNAE       | VARIABLE WIDTH VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)                               |
|    |  |            | REPEITIVE BEARING AND/OR DISTANCE   |
|    |  |            | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
|    |  | (SURVEYOR) | ZERO LOT LINE   |
|    |  | ---        | EXISTING CONTOURS   |
|    |  | ---        | PROPOSED CONTOURS   |
|    |  | ---        | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN                       |
|    |  | ---        | 20' PRIVATE LANE (VOL 5037, PG 582-586, DR)   |

**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, PATROLLING, AND ERECTING POLES, HANDING, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS; THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS; AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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*  
SHAUNA L WEAVER  
89512  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 1, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

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

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 5, LOTS 901-904, BLOCK 7, AND LOT 902, BLOCK 13, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, ACCESS AND FENCE EASEMENTS.

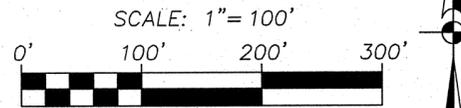
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL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

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

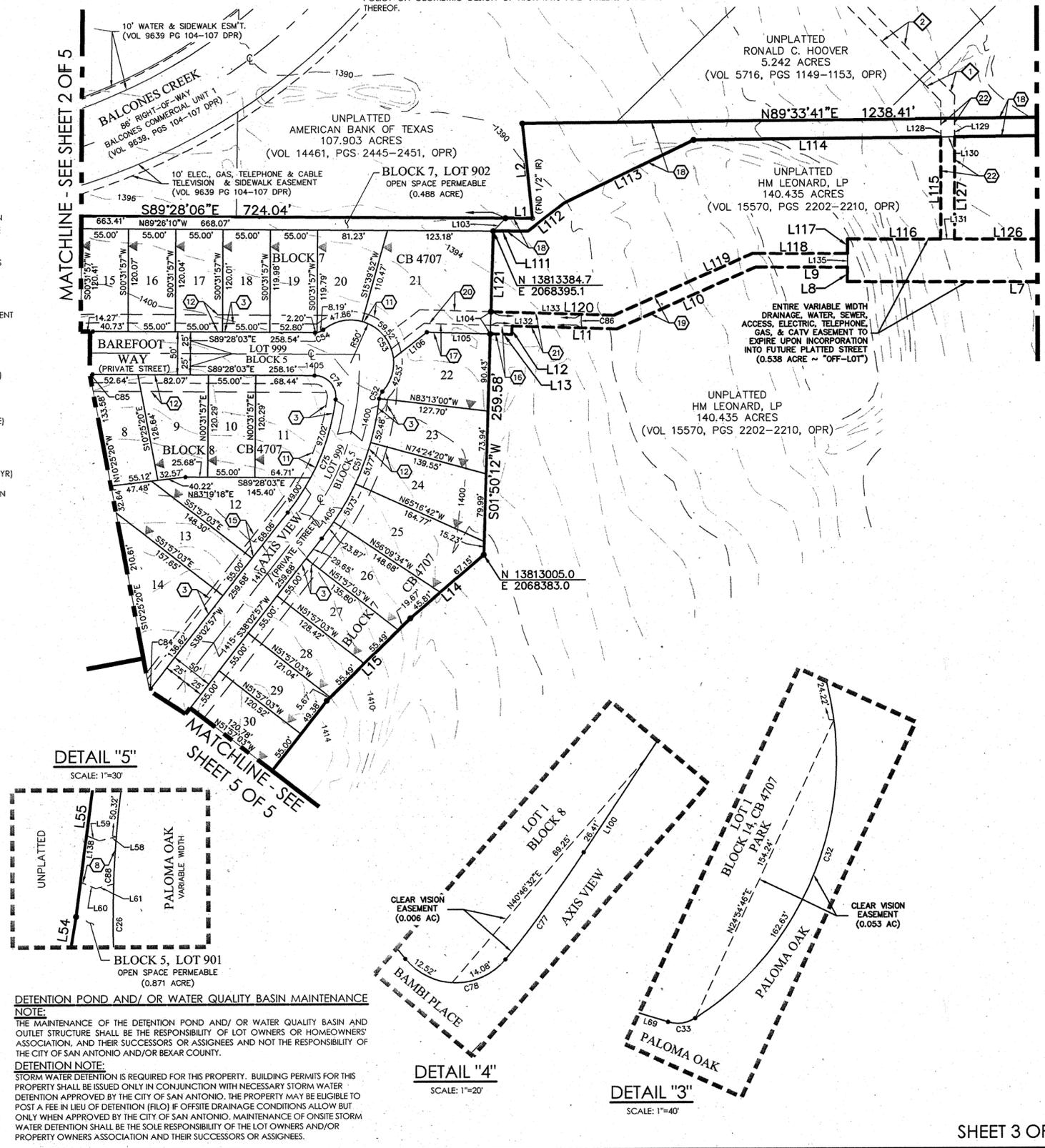
**ZERO LOT LINE NOTE:**  
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

**CLEAR VISION NOTE:**  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**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 ZERO (0) ACCESS POINTS ALONG IH 10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 361.05'.



SEE SHEETS 1 & 2 FOR LINE AND CURVE TABLES



**PLAT NUMBER 120391**  
**SUBDIVISION PLAT**  
**OF**  
**BALCONES CREEK RANCH**  
**UNIT 1, ENCLAVE**

A 31.393 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, IN CONVEYANCE TO HM LEONARD, LP, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS



DATE OF PRINT: June 17, 2013  
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY LEONARD, LP  
1101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

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

RHONDA YERGEN  
My Commission Expires April 14, 2016  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 1, ENCLAVE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. DATED THIS DAY OF A.D. 20

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

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



BALCONES CREEK RANCH UNIT 1, ENCLAVE  
CIVIL Job No. 7785-03; Survey Job No. 9228-11  
Date: Jun 17, 2013, 9:33am User: JD\_Brynes  
File: P:\Projects\030 Design\030a\030a\Plat\120391.dwg

SUBDIVISION PLAT OF BALCONES CREEK RANCH UNIT 1, ENCLAVE

A 31.393 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, IN CONVEYANCE TO HM LEONARD, LP. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS



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

DATE OF PRINT: June 17, 2013

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

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

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

MONDA YERKEY Notary Public, Bexar County, Texas Commission Expires April 14, 2016

THIS PLAT OF BALCONES CREEK RANCH UNIT 1, ENCLAVE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. DATED THIS DAY OF A.D. 20

BY: DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

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

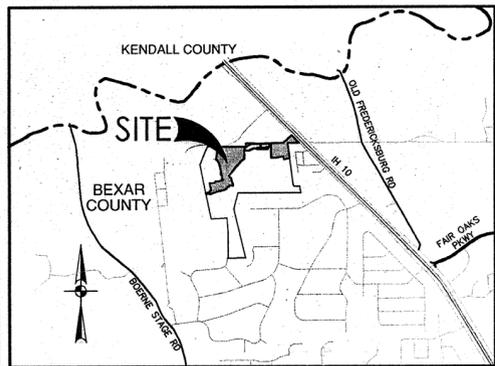
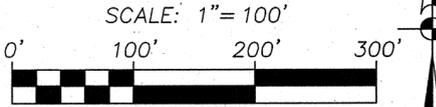
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

SEE SHEETS 1 & 2 FOR LINE AND CURVE TABLES



LOCATION MAP

MAPSCO MAP GRID: 412E8 NOT-TO-SCALE

LEGEND

- Legend items: 3' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 16' SANITARY SEWER EASEMENT; 16' SANITARY SEWER EASEMENT (0.004 OF AN ACRE); 16' SANITARY SEWER EASEMENT (0.053 OF AN ACRE); 10' WATER EASEMENT (0.031 OF AN ACRE); 10' BUILDING SETBACK LINE; 20' BUILDING SETBACK LINE; ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.023 OF AN ACRE "OFF-LOT"); 15' BUILDING SETBACK LINE; VARIABLE WIDTH DRAINAGE EASEMENT (0.006 OF AN ACRE "OFF-LOT"); 10' DRAINAGE EASEMENT; LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (8.892 ACRES); 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.119 OF AN ACRE "OFF-LOT"); 16' SANITARY SEWER EASEMENT (0.048 OF AN ACRE); 16' SANITARY SEWER EASEMENT (0.039 OF AN ACRE "OFF-LOT"); 16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE "OFF-LOT"); 16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR); 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR); AC ACRE(S); BCRPR BEXAR COUNTY REAL PROPERTY RECORDS; BCDPR BEXAR COUNTY DEED & PLAT RECORDS; BLK BLOCK; BSL BUILDING SETBACK LINE; CATV CABLE TELEVISION; CB COUNTY BLOCK; DOC DOCUMENT NUMBER; DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; DR DEED RECORDS OF BEXAR COUNTY, TEXAS; ESMT EASEMENT; FFE FINISHED FLOOR ELEVATION; GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION; OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS; VOL VOLUME; PG PAGE(S); (PUD) PLANNED UNIT DEVELOPMENT; PR PRIVATE; ROW RIGHT-OF-WAY; VAR WID VARIABLE WIDTH; VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE); " REPETITIVE BEARING AND/OR DISTANCE; (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE); ZERO LOT LINE; 1140 EXISTING CONTOURS; 1140 PROPOSED CONTOURS; 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN; 20' PRIVATE LANE (VOL 5037, PG 582-586, DR); 3

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.

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Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

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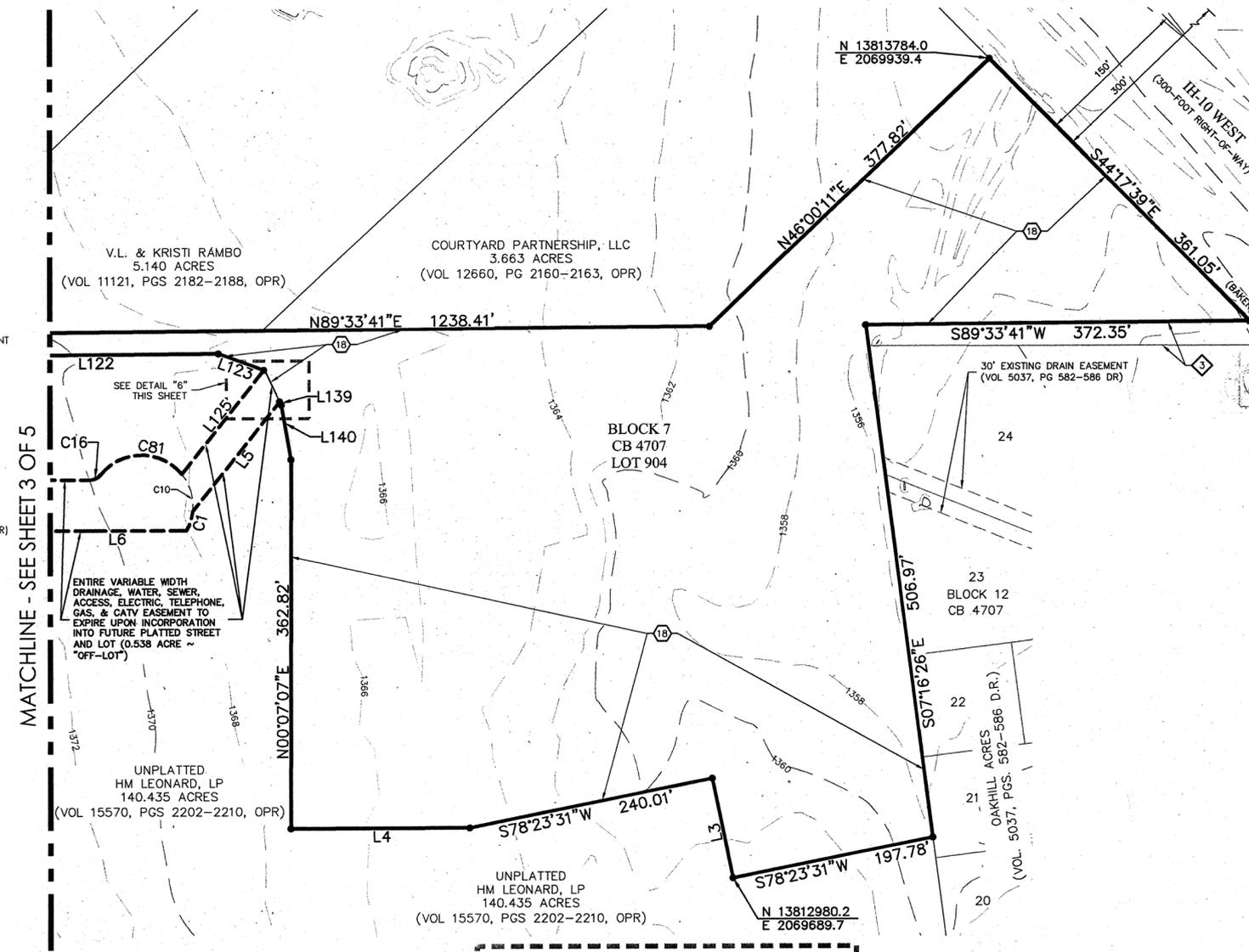
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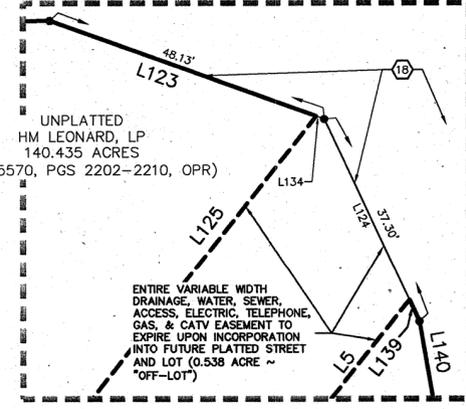


MATCHLINE - SEE SHEET 3 OF 5

TXDOT NOTES: (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT 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 ZERO (0) ACCESS POINTS ALONG IH 10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 361.05'.

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

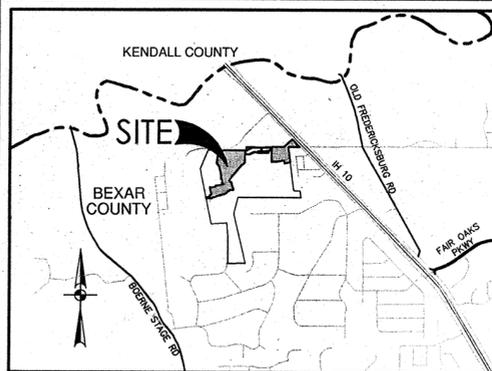
DETENTION POND NOTES: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF POSTE DRAINAGE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



DETAIL "6" SCALE: 1"=20'



BALCONES CREEK RANCH UNIT 1, ENCLAVE Civil Job No. 7785-03; Survey Job No. 9228-11



**LOCATION MAP**  
MAPSCO MAP GRID: 412E8  
NOT-TO-SCALE

**LEGEND**

- |   |  |         |   |
|---|--|---------|---|
| ① | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | AC      | ACRE(S)   |
| ② | 18' SANITARY SEWER EASEMENT (0.004 OF AN ACRE)   | BCPR    | BEXAR COUNTY REAL PROPERTY RECORDS  |
| ③ | 18' SANITARY SEWER EASEMENT (0.053 OF AN ACRE)   | BCDPR   | BEXAR COUNTY DEED & PLAT RECORDS  |
| ④ | 10' WATER EASEMENT (0.031 OF AN ACRE)  | BLK     | BLOCK   |
| ⑤ | 10' BUILDING SETBACK LINE  | BSL     | BUILDING SETBACK LINE   |
| ⑥ | 20' BUILDING SETBACK LINE  | CATV    | CABLE TELEVISION  |
| ⑦ | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.023 OF AN ACRE "OFF-LOT") | CB      | COUNTY BLOCK  |
| ⑧ | 15' BUILDING SETBACK LINE  | DOC     | DOCUMENT NUMBER OF BEXAR COUNTY, TEXAS  |
| ⑨ | VARIABLE WIDTH DRAINAGE EASEMENT (0.006 OF AN ACRE "OFF-LOT")  | DPR     | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  |
| ⑩ | 10' DRAINAGE EASEMENT  | DR      | DEED RECORDS OF BEXAR COUNTY, TEXAS   |
| ⑪ | LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (8.892 ACRES)  | ESMT    | EASEMENT  |
| ⑫ | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.119 OF AN ACRE "OFF-LOT")   | FFTE    | FINISHED FLOOR ELEVATION  |
| ⑬ | 16' SANITARY SEWER EASEMENT (0.039 OF AN ACRE "OFF-LOT")   | GETCTV  | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   |
| ⑭ | 16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE "OFF-LOT")   | OPR     | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| ⑮ | 16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR)   | PR      | PRIVATE   |
| ⑯ | 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)   | ROW     | RIGHT-OF-WAY  |
| ⑰ |  | VAR WID | VARIABLE WIDTH  |
| ⑱ |  | WNAE    | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  |
| ⑲ |  | "       | REPETITIVE BEARING AND/OR DISTANCE  |
| ⑳ |  | ○       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| ㉑ |  | ○       | ZERO LOT LINE   |
| ㉒ |  | — 1140  | EXISTING CONTOURS   |
| ㉓ |  | — 1140  | PROPOSED CONTOURS   |
| ㉔ |  | ---     | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN                       |
| ㉕ |  | ---     | 20' PRIVATE LANE (VOL 5037, PG 582-586, DR)   |

**SURVEYOR'S NOTES:**

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

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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 OR ACROSS 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SAWS DEDICATION NOTE:**

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

**BEXAR COUNTY MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 1, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 5, COUNTY BLOCK 4707. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

**FINISHED FLOOR NOTE:**

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

**OPEN SPACE NOTE:**

LOT 901, BLOCK 5, LOTS 901-904, BLOCK 7; AND LOT 902, BLOCK 13, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, ACCESS AND FENCE EASEMENTS.

**CLEAR VISION NOTE:**

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**SETBACK NOTE:**

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

**ZERO LOT LINE NOTE:**

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

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

**FIRE FLOW NOTE:**

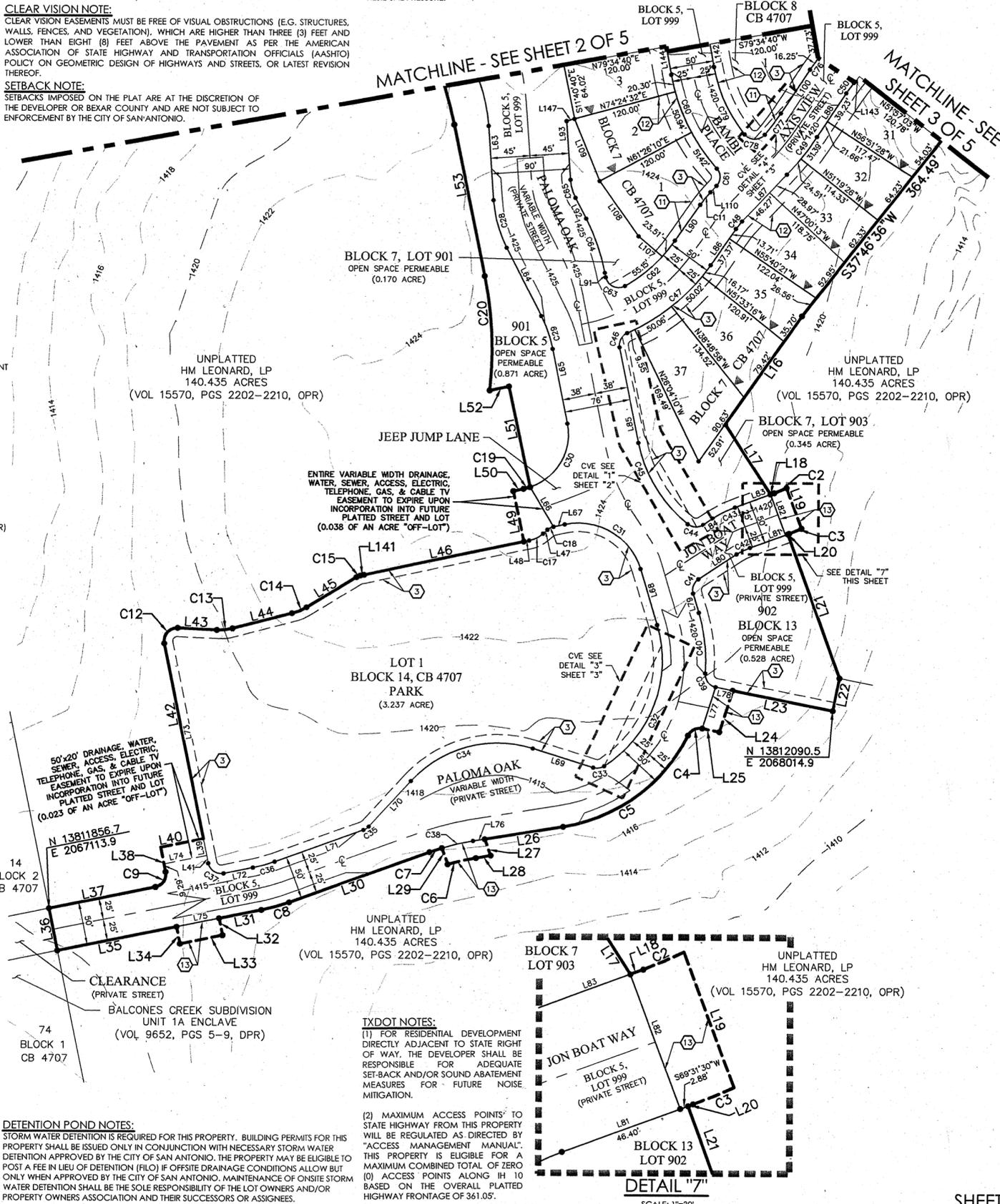
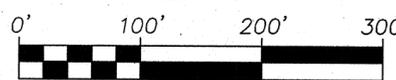
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

**DETENTION POND AND/OR WATER QUALITY BASIN MAINTENANCE NOTE:**

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

SEE SHEETS 1 & 2 FOR  
LINE AND CURVE TABLES

SCALE: 1" = 100'



**PLAT NUMBER 120391**

**SUBDIVISION PLAT  
OF  
BALCONES CREEK RANCH  
UNIT 1, ENCLAVE**

A 31.393 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, IN CONVEYANCE TO HM LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS



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

DATE OF PRINT: June 17, 2013

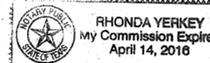
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: J. HANNA  
HM LEONARD, LP  
1101 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD, LP AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF June, A.D. 2013.



*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 1, ENCLAVE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**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



BALCONES CREEK RANCH UNIT 1, ENCLAVE  
Civil Job No. 7785-03; Survey Job No. 9228-11



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

120467

**Project Name:**

L.B.

**Applicant:**

Larry Benson

**Representative:**

Galbraith Engineering, c/o Glenn  
Galbraith, P.E.

**Owner:**

Larry Benson – L.B. Invest

**Staff Coordinator:**

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

**Property Address/Location:**

Located east of Loop 410, on the  
northside of Alamo Downs Parkway

**MAPSCO Map Grid (Ferguson):**

580 A-8

**Tract Size:**

1.426 acres

**Council District:**

6

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 1.426-acre tract of land to  
establish the **L.B.** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 10, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of one (1) non-single family lot.

**B. Zoning**

“I-1” General Industrial District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on February 21, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 10, 2013.

**II. RECOMMENDATION**

Approval of the proposed **L.B.** Subdivision plat.

**IV. ATTACHMENT**

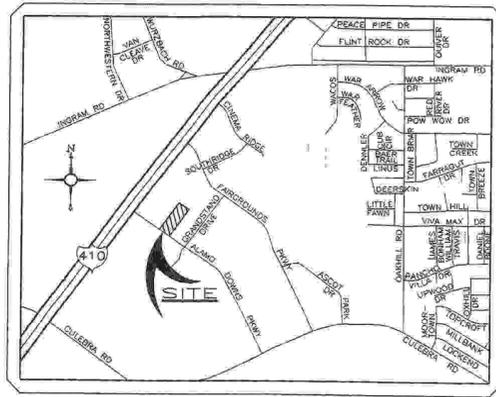
1. Proposed Plat

PLAT I.D. # 120467

SUBDIVISION PLAT OF

**L.B. SUBDIVISION**

BEING A 1.426 ACRE TRACT OF LAND OUT OF A 7.251 ACRE TRACT OUT OF THE EDWIN ALEXANDER SURVEY NO. 149, ABSTRACT NO. 29, COUNTY BLOCK 4428, NEW CITY BLOCK 16115, THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, COUNTY BLOCK 4433, NEW CITY BLOCK 16115 AND THE F.W. HUESMAN SURVEY NO. 73 1/2, ALSO KNOWN AS F.W. HUSSMAN SURVEY NO. 73, ABSTRACT NO. 347, COUNTY BLOCK 4422, NEW CITY BLOCK 16115, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 6480, PAGE 282, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



SITE LOCATION  
MAP GRID: 580 / A8  
NOT TO SCALE

- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 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.

**galbraith engineering**  
CONSULTANTS, INC.  
121 INTERPARK BLVD. STE 105  
SAN ANTONIO, TEXAS 78216  
(210) 496-0314 FAX  
(210) 496-2636  
FIRM # F-5964



SCALE: 1" = 100'

**NOTES:**

1. IRON PINS FOUND OR SET AT ALL CORNERS.
2. OWNER TO COMPLY WITH UDC #35-512 REQUIREMENT TO STREETScape PLANTING STANDARDS DURING THE BUILDING PERMIT PROCESS.

\*ALL ACCESS DRIVEWAYS SHALL PROVIDE CLEAR SIGHT AREA IN ACCORDANCE WITH UDC #35-506 (D)(5).\*

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE UNDER THE PLAT I. D. NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE.

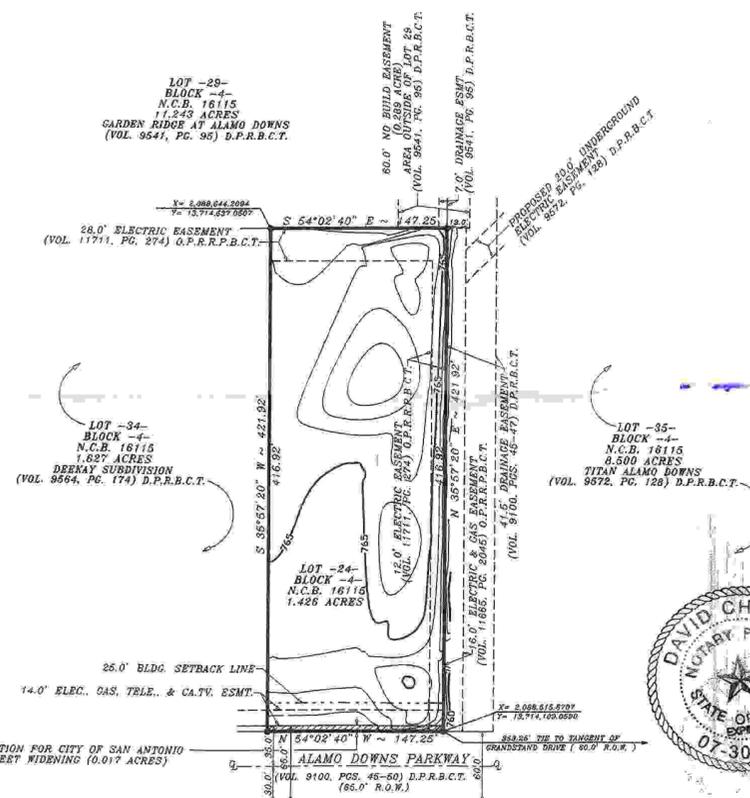
THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE WITHIN S. D. SUBDIVISION SHALL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

**DRAINAGE EASEMENT NOTES:**

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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREDIN 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.



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, LARRY BENSON 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.

*Larry Benson*  
OWNER  
Larry Benson CEO/COO  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, DAVID CHAVIRA 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.

*David Chavira*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Glenn E. Galbraith PE*  
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: GALBRAITH ENGINEERING CONSULTANTS, INC.

*Glenn E. Galbraith RPLS*  
REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130034

**Project Name:**

Windcrest Heights Subdivision Unit II

**Applicant:**

James Carroll

**Representative:**

Harry Jewett Associates, c/o Harry B. Jewett III, P.E.

**Owner:**

K.B. Homes Lonestar, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Located northeast of the intersection of Crestway Road and east of Oriole

**MAPSCO Map Grid (Ferguson):**

553 D-6

**Tract Size:**

11.779 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial Recorder June 7, 2013  
Internet Agenda Posting June 21, 2013

**REQUEST**

Approval of a major plat to replat an 11.779-acre tract of land to establish the **Windcrest Heights Unit II** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

June 5, 2013

**CASE HISTORY**

Area being replatted was previously platted as a remaining portion of Lot 1, CB 5051, Zink Subdivision Unit I as recorded in Volume 6500, Page 82, and 0.675 acres out of lot 2, CB 5960, Polaris Subdivision as recorded in Volume 9619, Page 90, all being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of fifty seven (57) single family residential lots, three (3) non-single family residential lots, and two thousand two hundred and thirty three (2,233) 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. Major Thoroughfare(s)**

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

**D. Services Available**

SAWS Water and San Antonio River Authority Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 12, 2013.

**F. Interdepartmental Review**

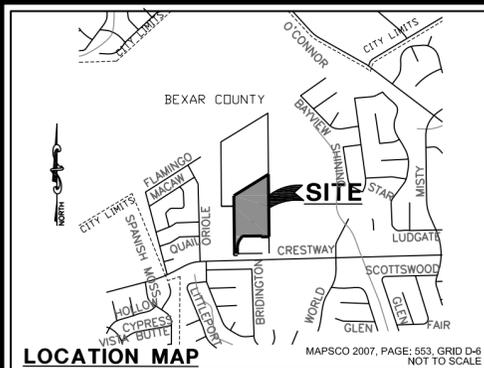
LOCs were issued from all reviewing agencies on May 30, 2013.

**II. RECOMMENDATION**

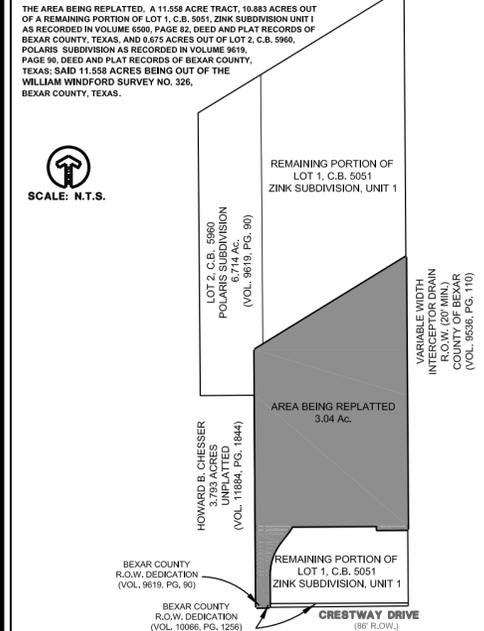
Approval of the proposed **Windcrest Heights Subdivision, Unit II** Replat.

**III. ATTACHMENT**

1. Proposed Plat



**AREA BEING REPLATTED THROUGH PUBLIC HEARING**



THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NUMBER 090072 POLARIS SUBDIVISION WHICH IS RECORDED IN VOLUME 9619, PAGE 90 AND ZINK SUBDIVISION, UNIT 1, WHICH IS RECORDED IN VOLUME 6500, PAGE 82 BEXAR COUNTY PLAT 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 THE REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

**OWNER ADDRESS:**  
KB HOME LONESTAR, INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229

**OWNER**  
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 \_\_\_\_\_, 20\_\_\_\_.

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS COUNTY OF BEXAR**  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.  
BY: HARRY B. JEWETT III, R.P.L.S.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

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

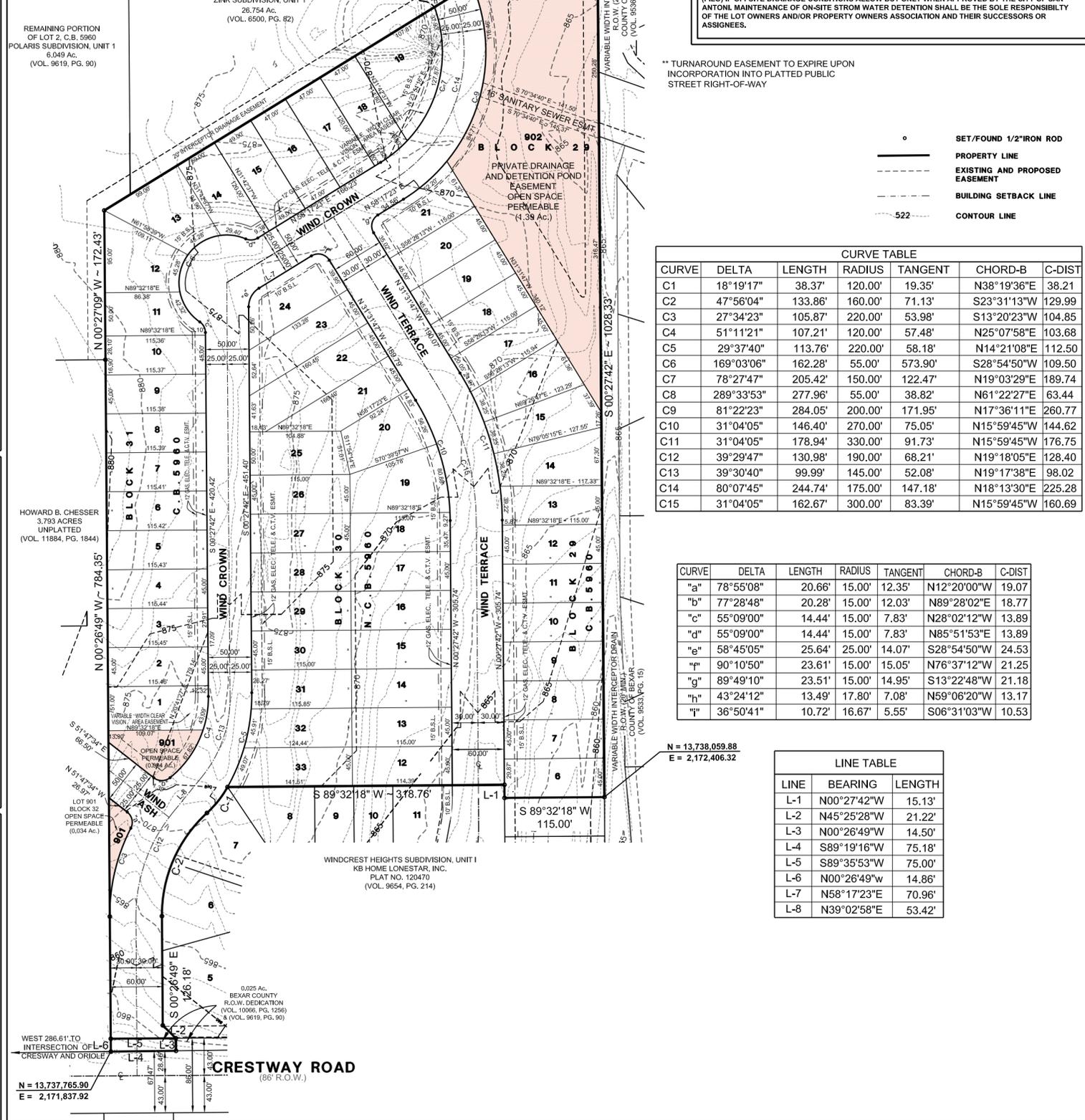
**LICENSED PROFESSIONAL ENGINEER**

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

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.  
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.  
**EDU NOTE:** THE NUMBER OF WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
**FIRE FLOW NOTE:** THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.  
**IMPACT FEE PAYMENT:** IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.  
**BASIS OF BEARING:** IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (93).  
**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 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 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.  
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

**MAINTENANCE NOTE**  
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.  
**DETENTION POND NOTE**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.



**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD-B	C-DIST
C1	18°19'17"	38.37'	120.00'	19.35'	N38°19'36"E	38.21'
C2	47°56'04"	133.86'	160.00'	71.13'	S23°31'13"W	129.99'
C3	27°34'23"	105.87'	220.00'	53.98'	S13°20'23"W	104.85'
C4	51°11'21"	107.21'	120.00'	57.48'	N25°07'58"E	103.68'
C5	29°37'40"	113.76'	220.00'	58.18'	N14°21'08"E	112.50'
C6	169°03'06"	162.28'	55.00'	573.90'	S28°54'50"W	109.50'
C7	78°27'47"	205.42'	150.00'	122.47'	N19°03'29"E	189.74'
C8	289°33'53"	277.96'	55.00'	38.82'	N61°22'27"E	63.44'
C9	81°22'23"	284.05'	200.00'	171.95'	N17°36'11"E	260.77'
C10	31°04'05"	146.40'	270.00'	75.05'	N15°59'45"W	144.62'
C11	31°04'05"	178.94'	330.00'	91.73'	N15°59'45"W	176.75'
C12	39°29'47"	130.98'	190.00'	68.21'	N19°18'05"E	128.40'
C13	39°30'40"	99.99'	145.00'	52.08'	N19°17'38"E	98.02'
C14	80°07'45"	244.74'	175.00'	147.18'	N18°13'30"E	225.28'
C15	31°04'05"	162.67'	300.00'	83.39'	N15°59'45"W	160.69'

**CURVE**

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD-B	C-DIST
"a"	78°55'08"	20.66'	15.00'	12.35'	N12°20'00"W	19.07'
"b"	77°28'48"	20.28'	15.00'	12.03'	N89°28'02"E	18.77'
"c"	55°09'00"	14.44'	15.00'	7.83'	N28°02'12"W	13.89'
"d"	55°09'00"	14.44'	15.00'	7.83'	N85°51'53"E	13.89'
"e"	58°45'05"	25.64'	25.00'	14.07'	S28°54'50"W	24.53'
"f"	90°10'50"	23.61'	15.00'	15.05'	N76°37'12"W	21.25'
"g"	89°49'10"	23.51'	15.00'	14.95'	S13°22'48"W	21.18'
"h"	43°24'12"	13.49'	17.80'	7.08'	N59°06'20"W	13.17'
"i"	36°50'41"	10.72'	16.67'	5.55'	S06°31'03"W	10.53'

**LINE TABLE**

LINE	BEARING	LENGTH
L-1	N00°27'42"W	15.13'
L-2	N45°25'28"W	21.22'
L-3	N00°26'49"W	14.50'
L-4	S89°19'16"W	75.18'
L-5	S89°35'53"W	75.00'
L-6	N00°26'49"W	14.86'
L-7	N58°17'23"E	70.96'
L-8	N39°02'58"E	53.42'

**PLAT No. 130034**

**REPLAT ESTABLISHING WINDCREST HEIGHTS SUBDIVISION, UNIT II**

BEING A TOTAL OF 11.779 ACRE TRACT, 11.754 ACRE TRACT, AND A 0.025 RIGHT-OF-WAY DEDICATION, BEXAR COUNTY TEXAS. 10.883 ACRES OUT OF A REMAINING PORTION OF LOT 1, C.B. 5051, ZINK SUBDIVISION UNIT I AS RECORDED IN VOLUME 6500, PAGE 82, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.675 ACRES OUT OF LOT 2, C.B. 5960, POLARIS SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 11.558 ACRES BEING OUT OF THE WILLIAM WINDFORD SURVEY NO. 326, BEXAR COUNTY TEXAS.

**HARRY JEWETT ASSOCIATES**  
Engineers • Architects • Planners

307 West Phlipps  
San Antonio, TX 78205-3939  
(210) 737-3417  
(210) 737-3417  
Fax (210) 733-9384

TEXAS LICENSED SURVEYING FIRM 100010-00  
TEXAS REGISTERED ENGINEERING FIRM F-1225

SCALE: 1" = 100'

**JOB NO: 12028**  
**DATE: 05/30/13**

**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 ADDRESS:**  
KB HOME LONESTAR, INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
(210) 342-5122

**OWNER**  
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 \_\_\_\_\_, 20\_\_\_\_.

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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 APPEARS 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

**STATE OF TEXAS COUNTY OF BEXAR**

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

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

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

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

**STATE OF TEXAS COUNTY OF BEXAR**

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

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

STATE OF TEXAS COUNTY OF BEXAR

PLAT No. 130034





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130068

**Project Name:**

Cherry Modern IDZ

**Applicant:**

Charles H. Turner

**Representative:**

Briones Consulting & Engineering,  
Ltd., c/o Brian A. Crowell, P.E.

**Owner:**

K/T Tx. Holdings, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of North  
Cherry and Burnet Street

**MAPSCO Map Grid (Ferguson):**

617 A-4

**Tract Size:**

0.501

**Council District:**

2

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 0.501-acre tract of land to establish the **Cherry Modern IDZ** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 10, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of twelve (12) single-family residential lots.

**B. Zoning**

“IDZ H” Infill Development Zone Historic District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 8, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 8, 2013.

**III. RECOMMENDATION**

Approval of the proposed **Cherry Modern IDZ** Subdivision Plat.

**IV. ATTACHMENT**

1. Proposed Plat

PLAT NO. 130068

SUBDIVISION  
ESTABLISHING

**CHERRY MODERN  
SUBDIVISION (IDZ)**

BEING 0.501 ACRES, ESTABLISHING LOTS 15-26 BLOCK  
22, N.C.B. 537, SAN ANTONIO, BEXAR COUNTY, TEXAS.

LOT #	S.F.
15	2,315
16	1,685
17	1,685
18	1,814
19	2,431
20	1,770
21	1,770
22	1,905
23	1,990
24	1,449
25	1,449
26	1,560



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

**BRIONES**  
CONSULTING & ENGINEERING LTD.

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



**BLS** BARRERA LAND SURVEYING  
7715 MAINLAND #114  
SAN ANTONIO, TEXAS 78250  
(210) 837-4328 PHONE  
DBNSATX@YAHOO.COM

STATE OF TEXAS  
COUNTY OF BEXAR

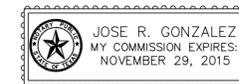
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

OWNER: \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER:**  
**K/T TX HOLDINGS, L.L.C.**  
**3425 HWY. 6, SUITE 110**  
**SUGAR LAND, TEXAS 77478**  
**TELEPHONE: (281) 240-9300**  
**FAX: (281) 656-6822**

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**CITY PUBLIC SERVICE NOTES**

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

**NOTES**

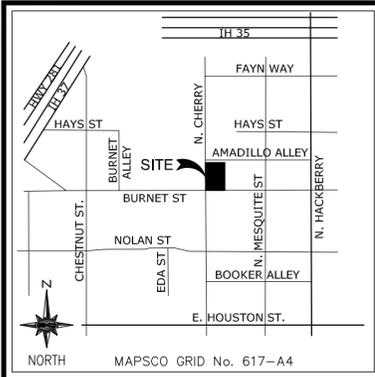
- 1.) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 3.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- 4.) IN AN EFFORT TO MEET 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. 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.
- 5.) PRIVATE 20' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 19-26, BLOCK 22.
- 6.) PRIVATE 20' ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 15-22, BLOCK 22.

**EDU NOTE:**

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

**IMPACT FEE NOTE:**

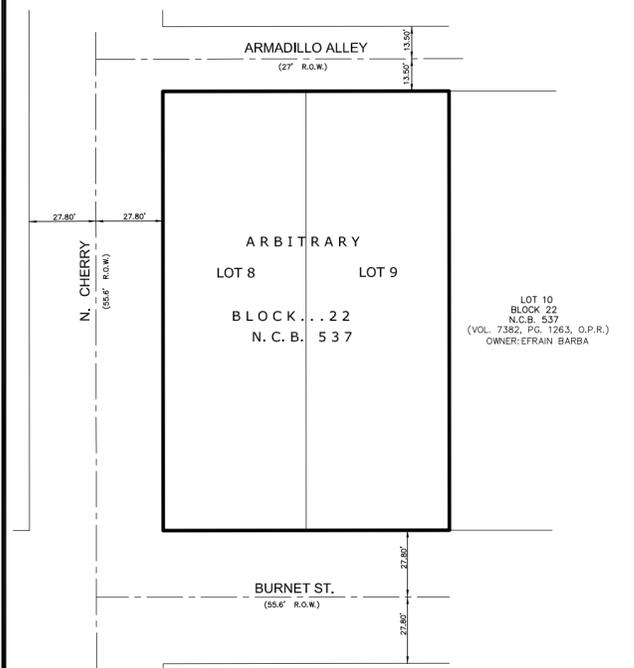
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.E. = MAINTENANCE EASEMENT
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- EG./ING. = EGRESS AND INGRESS
- FND. I.R. = FOUND IRON ROD
- B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
- R.P.R. = REAL PROPERTY RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- V.N.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- [680] = PROPOSED CONTOURS



**SUBJECT AREA**

BEING A PORTION OF ARBITRARY LOT 8, BLOCK 22, N.C.B. 537, AS RECORDED IN VOLUME 1518, PAGE 817, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF ARBITRARY LOT 8, BLOCK 22, N.C.B. 537, AS RECORDED IN VOLUME 6487, PAGE 1417, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ARBITRARY LOT 9, BLOCK 22, N.C.B. 537, AS RECORDED IN VOLUME 2257, PAGE 759, OFFICIAL PUBLIC RECORDS OF 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.

\_\_\_\_\_  
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 DAVID BARRERA, R.P.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130088

**Project Name:**

San Saba Apartments

**Applicant:**

W.T. Field

**Representative:**

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

**Owner:**

CT San Saba Partners, LP

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Prue Road  
and Old Prue Road

**MAPSCO Map Grid (Ferguson):**

547 C-4

**Tract Size:**

10.557 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder June 7, 2013  
Internet Agenda posting  
June 21, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 10.557-acre tract of land to establish **San Saba Apartments** Subdivision

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 6, 2013

**CASE HISTORY**

Area being replatted is a portion of Lot 2, Block 2, NCB 19142, out of the Prue Road West Elementary School Subdivision plat, recorded in Volume 9564 Page 184 of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“C-2 MF-33” Commercial Multi-Family District.

**C. Services Available**

SAWS Water and Sewer

**D. Major Thoroughfares**

Bandera Road, Primary Arterial Type A, 120-foot minimum right-of-way (ROW)  
Prue Road, Secondary Arterial Type A, 86-foot minimum ROW

**E. Inter-jurisdictional Review**

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

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 3, 2013.

**II. RECOMMENDATION**

Approval of the proposed **San Saba Apartments** Replat and Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

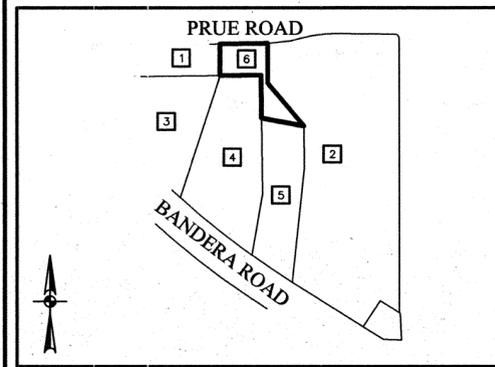
PLAT NUMBER 130088

REPLAT AND SUBDIVISION PLAT  
OF  
SAN SABA APARTMENTS

ESTABLISHING LOT 3, BLOCK 2, NCB 19142 BEING A 10.557 ACRE TRACT OF LAND COMPRISED OF A 1.386 ACRE TRACT, BEING A PORTION OF LOT 2, BLOCK 2, PRUE ROAD WEST ELEMENTARY SCHOOL SUBDIVISION RECORDED IN VOLUME 9564, PAGE 184 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND, A 5.667 ACRE TRACT IN DEED RECORDED IN VOLUME 13330, PAGES 1890-1893 AND A 3.491 ACRE TRACT IN DEED RECORDED IN VOLUME 13260, PAGES 1778-1781 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE JOSE ALMEDA SURVEY NO. 81, ABSTRACT 26, COUNTY BLOCK 4017, NOW IN NEW CITY BLOCK (N.C.B.) 19142 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP  
MAPSCO MAP GRID: 547C4  
NOT-TO-SCALE



AREA BEING REPLATED  
THROUGH PUBLIC HEARING  
SCALE: 1"=600'

THE 1.386 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 2 BLOCK 2 NCB 19142 OF THE PRUE ROAD WEST ELEMENTARY SCHOOL RECORDED IN VOLUME 9564, PAGES 184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**LEGEND**

AC	ACRE(S)	PG	PAGE(S)
CB	COUNTY BLOCK	RB	RADIAL BEARING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	VOL	VOLUME
NCB	NEW CITY BLOCK	VAR	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

- 920 EXISTING CONTOURS
  - 935 PROPOSED CONTOURS
  - DFIRM 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE
  - ORIGINAL SURVEY/COUNTY LINE
- 1 LOT 1, BLOCK 2, NCB 19142 PRUE ROAD PARK (VOL. 9543, PG. 7 DPR)
  - 2 LOT 2, BLOCK 2, NCB 19142 PRUE ROAD WEST ELEMENTARY SCHOOL SUBDIVISION (VOL. 9564, PG. 184 DPR)
  - 3 UNPLATTED 3.2206 ACRES OWNER: GERALD W. HARRELL (VOL. 1925, PG. 71 OPR)
  - 4 UNPLATTED 5.667 ACRES OWNER: OF LEONARD JR INVESTMENTS COMPANY LTD (VOL. 13330, PG. 1890-1893 O.P.R.)
  - 5 UNPLATTED 3.491 ACRES OWNER: LEONARD OP JR INVESTMENTS CO LTD (VOL. 13260, PG. 1778-1781 O.P.R.)
  - 6 1.386 ACRES OWNER: LEONARD OP JR INVESTMENTS CO LTD (VOL. 13833, PG. 2280-2289 O.P.R.)
  - 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9564, PG. 184 DPR)
  - 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9564, PG. 184 DPR)
  - 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.41 ACRE)
  - 11 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.37 ACRE)
  - 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9564, PG. 184 DPR)
  - 2 10' BUILDING SETBACK LINE (VOL. 9564, PG. 184 DPR)
  - 3 16' SANITARY SEWER EASEMENT (VOL. 13833, PG. 2290, DPR) TO BE VACATED BY SEPARATE DOCUMENT
  - 4 20-FOOT INGRESS-EGRESS EASEMENT (VOL. 2247, PG. 182-185, OPR) TO BE VACATED BY SEPARATE DOCUMENT

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.

STATE OF TEXAS  
COUNTY OF BEXAR

**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 2 ACCESS POINTS ALONG SH 16 (BANDERA ROAD), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 699.58'.  
**SETBACK NOTE:**  
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

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

**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 CORRS 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.

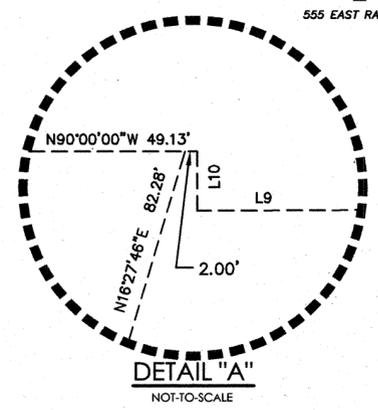
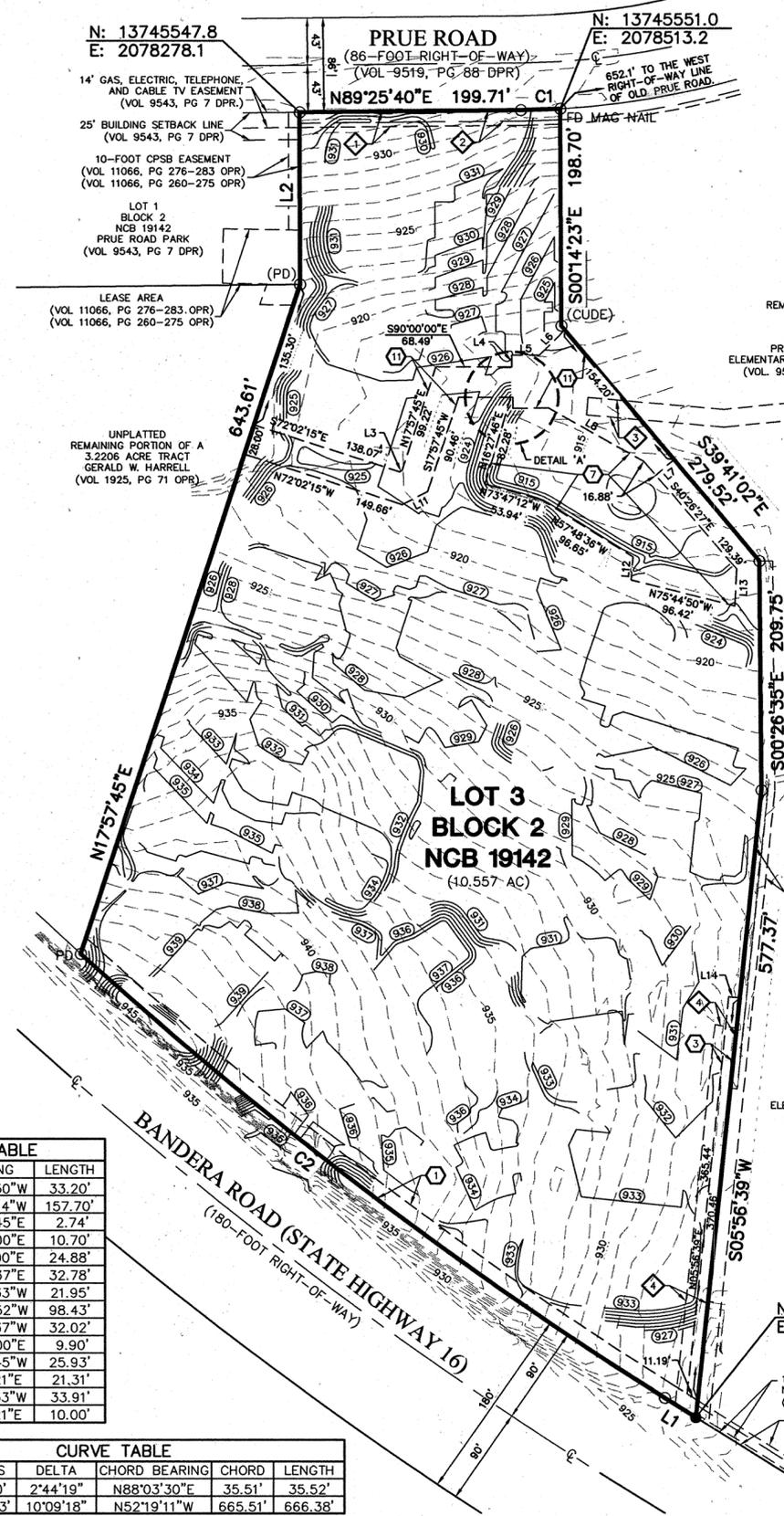
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE OF LAND COMPRISED OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT 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.

**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.

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

SCALE: 1"=100'  
0' 100' 200' 300'

**PAPE-DAWSON ENGINEERS**  
TPE, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: May 30, 2013



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N57°23'50"W	33.20'
L2	N00°03'14"W	157.70'
L3	N62°57'45"E	2.74'
L4	N00°00'00"E	10.70'
L5	S90°00'00"E	24.88'
L6	N44°45'37"E	32.78'
L7	S49°33'33"W	21.95'
L8	N60°35'52"W	98.43'
L9	S89°45'37"W	32.02'
L10	N00°00'00"E	9.90'
L11	S62°57'45"W	25.93'
L12	N04°31'21"E	21.31'
L13	S02°47'33"W	33.91'
L14	S84°03'21"E	10.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	2°44'19"	N88°03'30"E	35.51'	35.52'
C2	3759.83'	10°09'18"	N52°19'11"W	665.51'	666.38'

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: CT SAN SABA APARTMENTS, LP  
BY: CT SAN SABA MANAGEMENT, LLC, ITS GENERAL PARTNER  
BY: W.T. FIELD, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. T. FIELD KNOWN TO ME TO BE THE PRESIDENT OF CT SAN SABA MANAGEMENT, LLC, GENERAL PARTNER OF CT SAN SABA APARTMENTS, LP, 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 30 DAY OF May, A.D. 2013.

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF SAN SABA APARTMENTS 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.

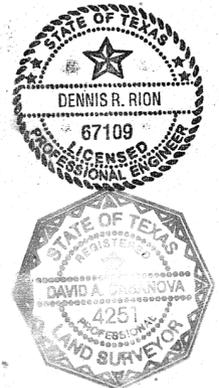
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BEXAR

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



SAN SABA APARTMENTS  
Civil Job No. 8039-01; Survey Job No. 9220-12



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130090

**Project Name:**

Balcones Creek Ranch, Unit 4,  
Enclave

**Applicant:**

Jay Hanna

**Representative:**

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

**Owner:**

H.M. Leonard, LP

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of IH 10  
West and Dietz Elkhorn Road

**MAPSCO Map Grid (Ferguson):**

446 D-1

**Tract Size:**

14.259

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 14.259-acre tract of land to establish the **Balcones Creek Ranch, Unit 4, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 19, 2013

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of sixty-four (64) single-family residential lots, one (1) non-single family residential lot and approximately two thousand three hundred and thirty-seven (2,337) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 14, 2013.

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

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

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 6, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

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

**B. Access Notes**

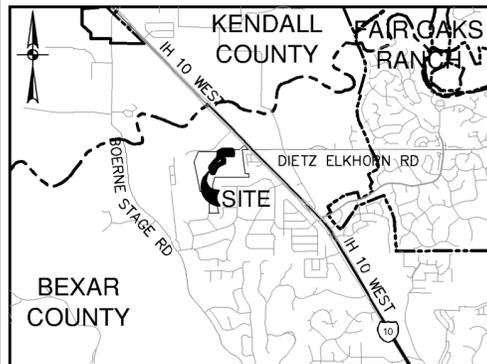
Plat 120391, Balcones Creek Ranch Unit 1, provides access to the proposed project subject to this request. Thus, this plat must be approved and recorded prior to the proposed plat. The proposed Plat 130090 may not be recorded until Plat 120391 is recorded with Bexar County.

**III. RECOMMENDATION**

Approval of the proposed **Balcones Creek Ranch, Unit 4, Enclave** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP  
MAPSCO MAP GRID: 446D1  
NOT-TO-SCALE

LEGEND

Table with 2 columns: Symbol and Description. Symbols include AC, BLK, BSL, CATV, CB, CV, DOC, DPR, DR, ESMT, GETCTV, OPR, VOL, PG, ROW, VAR, WD, and bearings/distance symbols.

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' DRAINAGE EASEMENT
10' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
VARIABLE WIDTH DRAINAGE EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 AC AN ACRE)
VARIABLE WIDTH CLEAR VISION EASEMENT (0.150 AC AN ACRE)
16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR)
16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)
16' SANITARY SEWER EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
10' WIDTH DRAINAGE ESMT (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
VARIABLE WIDTH DRAINAGE ESMT ("OFF-LOT") - (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT ~ (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)

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, PATROLLING, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CDS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CDS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

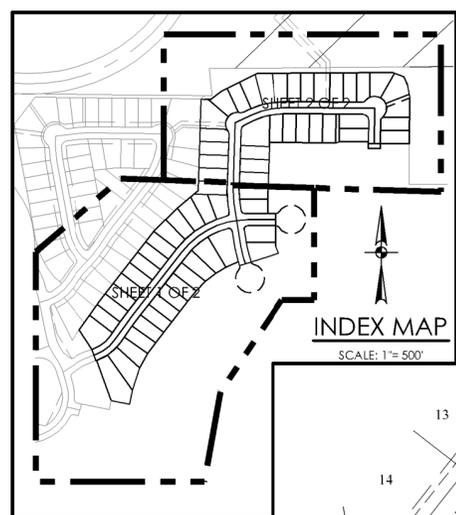
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

LICENSED PROFESSIONAL ENGINEER

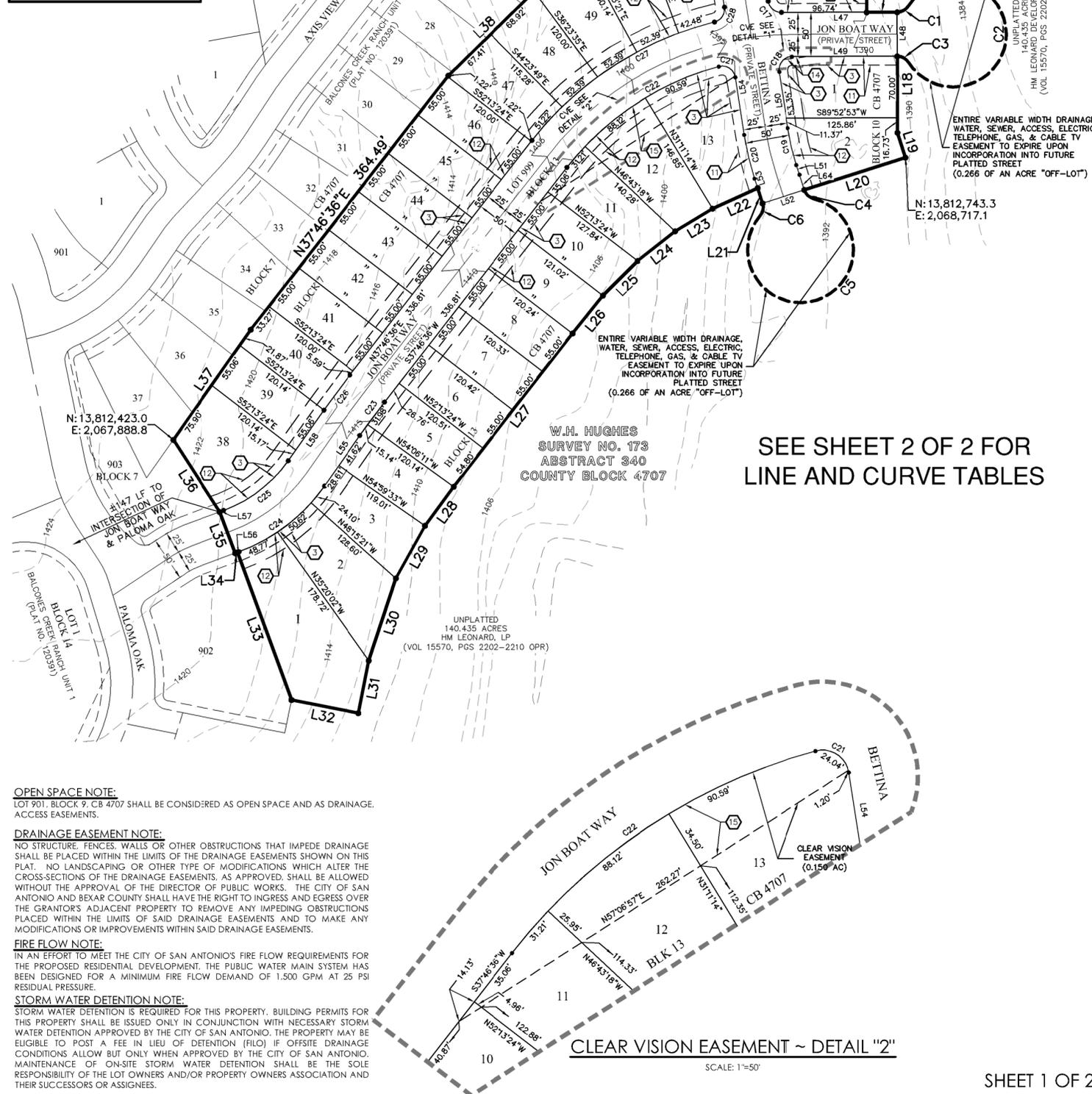
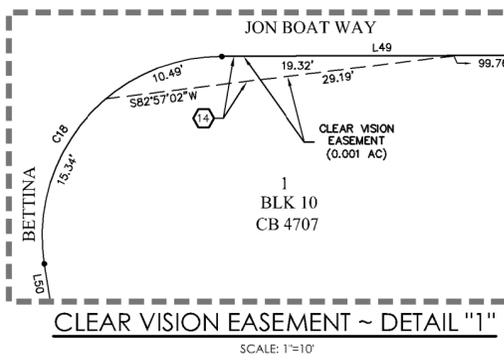
STATE OF TEXAS
COUNTY OF BEXAR

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



SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 4, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE FINISHED ADJACENT GRADE.



PLAT NUMBER 130090
SUBDIVISION PLAT OF
BALCONES CREEK RANCH
UNIT 4, ENCLAVE
A 14.259 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS.
SCALE: 1"=100'
Pape-Dawson Engineers
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
DATE OF PRINT: 6/20/2013

OWNER/DEVELOPER: JAY HANNA
HM LEONARD, LP
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD, LP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF BALCONES CREEK RANCH UNIT 4, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

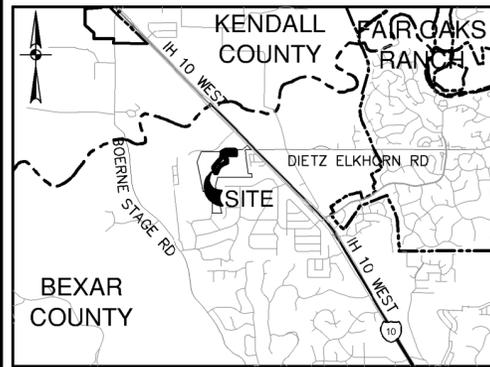
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID 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 CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_ M. AND DULY RECORDED IN THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR
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BALCONES CREEK RANCH UNIT 4, ENCLAVE
Civil Job No. 7785-08; Survey Job No. 9100-13

SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLES



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

**LEGEND**

AC	ACRE(S)	VOL	VOLUME PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	VAR	VARIABLE WIDTH
CB	CABLE TELEVISION	"	REPETITIVE BEARING AND/OR DISTANCE
CB	COUNTY BLOCK	O	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CV	CLEAR VISION	---	EXISTING CONTOURS
DOC	DOCUMENT NUMBER	---	PROPOSED CONTOURS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	---	
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	---	
ESMT	EASEMENT	---	
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	---	
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	---	

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	16' SANITARY SEWER EASEMENT (VOL 15977 PG 2411-2417 OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)
9	15' DRAINAGE EASEMENT	8	16' SANITARY SEWER EASEMENT (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
11	10' BUILDING SETBACK LINE	15	10' WIDTH DRAINAGE ESMT (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
12	20' BUILDING SETBACK LINE	16	VARIABLE WIDTH DRAINAGE ESMT ("OFF-LOT") - (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
13	VARIABLE WIDTH DRAINAGE EASEMENT	17	LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT ~ (BALCONES CREEK RANCH UNIT 1, ENCLAVE PLAT NO. 120391)
14	VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 O <sup>2</sup> AN ACRE)		
15	VARIABLE WIDTH CLEAR VISION EASEMENT (0.150 O <sup>2</sup> AN ACRE)		

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**C.P.S. ENERGY NOTES:**  
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 2. ANY COST MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CDS 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.  
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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 SEPARATE 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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\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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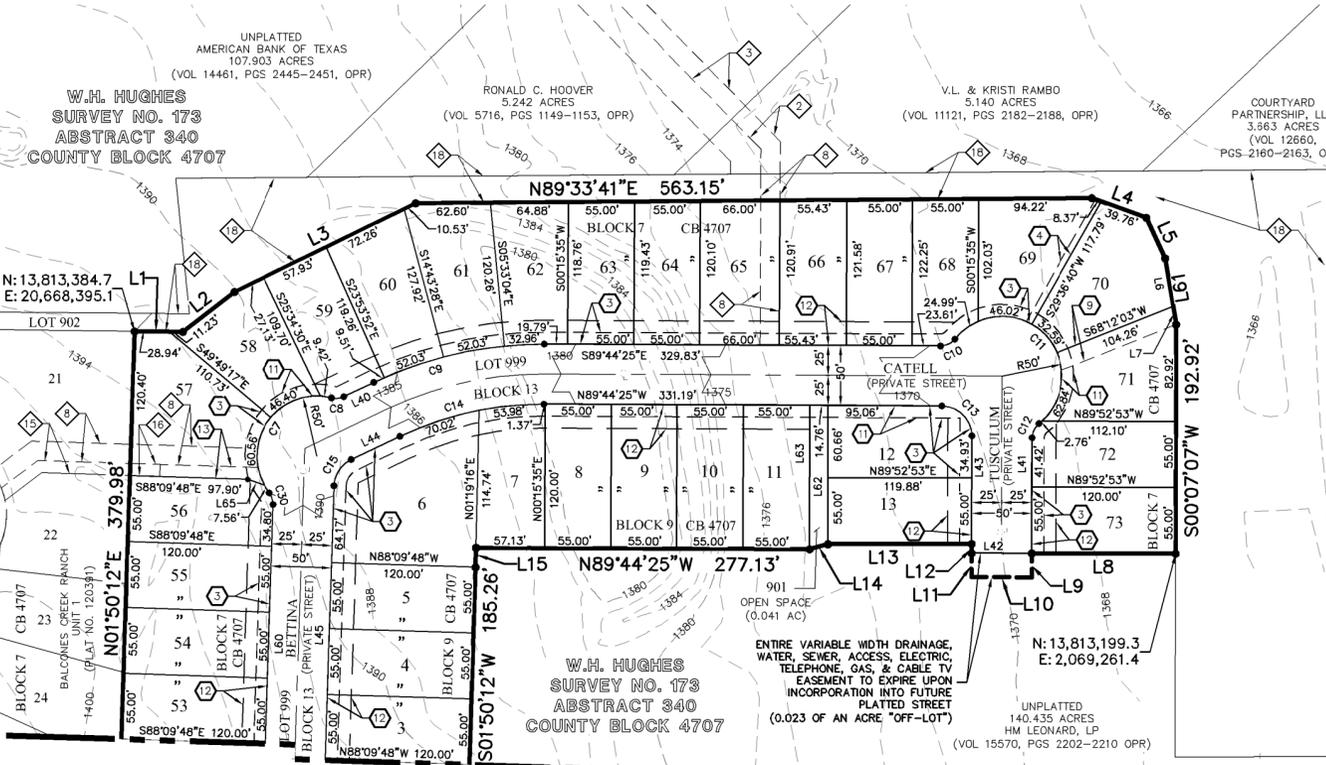
**OPEN SPACE NOTE:**  
 LOT 901, BLOCK 9, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE, ACCESS EASEMENTS.

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

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

**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.



MATCHLINE - SEE SHEET 1 OF 2

LINE #	BEARING	LENGTH
L1	S89°26'10"E	40.17'
L2	N52°05'45"E	54.23'
L3	N63°49'39"E	167.85'
L4	S70°01'33"E	48.13'
L5	S24°49'15"E	37.30'
L6	S09°43'12"E	40.74'
L7	N09°43'12"W	13.51'
L8	N89°52'53"W	120.00'
L9	S00°07'07"W	20.00'
L10	N89°52'53"W	50.00'
L11	N00°07'07"E	20.00'
L12	N00°07'07"E	7.85'
L13	S89°52'53"W	119.77'
L14	S74°23'31"W	15.88'
L15	S01°19'16"W	16.26'
L16	S00°07'07"E	94.72'
L17	N89°52'53"E	34.54'
L18	S00°07'07"E	86.73'
L19	S17°45'38"E	29.66'
L20	S72°14'22"W	120.00'
L21	N17°51'17"W	18.20'
L22	S65°24'24"W	56.04'
L23	S88°36'30"W	49.47'
L24	S51°54'59"W	54.42'
L25	S44°50'27"W	55.42'
L26	S38°35'28"W	55.01'
L27	S37°40'57"W	219.80'
L28	S36°17'51"W	54.91'
L29	S28°51'57"W	68.13'
L30	S18°08'02"W	98.31'
L31	S11°15'08"W	60.74'
L32	N78°46'05"W	77.18'
L33	N19°57'28"W	178.08'
L34	S69°31'30"W	2.88'
L35	N20°28'30"W	50.00'

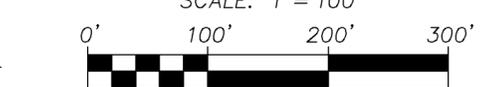
  

LINE #	BEARING	LENGTH
L36	N32°45'46"W	97.26'
L37	N35°00'27"E	152.84'
L38	N45°41'31"E	136.33'
L39	N49°21'51"E	112.96'
L40	N64°25'30"E	27.57'
L41	S00°07'07"W	96.42'
L42	S89°52'53"E	50.00'
L43	N00°07'07"E	97.78'
L44	S64°25'30"W	44.79'
L45	S01°50'12"W	249.43'
L46	S08°47'42"E	35.62'
L47	N89°52'53"E	131.29'
L48	N00°07'07"W	50.00'
L49	S89°52'53"W	119.08'
L50	S08°47'42"E	64.72'
L51	S17°36'40"E	11.42'
L52	N72°14'22"E	50.00'
L53	S17°45'38"E	11.27'
L54	S08°47'42"E	66.30'
L55	S35°00'27"W	70.23'
L56	S69°31'30"W	1.85'
L57	N69°31'30"E	4.73'
L58	N35°00'27"E	70.23'
L59	N08°47'42"W	34.76'
L60	N01°50'12"E	232.21'
L61	S09°43'12"E	54.25'
L62	S00°00'21"W	115.66'
L63	N00°15'35"E	120.00'
L64	S17°51'17"E	18.17'
L65	S70°48'41"E	14.95'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°46'09"	N60°59'49"E	14.49'	15.12'
C2	60.00'	295°32'17"	S00°07'07"E	64.00'	309.49'
C3	15.00'	57°46'09"	N61°14'03"W	14.49'	15.12'
C4	15.00'	57°46'09"	S46°38'42"E	14.49'	15.12'
C5	60.00'	295°32'17"	S72°14'22"W	64.00'	309.49'
C6	15.00'	57°46'09"	N11°07'26"E	14.49'	15.12'
C7	50.00'	142°01'07"	N33°07'51"E	94.56'	123.93'
C8	15.00'	39°42'54"	N84°16'57"E	10.19'	10.40'
C9	325.00'	25°50'05"	N77°20'32"E	145.30'	146.54'
C10	15.00'	52°01'12"	N64°14'58"E	13.16'	13.62'
C11	50.00'	193°53'57"	S44°48'39"E	99.27'	169.21'
C12	15.00'	52°01'12"	S26°07'43"W	13.16'	13.62'
C13	25.00'	89°51'32"	N44°48'39"W	35.31'	39.21'
C14	275.00'	25°50'05"	S77°20'32"W	122.95'	124.00'
C15	25.00'	82°35'18"	S33°07'51"W	25.97'	27.31'
C16	275.00'	10°37'54"	S03°28'45"E	50.96'	51.03'
C17	15.00'	81°19'25"	S49°27'24"E	19.55'	21.29'
C18	15.00'	88°40'35"	S40°32'36"W	22.76'	25.83'
C19	275.00'	8°58'44"	S13°17'03"E	43.05'	43.10'
C20	325.00'	8°57'56"	S13°16'40"E	50.80'	50.86'
C21	15.00'	96°25'17"	N57°00'20"W	22.37'	25.24'
C22	325.00'	37°00'26"	S56°16'49"W	206.29'	209.92'
C23	975.00'	2°46'09"	S36°23'31"W	47.12'	47.12'
C24	205.00'	34°31'03"	S52°15'58"W	121.64'	123.50'
C25	155.00'	34°31'03"	N52°15'58"E	91.97'	93.38'
C26	1025.00'	2°46'09"	N36°23'31"E	49.53'	49.54'
C27	375.00'	38°19'42"	S56°56'27"W	246.21'	250.86'
C28	15.00'	84°53'59"	N33°39'18"E	20.25'	22.23'
C29	325.00'	10°37'54"	N03°28'45"W	60.22'	60.31'
C30	15.00'	39°42'54"	N18°01'15"W	10.19'	10.40'

**PLAT NUMBER 130090**  
**SUBDIVISION PLAT OF**  
**BALCONES CREEK RANCH**  
**UNIT 4, ENCLAVE**

A 14,259 ACRE TRACT OF LAND OUT OF A 140,435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, 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: 6/20/2013  
 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: JAY HANNA  
 HM LEONARD, LP  
 1101 N. LAMAR  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ BALCONES CREEK RANCH UNIT 4, ENCLAVE \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BALCONES CREEK RANCH UNIT 4, ENCLAVE  
 Civil Job No. 7785-08; Survey Job No. 9100-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130131

**Project Name:**

Parc at Escondido Unit 3

**Applicant:**

Mark Sparrow

**Representative:**

Jones & Carter, Inc., c/o C. Grady  
Koehl, P.E.

**Owner:**

Flotex Developers LLC, A Texas  
LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
F.M.1516 and Weichold Road

**MAPSCO Map Grid (Ferguson):**

586 D-7

**Tract Size:**

17.586

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 17.586-acre tract of land to establish the **The Parc at Escondido Unit 3** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 11, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of seventy-four (**74**) single-family residential lots, two (**2**) non-single family residential lots and approximately two thousand six hundred eighty-nine (**2,689**) 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. Major Thoroughfare**

F.M. 1516, Secondary Arterial Type A, 86-foot minimum right-of-way

**D. Services Available**

SAWS Water and San Antonio River Authority Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 10, 2013.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 19, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

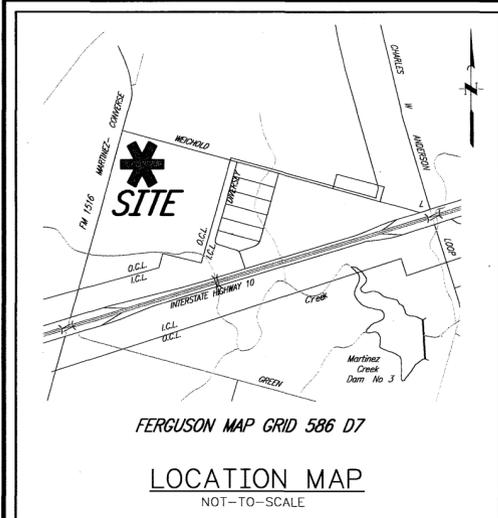
MDP 001-07, The Parc at Escondido, accepted on May 15, 2007

**III. RECOMMENDATION**

Approval of the proposed **The Parc at Escondido Unit 3** Subdivision Plat.

**IV. ATTACHMENT**

1. Proposed Plat



**LEGEND**

BCRPR	—	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	—	BEXAR COUNTY DEED & PLAT RECORDS
E,G,T,C	—	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	—	EASEMENT
BSL	—	BUILDING SETBACK LINE
ELEC	—	ELECTRIC
ROW	—	RIGHT OF WAY
D.E.	—	DRAINAGE EASEMENT
EXTG.	—	EXISTING
I.C.L.	—	INSIDE CITY LIMITS
O.C.L.	—	OUTSIDE CITY LIMITS
S.S.	—	SANITARY SEWER
TEL	—	TELEPHONE
CATV	—	CABLE TELEVISION
"f"	—	FOUND 1/2" IRON ROD
"s"	—	SET 1/2" IRON ROD WITH PLASTIC CAP

**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 EASEMENT 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.

**SAN ANTONIO RIVER AUTHORITY NOTE:** SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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.

*Charles Koehl* 6-10-2013  
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: JONES & CARTER, INC.

*John G. Mosier* 6-10-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR

**GENERAL NOTES:**

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOR ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
- A LETTER OF MAP REVISION (LOMR), CASE NO. 11-06-00389 EFFECTIVE NOVEMBER 30, 2010 HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE APPROVED LOMR HAS REMOVED ALL 100-YEAR FLOOD PLAIN FROM WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT.
- 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 GALLONS PER MINUTE AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "JONES & CARTER" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE COGS NETWORK.
- DIMENSIONS SHOWN ARE GRID; THE GRID TO SURFACE SCALE FACTOR IS 1.000163.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 902 BLOCK 41; LOT 901, BLOCK 42.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1516 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 573.46'.

**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 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.

**DRAINAGE NOTES:**

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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 SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**DETENTION POND NOTES:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9584, PAGE 8 (COSA PLAT # 070175).

**FLOODPLAIN NOTES:**

THE VARIABLE WIDTH DRAINAGE RIGHT-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 DFRM PANEL 48029C0430 G DATED SEPTEMBER 29, 2010, DFRM PANEL 48029C0435 G DATED SEPTEMBER 29, 2010 AND THE HIGHER 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.



**PLAT NUMBER 130131**

**SUBDIVISION PLAT ESTABLISHING THE PARC AT ESCONDIDO UNIT 3**

BEING 17.586 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

0 50 100 200 400 600  
SCALE: 1" = 200'

**J.C. JONES & CARTER, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5511  
DATE OF PRINT: June 10, 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.

AGENT: *Mark Sparrow*  
OWNER/DEVELOPER:  
MARK SPARROW  
FLOTEX DEVELOPERS LLC, A TEXAS LLC  
4140 N 1516 NORTH  
CONVERSE, TEXAS 78109

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mark Sparrow*, 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 10 DAY OF June, A.D. 2013.

*Laurie A. Zilk*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 04-19-16

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

THIS PLAT OF THE PARC AT ESCONDIDO UNIT 3 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

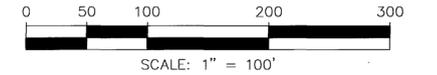
BY: \_\_\_\_\_ DEPUTY



PLAT NUMBER 130131

SUBDIVISION PLAT ESTABLISHING  
THE PARC AT ESCONDIDO UNIT 3

BEING 17.586 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEAR COUNTY REAL PROPERTY RECORDS.



**JC JONES & CARTER, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5511  
DATE OF PRINT: June 10, 2013

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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.

AGENT: *Mark Sparrow*  
OWNER/DEVELOPER:  
MARK SPARROW  
FLOTEX DEVELOPERS LLC, A TEXAS LLC  
4140 FM 1516 NORTH  
CONVERSE, TEXAS 78109

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARK SPARROW**, 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 10 DAY OF June A.D. 20 13.

*Laurie A. Rothman*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 04-19-16

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN

THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_

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

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

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

- GENERAL NOTES:**
1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
  2. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  4. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
  5. A LETTER OF MAP REVISION (LOMR), CASE NO. 11-06-0038P EFFECTIVE NOVEMBER 30, 2010 HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE APPROVED LOMR HAS REMOVED ALL 100-YEAR FLOOD PLAIN FROM WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT.
  6. 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 GALLONS PER MINUTE AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
  7. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "JONES & CARTER" UNLESS NOTED OTHERWISE.
  8. 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 DIMENSIONS DERIVED FROM NGS COOPERATIVE CORRS NETWORK.
  9. DIMENSIONS SHOWN ARE GRID. THE GRID TO SURFACE SCALE FACTOR IS 1.000143.
  10. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  11. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 902 BLOCK 41; LOT 901, BLOCK 42.

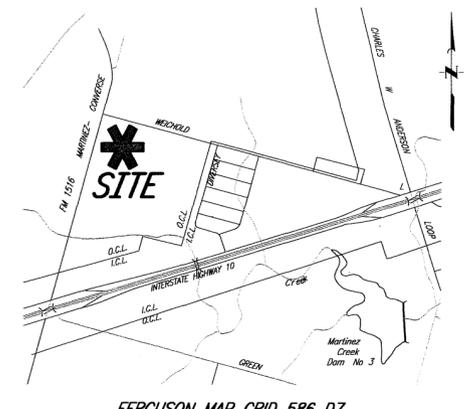
- TxDOT NOTES:**
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1516 BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 575.46'.
- 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 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.

- DRAINAGE NOTES:**  
RECESSED STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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 SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**DETENTION POND NOTES:**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION FOND LOCATED IN LOT 902 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9584, PAGE 8 (COSA PLAT # 070175).

**FLOODPLAIN NOTES:**  
THE VARIABLE WIDTH DRAINAGE RIGHT-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 48029C0430 G DATED SEPTEMBER 29, 2010, DIRM PANEL 48029C0435 G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE PLUS FREEBOARD CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



FERGUSON MAP GRID 586 D7

LOCATION MAP  
NOT TO SCALE

**LEGEND**

BCRRP	BEAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEAR COUNTY DEED & PLAT RECORDS
E,G,T,C	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT
B.S.L.	BUILDING SETBACK LINE
ELEC	ELECTRIC
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
EXT.G.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
S.S.	SANITARY SEWER
TEL	TELEPHONE
CATV	CABLE TELEVISION
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP

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

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

**SAN ANTONIO RIVER AUTHORITY NOTE:** SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RE-CONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

STATE OF TEXAS  
COUNTY OF BEAR

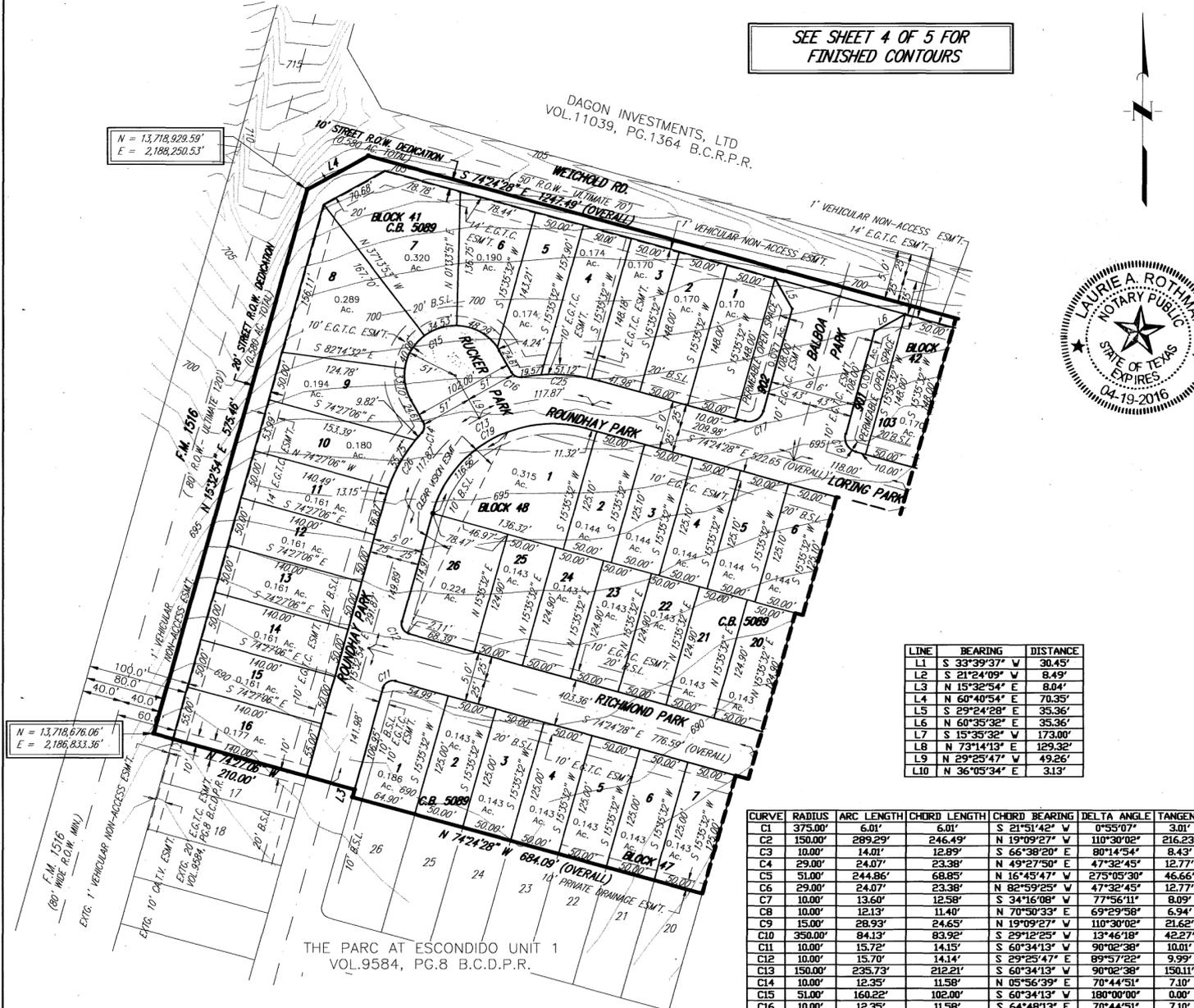
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Charles Grady Koehl* 6-10-2013  
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: JONES & CARTER, INC.

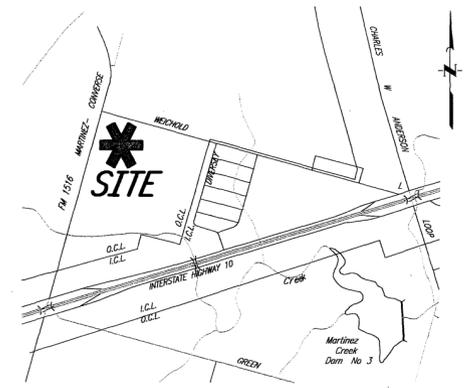
*John S. Mosier* 6-10-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	S 33°59'37" W	30.45'
L2	S 21°24'09" W	8.49'
L3	N 15°32'54" E	8.04'
L4	N 60°40'54" E	70.35'
L5	S 29°24'28" E	35.36'
L6	N 60°35'32" E	35.36'
L7	S 15°35'32" W	173.00'
L8	N 73°14'13" E	129.32'
L9	N 29°25'47" W	49.26'
L10	N 36°05'34" E	3.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	375.00'	6.01'	6.01'	S 21°51'42" W	0°55'07"	3.01'
C2	150.00'	289.29'	246.49'	N 19°09'27" W	110°30'02"	216.23'
C3	10.00'	14.01'	12.99'	S 66°38'20" E	80°14'54"	8.43'
C4	29.00'	24.07'	23.38'	N 49°27'50" E	47°32'45"	12.77'
C5	51.00'	244.86'	68.85'	N 16°45'47" W	275°05'30"	46.66'
C6	29.00'	24.07'	23.38'	N 82°59'25" W	47°32'45"	12.77'
C7	10.00'	13.60'	12.58'	S 34°16'08" W	77°56'11"	8.09'
C8	10.00'	12.13'	11.40'	N 70°50'33" E	69°29'58"	6.94'
C9	15.00'	28.93'	24.65'	N 19°09'27" W	110°30'02"	21.62'
C10	350.00'	84.13'	83.92'	S 29°12'25" W	13°46'18"	42.27'
C11	10.00'	15.72'	14.15'	S 60°34'13" W	90°02'38"	10.01'
C12	10.00'	15.70'	14.14'	S 29°25'47" E	89°57'22"	9.99'
C13	150.00'	235.73'	212.21'	S 60°34'13" W	90°02'38"	150.11'
C14	10.00'	12.35'	11.58'	N 05°56'39" E	70°44'51"	7.10'
C15	51.00'	160.22'	102.00'	S 60°34'13" W	180°00'00"	0.00'
C16	10.00'	12.35'	11.58'	S 64°49'13" E	70°44'51"	7.10'
C17	15.00'	23.56'	21.21'	N 60°35'32" E	90°00'00"	15.00'
C18	15.00'	23.56'	21.21'	S 29°24'28" E	90°00'00"	15.00'
C19	125.00'	196.45'	176.84'	S 60°34'13" W	90°02'38"	125.01'
C20	125.00'	241.07'	205.41'	N 19°09'27" W	110°30'02"	180.19'
C21	175.00'	146.28'	142.06'	N 50°27'41" W	47°53'35"	77.72'
C22	175.00'	124.59'	121.98'	N 15°41'48" E	40°47'32"	65.07'
C23	375.00'	90.14'	89.92'	S 29°12'25" W	13°46'18"	45.29'
C24	325.00'	78.12'	77.93'	S 29°12'25" W	13°46'18"	39.25'
C25	175.00'	78.71'	78.05'	N 87°17'33" W	25°46'10"	40.03'
C26	175.00'	78.71'	78.05'	S 28°25'59" W	25°46'10"	40.03'





FERGUSON MAP GRID 586 D7

**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- BCRPR ————— BEXAR COUNTY REAL PROPERTY RECORDS
- BCDPR ————— BEXAR COUNTY DEED & PLAT RECORDS
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- BSL ————— BUILDING SETBACK LINE
- ELEC ————— ELECTRIC
- ROW ————— RIGHT OF WAY
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- EXTG. ————— EXISTING
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- TEL. ————— TELEPHONE
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- "I" ————— FOUND 1/2" IRON ROD
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STATE OF TEXAS  
COUNTY OF BEXAR

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*Charles Koehl* 6-10-2013  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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*John G. Mosier* 6-10-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR

- GENERAL NOTES:**
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
  - THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  - FINISHED FLOOR ELEVATIONS FOR LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  - ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
  - A LETTER OF MAP REVISION (LOMR), CASE NO. 11-06-0038P EFFECTIVE NOVEMBER 30, 2010 HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE APPROVED LOMR HAS REMOVED ALL 100-YEAR FLOOD PLAIN FROM WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT.
  - 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 GALLONS PER MINUTE AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
  - PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "JONES & CARTER" UNLESS NOTED OTHERWISE.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS NETWORK.
  - DIMENSIONS SHOWN ARE GRID. THE GRID TO SURFACE SCALE FACTOR IS 1.00043.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  - THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 902 BLOCK 4; LOT 901, BLOCK 42.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1516 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 575.46'.

**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 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.

**DRAINAGE NOTES:**

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

**FINISHED FLOOR NOTE:**

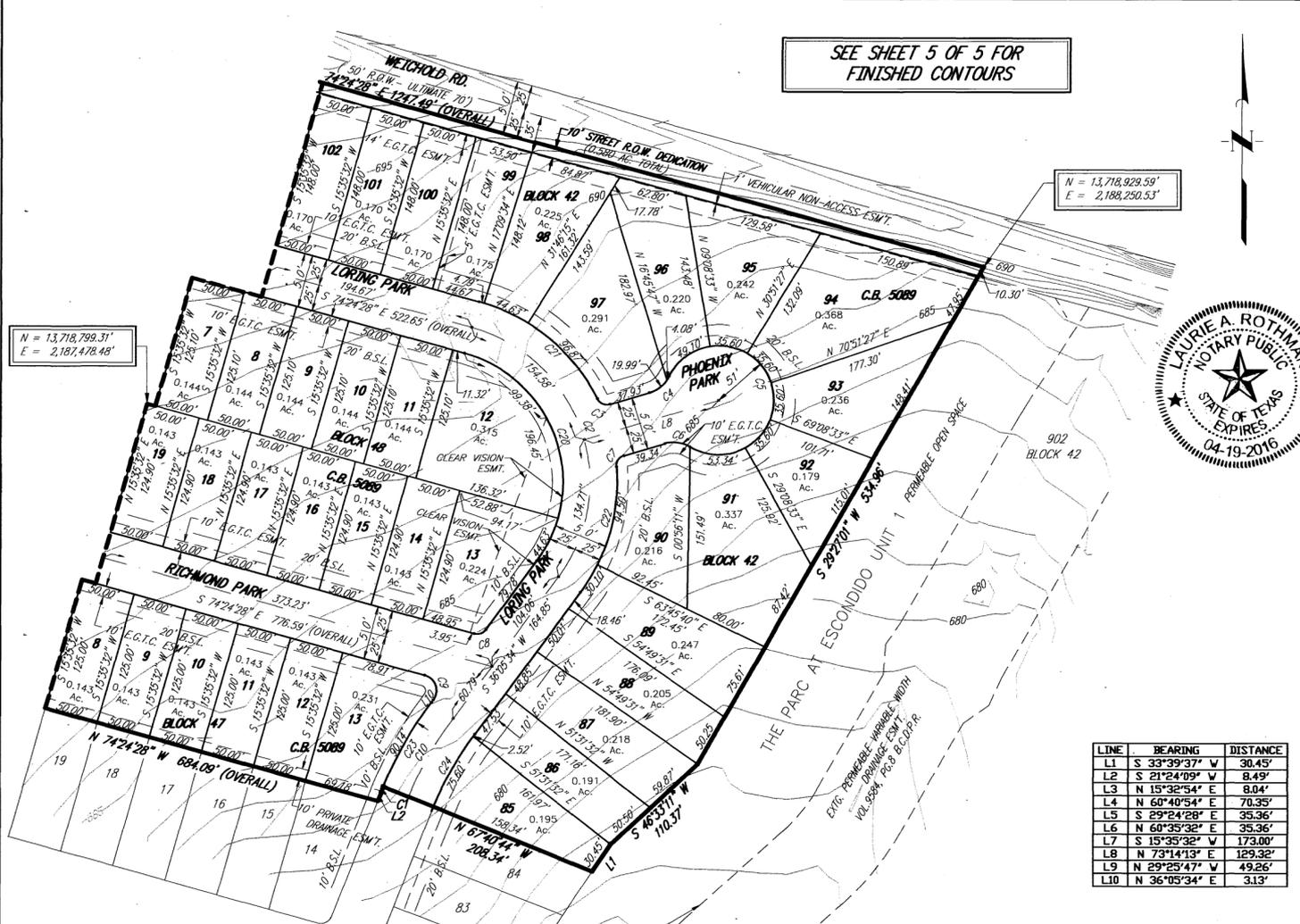
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**DETENTION POND NOTES:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9584, PAGE 8 (COSA PLAT # D70175).

**FLOODPLAIN NOTES:**

THE VARIABLE WIDTH DRAINAGE RIGHT-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 48029C043G DATED SEPTEMBER 29, 2010, DIRM PANEL 48029C043G DATED SEPTEMBER 29, 2010 AND THE HIGHER 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.

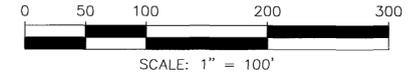


SEE SHEET 5 OF 5 FOR FINISHED CONTOURS



**PLAT NUMBER 130131**

**SUBDIVISION PLAT ESTABLISHING THE PARC AT ESCONDIDO UNIT 3**  
BEING 17.586 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS;  
BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



**JC JONES & CARTER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439

1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5511  
DATE OF PRINT: June 10, 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.

AGENT: *Mark Sparrow*  
OWNER/DEVELOPER:  
MARK SPARROW  
FLOTEX DEVELOPERS LLC, A TEXAS LLC  
4140 FM 1516 NORTH  
CONVERSE, TEXAS 78109

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mark Sparrow* 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 10 DAY OF June A.D. 2013.

*Laurie A. Rothman*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 04-19-16

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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 \_\_\_\_\_ THE PARC AT ESCONDIDO UNIT 3 \_\_\_\_\_ 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

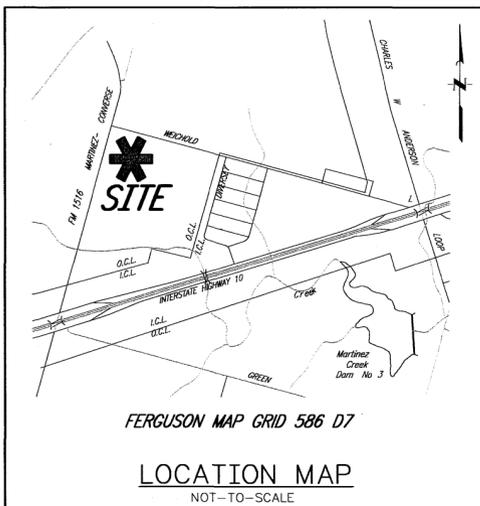
LINE	BEARING	DISTANCE
L1	S 33°39'37" W	30.45'
L2	S 21°24'09" W	8.49'
L3	N 15°32'54" E	8.04'
L4	N 60°40'54" E	70.35'
L5	S 29°24'28" E	35.36'
L6	N 60°35'32" E	35.36'
L7	S 15°35'32" W	173.00'
L8	N 73°14'13" E	129.32'
L9	N 29°25'47" W	49.26'
L10	N 36°05'34" E	3.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	375.00'	6.01'	6.01'	S 21°51'42" W	0°55'07"	3.01'
C2	150.00'	289.29'	246.49'	N 19°09'27" W	110°30'02"	216.23'
C3	10.00'	14.01'	12.89'	S 66°38'20" E	80°14'54"	8.43'
C4	29.00'	24.07'	23.38'	N 49°27'50" E	47°32'45"	12.77'
C5	51.00'	244.86'	68.85'	N 16°45'47" W	275°05'30"	46.66'
C6	29.00'	24.07'	23.38'	N 82°39'25" W	47°32'45"	12.77'
C7	10.00'	13.60'	12.56'	S 34°16'08" W	77°56'11"	8.09'
C8	10.00'	12.13'	11.40'	N 70°50'33" E	69°29'58"	6.94'
C9	15.00'	28.93'	24.65'	N 19°09'27" W	110°30'02"	21.62'
C10	350.00'	84.13'	83.92'	S 29°12'25" W	13°46'18"	42.27'
C11	10.00'	15.72'	14.15'	S 60°34'13" W	90°02'38"	10.01'
C12	10.00'	15.70'	14.14'	S 29°25'47" E	89°57'22"	9.99'
C13	150.00'	235.73'	212.21'	S 60°34'13" W	90°02'38"	150.11'
C14	10.00'	12.35'	11.58'	N 05°56'39" E	70°44'51"	7.10'
C15	51.00'	160.22'	102.00'	S 60°34'13" W	180°00'00"	0.00'
C16	10.00'	12.36'	11.59'	S 64°48'33" E	70°44'51"	7.10'
C17	15.00'	23.56'	21.21'	N 60°35'32" E	90°00'00"	15.00'
C18	15.00'	23.56'	21.21'	S 29°24'28" E	90°00'00"	15.00'
C19	125.00'	196.45'	176.84'	S 60°34'13" W	90°02'38"	125.10'
C20	125.00'	241.07'	205.41'	N 19°09'27" W	110°30'02"	180.19'
C21	175.00'	146.28'	142.06'	N 50°27'41" W	47°53'35"	77.72'
C22	175.00'	124.59'	121.98'	N 15°41'48" E	40°47'32"	65.07'
C23	375.00'	90.14'	89.92'	S 29°12'25" W	13°46'18"	45.29'
C24	325.00'	78.12'	77.93'	S 29°12'25" W	13°46'18"	39.25'
C25	175.00'	78.71'	78.05'	N 87°17'33" W	25°46'10"	40.03'
C26	175.00'	78.71'	78.05'	S 28°25'39" W	25°46'10"	40.03'

APPROXIMATE LIMITS OF REVISED FEMA 100-YEAR FLOODPLAIN LOMR CASE NO. 11-06-0038P EFFECTIVE DATE: NOVEMBER 30, 2010 SEE NOTE #4



THE PARC AT ESCONDIDO UNIT 3  
Civil Job No. S0440-021-03



**LEGEND**

BCRPR	-----	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	-----	BEXAR COUNTY DEED & PLAT RECORDS
E,G,T,C	-----	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	-----	EASEMENT
BSL	-----	BUILDING SETBACK LINE
ELEC	-----	ELECTRIC
ROW	-----	RIGHT OF WAY
D.E.	-----	DRAINAGE EASEMENT
EXTG.	-----	EXISTING
I.C.L.	-----	INSIDE CITY LIMITS
O.C.L.	-----	OUTSIDE CITY LIMITS
S.S.	-----	SANITARY SEWER
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
"F"	-----	FOUND 1/2" IRON ROD
"S"	-----	SET 1/2" IRON ROD WITH PLASTIC CAP

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

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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.

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.

**SAN ANTONIO RIVER AUTHORITY NOTE:** SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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.

*Charles Grady Koehl* 6-10-2013  
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: JONES & CARTER, INC.

*John G. Mosier* 6-10-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR

**GENERAL NOTES:**

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
- A LETTER OF MAP REVISION (LOMR), CASE NO. 11-06-0038P EFFECTIVE NOVEMBER 30, 2010 HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE APPROVED LOMR HAS REMOVED ALL 100-YEAR FLOOD PLAIN FROM WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT.
- 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 GALLONS PER MINUTE AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "JONES & CARTER" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS NETWORK.
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- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 902 BLOCK 41; LOT 901, BLOCK 42.

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1516 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 375.46'.

**EDU NOTE:**

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

**DRAINAGE NOTES:**

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

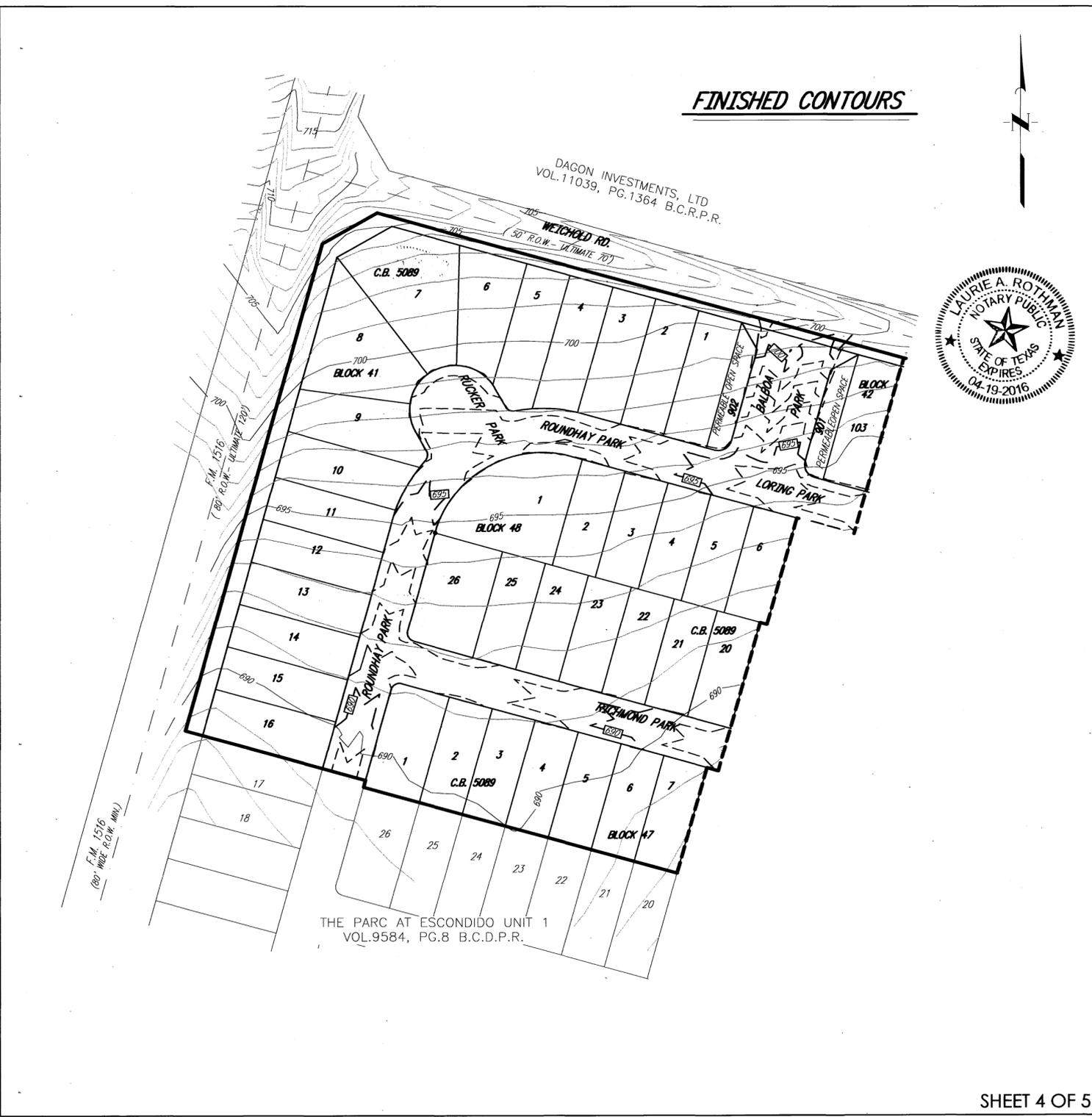
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**DETENTION POND NOTES:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9584, PAGE 8 (COSA PLAT # 070175).

**FLOODPLAIN NOTES:**

THE VARIABLE WIDTH DRAINAGE RIGHT-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 DFRM PANEL 48029C0430 G DATED SEPTEMBER 29, 2010, DFRM PANEL 48029C0435 G DATED SEPTEMBER 29, 2010 AND THE HIGHER 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.



**PLAT NUMBER 130131**

**SUBDIVISION PLAT ESTABLISHING THE PARC AT ESCONDIDO UNIT 3**

BEING 17.586 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS;  
BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

0 50 100 200 300  
SCALE: 1" = 100'

**JC JONES & CARTER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5511  
DATE OF PRINT: June 10, 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.

AGENT: OWNER/DEVELOPER:  
MARK SPARROW  
FLOTEX DEVELOPERS LLC, A TEXAS LLC  
4140 FM 1516 NORTH  
CONVERSE, TEXAS 78109

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW, 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 10 DAY OF June A.D. 2013.

*Laurie A. Rothman*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 04-19-16

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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 \_\_\_\_\_ THE PARC AT ESCONDIDO UNIT 3 \_\_\_\_\_ 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

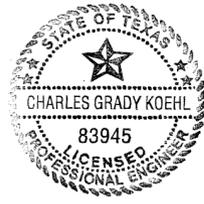
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

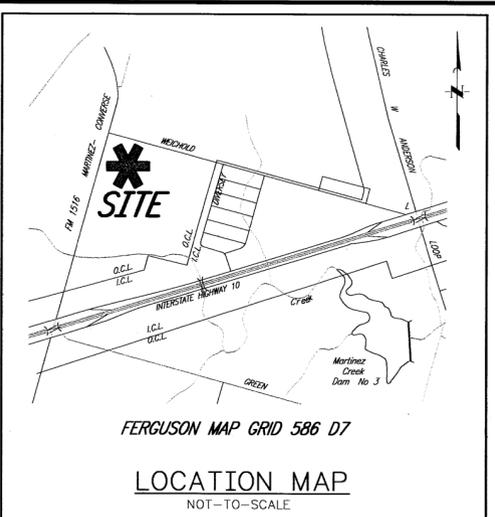
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/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



THE PARC AT ESCONDIDO UNIT 3  
Civil Job No. S0440-021-03



**LEGEND**

BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
E,G,T,C	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
ELEC	ELECTRIC
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
S.S.	SANITARY SEWER
TEL	TELEPHONE
CATV	CABLE TELEVISION
"T"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP

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

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 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.

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.

**SAN ANTONIO RIVER AUTHORITY NOTE:** SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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.

*Charles Grady Koehl* 4-10-2013  
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: JONES & CARTER, INC.

*John G. Mosier* 6-10-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR

**GENERAL NOTES:**

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO A FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- ALL CONTIGUOUS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
- A LETTER OF MAP REVISION (LOMR), CASE NO. 11-06-0038P EFFECTIVE NOVEMBER 30, 2010 HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE APPROVED LOMR HAS REMOVED ALL 100-YEAR FLOOD PLAIN FROM WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT.
- 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 GALLONS PER MINUTE AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "JONES & CARTER" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE GRID. THE GRID TO SURFACE SCALE FACTOR IS 1.000163.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PARC AT ESCONDIDO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 902 BLOCK 41; LOT 701, BLOCK 42.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG FM 1516 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 575.46'.

**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 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.

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

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

**DETENTION POND NOTES:**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 902 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9584, PAGE 8 (COSA PLAT # 070175).

**FLOODPLAIN NOTES:**  
THE VARIABLE WIDTH DRAINAGE RIGHT-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 DFRM PANEL 48029C0430 G DATED SEPTEMBER 29, 2010. DFRM PANEL 48029C0435 G DATED SEPTEMBER 29, 2010 AND THE HIGHER 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.



**PLAT NUMBER 130131**

**SUBDIVISION PLAT ESTABLISHING THE PARC AT ESCONDIDO UNIT 3**

BEING 17.586 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

0 50 100 200 300  
SCALE: 1" = 100'

**JC JONES & CARTER, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5511  
DATE OF PRINT: June 10, 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 HEREIN EXPRESSED.

AGENT: *Mark Sparrow*  
OWNER/DEVELOPER:  
MARK SPARROW  
FLOTEX DEVELOPERS LLC, A TEXAS LLC  
4140 FM 1516 NORTH  
CONVERSE, TEXAS 78109

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW, 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 10 DAY OF June A.D. 2013.

*Laurie A. Rothman*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 04-19-16

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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 THE PARC AT ESCONDIDO UNIT 3 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

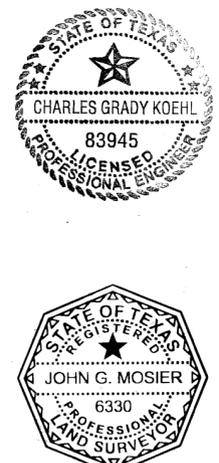
BY: \_\_\_\_\_ SECRETARY

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



THE PARC AT ESCONDIDO UNIT 3  
Civil Job No. S0440-021-03  
Date: Jun 10, 2013, 11:52am User: JDS  
File: P:\3117\Projects\Bommesville-440\MyEggs-003 Drawings\Plat\Units.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

130194

**Project Name:**

Westwinds West Unit-4B (Enclave)

**Applicant:**

A. Bradford Galo

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Cara C. Tackett, P.E.

**Owner:**

ALT Development, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Located northwest of the intersection  
of Alamo Ranch and Roft Road

**MAPSCO Map Grid (Ferguson):**

577 B-4

**Tract Size:**

13.86 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting June 21,  
2013

**REQUEST**

Approval of a major plat to subdivide a 13.86-acre tract of land to  
establish the **Westwinds West Unit-4B (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

June 13, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of fifty one (**51**) single family residential lots, one non-single family lot, and one thousand nine hundred and nine (**1,901**) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and SAWS Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on May 30, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 10, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 808E, Westwinds, accepted on September 11, 2006

**III. RECOMMENDATION**

Approval of the proposed **Westwinds West Unit-4B (Enclave)** Subdivision.

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP

MAPS/O MAP GRID: 577-B4 NOT-TO-SCALE

LEGEND

- BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
SIDEWALK CONSTRUCTED WITH A PASSING SPACE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD
EXISTING CONTOURS
PROPOSED CONTOURS
12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9571, PG. 27-31, DPR)
12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9575, PG. 150-151, DPR)
10' BUILDING SETBACK (VOL. 9575, PG. 150-151, DPR)
20' BUILDING SETBACK (VOL. 9575, PG. 150-151, DPR)
VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9575, PG. 150-151, DPR)

SURVEYOR'S NOTES:

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

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of David A. Casanova, Registered Professional Land Surveyor

FINISHED FLOOR NOTE:

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

SAWS DEDICATION NOTE:

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

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.

OPEN SPACE NOTE:

LOT 903, BLOCK 50, CB 4413 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE REGIONAL DETENTION POND LOCATED IN LOT 905, BLOCK 52 OF THE WESTWINDS WEST SUBDIVISION, UNIT-5A (PUD) (COSA PLAT#130193).

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1800 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.

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.

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.

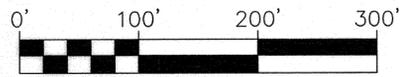
CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C12.

PLAT NUMBER 130194

SUBDIVISION PLAT OF WESTWINDS WEST, UNIT-4B (ENCLAVE)

BEING A 13.86 ACRE TRACT OF LAND OUT OF A 196.160 ACRE TRACT OF LAND CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER NAL SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE OF PRINT: June 7, 2013

STATE OF TEXAS COUNTY OF BEXAR

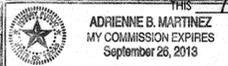
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON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

Signature of A. Bradford Galo

OWNER/DEVELOPER: A. BRADFORD GALO, ALT DEVELOPMENT, INC., 1175 W. BITTERS, SUITE 100, SAN ANTONIO, TEXAS 78216, (210) 497-3385

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 June, A.D. 2013.



Signature of Adrienne B. Martinez, Notary Public, Bexar County, Texas

THIS PLAT OF WESTWINDS WEST, UNIT-4B (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF June, A.D. 2013.

Signature of Chairperson

Signature of 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 June, A.D. 2013

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

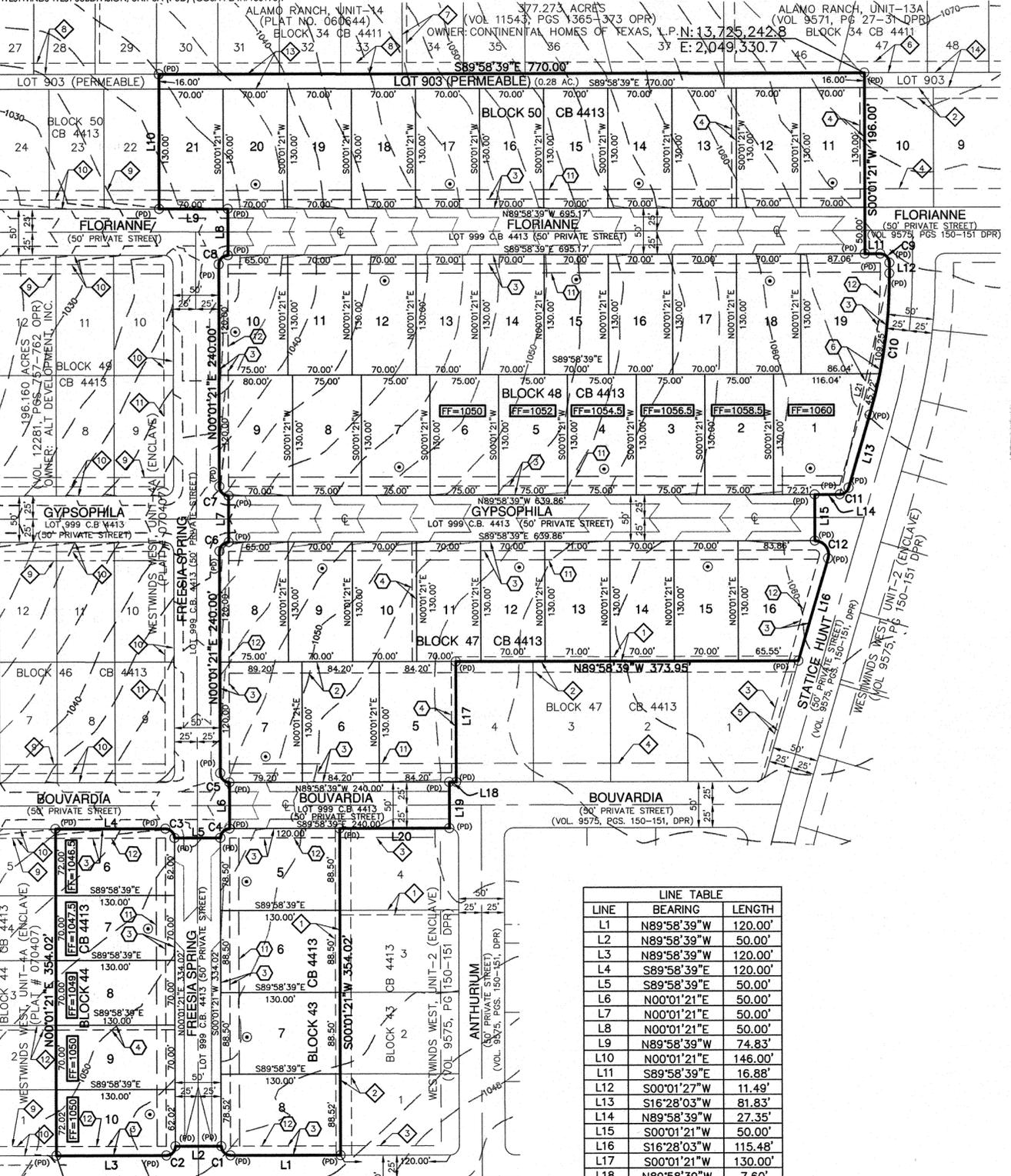
STATE OF TEXAS

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 June, A.D. 2013 AT M. AND DULY RECORDED THE DAY OF June, A.D. 2013 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 June, A.D. 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

Signature of Deputy



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L21.



WESTWINDS WEST, UNIT-4B Civil Job No. 6123-44; Survey Job No. 6123-45



# CITY OF SAN ANTONIO

(DEPARTMENT NAME)

(DIVISION/SECTION NAME)

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission

June 26, 2013

**Applicant:**

Parks & Recreation Department, City of San Antonio

**Representative:**

Sandy Jenkins, Parks Project Manager, Park Project Services (210) 207-2721 sandy.jenkins@sanantonio.gov

**Owner:**

Mr. Charles Kosarek

**Staff Coordinator:**

Sandy Jenkins, Parks Project Manager, Park Project Services (210) 207-2721 sandy.jenkins@sanantonio.gov

**Property Address/Location:**

7609 Heuermann Rd., San Antonio, TX.

**MAPSCO Map Grid (Ferguson):**

479 F-6

**Tract Size:**

23.17 acres

**Council District:**

District 8

**REQUEST**

The potential purchase of land to the Parks and Recreation Department. The land consists of approximately 23.17 acres, located at 7609 Heuermann Rd., situated west of IH 10 West, north of Loop 1604, adjacent/south of Friedrich Park, outside of the 100 year floodplain. The land is in Council District 8.

**RECOMMENDED ACTION**

Parks & Recreation Department recommends **Approval** of the proposed purchase of land to the Parks and Recreation Department.

**CASE HISTORY**

An opportunity of a purchase and acquisition of property between Mr. Charles Kosarek and the Parks and Recreation Department; and the purchase includes the possibility of 23.17 acres of land for expansion of Friedrich Park and the continued use of an open space destination in City Council District 8

**ANALYSIS**

This 23.17 acre land purchase meets the goals outlined in the Northwest Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage to meet service goals in regards to expand and develop accessible neighbor, pocket and community parks into a natural area destination.

**RECOMMENDATION**

**Approval**



**CITY OF SAN ANTONIO  
Request for Council Action**

Agenda Item #  
Council Meeting Date: 0/00/2013  
RFCA Tracking No: R-

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**DEPARTMENT:** Parks & Recreation

**DEPARTMENT HEAD:** Xavier Urrutia

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 8

**SUBJECT:**

Park Land Acquisiton/Purchase

**SUMMARY:**

This ordinance authorizes the purchase of approximately 23.17 acres from Mr. Charles Kosarek to be designated for parkland/open space. Located at 7609 Heuermann Rd., situated west of IH 10 West, north of Loop 1604, adjacent/south of Friedrich Park and outside of the 100 year floodplain, in City Council District 8.

**BACKGROUND INFORMATION:**

Mr. Charles Kosarek contacted the parks department to express an interest in selling property adjacent to Friedrich park to incorporate into the park. The property is 23.17 acres of land located north of Loop 1604, outside the floodplain, west of IH 10 West. and adjacent/south of Friedrich Park. Park. There are no existing improvements on the property.

The property is appraised at \$930,000, Mr. Kosarek is selling the property to the City for \$750,000. The Conservation Advisory Board has favorably voted to purchase the property. Planning Commission passed a resolution to purchase the property on June 24, 2013. An environmental assessment and property boundary survey have been performed on the property.

**ISSUE:**

This ordinance will authorize the acceptance of a purchase of 23.17 acres from Mr. Charles Kosarek to be designated for parkland/open space. This purchase acquisition is consistent with the recommendations outlined for the Northwest Subarea in the Parks and Recreation System Strategic Plan.

**ALTERNATIVES:**

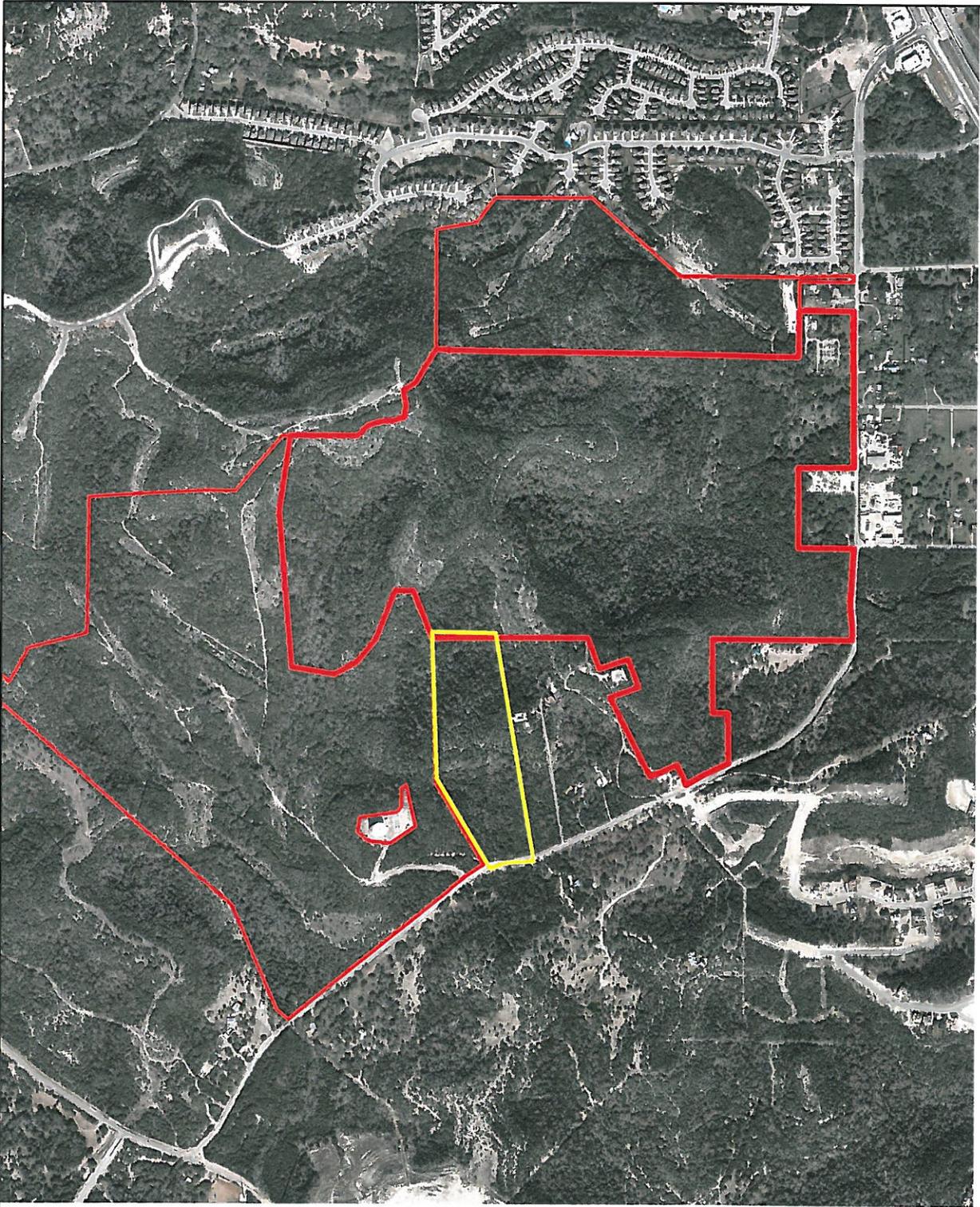
Should City Council decide not to purchase the property, Mr. Charles Kosarek would continue to own the property.

**FISCAL IMPACT:**

Funds are available within the 2000 Proposition 3 funds for property acquisition in Bexar County.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the purchase of 23.17 acres from Mr. Charles Kosarek for parkland/open space.



**SAN ANTONIO PLANNING COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE ADOPTION AND APPROVAL OF THE PURCHASE AND ACQUISITION OF PROPERTY BETWEEN NARBCO INC. AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.**

**WHEREAS**, there is an opportunity of a purchase and acquisition of property between Mr. Charles Kosarek(owner) and the Parks and Recreation Department; and

**WHEREAS**, the purchase includes the possibility of 23.17 acres of land for expansion of Friedrich Park and the continued use of an open space destination in City Council District 8; and

**WHEREAS**, the proposed purchase guides and places 23.17 acres in a unified manner and plays a critical role in protecting natural resources by retaining land in its current state; and

**WHEREAS**, this project is consistent with the recommendations outlined for the Northwest Subarea in the Parks and Recreation System Strategic Plan which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

**WHEREAS**, the purchase and acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 8 City Council Office, and Mr. Charles Kosarek; **NOW THEREFORE**

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

1. That Mr. Charles Kosarek. and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_, 2013.**

\_\_\_\_Roberto R. Rodriguez, Chair\_\_\_\_  
**Chairperson**

**ATTEST:** \_\_\_\_\_  
**Executive Secretary**

**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Planning Commission

**FROM:** Xavier Urrutia, Director, Parks and Recreation Department

**COPIES TO:** Sandy Jenkins, Park Projects Manager,  
David Arciniega, Senior Planner, Parks and Recreation Department

**SUBJECT:** Land Acquisition in Council District 8

**DATE:** June 7, 2012

**PETITIONER:** Parks and Recreation Department  
Sandy Jenkins, Park Projects Manager  
114 W. Commerce St, 10<sup>th</sup> floor  
City of San Antonio

Parks staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on June 26, 2013.

**BACKGROUND**

Parks is requesting acceptance of potential purchase of land to the Parks and Recreation Department. The land consists of 23.17 acres, located at 7609 Heuermann Rd., situated west of IH 10 West, north of Loop 1604, adjacent/south of Friedrich Park, outside of the 100 year floodplain in Council District 8.

This 23.17 acre land purchase meets the goals outlined in the Northwest Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage to meet service goals in regards to expand and develop accessible neighbor, pocket and community parks into a natural area destination.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

Sandy Jenkins  
Park Projects Manager  
Park Project Services  
Parks and Recreation Department  
City of San Antonio



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
June 26, 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](mailto: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 12 and June 12 Planning Commission meetings.

## I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Northwest Community Plan	
<b>Plan Adoption Date:</b> September 24, 1998	<b>Update History:</b> 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 <b>Goal 2 – Encourage Commercial Development At Nodes.</b></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 <b>Goal 1: Encourage Neighborhood-Friendly Business Development and Strategy 1: Promote more businesses to be neighborhood scaled.</b> 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>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>High Density Residential:</b> 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><b>Community Commercial:</b> 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>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
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 4, 2013

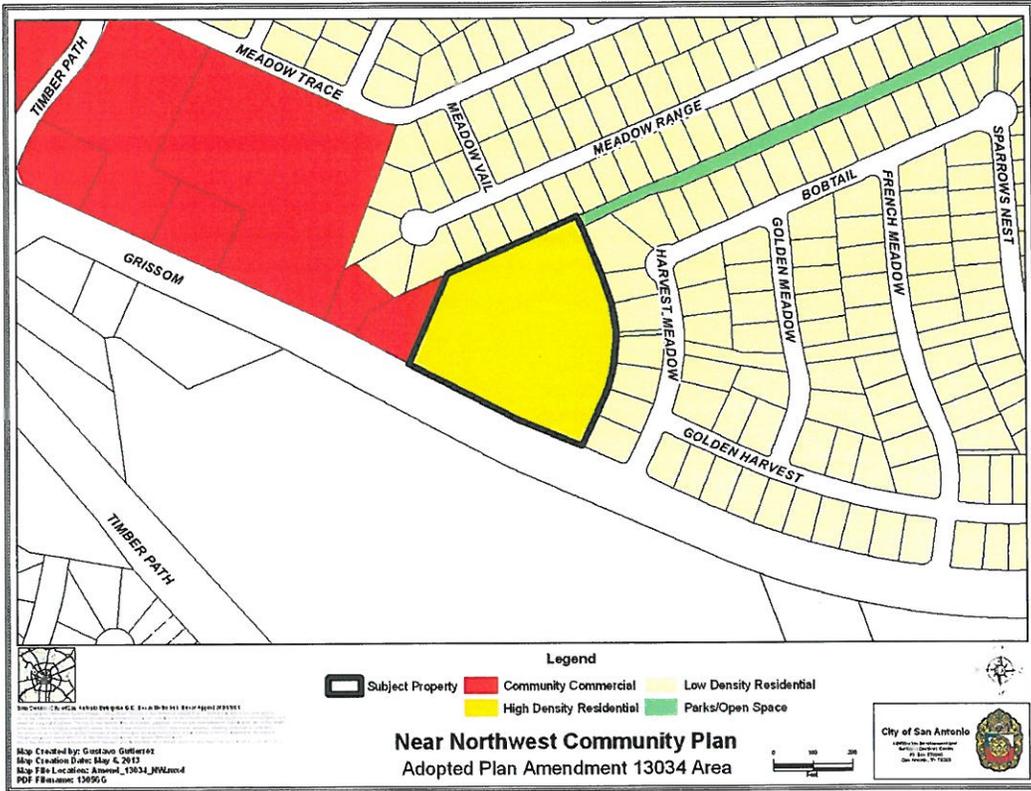
**III. RECOMMENDATION**

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.

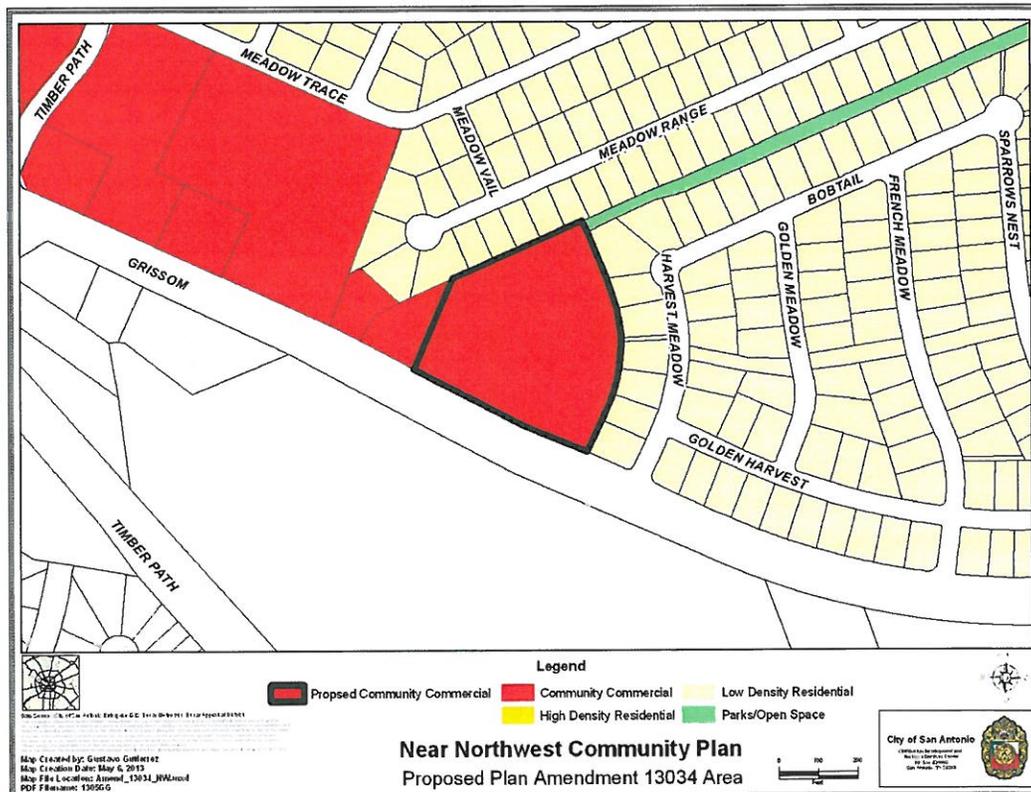
**IV. ATTACHMENTS**

- 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 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 26, 2013 and **APPROVED** the amendment on June 26, 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 26th 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. 18

**Public Hearing:**

Planning Commission  
June 26, 2013

**Case Number:**

PA 13035

**Applicant:**

Kaufman & Killen, Inc.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

Sheila Slavin, Edward Slavin,  
Dorothy Graf, and Edward Collins

**Staff Coordinator:**

Sidra Maldonado, Senior Planner  
(210) 207-8187  
[Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov)

**Property Address/Location:**

Located west/southwest of the  
intersection of Thousand Oaks Drive  
and Wetmore Road

**Legal Description:**

NCB 15678, Block 1, Lot 9, Lot P-  
45, P-43A & P-43C ABS 391, and  
Lot P-43 & P-44

**Tract Size:**

8.875 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder June 7, 2013

Notices Mailed March 17, 2013

- 17 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 1 to the applicant
- 1 to the representative

Internet Agenda Posting 6/21/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Business Park to Light Industrial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** from Business Park to Light Industrial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Light Industrial land use classification is suitable for the subject area, and will expand the current business to the west and south.

**Transportation:**

The property is located off of Wetmore Road which is a Primary Arterial Type A with 120' of right-of-way. The property will also be accessible of Thousand Oaks Drive which is a Secondary Arterial Type A with 86.' VIA bus route 502 is accessible to the property along Thousand Oaks Drive close to the Wetmore Road intersection.

**Community Facilities:**

Wetmore Elementary School is located approximately one mile from the subject property on Thousand Oaks Drive. Time Warner Cable Park and McAllister Park are approximately 1.5 miles from the subject property on Wetmore Road.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	
<b>Goal II: Encourage economic growth that enhances airport operations and development</b>	
<b>Goal I Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.</b>	
<b>Land Use Plan, Page 28:</b> Expansion of business park and commercial opportunities along the Broadway/Wetmore corridors north of NE Loop 410	
The change of land use to Light Industrial will expand the current businesses and provide a continuation of services to the area and encourage economic growth.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Business Park:</b> Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings area interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.	BP, C-2, C-3, O-1, O-1.5
<b>Light Industrial:</b> A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufactures, sign manufactures, auto paint and body shops, building contractor’s suppliers and warehousing.	L, BP, C-3, O-1, O-1.5

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Business Park	Vacant land and residences
North	Low Density Residential and Business Park	Single-Family Homes and Warehouses
East	Business Park	Industrial
South	Light Industrial	Industrial Cement Plant
West	Business Park	Industrial Warehouses

**Land Use:** The property is located along Wetmore Road with frontage on Wetmore Road and Thousand Oaks Drive. The subject property is classified as Business Park land use in the San Antonio International Airport Vicinity Land Use Plan, as are the majority of the surrounding properties. However, the properties to the northwest are Low Density Residential land use with a drainage easement separating a portion of the northwestern section of the applicant’s property. The applicant has indicated their intent to preserve a portion of the property as open space to serve as a buffer between the subject property and the existing neighborhood.

The San Antonio International Airport Vicinity Future Land Use Plan classifies the subject property as Business Park. The Business Park land use classification allows Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings area interspersed with open space areas and pedestrian walkways.

The existing pattern of development along Wetmore Road consist of mainly industrial land uses such as the cement plant across Wetmore Road, warehouses and services such as a fence and welding company, an elevator company with outside storage, and a delivery service. Low Density Residential land uses are present behind the Business Park land uses.

The San Antonio Aviation Department reports that the proposed amendment complies with the San Antonio International Airport Vicinity Land Use Plan and will not adversely impact the operations of the San Antonio International Airport. The applicant does not qualify for federal noise mitigation assistance because it is not within the 65 decibel day/night contour level but, given the uses this is not a negative thing. The San Antonio International Airport has no objection to the planning or zoning change, however, if the proposed planning and zoning amendment is granted by the City Council the site shall remain subject to all applicable restrictions of all current airport zoning ordinances including Section 35-331 Airport Hazard Overlay District (AHOD) of the Unified Development Code. The maximum height of any proposed structure, crane, tower (of any type), building and/or trees within this area will be limited in accordance with the provisions of applicable ordinances as well as building design being required to comply with all restrictions concerning lighting, mirrored reflections, electrical and/or radio interference.

**Transportation:** The subject property is located along Wetmore Drive with access from Thousand Oaks Drive. Wetmore Road is a Primary Arterial Type A with 120' of right-of-way and Thousand Oaks Drive is a Secondary Arterial Type A with 86' of right-of-way. VIA bus stops are situated along Thousand Oaks Drive which is served by route 502. The existing infrastructure should be able to support any additional traffic generated by the requested land use change.

**Community Facilities:** Wetmore Elementary School is located approximately one mile from the subject property on Thousand Oaks Drive. Time Warner Cable Park and McAllister Park are approximately 1.5 miles from the subject property on Wetmore Road.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-6 AHOD

**Proposed Zoning:** L AHOD

**Corresponding Zoning Case:** Z2013137

**Zoning Commission Public Hearing Date:** July 2, 2013

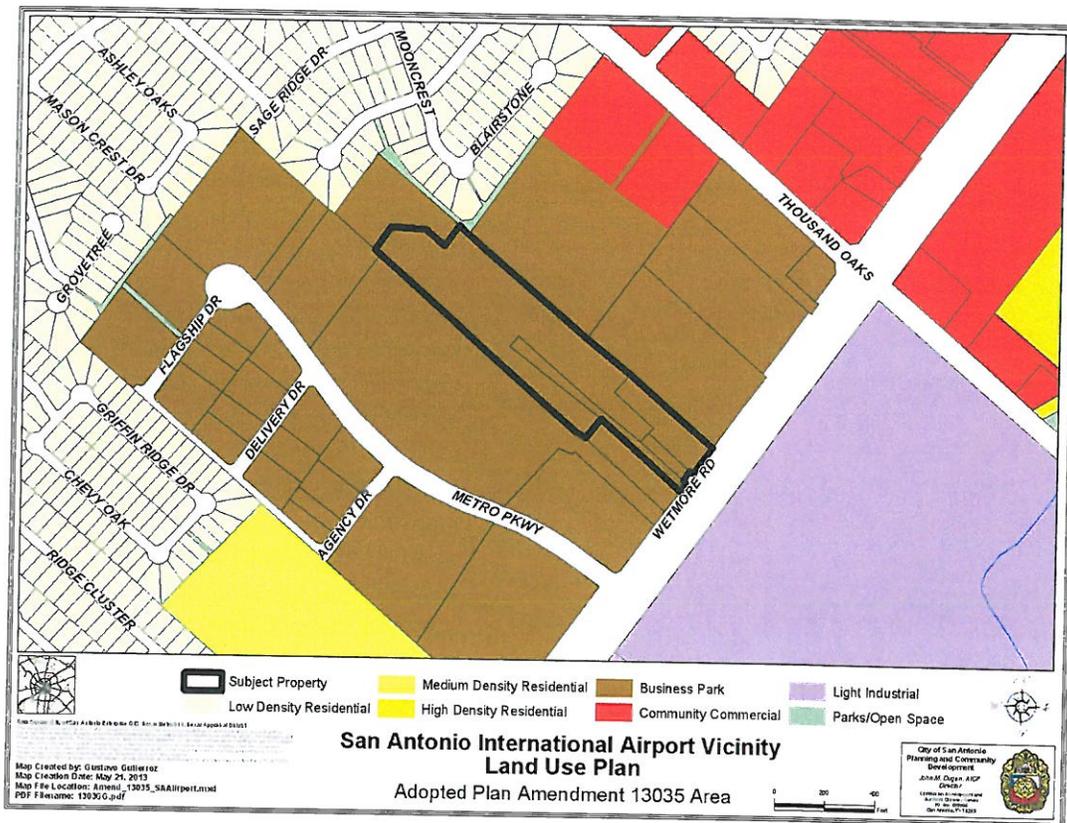
## III. RECOMMENDATION

The request for the Light Industrial land use classification is appropriate for this location. The areas south of the subject property are classified as Light Industrial and Business Park. The land uses to the north are classified as Business Park and the uses to the west are classified as Business Park and Low Density Residential. The subject property is an expansion of an existing business thus; the request of Light Industrial land use is consistent with the plan. The San Antonio International Airport Vicinity Land Use Plan key themes are to protect the airport operations and expansion through compatible uses, expansion of Business Park and Commercial type uses along Wetmore Road, encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersections. The Future Land Use plan serves to advance the interests of and protection of the San Antonio International Airport by helping to prevent encroachment of inappropriate uses.

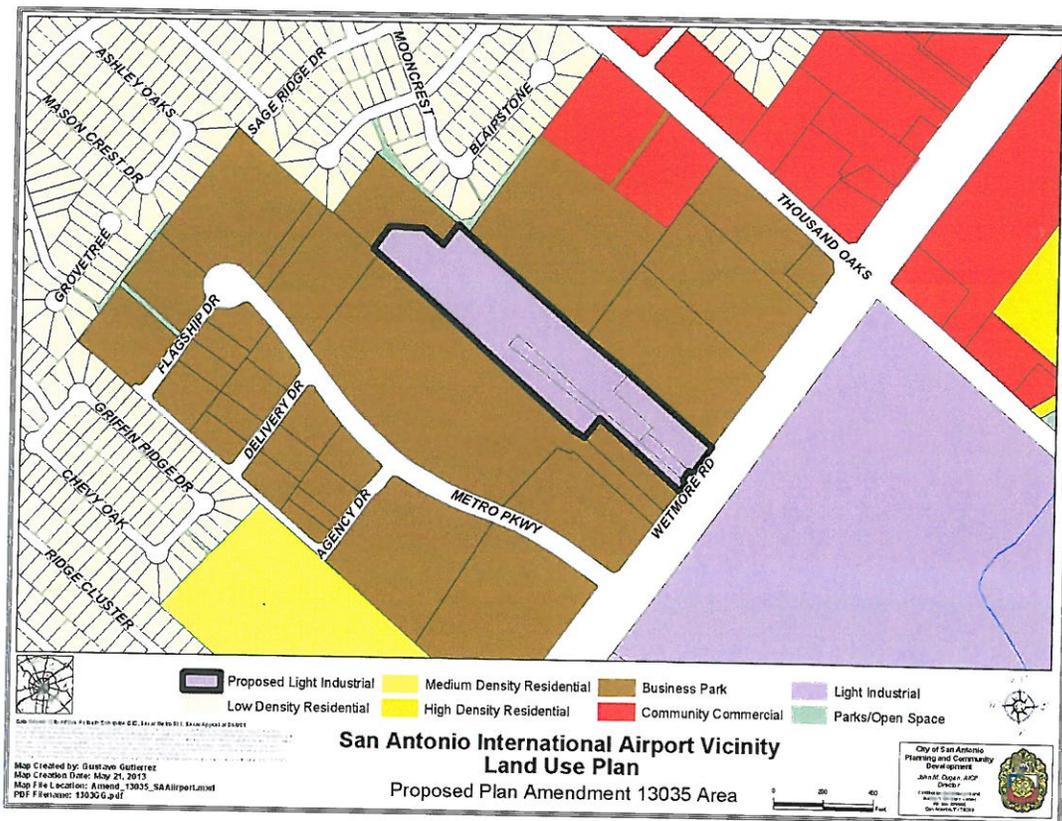
**IV. ATTACHMENTS**

- 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 SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM BUSINESS PARK TO LIGHT INDUSTRIAL FOR AN AREA OF APPROXIMATELY 8.875-ACRES LEGALLY DESCRIBED AS NCB 15678, BLOCK 1, LOT 9, LOT P-45, P-43A & P-43C ABS 391, AND LOT P-43 & P-44 LOCATED WEST/SOUTHWEST OF THE INTERSECTION OF THOUSAND OAKS DRIVE AND WETMORE ROAD.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; 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 26, 2013 and **APPROVED** the amendment on June 26, 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 San Antonio International Airport Vicinity Land Use 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 26<sup>th</sup> DAY OF JUNE 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto A. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission  
June 26, 2013

**Application/Case Number:**

S11-002

**Project Name:**

Bamberger Trail (Champions Gate)

**Applicant:**

Northside Independent School  
District, c/o Leroy San Miguel

**Representative:**

Northside Independent School  
District, c/o Bill Peters

**Owner:**

Northside Independent School  
District

**Staff Coordinator:**

Andreina Dávila-Quintero, Senior  
Planner  
(210) 207-0215  
[andreina.davila@sanantonio.gov](mailto:andreina.davila@sanantonio.gov)

**Property Address/Location:**

Between the intersections of N Loop  
1604 W and Kyle Seale Pkwy

**MAPSCO Map Grid (Ferguson):**

547 C-1

**Street Segment Size:**

4,235 feet

**Council District(s):**

8

**Notification:**

- Notices mailed June 12, 2013,
- To 12 property owners abutting the segment of the street proposed for a name change.
  - No registered neighborhood association within the segment of the street proposed for a name change

Development Services Department  
Website Posting June 12, 2013

Internet Agenda Posting June 21,  
2013

**REQUEST**

Request for a resolution recommending approval of a street name change request to change the name of “Bamberger Trail” to “Champions Gate” between the intersections of N Loop 1604 W and Kyle Seale Parkway, in City Council District 8.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

1. Approval of the request as presented; or
2. Denial.

**CASE HISTORY**

This is the first public hearing of this case.

## **I. ANALYSIS**

The segment of the street proposed for a name change is located between the intersections of North Loop 1604 West and Kyle Seale Parkway (**ATTACHMENT 1**). The segment of the street consists of approximately four thousand two hundred thirty-five (4,235) linear feet. A total of twelve (12) properties abut this segment, which consists of schools and other public facilities, open space, single-family residential, and vacant uses.

On February 1, 2007, the City of San Antonio approved the renaming of the subject street segment from De Zavala Road to Bamberger Trail via Ordinance No. 2007-02-01-0129. This street name change took effect due to the confusion caused by the different segments of De Zavala Road, which were disjointed.

In 2011, the Northside Independent School District (“NISD”) submitted an application to change the name of Bamberger Trail to a new name that would honor the NISD facilities located on this segment of the street. Since that time, the NISD submitted several street name options to the United States Postal Service (“USPS”), the last of which was “Champions Gate” on April 2, 2013.

### **A. Inter-jurisdictional Review**

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service (“CPS”) Energy;
- Northside Independent School District;
- San Antonio Water System (“SAWS”);
- Texas Department of Transportation;
- United States Postal Service (“USPS”); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on May 8, 2013, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**).

### **B. Interdepartmental Review**

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Evaluation Criteria**

In accordance with Section 6-672(d) of the City Code, change of a street’s existing name should be done only for a significant reason. A significant reason includes, but is not limited to, to enhance a neighborhood through the association of a street name with its location, area characteristics, and history.

As previously stated, NISD has a number of facilities located along the subject street segment, to include the Dub Farris Athletic Complex, Katherine Stinson Middle School and Brandeis High School. The NISD’s mission is “to encourage each student to strive for personal excellence and to ensure all students learn to function, contribute, and compete as

responsible individuals in an ever-changing world” (NISD, [www.nisd.net](http://www.nisd.net)). The proposed name, if approved, will emphasize education as being the “gate” to success.

Thus, the proposed name change meets the name change criteria of Section 6-672(d) of the City Code.

#### **B. Notices**

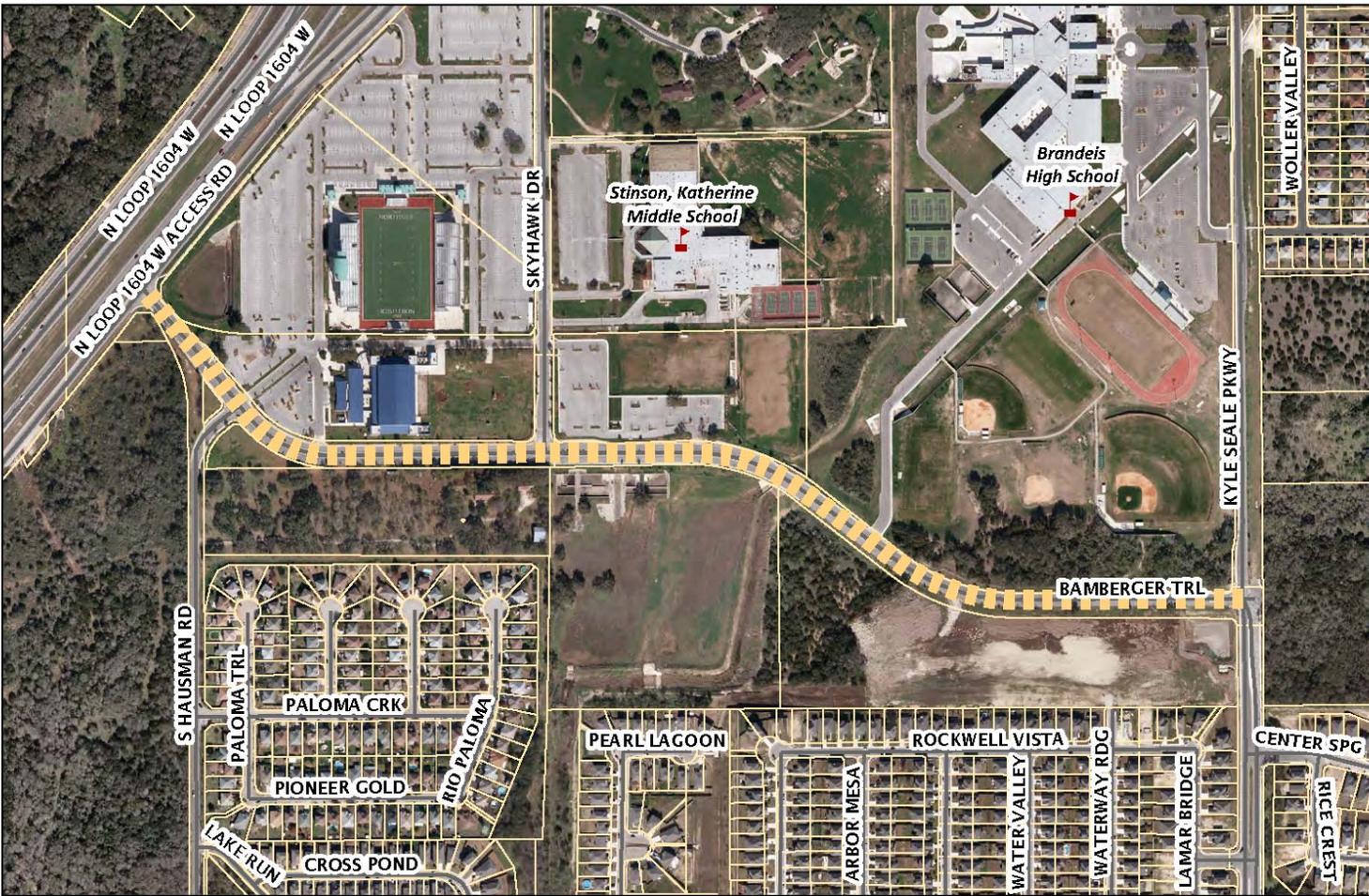
To the present, staff has received no written response from the adjacent property owners.

### **III. RECOMMENDATION**

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Bamberger Trail” to “Champions Gate” between the intersection of North Loop 1604 West and Kyle Seale Parkway in City Council District 8.

### **IV. ATTACHMENTS**

1. Location Aerial Map
2. USPS Approval Letter dated May 8, 2013

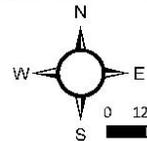


CITY OF SAN ANTONIO  
 DEVELOPMENT SERVICES DEPARTMENT  
 LAND ENTITLEMENTS SECTION  
 1901 South Alamo, San Antonio, Texas 78204  
 P.O. Box 839966, San Antonio, Texas 78283  
<http://www.sanantonio.gov/dsd>  
 May 17, 2013

**Street Name Change S11-002**  
 Between N Loop 1604 W  
 and Kyle Seale Pkwy  
 Existing Name: Bamberger Trl  
 Proposed Name: Champions Gate  
 City Council District 8

**Legend**

-  Subject Street Segment (4,235 ft)
-  Streets



Scale:  
 0 125 250 500 Feet



May 8, 2013

Mr. Leroy San Miguel  
Northside Independent School District  
5900 Evers Rd  
San Antonio TX 78238-1606

Re: Renaming Bamberger Trail in 78249

Dear Mr. San Miguel

With reference to your street name request dated March 27, 2011 to rename Bamberger Trail, located in between Loop 1604 W and Kyle Seale Pkwy within the San Antonio, TX 78249 ZIP Code, the following action was taken:

The following suffixes are not considered distinguishably different and cannot be duplicated (within a county):

AVE BLVD CT DR LN RD ST TRL

Names must appear on plat exactly as approved above. All requests for subdivision name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

IF IN SAN ANTONIO (782): For Postal approval of plat, to establish the mode of delivery for this subdivision, and prior to beginning construction, please contact the Manager, Growth Management, 10410 Perrin Beitel Rd Rm 1058, San Antonio TX 78284-9607 or call 210-368-8417.

Sincerely,

Cynthia Guerrero  
Product Information Quality Analyst

Enclosure

cc: Bexar Metro 9-1-1 Network District  
CPS Energy  
City of San Antonio

Delivery Growth Coordinator  
SA Police Information Systems

1 POST OFFICE DR  
SAN ANTONIO TX 78284-9321  
(210) 368-5515  
FAX: (210) 368-5526

NEVER REPOSTED  
2013 MAY 10 AM 10:34

ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: May 8, 2013

Requestor: Northside Independent School District

Re: Renaming Bamberger Trail

ZIP Code: 78249

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Champions Gate	Approved	

RECEIVED  
MAY 10 2013 10:34 AM  
RIO GRANDE DISTRICT

UNITED STATES POSTAL SERVICE  
RIO GRANDE DISTRICT  
1000 N. GARDNER ST.  
SAN ANTONIO, TX 78204

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE THE NAME OF “BAMBERGER TRAIL” TO “CHAMPIONS GATE” BETWEEN THE INTERSECTIONS OF NORTH LOOP 1604 WEST AND KYLE SEALE PARKWAY IN CITY COUNCIL DISTRICT 8, SAN ANTONIO, TEXAS.**

**WHEREAS**, an application has been submitted by the Northside Independent School District (“NISD”) to change the name of Bamberger Trail, a city road, to Champions Gate between the intersections of North Loop 1604 West and Kyle Seale Parkway; and

**WHEREAS**, Chapter 6 of the City Code of San Antonio, Texas, requires street name change requests to be considered by the Planning Commission of the City of San Antonio and its recommendation forwarded to the City Council; and

**WHEREAS**, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all owners of real property along the segment of the street proposed for a name change; and

**WHEREAS**, the Planning Commission of the City of San Antonio held a public hearing on June 26, 2013, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

**SECTION 1:** The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from Bamberger Trail to Champions Gate between the intersections of North Loop 1604 West and Kyle Seale Parkway in City Council District 8 (**Exhibit “A”**).

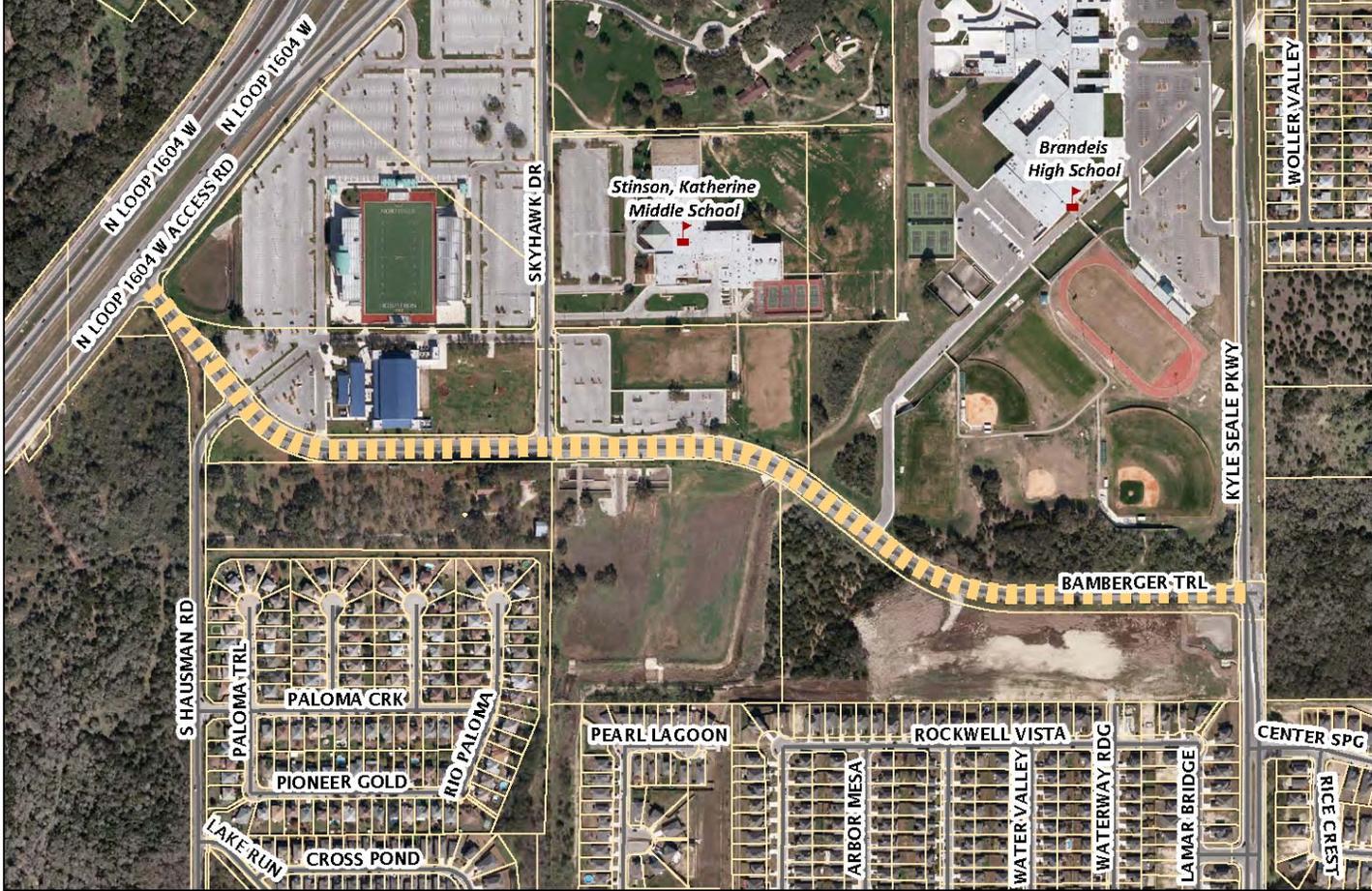
SIGNED this 26<sup>th</sup> day of June, 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
City of San Antonio Planning Commission



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-  Streets

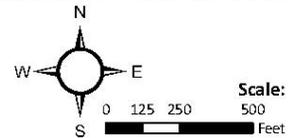


Exhibit "A"