SAN ANTONIO PLANNING COMMISSION AGENDA

June 13, 2012

2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst
Lynda Billa Burke
Daniel D. Kossl
Andrea Rodriguez
Jody R. Sherrill
Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

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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, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).

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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 con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-7245 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed.
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

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

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:

5. Reappoint and appoint Planning Commissioners to the Technical Advisory Committee (Development Services Department)

6. Appoint Technical Advisory Committee Chair (Development Services Department)

* Project is located in the Camp Bullis Notification Area.

7. Amendments to the Technical Advisory Committee Establishment and Governance Document (Development Services Department)

8. Interview of Applicant's and Appointments to Technical Advisory Committee (Development Services Department)

   A. Historic/Environmental
   B. Planning Professional
   C. Architecture Professional
   D. Community at Large
   E. Development Community
   F. Engineering Professional (2 positions)
   G. Board of Adjustment

9. **PUBLIC HEARING**

REPLAT W/ WRITTEN NOTIFICATION:		Council District	Ferguson Index #
A. 110350	**Silver Oaks Unit 20** (East of the intersection of Birch Way and Pure Silver)	**OCL**	**545 E-7**

CONSENT AGENDA

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

PUBLIC HEARING FOR ITEM 9 HELD ABOVE:

10.	**110350**	**Silver Oaks Unit 20** (East of the intersection of Birch Way and Pure Silver)	**OCL**	**545 E-7**

PLATS:

11.	**100342**	**Weston Oaks Unit 14** (South of Potranco Road, west of Grosenbacher Road)	**OCL**	**611 C-5**
12.	**100343**	**Weston Oaks Unit 18** (On the west side of Grosenbacher Road, south of Potranco Road)	**OCL**	**611 D-5**
13.	**110378**	**The Arbors Unit 2** (Southwest of the intersection of Bamberger Trail and Kyle Seale Parkway)	**8**	**547 C-1**

14.	**120156**	**Silicon Heights** (On the west side of Network Drive, south of Format Drive)	**8**	**548 E-3**

TIME EXTENSION:

15.	**070624**	**Toepperwein Center** (North of IH 35 North, west of Toepperwein Road)	**10**	**553 E-2**

LAND TRANSACTIONS:

16. **S. P. No. 1455 -** Request for to sale real property of FS 27 at 1518 Hillcrest (Capital Improvements Management Services, by Martha Almeria)

17. **S.P. No. 1614 -** Request to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way in City Council District No. 1 located south of the intersection of McCullough Avenue and Avenue B Street between the south Right of Way line of McCullough Avenue and the north Right of Way line of an alley adjacent to NCB 431. (Capital Improvements Management Services, by Jesse Quesada)

18. **S. P. No. 1624 -** SAWS request for a Joint Use Agreement and a Temporary Construction Easement near Nacogdoches and O'Connor, adjacent to NCB 16674. (Capital Improvements Management Services, by Mary Fors)

19. **S.P. No. 1627 -** Request to close, vacate and abandon a o.4938 acre portion of Lenard Street Public Right of Way located north of Berlin Avenue and adjacent to NCB 13372. (Capital Improvements Management Services, by Martha Almeria)

20. **S.P. No. 1649 -** Request to declare as surplus and gift a vacant parcel of City owned property to the San Antonio Affordable Housing, Inc. located at 244 Quinta Street legally described as Lot 6, Block 7, New City Block 10787 between Chickering Avenue and Hicks Avenue. (Center City Development Office, by Scott Price)

INDIVIDUAL CONSIDERATION

PLATS:

21.	**100266**	**Clearwater Ranch** (Variances) (West of the intersection of Scenic Loop Road and Huntress Lane)	**OCL**	**446 A-7**
22.	**110361**	**Amorosa Phase I Enclave** (Incomplete) (West side of TPC Parkway, north of Evans Road)	**OCL**	**484 E-4**
~~**23.**~~	~~**120053**~~	~~**Alamo Ranch Unit 28 Phase 1A**~~ ~~(West side of Alamo Parkway, south of Volunteer Parkway)~~ **(Item Pulled)**	~~**OCL**~~	~~**577 E-6**~~

24. 120214 Fallbrook Unit 1 Enclave (Incomplete) **OCL 447 D-5**
(East of the intersection of Old Fredericksburg Road and Woodland Green)

VARIANCE:

25. TPV 12-004 NuStar San Antonio Refinery Pipeline 3 651 C-8
(Southwest of the intersection of South Presa and Southwest Military)

LAND TRANSACTIONS:

26. Consideration of a contract for Huebner and NW Military Intersection Improvements Project – ROW Acquisition (Department of Public Works, by Amer Gilani)

27. Consideration of a request to acquire real property, for City use, approximately 84.65 acres of property located at 827 Richland, 856 Gembler and 4007 East Interstate 10 located in NCB 10577 and NCB 10578. (Center City Development Office, by David A. McGowen)

28. S.P. No. 1610 - Request to close, vacate and abandon portions of Old Fredericksburg Road and Boerne Stage Road Public Rights of Way adjacent to NCB 34732 (Capital Improvements Management Services, by Martha Almeria)

29. S.P. No. 1629 - Request to close, vacate and abandon a 0.710 acre portion of Oaktree Drive and Brackenridge Avenue Public Rights of Way located north of Fort Sam Houston Army Base. (Capital Improvements Management Services, by Martha Almeria)

30. S.P. No. 1654 - Request to declare as surplus and sell a vacant City-owned parcel of land located at 803 N. Cherry Street bounded by Lamar Street to the north, N. Cherry Street to the east, Hays Street to the south and the Rail Road Right of Way to the west within New City Block 527 in City Council District No. 2 (Center City Development Office, by David A. McGowen)

31. S.P. No. 1657 - Request for a License Agreement to use the land under the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District No. 2 (Center City Development Office, by David A. McGowen)

32. S.P. No. 1658 - Request for a License Agreement to construct a skywalk connecting to the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Block 527 in City Council District No. 2 (Center City Development Office, by David A. McGowen)

33. S.P. No. 1659 - Request for a License Agreement to use a portion of the Hays Street Bridge for restaurant tables located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District No. 2 (Center City Development Office, by David A. McGowen)

COMPREHENSIVE MASTER PLANS:

34. **PA12042 -** [Item Continued form May 23, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.4594 acres located at 5608 South Flores Street from Mixed Use to Regional Commercial. (Department of Planning and Community Development by Jacob Floyd)

35. **PA12044 -** [Item Continued form May 23, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.032 acres located at 2002 Southcross from Low Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)

36. **PA12046 -** Public hearing and consideration of a resolution amending the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.1521 acres located at 404 Stafford from Low Density Residential to Neighborhood Commercial. (Department of Planning and Community Development by John Osten)

37. **PA12047 -** Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.445 acres located at 5645 Mt. Helen from Rural Estate Tier land use to Suburban Tier land use. (Planning and Community Development Department by Robert C. Acosta)

38. **PA12048 -** Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.4164 acres located at 7510 Grissom Road from Suburban Tier land use to Specialized Center land use. (Planning and Community Development Department by Jacob Floyd)

39. **PA12049 -** Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.2 acres located at 2527 East Commerce Street from Medium Density Residential and Neighborhood Commercial to Mixed Use. (Department of Planning and Community Development by Rebecca Paskos)

40. **PA12050 -** Public hearing and consideration of a resolution amending 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 use of approximately 15.2364 acres out of Lot 1, Block 3, NCB 16161 located southwest of the

intersection of Wurzbach Parkway and Blanco Road from Mixed Use to Parks/ Open Space. (Department of Planning and Community Development by Michael Taylor)

41. **PA12052 -** Public hearing and consideration of a resolution amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of a 7.662 acre tract of land located at 1406 Fitch Street, 1201 Lenard Street, 303 through 323 Berlin Avenue, 419 Berlin Avenue, and portions of Lenard and Ella Streets from Low Density Residential to Public/Institutional. (Department of Planning and Community Development by Jacob Floyd)

OTHER ITEMS:

42. Approval of the minutes for the May 23, 2012 Planning Commission meeting

43. Director's report - City Council Action Update (Planning Commission Items sent to Council)

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

45. **ADJOURNMENT**

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING AND RE-APPOINTING MEMBERS TO THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE.

* * * * *

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

Section 1. _____ is appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2014.

Section 2. Jody R. Sherrill _____ is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2014.

Section 3. _____is appointed Chair to the Planning Commission Technical Advisory Committee, with a term to expire April 27, 2014.

PASSED AND APPROVED THIS 13th DAY OF June 2012.

APPROVED:

_____
Jose R. Limon, Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

REVISING MEMBERSHIP SECTION 8 OF THE ESTABLISHMENT AND GOVERNANCE FOR THE TECHNICAL ADVISORY COMMITTEE

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO that the membership section of the Establishment and Governance document for the TECHNICAL ADVISORY COMMITTEE shall be changed as follows:

MEMBERSHIP:

8. Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) consecutive terms. Members can reapply to serve on the TAC after a one year absence. Exceptions to the term limits can be made by the Commission to accommodate the needs of the TAC.

PASSED AND APPROVED THIS 13th DAY OF June 2012.

APPROVED:

_____
Jose R. Limon, Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

REVISING MEMBERSHIP SECTION 8 OF THE ESTABLISHMENT AND GOVERNANCE FOR THE TECHNICAL ADVISORY COMMITTEE

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO that the membership section of the Establishment and Governance document for the TECHNICAL ADVISORY COMMITTEE shall be changed as follows:

MEMBERSHIP:

8. Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) consecutive terms. Members can reapply to serve on the TAC after a one year absence. Exceptions to the term limits can be made by the Commission to accommodate a lack of qualified applicants for a specific category of membership.

PASSED AND APPROVED THIS 13th DAY OF June 2012.

APPROVED:

_____
Jose R. Limon, Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING and RE-APPOINTING MEMBERS TO THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE.

* * * * *

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

Section 1. _____ is appointed to the Planning Commission Technical Advisory Committee as a Community at Large member, with a term to expire April 27, 2014.

Section 2. . _____ is appointed to the Planning Commission Technical Advisory Committee as a Engineering Representative member, with a term to expire April 27, 2014.

Section 3. _____ is appointed to the Planning Commission Technical Advisory Committee as a Engineering Representative member, with a term to expire April 27, 2014.

Section 4. _____ is appointed to the Planning Commission Technical Advisory Committee as a Development Community member, with a term to expire April 27, 2014.

Section 5. _____ is appointed to the Planning Commission Technical Advisory Committee as an Architecture Professional member, with a term to expire April 27, 2014.

Section 6. _____ is appointed to the Planning Commission Technical Advisory Committee as a Planning Professional, with a term to expire April 27, 2014.

Section 7. _____ is appointed to the Planning Commission Technical Advisory Committee as a Historic/Environmental member, with a term to expire April 27, 2014.

Section 8. Gene Camargo _____ is re-appointed to the Planning Commission Technical Advisory Committee as a Board of Adjustment member, with a term to expire April 27, 2014.

PASSED AND APPROVED THIS 13th DAY OF June 2012.

APPROVED:

_____
Jose R. Limon, Chair

ATTEST: _____
Executive Secretary

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION AND SUBDIVISION PLAT

AGENDA ITEM NO: 9A & 10 June 13, 2012

SILVER OAKS UNIT 20	MAJOR PLAT	110350
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 E-7
OWNER: Centex Homes, c/o Charles Marsh
ENGINEER: Denham-Ramones Engineering, c/o Paul W. Denham, P.E.
CASE MANAGER: Donna Camacho, Planner (210) 207-5016
Date filed with Planning Commission: May 21, 2012

Location: East of the intersection of Birch Way and Pure Silver

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 848B, Moos Tract, accepted on July 28, 2010

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat an **8.421**-acre tract of land that will consist of fifty-six **(56)** single-family lots and one thousand three hundred fifty **(1,350)** linear feet of public streets.

DISCUSSION:

One **(1)** notice was mailed to the adjacent property owner within two hundred (200) feet of the subject property. To the present, staff has received no correspondence from the adjacent property owner.

STAFF RECOMMENDATION:

Approval

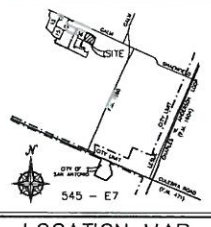
PLAT No. 110350

56 LOTS

REPLAT & SUBDIVISION PLAT
ESTABLISHING

SILVER OAKS SUBDIVISION UNIT 20

BEING 8.421 ACRES OF LAND, CONSISTING OF A REPLAT OF 0.025 ACRES OF LAND OUT OF A 50 FOOT WIDE GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT OUT OF SILVER OAKS UNIT 12, RECORDED IN VOLUME 9577, PGS 8–10, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 8.395 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782–1791, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY.



LOCATION MAP
NOT TO SCALE

"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 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 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 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

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

3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

5.) 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.

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

7.) 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.

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

9.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 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 PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

10.) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH (FIRM) PANEL 48029C0215G DATED SEPTEMBER 29, 2010, AND THE HIGHER OF (25 YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

11.) STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 51, SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGE 177–179, D.P.R. (COSA PLAT# 080002) WHICH WAS DESIGNED TO ACCOMMODATE 120 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

EDU NOTE:

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

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
◉ = 1/2" IRON ROD FOUND W/D-R E CAP
○ = 1/2" IRON ROD SET W/D-R E CAP

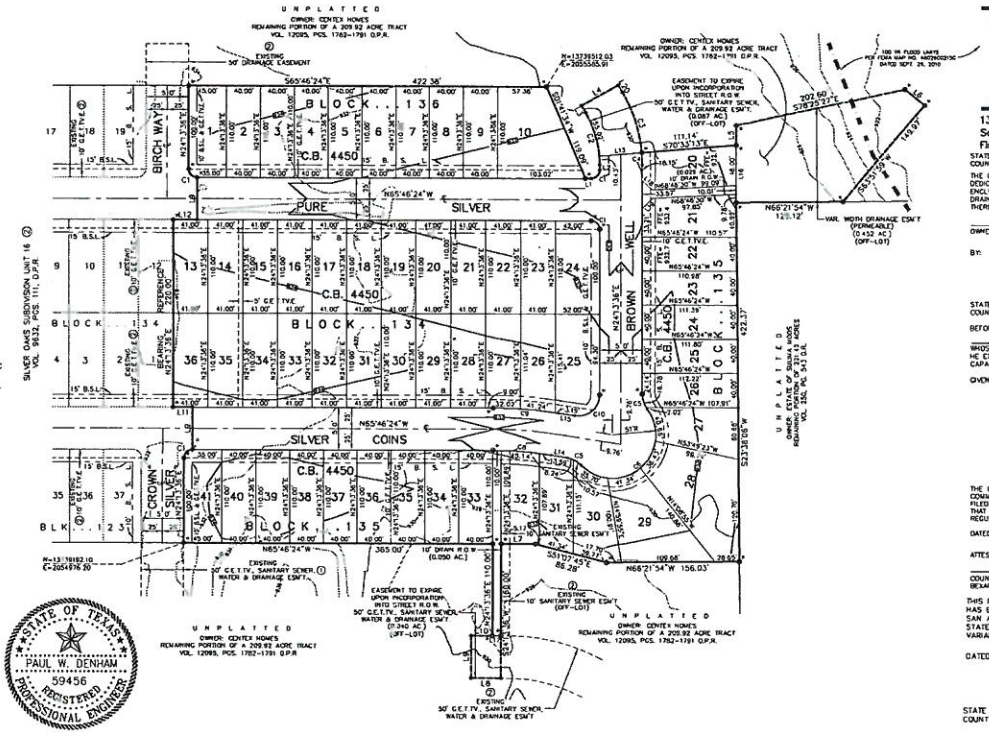
PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 12 VOL. 9577, PGS. 8–10, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 16 VOL. 9632, PGS. 111, D.P.R.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TVE.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TVE.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TVE.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
9.) PROPOSED FINISHED CONTOUR — 810
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°16'24"
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN AT THE NORTH EAST CORNER LOT 12 AND THE SOUTH EAST CORNER OF LOT 1, BLOCK 134 AND SHOWN AS S24°13'36"W ON THE PLAT OF SILVER OAKS 16, RECORDED IN VOLUME 9632, PAGE 111, D.P.R.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.88	S69°46'24"E
L2	8.19	N24°13'36"E
L3	10.00	N65°46'24"W
L4	30.00	N84°13'24"E
L5	23.75	N24°13'36"E
L6	30.00	S76°08'01"E
L7	40.00	N65°46'24"W
L8	35.00	N65°46'24"W
L9	50.00	N24°13'36"E
L10	21.00	S65°46'24"E
L11	32.00	N65°46'24"W
L12	28.00	S65°46'24"E
L13	50.00	S70°33'13"E
L14	18.91	N36°33'24"W
L15	20.24	S36°33'24"E
L16	67.78	S24°13'36"W
L17	10.00	S63°46'24"E
L18	15.83	S20°46'24"E
L19	17.56	N69°13'36"E
L20	10.00	S00°46'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	10.00'	10.00'	15.71'	14.14'
C2	30°00'00"	125.00'	33.49'	65.45'	64.71'
C3	253°33'2"	175.00'	39.15'	77.03'	28.41'
C4	4°48'30"	175.00'	7.30'	14.68'	14.67'
C5	33°39'34"	20.00'	6.75'	16.81'	16.56'
C6	173°10'07"	50.00'	654.18'	154.14'	100.82'
C7	33°39'34"	20.00'	6.75'	16.81'	16.56'
C8	83°10'00"	443.00'	34.44'	68.53'	68.67'
C9	83°10'00"	493.00'	38.30'	76.46'	76.38'
C10	98°31'00"	20.00'	20.18'	33.17'	37.99'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS SILVER OAKS SUBDIVISION UNIT 12, RECORDED IN VOLUME 9577, PGS. 8–10, D.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SILVER OAKS SUBDIVISION UNIT 12, WHICH IS RECORDED IN VOLUME 9577, PGS 8–10, BEXAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BUILDING SETBACK NOTE

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.

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

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496–1985

Denham-Ramones Engineering and Associates, Inc.
1380 Pantheon Way, Suite 290 (210) 495–3100 Office
San Antonio, Tx. 78232 (210) 495–3122 Fax
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER: CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER

BY: _____
CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S 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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

ATTESTED:

_____ _____
COUNTY CLERK, BEXAR COUNTY, TEXAS — COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 20
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012

BY: _____
CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

BY: _____
SECRETARY

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

BY: _____, DEPUTY

2012 MAY -9 PM 12:47
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.
Date: Apr 30, 2012, 12:58pm User: © Bateson Fax: N:\Land Projects 3\Centex-Silver Oaks U20\dwg\Silver Oaks Unit 20.dwg

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 11 June 13, 2012

WESTON OAKS UNIT 14	MAJOR PLAT	100342
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 611 C-5
OWNER: Babcock Road 165, LTD, c/o Arthur Zuniga, Agent
ENGINEER: Denham-Ramones Engineering and Associates, Inc., c/o Paul W. Denham, P.E.
CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: May 25, 2012

Location: South of Potranco Road, west of Grosenbacher Road.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 846A, Weston Oaks, accepted on June 28, 2011

Proposed Use: Residential

Major Thoroughfare: Potranco Road, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **16.049**-acre tract of land that will consist of sixty **(60)** single-family lots, three **(3)** non-single-family lots and two thousand seven hundred and thirty seven **(2,737)** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT No. 100342

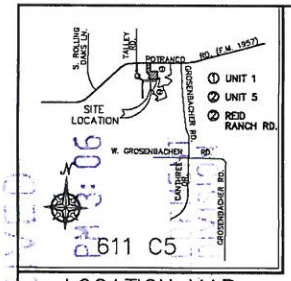
SHEET 1 OF 3

60 LOTS

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 14

BEING 16.049 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"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 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 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 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

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

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

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

3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

4.) SAWS 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.

5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

6.) THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
(TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLK 1 &; LOT 902, BLK 5, & LOT 901, BLK 8)

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

OWNER/DEVELOPER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 (210) 495-3100 Office
San Antonio, Tx. 78232 (210) 495-3122 Fax
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10.) I.R.F. = IRON REBAR FOUND
11.) I.R.S. = IRON REBAR SET
12.) PROPOSED FINISHED CONTOUR — 740
13.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN). TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
14.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15.) BEARING REFERENCE SOURCE IS THE SOUTH REAR LINE OF LOTS 1-6, BLOCK 3, WESTON OAKS SUBDIVISION UNIT 1, RECORDED IN VOLUME 9619 PAGES. 223-225 AND VOLUME 9620 PAGE 1, D.P.R., BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON AND CALLED S89°03'52"W.
16.) 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.

MONUMENT NOTE:

● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
O* = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-225 & VOL. 9620 PG. 1 D.P.R.
②	WESTON OAKS SUBDIVISION UNIT 5 VOL. 9620 PGS. 7-9 D.P.R.
③	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9621 PGS. 98-99 D.P.R.

TEXAS DEPARTMENT OF TRANSPORTATION 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 "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINT ALONG FM 1957, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 317.07'.

BUILDING SETBACK NOTE

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.

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

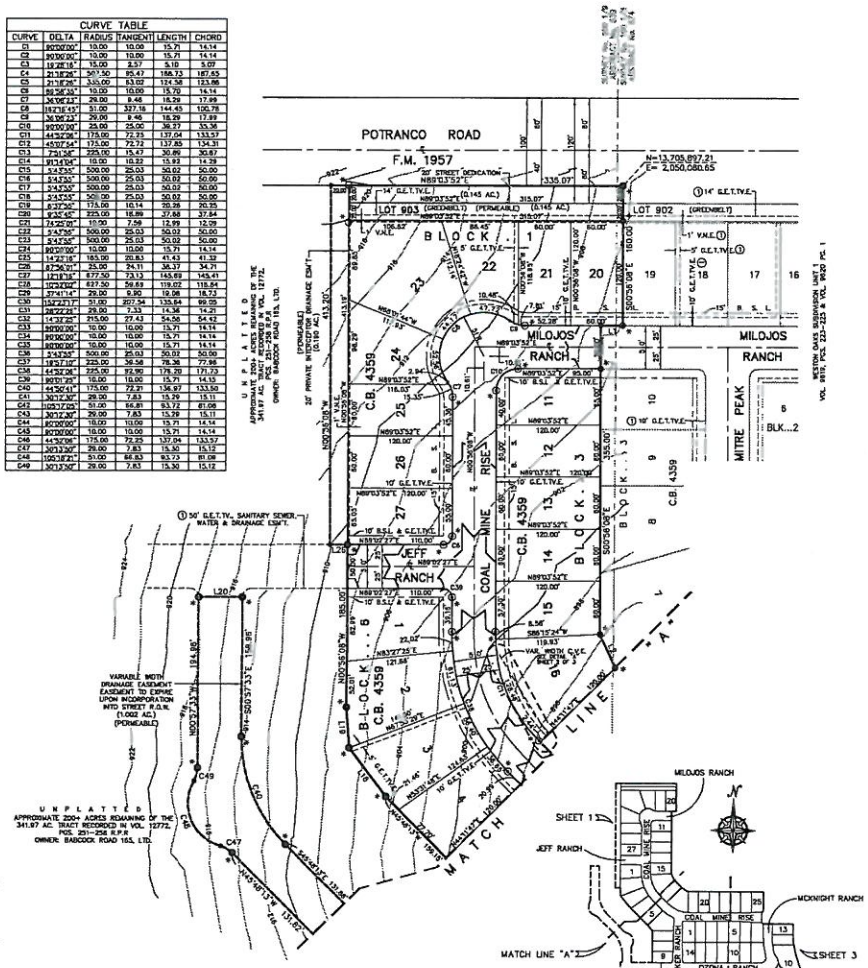
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

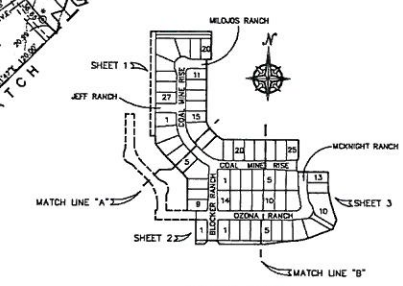
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS REGISTERED PAUL W. DENHAM 59456 PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	10.00	10.00	15.71	14.14
C2	90°00'00"	10.00	10.00	15.71	14.14
C3	19°28'18"	15.00	2.57	5.10	5.07
C4	215°18'26"	50°50	85.47	186.73	187.53
C5	215°18'26"	335.00	63.02	124.58	123.86
C6	90°36'35"	10.00	10.00	15.70	14.14
C7	36°06'23"	29.00	9.46	18.29	17.99
C8	192°16'45"	30.00	327.16	144.45	100.78
C9	36°06'23"	29.00	9.46	18.29	17.99
C10	90°00'00"	25.00	25.00	39.27	35.35
C11	44°32'06"	175.00	72.23	137.04	133.57
C12	45°27'54"	175.00	72.72	137.83	134.31
C13	7°24'36"	225.00	15.47	30.89	30.87
C14	91°14'04"	10.00	10.22	15.92	14.28
C15	5°43'55"	500.00	25.03	50.02	50.00
C16	5°43'55"	500.00	25.03	50.02	50.00
C17	5°43'55"	500.00	25.03	50.02	50.00
C18	5°43'55"	500.00	25.03	50.02	50.00
C19	8°37'50"	175.00	10.14	20.38	20.35
C20	9°25'45"	225.00	18.86	37.68	37.64
C21	74°25'06"	10.00	7.56	12.99	12.09
C22	5°43'55"	500.00	25.03	50.02	50.00
C23	5°43'55"	500.00	25.03	50.02	50.00
C24	90°00'00"	10.00	10.00	15.71	14.14
C25	14°32'18"	165.00	20.83	41.43	41.32
C26	87°36'31"	25.00	24.11	38.37	34.71
C27	12°18'18"	677.50	73.13	145.69	145.41
C28	102°31'02"	637.50	56.88	119.02	118.84
C29	37°41'14"	29.00	9.90	19.08	18.73
C30	152°27'17"	30.00	207.94	135.84	99.05
C31	28°22'25"	29.00	7.33	14.34	14.20
C32	14°34'28"	215.00	27.43	54.66	54.42
C33	90°00'00"	10.00	10.00	15.71	14.14
C34	90°00'00"	10.00	10.00	15.71	14.14
C35	90°00'00"	10.00	10.00	15.71	14.14
C36	5°43'55"	500.00	25.03	50.02	50.00
C37	18°57'10"	225.00	38.58	78.38	77.96
C38	44°32'06"	225.00	92.90	178.20	171.73
C39	90°00'00"	10.00	10.00	15.71	14.10
C40	44°32'41"	175.00	72.21	136.97	133.50
C41	30°12'30"	29.00	7.83	15.29	15.11
C42	105°17'26"	51.00	66.81	93.72	81.09
C43	30°12'30"	29.00	7.83	15.29	15.11
C44	90°00'00"	10.00	10.00	15.71	14.14
C45	90°00'00"	10.00	10.00	15.71	14.14
C46	44°32'06"	175.00	72.23	137.04	133.57
C47	30°12'30"	29.00	7.83	15.30	15.12
C48	105°18'21"	51.00	66.83	93.73	81.09
C49	30°12'30"	29.00	7.83	15.30	15.12





INDEX MAP
1"=500'

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: BABCOCK ROAD 165, LTD.

DULY AUTHORIZED AGENT: ARTHUR ZUNIGA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARTHUR ZUNIGA 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS. AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

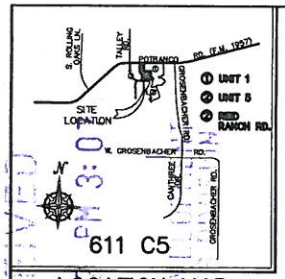
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

BY: _____, DEPUTY

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 16, 2012, 9:10am User ID: Ramonesalyas File: H:\Land Projects 3\VZ-Weston Oaks Unit 14\dwg\Weston Oaks-U14.dwg



LOCATION MAP
NOT TO SCALE

"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 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 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 AND 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 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

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

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) SAWS 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.
5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
6.) THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
(TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLK 1 & LOT 902, BLK 5, & LOT 901, BLK 8)
7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

OWNER/DEVELOPER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

PLAT No. 100342

SHEET 2 OF 3

60 LOTS

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 14

BEING 16.049 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

Denham-Ramonee Engineering and Associates, Inc.
1380 Pantheon Way, Suite 290 (210) 495-3100 Office
San Antonio, Tx. 78232 (210) 495-3122 Fax
Firm Registration Number: T.B.P.E. F-8161 & T.B.P.L.S. 100237.00

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10.) I.R.F. = IRON REBAR FOUND
11.) I.R.S. = IRON REBAR SET
12) PROPOSED FINISHED CONTOUR — 7240
13.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
14.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15.) BEARING REFERENCE SOURCE IS THE SOUTH REAR LINE OF LOTS 1-6, BLOCK 3, WESTON OAKS SUBDIVISION UNIT 1, RECORDED IN VOLUME 9618 PAGES. 223-225 AND VOLUME 9620 PAGE 1, D.P.R., BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON AND CALLED S89°03'52"W.
16.) 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.

MONUMENT NOTE:

● = 1/2" I.R.F.
● = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9618, PGS. 223-225 & VOL. 9620 PG. 1 D.P.R.
②	WESTON OAKS SUBDIVISION UNIT 5 VOL. 9620 PGS. 7-9 D.P.R.
③	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9621 PGS. 96-99 D.P.R.

TEXAS DEPARTMENT OF TRANSPORTATION 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 "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINT ALONG FM 1957, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 317.07'.

BUILDING SETBACK NOTE

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.

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

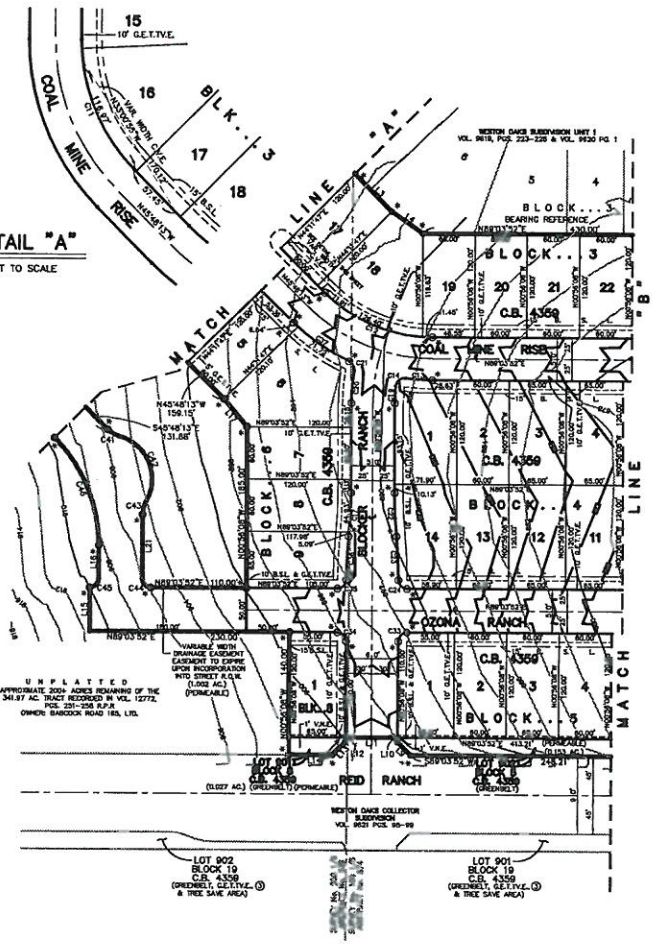
STATE OF TEXAS
COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE 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: BABCOCK ROAD 165, LTD.

DULY AUTHORIZED AGENT: ARTHUR ZUNIGA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ARTHUR ZUNIGA 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

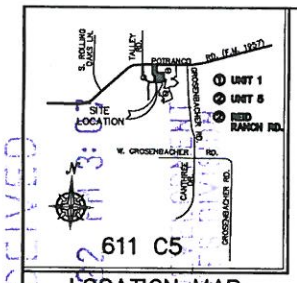
ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Apr 20, 2012 10:33am User ID: BetheTom File: K:\Land Projects 3\JZ-Weston Oaks Unit 14\dwg\Weston Oaks-U14.dwg



LOCATION MAP

NOT TO SCALE

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.TV.E.
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REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS REGISTERED PAUL W. DENHAM 59456 PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR

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OTHER NOTES:

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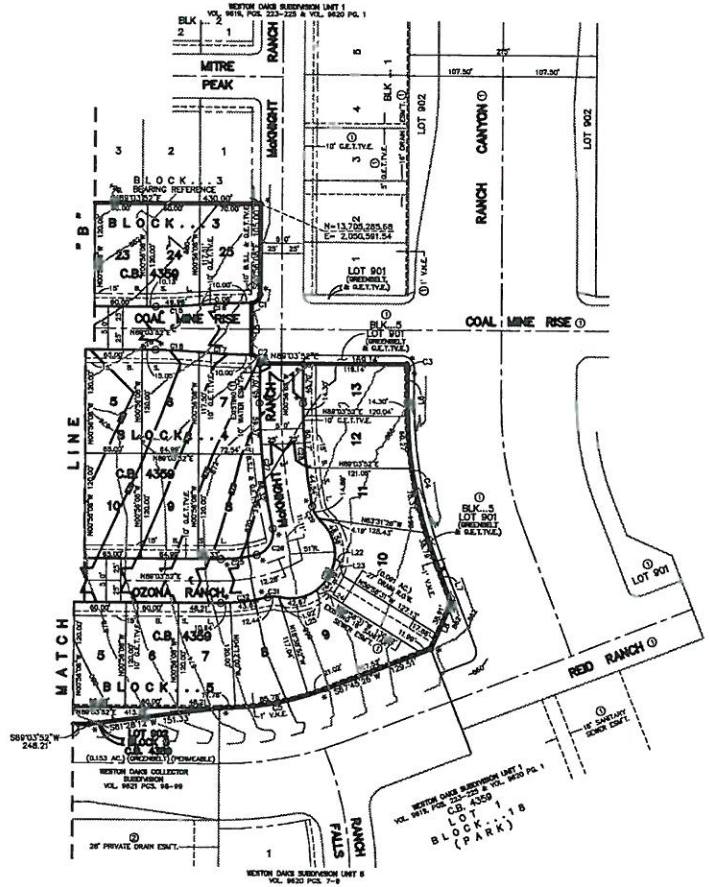


LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.07'	S89°03'52"W	L14	30.00	S89°03'52"W
L2	41.78	S26°18'24"E	L15	30.00	N00°56'08"W
L3	60.00	S63°41'12"E	L16	37.78	N00°56'08"W
L4	43.56	S26°26'47"E	L17	41.52	N46°42'51"W
L5	60.00	S07°26'08"E	L18	66.75	N46°42'51"W
L6	40.70	S07°26'08"E	L19	46.86	N04°30'33"E
L7	46.28	S37°47'34"E	L20	30.00	N89°03'52"E
L8	36.87	S22°16'28"E	L21	73.86	S89°56'08"E
L9	21.21	N42°26'08"W	L22	6.12	N26°26'21"W
L10	5.00	N00°26'08"W	L23	16.97	N14°26'21"W
L11	60.00	S89°03'52"W	L24	5.66	N73°31'39"E
L12	5.00	S00°26'08"E	L25	6.12	N26°26'21"W
L13	21.21	S45°03'52"W	L26	20.00'	S89°03'52"W

PLAT No. 100342

SHEET 3 OF 3

60 LOTS

SUBDIVISION PLAT ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 14

BEING 16.049 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251–258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

Denham-Ramones Engineering and Associates, Inc.
1380 Pantheon Way, Suite 290 (210) 495–3100 Office
San Antonio, Tx. 78232 (210) 495–3122 Fax
Firm Registration Number: T.B.P.E. F–5161 & T.B.P.L.S. 10023700

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: BABCOCK ROAD 165, LTD.

DULY AUTHORIZED AGENT: ARTHUR ZUNIGA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARTHUR ZUNIGA 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

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

_____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Apr 20, 2012, 10:33am User ID: BetweenTwo File: N:\Land Projects 3\JZ–Weston Oaks Unit 14\dwg\Weston Oaks–U14.dwg

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 12 June 13, 2012

WESTON OAKS UNIT 18	MAJOR PLAT	100343
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 611 D-5
OWNER: Babcock Road 165, LTD, c/o Arthur Zuniga, Agent
ENGINEER: Denham-Ramones Engineers, c/o Paul W. Denham, P.E.
CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: May 23, 2012

Location: On the west side of Grosenbacher Road, south of Potranco Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 846-A, Weston Oaks, accepted on June 28, 2011

Proposed Use: Residential

Major Thoroughfare: Grosenbacher is a Secondary Arterial Type A, and has a 86-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

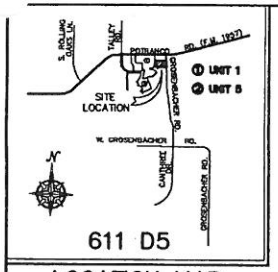
The applicant proposes to plat a **9.753**-acre tract of land that will consist of forty-seven **(47)** single-family lots, one **(1)** non-single family lot, and one thousand five hundred and sixty-eight **(1,568)** linear feet of public streets.

DISCUSSION:

Public hearing for this item was held on May 23, 2012.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT TO SCALE

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) PROPOSED FINISHED CONTOUR ——— 1740
9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11.) I.R.F. = IRON REBAR FOUND
12.) I.R.S. = IRON REBAR SET
13.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(NAR4). TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
14.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15.) BEARING REFERENCE SOURCE IS THE EASTERNMOST NORTH LINE OF TRACT 2 OF THE 341.97 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 12772 PAGES 251-258, RPR, BETWEEN THE TWO MONUMENTS SHOWN HEREON, AND CALLED N89°02'23"E.
16.) 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.

MONUMENT NOTE:

● = 1/2" I.R.F.
● = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-225 & VOL. 9620, PG. 1, D.P.R.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	19°03'22"	463.00'	78.03'	154.63'	153.94'
C2	88°21'36"	25.00'	23.46'	37.85'	34.21'
C3	90°00'00"	10.00'	10.00'	15.71'	14.14'
C4	47°32'45"	29.00'	12.77'	24.07'	23.38'
C5	273°03'30"	51.00'	46.66'	244.86'	68.83'
C6	47°32'45"	29.00'	12.77'	24.07'	23.38'
C7	90°00'00"	10.00'	10.00'	15.71'	14.14'
C8	90°00'00"	25.00'	25.00'	39.27'	35.36'
C9	21°56'33"	325.00'	24.23'	47.67'	47.58'
C10	74°52'10"	10.00'	7.[illegible]'	13.07'	12.16'
C11	71°11'57"	629.00'	39.37'	78.53'	78.48'
C12	24°32'28"	575.00'	126.81'	246.64'	247.66'
C13	11°33'33"	629.00'	50.49'	120.61'	120.43'
C14	111°52'18"	10.00'	14.79'	19.53'	16.57'
C15	83°51'01"	75.00'	5.63'	11.24'	11.23'
C16	36°08'23"	29.00'	9.46'	18.29'	17.99'
C17	162°16'45"	51.00'	327.18'	144.45'	100.79'
C18	36°08'23"	29.00'	9.46'	18.29'	17.99'
C19	35°44'24"	29.00'	9.35'	18.09'	17.80'
C20	157°50'07"	51.00'	269.31'	140.49'	100.10'
C21	35°44'24"	29.00'	9.35'	18.09'	17.80'
C22	36°33'11"	29.00'	9.56'	18.50'	18.19'
C23	166°44'48"	51.00'	435.98'	148.42'	101.32'
C24	36°33'11"	29.00'	9.56'	18.50'	18.19'
C25	42°27'35"	123.00'	48.56'	92.63'	90.53'
C26	93°16'02"	10.00'	10.59'	16.28'	14.54'
C27	90°00'00"	10.00'	10.00'	15.71'	14.14'
C28	90°00'00"	10.00'	10.00'	15.71'	14.14'
C29	87°36'11"	10.00'	9.65'	15.33'	13.88'
C30	43°41'47"	175.00'	70.17'	133.46'	130.25'
C31	83°38'24"	25.00'	26.64'	40.06'	36.46'
C32	123°41'21"	335.00'	37.69'	73.46'	73.30'
C33	4°06'10"	463.00'	16.66'	33.30'	33.29'
C34	67°07'43"	335.00'	20.04'	40.02'	40.00'
C35	172°13'36"	575.00'	8.83'	13.85'	13.85'
C36	33°12'32"	575.00'	16.13'	32.28'	32.23'

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

"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 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 ON BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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 WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

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

OTHER NOTES:

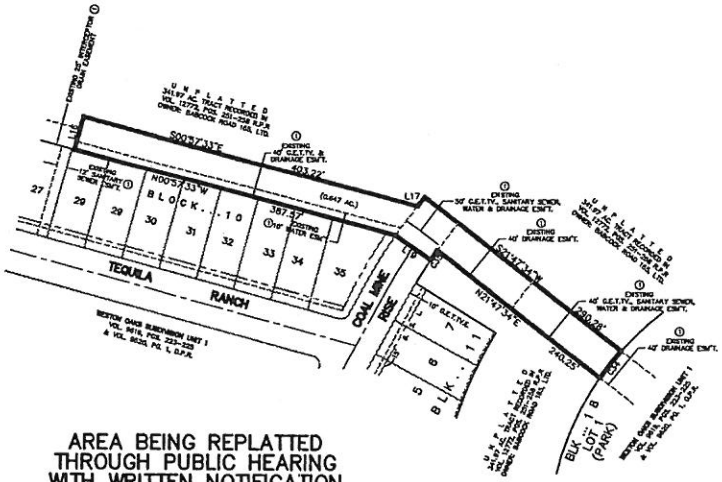
1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) SAWS 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.
5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
6.) THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
(TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLK 10)
7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE

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.

LINE TABLE

LINE	LENGTH	BEARING
L1	71.25	S04°33'57"E
L2	48.51	S80°17'06"W
L3	50.00	N04°33'57"W
L4	80.34	N41°28'46"E
L5	34.67	N04°33'57"W
L6	50.00	S45°16'30"E
L7	50.00	S43°18'00"W
L8	50.00	N46°41'10"W
L9	9.77	N46°41'10"W
L11	50.00	N18°26'22"E
L12	50.00	S88°24'03"W
L13	9.77	S46°41'10"E
L14	50.00	S43°18'50"W
L15	9.77	N46°41'10"W
L16	49.00'	N89°02'23"E
L17	13.60'	S88°36'32"E
L18	40.00'	S30°36'23"E
L19	50.00'	N18°26'22"E
L20	5.00'	N44°02'27"E
L21	5.00'	S45°57'33"E
L22	120.17'	S21°17'34"W
L23	53.50'	N61°08'51"E
L24	81.23'	N21°47'34"E
L25	58.84'	S00°57'33"E
L26	45.00'	S88°33'57"E



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS WESTON OAKS SUBDIVISION UNIT 1, RECORDED IN VOLUME 9619, PGS. 223-225, & VOLUME 9620 PG. 1 D.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTON OAKS SUBDIVISION UNIT 1, WHICH IS RECORDED IN VOLUME 9619, PGS. 223-225 & VOLUME 9620 PG. 1, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVES NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLAT No. 100343

SHEET 1 OF 2

47 LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 18

BEING REPLAT OF 0.647 ACRES OF LAND OUT OF WESTON OAKS SUBDIVISION UNIT 1 RECORDED IN VOLUME 9619, PAGES 223-225 & VOLUME 9620 PAGE 1, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 9.106 ACRES OF LAND OUT OF THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 9.753 ACRES OF LAND.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 (210) 495-3100 Office
San Antonio, Tx. 78232 (210) 495-3122 Fax
Firm Registration Number: T.B.P.E. F-8161 & T.B.P.L.S. 100237.00

OWNER/DEVELOPER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

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 ARTHUR ZUNIGA 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

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

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

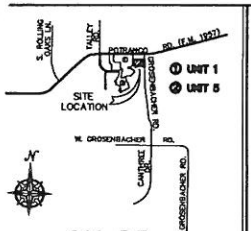
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 02, 2012, 2:19pm User ID: DaleForm File: H:\Land Projects 3\AE-Weston Oaks Unit 18\dwg\Weston Oaks-U18.dwg



LOCATION MAP

NOT TO SCALE

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.T.V.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.T.V.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.T.V.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) PROPOSED FINISHED CONTOUR — 7740
9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11.) I.R.F. = IRON REBAR FOUND
12.) I.R.S. = IRON REBAR SET
13.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM -- SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
14.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
15.) BEARING REFERENCE SOURCE IS THE EASTERNMOST NORTH LINE OF TRACT 2 OF THE 341.97 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 12772 PAGES 251-258, RPR, BETWEEN THE TWO MONUMENTS SHOWN HEREON, AND CALLED N89°02'27"E.
16.) 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.

MONUMENT NOTE:

● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-225 & VOL. 9620, PG. 1, D.P.R.

"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 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 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 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

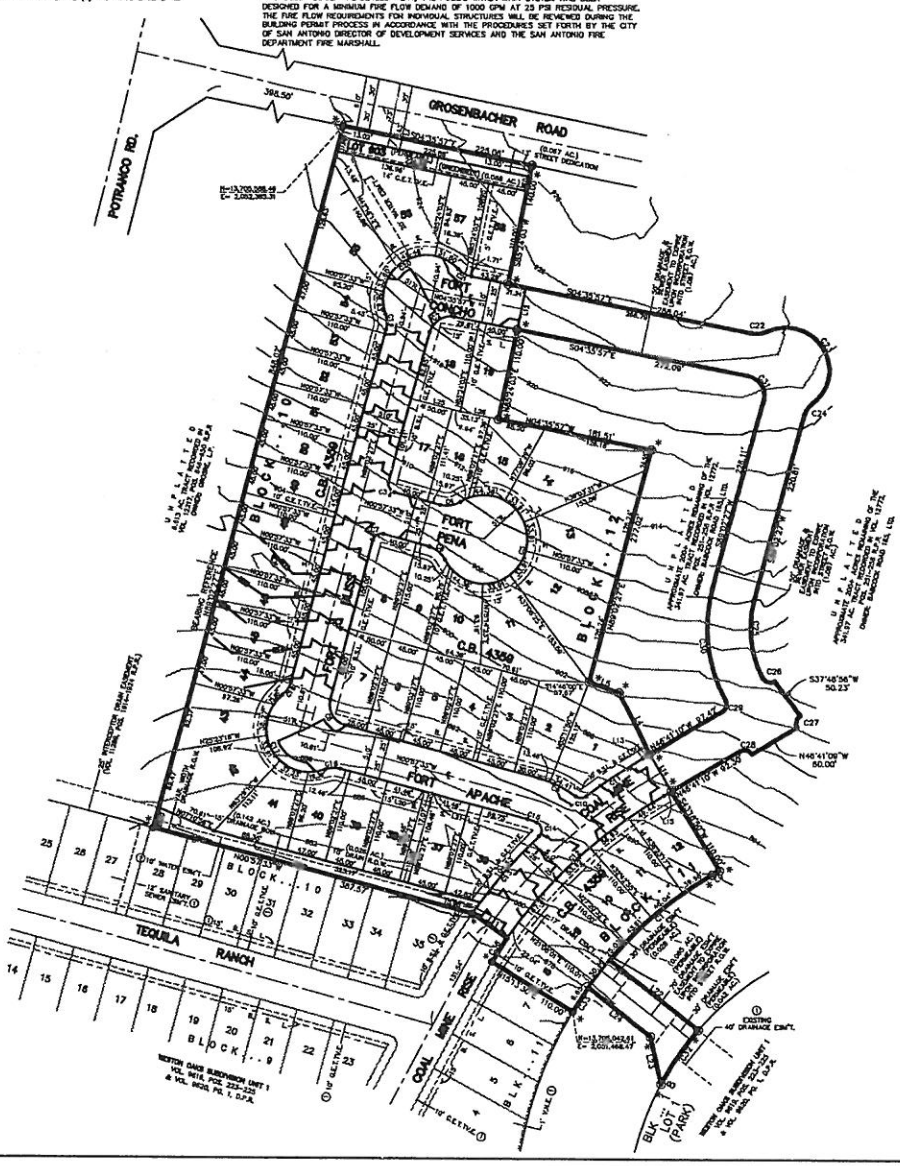
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) SAWS 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.
5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
6.) THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
(TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLK 10)
7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE

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.



PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 13 June 13, 2012

THE ARBORS UNIT 2	MAJOR PLAT	110378
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 547 C-1
OWNER: Centex Homes c/o Charles Marsh
ENGINEER: Cude Engineers LLC, c/o Christopher R. Dice, P.E.
CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: May 30, 2012

Location: Southwest of the intersection of Bamberger Trail and Kyle Seale Parkway

Services Available: SAWS Water and Sewer

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

Proposed Use: Residential

Major Thoroughfare: Bamberger Trail and Kyle Seale Parkway are, Secondary Arterials, Type A, 86-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **15.509**-acre tract of land that will consist of thirty-eight **(38)** single-family lots, two **(2)** non-single family lots and one thousand two hundred twenty-three **(1,223)** liner feet of public streets.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

LOCATION MAP

MAPSCO MAP GRID 547 C1

NOT TO SCALE

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

ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATIONS 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE ARBORS UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

IMPACT FEE 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 SEWER SERVICE CONNECTION.

THE NUMBER OF 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.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

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

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 15.509 ACRE TRACT RECORDED IN VOLUME 13751, PAGES 1915-1924, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 685 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

ALL BUILDING SETBACKS SHALL ADHERE TO THE MINIMUM ZONING REQUIREMENTS AS PER THE CITY OF SAN ANTONIO 2008 UNIFIED DEVELOPMENT CODE AND/OR PROPERTY RESTRICTIONS.

PLAT NUMBER: 110378

SUBDIVISION PLAT

ESTABLISHING

THE ARBORS UNIT 2

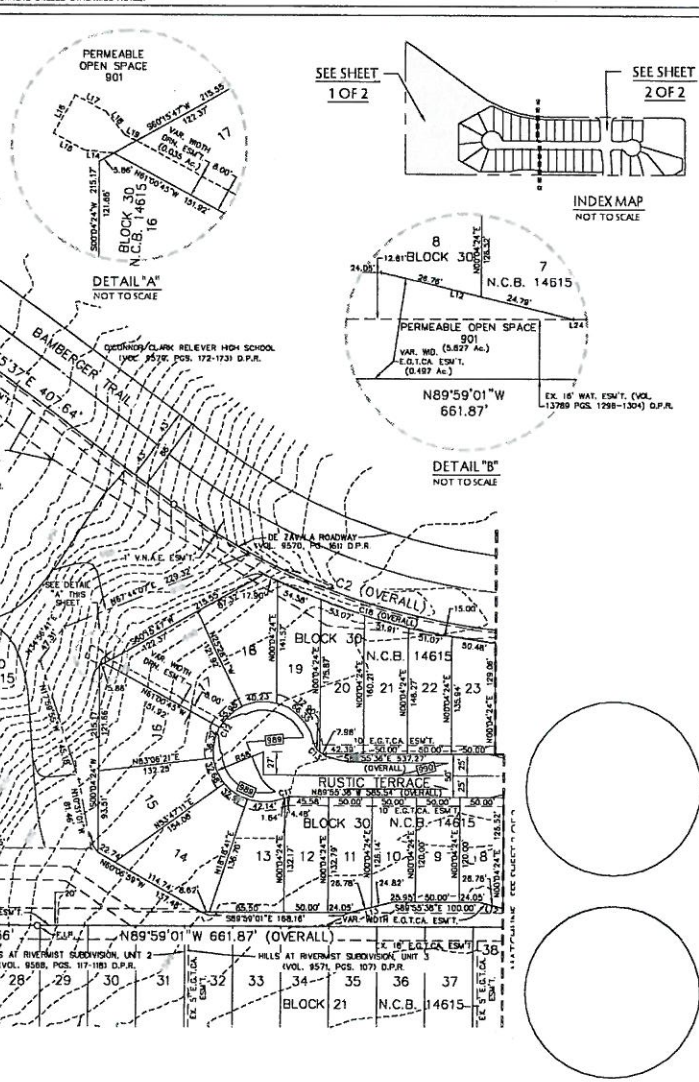
15.509 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14615, BEXAR COUNTY, TEXAS OUT OF THE H. A. LANGWELL SURVEY NO. 350, ABSTRACT NO. 439, COUNTY BLOCK 4535, BEXAR COUNTY, TEXAS AND ALSO BEING THE SAME 15.509 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 13751, PAGES 1915-1924, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

CUDE ENGINEERS

M.W. CUDE ENGINEERS, LLC.
1350 N. LOOP 1604 EAST, STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM # 455
MWC: CHRISTOPHER DICE, P.E.
PEL NO.: 0194



LEGEND

Ac.	= ACRES	R.O.W.	= RIGHT-OF-WAY
CI	= CURVE NUMBER	SAN. SEW.	= SANITARY SEWER
CPS	= CITY PUBLIC SERVICE	VAR.	= VARIABLE
DRN.	= DRAINAGE	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
EDU	= EQUIVALENT DWELLING UNIT	VOL.	= VOLUME
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	WAT.	= WATER
		WD.	= WIDTH
ESM'T.	= EASEMENT	1100	= PROPOSED CONTOUR
EX.	= EXISTING		= STREET CENTERLINE
F.I.P.	= FOUND 1/2" IRON PIN	-ELEV.-	= EXISTING GROUND MAJOR CONTOUR
G.P.M.	= GALLONS PER MINUTE	-ELEV.-	= EXISTING GROUND MINOR CONTOUR
L1	= LINE NUMBER		= EXISTING PROPERTY LINE
N.A.D.	= NORTH ATLANTIC DATUM		= LIMITS OF TREE PRESERVARION AREA
O.P.R.	= OFFICIAL PUBLIC RECORDS		
PG.	= PAGE		
POS.	= PAGES		
P.S.I.	= POUNDS PER SQUARE INCH		

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.

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:
M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

OWNER / DEVELOPER
1354 N. LOOP 1604 EAST, STE. 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: CHARLES MARSH

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: _____

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
IN AND FOR THE STATE OF TEXAS

DEVELOPMENT SERVICES
2012 MAY 25 PM 3:30

THIS PLAT OF THE ARBORS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(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 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

MAY 2012 SHEET 1 OF 2

S:\Cuda Home\Heights of Rivermist\Outgoing\0912-05-25 - Ce56.plat submittal03.plat 05-25-2012 dwg 20120505 10:36am murphy

LOCATION MAP
MAPSCO MAP GRID 547 C1 NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 DIRECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE ARBORS UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

IMPACT FEE 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 SEWER SERVICE CONNECTION.

THE NUMBER OF 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.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

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

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 15.509 ACRE TRACT RECORDED IN VOLUME 13751, PAGES 1915-1924, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 20 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

ALL BUILDING SETBACKS SHALL ADHERE TO THE MINIMUM ZONING REQUIREMENTS AS PER THE CITY OF SAN ANTONIO 2006 UNIFIED DEVELOPMENT CODE AND/OR PROPERTY RESTRICTIONS.

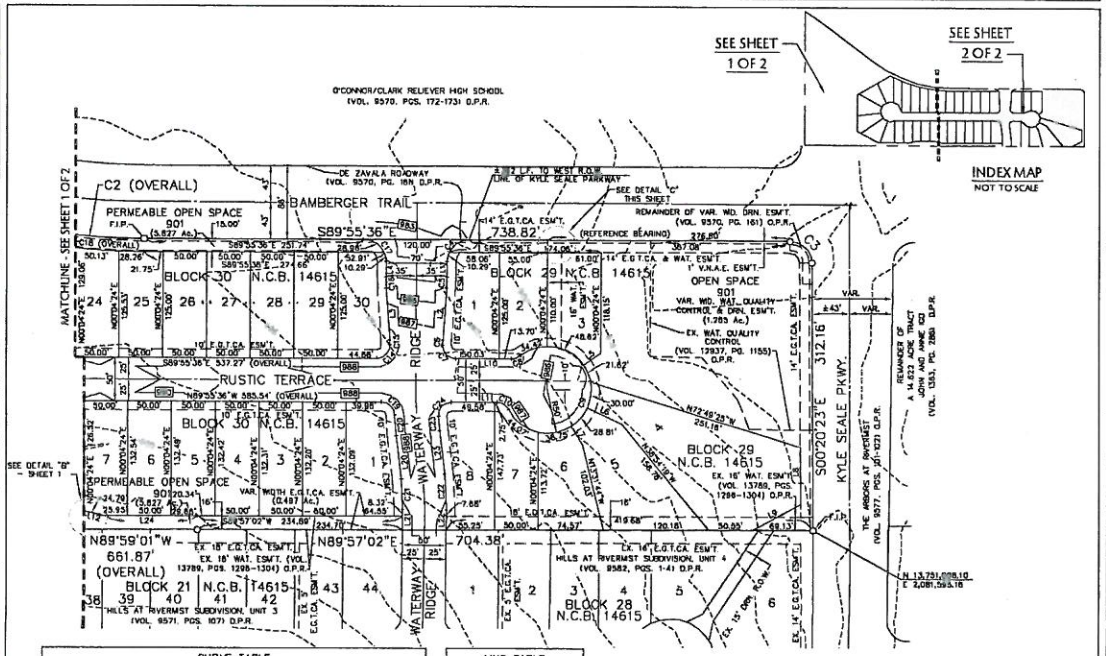
PLAT NUMBER: 110378

SUBDIVISION PLAT
ESTABLISHING
THE ARBORS UNIT 2

15.509 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14615, BEXAR COUNTY, TEXAS OUT OF THE H. A. LANGWELL SURVEY NO. 350, ABSTRACT NO. 439, COUNTY BLOCK 4535, BEXAR COUNTY, TEXAS AND ALSO BEING THE SAME 15.509 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 13751, PAGES 1915-1924, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
100 50 0 100

CUDE ENGINEERS
M.W. CUDE ENGINEERS L.L.C.
1350 N. LOOP 1604 EAST, STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM # 455
MWC: CHRISTOPHER DICE, P.E.
PRJ. NO.: 01142.230



LEGEND

Ac.	= ACRES	R.O.W.	= RIGHT-OF-WAY
CT	= CURVE NUMBER	SAN. SEW.	= SANITARY SEWER
CPS	= CITY PUBLIC SERVICE	VAR	= VARIABLE
DRN.	= DRAINAGE	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
EDU	= EQUIVALENT DWELLING UNIT	VOL.	= VOLUME
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	WAT.	= WATER
		WID.	= WIDTH
ESM'T.	= EASEMENT	(210')	= PROPOSED CONTOUR
EX.	= EXISTING		= STREET CENTERLINE
F.I.P.	= FOUND 1/2" IRON PIN	--ELEV.--	= EXISTING GROUND MAJOR CONTOUR
G.P.M.	= GALLONS PER MINUTE	--ELEV.--	= EXISTING GROUND MINOR CONTOUR
LI	= LINE NUMBER		= EXISTING PROPERTY LINE
N.A.D.	= NORTH ATLANTIC DATUM		= LIMITS OF TREE PRESERVATION AREA
O.P.R.	= OFFICIAL PUBLIC RECORDS		
PG.	= PAGE		
PGS.	= PAGES		
P.S.I.	= POUNDS PER SQUARE INCH		

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	657.00'	06°26'24"	37.25'	74.42'	74.38'	S56°08'24"E
C2	743.00'	36°59'39"	248.60'	479.81'	471.51'	S71°25'17"E
C3	25.00'	89°43'25"	24.88'	39.15'	35.27'	S45°13'08"E
C4	25.00'	90°00'00"	25.00'	39.27'	35.36'	S45°04'24"W
C5	200.00'	03°48'51"	6.66'	13.31'	13.31'	N01°58'49"E
C6	200.00'	01°45'04"	3.08'	6.11'	6.11'	S03°00'42"W
C7	15.00'	92°03'48"	15.55'	24.10'	21.59'	S43°53'43"E
C8	15.00'	39°42'55"	5.47'	10.40'	10.19'	N70°12'57"E
C9	50.00'	287°13'43"	----	246.29'	62.78'	N11°26'21"E
C10	15.00'	62°30'49"	9.11'	16.37'	15.57'	N58°40'12"W
C11	15.00'	23°23'32"	3.11'	6.12'	6.08'	S78°22'36"W
C12	58.00'	283°08'03"	----	286.61'	72.11'	S28°14'53"W
C13	15.00'	79°44'31"	12.53'	20.88'	19.23'	S50°03'21"E
C14	15.00'	92°03'48"	15.55'	24.10'	21.59'	N44°02'31"E
C15	200.00'	01°45'04"	3.08'	6.11'	6.11'	N02°51'55"W
C16	200.00'	03°48'51"	6.66'	13.31'	13.31'	S01°50'01"E
C17	25.00'	90°00'00"	25.00'	39.27'	35.36'	N44°35'36"W
C18	758.00'	27°00'34"	182.08'	357.40'	354.10'	S76°24'50"E
C19	15.00'	87°34'35"	14.38'	22.93'	20.78'	N46°08'19"W
C20	325.00'	04°17'40"	12.19'	24.36'	24.35'	S04°29'51"E
C21	275.00'	07°19'45"	17.61'	35.18'	35.15'	N02°58'48"W
C22	325.00'	07°19'45"	20.83'	41.57'	41.55'	N02°58'48"W
C23	275.00'	03°33'33"	8.52'	17.03'	17.03'	S04°52'14"E
C24	15.00'	93°10'12"	15.85'	24.39'	21.79'	S43°29'18"W

LINE	LENGTH	BEARING
L1	18.34'	N00°04'24"E
L2	61.85'	N03°53'15"E
L3	61.85'	N03°44'27"W
L4	18.34'	N00°04'24"E
L5	23.78'	S55°30'51"W
L6	42.94'	N65°11'30"W
L7	24.97'	N32°19'18"W
L8	65.94'	S00°20'23"E
L9	62.95'	S60°47'16"W
L10	63.73'	N89°55'36"W
L11	52.33'	N89°55'36"W
L12	31.55'	N73°49'18"W
L13	51.60'	S75°45'15"W
L14	10.77'	N82°48'50"W
L15	12.39'	S61°00'45"E
L16	16.00'	N28°59'15"E
L17	12.39'	S61°00'45"E
L18	10.77'	N39°12'40"W
L19	4.86'	S61°00'45"E
L20	50.24'	S06°38'41"E
L21	24.32'	N00°41'05"E
L22	23.68'	N00°41'05"E
L23	50.24'	S06°38'41"E
L24	105.61'	N89°59'01"W

DETAIL "C"
NOT TO SCALE

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.

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:
M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

OWNER/ DEVELOPER
1354 N. LOOP 1604 EAST, STE. 106
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: CHARLES MARSH BY: _____

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

IN AND FOR THE STATE OF TEXAS

THIS PLAT OF THE ARBORS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(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 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

MAY 2012 SHEET 2 OF 2

2012 MAY 14 PM 3:30

S:\Centex Homes\Heights at Rivermist\Subpoena\2012-05-25 - Ca 3A plat submittal\03plat05-25-2012.dwg 2012/05/25 10:45am wayne

San Antonio Water System

November 8, 2011

Mr. Patrick Murphy
M. W. Cude Engineers, L.L.C
1350 N Loop 1604 East
San Antonio, TX 78232

RE: File No. 1109008 - Request for review of **The Arbors Unit 2, Plat No. 110378** located on Bamberger Trail & Kyle Seale Parkway.

Dear Mr. Murphy:

On September 30, 2011, 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 multifamily residential and consists of approximately 15.509 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1895. 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) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 14, 2003. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Arbors Unit 2, Plat No. 110378.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

PLANNING COMMISSION
VACATE AND RESUBDIVISION
AGENDA ITEM NO: 14 June 13, 2012

SILICON HEIGHTS	MINOR PLAT	120156
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 E-3
OWNER: Oaks Business Park, Ltd., c/o Robert L. Worth, Jr.
ENGINEER: Vickrey & Associates, Inc., c/o Kara J. Heasley, P.E.
CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: May 30, 2012

Location: On the west side of Network Drive, south of Format Drive

Services Available: SAWS Water and Sewer

Zoning: "C-2 NA" Commercial, Nonalcoholic Sales District
"O-1" Office District

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **9.985**-acre tract of land that will consist of one (**1**) non-single family lot.

STAFF RECOMMENDATION:

Approval

PLAT NO. 120156

VACATE & RESUBDIVISION PLAT ESTABLISHING

SILICON HEIGHTS

ESTABLISHING LOT 18, BLOCK 2, N.C.B. 17804 OUT OF LOT 17, BLOCK 2, N.C.B. 17504, AMENDING PLAT FOR SILICON HEIGHTS SUBDIVISION, RECORDED IN VOLUME 9603, PAGES 171 & 172, AND A 18' SAN. SEW. ACCESS & LANDSCAPE BUFFER ESMT. (0.0088 AC.) OUT OF LOT 903, BLOCK 2, N.C.B. 17504, REPLAT AND SUBDIVISION PLAT OF SILICON HEIGHTS, RECORDED IN VOLUME 9583, PAGES 163 & 164, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD WITH VICKREY AND ASSOCIATES PROPERTY CORNER CAP SET
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- 740 PROPOSED CONTOURS
- 740 EXISTING CONTOURS
- SAN. SEW. SANITARY SEWER
- DRN. DRAINAGE
- EX EXISTING
- ESMT EASEMENT
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VAR. VARIABLE
- CATV CABLE TELEVISION

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 BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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 BELOW:

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.

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

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITH OUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NOTE:
OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506(r)(3)

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

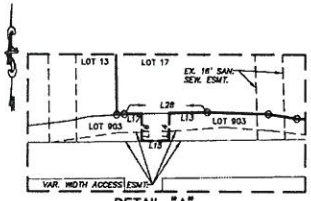
BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORS STATION TXAN AND AUSTIN CORS STATION TXAU.

TXAN		TXAU	
Lat--	N20°29'26.34306"	Lat--	N30°18'42.08805"
Long--	W98°34'35.88078"	Long--	W97°45'22.71308"

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

SCALE: 1"=100'
0 50 100 150

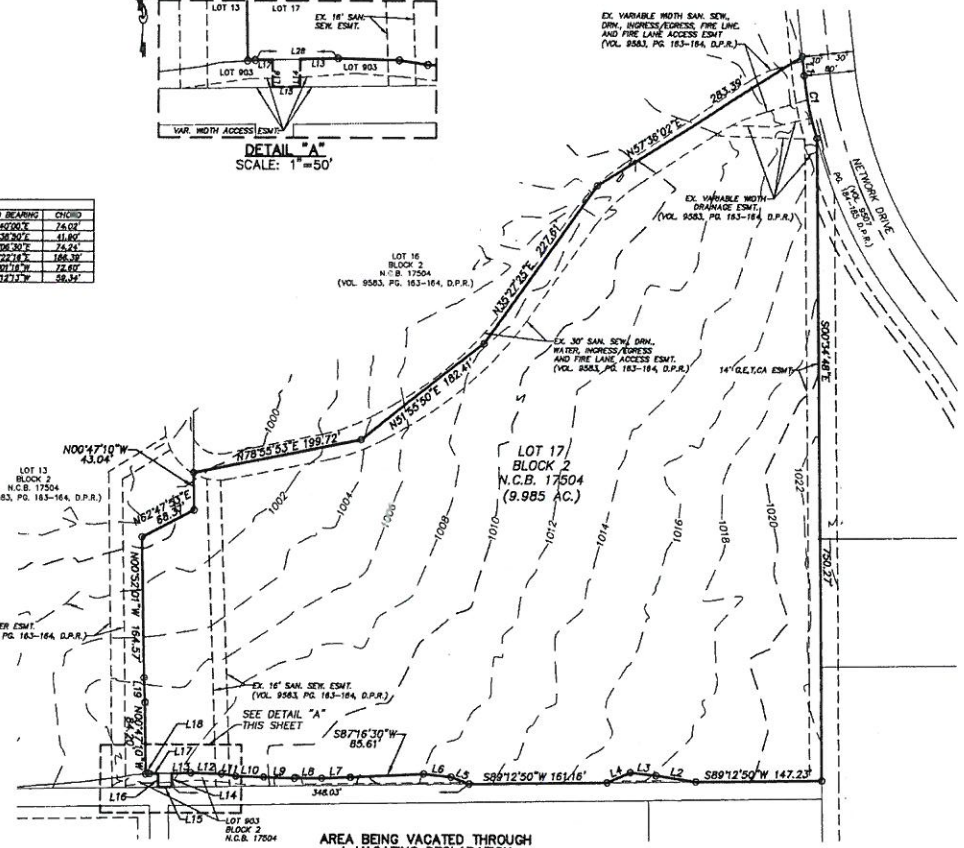
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
Firm Registration No.: F-159



DETAIL "A"
SCALE: 1"=50'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	11°44'20"	361.92'	74.18'	37.21'	S11°42'00"E	74.02'
C2	38°30'38"	63.00'	42.71'	22.21'	S81°36'00"E	41.90'
C3	17°36'46"	248.00'	76.53'	37.56'	N70°36'30"E	76.24'
C4	25°42'42"	417.00'	187.96'	95.61'	N48°22'16"E	186.39'
C5	21°37'41"	186.00'	73.01'	36.93'	S46°01'18"W	72.60'
C6	17°47'4"	186.00'	58.37'	29.01'	S85°27'3"W	58.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.30'	S06°10'25"E
L2	47.39'	N81°07'11"E
L3	30.08'	N83°41'46"W
L4	28.74'	S88°12'36"W
L5	22.70'	N86°38'13"W
L6	32.37'	N84°04'18"W
L7	33.84'	S87°38'22"W
L8	32.00'	N88°46'20"W
L9	35.92'	N88°13'06"W
L10	32.62'	N87°47'38"W
L11	15.82'	N81°14'07"W
L12	35.73'	N88°21'48"W
L13	22.29'	S88°41'30"W
L14	16.18'	S00°01'25"E
L15	16.00'	S88°12'36"W
L16	16.01'	N00°01'26"W
L17	10.19'	S88°41'30"W
L18	4.46'	S88°12'06"W
L19	29.02'	N03°01'24"W
L20	58.99'	N78°53'35"E
L21	44.20'	N00°01'26"W
L22	55.27'	N73°49'20"E
L23	48.43'	S88°12'47"E
L24	45.56'	N78°36'05"E
L25	104.60'	S88°12'47"E
L26	16.09'	S13°21'36"E
L27	11.80'	N78°36'05"E
L28	46.49'	S88°41'30"W



AREA BEING VACATED THROUGH A VACATING DECLARATION

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE REPLAT AND SUBDIVISION PLAT OF SILICON HEIGHTS, PLAT NO. 070536, RECORDED IN VOLUME 9583, PAGES 163 & 164, AND ON THE AMENDING PLAT OF SILICON HEIGHTS, PLAT NO. 090178, RECORDED IN VOLUME 9603, PAGES 171 & 172, BEXAR COUNTY DEED AND PLAT RECORDS.

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
OAKS BUSINESS PARK, LTD, A TEXAS LIMITED PARTNERSHIP
BY: R.L. WORTH & ASSOCIATES, LTD, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: WORTHCO, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: ROBERT L. WORTH, JR., MANAGER
7373 BROADWAY, SUITE 201
SAN ANTONIO, TX 78209

Robert L. Worth Jr.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. WORTH, JR., MANAGER, 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 7th DAY OF May A.D. 2012

LISA M. HOSNER
Notary Public, State of Texas
My Commission Expires
MAY 21, 2013

Lisa M. Hosner
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. _____

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 _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E.

Kara J. Heasley 5/7/2012
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: ERIC N. MILLER, R.P.L.S

Eric N. Miller 5/7/2012
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
KARA J. HEASLEY
92590
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
ERIC N. MILLER
5910
PROFESSIONAL
LAND SURVEYOR

RECEIVED
2012 MAY -8 AM 9:49

SHEET 1 OF 2

PLAT NO. 120156

VACATE & RESUBDIVISION PLAT ESTABLISHING

SILICON HEIGHTS

ESTABLISHING LOT 18, BLOCK 2, N.C.B. 17504 OUT OF LOT 17, BLOCK 2, N.C.B. 17504, AMENDING PLAT FOR SILICON HEIGHTS SUBDIVISION, RECORDED IN VOLUME 9603, PAGES 171 & 172, AND A 16' SAN. SEW., ACCESS & LANDSCAPE BUFFER ESMT. (0.0059 AC.) OUT OF LOT 903, BLOCK 2, N.C.B. 17504, REPLAT AND SUBDIVISION PLAT OF SILICON HEIGHTS, RECORDED IN VOLUME 9583, PAGES 163 & 164, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOCATION MAP
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 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 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 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.

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.

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

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITH OUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NOTE:
OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506(I)(3)

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

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

TXAN		TXAU	
Lat-	N20°29'28.34308"	Lat-	N30°18'42.06806"
Long-	W98°34'35.68678"	Long-	W97°45'22.71309"

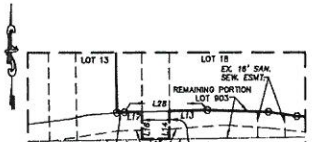
NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT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

SCALE: 1"=100'
0 50 100 150

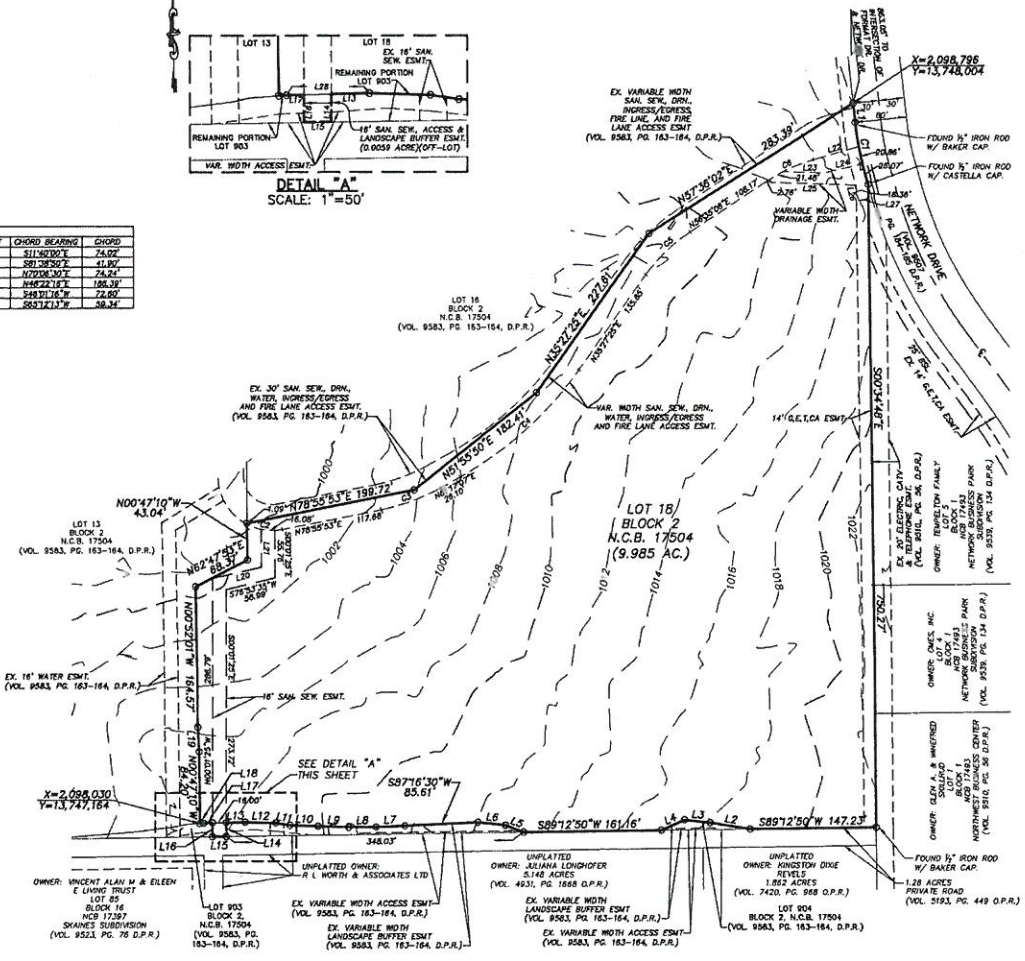
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 348-3271
Firm Registration No.: F-159

LEGEND

○	1/2" IRON ROD WITH VICKREY AND ASSOCIATES PROPERTY CORNER CAP SET
●	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
—740—	PROPOSED CONTOURS
— 740 —	EXISTING CONTOURS
SAN. SEW.	SANITARY SEWER
DRN.	DRAINAGE
EX	EXISTING
ESMT	EASEMENT
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VAR.	VARIABLE
CATV	CABLE-TELEVISION



DETAIL "A"
SCALE: 1"=50'



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
OAKS BUSINESS PARK, LTD. A TEXAS LIMITED PARTNERSHIP
BY: R.L. WORTH & ASSOCIATES, LTD. A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: WORTHCO, LLC. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: ROBERT L. WORTH, JR., MANAGER
7373 BROADWAY, SUITE 201
SAN ANTONIO, TX 78209

Robert L. Worth Jr.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. WORTH, JR., MANAGER, 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 7th DAY OF May, A.D. 20 12

LISA M. HOSNER
Notary Public, State of Texas
My Commission Expires
MAY 21, 2013

Lisa M. Hosner
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. _____

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 _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E. Kara J. Heasley 5/7/2012
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: ERIC N. MILLER, R.P.L.S Eric N. Miller 5/7/2012
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
KARA J. HEASLEY
92590
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
ERIC N. MILLER
5910
PROFESSIONAL LAND SURVEYOR

RECEIVED
2012 MAY -8 AM 9:49

JOB No. 0253-111-031 DATE OF PREPARATION: 05/07/12 N:\0253-101\dwg\Sh_plat01_replat.dwg

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 June 13, 2012

TOEPPERWEIN CENTER — 070624
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 553 E-2
OWNER: Laredo Toepp, Ltd., c/o Brad Galo
ENGINEER: Bury & Partners, c/o Stephen S. Lin, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Location: North of IH 35 North, west of Toepperwein Road

Plat status: The Planning Commission approved this plat on July 22, 2009. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

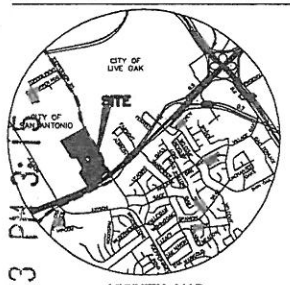
The applicant has indicated that they have initiated the public improvements, however, this additional time will allow the applicant to complete all of the required improvements. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

PLAT NO 070624



VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

BUILDING PERMIT NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK 19, N.C.B. 14049 UNTIL A PERMANENT DRAINAGE EASEMENT TO CONVEY RUNOFF FROM UPSTREAM PROPERTIES IS APPROVED AND RECORDED IN THE RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE:

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

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.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
■	MONUMENT FOUND
586	EXISTING CONTOUR
R.P.R	REAL PROPERTY RECORDS
D.P.R	DEED & PLAT RECORDS

0 50 100 150 200
1"=100'

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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 969.23'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

5. STREETSCAPE REQUIREMENTS WILL BE ADDRESSED AT BUILDING PERMIT, IF REQUIRED.

GENERAL NOTES:

1. BEARING BASIS-ALL BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING TX-DOT COORDINATE STATIONS TXAN AND TXSM.

2. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS OF THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, SOUTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00017

3. OWNER SHALL REQUIRE CROSS-ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35-506(r)(3) OF THE COSA UDC.

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

CLEAR VISION AREA NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT: A. BRADFORD GALO
DEVELOPER: LAREDO TOEPP LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED 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 2nd DAY OF July 2009.

NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9/26/09

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

7/2/09

STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187

STATE OF TEXAS
STEVEN D. EKLUND
80187
LICENSED
PROFESSIONAL ENGINEER

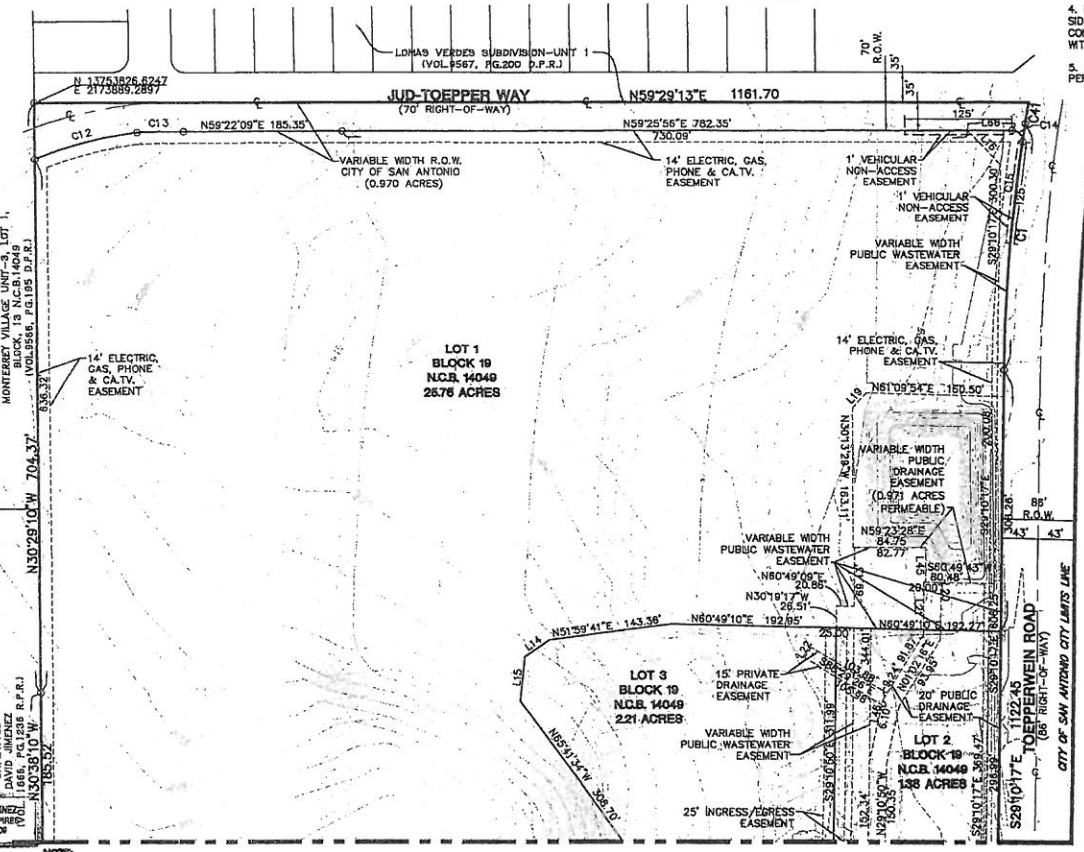
STATE OF TEXAS
COUNTY OF BEXAR

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:

7/6/09

HAL B. LANE III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS
REGISTERED
HAL B. LANE III
4690
PROFESSIONAL
LAND SURVEYOR



NOTE:
REFER TO SHEET 3 OF 3 FOR LINE TABLE AND CURVE DATA.

MATCH LINE 'A' SEE SHEET 2 OF 3

DRAINAGE NOTES:

1. THE MAINTENANCE OF THE DETENTION POND, OUTLET STRUCTURE AND THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

2. 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

C.P.S. NOTES:

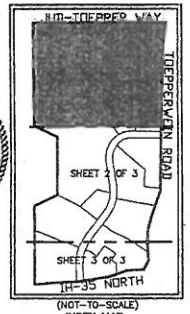
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW. NONE.

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

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



(NOT-TO-SCALE)
INDEX MAP

SUBDIVISION PLAT ESTABLISHING

TOEPPERWEIN CENTER

52.362 OUT OF THE FRANCISCO VILLAREAL SURVEY NO. 309, ABSTRACT 776, THE HYPOLITO MENDIOLA SURVEY NO. 308, ABSTRACT 491, AND THE THOMAS BARWICK SURVEY NO. 324, ABSTRACT 57, NEW CITY BLOCK 14049 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 52.362 ACRES ALSO BEING A PORTION OF THE TRACT DESCRIBED AS 55.095 ACRES IN DEED RECORDED IN VOL. 11723, PG. 289, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF TOEPPERWEIN CENTER 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. 2009

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 THE _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

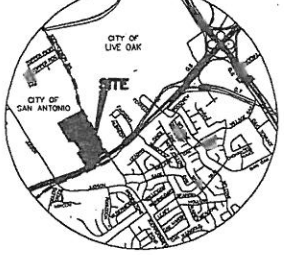
Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F1048
Bury+Partners-SA, Inc. ©Copyright 2009

SHEET 1 OF 3

Date: Jul 02, 2009 3:10pm User ID: kbrogonza
File: G:\672\04\PLAT\67204PLT.dwg

Project No.: 672-04.20 File: G:\672\04\PLAT\67204PLT.DWG

PLAT NO. 070624



VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

GENERAL NOTES:

1. BEARING BASIS–ALL BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING TX–DOT COORDINATE STATIONS TXAN AND TXSM.

2. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS OF THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, SOUTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00017

3. OWNER SHALL REQUIRE CROSS–ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35–506(r)(3) OF THE COSA UDC.

STREETSCAPE NOTE:

UDC 35–512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35–506–(d)(5).

STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT: A. BRADFORD GALO
DEVELOPER: LAREDO TOEPP LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED 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 20th DAY OF July, 2009.

NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9/26/09

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

7/2/09

STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187

STATE OF TEXAS
STEVEN D. EKLUND
80187
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:

7/6/09

HAL B. LANE III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS
HAL B. LANE III
4690
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Date: Jul 02, 2009 User ID: lbarganza
File: G:\672\04\PLAT\67204PLT.dwg

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BRNG
C1	7°31'08"	2189.99'	300.14'	299.90'	S25°14'43"E
C2	82°59'27"	15.00'	23.56'	21.21'	N15°49'27"E
C3	100°36'36"	230.00'	403.87'	353.95'	S10°30'52"W
C4	47°15'01"	295.00'	243.28'	236.44'	N16°09'56"W
C5	40°13'20"	390.00'	273.78'	268.20'	S12°39'05"E
C8	40°13'20"	330.00'	231.66'	226.94'	S12°39'05"E
C9	47°15'01"	355.00'	292.78'	284.53'	N16°09'56"W
C10	100°36'36"	170.00'	298.52'	261.81'	S10°30'52"W
C11	90°00'33"	15.00'	23.56'	21.21'	N74°10'34"W
C12	15°14'40"	467.38'	124.35'	123.99'	S44°48'58"W
C13	3°35'56"	866.04'	54.40'	54.39'	S58°21'01"W
C14	98°40'11"	12.00'	20.67'	18.20'	N71°13'58"W

WASTEWATER EDU NOTE:

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

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BRNG
C15	7°12'47"	2203.99'	277.46'	277.28'	S25°33'54"E
C18	40°13'20"	404.00'	283.61'	277.82'	S12°39'05"E
C19	47°15'01"	281.00'	231.73'	225.20'	N16°09'56"W
C20	100°36'36"	244.00'	428.46'	375.49'	S10°30'52"W
C21	100°36'36"	156.00'	273.93'	240.07'	S10°30'52"W
C22	47°15'01"	369.00'	304.30'	295.75'	N16°09'56"W
C23	40°13'20"	316.00'	221.84'	217.31'	S12°39'05"E
C24	30°54'05"	230.00'	124.05'	122.55'	S45°22'07"W
C25	69°42'31"	230.00'	279.83'	262.89'	S04°56'11"E
C26	50°57'40"	170.00'	151.20'	146.27'	S35°20'20"W
C27	49°38'56"	170.00'	147.31'	142.75'	S14°37'58"E
C28	9°26'09"	170.00'	28.02'	28.00'	S08°31'30"W
C29	38°08'43"	295.00'	196.19'	192.11'	N10°37'17"W
C30	11°05'18"	295.00'	57.09'	57.00'	N34°14'48"W

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- ■ MONUMENT FOUND
- 585 EXISTING CONTOUR
- R.P.R REAL PROPERTY RECORDS
- D.P.R DEED & PLAT RECORDS

0 50 100 150 200
1"=100'

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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT–OF–WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 969.23'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT–OF–WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT–OF–WAY SHALL BE AS DIRECTED BY TXDOT.

5. STREETSCAPE REQUIREMENTS WILL BE ADDRESSED AT BUILDING PERMIT, IF REQUIRED.

DRAINAGE NOTES:

1. THE MAINTENANCE OF THE DETENTION POND, OUTLET STRUCTURE AND THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

2. 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–SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT–OF–WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.

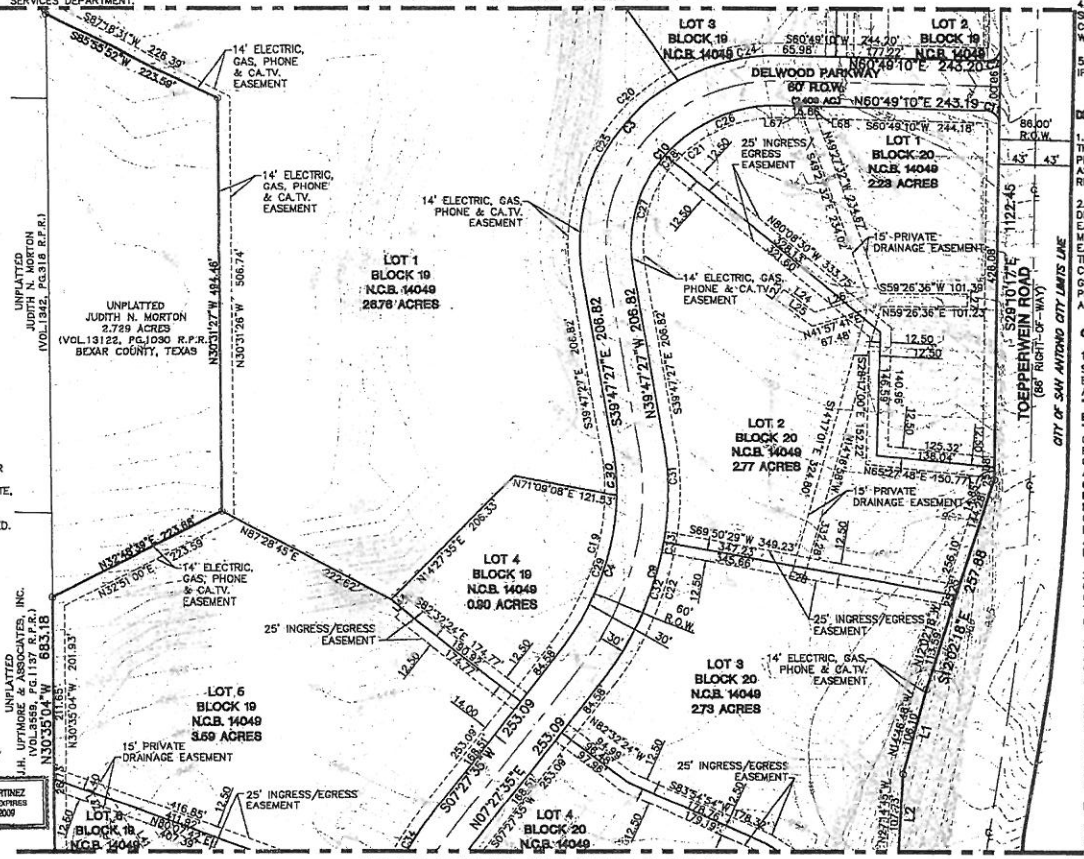
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

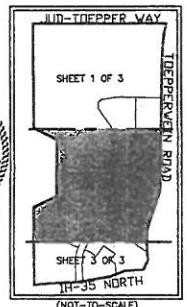
IMPACT FEE PAYMENT DUE:

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.

MATCH LINE "A" SEE SHEET 1 OF 3



MATCH LINE "B" SEE SHEET 3 OF 3



(NOT-TO-SCALE)
INDEX MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.24	S14°48'46"E
L2	105.32	S27°14'45"E

NOTE:
REFER TO SHEET 3 OF 3 FOR ADDITIONAL LINE AND CURVE DATA.

SUBDIVISION PLAT ESTABLISHING

TOEPPERWEIN CENTER

52.362 OUT OF THE FRANCISCO VILLAREAL SURVEY NO. 309, ABSTRACT 776, THE HYPOLITO MENDIOLA SURVEY NO. 308, ABSTRACT 491, AND THE THOMAS BARWICK SURVEY NO. 324, ABSTRACT 57, NEW CITY BLOCK 14049 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 52.362 ACRES ALSO BEING A PORTION OF THE TRACT DESCRIBED AS 55.095 ACRES IN DEED RECORDED IN VOL. 11723, PG. 269, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF TOEPPERWEIN CENTER 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. 2009

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F1046
Bury+Partners-SA, Inc. ©Copyright 2009

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 _____

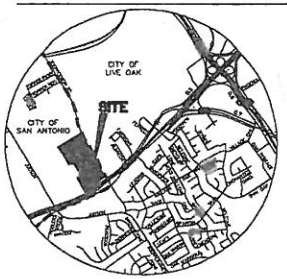
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ . DEPUTY

Project No.:672-04.20 File: G:\672\04\PLAT\67204PLT.DWG

PLAT NO. 070624



VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

GENERAL NOTES:

1. BEARING BASIS–ALL BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING TX–DOT COORDINATE STATIONS TXAN AND TXSM.

2. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS OF THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, SOUTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00017

3. OWNER SHALL REQUIRE CROSS–ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35–506(r)(3) OF THE COSA UDC.

STREETSCAPE NOTE:

UDC 35–512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35–506–(d)(5).

STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT: A. BRADFORD GALO
DEVELOPER: LAREDO TOEPP LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED 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 2nd DAY OF July, 2009.

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2009

NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9-26-09

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.

7/2/09

STEVEN D. EKLUND, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187

STATE OF TEXAS
STEVEN D. EKLUND
80187
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:

7/6/09

HAL B. LANE III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS
HAL B. LANE III
4690
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Date: Jul 02, 2009, 3:12pm User ID: kbragonza
File: G:\672\04\PLAT\67204PLT.dwg

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BRNG
C30	11°05'18"	295.00'	57.09'	57.00'	N34°14'48"W
C31	19°38'02"	355.00'	121.65'	121.06'	N20°58'26"W
C32	27°36'59"	355.00'	171.11'	169.46'	N09°20'55"W
C33	4°02'09"	355.00'	25.01'	25.00'	N20°09'25"W
C34	17°19'59"	390.00'	117.98'	117.53'	S01°12'25"E
C35	22°53'21"	390.00'	155.80'	154.77'	S21°19'05"E
C36	17°20'00"	330.00'	99.83'	99.45'	S01°12'25"E
C37	22°53'20"	330.00'	131.83'	130.96'	S21°19'05"E
C38	2°36'39"	330.00'	15.04'	15.04'	S10°07'56"E
C39	4°20'30"	330.00'	25.01'	25.00'	S09°32'26"E
C40	3°40'24"	390.00'	25.00'	25.00'	S09°32'24"E
C41	00°41'54"	2189.99'	26.69'	26.69'	N20°58'12"W

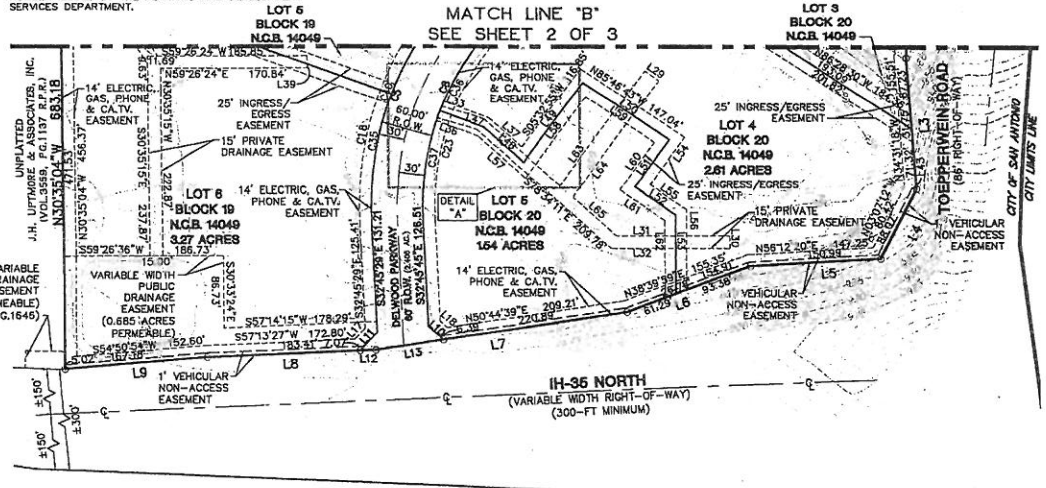
WASTEWATER EDU NOTE:

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

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- ■ MONUMENT FOUND
- 580 EXISTING CONTOUR
- R.P.R REAL PROPERTY RECORDS
- D.P.R DEED & PLAT RECORDS

0 50 100 150 200
1"=100'



LINE TABLE		
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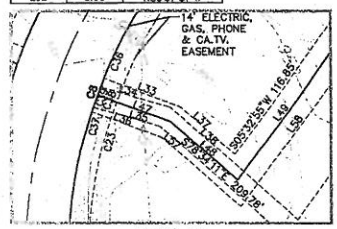
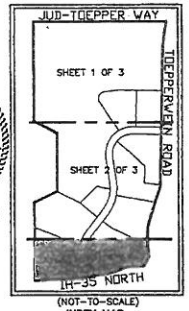
L4	92.32	S03°07'12"E
L5	153.07	S56°12'20"W
L6	154.67	S38°39'59"W
L7	217.44	S50°44'39"W
L8	178.31	S57°13'27"W
L9	167.47	S54°50'54"W
L10	23.61	S77°45'45"E
L11	29.76	N12°14'15"E
L12	18.29	S57°13'27"W
L13	79.97	S50°44'39"W
L14	35.50	N24°18'23"E
L15	53.61	N24°13'35"W
L16	55.85	S73°33'34"E
L17	18.17'	S12°14'15"W
L18	11.06'	N77°45'45"W
L19	24.66	S12°01'01"W
L20	68.75	N29°10'50"W
L21	63.36	S29°10'50"E
L22	15.00	S01°30'34"W
L23	15.01	N06°23'25"E
L24	44.95	S83°31'31"E
L25	52.70	N83°36'35"W
L26	65.75	N41°57'41"E
L27	15.00	S30°33'24"E
L28	15.00	S75°42'59"W

LINE TABLE		
L29	20.00	N84°27'03"W
L30	15.00	N30°19'17"W
L31	132.46	S59°40'43"W
L32	138.18	N59°40'43"E
L33	56.58	N80°07'42"E
L34	50.22	S75°53'14"W
L35	47.86	N75°53'14"E
L36	51.88	N80°07'42"E
L37	51.22	S78°34'10"E
L38	119.81	N78°34'11"W
L39	15.00	N30°33'36"W
L40	18.95	N09°52'19"W
L41	113.99	N62°11'45"W
L42	104.47	N62°11'45"W
L43	5.19	N71°10'45"E
L44	25.00	N07°27'36"E
L45	40.51	S30°19'17"E
L46	75.89	N17°49'12"W
L47	54.47	N80°07'42"E
L48	62.72	S78°34'10"E
L49	118.49	N05°32'55"E
L50	122.03	S85°46'43"E
L51	69.09	S05°32'55"W
L52	57.20	S85°35'57"E
L53	83.42	S30°19'17"E
L54	88.13	S05°32'55"W
L55	50.99	S85°35'57"E
L56	95.17	S30°19'17"E
L57	74.22	S78°34'10"E

LINE TABLE		
L58	120.13	N05°32'55"E
L59	97.02	S85°46'43"E
L60	69.05	S05°32'55"W
L61	83.41	S85°35'57"E
L62	91.68	S30°19'17"E
L63	170.40	S05°32'57"W
L64	172.46	N05°32'57"E
L65	67.54	N78°34'11"W
L66	52.26	N59°25'56"E
L67	6.87	S30°37'31"E
L68	3.99	N30°37'31"W



DETAIL "A"
SCALE: 1"=60'



(NOT-TO-SCALE)
INDEX MAP

SUBDIVISION PLAT ESTABLISHING

TOEPPERWEIN CENTER

52.362 OUT OF THE FRANCISCO VILLAREAL SURVEY NO. 309, ABSTRACT 776, THE HYPOLITO MENDIOLA SURVEY NO. 308, ABSTRACT 491, AND THE THOMAS BARWICK SURVEY NO. 324, ABSTRACT 57, NEW CITY BLOCK 14049 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 52.362 ACRES ALSO BEING A PORTION OF THE TRACT DESCRIBED AS 55.095 ACRES IN DEED RECORDED IN VOL. 11723, PG. 289, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF TOEPPERWEIN CENTER 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. 2009

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT–OF–WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 969.23'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT–OF–WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT–OF–WAY SHALL BE AS DIRECTED BY TXDOT.

5. STREETSCAPE REQUIREMENTS WILL BE ADDRESSED AT BUILDING PERMIT, IF REQUIRED.

DRAINAGE NOTES:

1. THE MAINTENANCE OF THE DETENTION POND, OUTLET STRUCTURE AND THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

2. 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–SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT–OF–WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.

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

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

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.

Bury+Partners
ENGINEERING SOLUTIONS
822 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F1046
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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 THE _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Project No.:672–04.20 File: G:\672\04\PLAT\67204PLT.DWG

G·A·L·O
PROPERTIES

DEVELOPMENT SERVICES
RECEIVED
2012 MAY -9 PM 2:49

May 8, 2012

Ms. Luz Gonzales
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Project No.: R0102085-50001.22

Re: Toepperwein Center
Plat No. 070624
Recordation Extension Request

☐ Administrative Exception

☐ Environmental Variance

✓ Subdivision Platting Variance – Time Extension

Dear Ms. Gonzales:

I, Brad Galo with Laredo Toepp, Ltd., owner of the 52.362-acre "Toepperwein Center" Subdivision (Plat No. 070624) located at the northwest corner of IH-35 and Toepperwein Road, am requesting a three-year time extension in accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio. There are public improvements associated with this subdivision which have been initiated, however, a three-year extension is requested in order to allow additional time to complete all of the improvements required by the plat approval. These improvements have not been completed due to past and current economic factors. We appreciate your consideration on this matter.

Sincerely,

Brad Galo

18618 Tuscany Stone, Suite 100 ◆ San Antonio, Texas, 78258 ◆ tel (210) 497 3385 ◆ fax (210) 495 4490
98 San Jacinto Blvd., Suite 370 ◆ Austin, Texas 78701 ◆ tel (512) 225 0995 ◆ fax (512) 225 0999

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #16

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1455—Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.8413 acre tract of land out of NCB 8394 located at 1518 Hillcrest Drive

DATE: May 29, 2012

PETITIONER: City of San Antonio, Fire Department
c/o Capital Improvements Management Services
Attn: Property Disposition Division
114 W. Commerce St., 2nd Fl.
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on June 13, 2012.

BACKGROUND

It is requested that old Fire Station No. 27 located at 1518 Hillcrest Drive be declared surplus to the needs of the City of San Antonio and sold to Cunningham Walters Properties, LLC. The property is a 0.8413 acre (36,647 sq. ft.) tract of land out of NCB 8394 as shown on attached Exhibit A. The subject property is the former site of Fire Station No. 27. The site contains a 2,736 square foot single story building that the Fire Department vacated on May 1, 2012.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Interested parties conveyed a consensus for approval of this project. The contract of sale has been drafted and forwarded to the buyer.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CMA

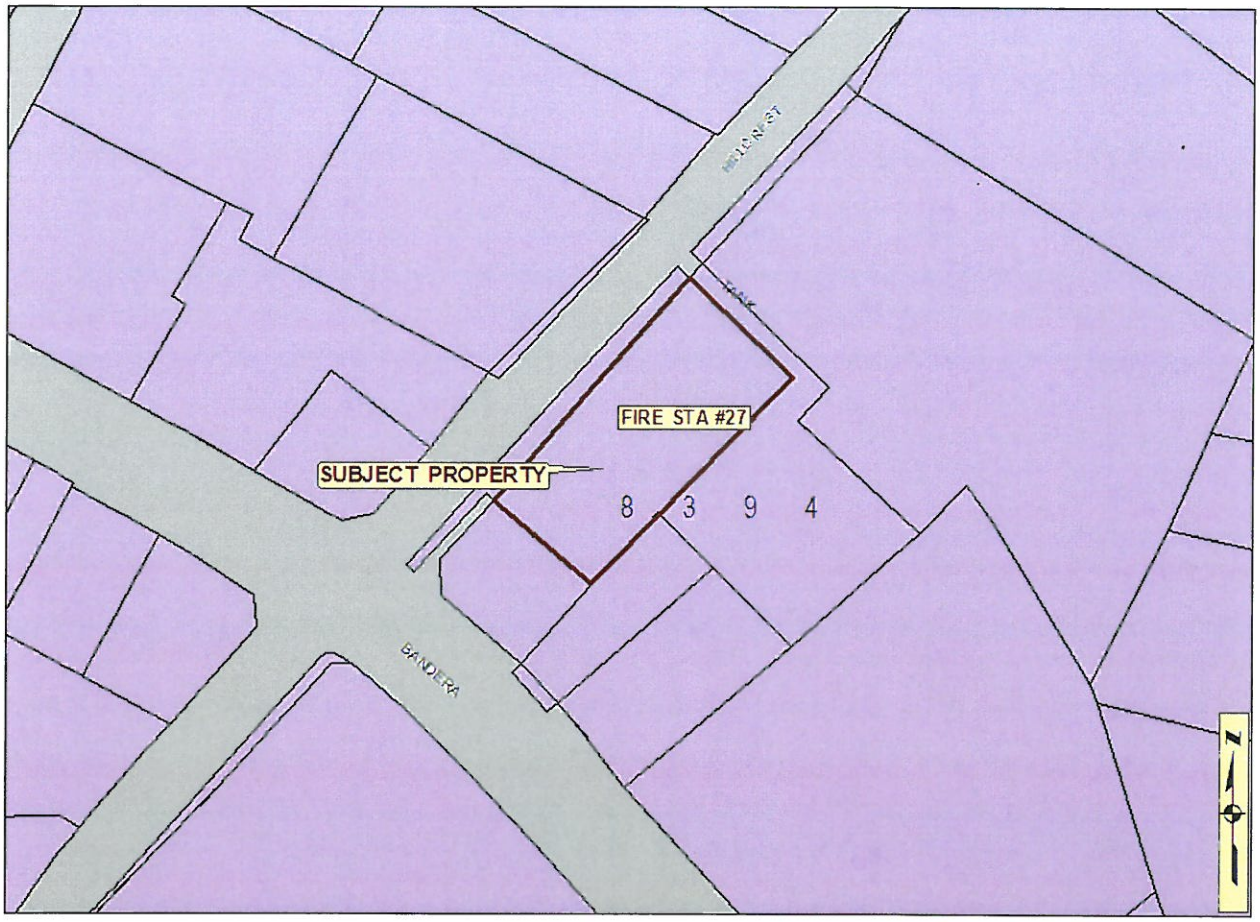


Exhibit "A"

S. P. No. 1455 **Petitioner: COSA**

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012
Agenda Item #

Request to declare as surplus and sell an improved 0.8413 acre tract of land

Petitioner: Cunningham Walters Properties, LLC

Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.8413 acre (36,647 sq ft) tract of land out of NCB 8394 located at 1518 Hillcrest Drive, in Council District 7.

Background

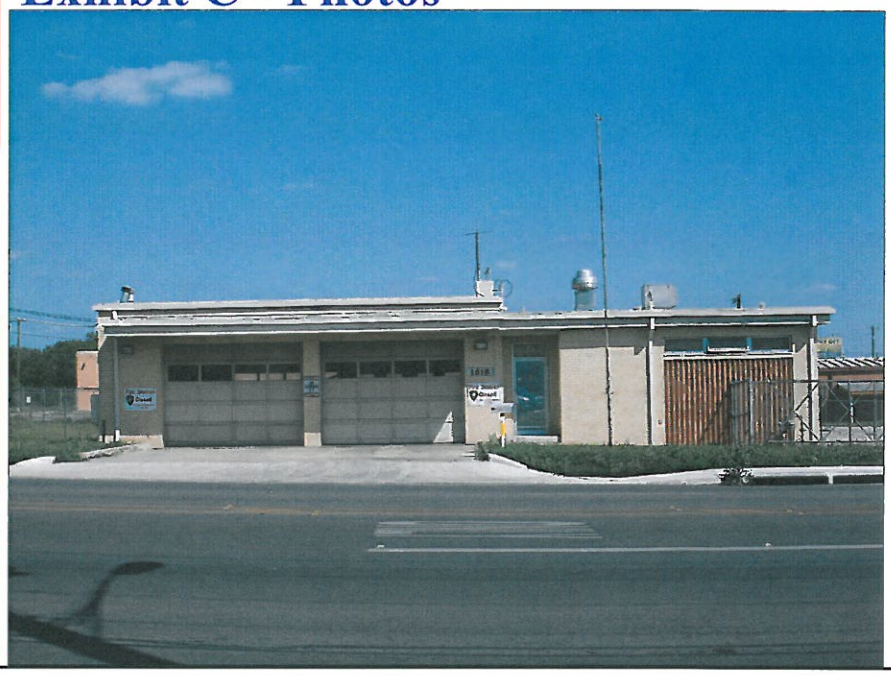
Purpose:

- Cunningham Walters Properties, LLC is requesting to purchase this property, which is the former Fire Station No. 27.
- The property contains a 2,736 square foot single story building.
- The buyer plans to redevelop the property for the construction of a new Walgreens Store.

Exhibit A - Map

Exhibit B - Aerial

Exhibit C - Photos



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.
- In accordance to City policy, the subject property was advertised to the public in the San Antonio Express-News on January 13, 2012 and January 15, 2012.

Fiscal Impact

Financial Impact:

- The City will collect $451,500.00 for the sale of this property.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City owned property.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF AN IMPROVED 0.8413 ACRE (36,647 SQ. FT.) TRACT OF LAND OUT OF NCB 8394, LOCATED AT 1518 HILLCREST DRIVE IN COUNCIL DISTRICT 7, AS REQUESTED BY CUNNINGHAM WALTERS PROPERTIES, LLC.

* * * * *

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

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

WHEREAS, Cunningham Walters Properties, LLC filed an application requesting to purchase an improved 0.8413 acre (36,647 sq. ft.) tract of land out of NCB 8394 located at 1518 Hillcrest Drive in Council District 7; and

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

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

SECTION 1. The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 13th day of June, 2012.

_____

JOSE R. LIMON, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item # 17

TO: Planning Commission — Individual Consideration Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

SUBJECT: S. P. No. 1614 – Request to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way in City Council District No. 1 located south of the intersection of McCullough Avenue and Avenue B Street between the south Right of Way line of McCullough Avenue and the north Right of Way line of an alley adjacent to NCB 431

DATE: May 25, 2012

PETITIONER: The First Baptist Church of San Antonio
Attn: Charles L. Wedge, Associate Pastor
515 McCullough Avenue
San Antonio, Texas 78215

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 06/13/2012.

BACKGROUND

The First Baptist Church of San Antonio (Petitioner) is requesting to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way adjacent to New City Block 431 in City Council District No. 1, as shown on attached Exhibits "A" and "B." The proposed closure consists of 7,353 square feet or .169 of an acre. The proposed closure is located south of the intersection of McCullough Avenue and Avenue B Street between the south Right of Way line of McCullough Avenue and the north Right of Way line of an alley. Petitioner owns all of the abutting property to the proposed closure. Petitioner proposes to incorporate the Public Right of Way with its abutting properties and expand its current facilities.

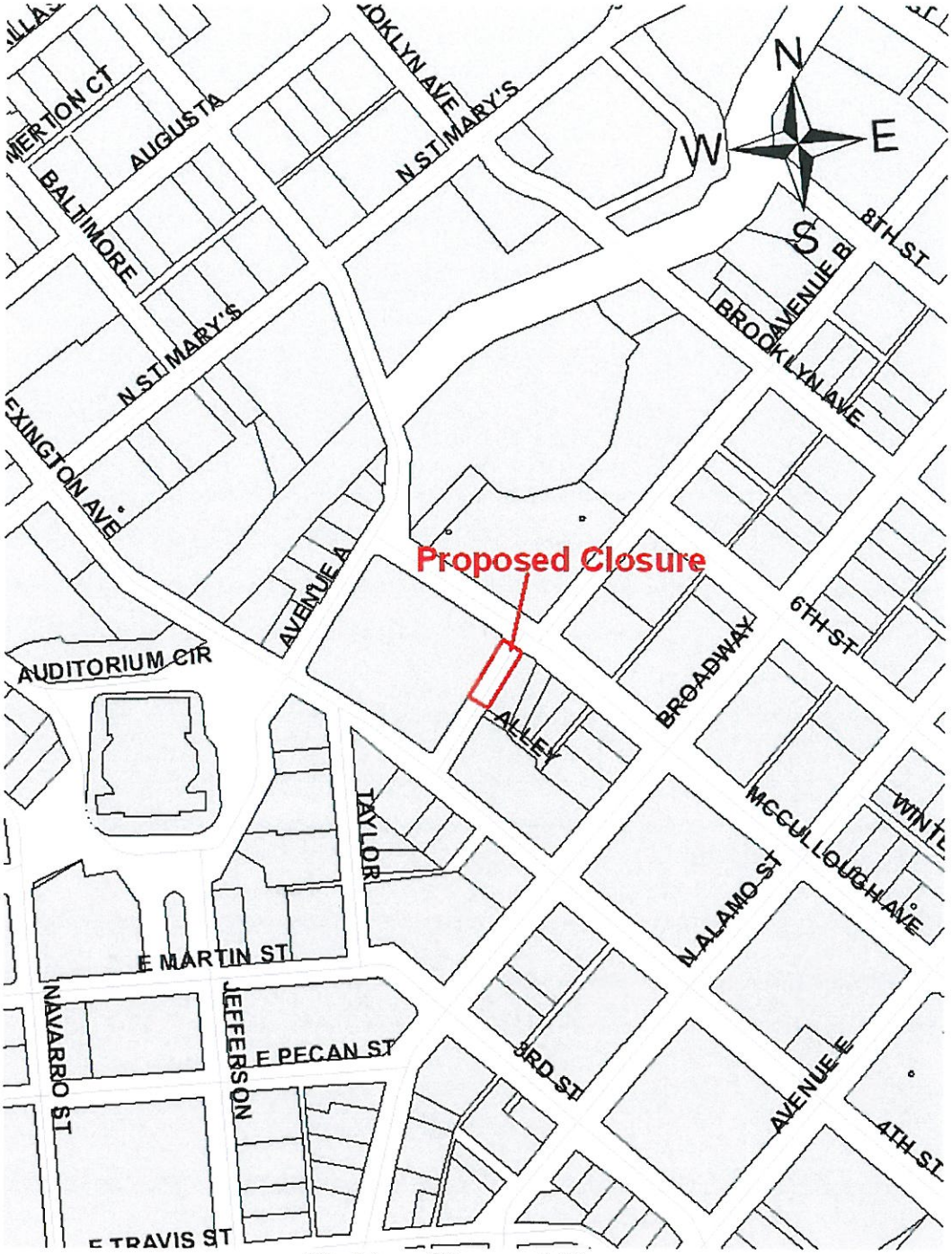
Part of the expansion includes the reconfiguration of parcels south of McCullough Avenue, and the construction of a courtyard, plaza, and/or a church-related civic building. The First Baptist Church of San Antonio has indicated that the proposed street closure will (1) provide a safe access for numerous visitors to community programs and ministries, such as daycare, weddings, funerals, church services, and ESL classes; (2) supplement current parking space; and (3) serve as a key element in the development of a master plan compatible with the City's River North Master Plan and the emerging Performing Arts Neighborhood. If the proposed closure is approved, Petitioner will proceed with the development of a master plan. Petitioner has noted that the plan will include new construction and significant enhancements to the Church campus, in concert with the SA 2020.

COORDINATION AND FINANCIAL IMPACT

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

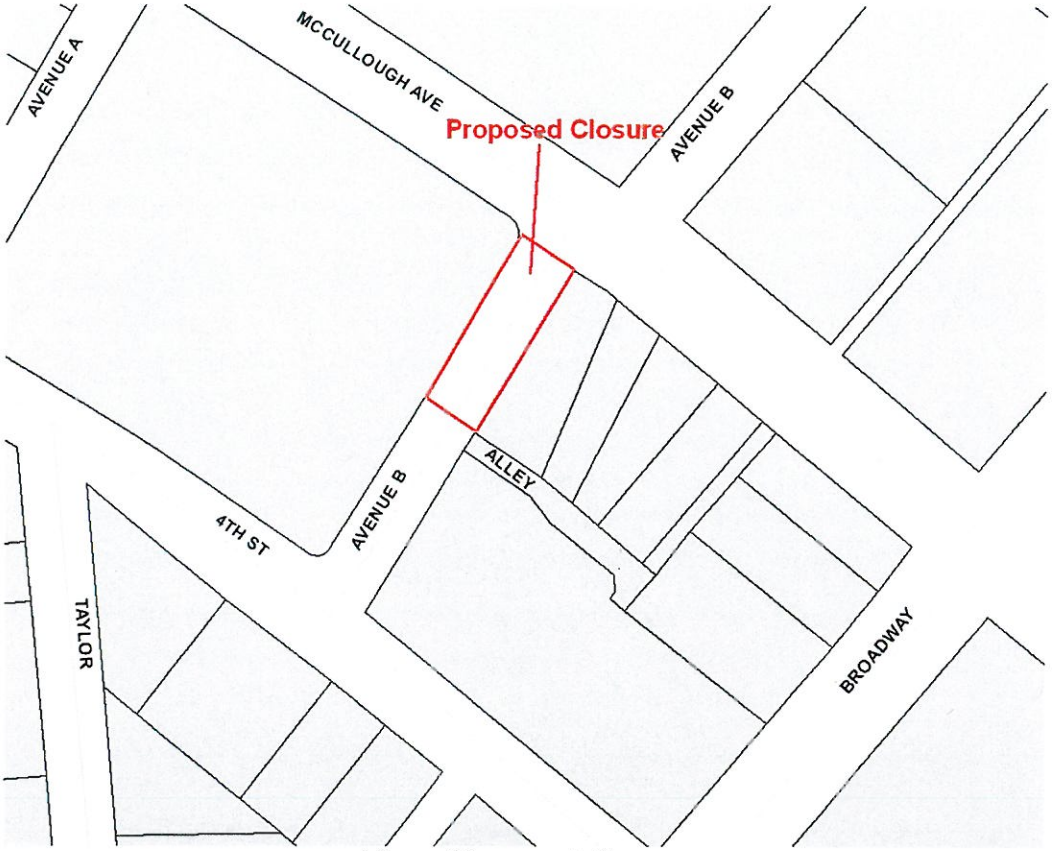
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

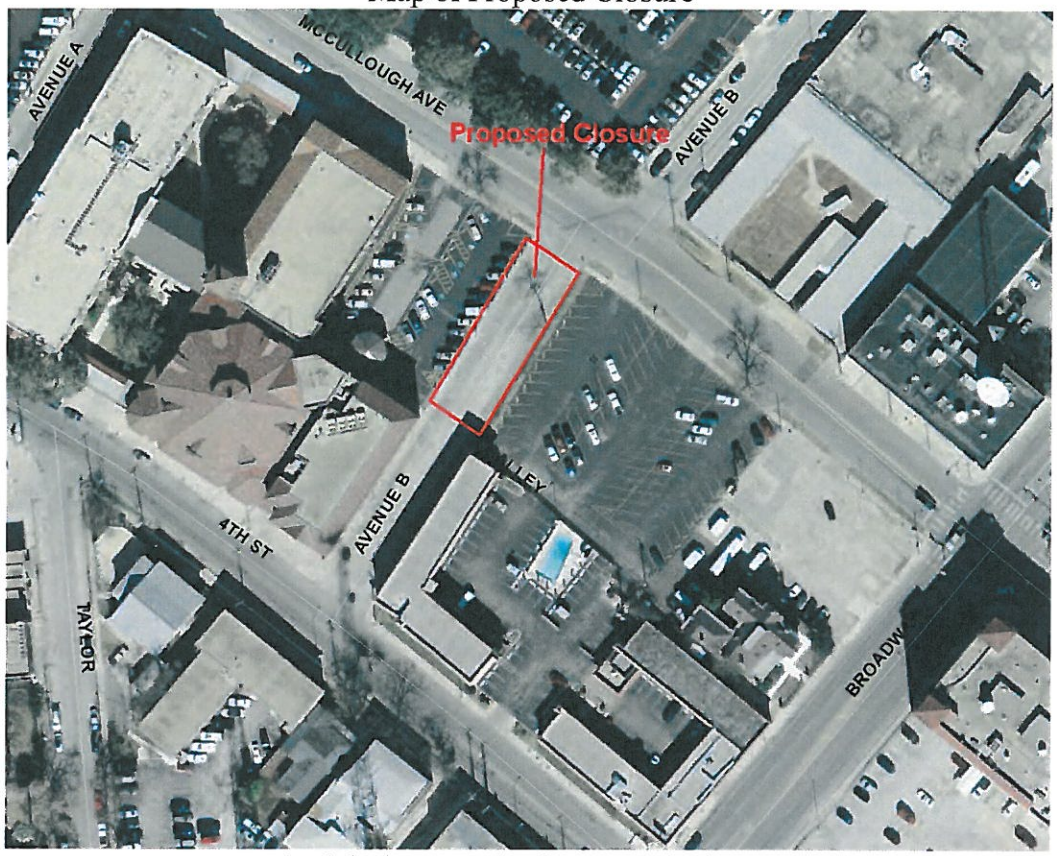


Site Map of Proposed Closure

Exhibit "A"



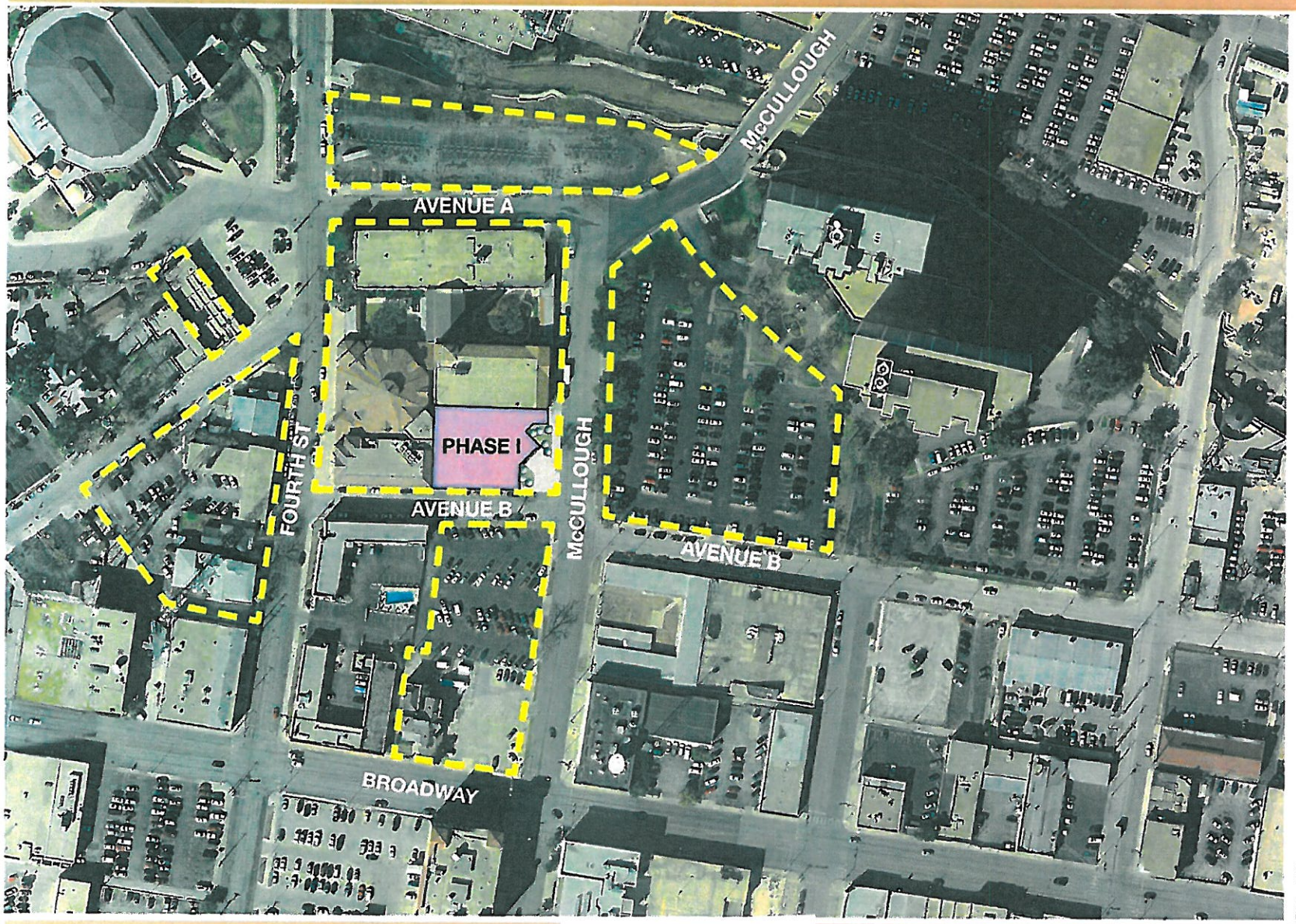
Map of Proposed Closure



Aerial Photograph of Proposed Closure

Exhibit "A"

Aerial View of FBC Properties with Proposed Phase I Addition



0 50' 100' 200'

FIRST BAPTIST CHURCH
SAN ANTONIO

Exhibit "B"
Page 1 of 2

RVK

Proposed Phase I Addition - View from Avenue B / McCullough Intersection

FIRST BAPTIST CHURCH
SAN ANTONIO

Exhibit "B"

RVK

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

May 25, 2012

The First Baptist Church of San Antonio
Attn: Charles L. Wedge, Associate Pastor
515 McCullough Avenue
San Antonio, Texas 78215

S.P. No. 1614 - Request to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way located south of the intersection of McCullough Avenue and Avenue B Street between the south Right of Way line of McCullough Avenue and the north Right of Way line of an alley adjacent to NCB 431

Dear Mr. Wedge:

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

CITY PUBLIC SERVICE ENERGY: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner. Retain the most northwest 10 feet of Avenue B closure for existing streetlights unless they are to be removed.

DEVELOPMENT SERVICES DEPARTMENT: The property must be platted, as applicable, in the in the Unified Development Code, per section 35-430.

FIRE DEPARTMENT: The proposed options to close off Avenue B and/or the adjacent alley will have no impact on the Fire Department operations as long as fire vehicles continue to have access into those areas through the use of type of removable barrier.

OFFICE OF HISTORIC PRESERVATION: The property in question is a landmark. Any Expansion by the petitioner will require approval by the Historic and Design Review Commission (HDRC).

PUBLIC WORKS DEPARTMENT: **Right of Way Division**: Contact and confirm with all utilities that there are no conflicts. **Storm Water Engineering Division**: The existing street Public Right of Way of Avenue B to be retained as a drainage easement. **Traffic Engineering Division**: Please make sure that no property is landlocked and access is provided to all abutting properties.

DOWNTOWN OPERATIONS DEPARTMENT: There are 11 parking meters on the north portion of Avenue B (from alley to McCullough). At the current meter rates, removal of these meters will represent a loss of $4,420.00 per year to the Parking Division. As a condition of the street closure, the Downtown Operations Department and The First Baptist Church of San Antonio have agreed on the reimbursement for lost revenue in the amount of $55,563.64. This amount is based on a Net Present Value calculation of the lost parking revenue over a 20 year period. These funds must be paid in full to the Parking Division Enterprise Fund prior to City Council approval.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

The street closure fee established is $92,000.00 based on an independent appraisal. In addition, the Downtown Operations Department and The First Baptist Church of San Antonio have agreed on the reimbursement of lost revenue for the removal of 11 parking meters in the amount of $55,563.64 which is based on a Net Present Value calculation over a 20 year period. The Downtown Operations Department has indicated that these funds must be paid in full prior to City Council approval.

Petitioner agrees to pay a total fee of $147,757.64 which includes the assessed value of $92,000.00 plus $55,563.64 for the loss of revenue of the 11 parking meters and additional fees of $144.00 for the posting of two (2) signs notifying the public of the proposed street closure and $50.00 for the recording fees. This total fee will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the closure is not approved by City Council, the total fee (less the fee for the posting of the notification signs) will be refunded to the petitioner.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, including the payment of the total fee, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total fee and a Discretionary Contracts Disclosure Form, (to be completed on the http://www.sanantonio.gov/atty/ethics/forms.asp website link then printed and signed), we will continue processing your request.

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

The First Baptist Church of San Antonio

By: John A. Brewer

Title: SECRETARY OF TRUSTEES

Date: 5/25/12

By:

Title: ASSOCIATE PASTOR

Date: 5/25/12

Metes and Bounds
0.169 Acre Parcel

Being a portion of land, out of Avenue B, a 50' right-of-way, and being more particularly described as follows:

Beginning: at a set "x" in concrete on the southern Right-of-Way line of McCullough Avenue (R.O.W. varies), same being the eastern corner of Lot 25, Block 17, N.C.B. 431, as recorded in Volume 9552, Page 15, First Baptist Church San Antonio, of the Deed and Plat Records of Bexar County, Texas, for the north corner of this parcel described herein;

Thence: South 52°07'12" East, 64.66 feet, along said southern R.O.W. of McCullough Avenue to a set ½" iron rod with cap (GRE 3501) on the east R.O.W. of Avenue B same being the north corner of Lot A6, Block 17, as recorded in Volume 2608, Page 187 of the Deed and Plat Records of Bexar County, Texas, for the north corner of this parcel being described herein;

Thence: South 36°31'18" West, 145.69 feet, departing said south R.O.W. line of McCullough Avenue, and along said easterly R.O.W. line of Avenue B to a found ½" iron rod, at the western corner of said Lot A6, Block 17, for the south corner of this parcel being described herein;

Thence: North 53°09'29" West, 50.00 feet, crossing said Avenue B, to a found cotton spindle on the west R.O.W. of Avenue B same being the east line of said Lot 25 for the west corner of this track being described herein;

Thence: North 36°31'18" East, 131.95 feet, along the east line of said Lot 25, to a found ½" iron rod, at the point of curvature of a tangent curve to the left;

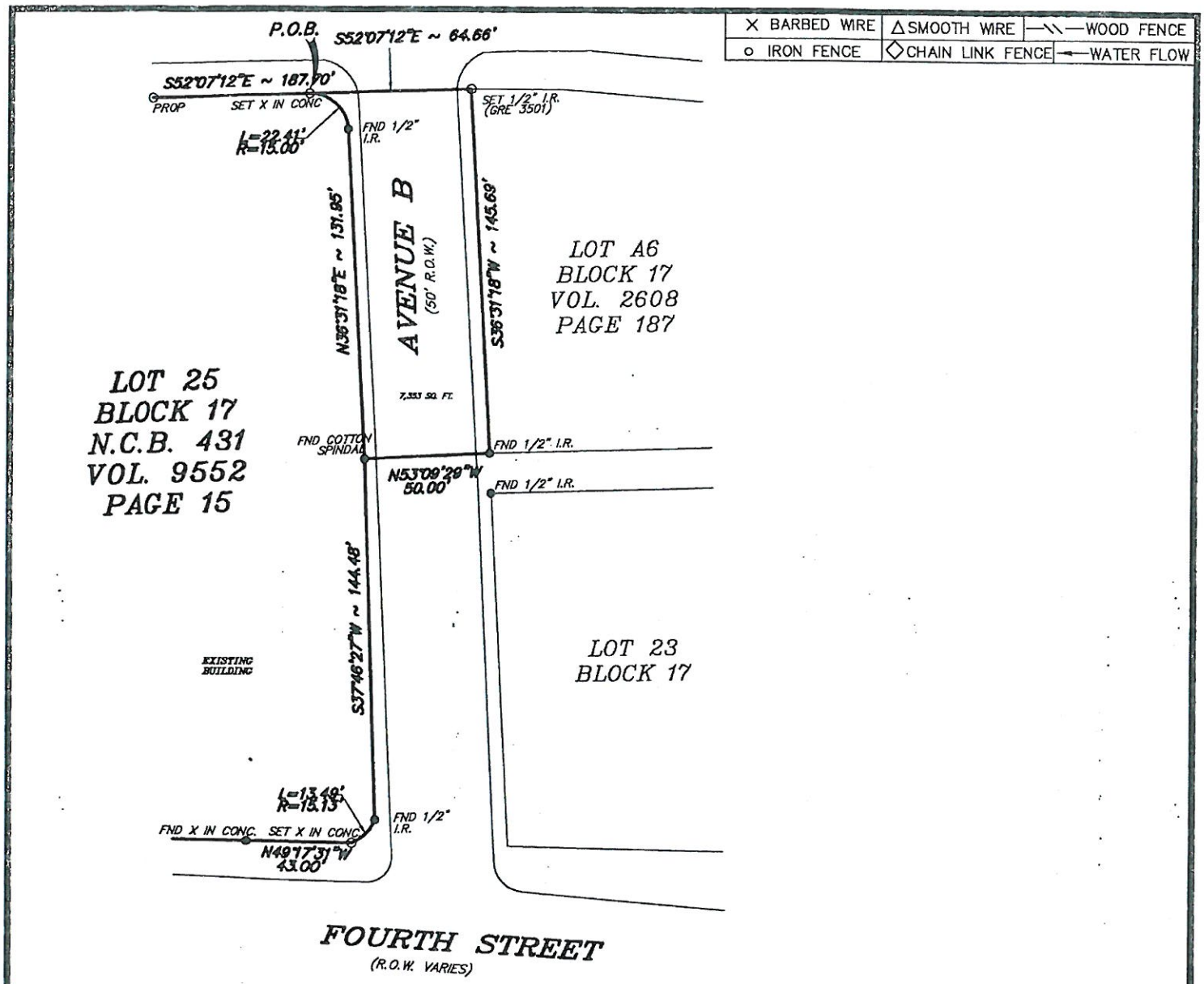
Thence: along said curve to the left having a radius of 15.00 feet, a central angle of 85°26'11" and an arc length of 22.41, to the **POINT OF BEGINNING** and containing 7,353 square feet of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on April 19, 2012.

GE Reaves Engineering, Inc
Gaylord E. Reaves, R.P.L.S., P.E.
Texas Survey Firm Number 101337

STATE OF TEXAS
REGISTERED
GAYLORD E. REAVES
3801
PROFESSIONAL
LAND SURVEYOR

5/2/12

FN34804REV1



BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=50' DATE OF SURVEY: 5/4/12 COMPUTED BY: BK DRAWN BY: BK CHECKED BY: GER

Lot(s) 25 Block 17 N.C.B. 431

Addition or Subdivision FIRST BAPTIST CHURCH

Volume 9552, Page 15 of the DEED AND PLAT records of BEXAR County, Texas.

Address: 515 McCULLOUGH AVENUE GF No. ~

Reference name: FIRST BAPTIST CHURCH SAN ANTONIO

~

To: The Leinholder and/or Landowner and to _____,

I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

STATE OF TEXAS REGISTERED GAYLORD E. REAVES 3501 PROFESSIONAL LAND SURVEYOR

5/7/12

Registered Professional Land Surveyor

GE Reaves Engineering, Inc. (FIRM NO. 101337)
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506, Fax 490-4812

Date	Revision	By

JOB NO. 34804*

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

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City of San Antonio
Capital Improvements Management Services Department

June 13, 2012

Agenda Item:

Petitioner: The First Baptist Church of San Antonio

Request to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way

Planning Commission Item

- The First Baptist Church of San Antonio (petitioner) is requesting to close, vacate and abandon an improved portion of Avenue B Street Public Right of Way adjacent to New City Block 431 in City Council District No. 1
- The proposed closure consists of 7,353 square feet or .169 of an acre
- The proposed closure is located south of the intersection of McCullough Avenue and Avenue B Street between the south Right of Way line of McCullough Avenue and the north Right of Way line of an alley

Background

Purpose:

- The petitioner owns all of the abutting property to the proposed closure
- Petitioner proposes to incorporate the Public Right of Way with its abutting properties and expand its current facilities
- Part of the expansion includes the reconfiguration of parcels south of McCullough Avenue, and the construction of a courtyard, plaza, and/or a church-related civic building

Background (Cont.)

Purpose:

- The First Baptist Church of San Antonio has indicated that the proposed street closure will (1) provide a safe access for numerous visitors to community programs and ministries, such as daycare, weddings, funerals, church services, and ESL classes; (2) supplement current parking space; and (3) serve as a key element in the development of a master plan compatible with the City's River North Master Plan and the emerging Performing Arts Neighborhood

Exhibit "A"
Site Map of Proposed Closure

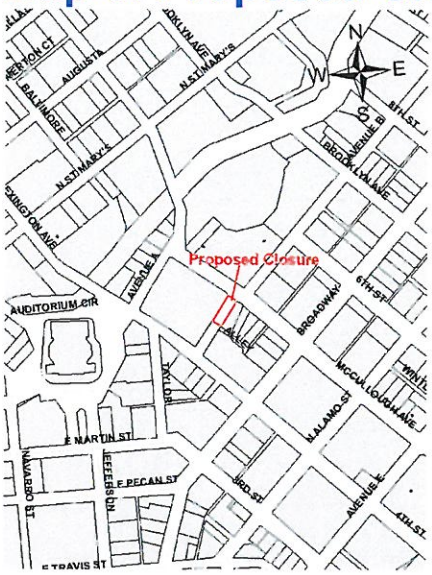


Exhibit "A" (Cont.)
Map of Proposed Closure

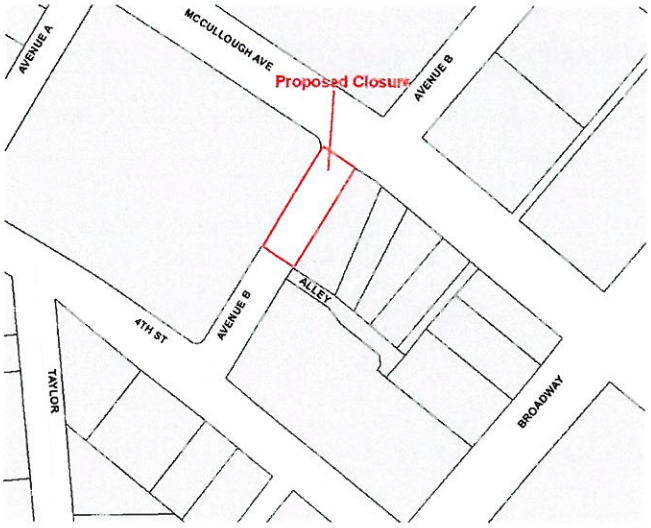


Exhibit "A" (cont.)
Aerial Photograph of Proposed Closure

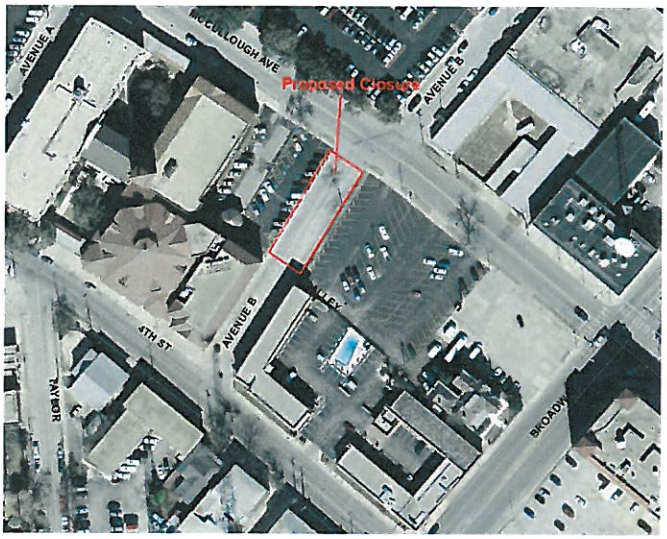


Exhibit "B"
Proposed Phase I Addition

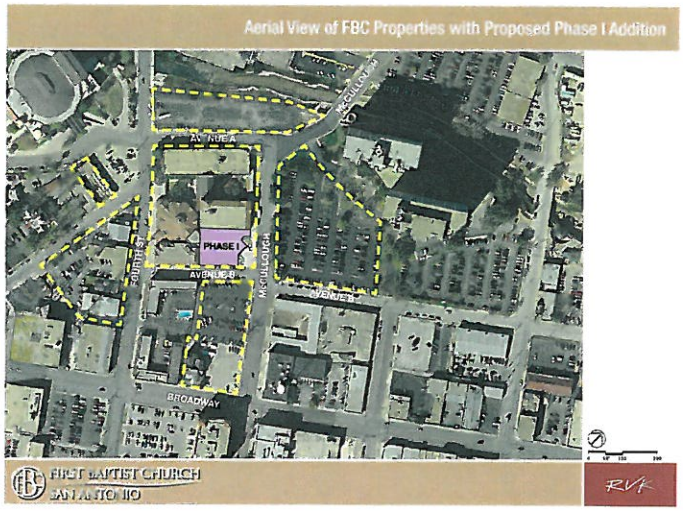


Exhibit "B" (cont.)
Proposed Phase I Addition

Background (cont.)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Background (cont.)

Notification:

- Two (2) signs have been posted informing the public of the proposed closures
- 26 notices were mailed to property owners within a 500 foot radius of the proposed closure

Fiscal Impact

Financial Impact:

- The fee established for this street closure is $92,000.00 based on an independent appraisal
- In addition, the petitioner has agreed to pay $55,563.64 for the loss of revenue of the 11 parking meters located in the proposed closure area plus additional fees of $144.00 for the posting of two (2) signs and $50.00 for the recording fees for total of $147,757.64

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN IMPROVED SEGMENT OF AVENUE B STREET LOCATED SOUTH OF THE INTERSECTION OF MCCULLOUGH AVENUE AND AVENUE B STREET BETWEEN THE SOUTH RIGHT OF WAY LINE OF MCCULLOUGH AVENUE AND THE NORTH RIGHT OF WAY LINE OF AN ALLEY ADJACENT TO NEW CITY BLOCK 431 IN CITY COUNCIL DISTRICT 1, AS REQUESTED BY THE FIRST BAPTIST CHURCH OF SAN ANTONIO

* * * * *

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

WHEREAS, The City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, The First Baptist Church of San Antonio filed an application requesting closure of a segment of Avenue B Street as identified in Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the closure of an improved portion of Avenue B Street.

SIGNED this 13th day of June, 2012.

_____

Jose R. Limon, Chair

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item # 18

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager

SUBJECT: S.P. 1624 SAWS request for a Joint Use Agreement and a Temporary Construction Easement near Nacogdoches and O'Connor, adjacent to NCB 16674

DATE: May 23, 2012

PETITIONER: San Antonio Water System (SAWS)

Staff is requesting that this item be placed on the Planning Commission meeting agenda of June 13, 2012.

BACKGROUND

SAWS is constructing approximately 11.5 miles of water pipeline between the City of Schertz and SAWS Naco station as part of its Regional Carrizo Program Water Delivery Pipeline Project.

SAWS will cross City-owned property near Nacogdoches and O'Connor Road and is requesting a joint use agreement and temporary construction easement to install water pipeline as part of the Carrizo project.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

View RFCA Detail Continue

Agenda Item #
Council Meeting Date: 6/21/2012
RFCA Tracking No: R-9242

CITY OF SAN ANTONIO
Request for Council Action

DEPARTMENT: Capital Improvements Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
Council District 10

SUBJECT:
Joint Use Agreement: SAWS Use of City-owned property

SUMMARY:

An ordinance authorizing a Joint Use Agreement and a Temporary Construction Easement between the City of San Antonio and the San Antonio Water System for the use of City-owned property on the west side of O'Connor Road, between Nacogdoches Road and Fountainwood Street adjacent to NCB 16674 for the installation of water pipeline as part of the Regional Carrizo Project Water Delivery Pipeline Project in Council District 10, for a total fee of $1,000.00.

BACKGROUND INFORMATION:
SAWS and the Schertz/Seguin Local Government Corporation (the "Corporation"), the City of Schertz (Schertz) and the City of Seguin (Seguin) entered into a contract entitled the "Mutual Regional Water Supply Contract" effective January 1, 2011, which allows SAWS to purchase surplus water from the Corporation and the Corporation to treat and transport SAWS Gonzales County Carrizo Aquifer Water from Gonzales County to Schertz, where the water is then transferred back to SAWS for transport to SAWS distribution network. The Project requires SAWS to construct and install a pump station/storage tank and pipeline to receive water from the Corporation, on the SAWS side of the meter at the Corporation's Point of Delivery in Schertz, and transport such water to SAWS Nacogdoches pump station, such pipeline and pump station/storage tank to be operational no later than January 1, 2014. The design phase of this project began in early 2011 and construction of the entire 11.5 mile water delivery pipeline route is expected to be completed by January 2014. The Regional Carrizo Program, Water Delivery Pipeline Project route was designed to minimize the impact on private property owners by locating the waterline alignment in drainage areas where possible. It is in the best interest of the City of San Antonio as well as the responsibility of SAWS, to provide reliable water service to its customers. As part of this project SAWS will be crossing City-owned property located west of O'Connor Road between Nacogdoches Road and Fountainwood Street, therefore SAWS is requesting a Joint Use Agreement and a Temporary Construction Easement with the City to complete this portion of the

pipeline.

ISSUE:

An ordinance authorizing a Joint Use Agreement and a Temporary Construction Easement between the City of San Antonio and the San Antonio Water System for the use of City-owned property on the west side of O'Connor Road, between Nacogdoches Road and Fountainwood Street adjacent to NCB 16674 for the installation of water pipeline as part of the Regional Carrizo Project Water Delivery Pipeline Project in Council District 10, for a total fee of $1,000.00.

This Joint Use Agreement will facilitate the construction, installation, maintenance and any future repair that may be required for this water pipeline.

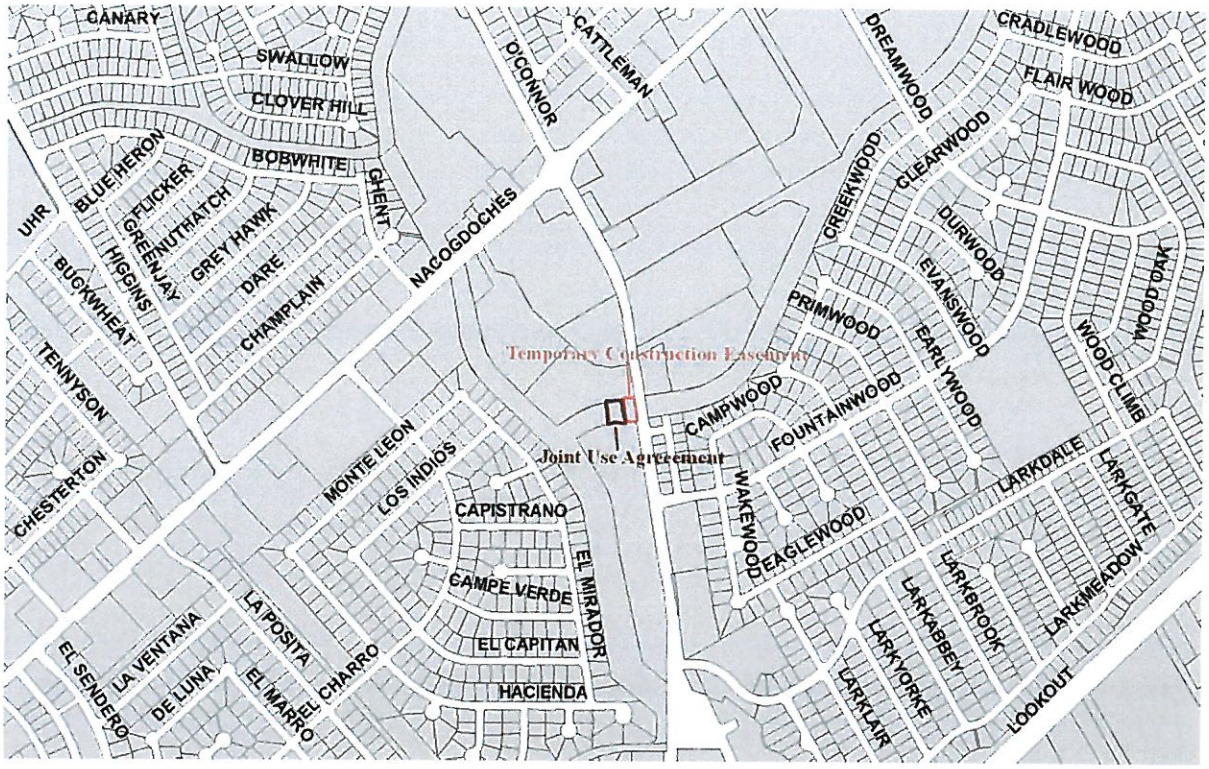
ALTERNATIVES:
City Council could choose not to approve this request; however that would delay or prevent the construction of the Regional Carrizo Project Water Delivery Pipeline Project.

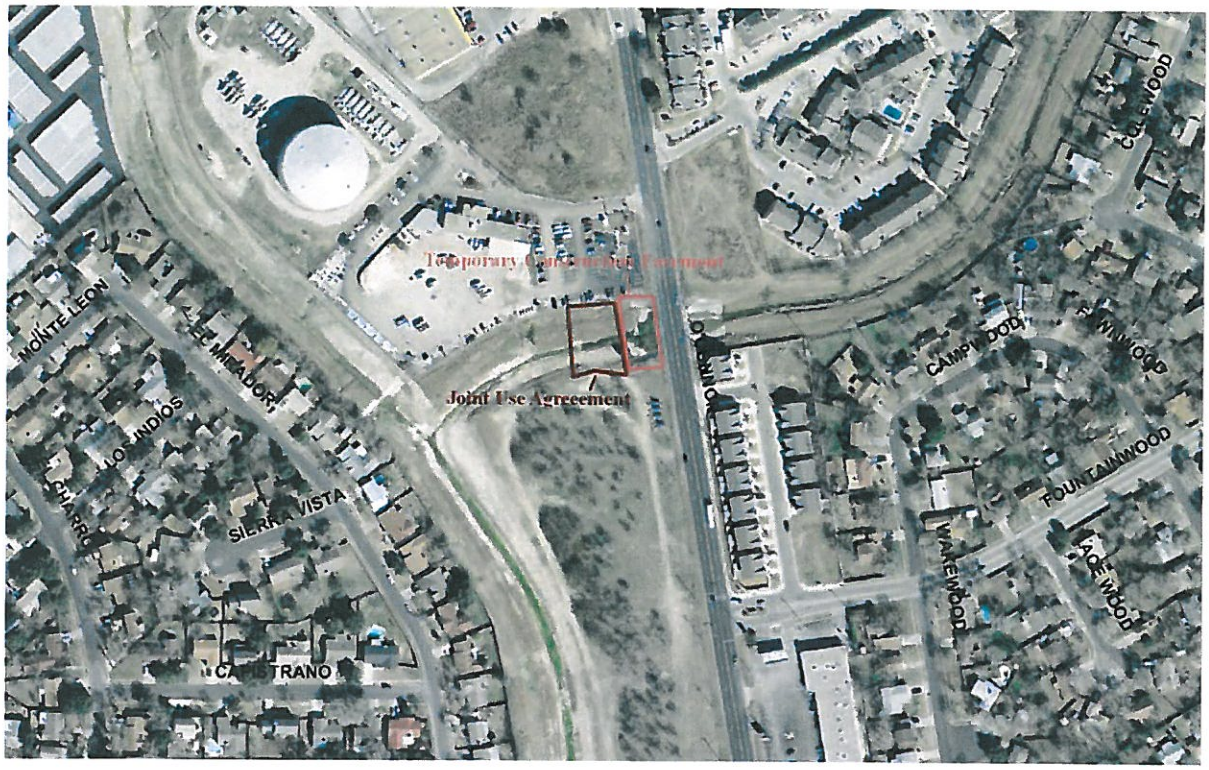
FISCAL IMPACT:
The City will collect a total of $1,000.00 for the use of 6,639 square feet of land for the installation of the water pipeline and 4,777 square feet of land necessary during the construction and installation of the pipeline. Fair market value of the subject property is based on a professional appraisal prepared by Eckmann Groll, Inc. on January 11, 2012. The revenues from this agreement will be deposited into the General Fund in accordance with the FY 2012 Adopted Budget.

RECOMMENDATION:
Staff recommends approval of an ordinance authorizing a Joint Use Agreement and Temporary Construction Easement between the City and SAWS for the use of land between Nacogdoches Road and Fountainwood Street adjacent to NCB 16674 for the installation of water pipeline as part of the Regional Carrizo Project Water Delivery Pipeline Project. The City of San Antonio's Planning Commission reviewed this request at its regular meeting on June 13, 2012.

ATTACHMENT(S):

File Description	File Name
JUA with Field Notes and Survey	JointUseAgreement.pdf
Letter of Agreement	Exe_LofA.pdf
Map, JUA near Nacogdoches	SAWS Carrizo JUA.pdf





S.P. 1624 SAWS Request for a Temporary Construction Easement and a Joint Use Agreement located near Nacogdoches and O'Connor Road

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966
Telephone (210) 207-4032

April 10, 2012

Sunny Burlew
Corporate Real Estate
San Antonio Water System
2800 U.S. Highway 281 North
San Antonio, TX 78298

[Via E-Mail: Sunny.Burlew@SAWS.org]

Re: S.P. 1624 SAWS request for a Temporary Construction Easement and a Joint Use Agreement near Nacogdoches and O'Connor Road

Dear Ms. Burlew,

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions.

City Public Service Energy

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

Development Services

- Provided proper permits are obtained.

Public Works

- Contact and confirm with all utilities that there are no conflicts.
- A scour analysis and Floodplain Development Permit is required prior to any construction.

Capital Improvements Management Services

- Petitioner agrees to remit a fee of $1,000.00.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

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

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Bruce A. Haby
By

Manager, Corporate Real Estate
Title

Bruce A. Haby
Print Name

April 10, 2012
Date

Joint Use Agreement
(Regional Carrizo Project Water Delivery Pipeline Project)

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Exhibit A. 10
Exhibit B. 13
Exhibit C. 16

1. Pertinent Information.

Authorizing Ordinance:

SP No.:	1624
City:	City of San Antonio
City's Address:	City Hall, P.O. Box 839966, San Antonio, Texas 3966 (Attention: Director, Capital Improvements Management Services Department)
Joint User:	San Antonio Water System
Joint User's Address:	2800 Highway 281 North, P.O. Box 2449, San Antonio, Texas 78298-2449 (Attn: Manager Corporate Real Estate)
Premises:	The following two tracts of land: 1) Approximately 6,639 square feet more accurately depicted on the attached **Exhibit A**, which is incorporated herein by reference for all purposes as if fully set forth ("Tract 1"); and 2) Approximately 4,777 square feet of land being more particularly described on the attached **Exhibit B**, which is incorporated herein by reference for all

purposes as if it were fully set forth ("Tract 2").

Term: Tract 1: Indefinite duration subject to rights of termination set out in this agreement.
Tract 2: Temporary duration expiring on the earlier of completion of the Regional Carrizo Project Water Delivery Pipeline Project or two years from the date of execution.

Scope of Permission: Tract 1: Installation, construction, reconstruction, realignment, inspection, patrolling, operation, maintenance, repair, addition, removal and replacement of water line as part of the Regional Carrizo Project Water Delivery Pipeline Project, including all facilities and appurtenances convenient to accomplishing the purpose, and additions and replacements thereto, and the right of ingress and egress over Tract 1 for the purposes hereinabove.
Tract 2: Temporary construction purposes related to the use of Tract 1 in the Regional Carrizo Project Water Delivery Pipeline Project, and the right of ingress and egress over Tract 2 for temporary construction purposes.

Fee: $1000

2. Permission.

2.01. City acknowledge that Joint User's activities, if within the Scope of Permission and conforming to the terms and conditions of this Agreement, do not, as of the date of the City's execution of this Permission set forth below, unreasonably interfere with the use by the City. The Permission is non-exclusive. This instrument does not create an easement, but only a license defined by the terms of this instrument. City will coordinate with Joint User any access or use that could affect Joint User's infrastructure within the Premises.

2.02. City will not construct permanent improvements over the Premises that would unreasonably interfere with Joint User's use within the Scope of Permission.

2.03. This Permission does not exempt Joint User from rules of general applicability governing activities within the Scope of Permission or from getting permits required generally for activities within the Scope of Permission.

2.04. **The Permission granted by this instrument bears only upon such rights as City may have in the Premises. Persons other than City may have rights in some or all of the Premises. City does not give permission to trespass on or otherwise affect or impair others' rights.**

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

3. Construction, Maintenance, and Operations.

3.01. **Costs**. Joint User is solely responsible for all costs of construction, installation, repairs, maintenance, operation, and the like of any property placed by Joint User in the Premises.

3.02. **Installation and Maintenance.** All pipes must be buried to a depth satisfactory to City. In determining proper depth, City may consider expected future as well as present uses of the Premises. If another governmental or other regulatory body prescribes a depth, that depth will be satisfactory to the City. Joint User must maintain all improvements constructed or installed by Joint User. In so doing, Joint User must adhere to all applicable safety standards and must adhere to all applicable federal, state, or local laws, rules, or regulations. Without limiting the foregoing, Joint User must assure that nothing it does causes the Premises to fail to comply with any aspect of the Unified Development Code relating to drainage.

3.03. **No Power to Bind**. Joint User cannot bind or permit another to bind City for payment of money or for any other obligation.

3.04. **Contractors and Subcontractors**. Joint User must promptly pay anyone who could file a mechanics' or materialmen's lien on the Premises, unless there is a good faith dispute about the right to payment. If any such lien is filed, Joint User shall pay or bond around such claim within 30 days after Joint User's notice of the lien, failing which, City may treat it as an event of default and terminate this Permission as provided in Section 6 below entitled "Termination." Joint User remains obligated to clear the lien without cost to City even after termination.

3.05 **Restoration**. If Joint User buries any pipes, promptly upon covering the pipes, Joint User must restore the original contours and vegetation disturbed by the burial to a condition substantially equivalent to their pre-existing condition, substantial equivalence to be determined by City. If an area has a natural appearance, Joint User must restore that natural appearance unless City otherwise agrees in writing. City's determination of natural appearance controls.

4. Insurance.

Joint User and City are political subdivisions of the State of Texas. As such they are subject to, and comply with the applicable provisions of, the Texas Tort Claims Act, as set out in the Civil Practice and Remedies Code, Section 101.001, *et. seq.*, and the

remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

5. Indemnity.

5.01. For so long as Joint User is part of the City, it need not indemnify under this contract. Subject to the indemnity provisions below when they apply, each party is liable for its own actions, the actions of its employees, and the actions of others acting on its behalf under this agreement.

5.02. If Joint User ceases to be part of the City or if this agreement is assigned to another, Joint User or its assignee must indemnify as provided in this article. **These definitions apply to the indemnity provisions of this Contract:**

5.02.01"Indemnified Claims" mean all loss, cost, liability, or expense, directly or indirectly arising, in whole or in part, out of acts or omissions of any person other than an Indemnitee that give rise to assertions of Indemnitee liability under this Contract. A claim is an Indemnified Claim even if the person alleged to be at fault is not a party to this agreement. Indemnified Claims include attorneys' fees and court costs and include claims arising from property damage and from personal or bodily injury, including death. Indemnified Claims also include claims in which an Indemnitee shares liability with the Indemnitor.

5.02.02. "Indemnitees" means the City of San Antonio and its elected officials, officers, employees, agents, and other representatives, collectively, against whom an Indemnified Claim has been asserted.

5.02.03. "Indemnitor" means Joint User.

5.03. Indemnitor must indemnify Indemnitees, individually and collectively, from all Indemnified Claims.

5.04. If one or more Indemnitees are finally adjudged to be liable for an Indemnified Claim, Indemnitor need not further indemnify the so-adjudged Indemnitees from liability arising from the Indemnitees' adjudicated share of liability. But despite allegations of Indemnitee negligence or other fault, Indemnitor must nevertheless defend all Indemnitees until final adjudication. Indemnitor may not recover sums previously spent defending or otherwise indemnifying Indemnitees finally adjudged to be negligent and must continue to indemnify other Indemnitees.

5.05. There are no third-party beneficiaries of this indemnity other than the category of people and entities included within the definition of Indemnitees.

5.06. Indemnitor must promptly advise the City of San Antonio in writing of any Indemnified Claim and must, at its own cost, investigate and defend the Indemnified Claim. Whether or not the City of San Antonio is an Indemnitee as to a particular Indemnified Claim, the City of San Antonio may require Indemnitor to replace the counsel Indemnitor has hired to defend Indemnitees. The City may also require Indemnitor to hire specific-named counsel for so long as the named counsel's hourly rates do not exceed the usual and customary charges for counsel handling sophisticated and complex litigation in the locale where the suit is pending. No such actions release or impair Indemnitor's obligations under this indemnity paragraph, including its obligation to pay for the counsel selected by City. Regardless of who selects the counsel, the counsel's clients are Indemnitees, not Indemnitor.

5.07. In addition to the indemnity required under this Contract, each Indemnitee may, at its own expense, participate in its defense by counsel of its choosing without relieving or impairing Indemnitor's obligations under this indemnity paragraph.

5.08. Indemnitor may not settle any Indemnified Claim without the consent of the City of San Antonio, whether or not the City is an Indemnitee as to the particular Indemnified Claim, unless (A) the settlement will be fully funded by Indemnitor and (B) the proposed settlement does not contain an admission of liability or wrongdoing by any Indemnitee. The City's withholding its consent as allowed in the preceding sentence does not release or impair Indemnitor's obligations of this indemnity paragraph. Even if the City of San Antonio is not an Indemnitee as to a particular Indemnified Claim, Indemnitor must give City at least 20 days advance written notice of the details of a proposed settlement before it becomes binding. Any settlement purporting to bind an Indemnitee must first be approved by City Council.

5.09. Nothing in this Contract waives governmental immunity or other defenses of Indemnitees under applicable law.

5.10. If, for whatever reason, a court refuses to enforce this indemnity as written, and only in that case, the parties must contribute to any Indemnified Claim 5% by the Indemnitees, collectively, and 95% by the Indemnitor. Indemnitor need look only to the City of San Antonio for Indemnitees' 5% if the City of San Antonio is an Indemnified Party as to a particular Indemnified Claim.

6. Termination.

6.01. City may terminate this Permission at any time before expiration by giving Joint User 365 days written notice, but only if City Council passes a resolution

finding that Joint User's use of the Premises has, or in the future may reasonably be expected to, interfere with use of the Premises. City shall use good faith efforts to notify Joint User at least ten (10) days in advance of any such public meeting at which such resolution will be considered by City Council. City will consider Joint User's request for more than 365 days within which to remove and relocate its infrastructure.

6.02. Upon expiration or termination, all rights and privileges cease, and Joint User must promptly cease use of the Premises. If City terminates, City will then reimburse Joint User for the reasonable costs of (A) removing existing facilities permitted by this agreement, (B) acquiring a new location for the facilities, and (C) installing replacement facilities in the new location.

6.03. Improvements or appurtenances not removed within 90 days after termination of the Permission, whether by expiration or otherwise, become the property of City. City, may without liability to Joint User, dispose of such property at a public or private sale, without notice to Joint User.

6.04. Joint User may terminate this License at any time by abandoning its use of the Premises and delivering notice to City.

6.05. If a Memorandum of Permission substantially in the form of **Exhibit C** is recorded in the real property records of the county in which the Premises are located and if the City Council does not terminate this agreement according to the terms of this article, upon City's sale of the Premises, Joint User's rights under this agreement become an easement in gross for the purposes described in the Scope of Permission, for the benefit of Joint User.

7. Assignment.

This Permission cannot be assigned by Joint User except to a certificated utility provider succeeding to Joint User's wastewater utility in the area in which the Premises are located.

8. Condemnation.

If the Premises are taken, in whole or in part, by eminent domain not for the benefit of City, then this Permission, at the option of City, ceases on the date title to the land so taken or transferred vests in the condemning authority. Joint User waives all rights to any condemnation proceeds, unless Joint User is an agency or other part of the City. If Joint User remains an agency or other part of the City, the parties will equitably allocate the proceeds.

9. Taxes.

City is a governmental entity and does not expect to pay taxes. Joint User is responsible for taxes, if applicable and Joint User no longer has tax exempt status, arising from its use of the Premises under this agreement. In no case will City ever be responsible for taxes, local, state, or federal, if any, that may be assessed against Joint User.

10. Appropriations.

All obligations of the City of San Antonio under this instrument are funded through the City of San Antonio General Fund and are subject to the discretion of City Council whether to appropriate funding for any given year of a term. If the City Council fails to appropriate money for an obligation arising under this agreement, the City cannot be required to fulfill the obligation.

11 Dispute Resolution.

11.01. As a condition precedent to bringing any action arising out of or relating to this agreement or any aspect thereof, including an action for declaratory relief but not an action specifically excepted below, the disputants must first submit in good faith to mediation. The parties may not assert limitations, laches, waiver, and estoppel based upon attempts to mediate.

11.02. Filing suit on a claim that should be mediated hereunder waives the filer's right to demand mediation. But one party's waiver does not affect another party's right. A defendant does not waive mediation for so long as, within a reasonable time after appearing, the defendant gives written notice to the plaintiff or its counsel of intent to require compliance with this paragraph.

11.03. Mediation must be conducted in San Antonio, Bexar County, Texas.

11.04. The party desiring relief has the burden to initiate mediation. Waiting for another party to initiate mediation does not waive the right to it.

11.05. If the parties can otherwise agree on a mediator, they may do so. Alternatively, either party may petition any court of competent jurisdiction to appoint a mediator. The only predicate issues the court need consider before appointing a mediator are whether (i) the copy of the contract before the court is authentic and (ii) the contract was duly signed and delivered by all parties to be bound to mediate. If neither of those issues is denied under oath, the court may appoint a mediator upon motion, without trial.

11.06. Mediator fees must be borne equally.

11.07. The parties need not mediate before going to court to seek emergency injunctive relief.

12. Miscellaneous Provisions.

12.01. **Relationship Limited.** This instrument creates only the relationship of City and Joint User. The parties are not principal and agent, partners, joint venturers, or participants in any common enterprise.

12.02. **Nondiscrimination.** Joint User must not discriminate against any individual or group on account of race, color, gender, age, religion, national origin, or handicap, in employment practices or in the use of the Premises.

12.03. **Consent/Approval of City.** As to any matter hereunder in which City's consent is required, the consent may be granted by the Director, Capital Improvements Management Services Department, City of San Antonio, as designee of the City Manager, without council action, unless the City Charter requires City Council action.

12.04. **Severability**. If any portion hereof is determined to be invalid or unenforceable, the determination does not affect the remainder hereof.

12.05. **Successors**. This Permission inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

12.06. **Integration. This Written Permission Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties**.

12.07. **Modification**. This Permission may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought. No such modification, express or implied, affects the right of the modifying party to require observance of either (i) any other term or (ii) the same term or condition as it applies on a subsequent or previous occasion.

12.08. **Third Party Beneficiaries**. This Permission is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third party beneficiaries hereof.

12.09. **Notices**. Any notice provided for or permitted hereunder must be in writing and by certified mail, return receipt requested, addressed to the parties at their respective addresses set forth at the beginning. The giving of notice is complete three days after its deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice hereunder.

12.10. **Captions**. Paragraph captions in this Permission are for ease of reference only and do not affect the interpretation hereof.

12.11. **Counterparts**. This Permission may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement. In making proof of this Permission, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

12.12. **Further Assurances**. The parties must execute and deliver such additional documents and instruments as may be required to effect fully the provisions hereof. But no such additional document(s) may alter the rights or obligations of the parties as contained in this Permission.

13. Public Information.

Joint User acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

In Witness Whereof, the parties have caused their representatives to set their hands.

City:

City of San Antonio, a Texas municipal corporation

By:_____

Printed Name:_____

Title:_____

Date:_____

Joint User:

San Antonio Water System, an agency of the City of San Antonio

By:_____

Printed Name:
Michael S. Brinkmann

Title:
Vice President – Operations Services

Date: May 9, 2012

Approved As To Form:

_____
City Attorney

Exhibit A

FIELD NOTES
for a 0.152 of an Acre (6,639 SQ. FT.)
Joint Use Area

BEING A 0.152 OF AN ACRE (6,639 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE NM WILLIAMS SURVEY NO. 304, ABSTRACT NO. 802, BEXAR COUNTY, TEXAS AND BEING OUT OF A 1.364 ACRE TRACT, DEDICATED TO THE CITY OF SAN ANTONIO, DATED MAY 19, 1980, RECORDED IN VOLUME 2143, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 0.152 OF AN ACRE (6,639 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found ½" iron rod, with cap stamped "PCI RPLS 3929", at the northeast corner of the said 1.364 acre tract, in the west Right of Way line of O'Connor Road, a variable width Right of Way and the southeast corner of a 9.3555 acre tract, conveyed to the City of San Antonio, dated February 24, 1981, recorded in Volume 2240, Page 991 of the Official Public Records of Real Property of Bexar County, Texas, also being the southeast corner of Lot 47, Block 3, NCB 16674, Northeast Service Center, recorded in Volume 9573, Page 48 of the Deed and Plat Records of Bexar County, Texas;

Thence S. 80°46'53" W., a distance of 36.00 feet, along the common line of said 1.364 acre tract and said Lot 47, Block 3, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT", for the northeast corner and the **POINT OF BEGINNING** of the herein described parcel;

(1) Thence S. 09°11'32" E., a distance of 132.73 feet, leaving the south line of said Lot 47, Block 3 and crossing said 1.364 acre tract, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT, in the south line of said 1.364 acre tract and in the north line of Lot 45, Block 3, NCB 16674 SAWS-Northeast Service Center Expansion, recorded in Volume 9563, Page 205 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of the herein described parcel, from which, a ½" iron rod found for the southeast corner of the said 1.364 acre tract, bears N. 80°39'48" E., a distance of 36.00 feet;

(2) Thence S. 80°39'48" W., a distance of 50.00 feet, along the common line of said 1.364 acre tract and the north line of said Lot 45, Block 3, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT", for the southwest corner of the herein described parcel;

(3) Thence N. 09°11'32" W., a distance of 132.83 feet, leaving the north line of said Lot 45, Block 3 and crossing said 1.364 acre tract, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT", in the south line of said Lot 47, Block 3 and the north line of said 1.364 acre tract, for the northwest corner of the herein described parcel;

(4) Thence N. 80°46'53" E., a distance of 50.00 feet, along the common line of said 1.364 acre tract and said Lot 47, Block 3 to the **POINT OF BEGINNING** and containing 0.152 of an acre (6,639 Square Feet) of land, more or less.

Bearings based on NAD 83(93), Texas South Central Zone. Surface Coordinates, Scale Factor 1.00017.

All distances are surface.

A plat of even date herewith accompanies this metes and bounds description.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

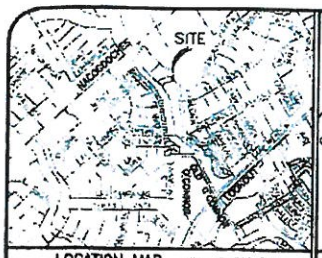
That I, Victor Mendez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this 13th day of September, 2011, A.D.

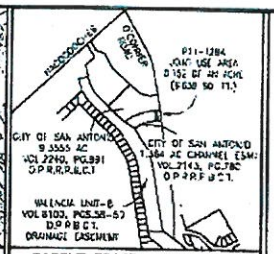
Bain Medina Bain, Inc.
7073 San Pedro Ave.
San Antonio, Texas 78216
210-494-7223

Victor Mendez, Jr.
Registered Professional Land Surveyor
No. 6056 – State of Texas

STATE OF TEXAS
REGISTERED
VICTOR MENDEZ, JR.
6056
PROFESSIONAL
LAND SURVEYOR



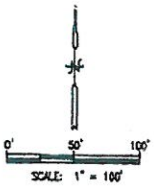
LOCATION MAP NOT TO SCALE



PARENT TRACT NOT TO SCALE

Sawa Parcel: P11-129A Owner: CITY OF SAN ANTONIO

Project Name: San Antonio Water System
Regional Carrizo Project (RCP): Water Delivery Pipeline
SAWS Job No.: 10-8607



LEGEND

●	FOUND 1/2" IRON ROD
◎	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "B.M.B. INC. EASEMENT"
×	CHISELED "X" IN CONCRETE
●	WASTEWATER MANHOLE
●	POWER POLE
▲	SIGN
—W—	WATER LINE
—UT—	UNDERGROUND TELEPHONE
—SS—	SEWER LINE
—GL—	GAS LINE
—OHE—	OVERHEAD ELECTRIC
—X—	BARBED WIRE FENCE
—O—	CHAIN LINK FENCE
— — —	EXISTING R.O.W
———	PROPOSED PARCEL
—R—	PROPERTY LINE
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

RESTRICTIONS
THIS SURVEY WAS PREPARED IN COORDINATION WITH, BUT NOT SOLELY RELYING ON THE COMMITMENT LISTED BELOW. TITLE COMMITMENT: TITLE RESOURCES GUARANTY COMPANY, G.F.# 1103409-01

EFFECTIVE DATE: NOVEMBER 29, 2011
ONLY THOSE MATTERS AFFECTING THE AREA OF THE SUBJECT JOINT USE AREA IDENTIFIED IN SCHEDULE B OF THE TITLE COMMITMENT ARE SHOWN.

ALL LOOSE, GRAVEL, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND MANNERS RELATING THERETO, APPEARING IN THE PUBLIC RECORDS. DOES AFFECT THIS PARCEL.

ALL TERMS, PROVISIONS, COVENANTS, AGREEMENTS, RIGHTS, DEDICATIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTION AND CONDITIONS, AS SET OUT IN VOL.8100, PGS.58-67, O.P.R.B.C.T. DOES NOT AFFECT THIS PARCEL.

ALL TERMS, PROVISIONS, AGREEMENTS, RIGHTS, STIPULATIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS, AS SET OUT IN VOL.1002, PG.432, O.P.R.B.C.T. DOES AFFECT THIS PARCEL.

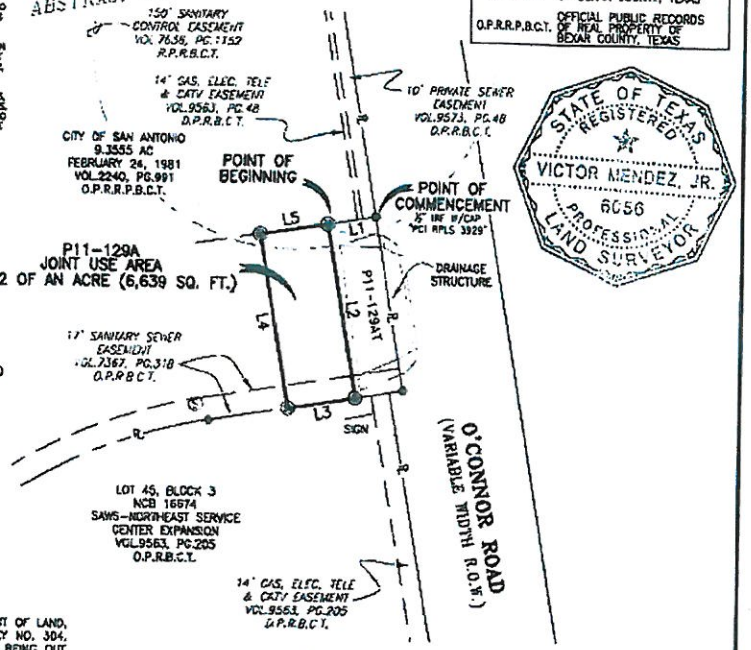
17' SANITARY SEWER EASEMENT TO THE CITY OF SAN ANTONIO RECORDED IN VOL.7367, PG.318, O.P.R.B.C.T., DOES AFFECT THIS PARCEL.

ALL TERMS, PROVISIONS AND STIPULATIONS SET OUT AND CONTAINED IN THAT CERTAIN RESTRICTIVE COVENANT FOR SANITARY CONTROL EASEMENT FOR A PUBLIC WATER WELL, RECORDED IN VOL.7638, PG.1152, R.P.R.B.C.T. DOES AFFECT THIS PARCEL.

1.364 ACRE CHANNEL EASEMENT TO BE USED FOR PUBLIC PURPOSES, INCLUDING A RIGHT OF WAY FOR A STREET OR HIGHWAY AND UTILITIES, DRAINAGE AND SEWER LINES DEDICATED TO THE CITY OF SAN ANTONIO RECORDED IN VOL.2143, PG.780, O.P.R.R.P.B.C.T., AS PER BEXAR TITLE COMPANY ON NOVEMBER 8, 2011. DOES AFFECT THIS PARCEL.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°46'53" W	36.00'
L2	S 09°11'32" E	132.73'
L3	S 80°39'48" W	50.00'
L4	N 09°11'32" W	132.83'
L5	N 80°46'53" E	50.00'



STATE OF TEXAS
REGISTERED
VICTOR MENDEZ, JR.
6056
PROFESSIONAL
LAND SURVEYOR

BEARING SOURCE:

NAD 83(93) TEXAS STATE PLANE COORDINATES
SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:

BEING A 0.152 OF AN ACRE (6,639 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE NM WILLIAMS SURVEY NO. 304, ABSTRACT NO. 802, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 1.364 ACRE TRACT, DEDICATED TO THE CITY OF SAN ANTONIO, DATED MAY 19, 1980, RECORDED IN VOLUME 2143, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

PREPARED BY:

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00

STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 13 DAY OF SEPTEMBER, 2011 A.D.

Victor Mendez, Jr.
Registered Professional Land Surveyor
No. 6056 - State of Texas

JOB NO.: S-5348

Exhibit B

FIELD NOTES

BEING A 0.110 OF AN ACRE (4,777 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE NM WILLIAMS SURVEY NO. 304, ABSTRACT NO. 802, BEXAR COUNTY, TEXAS AND BEING OUT OF A 1.364 ACRE TRACT, DEDICATED TO THE CITY OF SAN ANTONIO, DATED MAY 19, 1980, RECORDED IN VOLUME 2143, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 0.110 OF AN ACRE (4,777 SQ. FT.) TRACT AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod, with cap stamped "PCI RPLS 3929", at the northeast corner of the said 1.364 acre tract, in the west Right of Way line of O'Connor Road, a variable width Right of Way and the southeast corner of a 9.3555 acre tract, conveyed to the City of San Antonio, dated February 24, 1981, recorded in Volume 2240, Page 991 of the Official Public Records of Real Property of Bexar County, Texas, also being the southeast corner of Lot 47, Block 3, NCB 16674, Northeast Service Center, recorded in Volume 9573, Page 48 of the Deed and Plat Records of Bexar County, Texas;

(1) Thence S. 09°11'32" E., a distance of 132.65 feet, with the east line of said 1.364 acre tract and the west Right of Way line of O'Connor Road, to a found ½" iron rod, for the southeast corner of said 1.364 acre tract, for the southeast corner of the herein described parcel, from which, a ½" iron rod found for the southeast corner of the said 1.364 acre tract, bears N. 80°39'48" E., a distance of 36.00 feet;

(2) Thence S. 80°39'48" W., with the south line of said 1.364 acre tract, at a distance of 10.00 feet crossing the northeast corner of Lot 45, Block 3, NCB 16674 SAWS-Northeast Service Center Expansion, recorded in Volume 9563, Page 205 of the Deed and Plat Records of Bexar County, Texas, a total distance of 36.00 feet, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT", for the southwest corner of the herein described parcel;

(3) Thence N. 09°11'32" W., a distance of 132.73 feet, leaving the north line of said Lot 45, Block 3 and crossing said 1.364 acre tract, to a set ½" iron rod with a yellow plastic cap stamped "B.M.B. INC., EASEMENT", in the south line of said Lot 47, Block 3 and the north line of said 1.364 acre tract, for the northwest corner of the herein described parcel;

(4) Thence N. 80°46'53" E., a distance of 36.00 feet, along the common line of said 1.364 acre tract and said Lot 47, Block 3 to the **POINT OF BEGINNING** and containing 0.110 of an acre (4,777 Square Feet) of land, more or less.

Bearings based on NAD 83(93), Texas South Central Zone, Surface Coordinates, Scale Factor 1.00017.

All distances are surface.

A plat of even date herewith accompanies this metes and bounds description.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That I, Victor Mendez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at San Antonio, Bexar County, Texas, this 13th day of September, 2011, A.D.

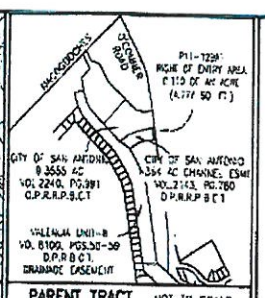
Bain Medina Bain, Inc.
7073 San Pedro Ave.
San Antonio, Texas 78216
210-494-7223

Victor Mendez, Jr.
Registered Professional Land Surveyor
No. 6056 – State of Texas

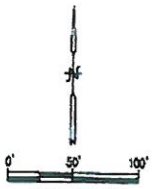
STATE OF TEXAS
REGISTERED
VICTOR MENDEZ, JR.
6056
PROFESSIONAL
LAND SURVEYOR

Saws Parcel: P11-129AT Owner: CITY OF SAN ANTONIO
Project Name: San Antonio Water System
Regional Corrizo Project (RCP): Water Delivery Pipeline
SAWS Job No.: 10-8607

LOCATION MAP NOT TO SCALE



PARENT TRACT NOT TO SCALE



LEGEND

●	FOUND 1/2" IRON ROD
◎	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "B.M.B. INC. EASEMENT"
X	CHISELED "X" IN CONCRETE
●	WASTEWATER MANHOLE
◆	POWER POLE
▲	SIGN
—W—	WATER LINE
—UT—	UNDERGROUND TELEPHONE
—SS—	SEWER LINE
—GL—	GAS LINE
—OHE—	OVERHEAD ELECTRIC
—X—	BARBED WIRE FENCE
—O—	CHAIN LINK FENCE
— — —	EXISTING R.O.W
═══	PROPOSED PARCEL
—R—	PROPERTY LINE
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

REFERENCES
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE COMMITMENT LISTED BELOW.
TITLE COMMITMENT: TITLE RESOURCES GUARANTY COMPANY, G.F.# 1103459-02

EFFECTIVE DATE: NOVEMBER 22, 2011
ONLY THOSE MATTERS AFFECTING THE AREA OF THE SUBJECT RIGHT OF ENTRY AREA, IDENTIFIED IN SCHEDULE B OF THE TITLE COMMITMENT ARE SHOWN.

ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS. DOES AFFECT THIS PARCEL.

ALL TERMS, PROVISIONS, CONDITIONS, AGREEMENTS, RIGHTS, DEDICATIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTION AND CONDITIONS, AS SET OUT IN VOL.9563, PGS.58-69, D.P.R.B.C.T., DOES NOT AFFECT THIS PARCEL.

ALL TERMS, PROVISIONS, AGREEMENTS, RIGHTS, STIPULATIONS, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS AND CONDITIONS, AS SET OUT IN VOL.7037, PG.432, O.P.R.B.C.T. DOES AFFECT THIS PARCEL.

17' SANITARY SEWER EASEMENT TO THE CITY OF SAN ANTONIO RECORDED IN VOL.7367, PG.318, O.P.R.B.C.T., DOES AFFECT THIS PARCEL.

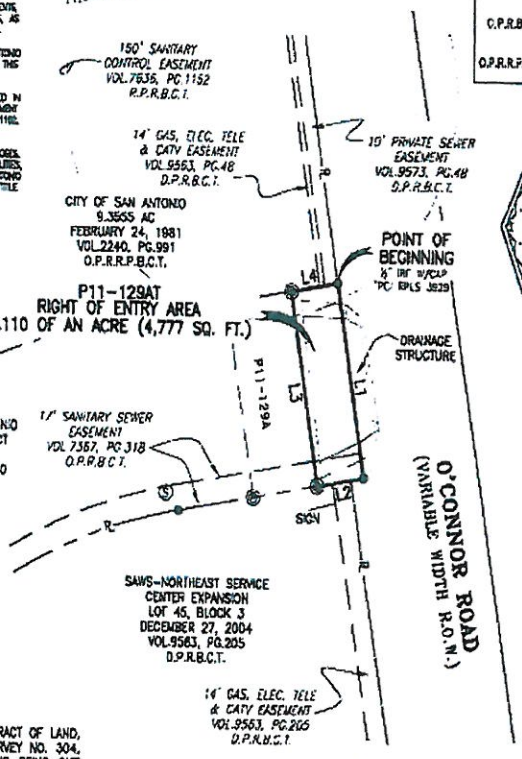
ALL TERMS, PROVISIONS AND STIPULATIONS SET OUT AND CONTAINED IN THAT CERTAIN RESTRICTIVE COVENANT FOR SANITARY CONTROL EASEMENT FOR A PUBLIC WATER WELL, RECORDED IN VOL.7635, PG.1152, O.P.R.B.C.T. DOES AFFECT THIS PARCEL.

1.364 ACRE CHANNEL EASEMENT TO BE USED FOR PUBLIC PURPOSES, INCLUDING A RIGHT OF WAY FOR A STREET OR HIGHWAY AND UTILITIES, DRAINAGE AND SEWER LINES DEDICATED TO THE CITY OF SAN ANTONIO RECORDED IN VOL.2143, PG.780, O.P.R.R.P.B.C.T., AS PER MISSION TITLE COMPANY ON NOVEMBER 6, 2011, DOES AFFECT THIS PARCEL.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°11'32" E	132.65'
L2	S 80°39'48" W	36.00'
L3	N 09°11'32" W	132.73'
L4	N 80°46'53" E	36.00'

A.M. WILLIAMS
SURVEY NO. 304
ABSTRACT NO. 802



STATE OF TEXAS
REGISTERED
VICTOR MENDEZ, JR.
6056
PROFESSIONAL
LAND SURVEYOR

BEARING SOURCE:
NAD 83(93) TEXAS STATE PLANE COORDINATES
SOUTH CENTRAL ZONE, SCALE FACTOR 1.00017

SURVEY PLAT SHOWING:

BEING A 0.110 OF AN ACRE (4,777 SQ. FT.) TRACT OF LAND, MORE OR LESS, OUT OF THE A.M. WILLIAMS SURVEY NO. 304, ABSTRACT NO. 802, BEXAR COUNTY, TEXAS AND BEING OUT OF A 1.364 ACRE TRACT, DEDICATED TO THE CITY OF SAN ANTONIO, DATED MAY 19, 1980, RECORDED IN VOLUME 2143, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

PREPARED BY:

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Ave.
San Antonio, Texas 78216
210/494-7223
TLSF REG No. 100209-00

STATE OF TEXAS }
COUNTY OF BEXAR }

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 13 DAY OF SEPTEMBER, 2011 A.D.

Victor Mendez, Jr.
Registered Professional Land Surveyor
No. 6056 – State of Texas

JOB NO.: S-5348

Exhibit C

Recordable Memorandum of Permission
(Joint Use Agreement)

Effective Date: The effective date of the Authorizing Ordinance

Authorizing Ordinance:

SP No.: 1624

City: City of San Antonio

City's Address: City Hall, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attention: Director, Capital Improvements Management Services Department)

Joint User: San Antonio Water System

Joint User's Address: 2800 Highway 281 North, P.O. Box 2449, San Antonio, Texas 78298-2449, Attn: Manager of Corporate Real Estate

Premises: The following two tracts of land:

1. Approximately 6,639 square feet more accurately depicted on the attached **Exhibit A**, which is incorporated herein by reference for all purposes as if fully set forth ("Tract 1"); and
2. Approximately 4,777 square feet of land being more particularly described on the attached **Exhibit B**, which is incorporated herein by reference for all purposes as if it were fully set forth ("Tract 2").

Scope of Permission: Tract 1: Installation, construction, reconstruction, realignment, inspection, patrolling, operation, maintenance, repair, addition, removal and replacement of water line as part of the Regional Carrizo Project Water Delivery Pipeline Project, including all facilities and appurtenances convenient to accomplishing the purpose, and additions and replacements thereto, and the right of ingress and egress over Tract 1 for the purposes hereinabove.
Tract 2: Temporary construction purposes related to the use of Tract 1 in the Regional Carrizo Project Water Delivery Pipeline Project, and the right of ingress and egress over

Tract 2 for temporary construction purposes.

City has given permission to Joint User according to the Scope of Permission on the Premises according to the terms of a Joint Use Agreement effective as of the Effective Date. The terms and conditions of the permission may be ascertained by referring to the Joint Use Agreement.

This memorandum is executed and recorded under paragraph 6.05 of the Joint Use Agreement.

In Witness Whereof, the parties have caused their representatives to set their hands:

City:

City of San Antonio, a Texas municipal corporation

By:_____

Printed Name:_____

Title:_____

Date:_____

Joint User:

San Antonio Water System

By: Michael S Brinkmann

Printed Name: Michael S. Brinkmann

Title:
Vice President – Operations Services

Date: May 9, 2012

Approved As To Form:

_____
City Attorney

THE STATE OF TEXAS §

COUNTY OF BEXAR ▪

This instrument was acknowledged before me on this date by _____, of the City of San Antonio, a Texas municipal corporation, in the capacity therein stated and on behalf of that entity.

Date:_____

_____
Notary Public, State of Texas

My Commission expires:_____

THE STATE OF TEXAS §

COUNTY OF BEXAR ▪

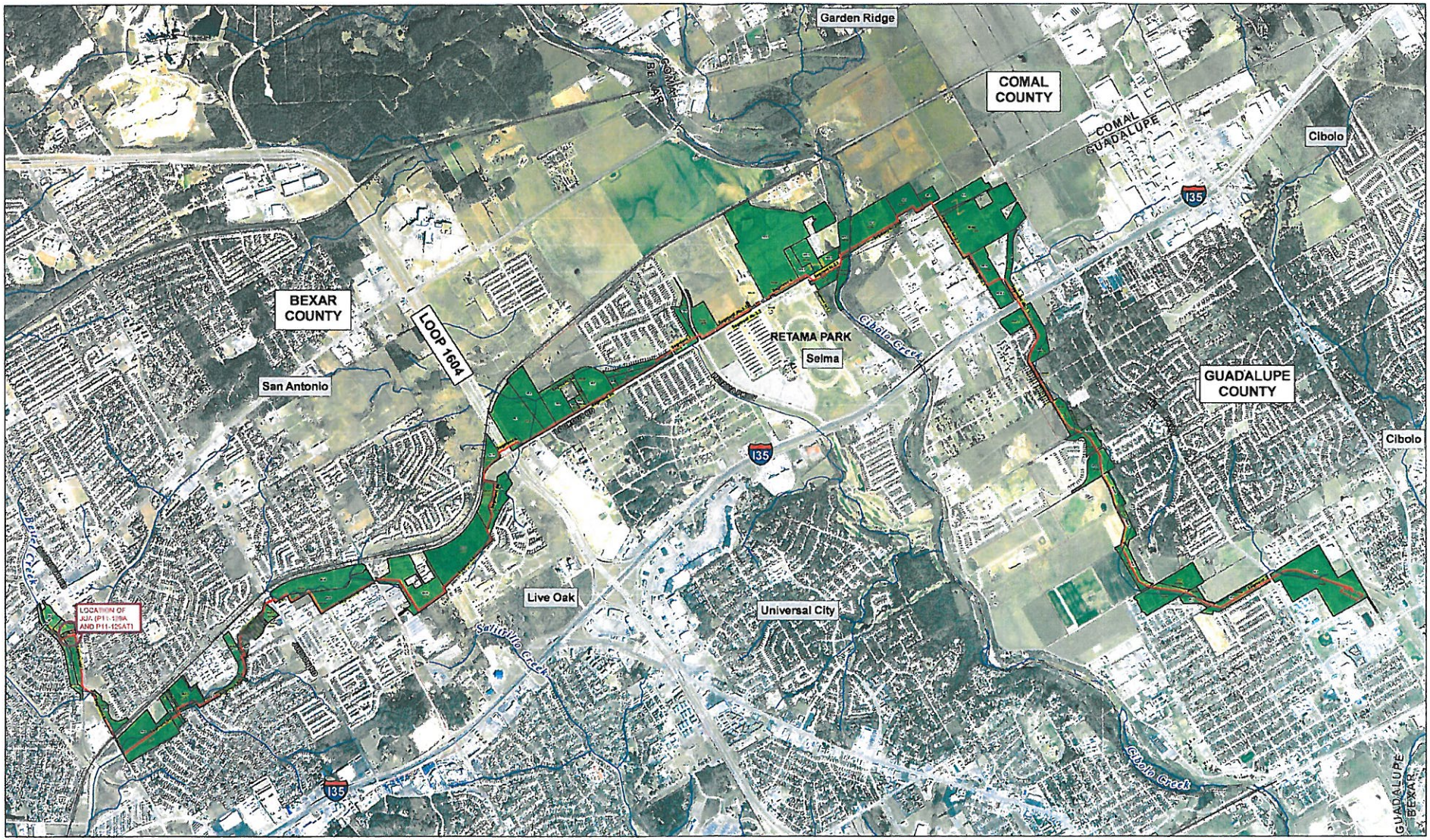
This instrument was acknowledged before me on this date by Michael S. Brinkmann, of San Antonio Water System, an agency of the City of San Antonio, in the capacity therein stated and on behalf of that agency.

Date:_May 9, 2012

PATRICIA ANN GUTIERREZ
Notary Public
STATE OF TEXAS
My Comm Exp Jan 04 2015

Patricia Ann Gutierrez
Notary Public, State of Texas

My Commission expires: 1/04/2015



San Antonio Water System

Final Alignment
SAWS Parcels
Status as of 01/27/12
Permanent Easement
City Limits
StreamRiver
County Boundary
Railroads
pump

N
W E
S

1 inch = 1,200 feet

Regional Carrizo Program
Water Delivery Pipeline Project

FREESE AND NICHOLS

RESOLUTION # _____

A RESOLUTION SUPPORTING A JOINT USE AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN THE CITY AND THE SAN ANTONIO WATER SYSTEM TO USE CITY-OWNED LAND LOCATED WEST OF O'CONNOR ROAD BETWEEN NACOGDOCHES ROAD AND FOUNTAINWOOD STREET ADJACENT TO NCB 16674 FOR THE INSTALLATION OF WATER PIPELINE

* * * * *

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

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

WHEREAS, the San Antonio Water System filed an application requesting a Joint Use Agreement and a Temporary Construction Easement to use City-owned property for the placement of water pipeline; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a Joint Use Agreement and a Temporary Construction Easement for the use of City-owned property located west of O'Connor Road between Nacogdoches Road and Fountainwood Street, for the placement of water pipeline.

SIGNED this 13th day of June

_____
Jose R. Limon, Chairman

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #19

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1627—Request to close, vacate, and abandon a 0.4938 acre portion of Lenard Street Public Right of Way located north of Berlin Avenue and adjacent to NCB 13372

DATE: June 29, 2012

PETITIONER: Methodist Healthcare Ministries of South Texas, Inc.
c/o Brown & Ortiz, P.C.
Attn: James McKnight
112 E. Pecan St., Suite 1360
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on June 13, 2012.

BACKGROUND

Methodist Healthcare Ministries of South Texas, Inc. (Petitioner) is requesting the closure, vacation and abandonment of a portion of Lenard Street Public Right of Way located north of Berlin Avenue as shown on attached Exhibit A. The requested closure encompasses 0.4938 of an acre (21,510 square feet). All abutting property owners have consented to the proposed closure. If approved, the petitioner plans to incorporate the proposed closure with its abutting property to redevelop and improve the existing Wesley Health and Wellness Center at 1406 Fitch Street as shown on attached design plan.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CMA

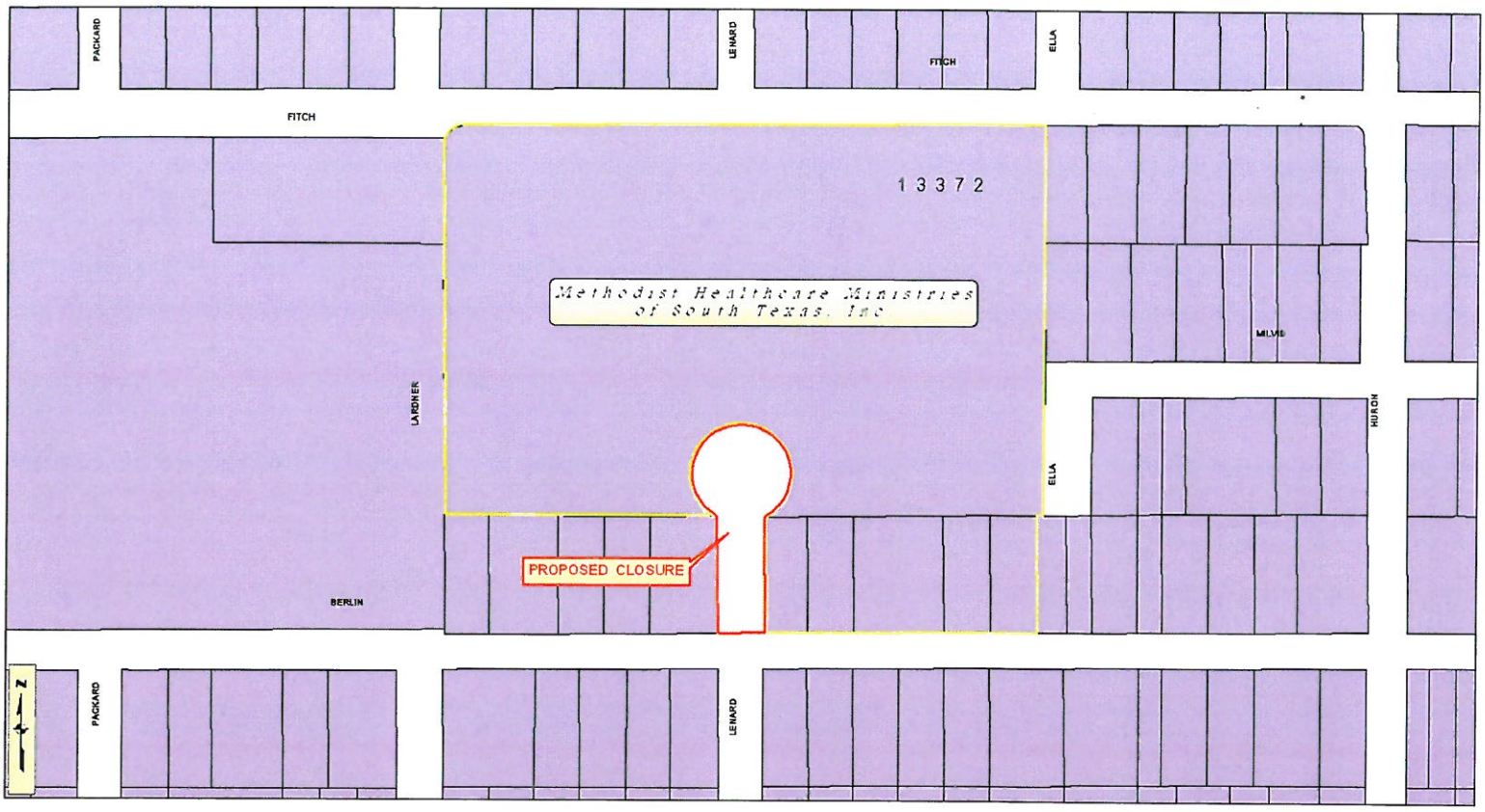
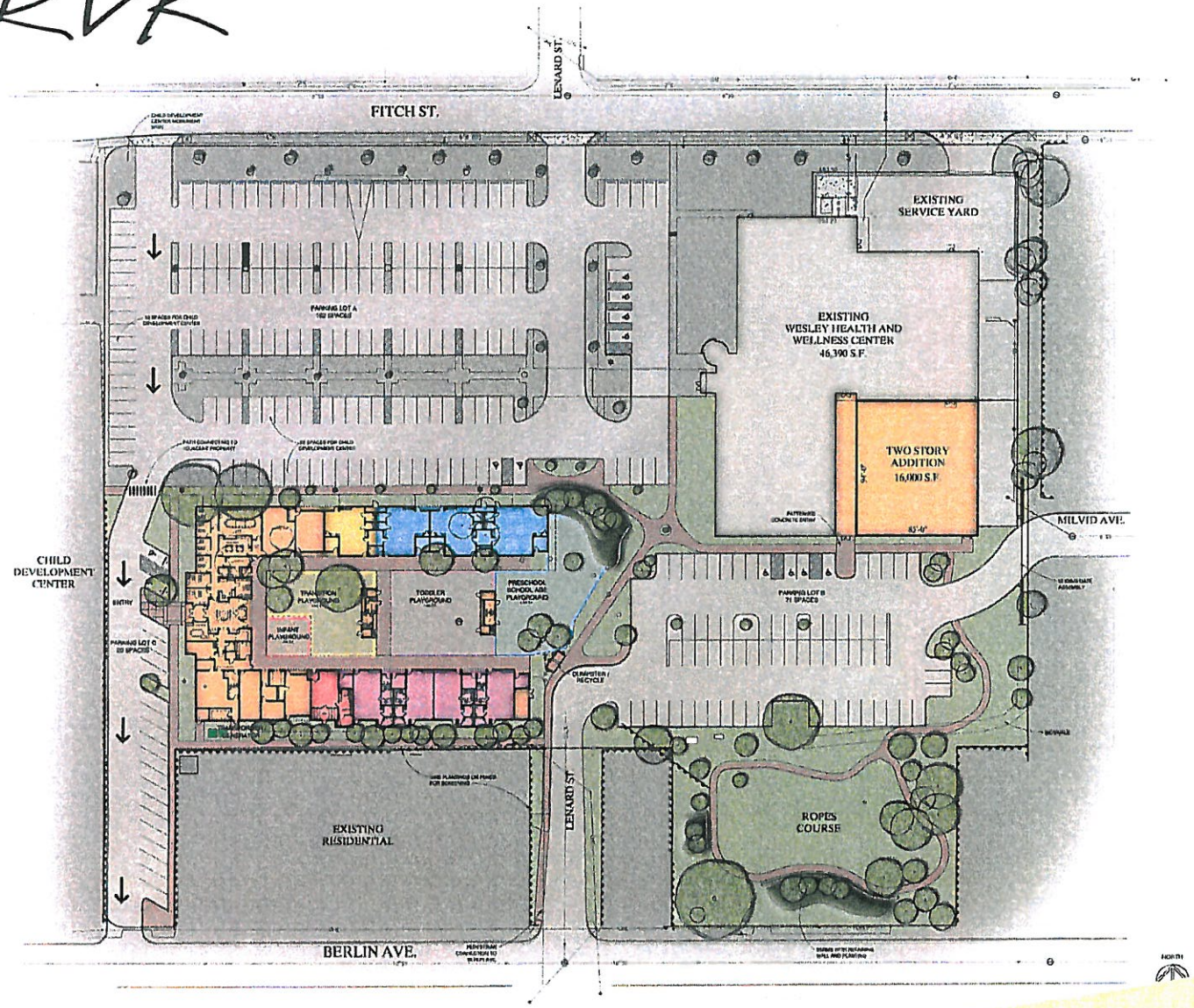


Exhibit A

S. P. No. 1627

Petitioner: Methodist Healthcare Ministries

RVK



BUILDING ANALYSIS

CHILDCARE DEVELOPMENT CENTER	20,000 S.F.
EXTERIOR STORAGE / TOILET RMS	727 S.F.
HEALTH AND WELLNESS CENTER TWO STORY ADDITION	16,000 S.F.
PLAYGROUNDS	13,275 S.F.

CHILD DEVELOPMENT CENTER CLASSROOM ANALYSIS

INFANT (BIRTH 1YR)	(8) 8 STUDENTS	1 CLASSROOMS
YOUNG TODDLERS (1-2YRS)	(12,12) 24 STUDENTS	2 CLASSROOMS
OLD TODDLERS (1-2YRS)	(12,12) 24 STUDENTS	2 CLASSROOMS
TRANSITION (2 3YRS)	(16) 16 STUDENTS	1 CLASSROOMS
PRESCHOOL (3 5YRS)	(22, 22) 44 STUDENTS	2 CLASSROOMS
SCHOOL AGE	28 STUDENTS	1 CLASSROOMS
TOTAL	144 STUDENTS	9 CLASSROOMS

PARKING ANALYSIS

PARKING LOT A	182 SPACES
PARKING LOT B	71 SPACES
PARKING LOT C	20 SPACES
TOTAL	273 SPACES

CITY REQUIRED PARKING

(1:300) EXISTING WELLNESS CENTER	155 SPACES
(1:300) WELLNESS CENTER ADDITION	53 SPACES
(1:375) CHILD DEVELOPMENT CENTER	51 SPACES
TOTAL	259 SPACES

METHODIST HEALTHCARE MINISTRIES OF SOUTH TEXAS, INC.

Option 4

Wesley Health & Wellness Campus Master Plan

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

May 25, 2012

Methodist Healthcare Ministries of South Texas, Inc.
c/o Brown & Ortiz, P.C.
Attn: James McKnight
112 E. Pecan St., Suite 1360
San Antonio, TX 78205

Re: S. P. No. 1627—Request to close, vacate and abandon a portion of Lenard Street Public Right of Way located north of Berlin Avenue

Dear Mr. McKnight:

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

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

PUBLIC WORKS DEPARTMENT
Subject Lenard Street right of way must be retained as a drainage easement. Must ensure the proposed drainage patterns drain to the aforementioned drainage easement, and not to the backyards of the existing residential lots.

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

SAN ANTONIO WATER SYSTEM
San Antonio Water System has a sewer main in the subject Lenard Street right of way, as well as a probable water main that until recently was under the domain of Bexar Metropolitan Water District. Therefore, a water and sewer easement will be required within the subject right of way.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- The fee established for the subject property is $6,250.00, which includes the appraised value of $6,200.00 for the Public Right of Way and $50.00 for recordation of documents. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf, print and submit along with this letter.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement and the Discretionary Contracts Disclosure form we will continue processing your request.*

Sincerely,

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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Methodist Healthcare Ministries of South Texas, Inc.

By	Title
Print Name	Date

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012
Agenda Item #

Request to close, vacate and abandon a portion of Lenard Street Public Right of Way

Petitioner: Methodist Healthcare Ministries of South Texas, Inc.

Planning Item

- Petitioner is requesting the closure, vacation and abandonment of a 0.4938 acre portion of Lenard Street Public Right of Way located north of Berlin Avenue, in Council District 4.
- All abutting property owners have consented to the proposed closure.
- If approved, Petitioner will combine the right of way with its abutting property to redevelop and upgrade the adjacent Wesley Health and Wellness Center.
- Access to and from the Center will remain on Lenard Street.

Exhibit A - Map

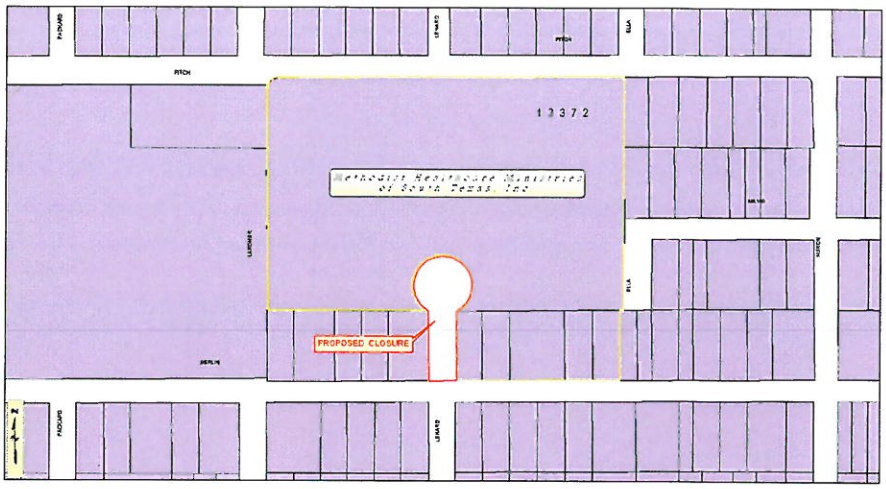
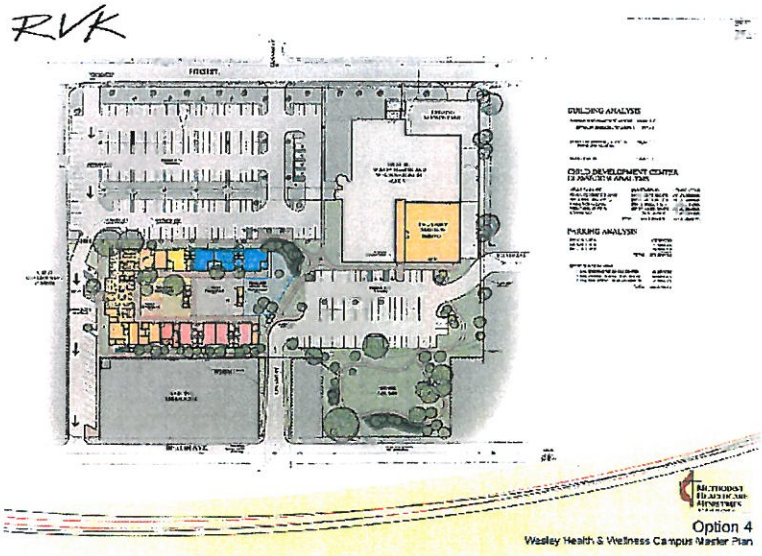


Exhibit B - Aerial

Exhibit C – Design Plan

RVK



Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- 76 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notices have been returned in favor.
- notices have been returned in opposition.

Fiscal Impact & Recommendation

Financial Impact:

- The fee established for this property is $6,250.00; however, staff recommends that the fee be waived based on the petitioner's capacity as a 501(c)(3) organization and the Center provides a public service.

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A 0.4938 ACRE PORTION OF LENARD STREET PUBLIC RIGHT OF WAY RUNNING NORTHERLY AND SOUTHERLY LOCATED NORTH OF BERLIN AVENUE ADJACENT TO NCB 13372 IN COUNCIL DISTRICT 4, AS REQUESTED BY METHODIST HEALTHCARE MINISTRIES OF SOUTH TEXAS, INC.

* * * * *

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

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

WHEREAS, Methodist Healthcare Ministries of South Texas, Inc. filed an application requesting closure of a 0.4938 acre portion of Lenard Street Public Right of Way running northerly and southerly located north of Berlin Avenue adjacent to NCB 13372 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of a 0.4938 acre portion of Lenard Street located north of Berlin Avenue.

SIGNED this 13th day of June, 2012.

_____

JOSE R. LIMON, ***Chair***

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #20

TO: Planning Commission — Consent Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1649 - Request to declare as surplus and gift a vacant parcel of City-owned property to the San Antonio Affordable Housing, Inc. located at 244 Quinta Street legally described as Lot 6, Block 7, New City Block 10787 between Chickering Avenue and Hicks Avenue

DATE: May 25, 2012

PETITIONER: San Antonio Affordable Housing, Inc.
Attn: Scott Price, Real Estate Manager
110 W. Houston, Frost Bank Tower, Suite 1900
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the Consent Agenda for the Planning Commission meeting on 6/13/2012.

BACKGROUND

The San Antonio Affordable Housing, Inc. (Petitioner) is requesting for the City of San Antonio to declare as surplus and gift a vacant parcel of City-owned real property as shown on Exhibit "A." The property is located at 244 Quinta Street between Chickering Avenue and Hicks Avenue. The property is legally described as Lot 6, Block 7, New City Block 10787 and consists of .1722 of an acre or 7,500 square feet. This property has been held in trust by the City of San Antonio due to a tax foreclosure since 1970. Petitioner intends to acquire this property from the City as part of a clustered group of vacant lots for the construction of affordable housing under the Infill Pilot Program.

This program is the result of the Inner City Reinvestment/Infill Policy (ICRIP) to stimulate economic revitalization in targeted areas. The Infill Pilot Program is in the process of acquiring vacant properties in the Sunny Slope (In City Council District No. 3), Los Jardines (In City Council District No. 6) and the Five Points (In City Council District No. 1) areas. San Antonio Affordable Housing, Inc. is working with local builders to redevelop this vacant lot and others for the construction of affordable homes which will sell for a maximum amount of $110,000.00.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all the conditions imposed through this canvassing is attached for your review. There is no fiscal impact to the City of San Antonio since this property will be gifted to the San Antonio Affordable Housing, Inc.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Site Map of Subject Property

Exhibit "A"

Map of Subject Property

Aerial Map of Property

Exhibit "A"

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

May 21, 2012

San Antonio Affordable Housing, Inc. (SAAH)
Attn: Scott Price, Real Estate Manager
110 W. Houston, Frost Bank Tower, Suite 1900
San Antonio, Texas 78283-3966

S.P. No. 1649 - Request to declare as surplus gift a vacant parcel of City-owned property to the San Antonio Affordable Housing, Inc. located at 244 Quinta Street legally described as Lot 6, Block 7, New City Block 10787 between Chickering Avenue and Hicks Avenue

Dear Mr. Price:

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

CITY PUBLIC SERVICE ENERGY: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner. Records and an onsite visit indicate the lot in question is still served natural gas through an existing service line, the riser for which is visible on the property. Therefore, the Petitioner is reminded of the requirement to have all facilities located prior to excavation onsite and is encouraged to exercise caution when working around the aforementioned riser and/or service line. In addition, the Petitioner may request that the service be cut & capped 1-foot inside the property line if desired.

DEVELOPMENT SERVICES DEPARTMENT: Provided proper permits are obtained.

SAN ANTONIO WATER SYSTEM: Any conveyance will have to be subject to all water, sewer, and utility easements of record and not of record, and all water and/or gas sewer infrastructure on or near the property must be accessible through the property for operations and maintenance purposes at all times.

PUBLIC WORKS DEPARTMENT: Contact and confirm with all utilities that there are no conflicts.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The petitioner acknowledges that this property will be accepted as a gift in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, we will continue processing your request.

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

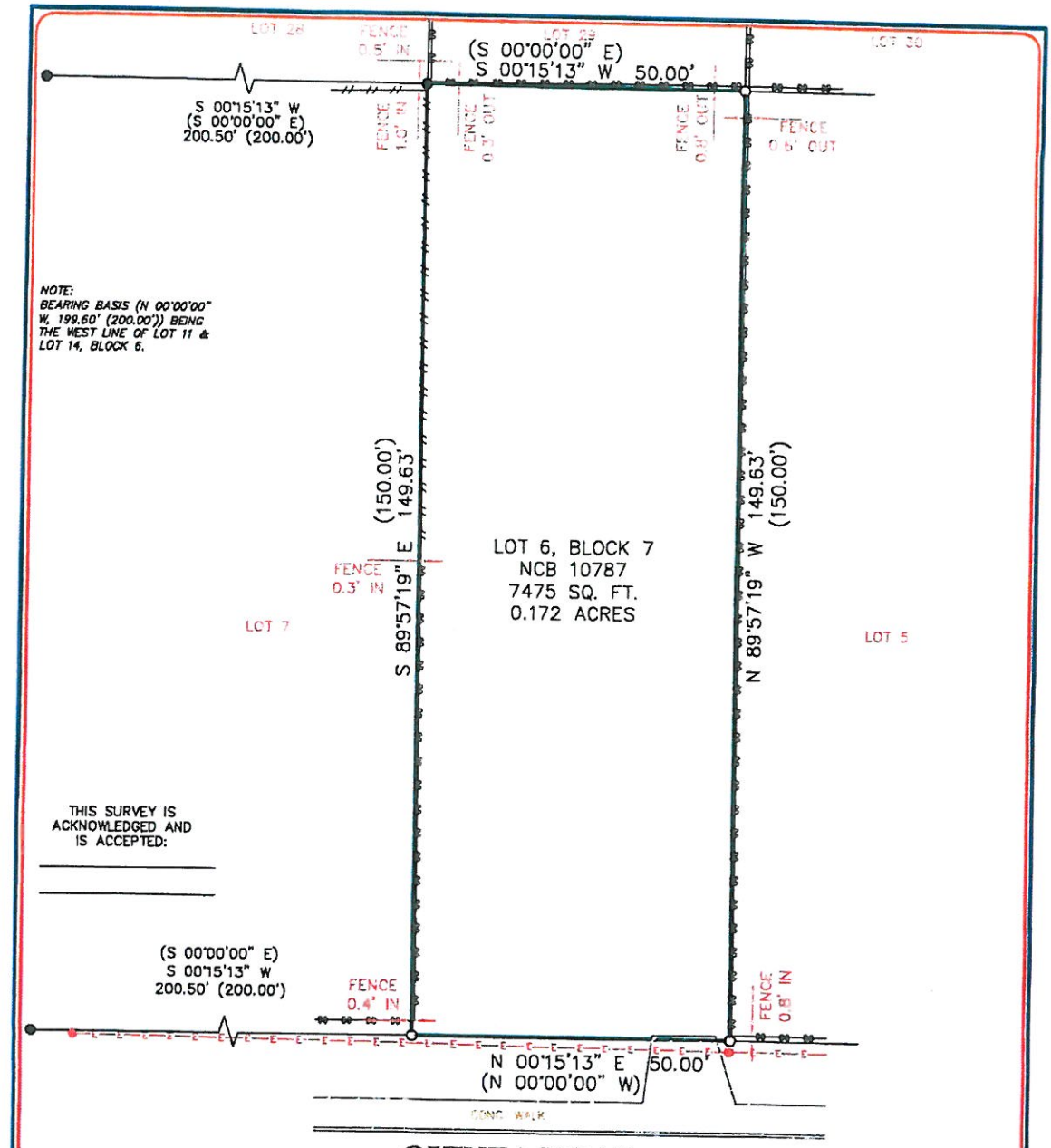
AGREED AS TO TERMS AND CONDITIONS:

San Antonio Affordable Housing, Inc. (SAAH)

By:

REAL ESTATE MANAGER
Title:

5.21.2012
Date:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480029C, Panel No. 0420 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.

Property Address:
244 QUINTA ROAD

Property Description:
LOT 6, BLOCK 7, NEW CITY BLOCK 10787, T.E. BARNES, JR., SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2222, PAGE 3, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
SAN ANTONIO AFFORDABLE HOUSING, INC.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ○ = 1/2" IRON ROD TO BE SET
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- —E— = OVERHEAD ELECTRIC
- —CL— = CHAIN LINK FENCE
- ● = POWER POLE
- —// — = WOOD FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JR

G.F. NO. 20120018 | JOB NO. 52722 | TITLE COMPANY: TEXAS TITLE ASSURANCE | DATE: JAN. 11, 2012

City of San Antonio
Capital Improvements Management Services (CIMS) Department

Planning Commission Item
Special Project 1649
Gift of Vacant City-owned Property
June 13, 2012

Planning Commission Item

- San Antonio Affordable Housing, Inc. (Petitioner) is requesting for the City of San Antonio to declare as surplus and gift a vacant parcel of City-owned real property located at 244 Quinta Street in City Council District No. 3
- The parcel of land consists of .1722 of an acre or 7,500 square feet and is located at between Chickering Avenue and Hicks Avenue
- This property has been held in trust by the City of San Antonio due to a tax foreclosure since 1970

Planning Commission Item

- Petitioner intends to acquire this property from the City as part of a clustered group of vacant lots for the construction of affordable housing under the Infill Pilot Program
- This program is the result of the Inner City Reinvestment/Infill Policy (ICRIP) to stimulate economic revitalization in targeted areas
- The Infill Pilot Program is in the process of acquiring vacant properties in the Sunny Slope (In City Council District No. 3), Los Jardines (In City Council District No. 6) and the Five Points (In City Council District No. 1) areas

Exhibit "A"
Site Map of Subject Property

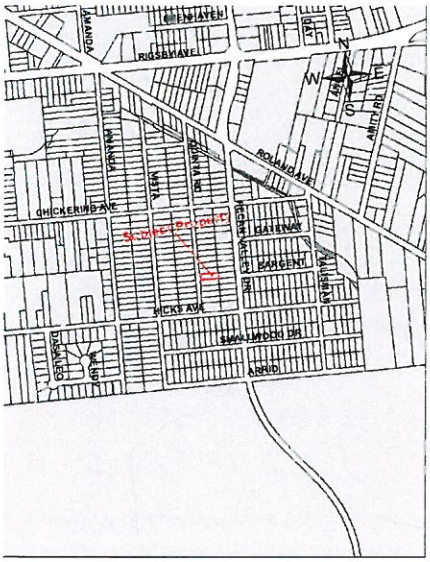


Exhibit "A" (Cont.)
Map of Subject Property

Exhibit "A" (cont.)
Aerial Photograph of Subject Property

Coordination

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Fiscal Impact

Fiscal Impact:

- There is no fiscal impact to the City of San Antonio since this property will be gifted

Policy Analysis & Recommendation

Policy Analysis:

This action is consistent with City Code and Ordinances relative to the disposition of any City-owned property

Recommendation:

Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING FOR THE CITY OF SAN ANTONIO TO DECLARE AS SURPLUS AND GIFT A VACANT PARCEL OF CITY-OWNED REAL PROPERTY THE SAN ANTONIO AFFORDABLE HOUSING, INC. LEGALLY DESCRIBED AS LOT 6, BLOCK 7, NEW CITY BLOCK 10787 LOCATED AT 244 QUINTA STREET CONSISTING OF APPROXIMATELY .1722 OF AN ACRE OR 7,500 SQUARE FEET LOCATED BETWEEN CHICKERING AVENUE AND HICKS AVENUE TO FOR THE CONSTRUCTION OF AFFORDABLE HOUSING IN CITY COUNCIL DISTRICT 3

* * * * *

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

WHEREAS, The San Antonio Affordable Housing, Inc. (Petitioner) is requesting for the City of San Antonio to declare as surplus and gift a vacant parcel of City-owned real located at 244 Quinta Street legally described as Lot 6, Block 7, New City Block 10787 for the construction of affordable housing under the Infill Pilot Program as identified in Exhibit A and

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

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

SECTION 1. The Planning Commission recommends that City Council approve the attached gift of land.

SIGNED this 13th day of June, 2012.

_____
Jose R. Limon, Chairman

Attest:

_____
Executive Secretary
San Antonio Planning Commission

PLANNING COMMISSION
VACATE, RESUBDIVISION, AND SUBDIVISION PLAT
AGENDA ITEM NO: 21 June 13, 2012

CLEARWATER RANCH	MINOR PLAT	100266
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 A-7
OWNER: Clearwater Ranch H.O.A., c/o Charles J. Anderson, Agent
ENGINEER: Matkin Hoover Engineering and Surveying, c/o Jeffrey D. Carroll, P.E.
CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: May 17, 2012

Location: West of the intersection of Scenic Loop Road and Huntress Lane

Services Available: Private Well and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Ingress and egress, drainage, electric, cable television, and telephone easement

---

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **15.731**-acre tract of land that will consist of a variable width, irrevocable ingress and egress, drainage, electric, cable television, and telephone easement.

DISCUSSION:

Bexar County has cited: Sections 35-506(d)(3) Cross Section & Construction Standards - Grade; 35-506(d)(6) Cross Section & Construction Standards - Cul-de-Sac Streets; 35-506(d)(9) Cross Section & Construction Standards - Substandard Existing Streets; 35-506(d)(12) Cross Section & Construction Standards - Design Speed; 35-506(e)(1) Connectivity - Connectivity Index for Internal Streets; 35-506(j)(2) Private Street Design Standards; 35-506(1) Horizontal Curvature; 35-506(p) Pavement Standards; 35-506(t) Traffic Calming; 35-506(b)(3) Block and Street Length of the UDC. The applicant has submitted a request for Variances to the requirements.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Administrative and Civil Law Advisor expressed concerns regarding golden-cheeked warbler displacement.

The applicant acknowledges receiving the Military's comments and provided a response letter stating that he has complied with US Fish & Wildlife Services protocol and is aware of future habitat survey requirements prior to any future construction.

STAFF RECOMMENDATION:

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

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	696	BEXAR
EPETACIO FLORES	904	879	BEXAR
J.C.A. SMITH	355	867	BEXAR
WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12476	460–466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545–551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160–164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647–1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
12.36	(TRACT 7)	11903	635–642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332–338	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62–68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371–2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363–1369	OFFICIAL PUBLIC RECORD	BEXAR
27.80	(TRACT 15)	13871	691–697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847–1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437–442	OFFICIAL PUBLIC RECORD	BEXAR
11.07	(TRACT 18A)	12147	643–647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13671	691–697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150–156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695–705	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR

NUMBER OF LOTS CREATED BY THIS SUBDIVISION = 0

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

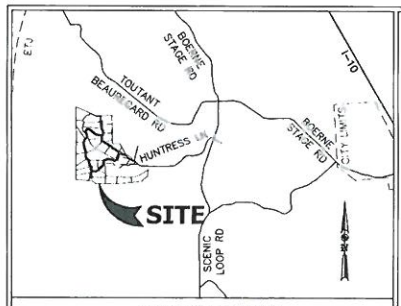
IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

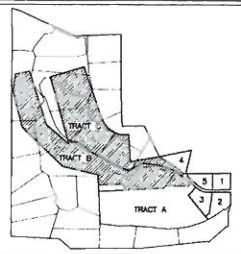
MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, DUE TO CITADE 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 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 FIVE (5) FOOT WIDE EASEMENTS.



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP # 446A7



AREA BEING VACATED THROUGH A VACATING DECLARATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REHABILITATED IN THIS PLAT HAS BEEN PREVIOUSLY PLATTED AND IS SHOWN AS SUBDIVISION FOUR SUBDIVISION, TRACT B AND TRACT C WHICH IS RECORDED IN VOLUME 9002, PAGES 116-117, DEED AND PLAT RECORDS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS SUBDIVISION PLAT.

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

OWNER
OWNER'S DULY AUTHORIZED AGENT

SIGNED AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

LEGEND
OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
◎ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊙ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊖ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊙ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5916" PLASTIC CAP
⊕ SET CONCRETE NAIL
⊕ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊗ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
4. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2167, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

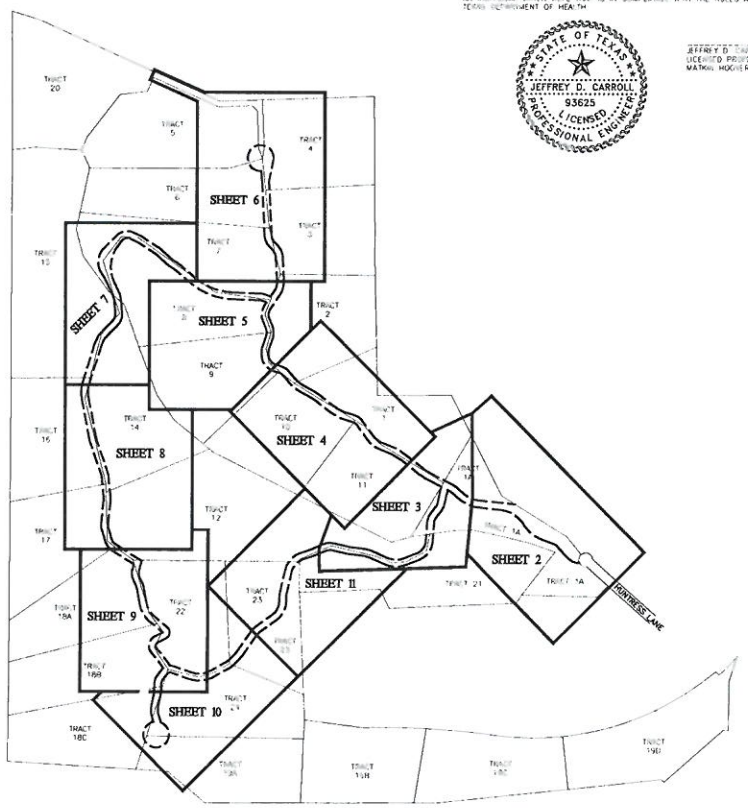
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT CREATED BY THIS SUBDIVISION AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS CREATED BY THIS SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED
PROFESSIONAL ENGINEER

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING



INDEX MAP
NOT TO SCALE

OWNER:
CLEARWATER HOMEOWNERS ASSOCIATION
MR. CHARLES J. ANDERSON
23039 CENTRAL PRAIRIE
SAN ANTONIO, TX 78255
(210)698-1882

MATKINHOOVER
ENGINEERING & SURVEYING
8627 CAMINO REAL
SAN ANTONIO, TEXAS 78256
TBPE FIRM F-10964 TBPLS FIRM 10194
CIVIL ENGINEERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS
CONSTRUCTION MANAGERS • CONSULTANTS

DATE: 06/04/2010
JOB NO.: 2375.06

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 ENGINEERED PLANNED UNIT DEVELOPMENT, SPECIFIED ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR
AUTHORIZED AGENT

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS 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 THE 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

THIS PLAT OF "CLEARWATER RANCH" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND THE UNIFIED 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

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

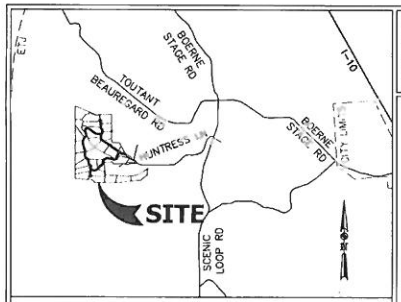
CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS
REGISTERED
JEFF BOERNER
4939
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED
PROFESSIONAL ENGINEER

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4026 Clearwater Road Plat\PLAT\FINAL PLAT - NO.100266.dwg
Date: Apr 25, 2012, 9:40am User ID: jperrin



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 THE (5) FOOT WIDE EASEMENTS.

IMPACT FEE NOTE:

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.

WASTEWATER 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.

MISC. NOTES:

1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

LEGEND

OPR OFFICIAL PUBLIC RECORD
- CALCULATED POINT
- FOUND 1/2" IRON ROD WITH A YELLOW CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5576" PLASTIC CAP
- SET CONCRETE NAIL
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND CONCRETE NAIL

SURVEYOR NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:

1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
JEF BOERNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SHEETS, 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.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
JEFF BOERNER
4939
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED
PROFESSIONAL ENGINEER

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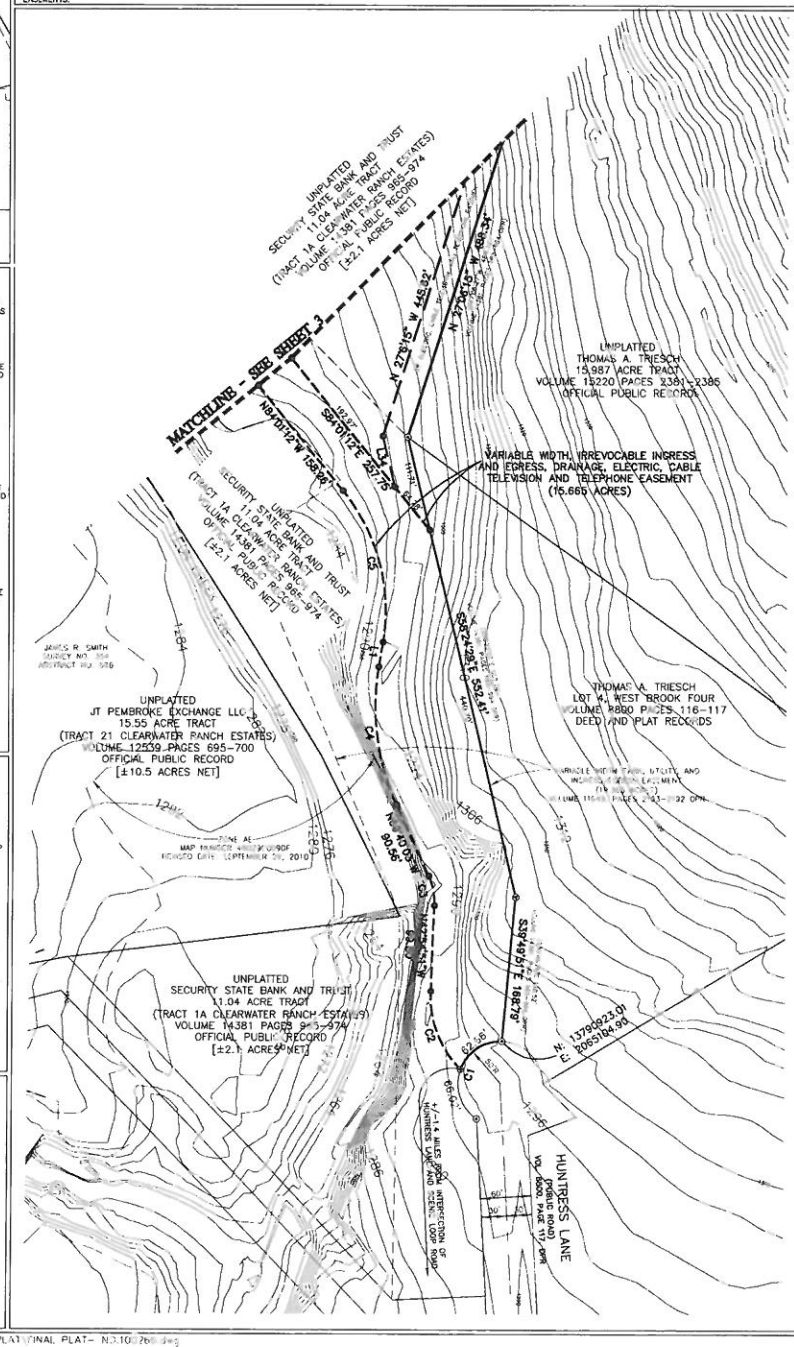
MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	696	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.83	(TRACT 2)	11558	545-551	OFFICIAL PUBLIC RECORD	BEXAR
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11.16	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.54	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11685	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR

SCALE: 1" = 100'
DATE: 08/04/2010
JOB NO.: 2373.06

MATKINHOOVER
ENGINEERING & SURVEYING

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, ON PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR
AUTHORIZED AGENT

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 THAT 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

THIS PLAT OF CLEARWATER RANCH, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	314	696	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	315	697	BEXAR
WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460–466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545–551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160–164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11712	1647–1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
12.36	(TRACT 7)	11903	636–642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332–336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62–68	OFFICIAL PUBLIC RECORD	BEXAR
24.54	(TRACT 12)	11652	2371–2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363–1369	OFFICIAL PUBLIC RECORD	BEXAR
22.00	(TRACT 15)	13871	691–697	OFFICIAL PUBLIC RECORD	BEXAR
11.54	(TRACT 16)	11786	1847–1851	OFFICIAL PUBLIC RECORD	BEXAR
11.72	(TRACT 17)	11665	437–442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643–647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691–697	OFFICIAL PUBLIC RECORD	BEXAR
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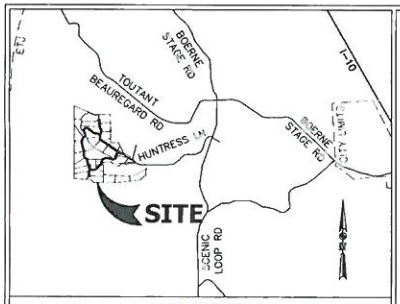
10.51	(TRACT 23	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

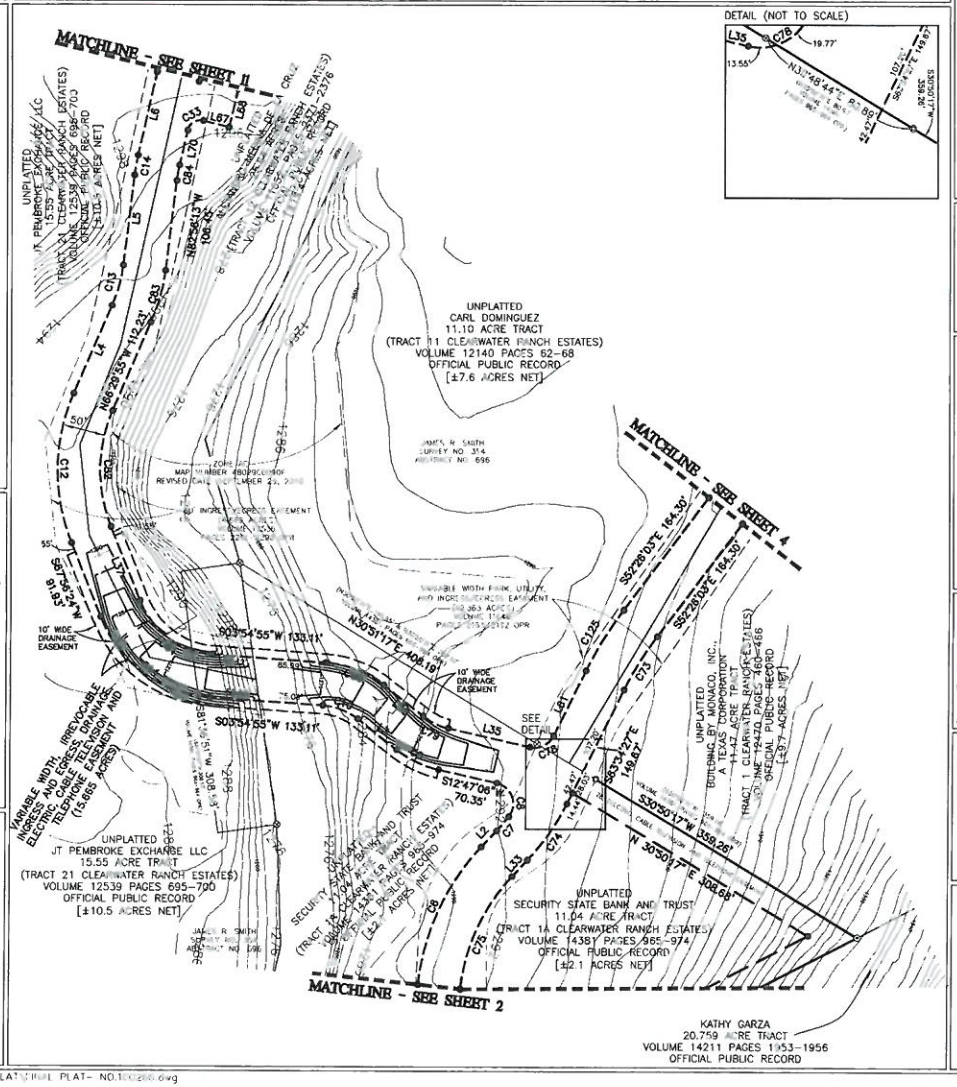
IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.



MATKINHOOVER ENGINEERING & SURVEYING

SCALE: 1" = 100'

DATE: 06/04/2012
JOB NO.: 2373.06

LEGEND
OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
⊕ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊕ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROBIN JOHNSON" PLASTIC CAP
⊕ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊕ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
⊗ SET CONCRETE NAIL
⊗ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊗ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2167, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS 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 THAT 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

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE SUBDIVISION STATUTE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____ A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

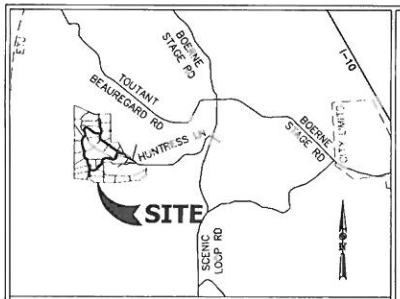
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS REGISTERED JEFF BOERNER 4939 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS JEFFREY D. CARROLL 93625 LICENSED PROFESSIONAL ENGINEER

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4326 Clearwater Ranch Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 11:52am User ID: jgarrett



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

DRAINAGE EASEMENT NOTE:
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PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

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W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

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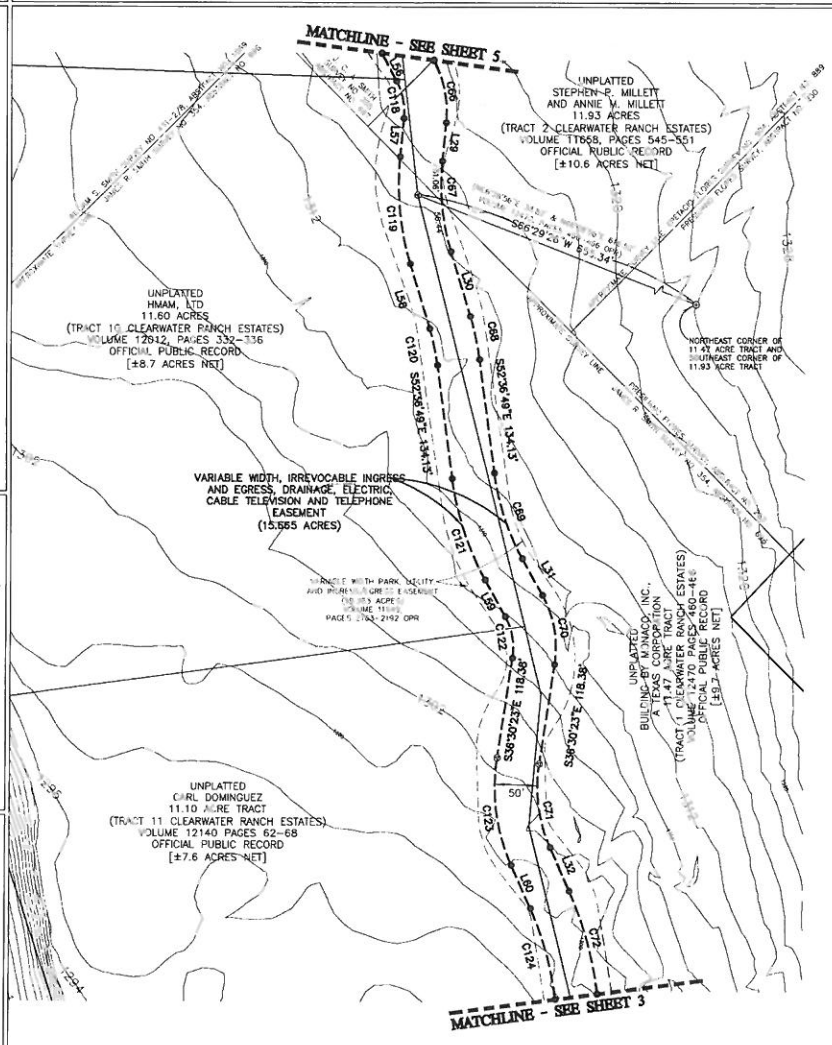
15.05	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



SCALE: 1" = 100'
DATE: 06/04/2010
JOB NO.: 13373.06

MATKINHOOVER ENGINEERING & SURVEYING

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 SIMILAR 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

_____
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND 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

LEGEND

OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
FOUND 1/2" IRON ROD WITH A YELLOW CAP
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
SET CONCRETE NAIL
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2142, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, 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 THAT SAID 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 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOENNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE GENERAL ARRANGEMENT 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.

_____
JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE APPROPRIATE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____, A.D. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS
JEFF BOENNER
4939
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED PROFESSIONAL ENGINEER

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4025 Clearwater Road Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:01pm User ID: jcarroll

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

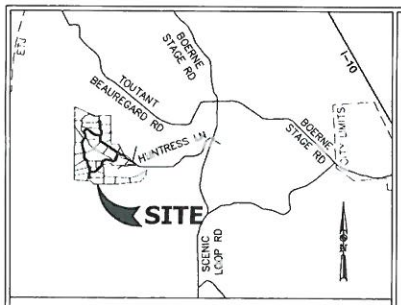
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R SMITH	354	695	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460–466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545–551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	180–184	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647–1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419–2433	OFFICIAL PUBLIC RECORD	BEXAR
12.38	(TRACT 7)	11903	636–642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377–2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332–336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62–68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371–2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363–1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691–697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11785	1847–1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437–442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643–647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691–697	OFFICIAL PUBLIC RECORD	BEXAR
11.01	(TRACT 18C)	12432	150–156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695–700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965–974	OFFICIAL PUBLIC RECORD	BEXAR



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

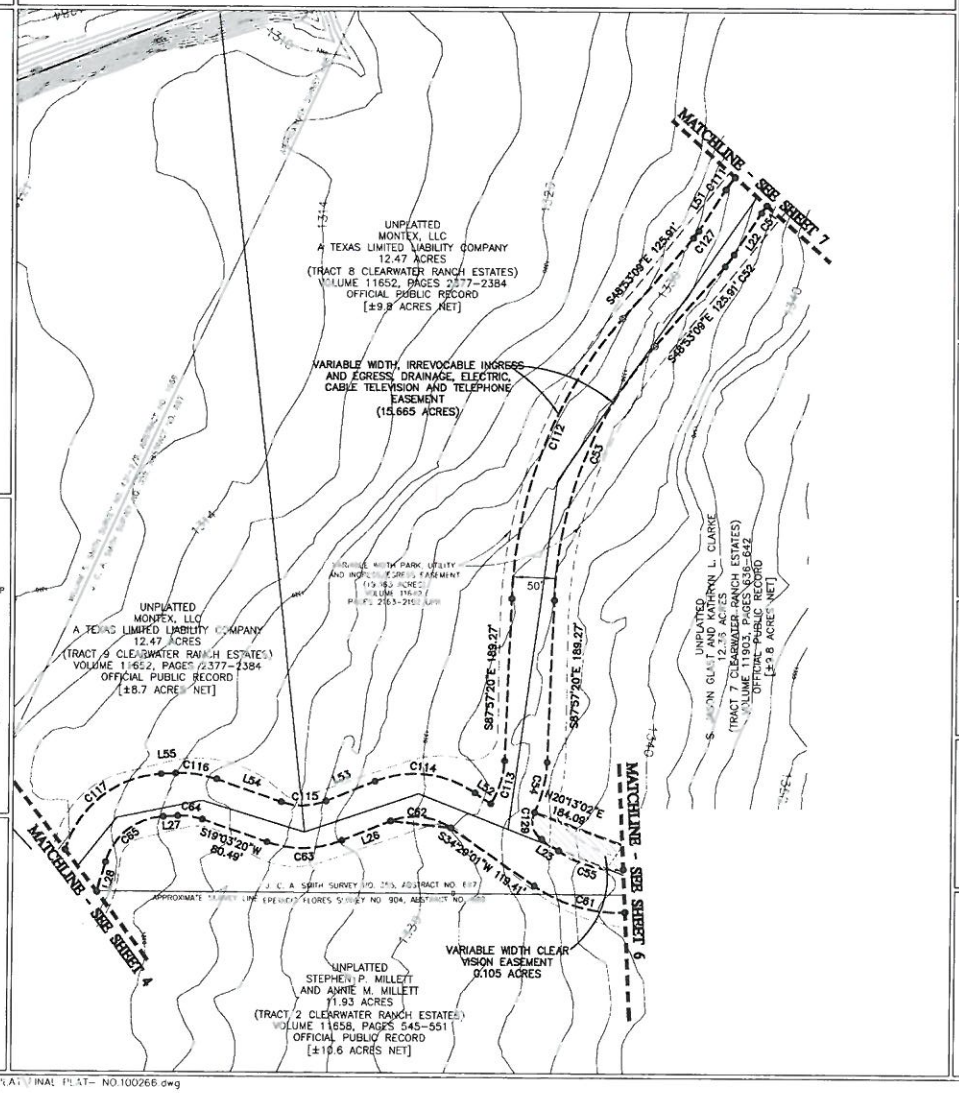
IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.



SCALE: 1" = 100'

DATE: 06/04/2010
JOB NO: 2373.06

MATKINHOOVER ENGINEERING & SURVEYING
8607 WESTWOOD CENTER DR.
SUITE 210
HOUSTON, TEXAS 77054
PH (713) 784-4500
FIRM REGISTRATION NO. F-10089600
TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NO. 10193873
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS

LEGEND

OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
◎ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊙ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊗ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5598" PLASTIC CAP
● SET CONCRETE NAIL
⊗ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊗ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138–2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193–2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
JEFF BOERNER
4939
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

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.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

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

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 CONTAINING 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

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, SUBJECT TO WHICH ALL SUBDIVISION EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4028 Clearwater Ranch Plat\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:01pm User ID: jcarroll

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS:

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	656	BEXAR
EPETACIO FLORES	904	689	BEXAR
J. C. A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 2/8	1059	BEXAR
W. S. SMITH	412	1187	BEXAR

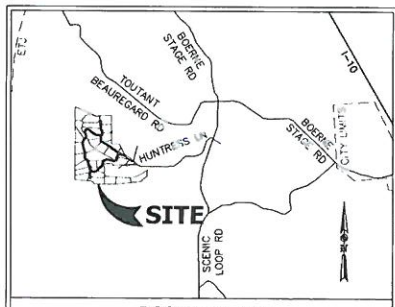
SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS:

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-468	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1847-1850	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.36	(TRACT 7)	11903	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332-336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.54	(TRACT 12)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.84	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437-441	OFFICIAL PUBLIC RECORD	BEXAR
11.03	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.03	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.05	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR

SCALE: 1" = 100'

DATE: 06/04/2010
JOB NO.: 2373.00

MATKINHOOVER
ENGINEERING & SURVEYING

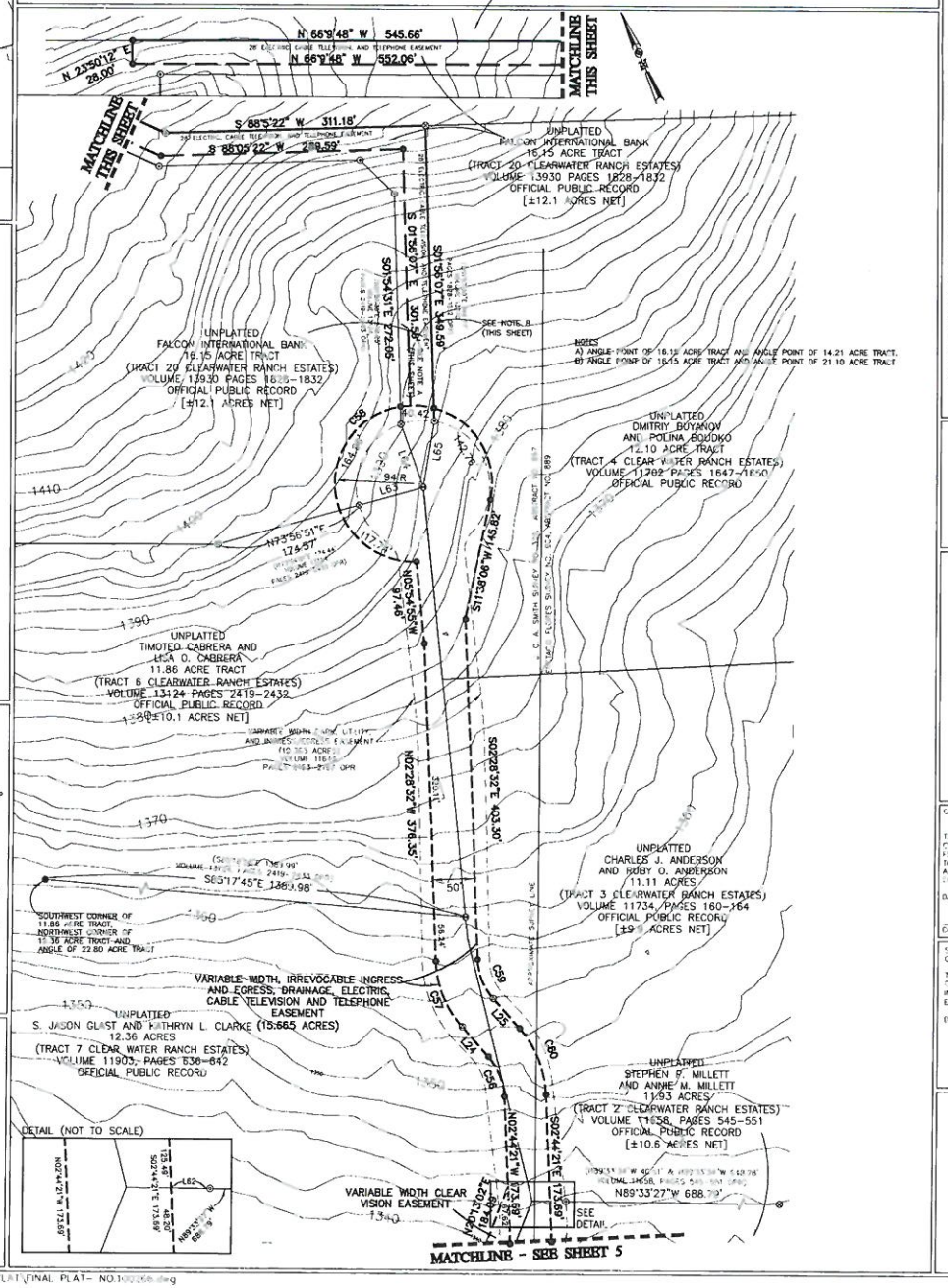


LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.



C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

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

LEGEND
OPR OFFICIAL PUBLIC RECORD
- CALCULATED POINT
- FOUND 1/2" IRON ROD WITH A YELLOW CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5178" PLASTIC CAP
- SET CONCRETE NAIL
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, 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 THAT SAID 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

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS
JEFF DOERNER
4939
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF DOERNER R.P.L.S. # 4939

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 PROVE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4026 Clearwater Road Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:07pm User ID: jcarroll

PLAT. NO. 100266

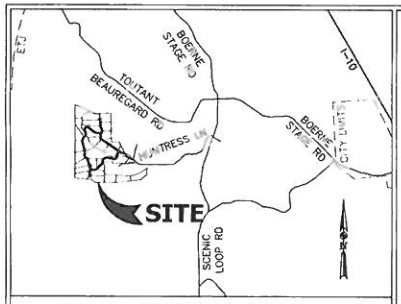
VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

BEING A 15.771 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS:

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	698	BEXAR
EPETACIO FLORES	304	889	BEXAR
J.C.A. SMITH	[illegible]	697	BEXAR
WILLIAM S. SMITH	421 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS,

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11656	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647-1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.38	(TRACT 7)	11603	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332-336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	82-88	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12538	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER EDU NOTE:
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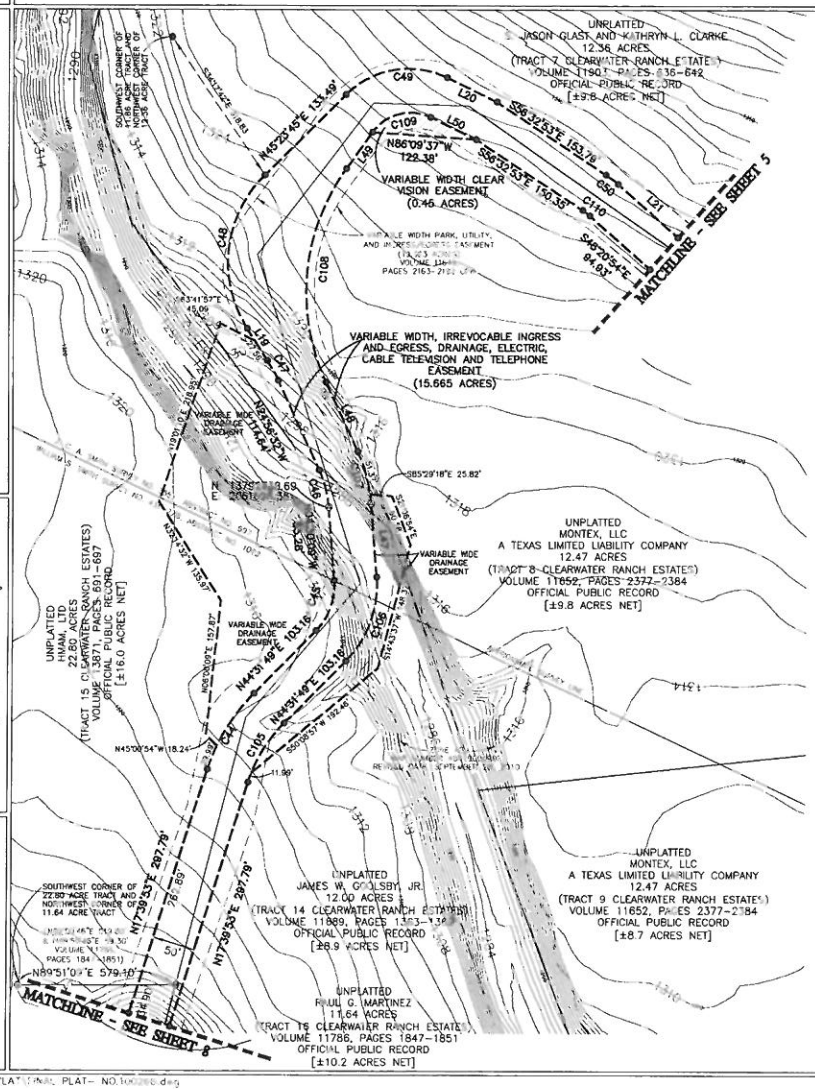
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.



LEGEND
OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
◎ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊕ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊕ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊙ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 3578" PLASTIC CAP
● SET CONCRETE NAIL
⊕ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊕ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY SURVEY 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

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.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS REGISTERED JEFF BOERNER 4939 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS JEFFREY D. CARROLL 93625 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 06/04/2010
JOB NO.: 2973.06

MATKINHOOVER ENGINEERING & SURVEYING
8127 MESOTHA BLVD.
SAN ANTONIO, TEXAS 78230-1325
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. F-8791
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10018800
CIVIL ENGINEERS • SURVEYORS • PROJECT MANAGERS
CONSTRUCTION MANAGERS • CONSULTANTS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DEDICATES TO 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

STATE OF TEXAS
COUNTY OF BEXAR
AUTHORIZED AGENT

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 THE 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

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

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

BY: ____
CHAIRMAN

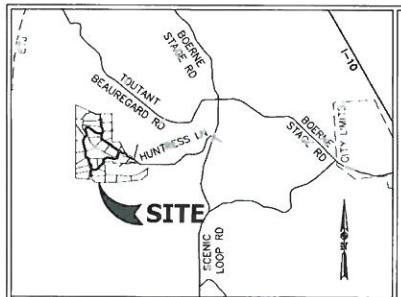
BY: ____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY ____, DEPUTY



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

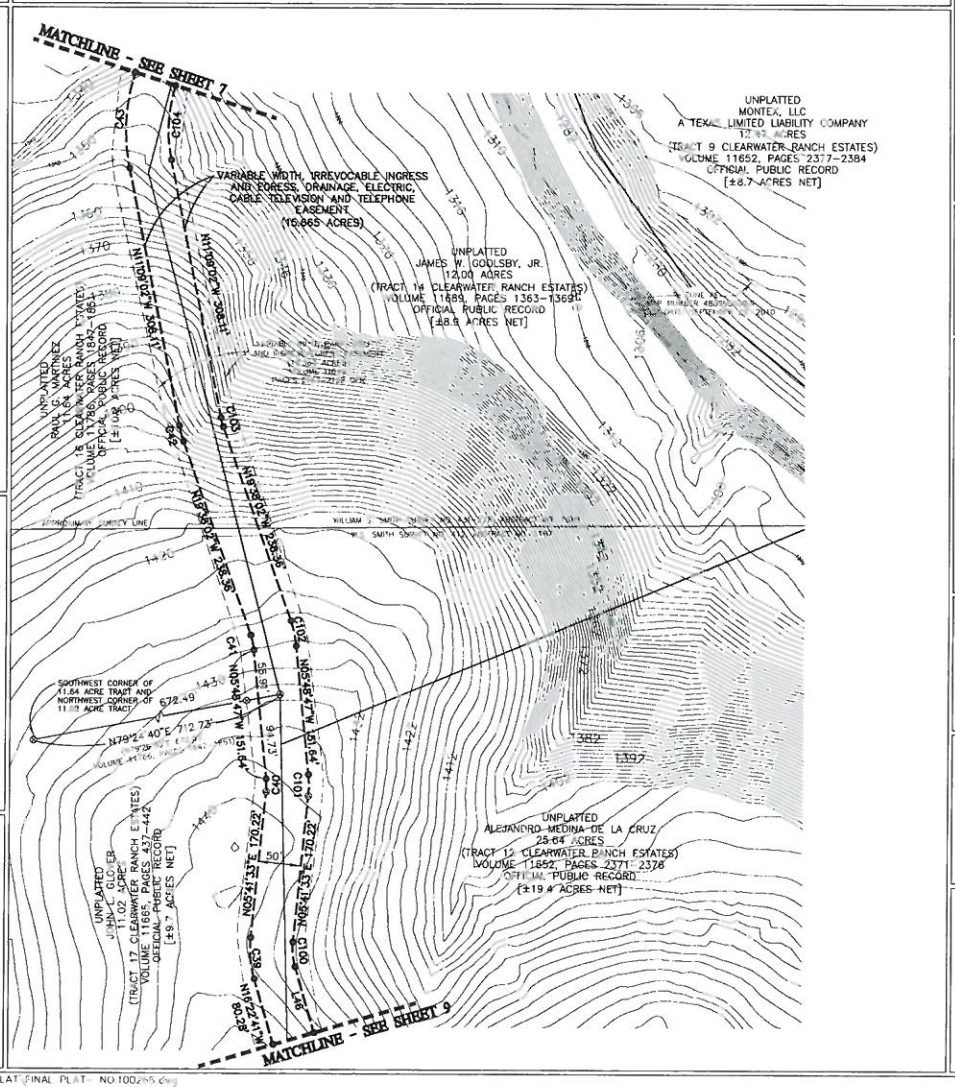
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	304	698	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	316	697	BEXAR
WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

AGREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11754	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647-1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.38	(TRACT 7)	11903	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332-336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



SCALE: 1" = 100'

DATE: 06/04/2010
JOB NO.: 2375.06

MATKINHOOVER ENGINEERING & SURVEYING

LEGEND

OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
◎ FOUND 1/2" IRON ROD WITH A YELLOW CAP
◎ FOUND 1/2" IRON ROD
◎ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
◎ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
◎ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
● SET CONCRETE NAIL
◎ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
● FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE GOING 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 _____ OF _____ A.D. 20__

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DULY 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 STATE'S RULES AND REGULATIONS, COVENANTS, 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

THIS PLAT OF CLEARWATER RANCH, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OF TEXAS LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOENNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

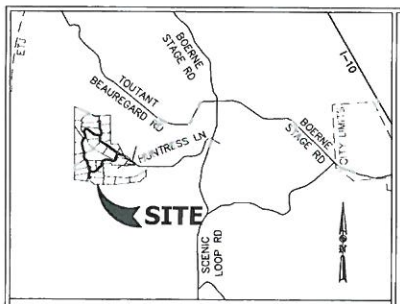
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS REGISTERED JEFF BOENNER 4939 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS LICENSED JEFFREY D. CARROLL 93625 PROFESSIONAL ENGINEER

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4226 Clearwater Road Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:02pm User ID: jcarroll



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.

PLAT. NO. 100266

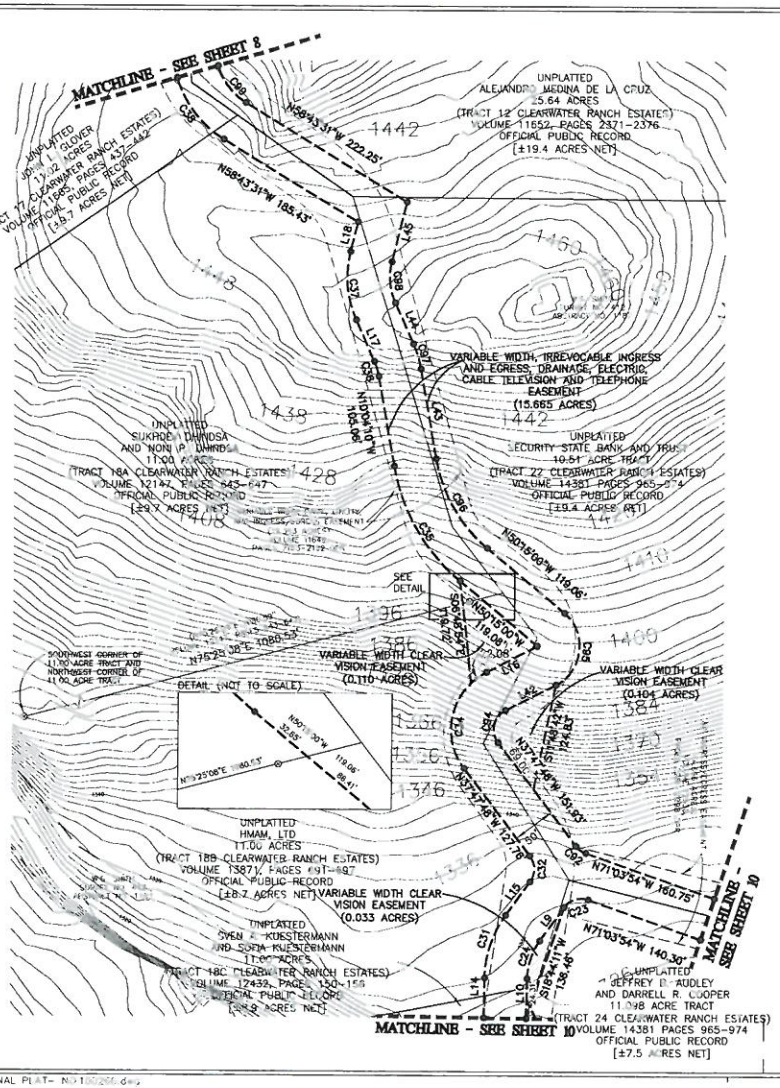
VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENTS OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R SMITH	354	656	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 2/2	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647-1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.36	(TRACT 7)	11803	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.50	(TRACT 10)	12012	332-338	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11865	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.55	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



LEGEND
OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
⊕ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊕ FOUND 1/2" IRON ROD
⊘ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊖ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
○ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
⊕ SET CONCRETE NAIL
⊖ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊕ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4933

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.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
REGISTERED
JEFF BOERNER
4933
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
LICENSED
JEFFREY D. CARROLL
93625
PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 06/04/2010
JOB NO.: 2375.06

MATKINHOOVER
ENGINEERING & SURVEYING

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 SUBD. AND THAT SAID 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

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THAT COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAW AND ORDINANCES, AND OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

Z:\SURVEY\SURVEY-PROJECT\2010\10-4026 Clearwater Ranch Plat\PLAT\FINAL PLAT- NO100266.dwg
Date: Apr 24, 2012, 12:03pm User ID: jgarrell

PLAT. NO. 100266

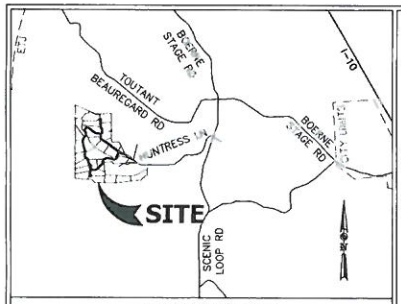
VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	695	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 2/8	1089	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-468	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647-1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.38	(TRACT 7)	11903	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.60	(TRACT 10)	12012	332-336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 12)	11652	2371-2378	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.02	(TRACT 17)	11665	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12432	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.15	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.

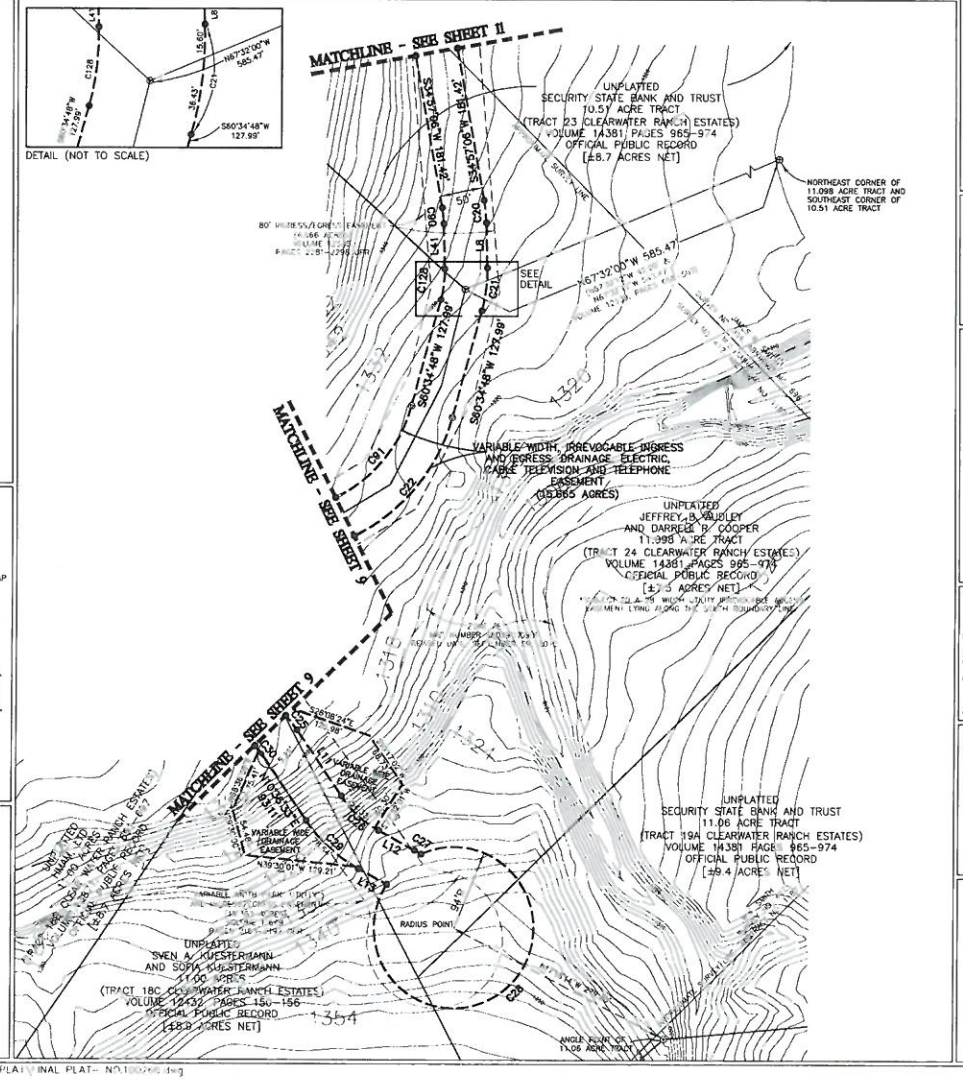
MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

GEN. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGES SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.

DETAIL (NOT TO SCALE)



LEGEND
OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
FOUND 1/2" IRON ROD WITH A YELLOW CAP
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
SET CONCRETE NAIL
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

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.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
REGISTERED
JEFF BOERNER
4939
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
LICENSED
JEFFREY D. CARROLL
93625
PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 04/04/2010
JOB NO.: 2373.06

MATKINHOOVER
ENGINEERING & SURVEYING

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 PARKS OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FURTHER ALL STREETS, PARKS, RECREATION, GRANTS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR
AUTHORIZED AGENT

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 THE 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

THIS PLAT OF CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

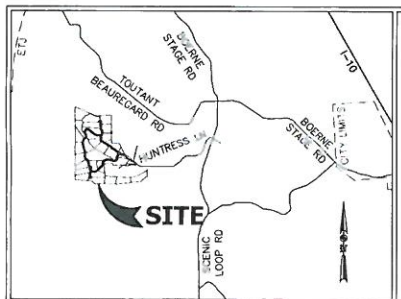
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

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MISC. NOTES:
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PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING
CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS;

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EPETACIO FLORES	904	889	BEXAR
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WILLIAM S. SMITH	431 2/8	1069	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS;

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
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11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
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12.00	(TRACT 14)	11589	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
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15.55	(TRACT 21)	12539	695-700	OFFICIAL PUBLIC RECORD	BEXAR
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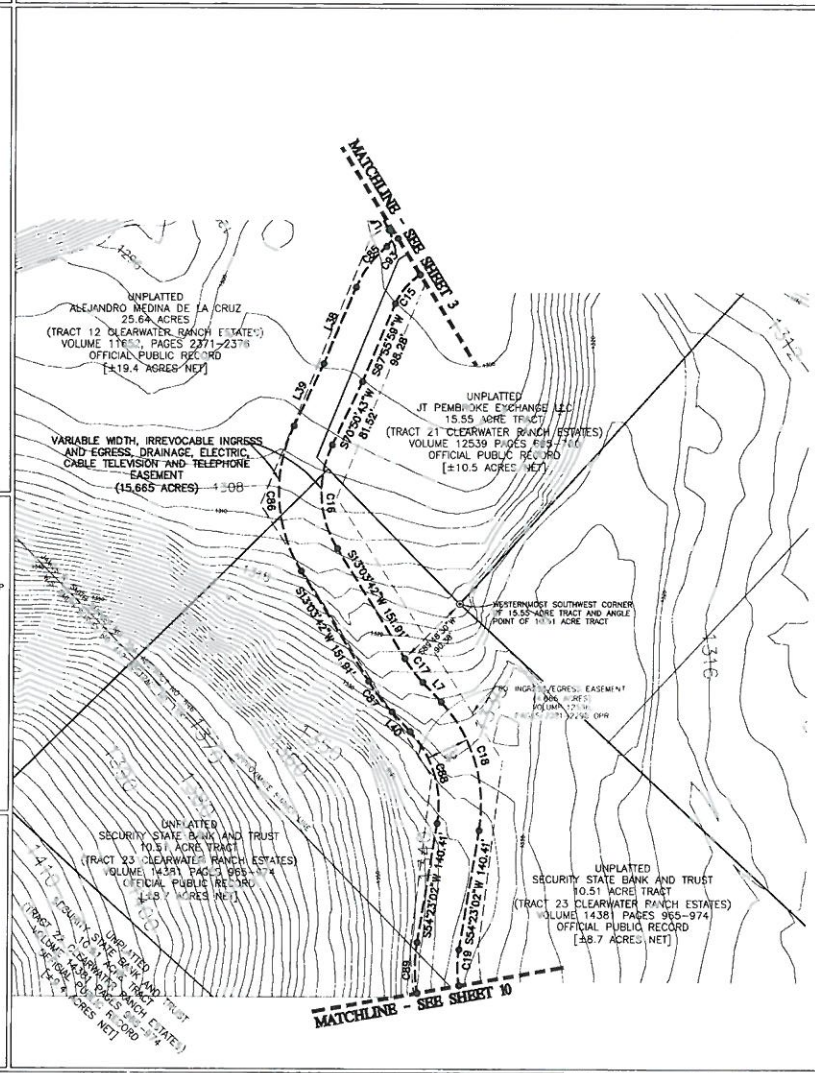
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR



LEGEND

OPR OFFICIAL PUBLIC RECORD
● CALCULATED POINT
◎ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊙ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊖ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
○ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5576" PLASTIC CAP
⊕ SET CONCRETE NAIL
⊖ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊕ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR WHICH VARIANCE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
JEFF BOERNER
4939
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED
PROFESSIONAL ENGINEER

SCALE: 1" = 100'
DATE: 06/04/2010
JOB NO.: 2373.06

MATKINHOOVER
ENGINEERING & SURVEYING
8127 MESOTHE, SUITE 200
SAN ANTONIO, TEXAS 78230
TBPE FIRM F-9506 TBPLS FIRM 10018800
SAN ANTONIO • SCHERTZ • BOERNE • DONNA
CONSTRUCTION MANAGERS • CONSULTANTS

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, EASEMENT AND AS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOR HIS OR HER STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, FREEDOM OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THE _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SUCH, AND THAT SAID 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

THIS PLAT OF CLEARWATER RANCH, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS ACCEPTED APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE APPROPRIATE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

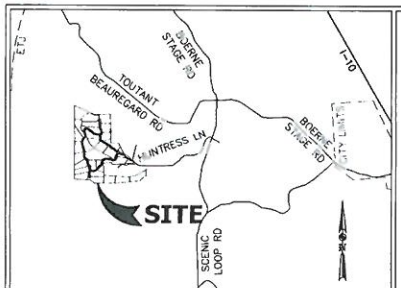
STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

Z:\SURVEY\SURVEY-PROJECTS\2010\10-4025 Clearwater Ranch Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:04pm User ID: jperell



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP # 446A7

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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:
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.

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

MISC. NOTES:
1. NO INDIVIDUAL SEPTIC SYSTEM OR WATER WELLS ALLOWED WITHIN LIMITS OF THIS PLAT.
2. CLEARWATER RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
3. THIS PROPERTY DOES NOT LIE IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEXAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS. NET ACREAGE'S SHOWN ARE APPROXIMATE, BASED UPON DEED RESEARCH AND NOT FIELD VERIFIED.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTEWATER 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.

C.P.S. NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 AREA; 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 EASE- MENT, 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 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 FIVE (5) FOOT WIDE EASEMENTS.

PLAT. NO. 100266

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING

CLEARWATER RANCH

BEING A 15.731 ACRE, VARIABLE WIDTH, IRREVOCABLE INGRESS AND EGRESS, DRAINAGE, ELECTRIC, CABLE TELEVISION AND TELEPHONE EASEMENT OUT OF THE FOLLOWING SURVEYS:

NAME	SURVEY NO.	ABSTRACT NO.	COUNTY
JAMES R. SMITH	354	696	BEXAR
EPETACIO FLORES	904	889	BEXAR
J.C.A. SMITH	355	697	BEXAR
WILLIAM S. SMITH	431 5/8	1089	BEXAR
W.S. SMITH	412	1187	BEXAR

SAID EASEMENT ALSO BEING OUT OF THE FOLLOWING TRACTS:

ACREAGE	(CLEARWATER TRACT)	VOLUME	PAGE	BOOK	COUNTY
11.47	(TRACT 1)	12470	460-466	OFFICIAL PUBLIC RECORD	BEXAR
11.04	(TRACT 1A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.93	(TRACT 2)	11658	545-551	OFFICIAL PUBLIC RECORD	BEXAR
11.11	(TRACT 3)	11734	160-164	OFFICIAL PUBLIC RECORD	BEXAR
12.10	(TRACT 4)	11702	1647-1650	OFFICIAL PUBLIC RECORD	BEXAR
14.21	(TRACT 5)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
11.86	(TRACT 6)	13124	2419-2433	OFFICIAL PUBLIC RECORD	BEXAR
12.36	(TRACT 7)	11903	636-642	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 8)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
12.47	(TRACT 9)	11652	2377-2384	OFFICIAL PUBLIC RECORD	BEXAR
11.80	(TRACT 10)	12012	332-336	OFFICIAL PUBLIC RECORD	BEXAR
11.10	(TRACT 11)	12140	62-68	OFFICIAL PUBLIC RECORD	BEXAR
25.64	(TRACT 11)	11652	2371-2376	OFFICIAL PUBLIC RECORD	BEXAR
12.00	(TRACT 14)	11689	1363-1369	OFFICIAL PUBLIC RECORD	BEXAR
22.80	(TRACT 15)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.64	(TRACT 16)	11786	1847-1851	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 17)	11665	437-442	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18A)	12147	643-647	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18B)	13871	691-697	OFFICIAL PUBLIC RECORD	BEXAR
11.00	(TRACT 18C)	12412	150-156	OFFICIAL PUBLIC RECORD	BEXAR
11.06	(TRACT 19A)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
15.15	(TRACT 21)	12210	695-700	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 22)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
10.51	(TRACT 23	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR
11.098	(TRACT 24)	14381	965-974	OFFICIAL PUBLIC RECORD	BEXAR

SCALE: 1" = 100'

DATE: 06/04/2010
JOB NO: 2173.06

MATKIN HOOVER ENGINEERING & SURVEYING

LINE TABLE												
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	
L1	29.25'	N30°30'34"W	L22	58.31'	S58°48'37"E	L43	105.06'	N10°04'10"W	L64	80.12'	S19°57'50"E	(N20°01'51"E [illegible])
L2	26.33'	N46°42'11"W	L23	47.05'	N34°28'01"E	L44	52.70'	N23°58'24"W	L65	80.14'	S09°30'31"W	(S38°59'51"W [illegible])
L3	58.80'	S37°57'06"W	L24	47.64'	N47°09'54"W	L45	123.83'	N14°00'30"E	L66	14.26'	N75°20'08"E	
L4	112.23'	N66°29'55"W	L25	47.64'	S47°09'54"E	L46	85.28'	N15°27'41"W	L67	30.97'	N13°56'35"E	
L5	106.45'	N83°56'13"W	L26	61.95'	S21°57'00"E	L47	86.28'	N04°36'09"W	L68	46.00'	N76°03'25"W	
L6	99.10'	N78°55'51"W	L27	17.06'	S03°22'11"E	L48	89.39'	N24°56'32"W	L69	33.34'	S13°56'35"W	
L7	31.43'	S01°33'18"W	L28	36.29'	S[illegible]°32'52"E	L49	52.15'	N35°41'36"E	L70	41.44'	N76°56'51"W	
L8	52.44'	S14°32'45"W	L29	44.61'	S39°19'26"E	L50	59.52'	S64°24'33"E				
L9	48.38'	S35°17'35"W	L30	80.02'	S61°42'28"E	L51	58.31'	S56°48'57"E				
L10	46.91'	S00°48'13"W	L31	48.41'	S14°25'55"E	L52	22.34'	S34°29'01"W				
L11	93.11'	S10°36'33"W	L32	50.72'	S59°14'34"E	L53	51.95'	S21°57'00"E				
L12	48.22'	S16°43'51"E	L33	26.33'	S46°42'11"E	L54	50.49'	S19°03'[illegible]"W				
L13	38.21'	N16°43'51"W	L34	61.15'	N58°24'29"W	L55	17.08'	S03°22'11"E				
L14	46.80'	N00°48'13"E	L35	98.60'	S12°47'06"W	L56	36.25'	S73°32'52"E				
L15	48.19'	N38°17'25"E	L36	58.80'	S37°57'06"W	L57	44.61'	S39°16'35"E				
L16	66.54'	N63°09'52"E	L37	91.93'	S67°55'24"W	L58	80.02'	S81°43'26"E				
L17	52.70'	N23°58'24"W	L38	97.01'	S67°55'59"W	L59	48.41'	S74°25'55"E				
L18	36.02'	N14°00'30"E	L39	80.25'	S70°50'43"W	L60	55.72'	S69°14'34"E				
L19	44.17'	N32°30'55"W	L40	31.43'	S01°33'18"W	L61	84.98'	S63°34'27"E				
L20	65.24'	S64°24'33"E	L41	52.44'	S43°32'45"W	L62	18.67'	N89°33'27"W				
L21	94.93'	S48°20'54"E	L42	66.54'	N63°09'52"E	L63	79.87'	S73°56'51"W				

( ) = RECORD PER VOLUME 13124, PAGES 2419-2433 OPR
[ ] = RECORD PER VOLUME 11930, PAGES 1591-1592 OPR

CURVE TABLE												
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	128.68'	50.00'	147°27'13"	S27°04'10"E	95.99'	C56	74.66'	125.00'	34°13'18"	S56°26'14"E	73.55'
C2	101.14'	125.00'	46°21'38"	N66°05'40"W	98.41'	C57	107.50'	275.00'	22°23'51"	S50°31'30"E	106.82'
C3	35.02'	75.00'	26°45'12"	N56°17'27"W	34.70'	C58	51.88'	325.00'	09°06'37"	S57°10'07"E	51.82'
C4	163.95'	275.00'	34°06'29"	N52°35'18"W	161.53'	C59	104.72'	275.00'	21°49'07"	S63°31'22"E	104.09'
C5	190.50'	225.00'	48°30'38"	N59°45'53"W	184.86'	C60	82.74'	125.00'	37°55'32"	S55°28'09"E	81.24'
C6	178.11'	275.00'	37°18'01"	N85°21'42"W	175.06'	C61	99.99'	175.00'	32°44'11"	S52°52'28"E	98.63'
C7	21.83'	225.00'	05°35'00"	N49°28'41"W	21.82'	C62	124.68'	425.00'	16°48'31"	S60°50'18"E	124.23'
C8	50.15'	25.00'	114°55'44"	S70°14'57"W	42.15'	C63	72.91'	375.00'	11°08'24"	S58°00'15"E	72.80'
C9	54.91'	125.00'	25°10'00"	S25°22'06"W	54.48'	C64	86.97'	275.00'	18°52'15"	S55°08'19"E	80.58'
C10	44.55'	75.00'	34°02'11"	S20°56'00"W	43.90'	C65	146.54'	225.00'	37°19'01"	S65°21'42"E	143.97'
C11	167.62'	150.00'	64°01'29"	S35°55'39"W	159.03'	C66					
C12	178.92'	225.00'	45°33'42"	N69°16'46"W	174.24'	C67					
C13	50.21'	175.00'	16°26'18"	N74°43'04"W	50.04'	C68	33.32'	25.00'	76°21'32"	N25°23'40"W	30.91'
C14	23.50'	225.00'	06°00'22"	N79°58'02"W	23.57'	C69	32.94'	75.00'	25°10'00"	S29°22'06"W	32.68'
C15	45.99'	75.00'	35°08'10"	S85°30'04"W	45.28'	C70	74.28'	125.00'	34°02'11"	S20°56'00"W	73.17'
C16	126.06'	125.00'	57°47'01"	S41°57'12"W	120.79'	C71	111.74'	100.00'	64°01'29"	S35°55'39"W	106.02'
C17	35.15'	175.00'	11°30'24"	S07°18'30"W	35.09'	C72	139.16'	175.00'	45°33'42"	N89°16'46"W	135.53'
C18	161.36'	175.00'	52°49'44"	S27°58'10"W	155.70'	C73	64.55'	225.00'	16°26'18"	N74°43'04"W	64.33'
C19	42.39'	125.00'	19°25'56"	S44°40'04"W	42.19'	C74	18.34'	175.00'	06°00'22"	N79°58'02"W	18.34'
C20	28.25'	175.00'	08°35'39"	S39°14'56"W	28.22'	C75	80.21'	125.00'	27°35'53"	S81°43'55"W	59.63'
C21	52.03'	175.00'	17°02'33"	S52°03'46"W	51.84'	C76	178.49'	175.00'	57°47'01"	S41°57'12"W	189.10'
C22	185.87'	220.00'	48°21'18"	N84°45'22"E	180.21'	C77	45.19'	225.00'	11°30'24"	S07°18'30"W	45.11'
C23	31.70'	25.00'	72°38'42"	S72°36'45"W	29.60'	C78	115.25'	125.00'	52°49'44"	S27°58'10"W	111.22'
C24	46.45'	75.00'	35°29'12"	S18°32'49"W	45.71'	C79	59.35'	175.00'	19°25'55"	S44°40'04"W	59.07'
C25	21.39'	125.00'	09°48'20"	S05°42'23"W	21.37'	C80	18.75'	125.00'	08°35'39"	S39°14'56"W	18.73'
C26	59.65'	125.00'	27°20'24"	S03°03'39"E	59.08'	C81	143.47'	175.00'	48°21'18"	S84°45'22"W	139.18'
C27	8.81'	125.00'	04°02'24"	N14°42'39"W	8.81'	C82	14.52'	25.00'	33°16'06"	S54°25'51"E	14.31'
C28	536.75'	94.00'	327°10'04"	S85°59'45"E	53.13'	C83	21.36'	15.00'	81°35'17"	S54°44'14"W	19.60'
C29	83.51'	175.00'	27°20'24"	N03°03'39"W	82.72'	C84	44.05'	25.00'	100°57'40"	N12°41'02"E	38.57'
C30	12.84'	25.00'	09°48'20"	N05°42'23"E	12.69'	C85	99.97'	50.00'	113°24'52"	N08°27'28"E	83.59'
C31	77.42'	125.00'	35°29'12"	N18°32'49"E	76.19'	C86	123.72'	175.00'	40°10'49"	N30°09'35"W	120.22'
C32	32.33'	25.00'	74°05'13"	N09°45'12"W	30.12'	C87	30.33'	125.00'	13°54'13"	N17°01'17"W	30.26'
C33	23.78'	15.00'	90°52'26"	N31°29'38"W	21.37'	C88	49.72'	75.00'	37°58'54"	N04°58'57"W	48.81'
C34	132.16'	75.00'	100°57'40"	N12°41'02"E	115.71'	C89	55.43'	75.00'	42°20'50"	N37°33'06"W	54.18'
C35	157.79'	225.00'	40°10'49"	N30°09'35"W	154.57'	C100	28.89'	75.00'	22°04'14"	N00°20'34"W	28.71'
C36	18.20'	75.00'	13°54'13"	N17°01'17"W	18.16'	C101	25.10'	125.00'	11°30'20"	N00°03'37"W	25.06'
C37	82.86'	125.00'	37°58'54"	N04°58'57"W	81.35'	C102	30.15'	125.00'	13°49'15"	N12°43'24"W	30.08'
C38	52.39'	125.00'	42°20'50"	N37°33'06"W	50.30'	C103	11.10'	75.00'	08°29'00"	N12°23'32"W	11.09'
C39	48.15'	125.00'	22°04'14"	N09°20'34"W	47.85'	C104	88.01'	175.00'	28°48'55"	N03°15'26"E	87.09'
C40	15.06'	75.00'	11°30'20"	N00°03'37"W	15.04'	C105	82.06'	175.00'	26°51'56"	N31°05'51"E	81.31'
C41	18.09'	75.00'	13°49'15"	N12°43'24"W	18.05'	C106	108.97'	125.00'	49°01'58"	N31°00'50"E	103.74'
C42	18.51'	125.00'	08°29'00"	N12°23'32"W	18.49'	C107	82.43'	175.00'	26°26'33"	N14°43'07"W	82.10'
C43	113.16'	225.00'	28°48'55"	N03°15'26"E	111.97'	C108	264.57'	250.00'	60°38'08"	N05°22'32"E	252.40'
C44	105.50'	225.00'	26°51'56"	N31°05'51"E	104.54'	C109	76.70'	55.00'	79°53'50"	N75°38'32"E	70.63'
C45	64.18'	75.00'	49°01'58"	N31°00'50"E	62.24'	C110	10.73'	75.00'	08°11'59"	S52°26'54"E	10.72'
C46	44.59'	125.00'	20°26'23"	N14°43'20"W	44.36'	C111	18.47'	125.00'	08°28'03"	S52°34'58"E	18.46'
C47	28.44'	200.00'	07°34'[illegible]"	N28°43'44"W	28.42'	C112	358.00'	525.00'	39°04'12"	S68°25'14"E	351.10'
C48	197.17'	145.00'	77°54'40"	N08°26'25"E	182.33'	C113	53.63'	100.00'	30°43'46"	S72°35'26"E	52.99'
C49	128.64'	105.00'	70°11'42"	N89°29'38"E	120.74'	C114	121.12'	125.00'	55°28'01"	S08°18'00"W	118.20'
C50	17.89'	125.00'	08°11'59"	S52°26'54"E	17.87'	C115	53.68'	75.00'	41°00'20"	S01°26'50"E	52.54'
C51	11.08'	75.00'	08°28'03"	S52°34'58"E	11.07'	C116	48.92'	125.00'	22°25'32"	S07°50'35"W	48.61'
C52	17.30'	125.00'	07°55'48"	S52°51'03"E	17.29'	C117	153.10'	125.00'	70°10'41"	S38°27'32"E	143.71'
C53	323.90'	475.00'	39°06'12"	S68°25'14"E	317.76'	C118	44.80'	75.00'	34°13'18"	S56°26'14"E	44.13'
C54	81.94'	150.00'	31°17'59"	S52°18'21"E	80.93'	C119	127.05'	325.00'	22°23'51"	S50°31'30"E	126.24'
C55	81.21'	125.00'	37°13'21"	N12°52'[illegible]"E	79.79'	C120	43.73'	275.00'	09°06'37"	S57°10'07"E	43.68'
C56	51.61'	75.00'	39°15'34"	N22°22'17"W	50.60'	C121	123.76'	325.00'	21°49'07"	S63°31'22"E	123.01'
C57	86.59'	125.00'	39°41'22"	N27°18'13"W	84.87'	C122	49.64'	75.00'	37°55'32"	S55°28'09"E	48.74'
C58	465.88'	94.00'	283°58'05"	N49°39'04"E	115.79'	C123	128.56'	225.00'	32°44'11"	S52°52'28"E	126.81'
C59	51.95'	75.00'	39°41'22"	S22°18'13"E	50.92'	C124	110.01'	375.00'	16°48'31"	S60°50'18"E	109.62'
C60	86.01'	125.00'	39°25'34"	S22°22'07"E	84.33'	C125	82.63'	425.00'	11°08'24"	S58°00'15"E	82.50'
C61	113.69'	125.00'	37°13'21"	S12°52'20"W	111.70'	C126					
C62	23.87'	75.00'	58°26'01"	S06°16'50"W	70.92'	C127	10.38'	75.00'	07°55'49"	S52°51'03"E	10.37'
C63	89.46'	125.00'	41°00'20"	S01°26'50"E	87.56'	C128	37.16'	125.00'	17°02'03"	S32°03'46"W	37.03'
C64	29.35'	75.00'	22°25'32"	S07°50'35"W	29.17'	C129	35.28'	25.00'	80°47'56"	N74°52'59"E	32.41'
C65	91.86'	75.00'	70°10'41"	S38°27'32"E	86.23'						

LEGEND

OPR OFFICIAL PUBLIC RECORD
◉ CALCULATED POINT
⊗ FOUND 1/2" IRON ROD WITH A YELLOW CAP
⊗ FOUND 1/2" IRON ROD
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "ROSIN JOHNSON" PLASTIC CAP
⊗ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊗ FOUND 1/2" IRON ROD WITH A YELLOW "RPLS 5578" PLASTIC CAP
⊕ SET CONCRETE NAIL
⊗ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
⊕ FOUND CONCRETE NAIL

SURVEYOR NOTES:
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).
2. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
3. COORDINATES SHOWN HEREON ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83). COORDINATES ARE IN GRID AND THE SURFACE FACTOR IS 1.00017.
3. SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLE.

REFERENCES:
1. VOLUME 11649, PAGES 2138-2162, OFFICIAL PUBLIC RECORD, BEXAR COUNTY
2. VOLUME 11649, PAGES 2193-2201, OFFICIAL PUBLIC RECORD, BEXAR COUNTY

STATE OF TEXAS
JEFF BOERNER
4939
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JEFFREY D. CARROLL
93625
LICENSED PROFESSIONAL ENGINEER

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, PARKS, EASEMENTS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

GIVEN 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 CLEARWATER RANCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ALTERNATIVE EXPERTISE AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

Z:\SURVEY\SURVEY PROJECTS\2010\10-4226 Clearwater Ranch Plat\PLAT\FINAL PLAT- NO.100266.dwg
Date: Apr 24, 2012, 12:06pm User ID: jarroll

MATKINHOOVER
ENGINEERING
& SURVEYING

September 22, 2010

City of San Antonio
Attn: Director of Planning and Development Services
1901 South Alamo
San Antonio, TX 78204

Re: Clear Water Ranch Subdivision
Plat No. 100266
Subdivision Variance Request

Dear Mr. Sanchez:

Our office has been hired by a group of existing landowners in an existing unplatted subdivision in northwest Bexar County within San Antonio ETJ. Our office has been tasked with resolving several issues within the development that are currently preventing the landowners from building on their property. Currently Bexar County is not issuing any septic permits for these tracts and without the septic permit CPS will not allow an electric service to be installed. Thus, no new construction can begin on these tracts of land.

The landowners began purchasing tracts from the original developer beginning in 2005. The original developer, who is no longer involved with the project, sold tracts of land greater than 10 acres by metes and bounds. The developer's surveyor prepared an ingress/egress easement and the developer built a private road within the easement to provide access to these tracts. However after the tracts were sold to individual land owners and the roads constructed the County became aware of the development and raised several concerns to land owners. The major items are as follows:

- No floodplain permit for private roads built within FEMA 100yr flood plain
- No right-of-way permit for private road driveway at intersection of Huntress Road
- A portion on the development was previously platted with Westbrook Four

Since our recent involvement with the project, we have been working closely with staff at the Bexar County Infrastructure services department to determine the proper solution to resolve the Counties concerns such that septic systems and electricity can be installed on the tracts. We have also met with City staff to discuss the vacate and replat requirement for this project

A plat application has been submitted to the City for the plat for this project which is vacating a portion of Westbrook Four plat while simultaneously platting an ingress/egress easement traversing the development. Our office is preparing construction drawings for the reconstruction of private roadway with drainage structures sized to accommodate a 100year rainfall event at the locations in which the private road crosses the FEMA floodplain. However, it is our clients desire to leave as much of the remaining private roadway intact. Our office performed a field survey of the existing roadway and prepared documents of the horizontal and vertical layout of the roads. Based upon this information a variance to the UDC would be required for the following sections:

35-506(d) – "k" Values and centerline radius
35-506(d)(3) – Grade
35-506(d)(6) – Cul-de-Sac Streets
35-506(d)(12) –Design Speed
35-506(j)(2) – Private Street Design Standards
35-506(l)(1) - Horizontal Curvature – Conventional Design
35-506(l)(3) - Horizontal Curvature – "Elbow" Configurations
35-506(p) – Pavement Standards
35-515(b)(3) – Block and Street Length

The original developer is no longer involved with the project and the current landowners are trying to resolve issues such that their property is buildable.

- The proposed variance will not be contrary to the spirit and intent of this code and the regulations from which the variance is requested and the proposed variance complies with all other applicable standards of subsection 35-432(e) to the extent practicable: and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is not the result of the applicant's own actions and that the applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare;
- Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

If you have questions, comments, or require additional information, please contact me at your first convenience.

Sincerely,

Matkin Hoover Engineering & Surveying
TBPE No. 4521

Jeffrey D. Carroll, P.E.
Vice President

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Clearwater Ranch
Address:	At the end of Huntress Lane, Mapsco Map 478/C-1
A/P #/PPR #/Plat#:	100266
AEVR #:	
AEVR Submittal Date:	September 22, 2010
AEVR Submitted by:	Jeff Carroll, P.E.
Issue:	Multiple. Can be summarized as improvements to existing substandard street network abandoned by a developer who subdivided 373.84 acres into 30 lots and constructed a road and drainage network without any engineered construction documents. NOTE: 3 lots are located outside of this plat under consideration.
Code Sections:	2009 Unified Development Code (UDC), Sections 35-506(d)(3) Cross Section and Construction Standards – Grade; 35-506(d)(6) Cross Section and Construction Standards – Cul-de-Sac Streets; 35-506(d)(9) Cross Section and Construction Standards – Substandard Existing Streets; 35-506(d)(12) Cross Section and Construction Standards – Design Speed; 35-506(e)(1) Connectivity – Connectivity Index for Internal Streets; 35-506(j)(2) – Private Street Design Standards; 35-506(l) Horizontal Curvature; 35-506(p) Pavement Standards; 35-506(t) Traffic Calming; and 35-515(b)(3), Block and Street Length
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Carroll's letter dated September 22, 2010. The development was originally started by Post Oak Development who had subdivided tracts of land and created an ingress/egress easement (i.e., an "other part" of the tract intended for the use of purchasers or owners of lots fronting on or adjacent to the "other part") which, by statute (Local Government Code, Chapter 232), required a subdivision plat to be approved by the City Planning Commission and the Bexar County Commissioners Court. The "easement" was constructed without any engineered design and without Floodplain Development Permits. The subdivision of several of the tracts also occurred within the limits of a previously recorded subdivision plat named West Brook Four, Volume 8800, Pages 116-117. Bexar County notified the developer in February 2006 of their need to plat and to obtain several permits such as Floodplain Development Permits for each crossing of the floodplain and a Right-of-Way permit to tie into an existing road (Huntress Lane). Several meetings occurred between the developer and the County with little or no action by the developer to resolve the issues and continued modifications within the floodplain without any permits from Bexar County. The

developer eventually defaulted on the property leaving the property owners to resolve the issues left behind by the developer. Many of the property owners were notified in March 2007 of the deficiencies within the development with a recommendation to have the homes equipped with fire suppression systems due to the steep grades, sharp turns, narrow streets, and lack of area for fire apparatus to turn around on an all-weather surface. A total of 73 lots will be accessing onto Huntress Lane. A restrictive covenant has been filed to prohibit further subdivision to the existing lots in Clearwater Ranch.

The following issues to be addressed are as follows:

a) Streets grades exceeding 10%;
b) Cul-de-Sac streets that were not constructed to a proper turn around radius;
c) Improvements to an existing substandard street;
d) Intersection sight distances, vertical k-values, horizontal obstruction offset values; and stopping sight distances not complying with the appropriate design speed;
e) Internal connectivity index for the street network – 1.0 versus 1.2 minimum;
f) Private street design criteria not being met;
g) Minimum horizontal curvature, tangent distances between combination curves, and elbow configurations not being met;
h) Pavement design standards were not addressed;
i) Traffic calming control devices not being provided; and
j) Street blocks lengths exceeding 1,200' and overall street length exceeding 3,000'.

As stated previously, the developer hired a contractor to construct streets and drains within this development without any engineered construction documents. Based upon the "as-built" documents prepared by the engineer, the above listed items were not complied with in the construction of the streets and will be addressed in the following paragraphs.

Issue a): Street grades exceeding 10%. Creek Run has three areas where the maximum street grade exceeds 10%. The most severe is a combination area where a 350' segment of 13.5% grade is immediately followed by 360' of 18.31% grade which is located within a "hairpin turn" area of the street. 16 of the 27 lots served by this road network are accessible by streets that have a grade of less than 10%. Creek Run will have traffic signage to warn drivers of the steep grades and sharp turns in the road. In addition, the property owners have been notified to have fire suppression systems installed in their homes due to delayed response times the fire department will experience in negotiating the road's vertical and horizontal alignment and an existing low water crossings outside of this development.

Issue b): Cul-de-Sacs with substandard turn around radii. Additional area has been provided for vehicular turnaround movements in the cul-de-sac areas. Due to the mostly rocky soil within the development, fire apparatus are able to turn around in these areas.

Issues c) and f): Improvements to substandard streets/private street design not being met. There is approximately 12,500 linear feet of road within this development. The paved roadway width is approximately 21' with a ribbon curb of approximately 12"-18" width with an inadequate thickness of 2" - 4". In 2007, the residents coordinated with the Grey Forest Volunteer Fire Department to drive the streets to find out if the fire apparatus could negotiate the streets. The fire apparatus was able to drive through the subdivision at that time; however, the section of Creek Run with the most severe

grades was not constructed at that time. A low water crossing on Running Creek was present at that time, but has since been removed due to severe damage due to flooding. The low water crossing will be barricaded off since the cost to construct a crossing to pass the 1% chance of flooding or withstand water crossing the road would be cost prohibitive. Instead, two other areas where the floodplain crosses the roadway are being upgraded to pass the 1% chance of flooding allowing for all lots to have an access route that will not be subjected to flooding within the development.

Items e), g), i) and j): Connectivity, horizontal alignment, traffic calming, and street blocks and lengths. The connectivity ratio for this development is 1.0 due to barricades being constructed on Running Creek. The barricades are a result of floodplain crossing the alignment of Running Creek where the floodplain rises to a depth of approximately 15' and would require the construction of a 300' bridge due to the volume and velocity of the water crossing at this point. As stated above, the previous developer/contractor had constructed a low water crossing that was washed out within the first year which resulted in the connectivity ratio being lowered from 1.2 to 1.0. The vertical and horizontal alignment of the streets follows the existing topography in order to preserve the existing vegetation. Traffic calming is somewhat being met due to the horizontal curve alignment and treed medians which are functioning similar to that of a traffic circle by deflecting traffic from a straight run of roadway. Due to the lot size and layout and topography of the development, the layout of the streets for block length and overall street length would most likely not be able to comply with the UDC. The maximum block length is approximately 4,800 feet and maximum street length is 4,800 ft.

Item d) Design Speed. Due to the horizontal and vertical alignment of the road network the design speed to determine clear vision easements, intersection sight distance, horizontal obstruction offset distances, stopping sight distances, and vertical k-values was based on the most reasonable speed expected by using criteria established by the American Association of State Highway Officials (AASHTO) for the existing road network.

Item h) Pavement design criteria not being met. The existing streets where constructed without an engineering design. Where the sections of road have been washed out, it was observed that the existing pavement section (approximately 1" Hot Mixed Asphaltic Concrete (HMAC) Type D over 4" Flexible Aggregate Base Course (ABC) does not comply with the minimum pavement section required under the UDC which is 1½" HMAC Type D over 6" ABC. However, the existing subgrade is a rock material and the expected Equivalent Single Axial Loading (EASL) for these streets (65,000) will be below the minimum 100,000 ESALs required under the UDC.

The Variance request was evaluated for the criteria listed under 35-483(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The UDC allows for lots to front on an irrevocable ingress/egress easement. The street within the easement should be built to private street standards; however, since the property owners were notified of the deficiencies of the road network prior to constructing homes with the recommendation to equip the homes with a fire suppression system emergency response times will be lengthened due the challenges of the street network. The property owners also had the local volunteer fire department to drive a piece of fire apparatus through the development to ensure they could reach all the lots off the ingress/egress easement. Additionally, two of the easement crossings over the floodplain are being designed and will be constructed to pass the 1% chance of flood event to ensure that all lots owners will be able to access land that is out of the floodplain. This part of the ingress/egress easement serves a total of 26 tracts and is

located behind a gate. Streets will primarily be travelled by the residents and their invited guests. Since all tracts are larger than 10 acres, the density will be low. Additionally, the roads within the subdivision do not connect or contribute to the connectivity of other developments or undeveloped property.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken all practicable measures to minimize adverse impacts within the limits of the development. The applicant will be constructing two crossings over the floodplain that will be capable of passing the 1% chance of flooding. Additionally, the property owners have acknowledged they will have fire suppression systems installed in their homes. Additional traffic signage has been provided warning drivers of the appropriate speed, steep grades and sharp turns in the road network.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The development is located behind gates at the end of a street that is a fair distance away from any heavily travelled roadway. The property owners were taken advantage of by the developer and are trying to salvage what is left of their investment. With the proposed improvements to the existing substandard road network, the establishment of the floodplain boundaries through a detailed engineered study, and the addition of fire suppression systems, the public's interest outweighs the public interest of the particular regulations.

4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

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

RECOMENDATION: Approval of Variance

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

5/18/12
Date

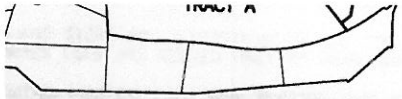
I have reviewed the AEVR Analysis and concur with the recommendation.

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

5/21/2012
Date

John Jacks
Assistant Director
City of San Antonio Development Services Department

5-22-12
Date



THROUGH A VACATING DECLARATION

IS PLAT HAD BEEN PREVIOUSLY PLATTED AND IS
ISION TRACT B AND TRACT C WHICH IS RECORDED IN
AND PLAT RECORDS, AND WAS VACATED THROUGH A
DED ON THE SAME DATE AS THIS SUBDIVISION PLAT.

RTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT
EMOVE ANY COVENANTS OR RESTRICTIONS.

THIS THE ____ DAY OF _____, 20__.

ATE OF TEXAS

YELLOW CAP

YELLOW "ROSIN JOHNSON" PLASTIC CAP
RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
YELLOW "RPLS 5578" PLASTIC CAP

"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE,

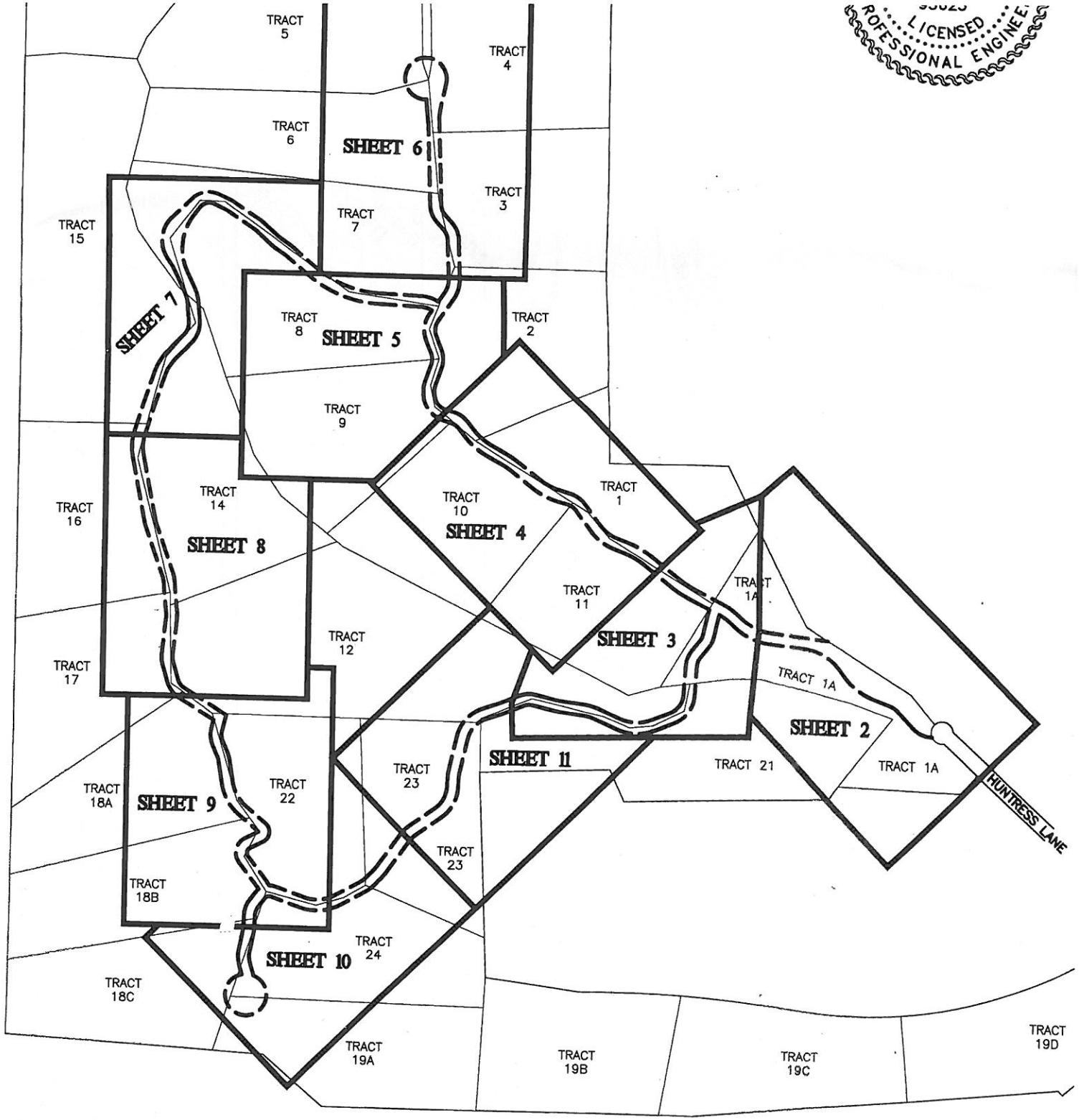
E APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO
ES.
ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
13). COORDINATES ARE IN GRID AND THE SURFACE

CURVE TABLE.

OFFICIAL PUBLIC RECORD, BEXAR COUNTY
OFFICIAL PUBLIC RECORD, BEXAR COUNTY

OVE PLAT CONFORMS TO THE MINIMUM
TEXAS BOARD OF PROFESSIONAL LAND
CTUAL SURVEY MADE ON THE GROUND.

SURVEYOR



TOUTANT BEAUREGARD
WILD SAGE
COLTSFOOT
STAR MICA
BUFFALO CLOVER
ARKANSAS BLUE
CALIZA
HUNTRESS

Rudy Muñoz, Planner
Land Entitlements Section
Development Services Department
City of San Antonio
Office: (210) 207-5014

1 June 2012

RE: Response to comments from Mr. James Cannizzo, Camp Bullis 5 mile zone

Dear Mr. Munoz,

Thank you for the opportunity to respond to Mr. Cannizzo's comments concerning plat # 100266, Clear Water Ranch. I can appreciate the passion he has for his job much the same passion I have had on this project the past 4 years. My number 1 stated goal has been to comply with local, state, and federal rules and regulations regarding this development, unlike the developer who started this project and abandoned us 4 years ago. I have repeatedly received compliments from County engineers and City staff members and the Regional Field Supervisor from USFWS in Austin on my commitment of following the rules.

It appears that Mr. Cannizzo is not aware of the fact that the streets in question on this plat were built 4 years ago by the original developer. The action we are taking is merely to properly re-plat the streets in an appropriate and legal manner. **This action DOES NOT impact a Warbler, Tree, branch, bush, or native creature in Clear Water Ranch.** This action ONLY creates a legal method of showing existing streets, property lines, and easements. Nothing at all has changed regarding habitat because of this paperwork exercise.

I have fully complied with every County, FEMA, USFWS, CPS, US Postal Service, and city requirement to prepare and present this plat for approval. I have also paid every fee in full along the way.

Clear Water Ranch land composition:

Unlike many of the sub divisions around the area, Clear Water Ranch is intended to be a country rural setting consisting of 26 total lots on 374 acres. Each lot ranges in size from 11.25 acres to 20. Our restrictions prohibit sub dividing the existing lots, so increased density will not be an issue. Most of our lots are equal to or greater then existing lots along Huntress Lane. With Leon creek running through the middle of the property as well as springs, and 2 watering tanks, wildlife is abundant throughout the property. Wild hogs, turkey, deer, fox, snakes, multiple birds, raccoons, and possums roam the entire property freely. More then half the lots provide supplemental feeding to encourage animal development as well as provide shelter.

Future Construction:

At some point in the future, we will require some on-site construction of a bridge over Leon Creek, 1 small drain culvert over a side tributary, and refurbishment of a roadway. We fully understand that **BEFORE** that work can be started, we must go back through the FEMA, Fish and Wildlife, the Army Corps of Engineers, the city, and county for approval. In addition, we will have to conduct more detailed and

specific studies appropriate for the Warbler in the specific construction areas to fully understand the potential impact of our actions of the project.. We anticipate mitigation plan development might be required dependent on the outcome of the study.

In summary, this plat request is a paperwork exercise to legally identify an existing roadway that was installed 4 years ago, but never properly recorded. The roadway was built without proper easements or being legally recorded. Secondly, if physical bridge or road construction occurs in the future, we fully acknowledge that we have to re-accomplish habitat study and warbler mating/presence study as part of the approval process.

Regards,

Charles J. Anderson

United States Department of the Interior

FISH AND WILDLIFE SERVICE
10711 Burnet Road, Suite 200
Austin, Texas 78758
512 490-0057
FAX 490-0974

OCT 07 2011

Charles Anderson
Clearwater Ranch Homeowners Association
23039 Central Prairie
San Antonio, TX 78255

Jeffrey Carroll
Matkin Hoover Engineering and Surveying
8 Spencer Road, Suite 100
Boerne, TX 78006

John Langan
Professional Services Industries, Inc.
3 Burwood Lane
San Antonio, TX 78216

Consultation No. 21450-2011-I-0247

Dear Sirs:

The purposes of this letter are to: (1) request additional information for the U.S. Fish and Wildlife Service's (Service) review of the proposed replacement of two low-water crossings over Leon Creek in northwestern Bexar County, and (2) recommend coverage of project-related impacts using provisions of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act). The initial contact was made with the Service apparently due to guidance from the Federal Emergency Management Agency (FEMA) on federally listed threatened and endangered species. Since the project involves work in and near Leon Creek, the U.S. Army Corps of Engineers (Corps) is considering authorization under section 404 of the Clean Water Act.

Description of the Project

By electronic-mail (e-mail) dated July 5, 2011, we received a request from Mr. Langan to review a two mile road involving a 50-foot wide roadway easement, and an associated 2010 presence – absence survey for the endangered golden-cheeked warbler (*Dendroica chrysoparia*)(GCWA) by Ms. Susan Courage. Subsequently, Mr. Carroll, by e-mail dated July 14, 2011, to Mr. Langan stated the Clearwater Ranch is an unplatted rural subdivision of 26 tracts and the road is a private ingress/egress easement to enable Clearwater Ranch resident's access to their property. Mr. Carroll stated the current project involves converting two low-water crossings to bridges with box culverts. We received a letter dated July 26, 2011, from Mr. Carroll stating the crossing improvements qualify for a Nationwide Permit 14 from the Corps.

TAKE PRIDE IN AMERICA

GCWA Habitat Delineation and Survey

We have received two documents by Ms. Courage: (1) a December 11, 2010, assessment of GCWA habitat for Clearwater Ranch, and (2) a May 23, 2011, report summarizing GCWA presence/absence surveys conducted April 3 – 30, 2011.

With respect to the delineation of GCWA habitat on the property, the Service does not concur with the GCWA habitat delineation shown in Attachment D, also labeled Figure 4, included in a letter to Mr. Anderson from Mr. Langan, dated May 23, 2011 (Enclosure). Texas Parks and Wildlife Department (TPWD) Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes define habitat as areas with tree canopy ranging from 35 to 100 percent with a certain species composition. A significant portion of the area to the north and east of the dashed yellow line in Figure 4 appears to have tree canopy exceeding 35 percent. We recommend a presence-absence survey for the previously unsurveyed areas of the property.

In 2011, Ms. Courage surveyed a portion of the Clearwater Ranch property (based on the 2010 habitat delineation) and identified nine male GCWAs. The surveys indicate that GCWAs occur near crossing B (Survey No. 3, Point 8). Therefore, in the area surveyed, GCWA habitat is occupied habitat.

Endangered Species Act Process

Section 9 of the Act and Federal regulations pursuant to the Act prohibit the take of endangered and threatened species. However, take of federally listed species incidental to an otherwise lawful activity may be authorized through formal consultation under section 7(a)(2) of the Act, whenever a Federal agency is involved. In this case, if an authorization is needed from the Corps for the bridge project and the Corps determines that the project may adversely affect GCWAs, the project and its impacts would need to be documented in a biological assessment and the Corps and Service would formally consult on the section 404 authorization for the bridge before the Corps issues its permit. The scope of the consultation will be determined by the Corps and the project description provided in the biological assessment.

Alternatively, where there is no Federal agency involvement, a person may seek an incidental take permit under section 10(a)(1)(B) of the Act upon completion of a satisfactory habitat conservation plan (HCP) for listed species.

For more information regarding formal consultation, please see the Endangered Species Consultation Handbook: www.fws.gov/endangered/consultations/ s7hndbk/s7hndbk.htm. For more information on HCPs, please see www.fws.gov/endangered/hcp.

Golden-cheeked Warbler Biology and Impacts

Clearing woody vegetation in GCWA habitat degrades the habitat and may harm golden-cheeked warblers by eliminating habitat to such an extent as to significantly disrupt their normal behavioral patterns. Eliminating or degrading habitat by removing trees may reduce the ability of the golden-cheeked warbler to feed, breed, and shelter in this area. The riparian woodland habitat (on both sides of Leon Creek) associated with the crossing B area appear to have the characteristics of GCWA habitat.

We understand that the construction of the new bridge(s) is proposed to occur outside the golden-cheeked warbler breeding season. Patrick Connor, a biologist in our office, sent an e-mail on September 2, 2011, to Mr. Carroll requesting information on the potential for the project to affect GCWA habitat (woody vegetation) particularly at crossing B (the upstream crossing). That e-mail indicated that golden-cheeked warblers were associated with the woody vegetation near crossing B and we requested a figure detailing the project with trees shown in small scale.

Questions and Recommendations

We understand that Bexar County will not approve on-site wastewater systems for residential development of Clearwater Ranch until the Leon Creek crossings are improved. We request additional information with respect to: (1) the direct effects of constructing the new bridge will have on GCWA habitat, and (2) any indirect effects on GCWA habitat that may result from construction of the new bridge (such as permitting of on-site wastewater systems and residential development in GCWA habitat). Development of areas supporting golden-cheeked warblers elsewhere in Clearwater Ranch (i.e., not at the Leon Creek bridges) may require authorization for taking GCWAs under the Act.

We are available to meet and discuss the project as well as options to comply with the Act. If you have any questions, please contact Tanya Sommer at (512) 490-0057 ext. 222.

Sincerely,

/s/

Adam Zerrenner
Supervisor

cc with enclosure: Stephen Brooks, Corps, Fort Worth, TX
Gary Zimmerer, FEMA, Denton, TX

Enclosure 1.

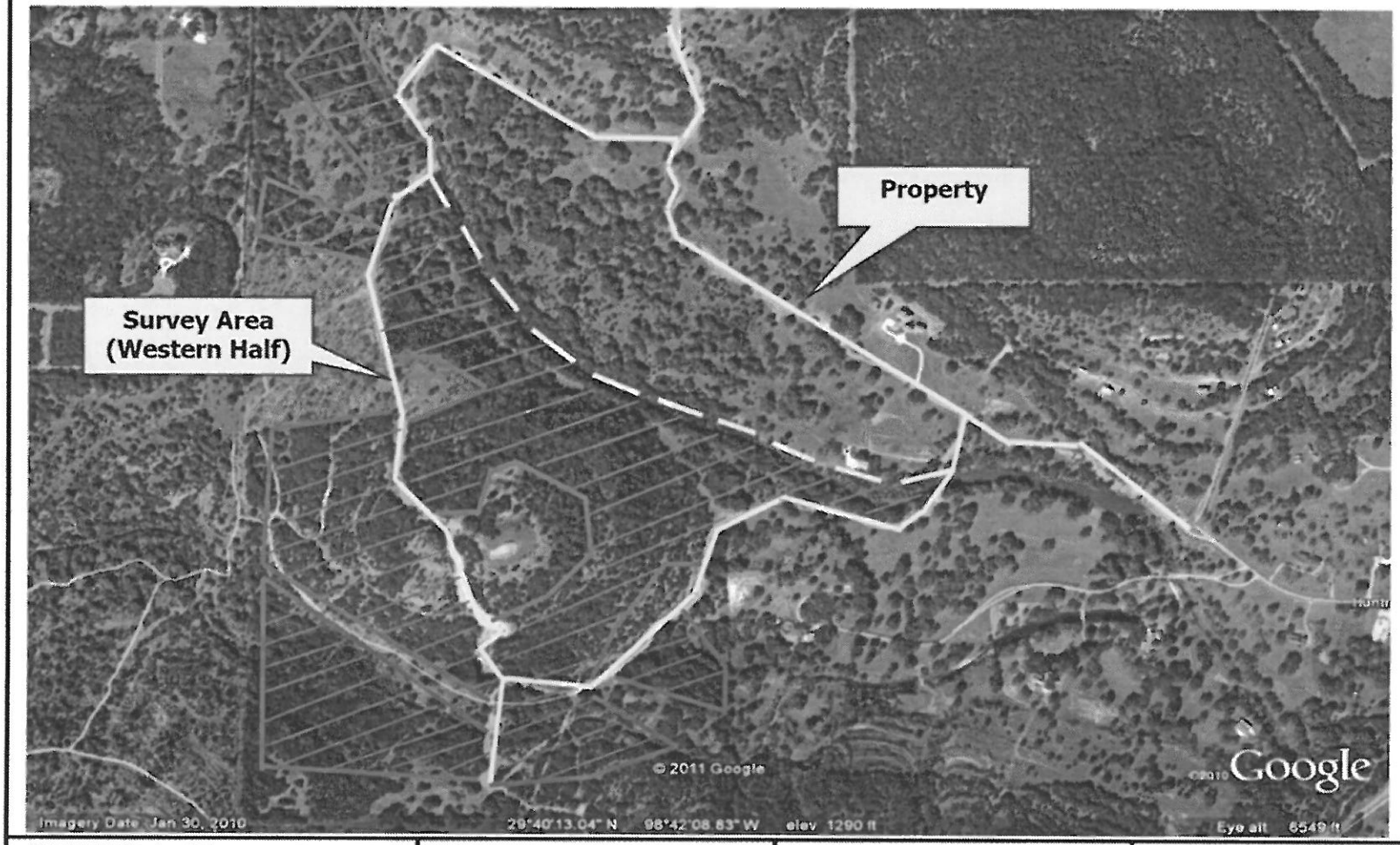


FIGURE 4 – MAP OF GOLDEN-CHEEKED WARBLER HABITAT	N	Legend	
Clear Water Ranch Huntress Lane Bexar County, Texas		Indicates areas found to contain Golden-cheeked warbler habitat.	Drawing Not To Scale.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
10711 Burnet Road, Suite 200
Austin, Texas 78758
512 490-0057
FAX 490-0974

OCT 14 2011

Charles Anderson
Clearwater Ranch Homeowners Association
23039 Central Priaire
San Antonio, TX 78255

Jeffrey Carroll
Matkin Hoover Engineering and Surveying
8 Spener Road, Suite 100
Borerne, TX 78006

John Langan
Professional Services Industries, Inc.
3 Burwood Lane
San Antonio, TX 78216

Consultation No. 21450-2011-I-0247

Dear Mr. Anderson,

This is a supplement to our letter dated October 7, 2011 letter, regarding the proposed Clearwater Ranch Subdivision. In a phone conversation with Tanya Sommer on October 5, 2011, and your email on October 6, 2011, you provided additional clarification concerning your request for technical assistance with the U.S. Fish and Wildlife Service (Service). We now understand that the proposed Clearwater Ranch Subdivision has requested a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) for future development in the flood plain. The FEMA has requested documentation of your coordination with the Service and your CLOMR application to FEMA is due to expire. Furthermore, there are no plans to construct residences, commercial development, roads, bridges or any other infrastructure at this time. No permit applications have been submitted to the US Army Corps of Engineers for permits to construct in waters of the United States. Therefore, the CLOMR will have no effect on threatened or endangered species listed under the Endangered Species Act (Act).

As discussed with Ms. Sommer, you previously hired a consultant to perform a habitat assessment and to conduct surveys for the protected golden-cheeked warbler. The results of those studies indicate that habitat is present and is utilized by golden-cheeked warblers possibly throughout the proposed subdivision. As such, any future development will require consultation with the Service under section 10(a)(1)(b) of the Act. The Southern Edwards Plateau Habitat Conservation Plan may be available to you through Bexar County in the future, or you may apply for an individual permit from the Service. In the interim, we suggest that you to continue to conduct protocol surveys during the breeding season in preparation for future permit application(s). The data collected will show the presence or absence of golden-cheeked warblers and will be valuable to you and to the Service at such time when you apply for a permit(s).

TAKE PRIDE® IN AMERICA

Finally, I wish to thank you for your commitment to compliance with the Act and your outreach efforts with other landowners in your area. If you have any questions please contact Tanya Sommer at 512-490-0057, ext. 222.

Sincerely,

Adam Zerrenner
Field Supervisor

cc: Gary Zimmerer, FEMA, Denton, TX

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 22 June 13, 2012

AMOROSA, PHASE 1 (ENCLAVE) MAJOR PLAT 110361
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 E-4
OWNER: Forestar (USA) Real Estate Group, c/o John K. Pierret
ENGINEER: Pape-Dawson Engineers, c/o Cara C. Tackett, P.E.
CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Date filed with Planning Commission: Incomplete

Location: East side of TPC Parkway, north of Evans Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 452, Evans Road Tract, accepted on January 20, 1995

Proposed Use: Residential

Major Thoroughfare: TPC Parkway, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **19.96**-acre tract of land that will consist of thirty eight **(38)** single-family lots, three **(3)** non-single family lots, and two thousand seventeen **(2,017)** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Pending

PLAT NUMBER 110361

SUBDIVISION PLAT OF AMOROSA, PHASE 1 (ENCLAVE)

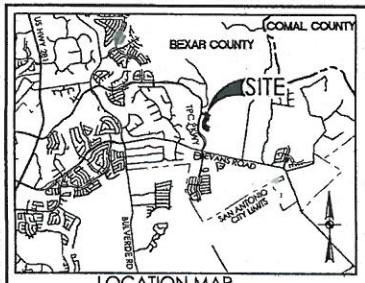
A 19.96 ACRE TRACT OF LAND ESTABLISHING LOTS 1 THROUGH 30 AND LOT 901 BLOCK 21, LOTS 1 THROUGH 8 AND LOTS 901 THROUGH 902 BLOCK 22 OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911.

SCALE: 1"= 100'

0' 100' 200' 300'

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

DATE OF PRINT: May 18, 2012



LOCATION MAP
MAPSCO MAP GRID: 484 E4
NOT-TO-SCALE

LEGEND

- BLK BLOCK
- CB COUNTY BLOCK
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- EASMT EASEMENT
- FFE FINISHED FLOOR ELEVATION
- GB GREENBELT
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS [OFFICIAL PUBLIC RECORDS OF REAL PROPERTY] OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- RB RADIAL BEARING
- ROW RIGHT-OF-WAY
- VOL VOLUME
- 1234.56 FINISHED FLOOR ELEVATION
- ▼ ZERO LOT LINE
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT
- (7) VARIABLE WIDTH DRAINAGE EASEMENT
- (9) 16' SANITARY SEWER EASEMENT
- (11) 20' BUILDING SETBACK LINE
- (12) VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET. [OFF LOT 0.057 Ac.]
- (13) 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (1) 20' WATER EASEMENT (VOL 9575, PG 197-203, DPR)
- (2) 16' SANITARY SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
- (3) VARIABLE WITH DRAINAGE EASEMENT A (VOL 13031, PG 164-237, OPR)
- (4) SANITARY CONTROL EASEMENT (VOL 9544, PG 1831-1835, OPR)

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.

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.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AMOROSA, PHASE 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE AMOROSA, PHASE 1 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 21; LOT 901, BLOCK 22; LOT 902, BLOCK 22

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0145G, DATED NOVEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THIS 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.

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 ON THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

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 VERSIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

OPEN SPACE NOTE:
LOT 901 AND 902 BLOCK 22, CB 4900 AND 901 BLOCK 21, CB 4900 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT.

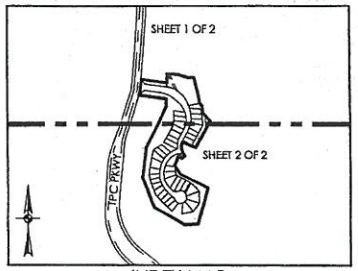
FINISHED FLOOR-FOR FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. TO INCLUDE BUT NOT LIMITED TO: BLOCK 21 LOTS 1-20.

CURVE TABLE

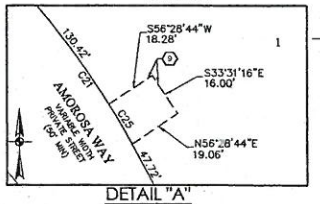
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	179.00'	56°07'13"	S10°03'40"E	168.40'	175.33'
C2	179.00'	14°02'35"	S31°05'59"E	43.75'	43.87'
C3	229.00'	14°02'35"	S31°05'59"E	55.99'	56.13'
C4	770.00'	9°42'39"	N09°28'50"E	130.35'	130.51'
C5	209.00'	12°53'56"	N76°08'57"W	46.95'	47.05'
C6	314.00'	34°14'16"	N10°46'03"E	184.85'	187.63'
C7	179.00'	51°57'52"	S01°54'15"W	156.84'	162.34'
C8	14.00'	86°17'12"	N87°13'17"W	19.15'	21.08'
C9	250.00'	121°06'35"	S09°04'49"W	435.41'	528.44'
C10	69.00'	62°40'30"	S82°48'43"E	71.77'	75.48'
C11	71.00'	273°40'07"	N22°41'05"E	97.14'	339.13'
C12	69.00'	39°08'23"	N40°03'03"W	46.22'	47.13'
C13	300.00'	130°38'19"	S05°41'55"W	545.19'	684.02'
C14	14.00'	76°33'33"	N32°44'19"E	17.35'	18.71'
C15	229.00'	33°25'39"	S11°10'22"W	131.72'	133.60'
C16	864.00'	09°29'12"	N51°22'52"W	109.81'	109.94'
C17	300.00'	21°48'29"	N71°41'40"W	113.50'	114.19'
C18	172.00'	10°06'04"	S22°50'09"W	30.28'	30.32'
C19	361.00'	05°09'36"	N19°19'22"W	32.50'	32.51'
C20	361.00'	30°49'00"	N37°18'41"W	191.83'	194.17'
C21	361.00'	46°22'06"	N29°32'08"W	284.24'	292.15'
C22	315.00'	16°24'45"	N61°29'37"W	89.92'	90.23'
C23	223.00'	04°39'58"	N58°27'27"W	18.16'	18.16'
C24	236.00'	74°31'27"	N09°22'33"W	285.78'	306.96'
C25	361.00'	02°32'33"	N30°44'55"W	16.02'	16.02'
C26	315.00'	03°38'18"	N61°51'53"W	20.00'	20.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N85°32'40"E	60.70'
L2	S51°52'44"W	50.00'
L3	N04°37'31"E	53.60'
L4	N02°00'38"E	81.28'
L5	N60°47'26"W	17.48'
L6	S40°44'35"E	35.99'
L7	S05°30'07"E	77.79'
L8	N21°55'40"W	15.74'
L9	S62°06'49"E	7.00'
L10	S03°06'01"E	52.72'
L11	N02°00'38"E	52.07'
L12	S07°42'45"W	57.97'
L13	S10°02'16"W	44.25'
L14	N02°19'12"E	2.75'
L15	N28°08'07"E	2.68'
L16	S28°08'07"W	12.53'
L17	S00°01'55"E	55.19'
L18	S06°51'11"W	68.52'
L19	S15°49'27"E	54.59'



INDEX MAP
SCALE: 1"= 1000'



DETAIL "A"
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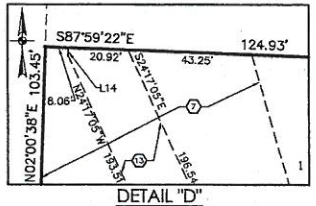

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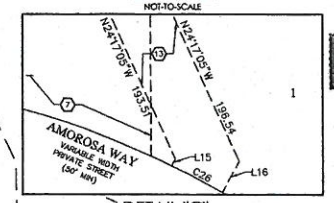


DETAIL "C"
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF May 18 A.D. 2012

RICHARD OLIVAREZ
MY COMMISSION EXPIRES
October 18, 2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

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

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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, REPAIRING, INSPECTING, PATROLLING, AND EXECUTING POLES, HANGING OF SUSPEND WIRES, CABLES, CONDUCTS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-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 DECLARED 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 DISCLOSED HEREON.

IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
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

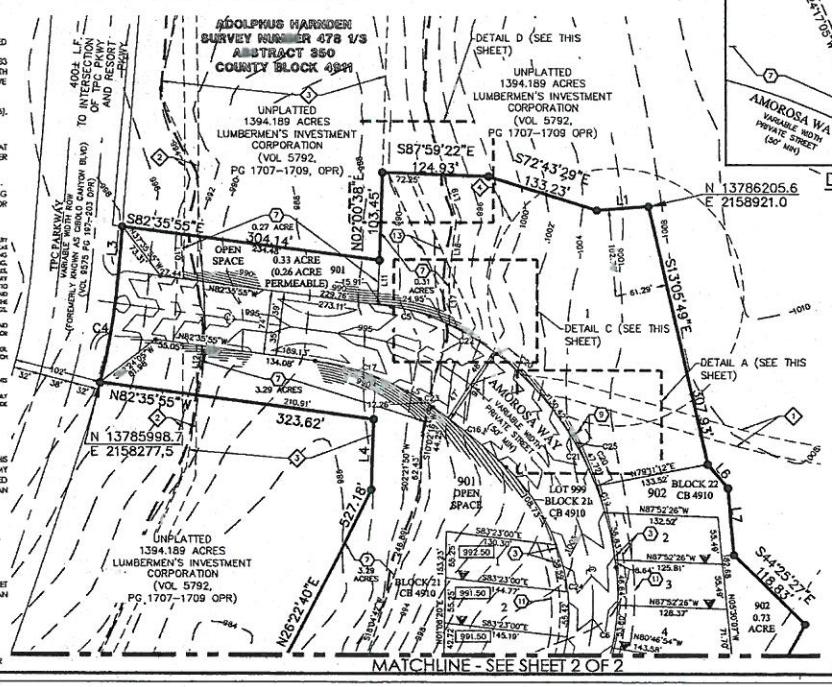
STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR



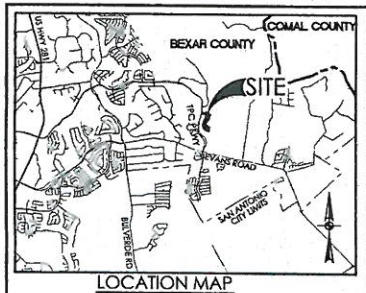
MATCHLINE - SEE SHEET 2 OF 2

SHEET 1 OF 2

AMOROSA, PHASE 1 (ENCLAVE)

Civil Job No. 7838-10; Survey Job No. 6203-00

RECEIVED 12 MAY 30 PM 3:40



LOCATION MAP

MAPSCO MAP GRID: 484 E4
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	RBI	RADIAL BEARING
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
ESMT	EASEMENT	1234.56	FINISHED FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION	▼	ZERO LOT LINE
GB	GREENBELT		
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
—1140—	EXISTING CONTOURS		
—1140—	PROPOSED CONTOURS		
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	20' WATER EASEMENT (VOL 9575, PG 197-203, DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	2	16' SANITARY SEWER EASEMENT (VOL 9575, PG 197-203, DPR)
7	VARIABLE WIDTH DRAINAGE EASEMENT	3	VARIABLE WITH DRAINAGE EASEMENT A (VOL 13031, PG 164-237, OPR)
9	16' SANITARY SEWER EASEMENT	4	SANITARY CONTROL EASEMENT (VOL 9544, PG 1831-1835, OPR)
11	20' BUILDING SETBACK LINE		
12	VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT (PERMEABLE) TO EXPIRE UPON INCORPORATION OF PLATTED STREET. (OFF LOT 0.057 AC.)		

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.

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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AMOROSA, PHASE 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE AMOROSA, PHASE 1 HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 21; LOT 901, BLOCK 22; LOT 902, BLOCK 22

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0145G , DATED NOVEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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.

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 ON THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

AQUIFER NOTE:

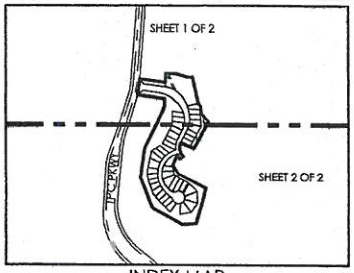
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH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

OPEN SPACE NOTE:

LOT 901 AND 902 BLOCK 22, CB 4900 AND 901 BLOCK 21, CB 4900 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. TO INCLUDE BUT NOT LIMITED TO: BLOCK 21 LOTS 1-20.



INDEX MAP

SCALE: 1"= 1000'

PLAT NUMBER 110361

SUBDIVISION PLAT OF AMOROSA, PHASE 1 (ENCLAVE)

A 19.96 ACRE TRACT OF LAND ESTABLISHING LOTS 1 THROUGH 30 AND LOT 901 BLOCK 21, LOTS 1 THROUGH 8 AND LOTS 901 THROUGH 902 BLOCK 22 OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911.

SCALE: 1"= 100'

0' 100' 200' 300'

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

DATE OF PRINT: May 18, 2012

DETAIL "B"

NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF MAY 16, A.D. 2012.

RICHARD OLIVAREZ
MY COMMISSION EXPIRES
October 18, 2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

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

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

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

BY: _____
CHAIRMAN

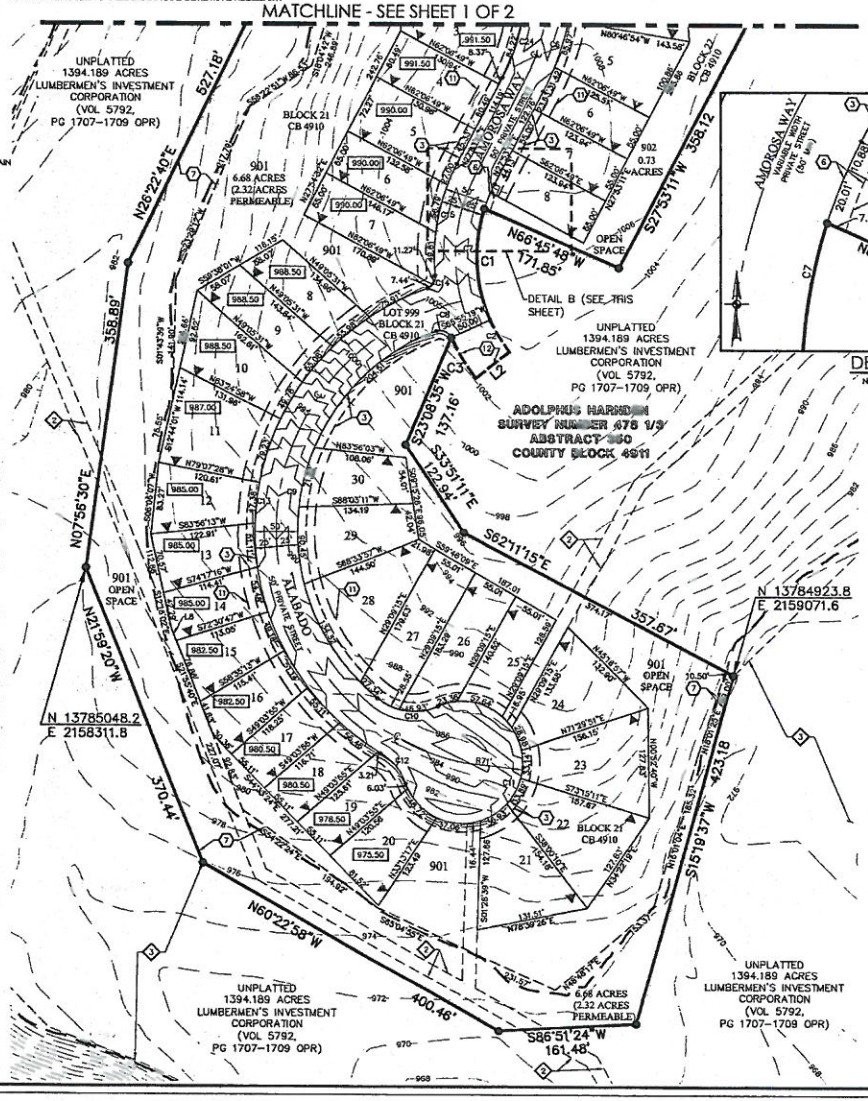
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



SHEET 2 OF 2

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 THE PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "STREET EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONEMENT 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 CAUSED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, REVOKE 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 DISCUSSED HEREON.
4. OFFSTREET 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. 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 WHOLE 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
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
6402
PROFESSIONAL
LAND SURVEYOR

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

RECEIVED

AMOROSA, PHASE 1 [ECLAVE]

Civil Job No. 7838-10; Survey Job No.6203-00

Rev. 4/18/2012 Rev. 5/18/2012
File: P:\7838\10\Survey\Plat\7838-10.dwg

San Antonio Water System

October 18, 2011

Mr. Jason Diamond, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1109007 - Request for review of **Amorosa, Phase 1 (Enclave) Subdivision, Plat No. 110361** located on the eastside of TPC Parkway and 800 feet north of Evans Road

Dear Mr. Diamond:

On September 30, 2011, 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 residential and consists of 19.960 acres located entirely within the EARZ. No significant features were observed. The eastern portion of the property lies within the 100-year floodplain preservation area.

The proposed development is located within the COSA Non-Annexation Agreement for the Cibolo Canyons Development and is governed by the entire Cibolo Canyons Non-Annexation area staying at/or below an overall 15 percent impervious cover. Should any documentation become available that would alter this Non-Annexation Agreement, the documentation may be submitted to the San Antonio Water System for review and possible Category determination.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated June 26, 2002. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Amorosa, Phase 1 (Enclave) Subdivision, Plat No. 110361.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

Item 23
been pulled

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 24 June 13, 2012

FALLBROOK UNIT 1 ENCLAVE — MAJOR PLAT — 120214
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 D-5
OWNER: Continental Homes of Texas, LP., c/o Christopher M. Lindhorst, Agent
ENGINEER: Pape-Dawson Engineers Inc., c/o Shauna Weaver, P.E.
CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: Incomplete

Location: East of the intersection of Old Frederiscksburg Road and Woodland Green

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 002-12, Fallbrook, accepted on May 22, 2012

Proposed Use: Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **31.58**-acre tract of land that will consist of seventy-two **(72)** single-family lots, ten **(10)** non-single family lots and four thousand three hundred eighty-five **(4,385)** liner feet of private streets.

DISCUSSION:

The Development Services Department and Bexar County has cited: Section 35-506(e)(7) of the UDC, Connectivity – Secondary Access. The applicant has submitted a request for an Administrative Exception to the requirement.

The Development Services Director and Bexar County has granted the administrative exception as indicated in the attached report.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project

and the Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin;

The applicant acknowledged receiving the Military's letter and the Military's concerns have been met.

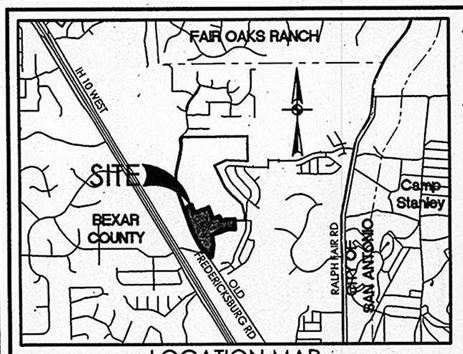
STAFF RECOMMENDATION:

Pending

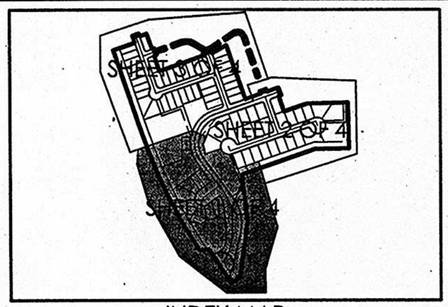
PLAT NUMBER 120214

SUBDIVISION PLAT OF FALLBROOK UNIT 1 ENCLAVE

A 31.58 ACRE TRACT OF LAND ESTABLISHING LOTS 1-9, 901, 902, 999 BLOCK 11, LOTS 1-20, 901, 902 BLOCK 12, LOTS 1-28, 901, 902 BLOCK 13, LOTS 1-9 BLOCK 14, LOTS 1-8, 19 BLOCK 15, OUT OF A 172.29 ACRE TRACT, CONVEYED TO RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH BY INSTRUMENT RECORDED IN VOLUME 3405, PAGES 183-188 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 447D5
NOT-TO-SCALE



INDEX MAP
MAPSCO MAP GRID: 447D5
NOT-TO-SCALE

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

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

DATE OF PRINT: June 8, 2012

LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
"	REPETITIVE BEARING AND/OR DISTANCE
○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
VAR WID	VARIABLE WIDTH

--- 1140 --- EXISTING CONTOURS
——1140—— PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

(1) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(9) 16' SANITARY SEWER EASEMENT
(11) 20' BUILDING SETBACK
(12) 10' BUILDING SETBACK
(13) VARIABLE WIDTH DRAINAGE AND SEWER EASEMENT
(14) 19' OFF-LOT DRAINAGE CHANNEL EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.459 OF AN ACRE)
(15) ENTIRE 50'x20' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET
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(17) 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(18) 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(1) 10-FOOT TELEPHONE EASEMENT (VOL. 2769, PG. 796 OPR)
(2) 20-FOOT WATER EASEMENT (VOL. 4962, PG. 443 OPR)
(3) 25'X25' SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (VOL. 8967, PG. 151 OPR)

[1] UNPLATTED
22.274 ACRES REMAINING PORTION OF 172.29 ACRES RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH (VOL. 3405, PGS. 183-188 OPR)

[2] UNPLATTED
118.9 ACRES REMAINING PORTION OF 172.29 ACRES RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH (VOL. 3405, PGS. 183-188 OPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

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C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

FIRE FLOW NOTE:

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

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.73 ACRES AND A VOLUME OF APPROXIMATELY 3.25 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND A FOR THIS USE. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.59 ACRES AND A VOLUME OF APPROXIMATELY 3.75 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND B FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 1 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK 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 11, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

SETBACK NOTE:

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

FINISHED FLOOR NOTE:

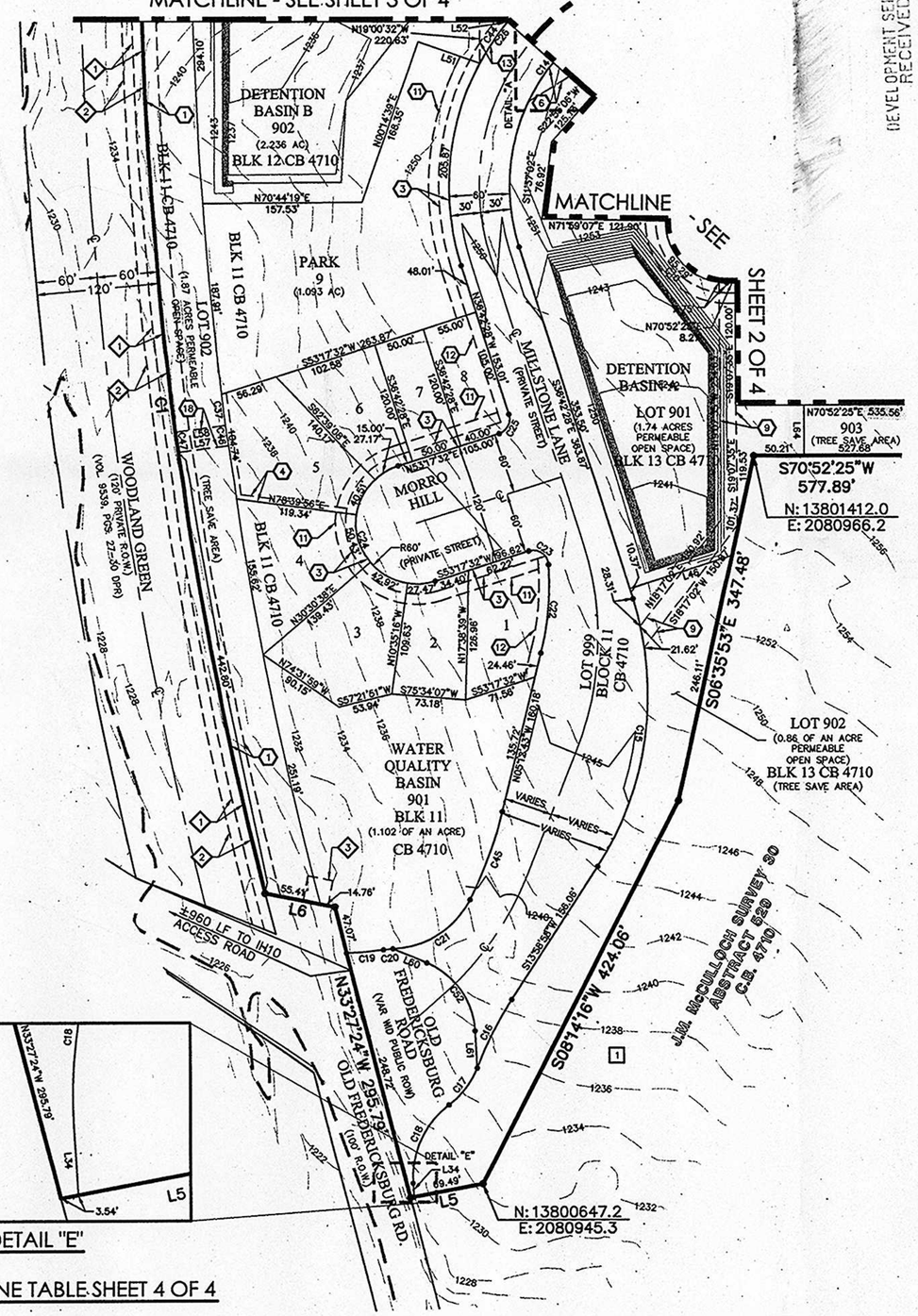
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

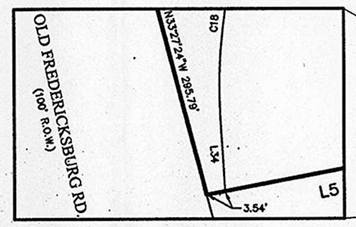
OPEN SPACE NOTE:

LOT 902, BLOCK 11, LOT 901, AND 902, BLOCK 12, AND LOT 901, 902, AND 903 BLOCK 13, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENTS. LOT 901, BLOCK 11, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

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.





DETAIL "E"

CURVE AND LINE TABLE SHEET 4 OF 4

SHEET 1 OF 4

DEVELOPMENT SERVICES RECEIVED
2012 JUN -8 PM 4:29

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

DULY AUTHORIZED AGENT - CHRISTOPHER M LINDHORST, ASSISTANT SECRETARY:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF June, A.D. 2012.

MARTHA GUINN
Notary Public, State of Texas
My Commission Expires
November 24, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 1 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF 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_____.

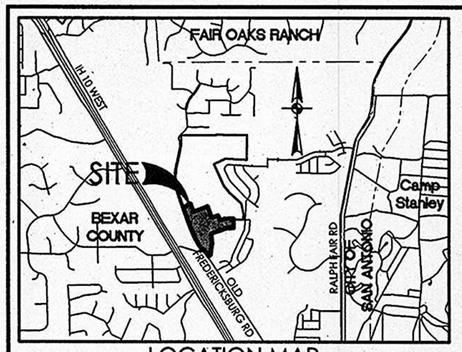
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FALLBROOK UNIT 1 ENCLAVE

Civil Job No. 7757-01; Survey Job No. 9378-11

Date: Jun 08, 2012, 3:03pm User ID: JDurkop
File: P:\77\57\01\Design\Civil\Plat\PL775701.dwg



LOCATION MAP

MAPSCO MAP GRID: 447D5
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
(1)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6)	VARIABLE WIDTH CLEAR VISION EASEMENT
(9)	16' SANITARY SEWER EASEMENT
(11)	20' BUILDING SETBACK
(12)	10' BUILDING SETBACK
(13)	VARIABLE WIDTH DRAINAGE AND SEWER EASEMENT
(14)	19' OFF-LOT DRAINAGE CHANNEL EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.459 OF AN ACRE)
ROW	RIGHT-OF-WAY
"	REPETITIVE BEARING AND/OR DISTANCE
(SURVEYOR) ○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
(15)	ENTIRE 50'x20' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET
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(1)	10-FOOT TELEPHONE EASEMENT (VOL. 2769, PG. 796 OPR)
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C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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, MANGINES 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 RIGHTS-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.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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
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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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FINISHED FLOOR NOTE:

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CURVE AND LINE TABLE SHEET 4 OF 4

SETBACK NOTE:

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

OPEN SPACE NOTE:

LOT 902, BLOCK 11, LOT 901, AND 902, BLOCK 12, AND LOT 901, 902, AND 903 BLOCK 13, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENTS. LOT 901, BLOCK 11, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

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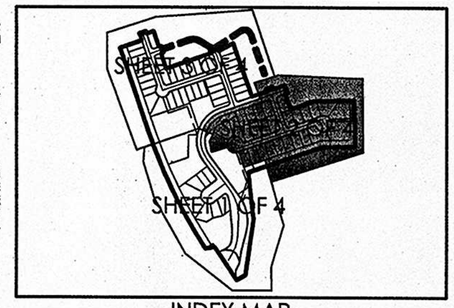
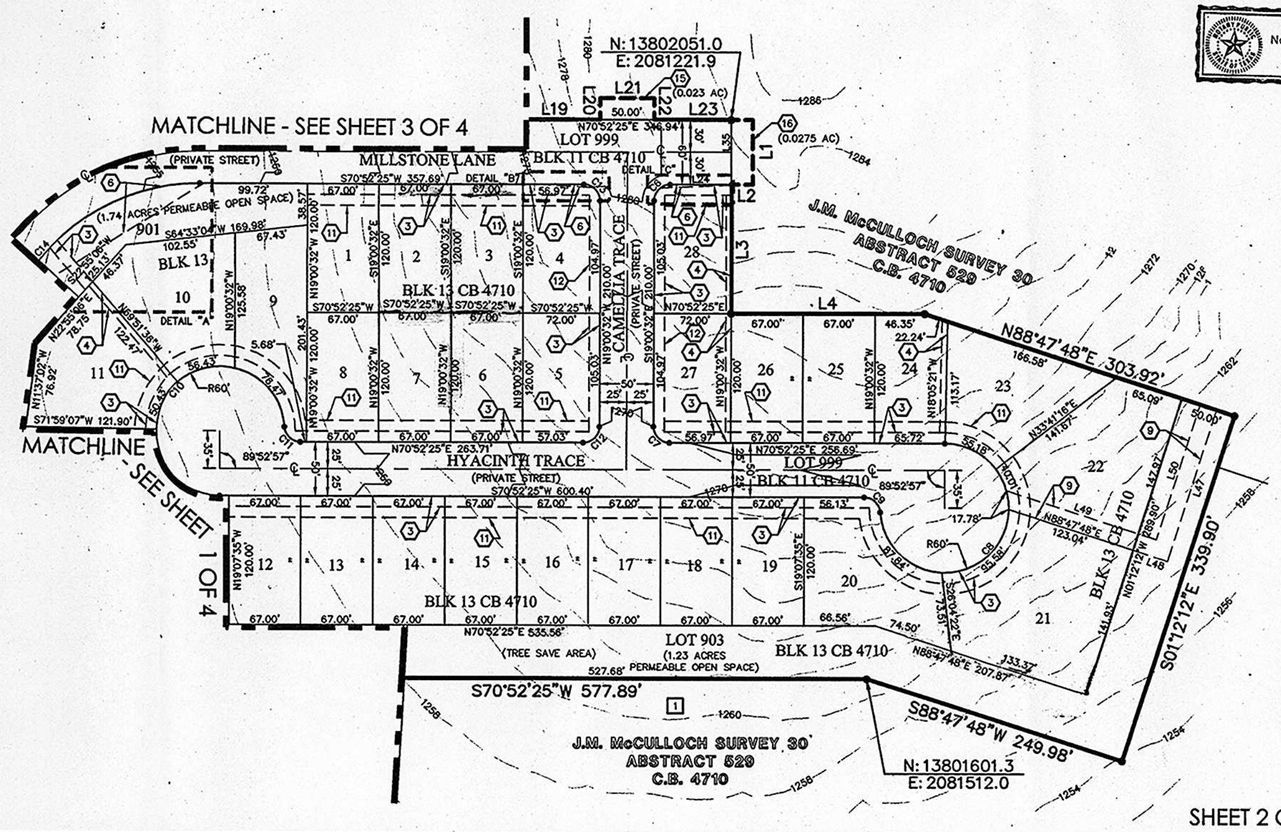


INDEX MAP

MAPSCO MAP GRID: 447D5
NOT-TO-SCALE



SHEET 2 OF 4

PLAT NUMBER 120214

SUBDIVISION PLAT OF FALLBROOK UNIT 1 ENCLAVE

A 31.58 ACRE TRAGT OF LAND ESTABLISHING LOTS 1-9, 901, 902, 999 BLOCK 11, LOTS 1-20, 901, 902 BLOCK 12, LOTS 1-28, 901, 902 BLOCK 13, LOTS 1-9 BLOCK 14, LOTS 1-8, 19 BLOCK 15, OUT OF A 172.29 ACRE TRACT, CONVEYED TO RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH BY INSTRUMENT RECORDED IN VOLUME 3405, PAGES 183-188 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS. OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

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

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

DATE OF PRINT: June 8, 2012

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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY CHEX OF TEXAS INC.
A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 496-2668

DULY AUTHORIZED AGENT - CHRISTOPHER M LINDHORST, ASSISTANT SECRETARY:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF June, A.D. 2012.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 1 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF 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

FALLBROOK UNIT 1 ENCLAVE

Civil Job No. 7757-01; Survey Job No. 9378-11

Date: Jun 08, 2012, 3:03pm User ID: dcalvo
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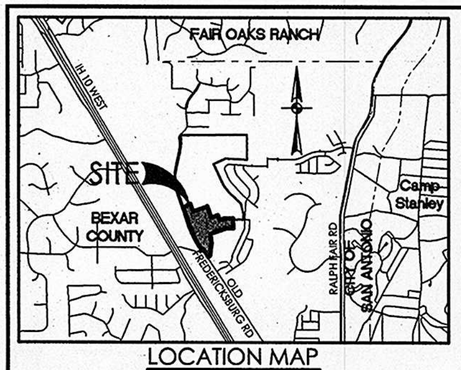

LOCATION MAP

MAPSCO MAP GRID: 447D5
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
"	REPETITIVE BEARING AND/OR DISTANCE
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	
●	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
(1)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6)	VARIABLE WIDTH CLEAR VISION EASEMENT
(9)	16' SANITARY SEWER EASEMENT
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(12)	10' BUILDING SETBACK
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(14)	19' OFF-LOT DRAINAGE CHANNEL EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.459 OF AN ACRE)
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(2)	20-FOOT WATER EASEMENT (VOL. 4962, PG. 443 OPR)
(3)	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (VOL. 8967, PG. 151 OPR)
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2	UNPLATTED 118.9 ACRES REMAINING PORTION OF 172.29 ACRES RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH (VOL. 3405, PGS. 183-188 OPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

FIRE FLOW NOTE:

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

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.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

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

OPEN SPACE NOTE:

LOT 902, BLOCK 11, LOT 901, AND 902, BLOCK 12, AND LOT 901, 902, AND 903 BLOCK 13, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENTS. LOT 901, BLOCK 11, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

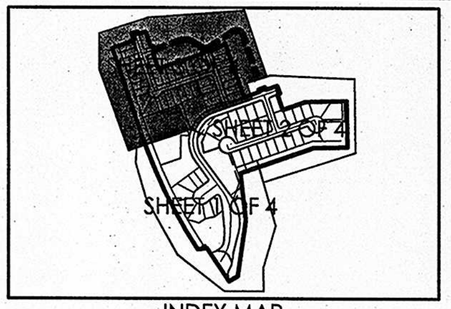
DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.73 ACRES AND A VOLUME OF APPROXIMATELY 3.25 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND A FOR THIS USE. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.59 ACRES AND A VOLUME OF APPROXIMATELY 3.75 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND B FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 1 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK 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 11, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

CURVE AND LINE TABLE SHEET 4 OF 4



INDEX MAP

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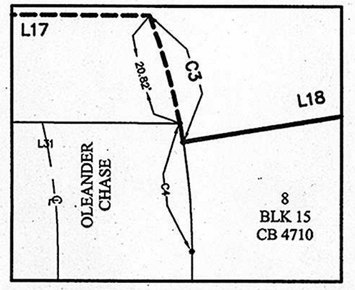
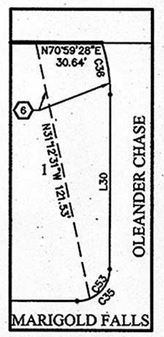


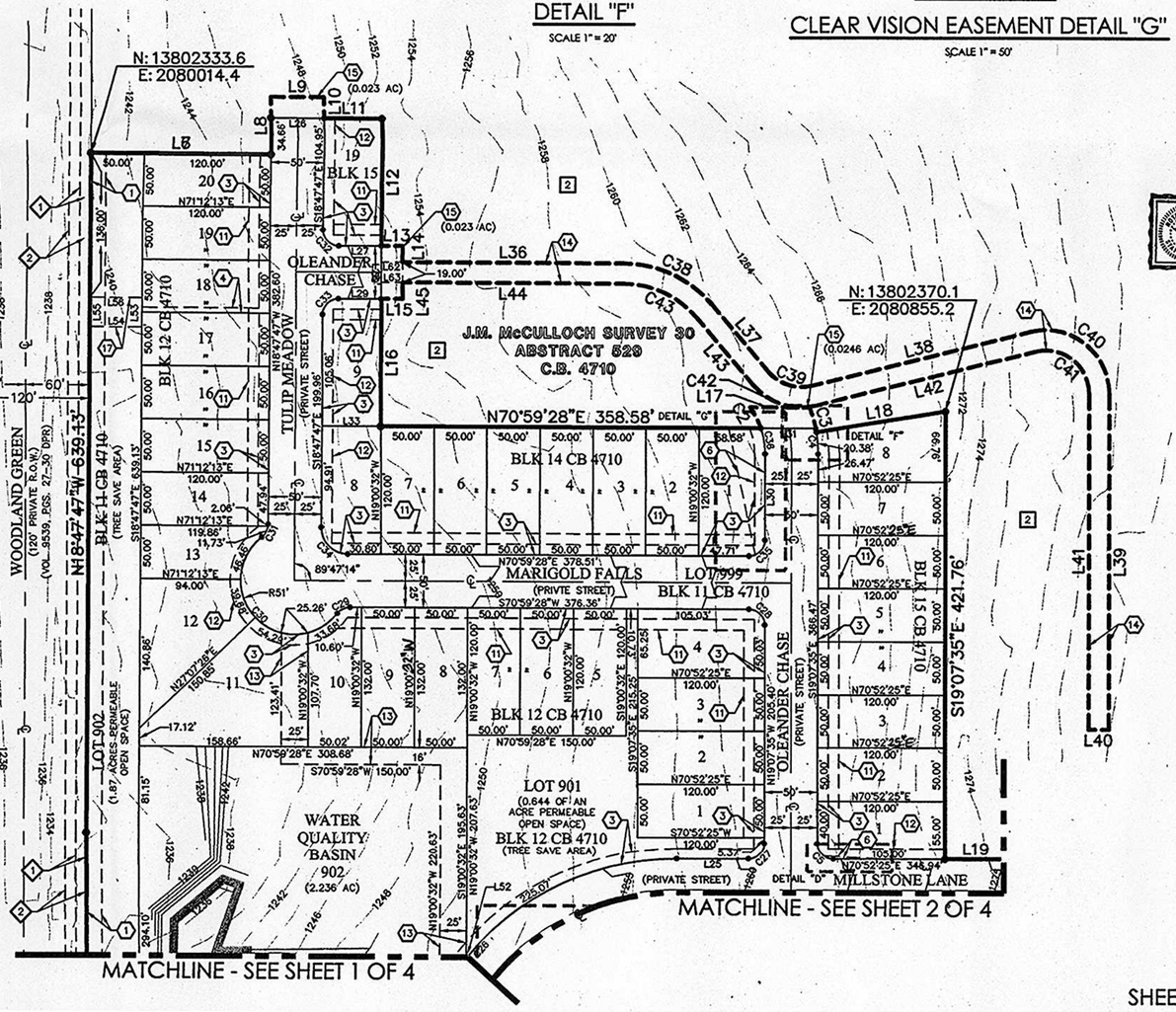
DETAIL "F"

SCALE 1" = 20'



CLEAR VISION EASEMENT DETAIL "G"

SCALE 1" = 50'



PLAT NUMBER 120214

SUBDIVISION PLAT OF FALLBROOK UNIT 1 ENCLAVE

A 31.58 ACRE TRACT OF LAND ESTABLISHING LOTS 1-9, 901, 902, 999 BLOCK 11, LOTS 1-20, 901, 902 BLOCK 12, LOTS 1-28, 901, 902 BLOCK 13, LOTS 1-9 BLOCK 14, LOTS 1-8, 19 BLOCK 15, OUT OF A 172.29 ACRE TRACT, CONVEYED TO RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH BY INSTRUMENT RECORDED IN VOLUME 3405, PAGES 183-188 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY 'NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS. OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

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0' 100' 200' 300'

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

DATE OF PRINT: June 8, 2012

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: CONTINENTAL HOMES OF TEXAS, L.P.
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211 N. LOOP 1604 EAST, SUITE 130.
SAN ANTONIO, TEXAS 78232
(210) 496-2668

DULY AUTHORIZED AGENT - CHRISTOPHER M LINDHORST, ASSISTANT SECRETARY:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF June, A.D. 2012.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF 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

Date: Jun 08, 2012, 3:03pm User ID: JLuckop
File: P:\77\57\01\Design\Civil\Plat\PL775701.dwg

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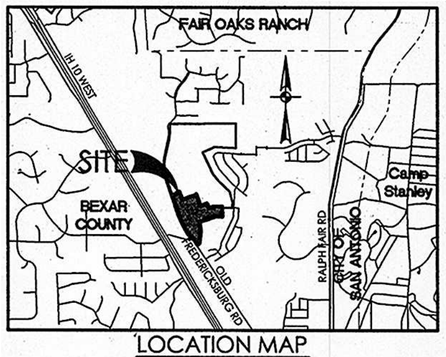
FALLBROOK UNIT 1 ENCLAVE



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

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

FIRE FLOW NOTE:

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

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.

FINISHED FLOOR NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 1 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK 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 11, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

SETBACK NOTE:

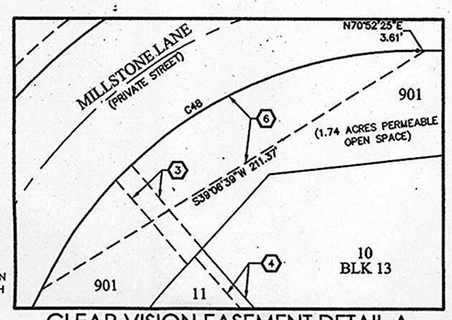
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE:

LOT 902, BLOCK 11, LOT 901, AND 902, BLOCK 12, AND LOT 901, 902, AND 903 BLOCK 13, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENTS. LOT 901, BLOCK 11, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

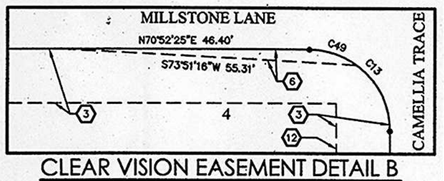
DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.73 ACRES AND A VOLUME OF APPROXIMATELY 3.25 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND A FOR THIS USE. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.59 ACRES AND A VOLUME OF APPROXIMATELY 3.75 ACRE-FEET WILL BE REQUIRED FOR DETENTION POND B FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



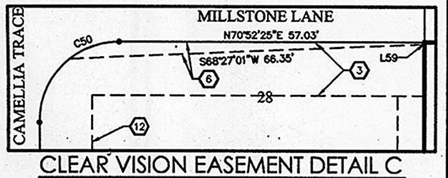
CLEAR VISION EASEMENT DETAIL A

SCALE 1" = 50'



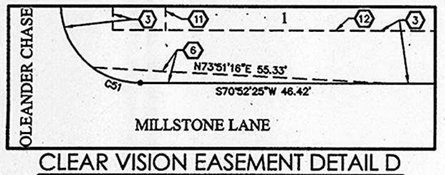
CLEAR VISION EASEMENT DETAIL B

SCALE 1" = 20'



CLEAR VISION EASEMENT DETAIL C

SCALE 1" = 20'



CLEAR VISION EASEMENT DETAIL D

SCALE 1" = 20'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3916.33'	14°22'19"	N25°58'56"W	979.79'	982.36'
C2	75.00'	17°15'56"	N46°20'56"W	22.51'	22.60'
C3	125.00'	11°10'43"	S34°03'22"E	24.35'	24.39'
C4	125.00'	10°58'40"	S24°36'55"E	23.91'	23.95'
C5	15.00'	90°00'00"	S64°07'35"E	21.21'	23.56'
C6	15.00'	89°52'57"	S25°55'56"W	21.19'	23.53'
C7	15.00'	90°07'03"	S64°04'04"E	21.23'	23.59'
C8	60.00'	266°03'36"	S24°01'16"W	87.72'	278.62'
C9	15.00'	86°10'39"	N66°02'16"W	20.49'	22.56'
C10	60.00'	266°03'36"	N24°01'16"E	87.72'	278.62'
C11	15.00'	86°10'39"	S66°02'16"E	20.49'	22.56'
C12	15.00'	89°52'57"	N25°55'56"E	21.19'	23.53'
C13	15.00'	90°07'03"	N64°04'04"W	21.23'	23.59'
C14	195.00'	107°34'53"	S17°04'58"W	314.68'	366.14'
C15	310.00'	50°41'26"	N11°21'45"W	265.41'	274.26'
C16	390.00'	11°04'06"	S08°26'55"W	75.22'	75.34'
C17	85.00'	31°11'56"	N18°30'50"E	45.71'	46.28'
C18	90.00'	56°54'53"	S05°39'21"W	85.77'	89.40'
C19	290.00'	07°13'42"	N65°48'12"E	36.56'	36.59'
C20	85.00'	06°18'43"	N65°20'42"E	9.36'	9.36'
C21	90.00'	60°05'20"	N38°27'24"E	90.12'	94.39'
C22	290.00'	17°18'57"	N13°52'12"W	87.31'	87.64'
C23	15.00'	104°10'48"	N74°37'04"W	23.67'	27.27'
C24	60.00'	180°00'00"	N36°42'28"W	120.00'	188.50'
C25	15.00'	90°00'00"	N08°17'32"E	21.21'	23.56'
C26	255.00'	107°34'53"	N17°04'58"E	411.50'	478.80'
C27	15.00'	90°00'00"	N25°52'25"E	21.21'	23.56'
C28	15.00'	89°52'57"	N64°04'04"W	21.19'	23.53'
C29	15.00'	52°41'41"	S44°38'37"W	13.31'	13.80'
C30	51.00'	195°36'08"	N63°54'09"W	101.06'	174.11'
C31	15.00'	52°41'41"	N07°33'04"E	13.31'	13.80'
C32	15.00'	90°12'46"	S63°54'09"E	21.25'	23.62'
C33	15.00'	89°47'14"	S26°05'51"W	21.17'	23.51'
C34	25.00'	90°12'46"	S63°54'09"E	35.42'	39.36'
C35	15.00'	90°07'03"	N25°55'56"E	21.23'	23.59'
C36	75.00'	18°35'24"	N28°25'17"W	24.23'	24.33'
C37	3866.33'	14°43'25"	S26°09'29"E	990.83'	993.56'
C38	109.50'	49°33'22"	S84°13'51"E	91.78'	94.71'
C39	40.50'	63°33'12"	N88°46'14"E	42.66'	44.92'
C40	59.50'	103°52'47"	S71°03'58"E	93.70'	107.88'
C41	40.50'	103°52'47"	N71°03'58"W	63.78'	73.43'
C42	59.50'	63°33'12"	S88°46'14"W	62.67'	66.00'
C43	90.50'	49°33'22"	N84°13'51"W	75.86'	78.28'
C44	255.00'	10°45'12"	S14°55'32"W	47.79'	47.86'
C45	390.00'	13°37'27"	N01°36'00"E	92.52'	92.74'
C46	3866.33'	00°17'47"	S26°32'38"E	20.00'	20.00'
C47	3916.33'	00°17'33"	S26°32'38"E	20.00'	20.00'
C48	195.00'	64°34'11"	N38°35'20"E	208.31'	219.76'
C49	15.00'	36°04'22"	N88°54'36"E	9.29'	9.44'
C50	15.00'	38°07'31"	N51°48'40"E	9.80'	9.98'
C51	15.00'	36°04'50"	S88°54'50"W	9.29'	9.45'
C52	77.00'	64°17'53"	N54°17'32"W	81.95'	86.41'
C53	15.00'	66°53'47"	S14°19'18"W	16.54'	17.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°07'35"E	60.00'
L2	S70°52'25"W	20.00'
L3	S19°00'32"E	120.00'
L4	N70°52'25"E	180.35'
L5	S60°07'25"W	73.03'
L6	S82°11'36"W	70.18'
L7	N71°12'13"E	170.00'
L8	N18°47'47"W	54.66'
L9	N71°12'13"E	50.00'
L10	S18°47'47"E	20.00'
L11	N70°59'28"E	54.55'
L12	S19°00'32"E	120.00'
L13	N70°59'28"E	20.00'
L14	S18°47'47"E	15.50'
L15	S70°59'28"W	20.00'
L16	S19°00'32"E	120.00'
L17	N70°59'28"E	56.28'
L18	N61°31'59"E	123.29'
L19	N70°52'25"E	120.00'
L20	N19°07'35"W	20.00'
L21	N70°52'25"E	50.00'
L22	S19°07'35"E	20.00'
L23	N70°52'25"E	91.94'
L24	S70°52'25"W	57.03'
L25	N70°52'25"E	67.78'
L26	N71°12'13"E	50.00'
L27	N70°59'28"E	39.94'
L28	S18°47'47"E	50.00'
L29	S70°59'28"W	40.06'
L30	N19°07'35"W	81.07'
L31	N70°59'28"E	51.63'
[illegible]	[illegible]	[illegible]
L33	N70°59'28"E	55.45'
L34	S22°48'06"E	13.59'
L35	S19°07'35"E	60.00'
L36	N70°59'28"E	208.56'
L37	S59°27'10"E	82.38'
L38	N56°59'38"E	213.29'
L39	S19°07'35"E	316.00'
L40	S70°52'25"W	19.00'
L41	N19°07'35"W	316.00'
L42	S56°59'38"W	213.29'
L43	N59°27'10"W	82.38'
L44	S70°59'28"W	208.63'
L45	S18°47'47"E	15.50'
L46	S53°17'31"W	105.72'
L47	S01°12'12"E	147.97'
L48	S88°47'48"W	32.46'
L49	N88°47'48"E	147.09'
L50	N01°12'12"W	131.97'
L51	S89°45'21"E	64.44'
L52	N69°41'52"W	2.14'
L53	S18°47'47"E	28.00'
L54	S71°12'13"W	50.00'
L55	N18°47'47"W	28.00'
L56	N71°12'13"E	50.00'
L57	S63°27'22"W	50.00'
L58	N63°27'22"E	50.00'
L59	S19°00'32"E	0.39'
L60	N86°26'29"W	36.00'
L61	N22°08'36"W	36.00'
L62	N70°59'28"E	20.00'
L63	S70°59'28"W	20.00'

SCALE: 1" = 100'

0' 100' 200' 300'

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

DATE OF PRINT: June 8, 2012

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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY CHEX OF TEXAS INC.
A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 496-2668

DULY AUTHORIZED AGENT - CHRISTOPHER M LINDHORST, ASSISTANT SECRETARY:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8TH DAY OF June, A.D. 2012.

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

Mary A Gimon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 1 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF 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

Civil Job No. 7757-01; Survey Job No. 9378-11
Date: Jun 08, 2012, 3:03pm User ID: JDunlap
File: P:\77\57\01\Design\Civil\Plat\775701.dwg

COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

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

Project:	Fallbrook Unit 1, Enclave A major subdivision plat consisting of XX lots on 21.6 acres with access from Old Fredericksburg Rd.
Address:	Near Old Fredericksburg Rd. at Woodland Green Ferguson Map Grid 477/C-D-5-6
A/P #/PPR #/Plat #:	120214
AEVR #:	
AEVR Submittal Date:	April 11, 2012
AEVR Submitted by:	Dennis Rion, P.E., Pape-Dawson Engineers
Issue:	Secondary Access not meeting the same requirements as the primary access
Code Sections:	2011 Unified Development Code (UDC), Section 35-506 (e)(7) – Connectivity – Secondary Access
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information provided in Mr. Rion's letter dated April 11, 2012. At issue, the UDC requires a secondary access connection to meet the same requirements as the primary access connection. The code further specifies that an entry for emergency purposes only shall not be allowed in place of a secondary access.

The location of the Fallbrook Subdivision lies near a curve in Old Fredericksburg Road that has a history of vehicular incidents driving off the road. The property is "surrounded" by two gated communities and has insufficient frontage on a public road to provide two full access entries and meet the minimum street spacing requirements of the UDC. A secondary road connection is available but is not accessible from a public street.

The current wording of 35-506(e)(7) was a result of residents from developments where full access was limited to one entry point who had voiced their dislike of the limited entry access to the Planning Commission on several occasions during public hearings and request the Commission require more than one full access point. The residents from gated communities that spoke to the Planning Commission were from gated communities that had sufficient frontage, access and connectivity to public roads. Based on what the Planning Commission had seen and heard from the residents, the Planning Commission requested City Staff to modify the code to prohibit emergency access points as secondary access. The code revision did not take into account situations that presented with the Fallbrook development.

Due to the property being surrounded by two different gated single family residential developments, limited frontage and access to a public road, and roadway geometry, two full access streets are not possible at the Fallbrook location. The location, due to 35-506(e)(7), is not suitable for single nor multi-family residential development. Since land use in not restricted in the ETJ, the site would most likely have to be developed as commercial or industrial which is not a suitable land use with surrounding single-family developments. The granting of the exception would allow for a suitable land use.

Section 35-506(d)(9)(B)(2) – Cross Section and Construction Standards – Streets – Substandard Existing Streets

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. Most importantly, connectivity and secondary access (for emergency purposes) are provided to the property. What is not available is sufficient access (frontage) to provide a more "direct" route to development at the back of the property. Even if all the surrounding neighborhoods were public streets, residents at the back of the development would face the same dilemma on the most direct route to their home.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant is reconfiguring the bend in Old Fredericksburg Road to accommodate for a roundabout. The current geometry of Old Fredericksburg Road has led to several vehicular incidents resulting in property damage. The roundabout should reduce the number of vehicular incidents at this location.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The location, due to 35-506(e)(7), is not suitable for single nor multi-family residential development. Since land use in not restricted in the ETJ, the site would most likely have to be developed as commercial or industrial which is not a suitable land use with surrounding single-family developments. The granting of the exception would allow for a suitable land use. The property will have secondary access for emergency situations.

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.

RECOMMENDATION: Approval of the Administrative Exception to allow for an emergency access purpose only gate to be considered secondary access due to extenuating circumstances..

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

4/24/12
Date

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

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

4/30/2012
Date

John Jacks
Assistant Director
City of San Antonio Development Services Department

4/30/12
Date

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

2012 APR 13 PM 3:41

April 11, 2012

Administrative Exception Request
Mr. Larry Odis
Planner, Land Entitlements
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Fallbrook Unit 1, Enclave
Plat #2012000214
Administrative Exception Request
Pertaining to UDC Section 35-506(E)(7), "Secondary Access"

Dear Mr. Odis:

Please consider this letter a request for an Administrative Exception to UDC 35-506 (E)(7) "Secondary Access". Although not in full compliance with the Unified Development Code (UDC), we believe this specific request adheres to its spirit and intent, is reasonable, and is in the public interest.

The proposed site is located northeast of the intersection of IH-10 and Old Fredericksburg Road. Fallbrook Unit 1, Enclave is part of the Fallbrook Master Development Plan #002-12 currently under review. The Fallbrook Master Development Plan includes Units 1-7 consisting of 410 single-family residential lots (2.7 lots/AC). The administrative exception requirement was anticipated and discussed during preliminary project meetings with Bexar County Public Works and the Traffic Impact Analysis scoping meeting for the Master Development Plan.

The City of San Antonio Public Works Department and the Bexar County Public Works Department have reviewed the proposed Master Development Plan, plat and construction plans and indicated an Administrative Exception to Section 35-506(E)(7) "Secondary Access" of the City of San Antonio UDC will be required for Fallbrook Unit 1, Enclave. Design constraints affecting Fallbrook Unit 1, Enclave include surrounding private gated residential development, limited frontage and sight distance issues on Old Fredericksburg Road. Careful consideration was given to avoiding any negative impact to the existing private gated residential subdivisions surrounding Fallbrook Unit 1, Enclave and the existing sight distance issues along Old Fredericksburg Road.

SAN ANTONIO / AUSTIN / HOUSTON

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

2012 APR 13 PM 3:41

Fallbrook Unit 1, Enclave consists of 410 single-family residential lots surrounded to the west by Village Green Unit 1, PUD, to the east by Sablechase Unit 1, PUD, and to the north by a private residential driveway. It has 340 feet of frontage on Old Fredericksburg Road which is the only public right-of-way surrounding the property. Sablechase Unit 1, PUD has a platted private roadway stub-out adjacent to the eastern boundary of Fallbrook. Fallbrook will be connecting to the Sable Chase private street stub-out to provide emergency access only to this private roadway as a secondary access point. However, it will not meet the same requirements as the primary access point and will therefore require an administrative exception to the UDC Section 35-506(E)(7), "Secondary Access." The Developer has coordinated with Bexar County Public Works and discussed secondary access on the Fallbrook development. As a result of the sight distance issues, limited frontage, and traffic volumes on Old Fredericksburg Road, Bexar County Public Works agreed that only one access point to Old Fredericksburg Road would be preferable.

1.) ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.***
Given existing design constraints, a secondary access point that meets the same requirements as the primary access connection to Old Fredericksburg Road is not appropriate. A secondary connection for this development in another location is prevented by existing private gated development. If the applicant complies strictly with the provisions of these regulations, the applicant can make no reasonable use of his or her property.

2.) ***The hardship relates to the applicant's land, rather than personal circumstance.***
The aforementioned code requirement would be restrictive for this site due to physical constraints from the adjacent property owners.

3.) ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***
The hardship is unique to this site because it was created by the adjacent property owners.

4.) ***The hardship is not the result of the applicant's own actions.***
The hardship is not the result of the applicants own actions as the aforementioned code requirement cannot be met due to physical constraints specific to the land.

5.) ***The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.***
The proposed administrative exception variance request will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations. As indicated on the attached exhibits, all surrounding uses require no connections to this development.

2012 APR 13 PM 3:41

In our professional opinion, this proposed Administrative Exception Request 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.

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

Dennis R. Rion, P.E.
Executive Vice President

Attachment

P:\77\57\01\WORD\LETTERS\120409A1.DOC

For Office Use Only: AEVR #: _____ Date Received: _____

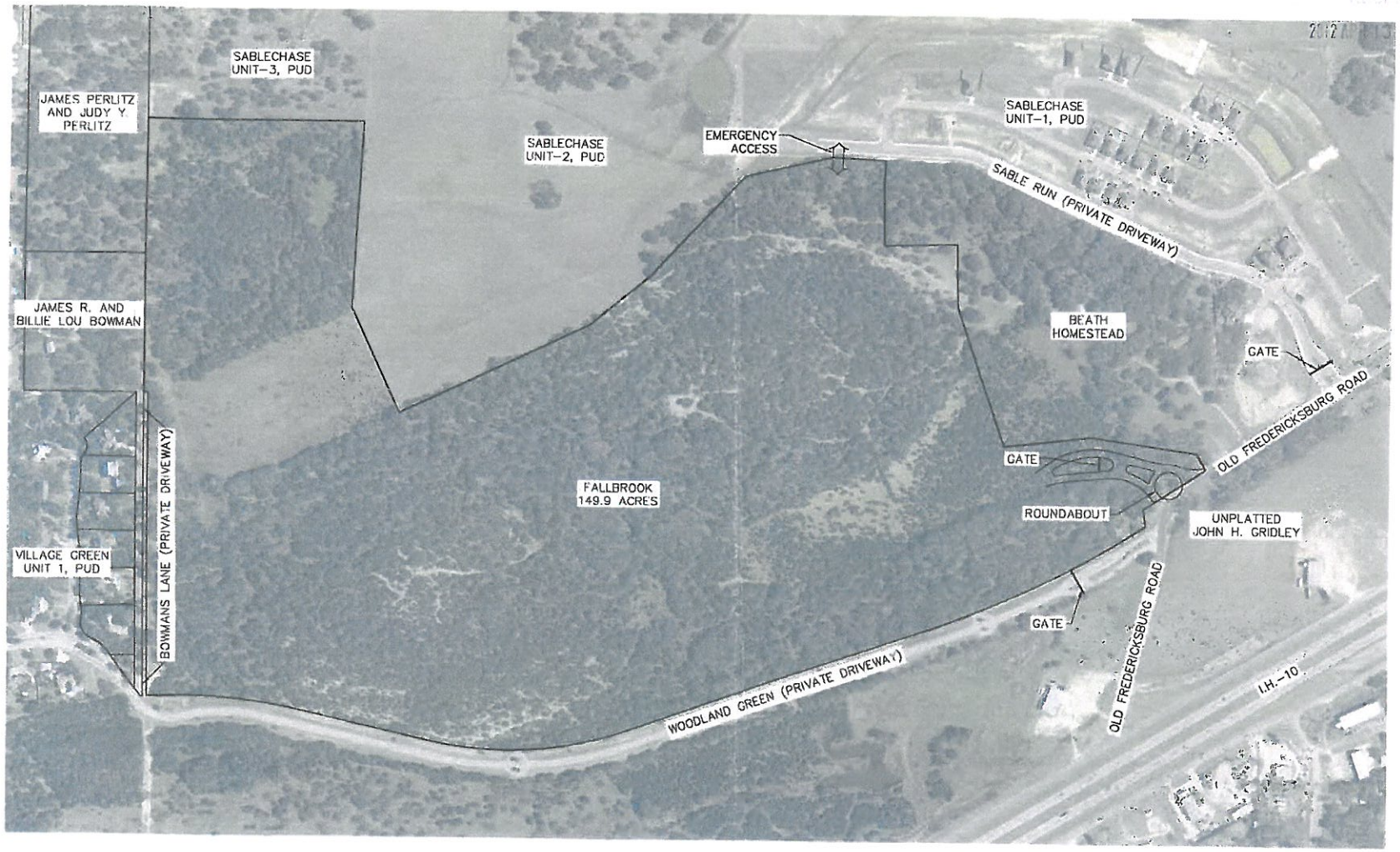
DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____



2012 APR 13 PM 3:4

REVISIONS

PAPE-DAWSON ENGINEERS

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

FALLBROOK UNIT 1, ENCLAVE

ADMINISTRATIVE EXCEPTION REQUEST

EXHIBIT

JOB NO. 7707-01

DATE APRIL 2012

DESIGNER TRH

CHECKED LKO DRAWN TRH

SHEET -

Date: Apr 12, 2012, 10:38am User ID: Timmerman
File: k:\7707\01\dwg\Design\Models\Administrative Exception Request.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INCIDENTALLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PLANNING COMMISSION
TREE PRESERVATION VARIANCE REQUEST
AGENDA ITEM NO: 25 June 13, 2012

NUSTAR SAN ANTONIO REFINERY PIPELINE — TPV-12-004
PROJECT NAME — **PROJECT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 651 C-8
OWNER: NuStar Energy, L.P. c/o Angela Gillingham, Agent
CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Location: Southwest of the intersection of South Presa and Southwest Military

Proposed Use: Underground Pipeline

APPLICANT'S REQUEST:

The applicant has requested a variance from Unified Development Code (UDC) – Article, V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. This section requires a minimum of 80% significant tree preservation for Floodplain and Floodplain Buffers.

DISCUSSION:

The project is an approximately twelve (12) mile long crude oil pipeline that will connect a crude oil terminal in southeast Bexar County to the NuStar refinery on South Presa near Brooks City Base. The pipeline will require a 60-foot ROW that will pass along a variety of land uses, city, county and TXDOT ROW as well as environmentally sensitive areas. Preservation proposed for the floodplain and floodplain buffer is 75% which is 5% below the required 80%. Within the project boundaries with tree canopy the floodplain and floodplain buffer account for 26% of the project area. Only 8% of the 26% of floodplain and floodplain buffer with canopy will be impacted. Development Services Department (DSD) staff does agree with the applicant's request to mitigate below 80% preservation in the Environmentally Sensitive Areas as indicated in the attached report.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the variance to UDC Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. with the following conditions:

- The project requires the pipeline to be at a depth of six (6) feet. To achieve this depth by excavation a clear 60-foot construction easement is required. To

maximize tree preservation, including Heritage trees, and minimize impacts to environmentally sensitive areas there will be approximately 25,827 linear feet of Horizontal Directional Drilling (HDD) done through floodplain and floodplain buffer areas.

- In addition to HDD to preserve Heritage trees there are re-routes of the pipeline to preserve Heritage trees (see: maps 4, 5, 15 & 16).

- Due to Department of Transportation requirements a 20-40 foot permanently maintained clear ROW is required to facilitate visual inspections of the corridor for spill prevention and detection. A 50% mitigation credit is given for reseeding these areas with an approved native seed mix.

- Reseeding disturbed areas with native seed mix will be done by a no-till drill method where a piece of equipment drills small holes in the soil while planting the seed. This is a preferred method for seed application especially in floodplain and environmentally sensitive areas. This method ensures seeds are planted at a depth in the soil that they are less likely to be washed away, blown away or brown the seeds. This method of seed planting reduces additional disturbance of the soil and stimulation of early succession non-native invaders.

- Areas that can be monitored for spill prevention and detection either aerially or by inspectors on foot and have been HDD will have only a maximum of 20 feet of the 60-foot ROW cleared.

25 May 2012

Administrative Exception / Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: NuStar San Antonio Refinery Pipeline
UDC Section 35-523

☐ Administrative Exception
☒ Environmental Variance
☐ Subdivision Platting Variance – Time Extension

To Whom It May Concern:

Environmental Resources Management Southwest, Inc. (ERM) has prepared this Administrative Exception/Variance Request (AEVR) on behalf of the NuStar Energy, L.P. (NuStar) San Antonio Pipeline Project (the Project). NuStar requests a variance under the Tree Preservation Ordinance as described in UDC Section 35-523(h).

Project Description

In 2011 NuStar completed purchase of a refinery at 7811 S. Presa in San Antonio, and a petroleum products terminal located at 20830 Lamm Rd in Elmendorf. Currently, crude oil is being transported from the terminal to the refinery via tanker truck. NuStar is constructing a buried crude oil pipeline to connect the two assets and transport the oil without contributing to surface traffic in the area.

The Project is located in Bexar County, Texas in the southeast portion of the City of San Antonio (COSA) and in unincorporated portions of Bexar County, Texas. The pipeline right-of-way (ROW) passes along a variety of land uses, including industrial (at the northern and southern ends), light industrial/commercial, residential, rural open land, and rural wooded land. The pipeline is about 12 miles long, with a 60-foot ROW corridor, and a total corridor area of approximately 87 acres. Two of the ROW miles are within Brooks City Base (BCB) in San Antonio, and therefore are subject to conditions already included in BCB's existing tree permit with COSA.

The Project area falls with the southern extent of the Northern Blackland Prairie subsection of the Texas Blackland Prairies Ecoregion. The Northern Blackland Prairie ecoregion stretches over 300 miles from Sherman in the north to San Antonio in the south. This region is so-named for the vast expanses of tallgrass prairie vegetation that formerly covered it. The high frequency of fires and the heavy grazing of bison were important factors in shaping the tallgrass vegetation in this area. The majority of this region has been converted into agricultural fields, pastures filled with non-native grasses, and urban development. Dominant grasses are introduced and include Johnson grass (*Sorghum halepense*), Bermuda grass (*Cynodon dactylon*), and King Ranch bluestem (*Bothriochloa ischaemum*). Dominant trees include mesquite (*Prosopsis glandulosa*), hackberry (*Celtis spp.*), and huisache (*Acacia farnesiana*).

An inventory was completed by local certified arborists Tree Wise Men that identified all protected trees covered by the COSA's Tree Protection Ordinance at Chapter 35, Section 523(f)(1), including Significant Trees [523(f)(l)(A)], and Heritage Trees [523(f)(l)(B)].

Discussion and Justification

Construction and safety standards require NuStar to obtain and clear a 60-foot construction ROW along most of the length of the Project. This width is necessary to be able to support excavation of a 6-foot deep trench, placement of a spoils pile, stringing and welding of pipeline alongside the trench, and movement of heavy equipment up and down the ROW. In the long-term, NuStar must maintain at least a 40- to 20-foot permanently maintained clear ROW in order to facilitate visual inspections of the corridor as required by Department of Transportation (DOT) requirements and NuStar's spill prevention and detection program.

NuStar has committed to construction and permitting of the Project in accordance with all local, state, and national rules and regulations, including the San Antonio Tree Preservation Ordinance. NuStar plans to implement avoidance, minimization, and mitigation efforts in order to bring the preservation total up to the required 80 percent within floodplain and buffer areas, and 25 percent within the entire Project area. Table 1 shows the amount of tree canopy within the Project area, the amount that will be removed, and the percentage of preservation before and after avoidance, minimization, and mitigation efforts described below are implemented.

Avoidance, Minimization, and Mitigation

- Preservation of all heritage trees in the ROW deemed to be in fair or better condition during surveys conducted by Tree Wise Men.
- Determination of a tree protection zone as well as a protected root zone (PRZ) for those trees which will be preserved (at the drip line), and placement of fencing or soil protectors for those trees.
- Assignment of tree protection responsibilities to the Project superintendent and a strong on site presence of the consulting arborist during construction.

- Utilizing horizontal directional drilling (HDD) whenever possible to cross roads, waterbodies, and floodplains.
- Within the HDD area it will still be necessary to clear some vegetation to allow inspectors to monitor the pipeline for environmental and health and safety reasons, so NuStar will clear a maximum of 40 feet in areas that can be monitored aerially, and a maximum of 20 feet in areas that can be monitored by inspectors on foot.
- Alteration of the ROW in order to place a protected tree or its PRZ outside the ROW (see Figure 1).
- Reseeding via no-till drill the entirety of the disturbed area within all floodplain and buffer areas, and a total of 70 percent of the remainder of the ROW, with native grass seed for a 50 percent revegetation credit (per Mark Bird, COSA Arborist). Reseeding is described in further detail below.
- Monitoring preserved during the post-construction and stabilization period to assess if there are any stresses that require special attention by the consulting arborist.
- Portions of the ROW outside the width needed for DOT maintenance purposes will be allowed to be repopulated over time with native tree species.

Table 1 – Tree Preservation in Project Area

	Total ROW (sq ft)	**Floodplain (sq ft)**	**Buffer (sq ft)**	**Floodplain & Buffer (sq ft)**
Total Area in ROW	4,281,572	652,067	94,608	746,675
Tree Canopy in ROW	1,323,107	322,222	25,499	347,721
Tree Canopy Preserved via HDD	659,696	244,834	14,681	259,515
Percent Preserved	50%	76%	58%	75%
Preserved Area plus Revegetation Credit	991,401	283,528	20,090	303,618
Percent Preserved Including Mitigation	75%	88%	79%	87%

Figure 1 – Example Alignment Change to Avoid Heritage Tree

Reseeding

The Project ROW was reviewed by Douglass King Seeds (DKS) who developed two native vegetation mixes based on climate, location, soil type, and ability to reduce erosion and to help support a healthy local ecosystem. A no-till drill is a piece of equipment that drills small holes in soil while planting a single seed. No-till drilling is the preferred method for seed application, especially in floodplain and ecologically sensitive areas, as it ensures seeds are planted deeper in the soil and are less likely to brown or be washed away. It therefore requires a lower density of seeds per acre. Following the completion of reseeding activities, inspections of the area will be performed by a qualified investigator to evaluate the success of reseeding on a quarterly basis until vegetation has re-established to the 70% required.

UDC Section 35-483(e)

Per the UDC for Variances, UDC Section 35-483(e), the five statements contained within the regulation are addressed for the Project below.

- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property*

Were the applicant to comply strictly with the provisions in the Tree Preservation ordinance, it would not be feasible to construct the pipeline. Pipeline ROW clearing of dense, woody vegetation is required by DOT for numerous reasons including ensuring safety inspections can

be completed, and to prevent damage to the pipeline from root systems. NuStar has committed to reducing standard ROW clearance within floodplain and buffer areas, and reseeding the portions that must be cleared with native seed using a no-till drill.

- *The hardship relates to the applicant's land, rather than personal circumstances*

The hardship relates to the land within the Project area, and is not related to schedule, finance, or any other extenuating circumstances. Because of landowner rights, it is not possible or feasible along most of the corridor for NuStar to obtain any wider ROW which would facilitate additional tree preservation within the ROW.

- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties*

The hardship is contained within the pipeline corridor, which does cross numerous parcels. Due to easement agreements with multiple landowners, it is not possible to change the alignment of the pipeline route. However, all landowners are on board with the Project, and easement agreements are currently in place. The Project is evaluated and permitted as one entity rather than multiple individual parcels.

- *The hardship is not the result of the applicant's own actions*

The hardship is a result of the decision to transport crude oil via pipeline as opposed to truck, which will reduce traffic, and thereby reduce pollution and safety hazards associated with heavy vehicle travel on surface streets. Further, this investment will have long-term benefits on road infrastructure by reducing heavy truck traffic, allowing COSA and its residents to reduce road maintenance expenditures.

- *The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations*

All landowners have signed agreements with NuStar and permitted easements on their property. The granting of the variance will not impact other properties or prevent subdivision of other properties in accordance with the regulations. All tree removal will be confined to the 60 ft ROW and will not extend into other portions of the participating landowner's property, or any non-participating properties. Several large parcels within the Project area are owned by public entities including Brooks City Base, San Antonio Water System, and the Texas A&M University System, which all support the Project and have entered into easement agreements with NuStar.

Conclusion

The construction of the pipeline as proposed will benefit public interest by reducing the safety hazards and road maintenance costs associated with heavy vehicle traffic on surface streets, reducing air pollution from vehicles, and reducing the cost associated with transporting fuel. NuStar has taken all practicable measures to avoid or minimize any impacts on public health, safety, and welfare, as well as natural and cultural resources in the Project area. NuStar intends

to implement avoidance, minimization, and mitigation measures to compensate for the tree preservation variance. In ERM's professional opinion, the proposed 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.

If you have any questions or need additional documentation, please contact Angela Gillingham (ERM) at 512-374-2234 or angela.gillingham@erm.com.

Sincerely,

Environmental Resources Management

Alicia Smith
Partner

Attachments

Cc: Sheary Culp - NuStar

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

Figures

Attachment A

May 25, 2012
Project No. 0136265, Phase No. F

Environmental Resources Management
206 East 9th Street, Suite 1700
Austin, Texas 78701
(512) 459-4700

0 200 400 800 Feet

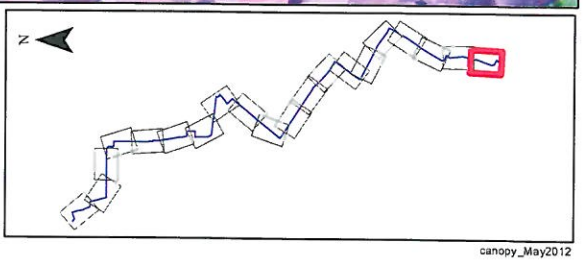
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

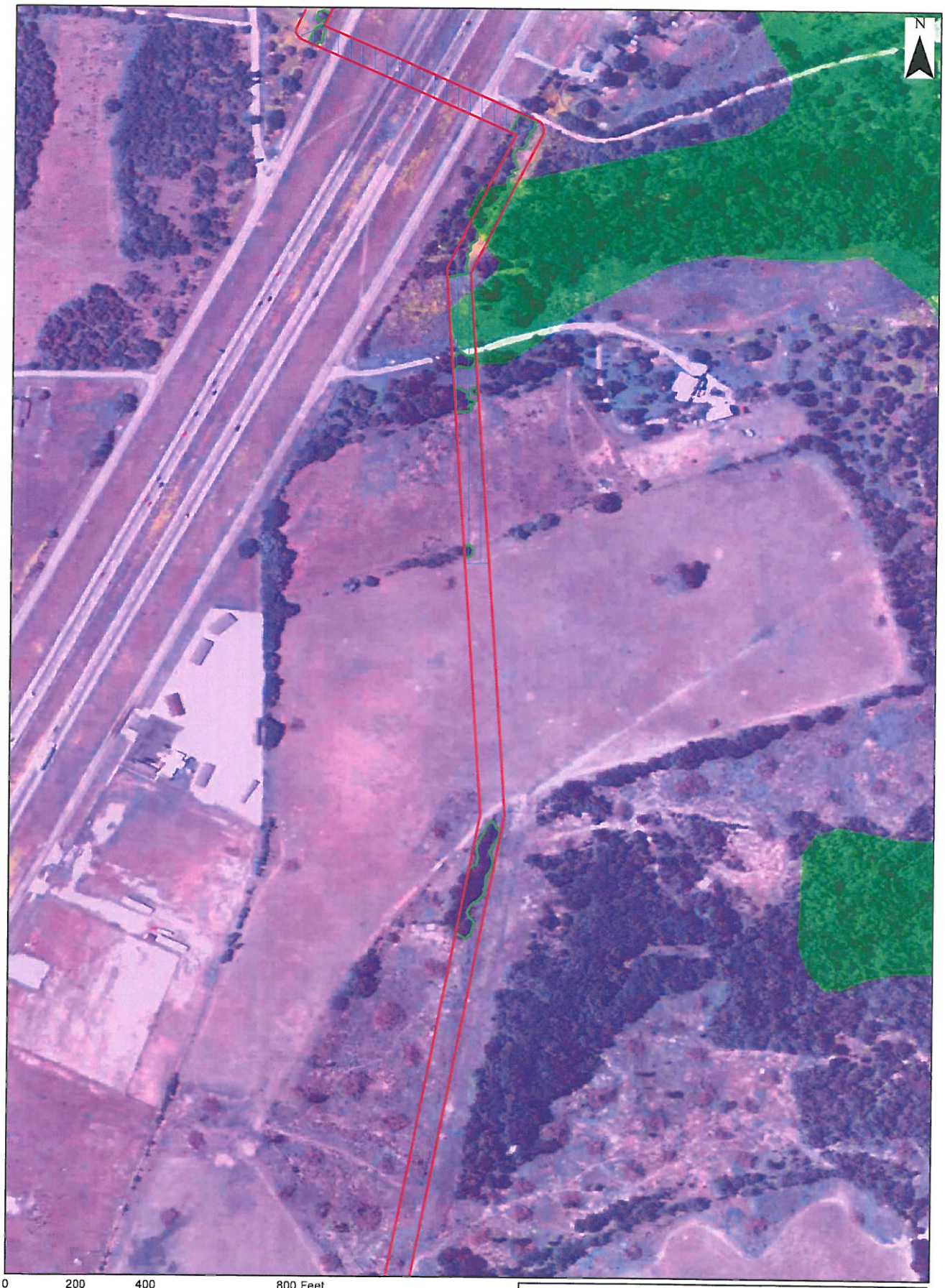
FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 1 Tree Canopy Cover



canopy_May2012



Legend

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FEMA Floodplain Zone

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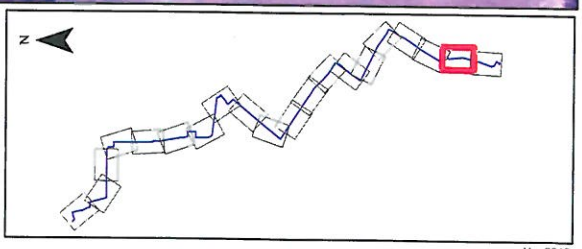
- Outside 500-year Floodplain

Map 2 Tree Canopy Cover



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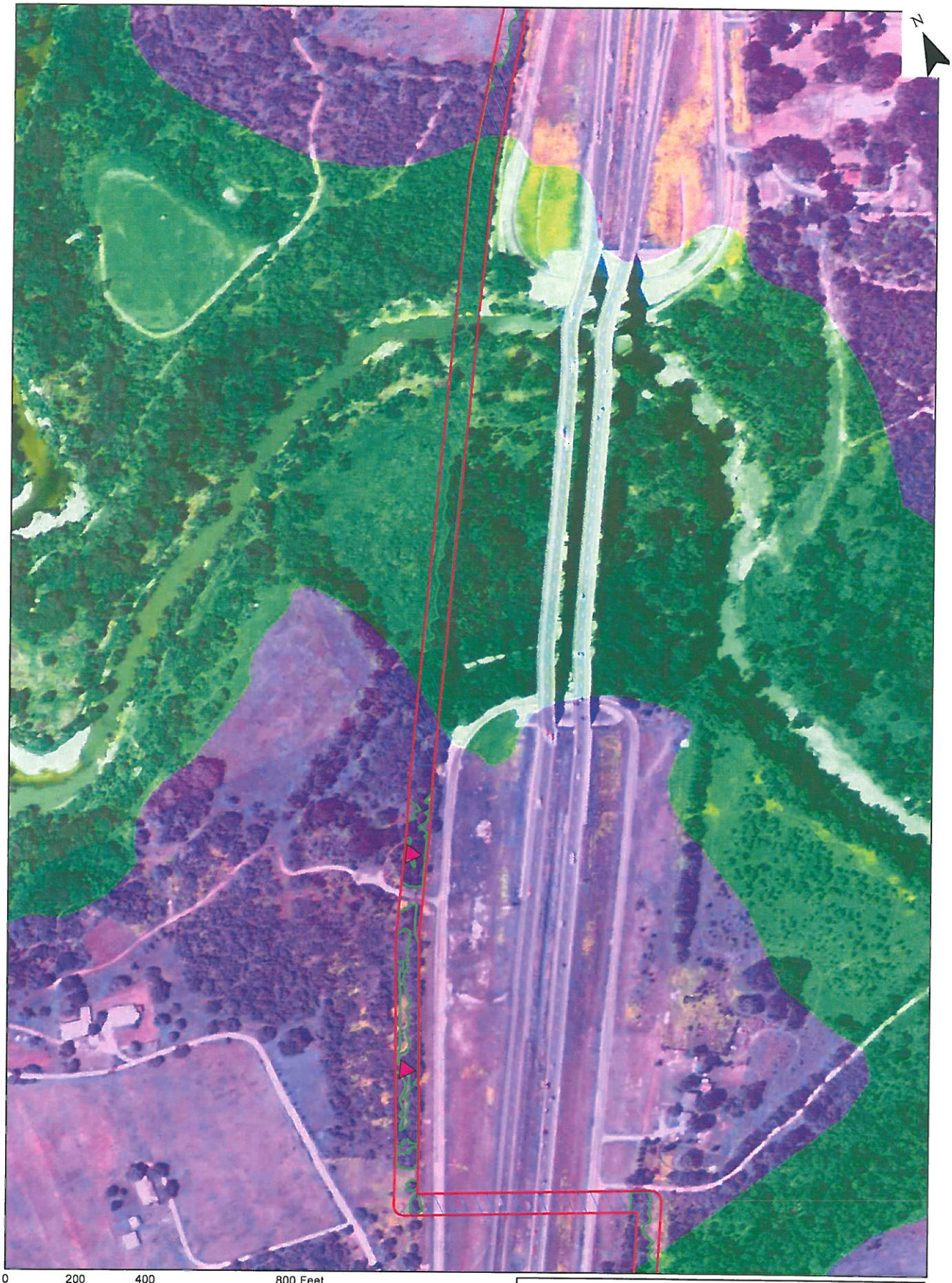

Map 3 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
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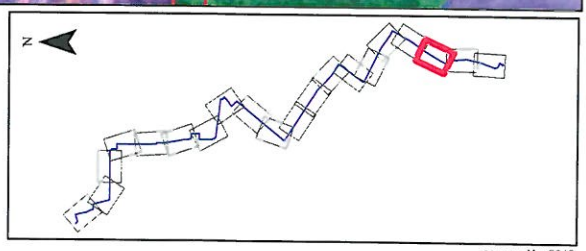
- Outside 500-year Floodplain



canopy_May2012

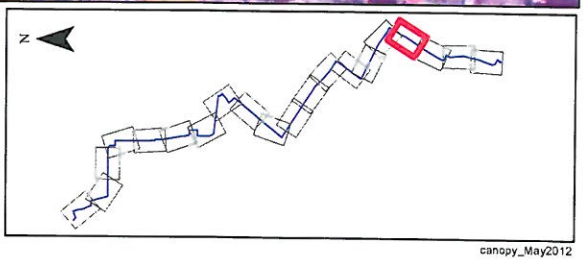
Map 4 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain



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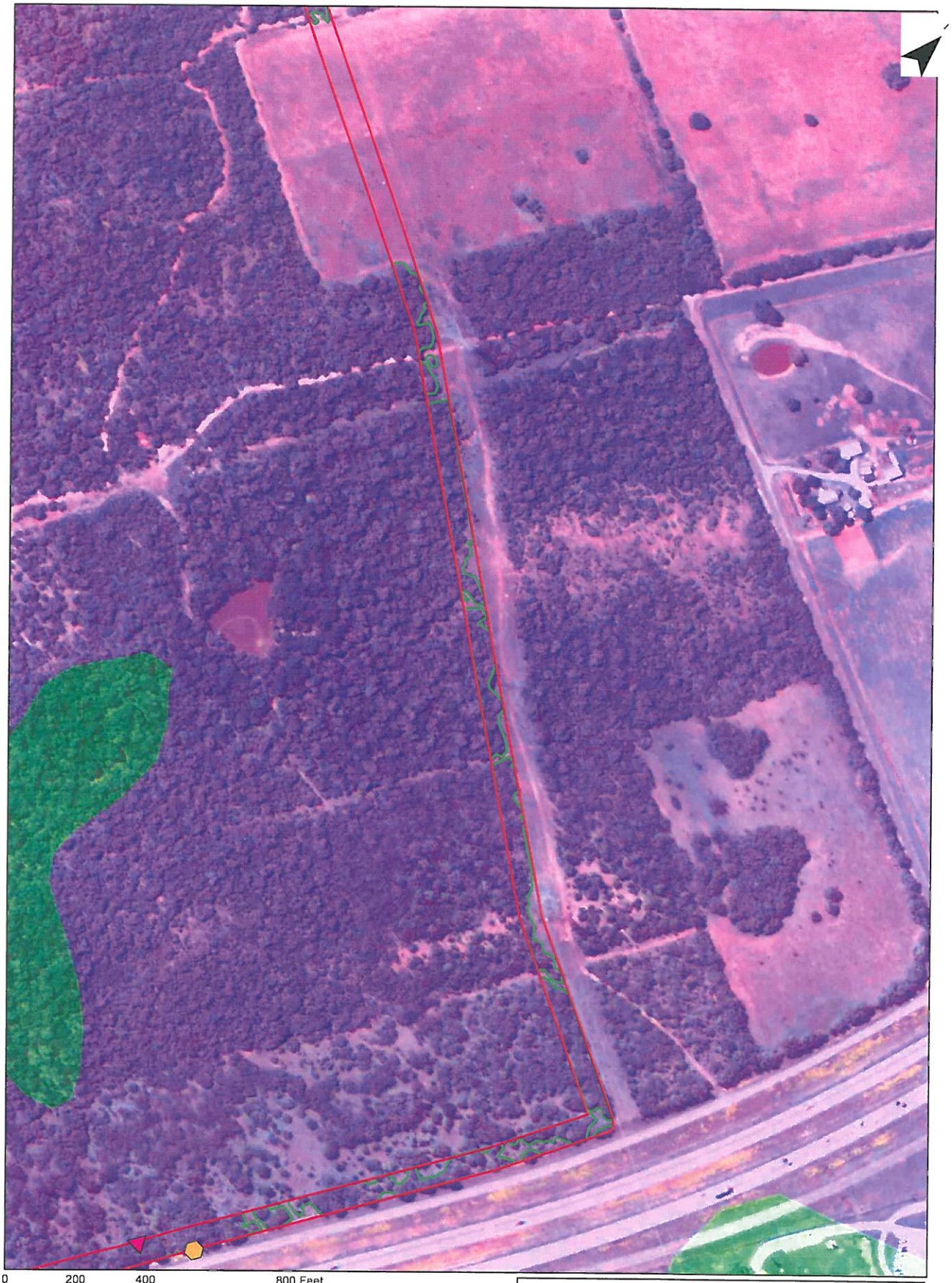


0 200 400 800 Feet

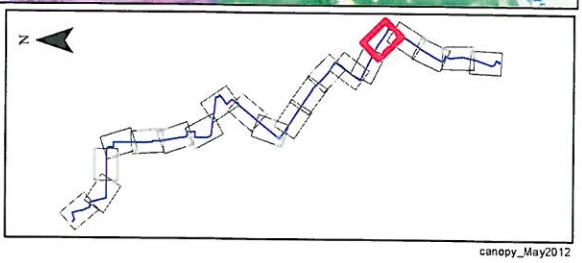
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

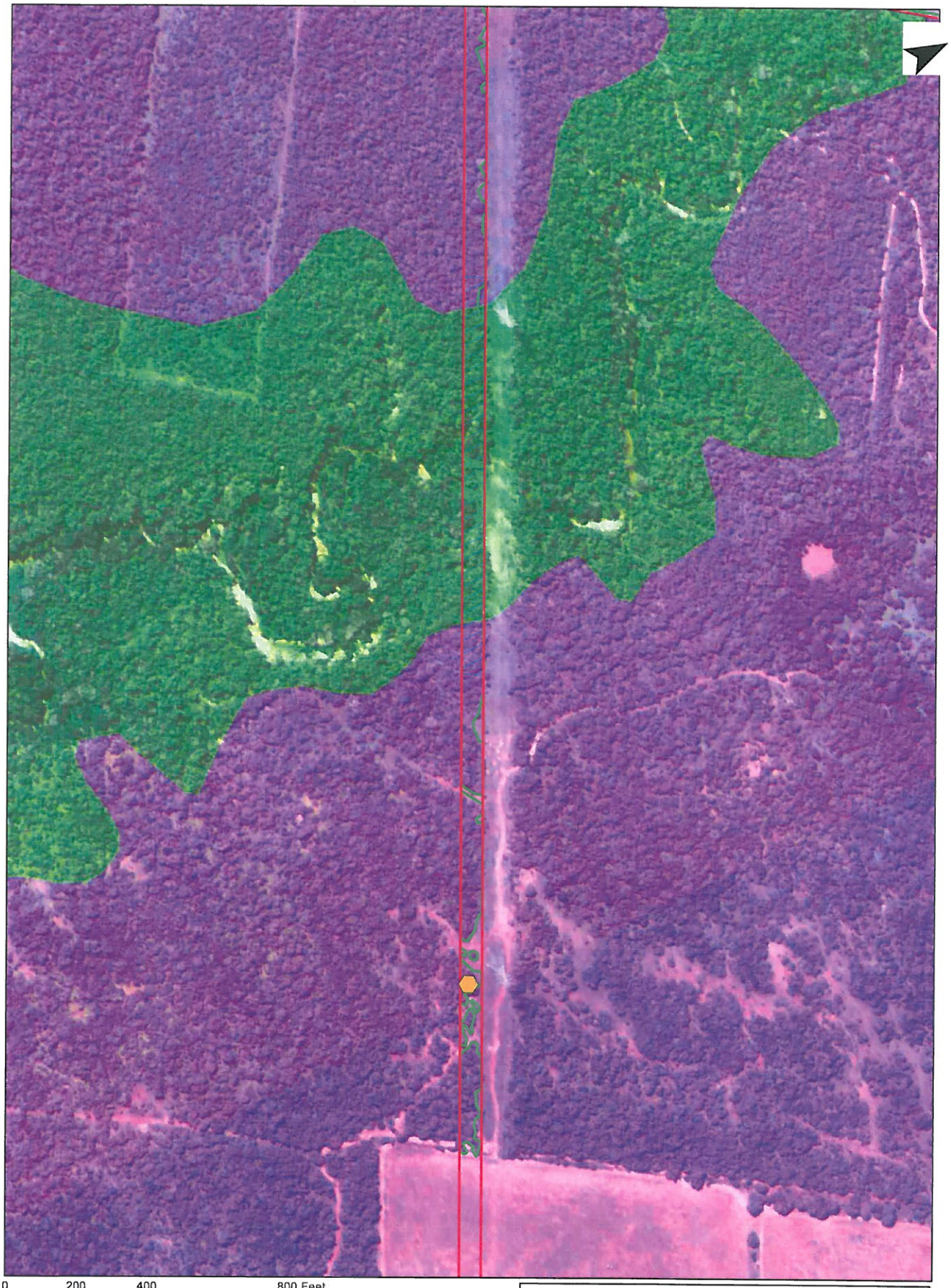
FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 5 Tree Canopy Cover



canopy_May2012



0 200 400 800 Feet

Legend

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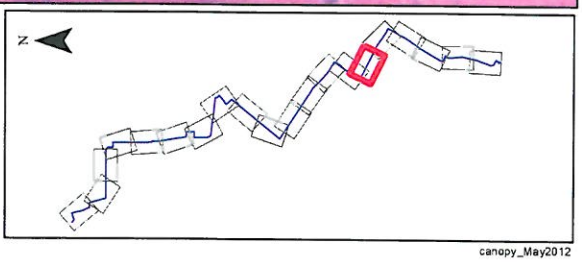
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 6 Tree Canopy Cover



canopy_May2012

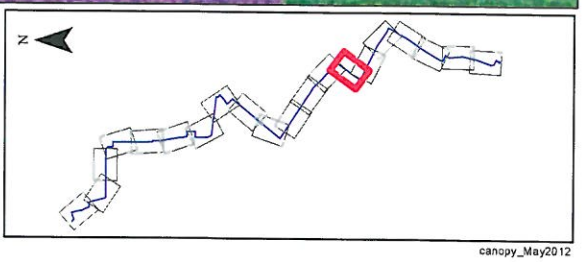
Map 7 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain



canopy_May2012

0 200 400 800 Feet

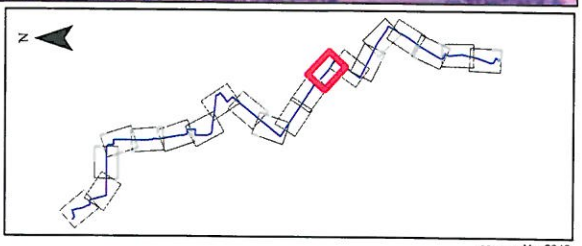
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

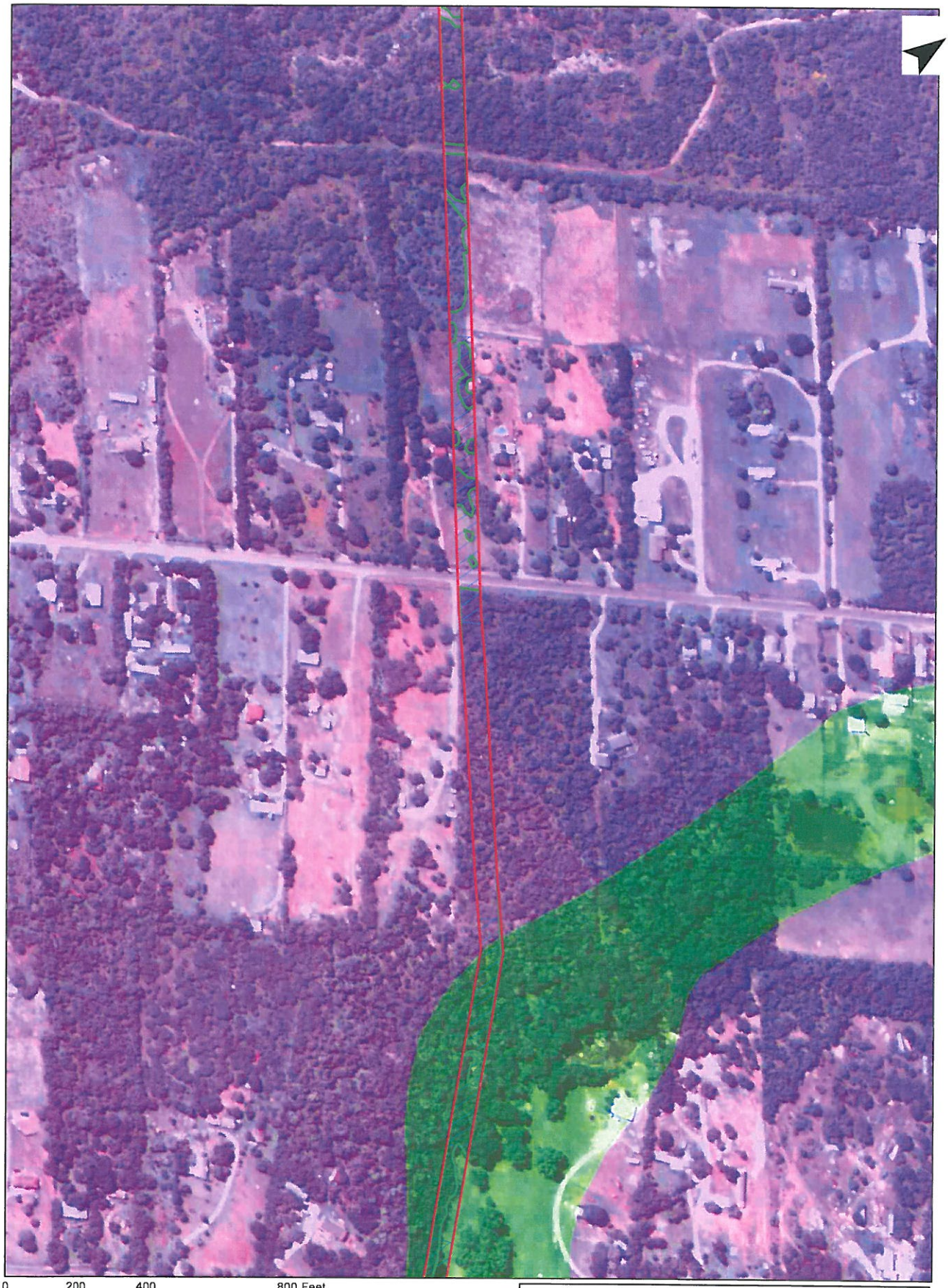
FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 8 Tree Canopy Cover



canopy_May2012



0 200 400 800 Feet

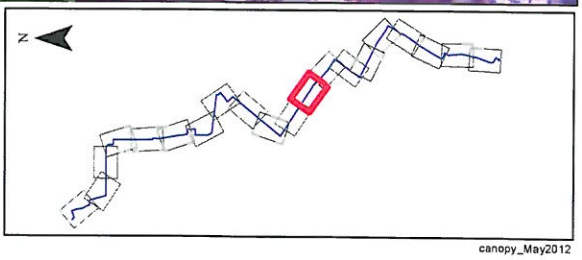
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

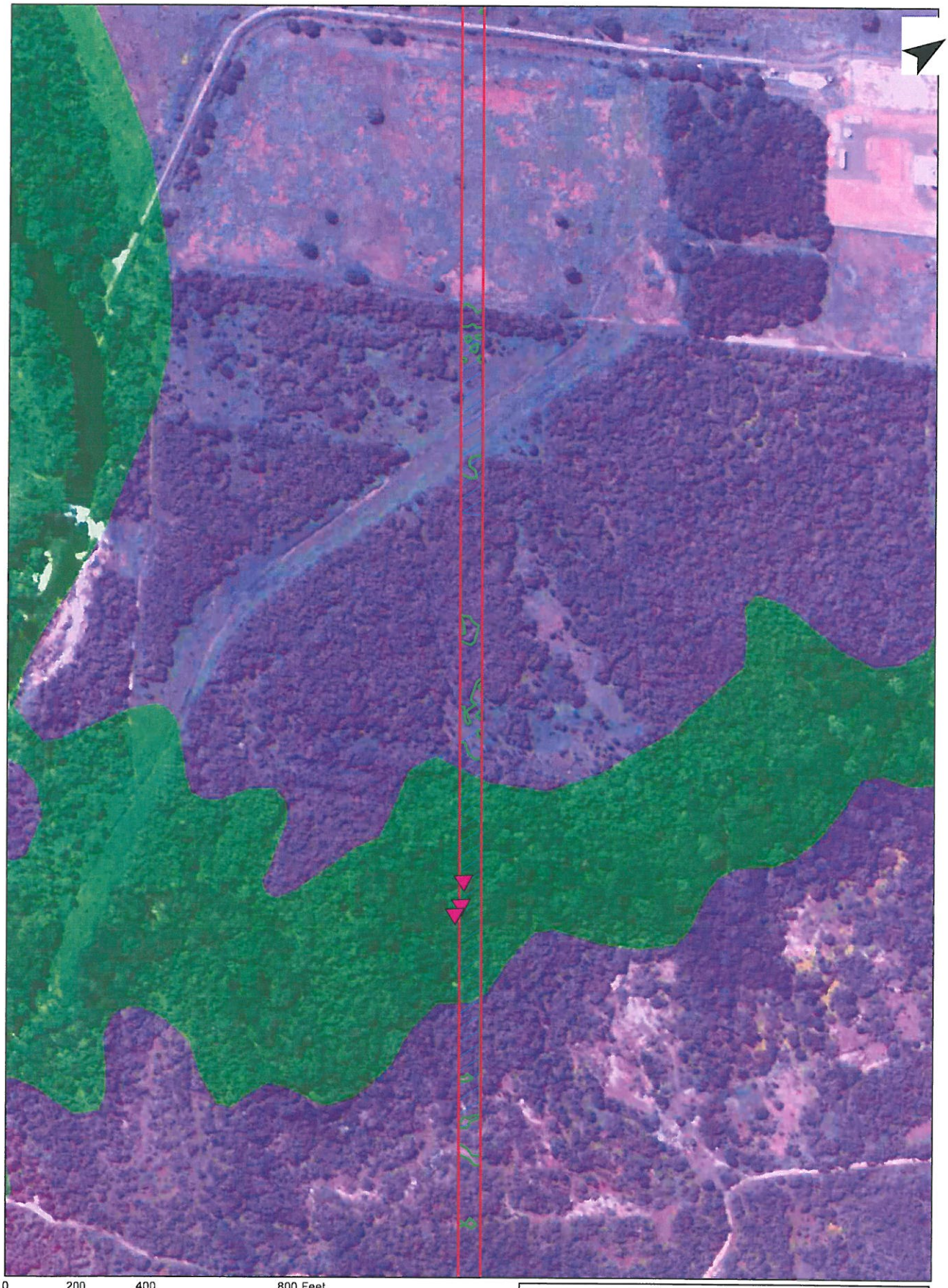
FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 9 Tree Canopy Cover



canopy_May2012



0 200 400 800 Feet

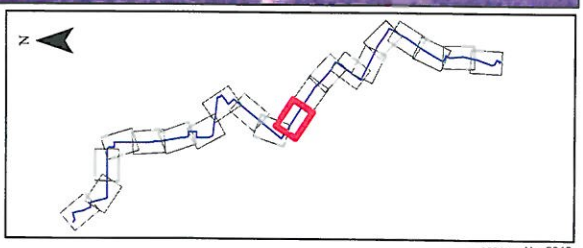
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

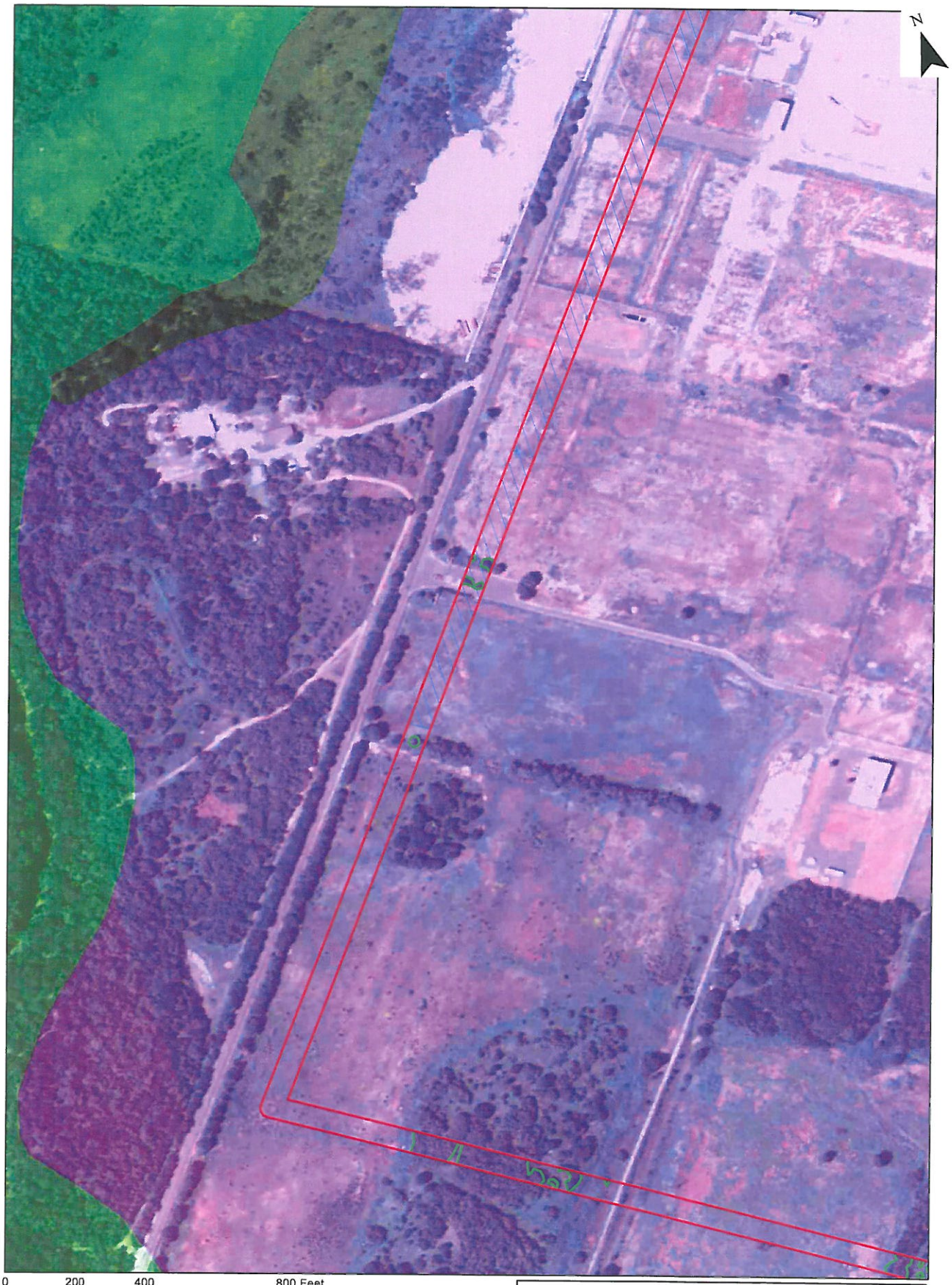
FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 10 Tree Canopy Cover

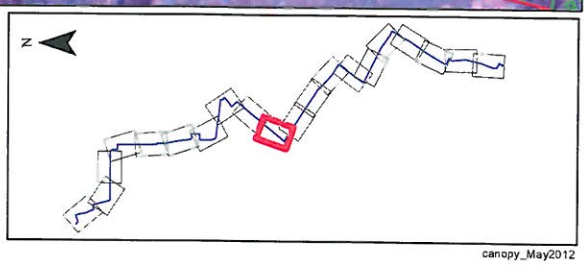


canopy_May2012



0 200 400 800 Feet

Map 11 Tree Canopy Cover



Legend

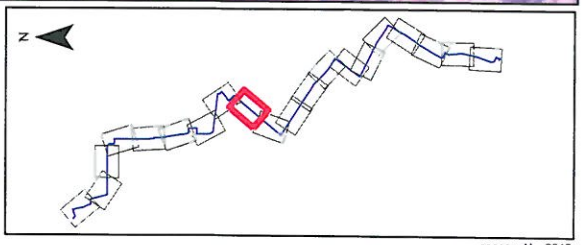
- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

canopy_May2012

Map 12
Tree Canopy Cover



Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

canopy_May2012

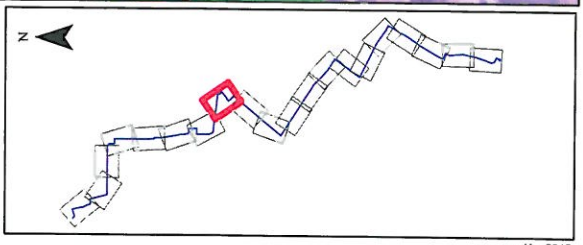
Map 13 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain



canopy_May2012

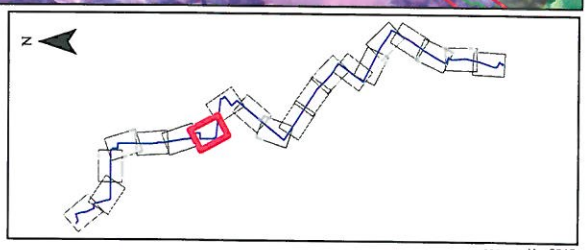
Map 14 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain



canopy_May2012

0 200 400 800 Feet

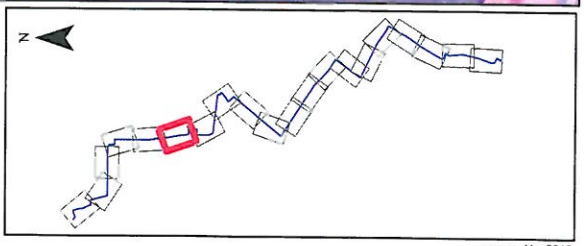
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 15 Tree Canopy Cover

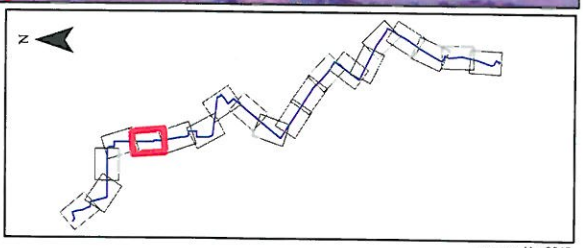


canopy_May2012

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills
- **FEMA Floodplain Zone**
- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 16 Tree Canopy Cover



canopy_May2012

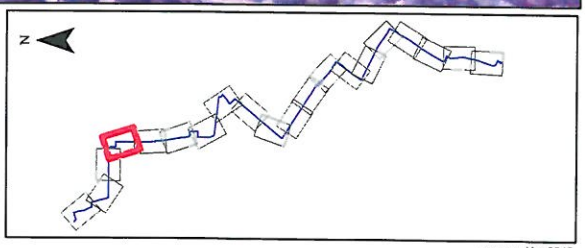
Map 17 Tree Canopy Cover

Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain



canopy_May2012

0 200 400 800 Feet

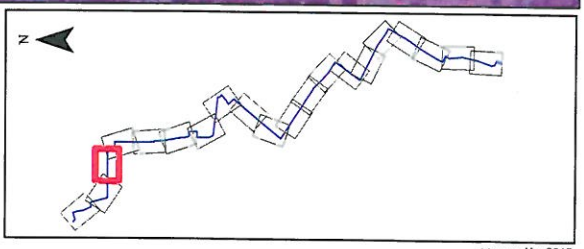
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 18 Tree Canopy Cover



canopy_May2012

0 200 400 800 Feet

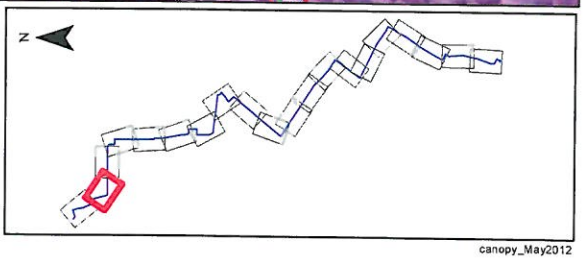
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 19 Tree Canopy Cover



canopy_May2012

0 200 400 800 Feet

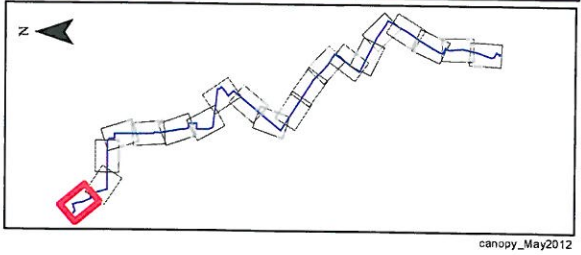
Legend

- Heritage Tree Preserved
- Heritage Tree Removed
- Pipeline Corridor
- Canopy Cover
- Horizontal Directional Drills

FEMA Floodplain Zone

- 100-year Floodplain
- Between 100- and 500-year Floodplains
- Outside 500-year Floodplain

Map 20 Tree Canopy Cover



canopy_May2012

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	NuStar San Antonio Refinery Pipeline
Address:	7811 S. Presa
A/P #/PPR #/Plat#:	A/P# 1747298
VR Submittal Date:	5/25/2012
VR Submitted by:	Angela Gillingham with Environmental Resources Management on behalf of NuStar Energy
Issue:	Below 80% preservation trees in Environmentally Sensitive Areas
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
By:	Mark Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Ms. Angela Gillingham's letter submitted May 25, 2012. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. Significant trees shall be preserved at eighty (80) percent preservation. Within both the 100-year floodplains and environmentally sensitive areas mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.

The project is an approximately 12 mile long crude oil pipeline that will connect a crude oil terminal in southeast Bexar County to the NuStar refinery on South Presa near Brooks City Base. The pipeline will require a 60-foot ROW that will pass along a variety of land uses, city, county and TXDOT ROW as well as environmentally sensitive areas.

The applicant wishes to remove significant trees in excess of the 80% preservation requirements for Floodplain and Floodplain Buffers. Preservation proposed for the floodplain and floodplain buffer is 75% which is 5% below the required 80%. Within the project boundaries with tree canopy the floodplain and floodplain buffer account for 26% of the project area. Only 8% of the 26% of floodplain and floodplain buffer with canopy will be impacted. DSD staff does agree with the applicant's request to mitigate below 80% preservation in the Environmentally Sensitive Areas for the following reasons:

1. The project requires the pipeline to be at a depth of six (6) feet. To achieve this depth by excavation a clear 60-foot construction easement is required. To maximize tree preservation, including Heritage trees, and minimize impacts to environmentally sensitive areas there will be approximately 25,827 linear feet of Horizontal Directional Drilling (HDD) done through floodplain and floodplain buffer areas.

2. In addition to HDD to preserve Heritage trees there are re-routes of the pipeline to preserve Heritage trees (see: maps 4, 5, 15 & 16).

3. Due to Department of Transportation requirements a 20-40 foot permanently maintained clear ROW is required to facilitate visual inspections of the corridor for spill prevention and detection. A 50% mitigation credit is given for reseeding these areas with an approved native seed mix.

4. Reseeding disturbed areas with native seed mix will be done by a no-till drill method where a piece of equipment drills small holes in the soil while planting the seed. This is a preferred method for seed application especially in floodplain and environmentally sensitive areas. This method ensures seeds are planted at a depth in the soil that they are less likely to be washed away, blown away or brown the seeds. This method of seed planting reduces additional disturbance of the soil and stimulation of early succession non-native invaders.

5. Areas that can be monitored for spill prevention and detection either aerially or by inspectors on foot and have been HDD will have only a maximum of 20 feet of the 60-foot ROW cleared.

6. Preservation of tree canopy outside of the floodplain and floodplain buffer areas is 50% exceeding the minimum preservation of 40%.

DSD staff agrees with the applicants' analysis and supports the request to remove canopy below the 80% preservation requirements for the Floodplain and Floodplain Buffer. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval

MBD

Mark Bird
City Arborist
DSD –Environmental

6/6/2012
Date

Thomas L. Carrasco

Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering

6/6/2012
Date

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

Roderick J. Sanchez, A.I.C.P., CBO
Director
DSD

6-7-12
Date

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

Item #26

TO: Planning Commission

FROM: Majed A. Al-Ghafry, Director of Public Works

COPIES TO: Nefi Garza, Assistant Director of Public Works

SUBJECT: **Huebner and NW Military Intersection Improvements Project-ROW Acquisition**

DATE: May 21, 2012

PETITIONER: City of San Antonio;
c/o Public Works Department
114 W. Commerce Street, 6th Floor, San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of June 13, 2012.

Background Information:

The Petitioner is requesting the ROW acquisition through negotiation of easement for the following parcels:

1. **Parcel No. 18983, on NCB 17842, Block 2, Lot 3 Olmos Creek Office Park UT-1**
2. **Parcel No. 18984, on NCB 17842, Block 2, Lot SW 108.48 FT of 1 Olmos Office Park UT-1**
3. **Parcel No. 18985, on NCB 17841, Block 1, Lot 4**
4. **Parcel No. 18986, on NCB 17851, Block 4, Lots 1, 2, 3**
5. **Parcel No. 18987, on NCB 18020, Blk 9, Lot 1**

The parcels are located in Council District 8 in the City of San Antonio. This project will improve the vehicular mobility and pedestrian safety for all road users of this intersection. The acquisition of the parcels are necessary for providing enough ROW for the installation of right turn lane for the eastbound right turning traffic. The project construction is anticipated to begin in July 2012 and is estimated to be completed in September 2012. The City of San Antonio, Public Works Department will install the necessary signal modifications to accommodate the proposed right turn lane.

Coordination and Financial Impact:

In compliance with City procedures, petitioner's project has been canvassed through interested City Departments, utilities and applicable agencies. The associated costs not to exceed $200, 000.00 payable to the selected title company for land and associated closing costs will be paid through ATD funds.

Conclusion and Recommendation:

Staff recommends the approval of this project.

City of San Antonio
Department of Public Works
Storm Water Engineering

Huebner and Military

Data Source: City of San Antonio Enterprise GIS.

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is assumed by the recipient."

"Please contact the applicable City of San Antonio Department for specific information."
City of San Antonio Public Works Department.

Map created by: byron.acevedo@sanantonio.gov
Location: \\Fscommon\msc2\SWW_Engineering\Name.mxd
Date created: 6/12/2012

1 inch = 100 feet

0 100 200 400 Feet

Huebner and NW Military Intersection Improvements Project

ROW Acquisition

Reason for ROW Dedication

- Dedication of right of way (ROW) to the City of San Antonio for the Huebner and NW Military Intersection Improvements Project.
- ROW needed to widen the intersection to accommodate Right turn lane at Huebner.

Huebner and NW Military Intersection Improvements Project

ROW Acquisition

Aerial

Huebner and Military

1 inch = 100 feet

0 100 200 400 Feet

Prepared by Angel Felipe Gozalez, PE
Exhibit Provided by CoSA
DUAL 250' STORAGE LANES
HUEBNER ROAD
250' STORAGE LANE
MILITARY HWY
9 of 9

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO.:

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZES THE HUEBNER AND NW MILITARY INTERSECTION IMPROVEMENTS PROJECT ROW ACQUISITION

WHEREAS, the City Planning Commission is tasked with the review and recommendation for the approval of the Huebner and NW Military Intersection Improvements Project ROW Acquisition

WHEREAS, the Huebner and NW Military Intersection Improvements Project ROW Acquisition is presented for consideration and recommendation to the Planning Commission

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

Recommendation to the City of San Antonio City Council for the approval of the ROW Acquisition for the Huebner and NW Military Intersection Improvements Project

PASSED AND APPROVED ON THIS 13th day of June, 2012

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Jose R. Limon, Chair
San Antonio Planning Commission

CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #27

TO: Planning Commission **Individual Consideration**

FROM: Mark Brodeur, Director, Center City Development Office (CCDO)

COPY: Lori Houston, Assistant Director, Center City Development Office
Steve Hodges, CIMS Property Acquisition Division, File

SUBJECT: Request to acquire real property, for City use, approximately 84.65 acres of land area known as 827 Richland, 856 Gembler and 4007 East Interstate 10 located in New City Block 10577 and 10578 in Council District 2

DATE: June 6, 2012

PETITIONER: City of San Antonio
Attn: David A. McGowen
Downtown Real Estate Manager, CCDO
City of San Antonio
100 West Houston, Suite 1900
San Antonio, TX 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration at the Planning Commission hearing on June 13, 2012.

BACKGROUND

Petitioner has entered into discussions with representatives of Red Berry Estate, LTD. for the acquisition of 3 (three) properties in New City Block 10577 and 10578 in Council District 2 totaling approximately 84.65 acres. Acquisition of the property is in response to discussions and directives arising from the 2010 Eastside Summit meetings in which the Red Berry Estate property was identified as a catalytic project.

The properties to be acquired are as follows:

- 827 Richland – 50' X 50' water well site
- 856 Gembler
- 4007 East Interstate 10

COORDINATION AND FINANCIAL IMPACT

City has negotiated a sales price with the owners in the amount of $2,250,000. The funds required for the acquisition of the subject properties are available from the City's General Fund and from the Fort Sam Houston Incentive Fund.

CONCLUSION AND RECOMMENDATION

Staff recommends that Planning Commission consider this request, and if appropriate cause the attached resolution to be executed.

Attachments: Exhibit "A"
Resolution

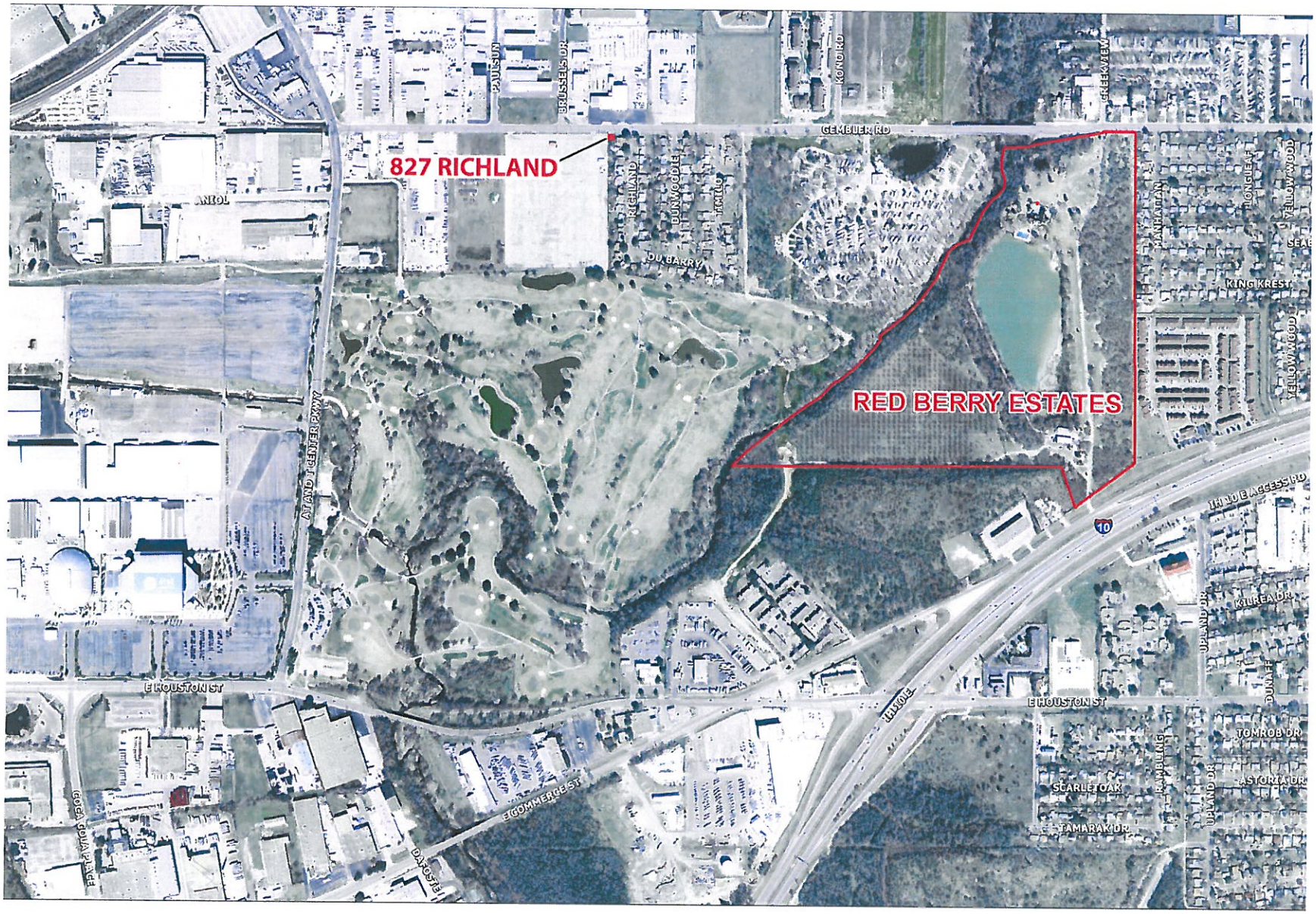

827 RICHLAND
RED BERRY ESTATES
GEMBLER RD
BRUSSELS DR
KONO RD
GREENVIEW
RICHLAND
DUNWOODY
DU BARRY
MANHATTAN
LONGLEAF
YELLOWWOOD
KING KREST
IH 10 E ACCESS RD
10
KIUREA DR
UPLAND DR
DUNLEE
E HOUSTON ST
TELKOE
TOMROB DR
ASTORIA DR
SCARLETOAK
TAMARAK DR
RAMBLING
E COMMERCE ST
DAVOST
COCA COLA PLACE
AT AND T CENTER PKWY

EXHIBIT "A"

Planning Commission

June 13, 2012

Agenda Item 27

Acquisition of Property at the Red Berry Estate
827 Richland, 856 Gembler and 4007 East Interstate 10

City of San Antonio
Center City Development Office

Background

- The property was identified as a catalytic project in the 2010 Eastside Summit meetings
- Red Berry Estate is one of the largest contiguous developable tracts on the Eastside
- Property acquisition includes the following real property:
  - 827 Richland – Only the 50' X 50' Water Well site
  - 856 Gembler
  - 4007 East Interstate 10
- Conveyance includes:
  - 14,000 SF Red Berry mansion
  - 12-acre lake
  - Water rights
  - 25-acre pecan orchard

Proximity Map

3

Site Map

4

Strategy & Next Steps

- Property acquisition allows:
  - Catalytic mixed-use development on Eastside
    - Housing
    - Potential expansion of parkland
- City will go through formalized process for the redevelopment
- City has negotiated the acquisition price of the property in the amount of $2,250,000
- Staff recommends the approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 84.65 ACRES OF PROPERTY KNOWN AS 827 RICHLAND, 856 GEMBLER AND 4007 EAST INTERSTATE 10 WITHIN NEW CITY BLOCK 10577 AND 10578 IN CITY COUNCIL DISTRICT 2.

* * * * *

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

WHEREAS, The City has entered into negotiations with property owners to purchase property consisting of 84.65 acres of land area known as 827 Richland, 856 Gembler and 4007 East Interstate 10 located in New City Block 10577 and 10578 in Council District 2, as shown on attached Exhibit "A".

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

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

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

PASSED AND APPROVED ON THIS 13th day of June 2012.

_____
Jose R. Limon

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item # 28

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1610—Request to close, vacate, and abandon portions of Old Fredericksburg Road and Boerne Stage Road Public Rights of Way adjacent to NCB 34732

DATE: May 29, 2012

PETITIONER: Financial Resources, Ltd. Et al
c/o Kaufman & Killen Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for Individual Consideration for the Planning Commission meeting on June 13, 2012.

BACKGROUND

Financial Resources, Ltd. and Leon Creek, Ltd. (Petitioners) are requesting the closure, vacation and abandonment of portions of Old Fredericksburg Road and Boerne Stage Road Public Rights of Way as shown on attached Exhibit A. The petitioners claim that Old Fredericksburg Road has completely deteriorated and is overwhelmed with potholes, which drivers use as an alley to bypass the IH 10 access road. This is a hazard to patrons and employees of the adjacent Rudy's Bar-B-Q Restaurant, as well as to other adjacent businesses and neighbors. The petitioners, who own all of the abutting property, would like to utilize this right of way in combination with their property to develop a cohesive, planned mixed use project. Attached is a draft design plan. This development will combine the existing commercial development with a new commercial and multi-family development.

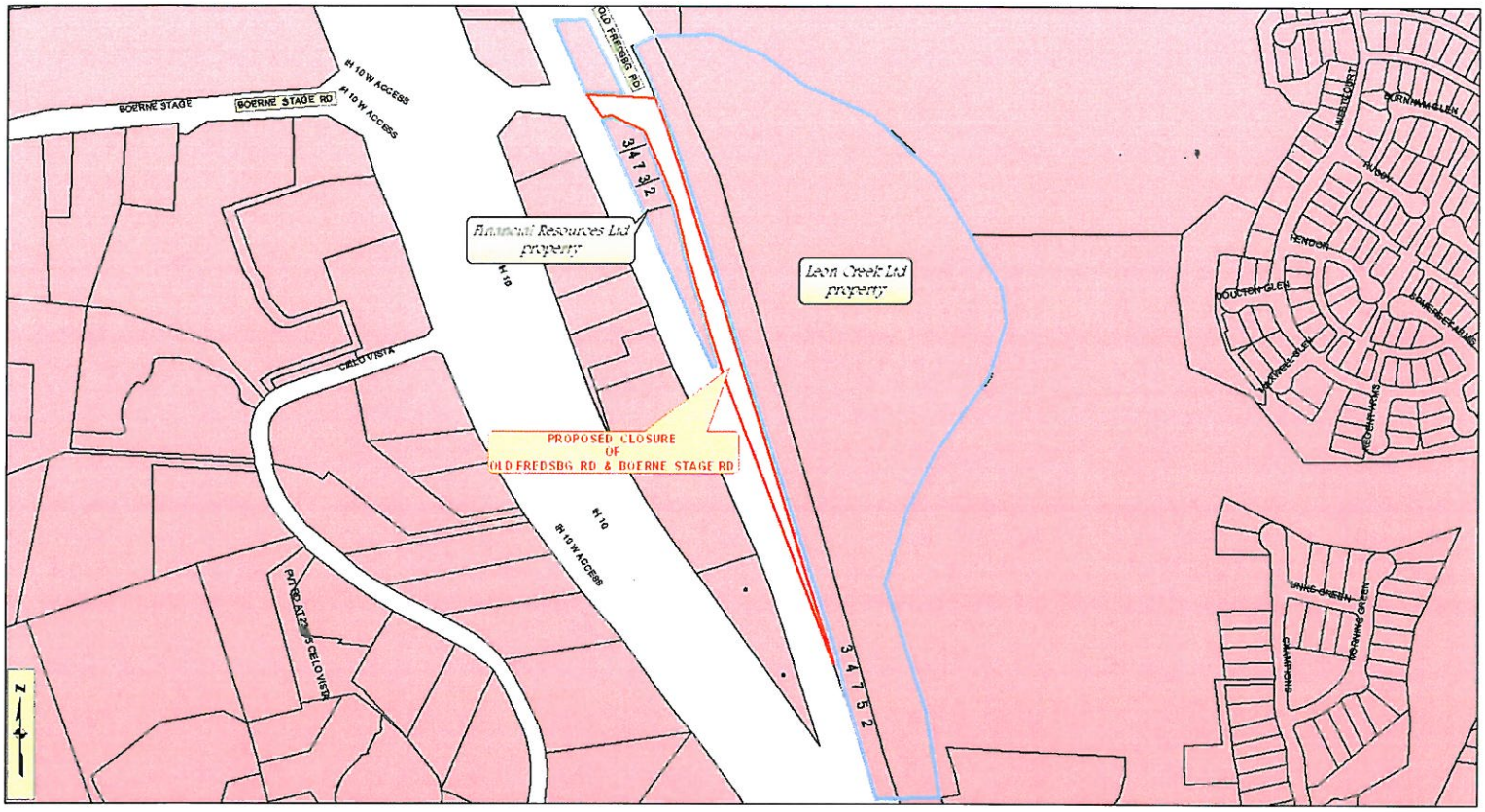
Old Fredericksburg Road and Boerne Stage Road Public Rights of Way are part of the Texas Highway System; therefore, in order to fully complete the closure, vacation and abandonment of these rights of way, the Texas Department of Transportation (TXDOT) needs to declare as surplus. As part of their process, TXDOT requires a City Council formally adopt a resolution asking that the affected street segments be released from the state highway system. TXDOT's release is a necessary predicate to the closure requested by the petitioner.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



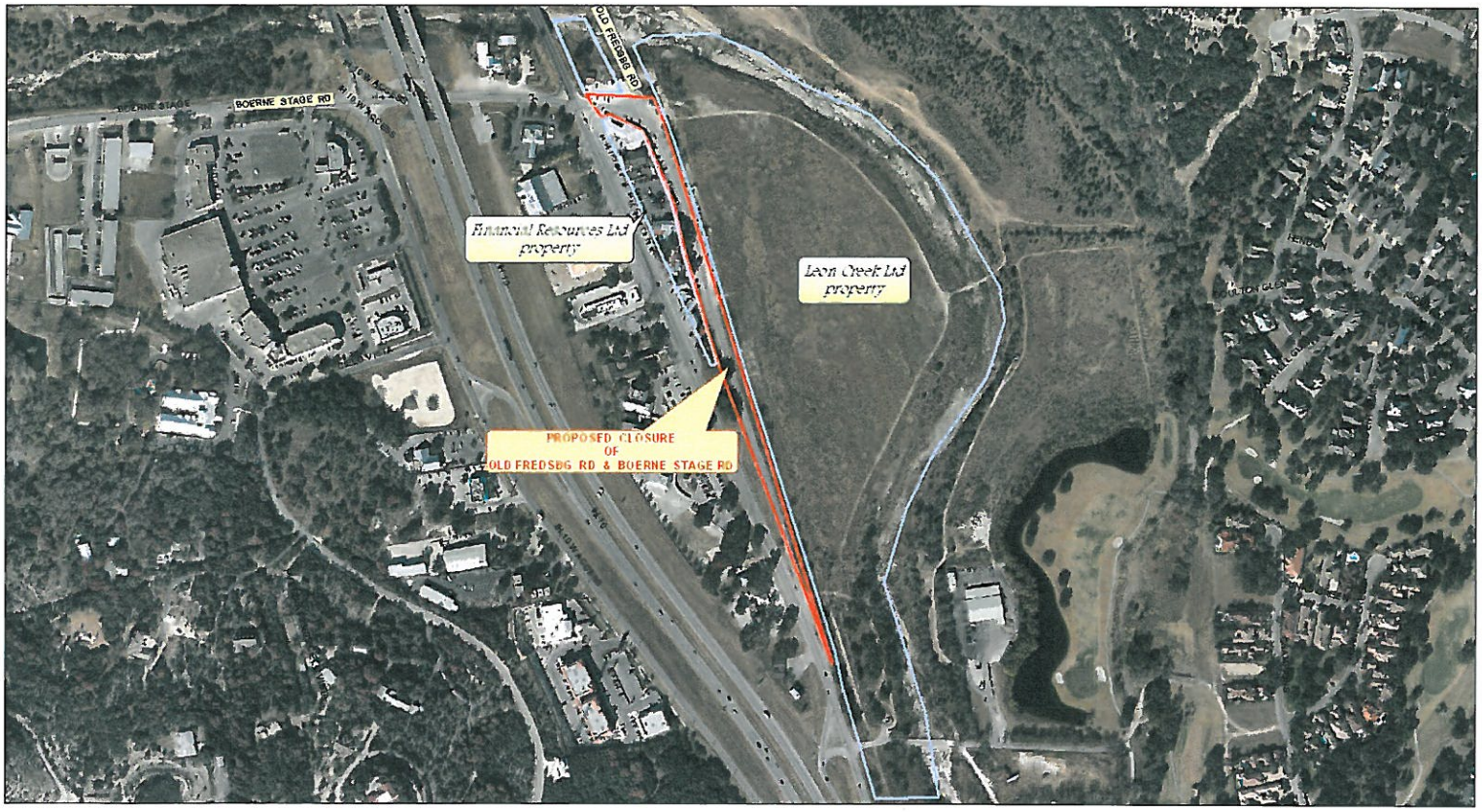
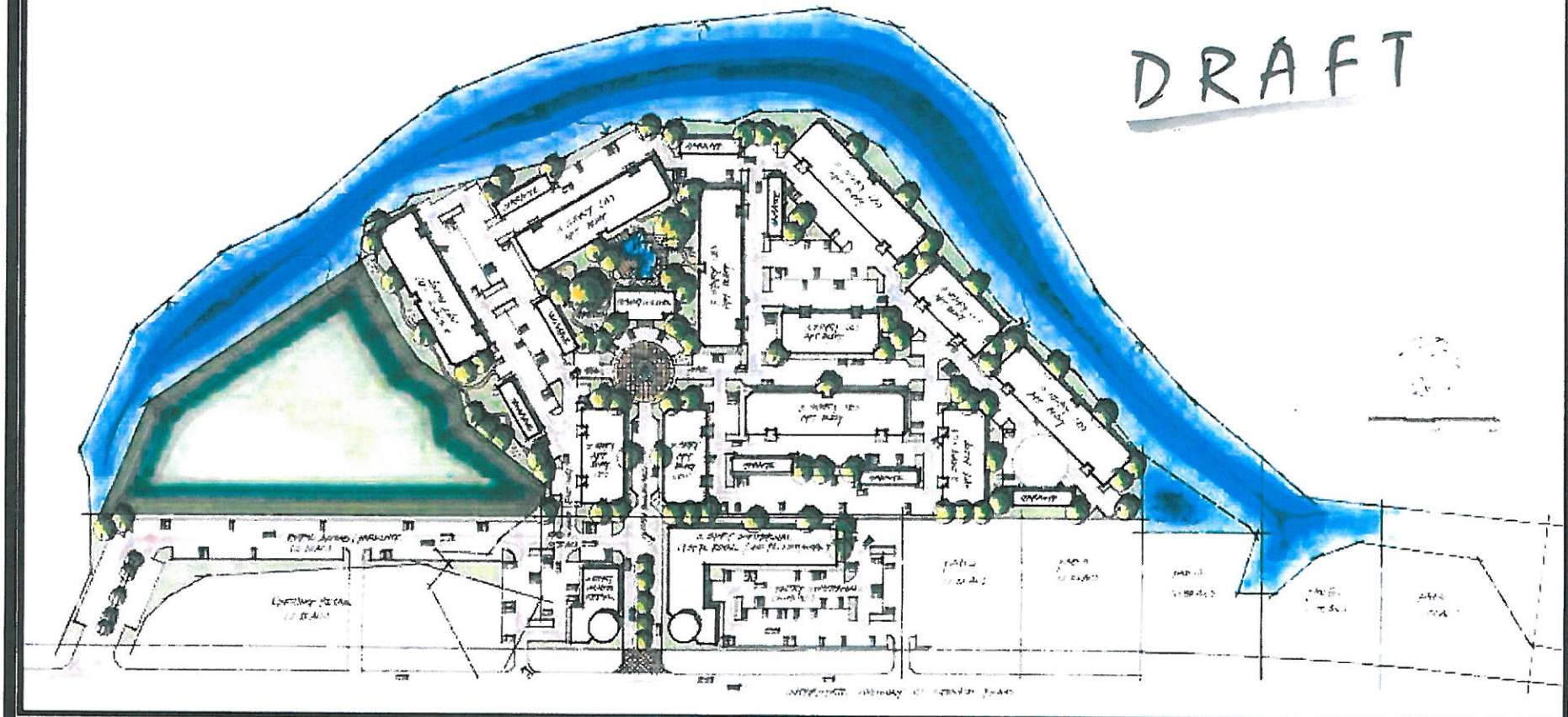


Exhibit A

S. P. No. 1610

Petitioner: Financial Resources, Ltd. Et al



BG

DOMINION PHASE 8 MULTI-FAMILY SCHEMATIC SITE PLAN
SAN ANTONIO, TEXAS

05.17.2008
EMBREY
#08164

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

May 24, 2012

Financial Resources, Ltd. and
Leon Creek, Ltd.
c/o Kaufman & Killen, Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78205

Re: S. P. No. 1610—Request to close, vacate and abandon portions of Old Fredericksburg and Boerne Stage Roads Public Rights of Way

Dear Ms. Farrimond:

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

DEVELOPMENT SERVICES DEPARTMENT
The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code, Section 35-430.

HISTORIC PRESERVATION OFFICE
The area in question is part of the Old Spanish Trail and also impacts the Leon Springs local Historic District. The petitioners will need to work with the Old Spanish Trail organization on appropriate interpretation of the area and work with this Historic Preservation Office for any new development that will impact the historic district.

PUBLIC WORKS DEPARTMENT
Traffic Engineering: Must ensure that no property is land-locked due to this closure/development. Also, a traffic study should be conducted to assess (1) the impact to the parallel street, (2) access to adjacent businesses, and (3) impact to the operation of the signal at Boerne Stage Road and the access road. In addition, property owners' and tenants' opinions should be solicited prior to approval. **Storm Water Engineering**: Properties will need to be re-platted with required drainage easement as per the Unified Development Code.

FIRE DEPARTMENT
Approved subject to petitioners' agreement to strict compliance with the Fire Code in building the new development; especially with regard to vehicular access.

CITY PUBLIC SERVICE ENERGY

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

SAN ANTONIO WATER SYSTEM

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

TEXAS DEPARTMENT OF TRANSPORTATION

The rights of way are part of the State Highway System; therefore, release must be by formal action by the Texas Transportation Commission. In order to do so and as part of the process, we will need the City of San Antonio to submit an ordinance and/or resolution accepting transfer of jurisdictional and maintenance liability.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- The fee established for the subject property is $209,266.00, which includes the appraised value of $209,000.00 for the Public Rights of Way, $219.00 for signage and $50.00 for recordation of documents. ***Accordingly, Petitioner agrees to remit a closure fee of $209,266.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf, print and submit along with this letter.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. ***Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure form and the closure fee we will continue processing your request.***

Sincerely,

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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Financial Resources, Ltd.

By _____ Title _____

Print Name _____ Date _____

PETITIONER: Leon Creek, Ltd.

By _____ Title _____

Print Name _____ Date _____

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012
Agenda Item #

Request to close, vacate and abandon portions of Old Fredericksburg Road and Boerne Stage Road Public Rights of Way

Petitioner: Financial Resources, Ltd. and Leon Creek, Ltd.

Planning Item

- Petitioners are requesting the closure, vacation and abandonment of 2.946 acres of Old Fredericksburg Road and Boerne Stage Road Public Rights of Way located in Council District 8.
- Old Fredericksburg Road and Boerne Stage Road Public Rights of Way are part of the Texas Highway System; therefore, in order to fully complete the closure, vacation and abandonment of these rights of way, the Texas Department of Transportation (TXDOT) needs to declare them as surplus.

Planning Item

- TXDOT requires a City Council formally adopt a resolution asking that the affected street segments be released from the state highway system. TXDOT's release is a necessary predicate to the closure requested by the petitioner.
- The petitioners are the only abutting property owners and if approved, properties will be combined for the development of a cohesive, planned mixed use project.

Exhibit A - Map

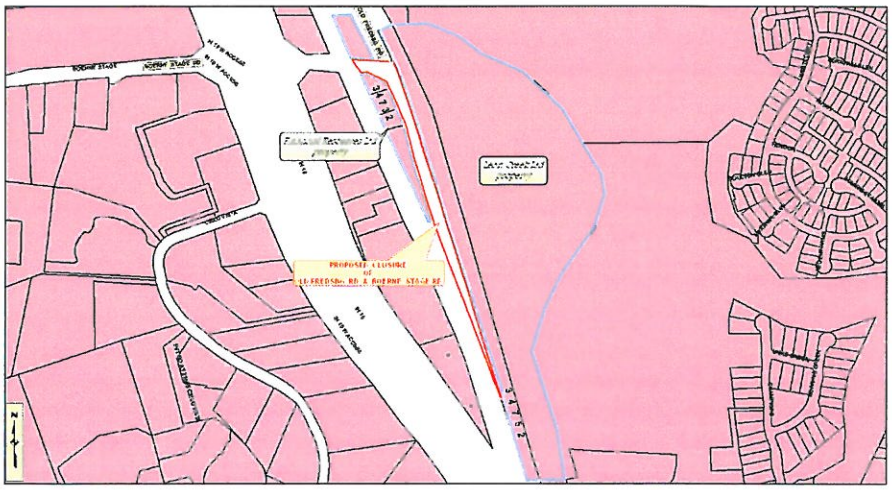


Exhibit B - Aerial

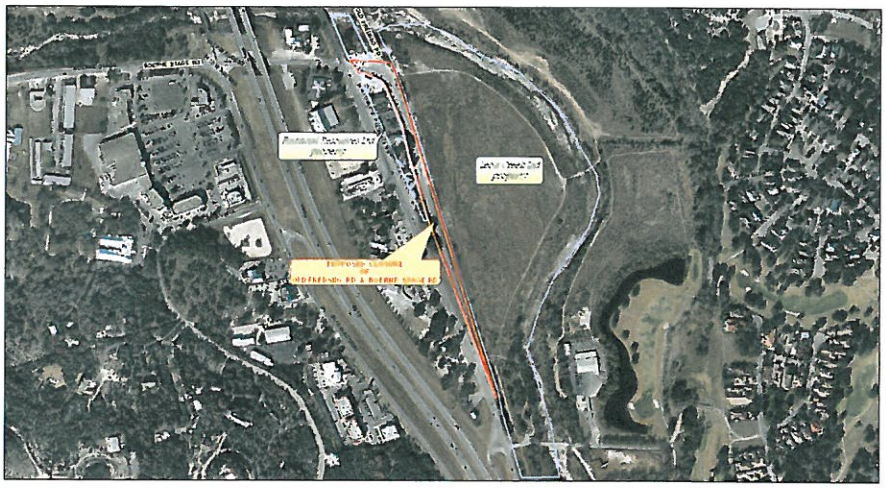
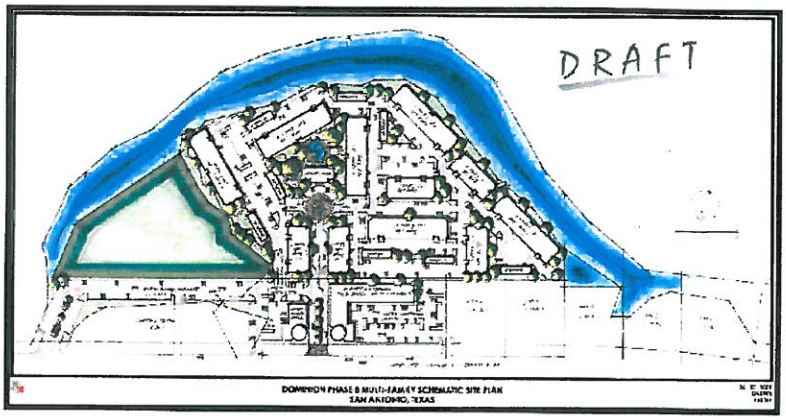


Exhibit C – Design Plan



Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- 15 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notices have been returned in favor.
- notices have been returned in opposition.

Fiscal Impact & Recommendation

Financial Impact:

- The City will collect $209,266.00 as consideration for closure, vacation and abandonment of these Public Rights of Way.

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF 2.946 ACRES OF OLD FREDERICKSBURG ROAD AND BOERNE STAGE ROAD PUBLIC RIGHTS OF WAY RUNNING NORTHERLY AND SOUTHERLY, LOCATED ADJACENT TO NCB 34732 IN COUNCIL DISTRICT 8, AS REQUESTED BY FINANCIAL RESOURCES, LTD. AND LEON CREEK, LTD.

* * * * *

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

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

WHEREAS, Financial Resources, Ltd. and Leon Creek, Ltd. filed an application requesting closure of 2.946 acres of Old Fredericksburg Road And Boerne Stage Road Public Rights of Way running northerly and southerly, located adjacent to NCB 34732 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of 2.946 acres of Old Fredericksburg Road and Boerne Stage Road.

SIGNED this 13th day of June, 2012.

_____

JOSE R. LIMON, ***Chair***

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #29

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1629—Request to close, vacate, and abandon a 0.710 acre portion of Oaktree Drive and Brackenridge Avenue Public Rights of Way located north of Fort Sam Houston Army Base

DATE: June 29, 2012

PETITIONER: Embrey Partners, Ltd.
c/o Kaufman & Killen Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for Individual Consideration on the Planning Commission meeting on June 13, 2012.

BACKGROUND

Embrey Partners, Ltd. (Petitioner) is requesting the closure, vacation and abandonment of Oaktree Drive and a portion of Brackenridge Avenue Public Rights of Way, located just north of Fort Sam Houston Army Base as shown on attached Exhibit A. The requested closures encompass 0.710 of an acre (30,946 square feet). The abutting property owners have consented to the proposed closures. The proposed closure is requested to allow for a cohesive, approximately 9-acre multi-family redevelopment. Attached is a draft design plan.

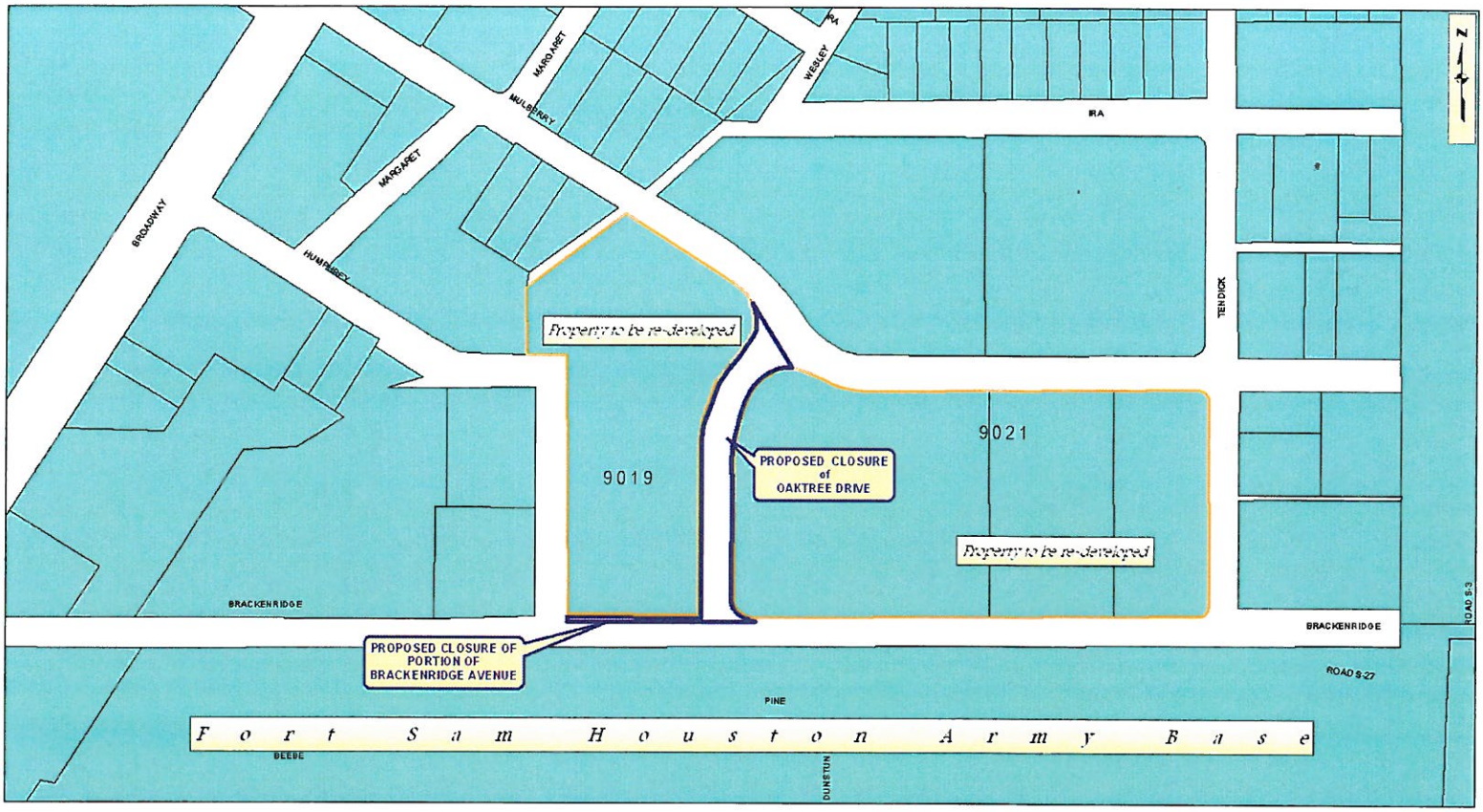
COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CMA



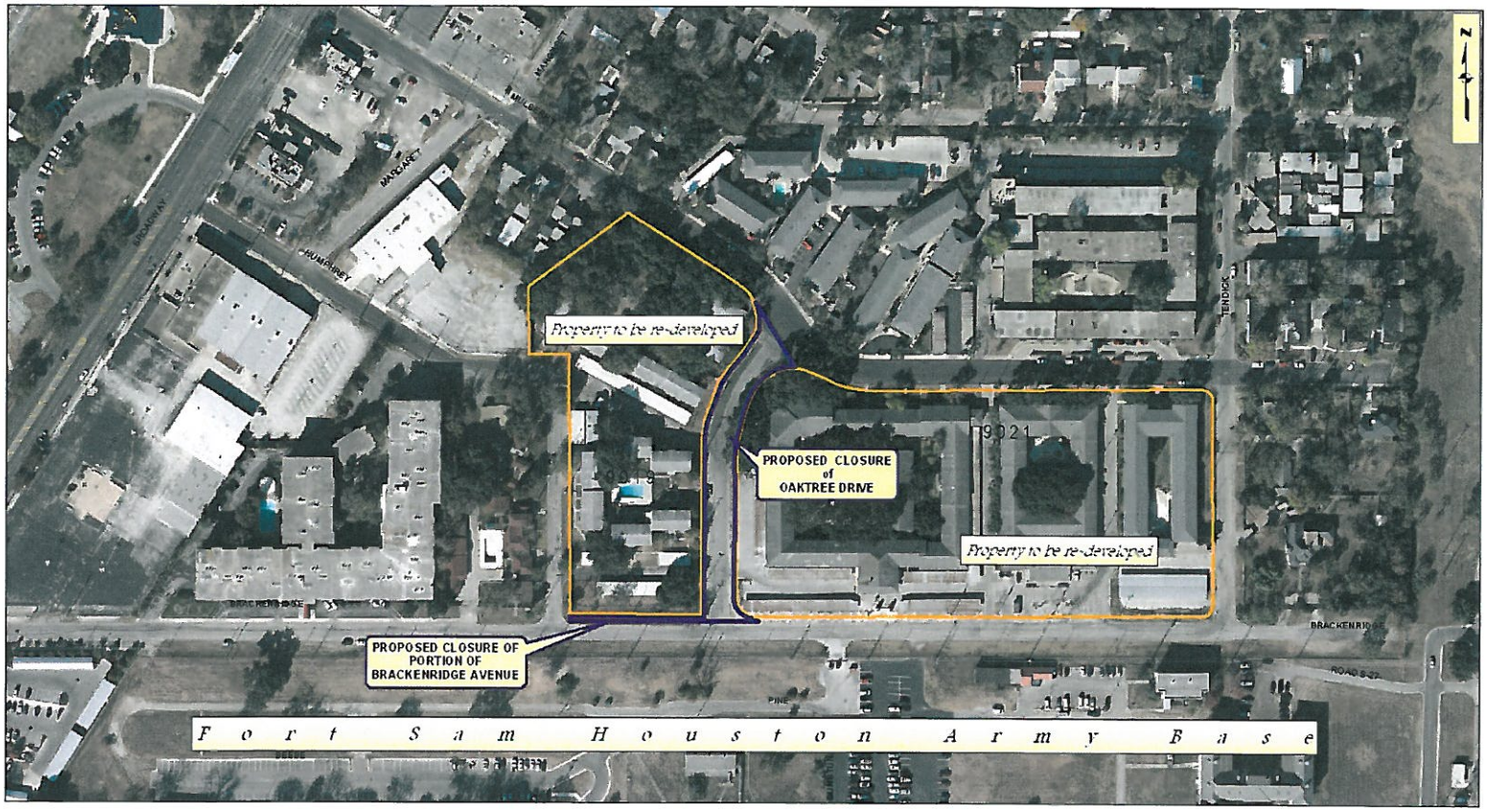
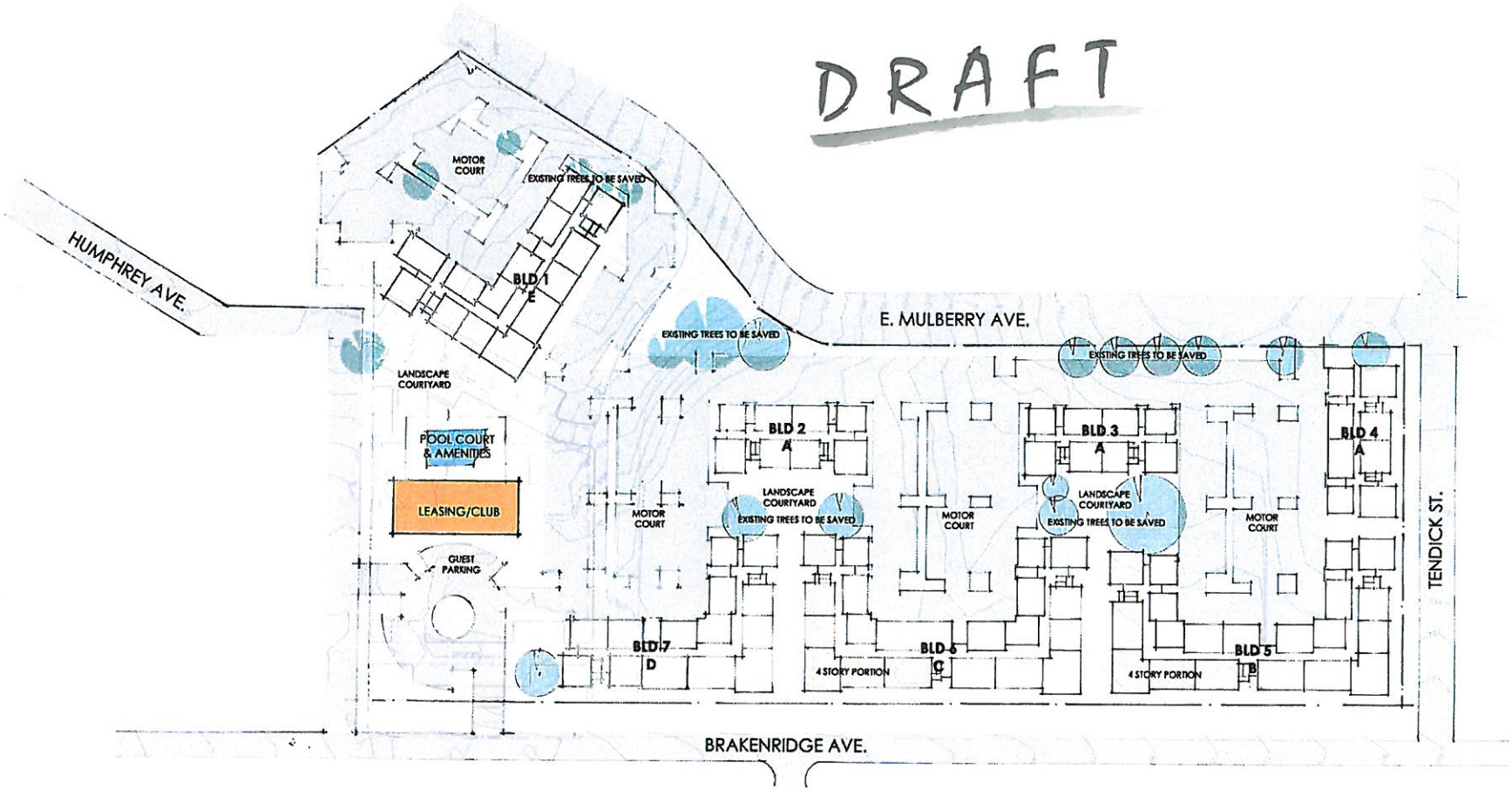
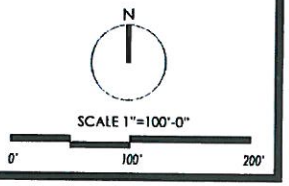


Exhibit A

S. P. No. 1629

Petitioner: Embrey Partners, Ltd.





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MIDTOWN MULTI FAMILY SCHEMATIC SITE PLAN

SAN ANTONIO, TEXAS

BGO architects

11163
11.15.2011
Embrey

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

May 29, 2012

Embrey Partners, Ltd.
c/o Kaufman & Killen, Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78205

Re: S. P. No. 1629—Request to close, vacate and abandon portions of Oaktree Drive and Brackenridge Avenue Public Rights of Way

Dear Ms. Farrimond:

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

DEVELOPMENT SERVICES DEPARTMENT
The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
The proposed multifamily project is located within the MidTown Brackenridge Plan. This Plan envisions the Broadway corridor, including surrounding areas, to be developed as multi-modal transportation oriented mixed use urban character. The particular location of the subject area is within the "Urban Neighborhood" of the Plan area where a mix of urban residential building types is supported with live-work units and townhomes. **A consideration should be given to the idea of redeveloping this site with more urban character where fences and gates are limited to provide more accessibility and connectivity especially to pedestrians.**

HISTORIC PRESERVATION OFFICE
Approval with the understanding that Brackenridge Avenue will remain open for two-way traffic past the site for this proposed development.

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

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

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- The fee established for the subject property is $185,794.00, which includes the appraised value of $185,600.00 for the Public Rights of Way, $144.00 for signage and $50.00 for recordation of documents. This fee has been reduced by 50% in accordance with the reduction provided by the Inner City Reinvestment/Infill Policy (ICRIP). ***Accordingly, Petitioner agrees to remit a closure fee of $92,897.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf, print and submit along with this letter.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. ***Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure form and the closure fee we will continue processing your request.***

Sincerely,

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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Embrey Partners, Ltd.

By	Title
Print Name	Date

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012
Agenda Item #

Request to close, vacate and abandon portions of Oaktree Drive and Brackenridge Avenue Public Rights of Way

Petitioner: Embrey Partners, Ltd.

Planning Item

- Petitioner is requesting the closure, vacation and abandonment of a 0.710 acre portion of Oaktree Drive and Brackenridge Avenue Public Rights of Way located north of Fort Sam Houston Army Base, in Council District 2.
- All abutting property owners have consented to the proposed closure.
- If approved, Petitioner will combine the right of way with abutting property to allow for a cohesive, approximately 9-acre multi-family redevelopment.

Exhibit A - Map

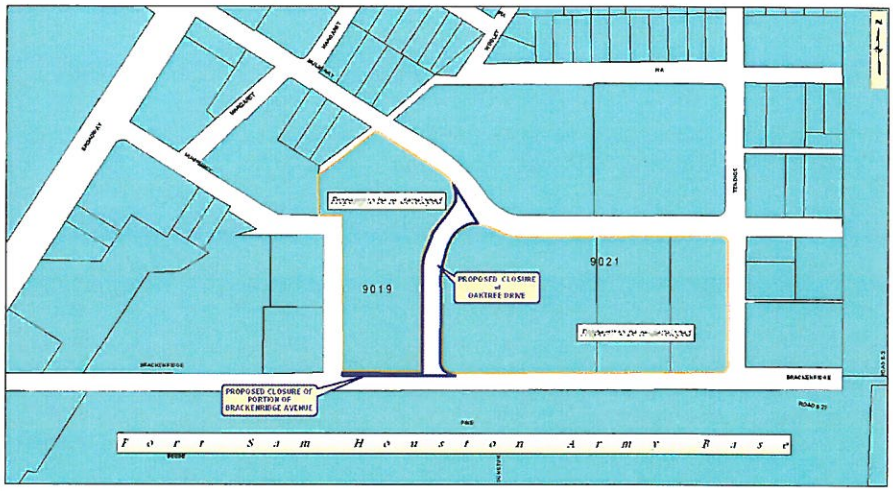


Exhibit B - Aerial

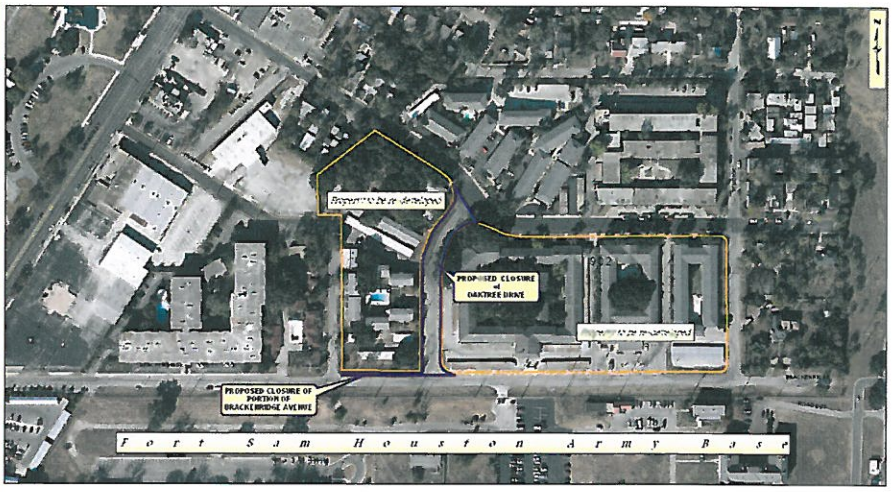
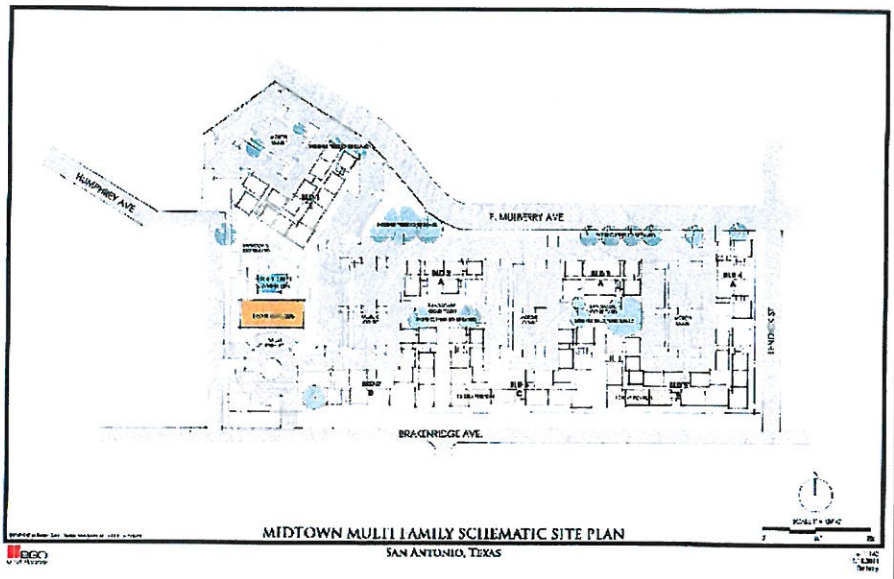


Exhibit C – Design Plan



Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- 66 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notices have been returned in favor.
- notices have been returned in opposition.

Fiscal Impact & Recommendation

Financial Impact:

- The fee established for this property is $185,794.00; however, a 50% reduction was credited in accordance with the Inner City Reinvestment/Infill Policy (ICRIP). The City will collect a total of $92,897.00 for the closure, vacation and abandonment of these Public Rights of Way.

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A 0.710 ACRE PORTION OF OAKTREE DRIVE AND BRACKENRIDGE AVENUE PUBLIC RIGHTS OF WAY RUNNING NORTHERLY AND SOUTHERLY, AND WESTERLY AND EASTERLY, RESPECTIVELY; LOCATED NORTH OF FORT SAM HOUSTON ARMY BASE ADJACENT TO NCB 9019 IN COUNCIL DISTRICT 2, AS REQUESTED BY EMBREY PARTNERS, LTD.

* * * * *

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

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

WHEREAS, Embrey Partners, Ltd. filed an application requesting closure of a 0.710 acre portion of Oaktree Drive and Brackenridge Avenue Public Rights of Way running northerly and southerly, and westerly and easterly, respectively; located north of Berlin Avenue adjacent to NCB 9019 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of a 0.710 acre portion of Oaktree Drive and Brackenridge Avenue located north of Berlin Avenue.

SIGNED this 13th day of June, 2012.

_____

JOSE R. LIMON, ***Chair***

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #30

TO: Planning Commission **Individual Consideration Agenda**

FROM: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department ME

COPY: Lori Houston, Assistant Director, Center City Development Office; David McGowen, Real Estate Manager; Marcia Shelf Orlandi, Real Estate Manager, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1654 – Request to declare as surplus and sell a vacant City-owned parcel of land located at 803 N. Cherry Street bounded by Lamar Street to the north, N. Cherry Street to the east, Hays Street to the south and the Rail Road Right of Way to the west within New City Block 527 in City Council District No.2

DATE: May 29, 2012

PETITIONER: Alamo Beer Company, LLC
C/o Zac Harris, Core Continuum Group (Owner's Representative)
100 Taylor Street
San Antonio, TX 78205

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 06/13/2012. Please place this item under the Center City Development Office, David McGowen, Real Estate Manager.

BACKGROUND

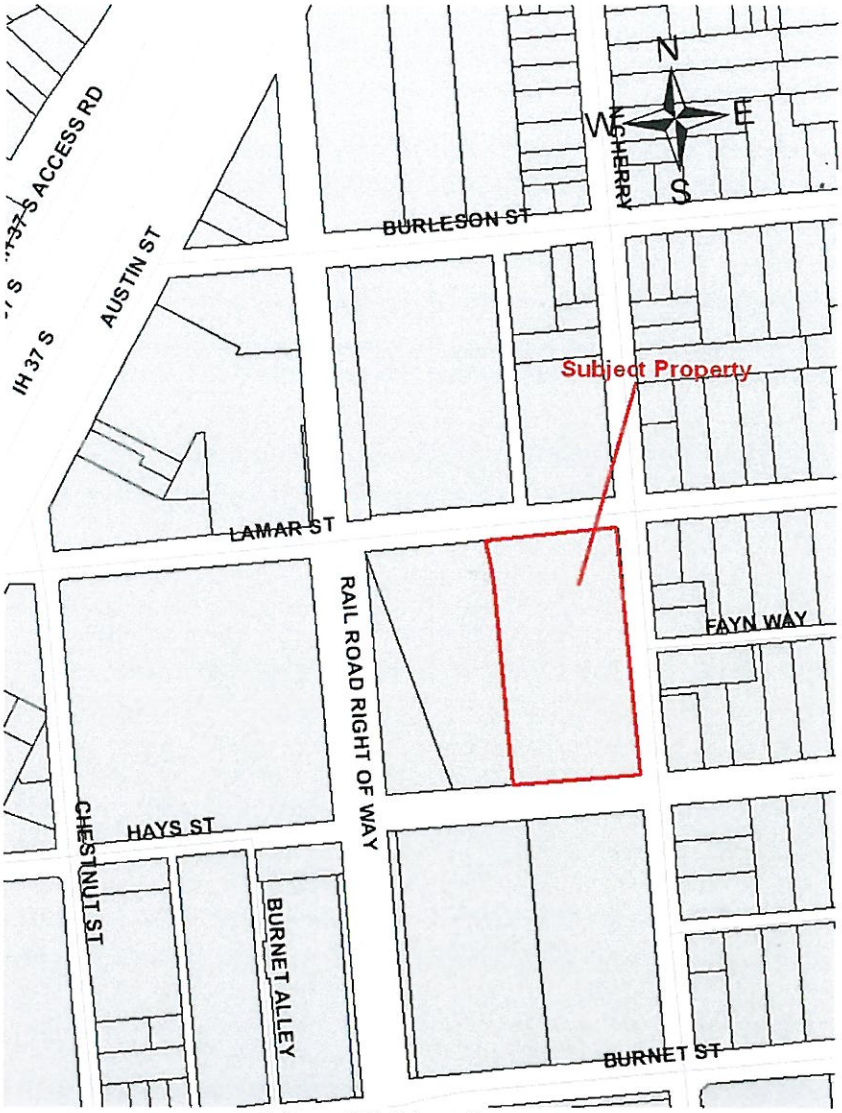
Alamo Beer Company, LLC (Petitioner) is requesting for the City of San Antonio to declare as surplus and sell a vacant parcel of land located at 803 N. Cherry Street within New City Block 527. The subject property is bounded by Lamar Street to the north, N. Cherry Street to the east, Hays Street to the south and the Rail Road Right of Way to the west in City Council District 2, as shown on attached Exhibit "A." The property consists of 1.69 acres or 73,660 square feet. If approved, Petitioner will develop a Microbrewery Project on the subject property.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Map of Subject Property

Aerial Map of Subject Property

Exhibit "A"

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012

Agenda Item

Petitioner: Alamo Beer Company, LLC
Request to declare as surplus a sell a City-owned property

Planning Commission Item

- Alamo Beer Company, LLC (Petitioner) is requesting for the City of San Antonio to declare as surplus and sell a vacant parcel of land located at 803 N. Cherry Street within New City Block 527
- The subject property is bounded by Lamar Street to the north, N. Cherry Street to the east, Hays Street to the south and the Rail Road Right of Way to the west in City Council District 2
- The property consists of 1.69 acres or 73,660 square feet
- If approved, Petitioner will develop a Microbrewery Project on the subject property

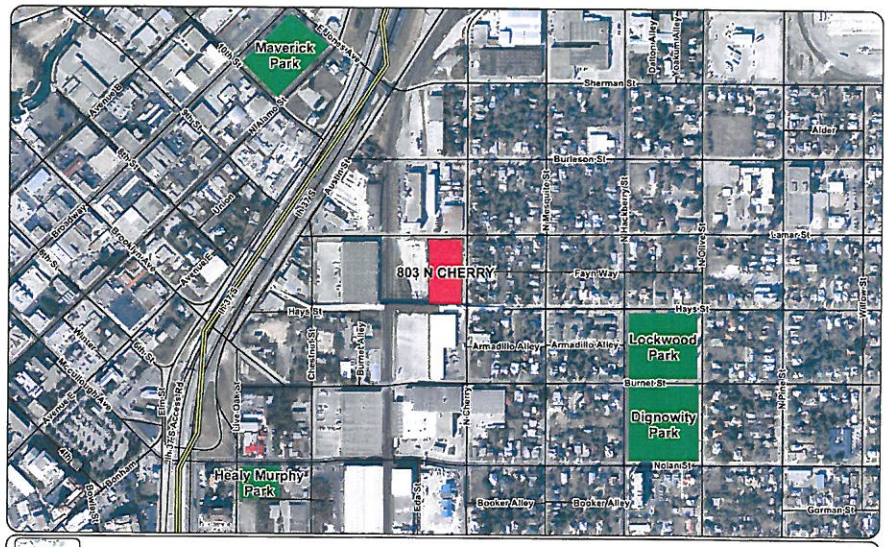


Exhibit "A"
Map of Subject Property

Exhibit "A" (cont.)
Aerial Map of Subject Property

Coordination

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Fiscal Impact

Financial Impact:

- The subject property was appraised at $295,000.00

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City-owned property

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION TO DECLARE AS SURPLUS AND SELL A VACANT PARCEL OF CITY-OWNED REAL PROPERTY KNOWN AND AS 803 N. CHERRY STREET WITHIN NEW CITY BLOCK 527 BOUNDED BY LAMAR STREET TO THE NORTH, N. CHERRY STREET TO THE EAST, HAYS STREET TO THE SOUTH AND THE RAIL ROAD RIGHT OF WAY TO THE IN CITY COUNCIL DISTRICT 2

* * * * *

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

WHEREAS, Alamo Beer Company, LLC has filed an application requesting to purchase a vacant parcel of City-owned real property known as 803 N. Cherry Street New City Block 527 from the City of San Antonio as identified in Exhibit A and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached sale of land of land.

SIGNED this 13th day of June, 2012.

_____

Jose R. Limon, Chair

Attest:

_____

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #31

TO: Planning Commission **Individual Consideration Agenda**

FROM: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department

COPY: Lori Houston, Assistant Director, Center City Development Office; David McGowen, Real Estate Manager; Marcia Shelf Orlandi, Real Estate Manager, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1657 – Request for a License Agreement to use the land under the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District No.2

DATE: May 29, 2012

PETITIONER: Alamo Beer Company, LLC
C/o Zac Harris, Core Continuum Group (Owner's Representative)
100 Taylor Street
San Antonio, TX 78205

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 06/13/2012. Please place this item under the Center City Development Office, David McGowen, Real Estate Manager.

BACKGROUND

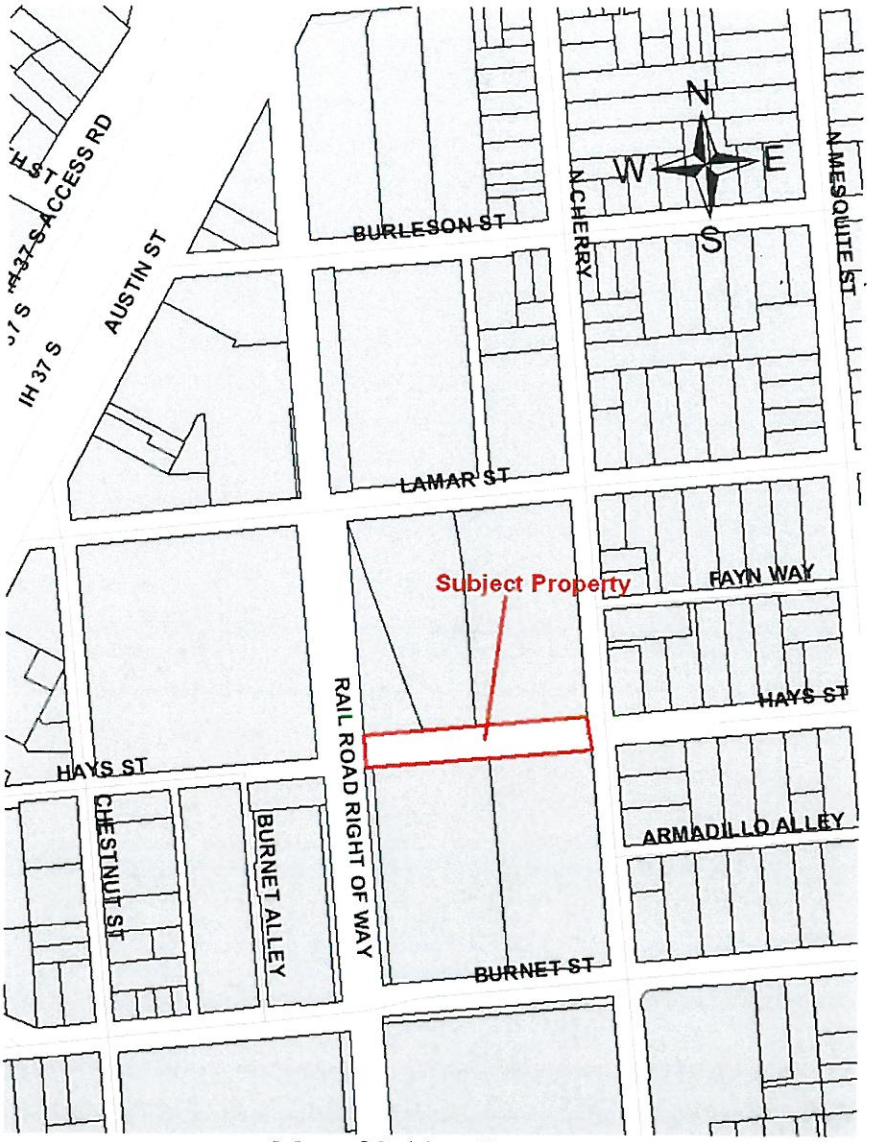
Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to use the land under the Hays Street Bridge located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 and 536 in City Council District 2, as shown on attached Exhibits "A" and "B." Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request. The proposed licensed area consists of approximately 23,191 square feet. If approved, the licensed area would be used for outdoor activities and events, the installation of landscaping improvements and non-permanent amenities. In addition, Petitioner has indicated it would place a security fence on the licensed area.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Map of Subject Property

Aerial Map of Property

Exhibit "A"

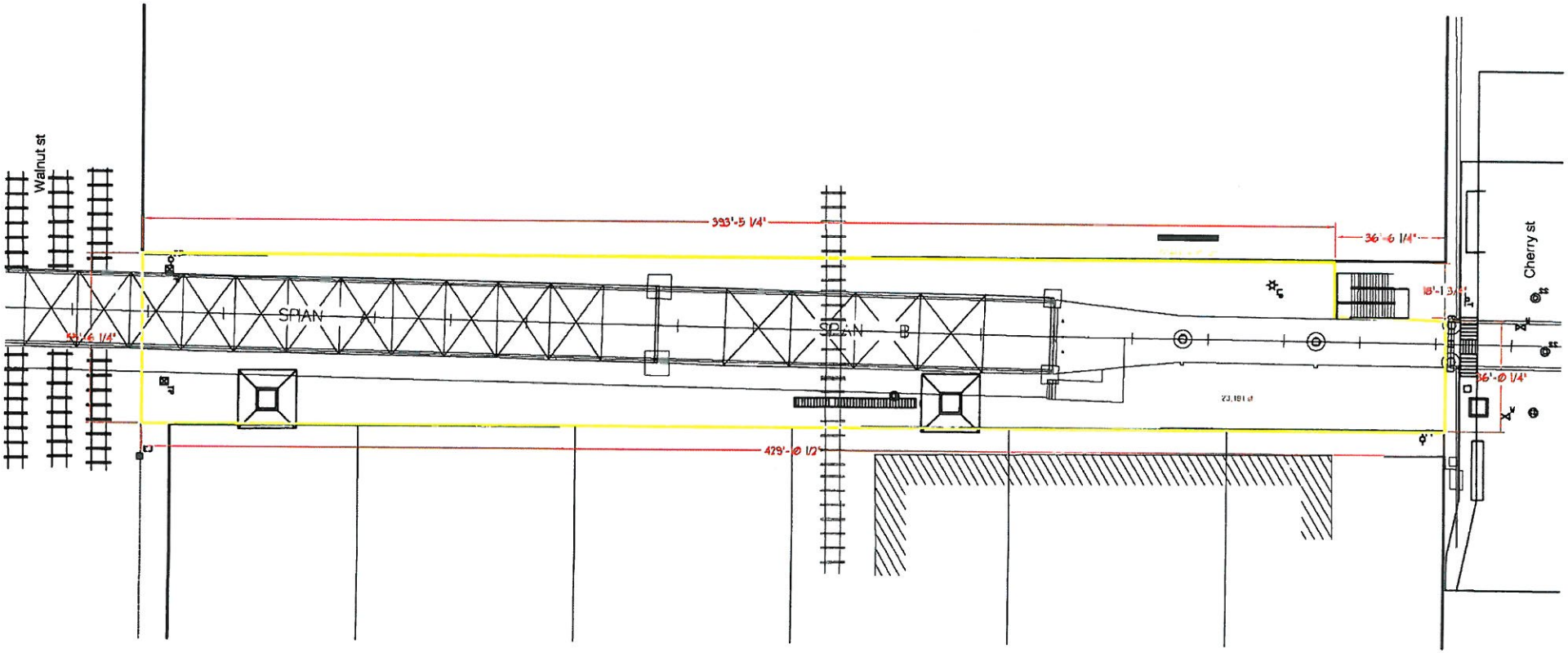

Walnut st
Cherry st
SPAN A
SPAN B
393'-5 1/4"
429'-0 1/2"
36'-6 1/4"
36'-0 1/4"
18'-1 3/4"
23,181 sf

Exhibit "B"

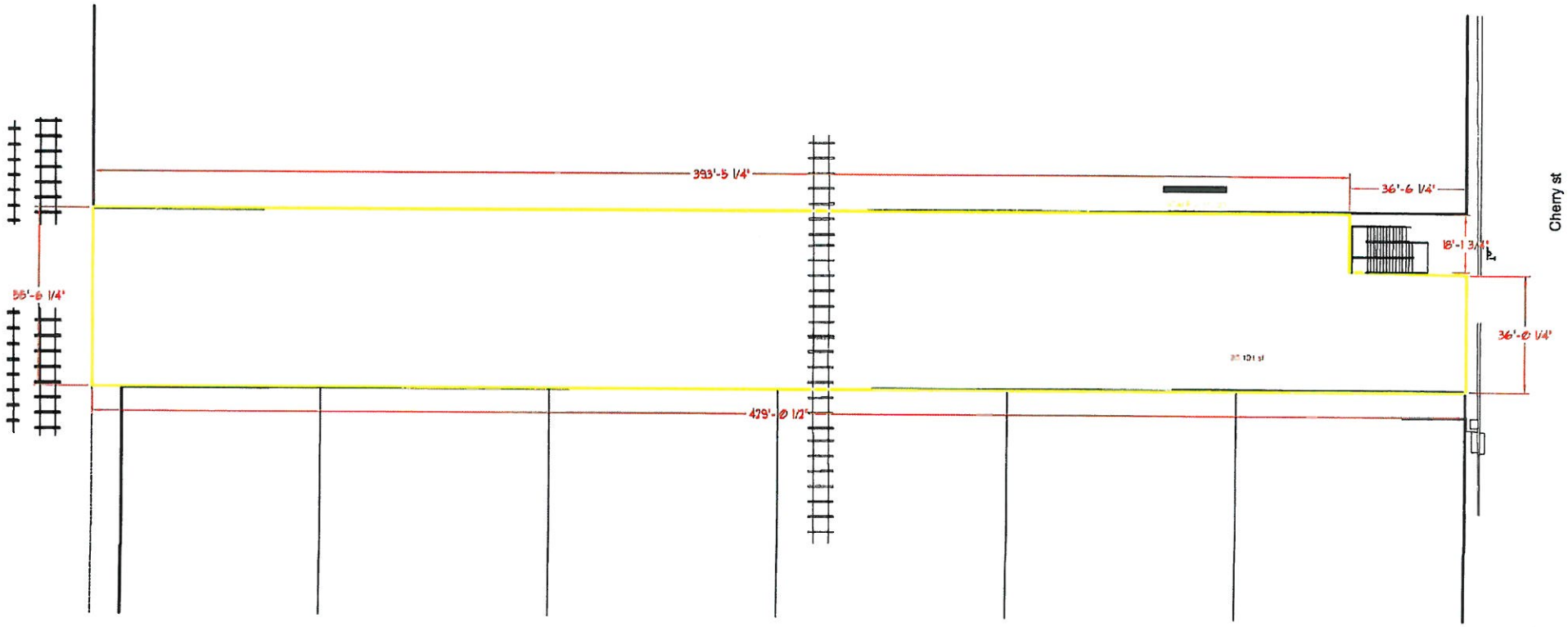


Exhibit "B"

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012
Agenda Item

Petitioner: Alamo Beer Company, LLC
Request for a license agreement to use land under the Hays Street Bridge

Planning Commission Item

- Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to use the land under the Hays Street Bridge
- The property is located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 and 536 in City Council District 2
- Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request
- The proposed license area consists of approximately 23,191 square feet

Planning Commission Item

- If approved, the licensed area would be used for outdoor activities and events, the installation of landscaping improvements and non-permanent amenities
- In addition, Petitioner has indicated it would place a security fence on the licensed area

Exhibit "A"
Site Map of Proposed Licensed Area

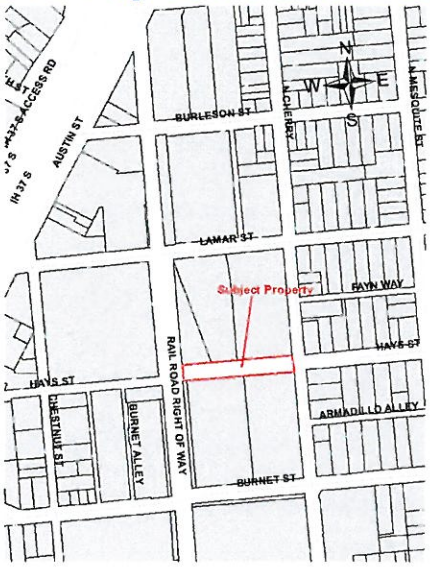


Exhibit "A" (cont.)
Aerial Map of Proposed Licensed Area

Exhibit "B"

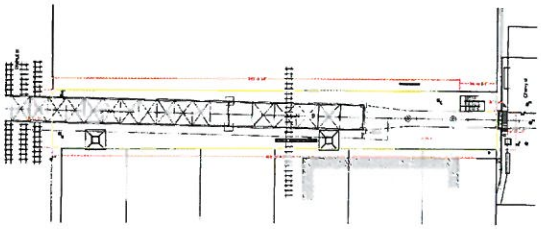


Exhibit "B"
Page 1 of 2

Exhibit "B" (Cont.)

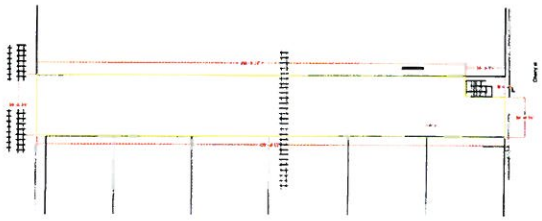


Exhibit "B"
Page 2 of 2

Coordination

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Fiscal Impact

Financial Impact:

- The license fee established for this project is $83,720.00; however, this fee will be waived in accordance with a Master Economic Incentive Agreement between the Petitioner and the City of San Antonio

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the use of City-owned or controlled property

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING A LICENSE AGREEMENT TO USE APPROXIMATELY 21,191 SQUARE FEET UNDER THE HAYS STREET BRIDGE LOCATED BETWEEN N. CHERRY STREET AND THE RAIL ROAD RIGHT OF WAY ADJACENT TO NEW CITY BLOCKS 527 AND 536 IN CITY COUNCIL DISTRICT 2

* * * * *

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

WHEREAS, Alamo Beer Company, LLC has filed an application requesting license agreement to use approximately 23,191 square feet under the Hays Street Bridge located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 and 536 as identified in Exhibits A and B and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached license agreement.

SIGNED this 13th day of June, 2012.

_____
Jose R. Limon, Chair

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #32

TO: Planning Commission **Individual Consideration Agenda**

FROM: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department ME

COPY: Lori Houston, Assistant Director, Center City Development Office; David McGowen, Real Estate Manager; Marcia Shelf Orlandi, Real Estate Manager, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1658 – Request for a License Agreement to construct a skywalk connecting to the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Block 527 in City Council District No.2

DATE: May 29, 2012

PETITIONER: Alamo Beer Company, LLC
C/o Zac Harris, Core Continuum Group (Owner's Representative)
100 Taylor Street
San Antonio, TX 78205

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 06/13/2012. Please place this item under the Center City Development Office, David McGowen, Real Estate Manager.

BACKGROUND

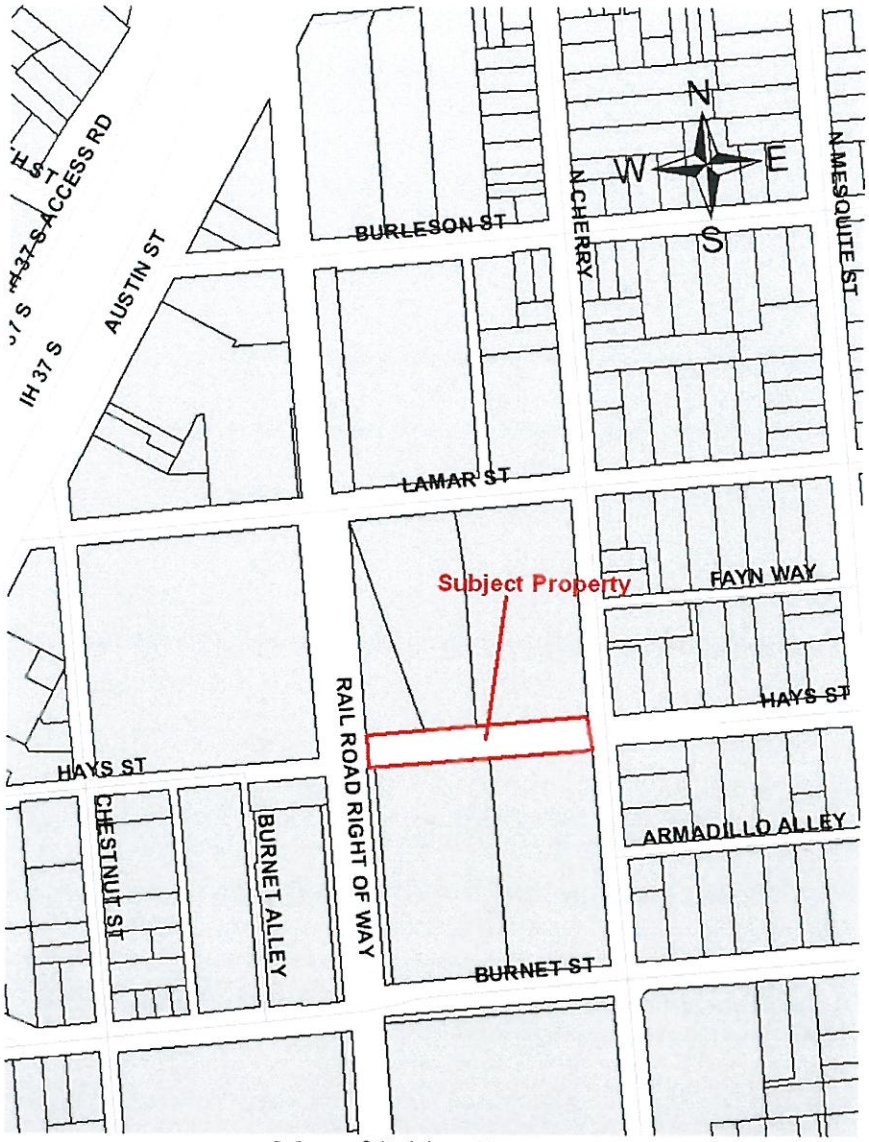
Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to construct a skywalk connecting to the Hays Street Bridge located between N. Cherry and the Rail Road Right of Way adjacent to New City Block 527 in City Council District 2, as shown on attached Exhibits "A" and "B." Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request. The proposed licensed area consists of approximately 365 square feet.

COORDINATION AND FINANCIAL IMPACT

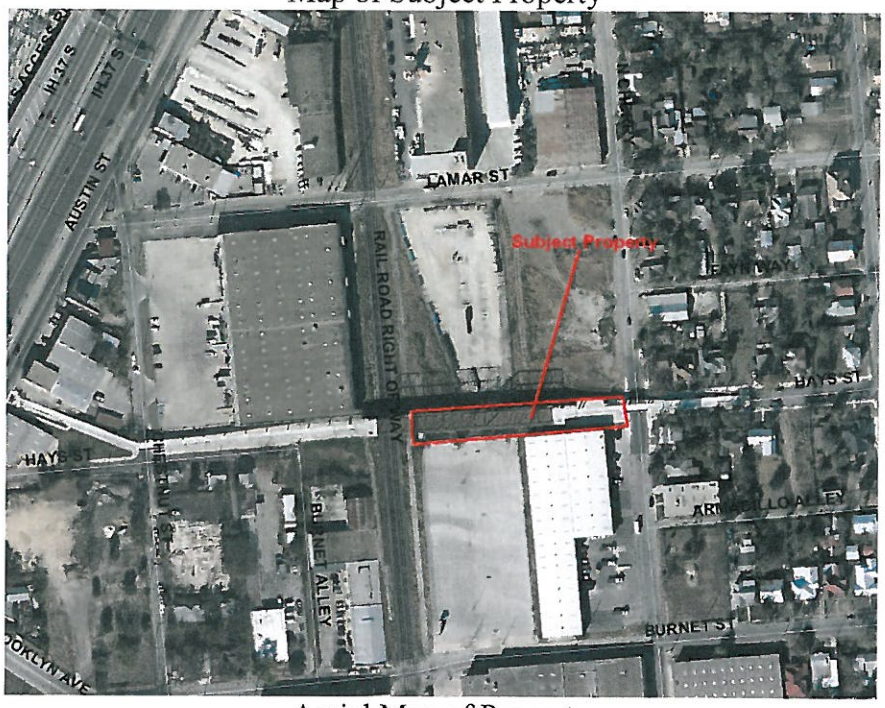
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

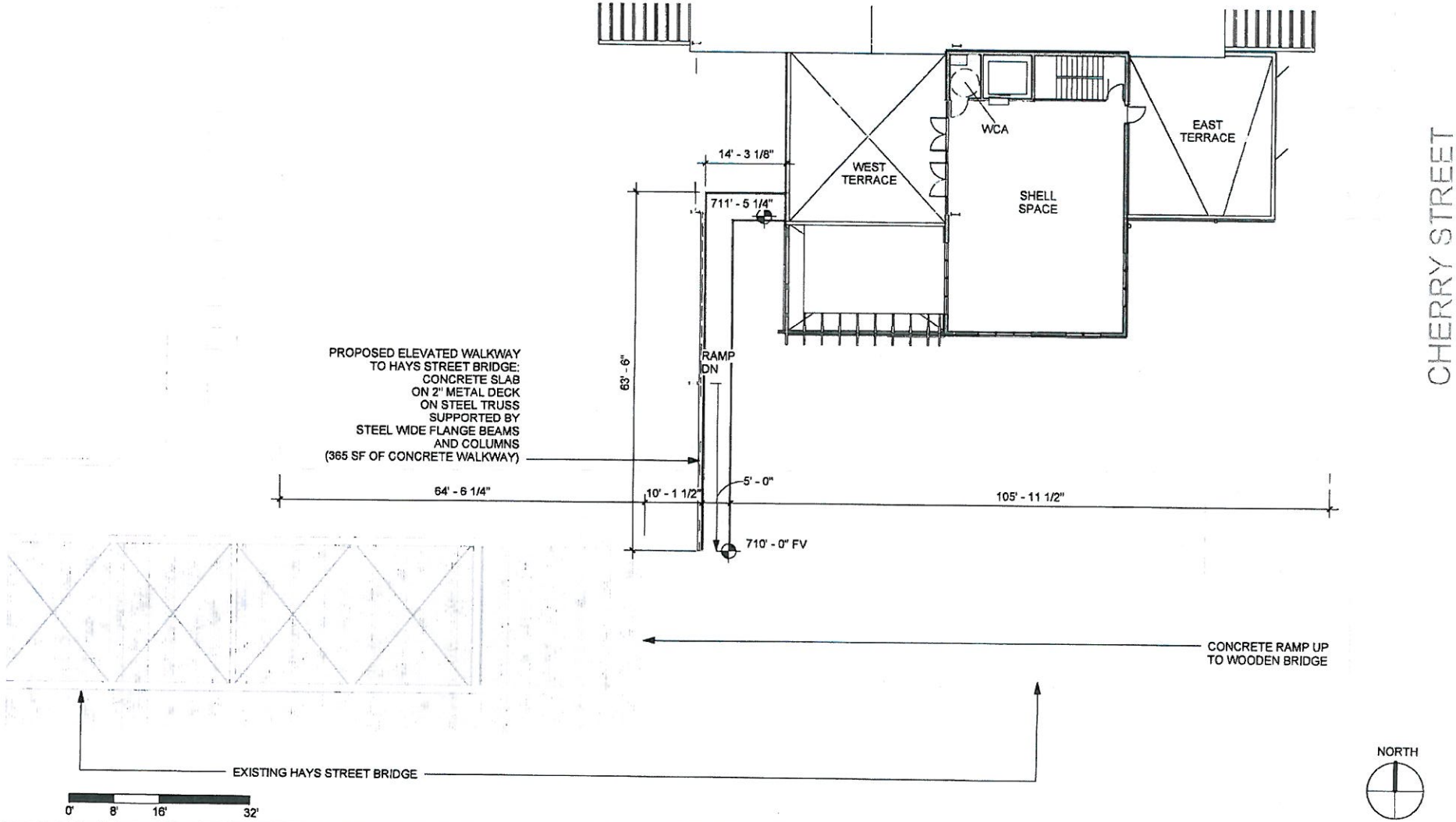


Map of Subject Property



Aerial Map of Property

Exhibit "A"



ALAMO BEER COMPANY BREWERY 05.08.2012

PROPOSED WALKWAY EXTENTS BETWEEN BREWERY AND HAYS STREET BRIDGE

LAKE | FLATO

Exhibit "B"

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012

Agenda Item

Petitioner: Alamo Beer Company, LLC
Request for a license agreement to construct a skywalk connecting to the Hays Street Bridge

Planning Commission Item

- Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to construct a skywalk connecting to the Hays Street Bridge
- The property is located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 in City Council District 2
- Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request
- The proposed license area consists of approximately 365 square feet
-

Exhibit "A"
Site Map of Proposed Licensed Area

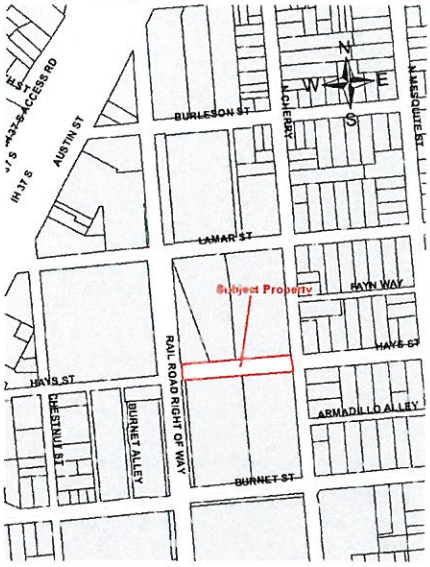


Exhibit "A" (cont.)
Aerial Map of Proposed Licensed Area

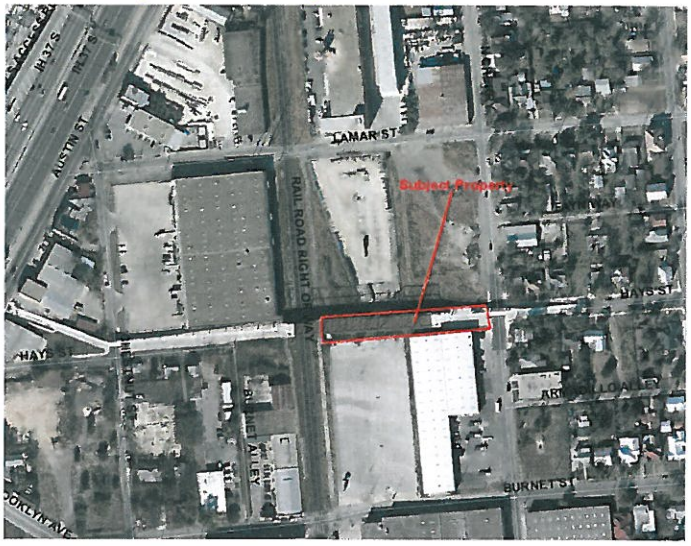


Exhibit "B"

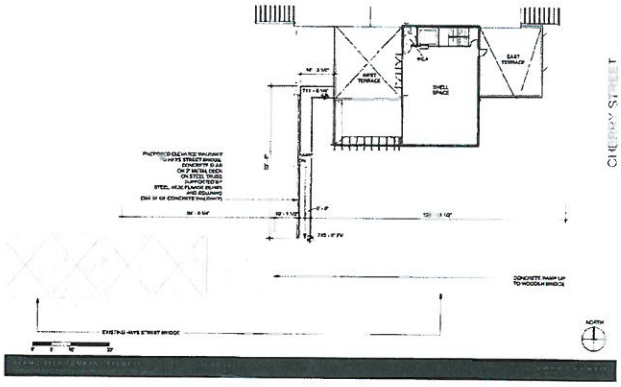


Exhibit "B"

Coordination

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Fiscal Impact

Financial Impact:

- The license fee established for this project is $8,150.00; however, this fee will be waived in accordance with a Master Economic Incentive Agreement between the Petitioner and the City of San Antonio

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the use of City-owned or controlled property

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING A LICENSE AGREEMENT TO CONSTRUCT A SKYWALK CONNECTING TO THE HAYS STREET BRIDGE TO USE APPROXIMATELY 365 SQUARE FEET LOCATED BETWEEN N. CHERRY STREET AND THE RAIL ROAD RIGHT OF WAY ADJACENT TO NEW CITY BLOCK 527 IN CITY COUNCIL DISTRICT 2

* * * * *

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

WHEREAS, Alamo Beer Company, LLC has filed an application requesting license agreement to use approximately 365 square feet to construct a skywalk connecting to the Hays Street Bridge located between N. Cherry and the Rail Road Right of Way adjacent to New City Block 527 as identified in Exhibits A and B and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached license agreement.

SIGNED this 13th day of June, 2012.

_____
Jose R. Limon, Chair

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item #33

TO: Planning Commission **Individual Consideration Agenda**

FROM: Mike Etienne, PhD/Assistant Director, Capital Improvements Management Services Department ME

COPY: Lori Houston, Assistant Director, Center City Development Office; David McGowen, Real Estate Manager; Marcia Shelf Orlandi, Real Estate Manager, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1659 – Request for a License Agreement to use a portion of the Hays Street Bridge for restaurant tables located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City District No.2

DATE: May 29, 2012

PETITIONER: Alamo Beer Company, LLC
C/o Zac Harris, Core Continuum Group (Owner's Representative)
100 Taylor Street
San Antonio, TX 78205

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 06/13/2012. Please place this item under the Center City Development Office, David McGowen, Real Estate Manager.

BACKGROUND

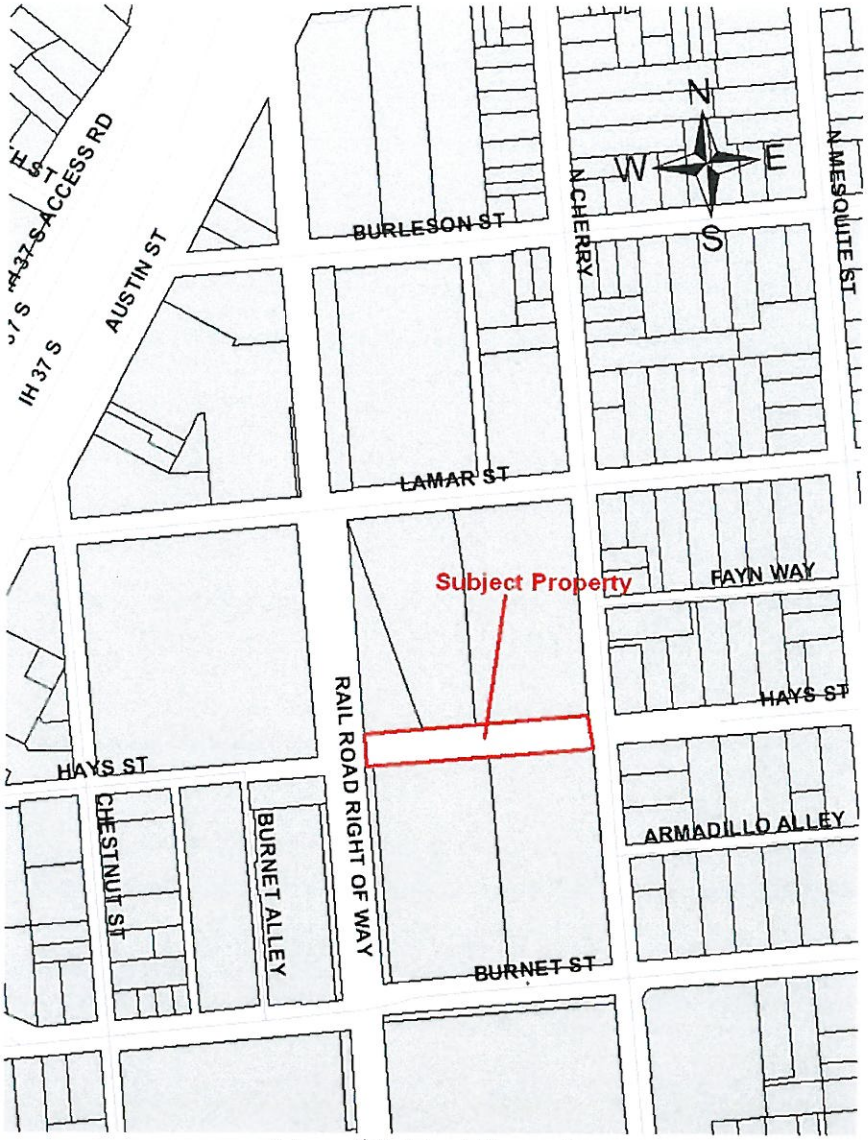
Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to use an area of the Hays Street Bridge for restaurant tables located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District 2, as shown on attached Exhibits "A and "B." Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request. The proposed licensed area consists of approximately 1,575 square feet.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Map of Subject Property

Aerial Map of Property

Exhibit "A"

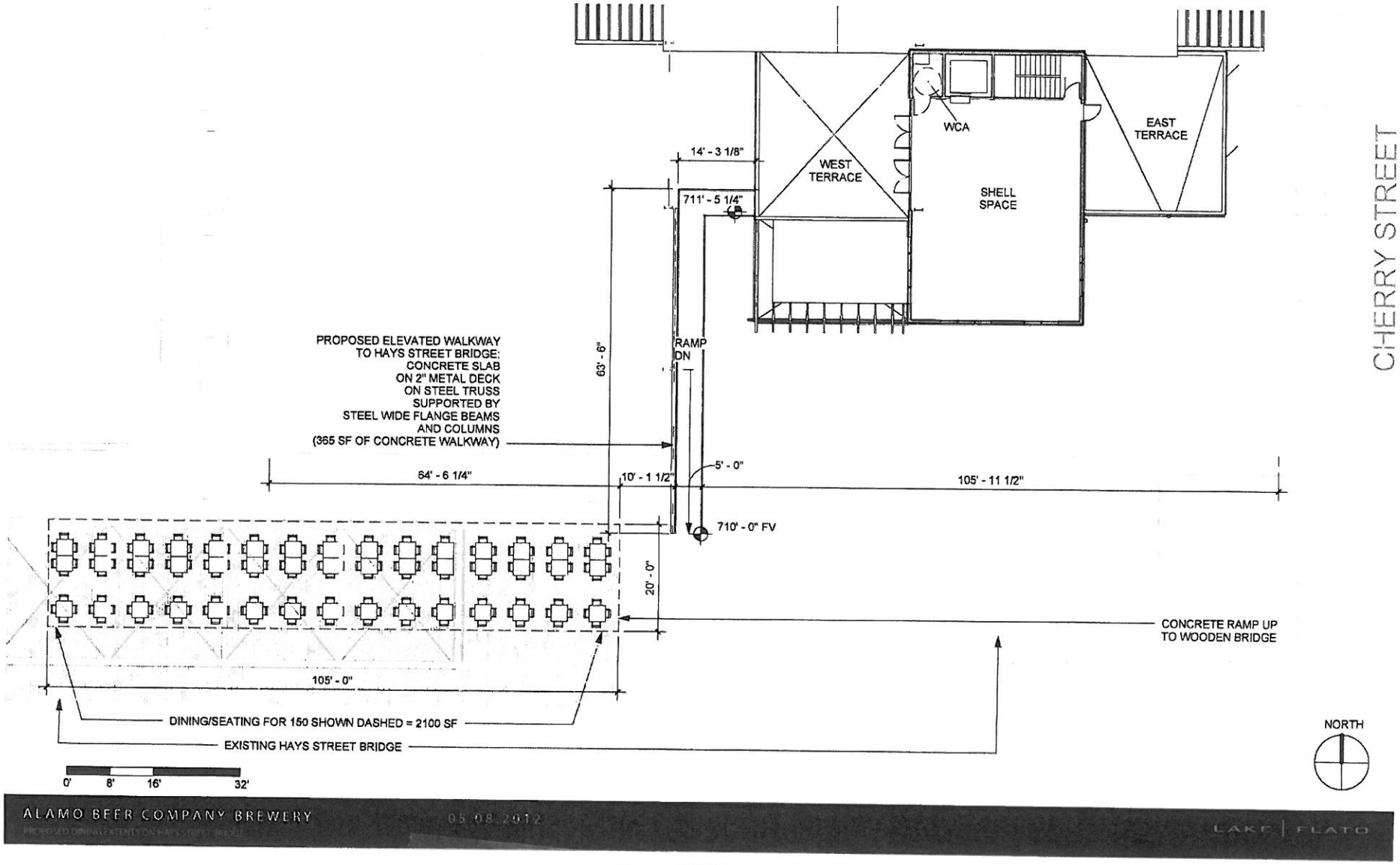

CHERRY STREET
WEST TERRACE
WCA
SHELL SPACE
EAST TERRACE
14' - 3 1/8"
711' - 5 1/4"
63' - 6"
RAMP DN
PROPOSED ELEVATED WALKWAY TO HAYS STREET BRIDGE: CONCRETE SLAB ON 2" METAL DECK ON STEEL TRUSS SUPPORTED BY STEEL WIDE FLANGE BEAMS AND COLUMNS (365 SF OF CONCRETE WALKWAY)
64' - 6 1/4"
10' - 1 1/2"
5' - 0"
105' - 11 1/2"
710' - 0" FV
20' - 0"
CONCRETE RAMP UP TO WOODEN BRIDGE
105' - 0"
DINING/SEATING FOR 150 SHOWN DASHED = 2100 SF
EXISTING HAYS STREET BRIDGE
0' 8' 16' 32'
NORTH
ALAMO BEER COMPANY BREWERY
05.08.2012
LAKE | FLATO

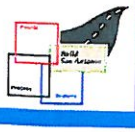
Exhibit "B"

City of San Antonio
Capital Improvements Management Services Department

June 13, 2012

Agenda Item

Petitioner: Alamo Beer Company, LLC
Request for a license agreement to use an area of the Hays Street Bridge for restaurant tables



Planning Commission Item

- Alamo Beer Company, LLC (Petitioner) is requesting a License Agreement to use an area of the Hays Street Bridge for restaurant tables
- The property is located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 and 536 in City Council District 2
- Petitioner is in the process of the development of a Microbrewery Project in the vicinity of the license request
- The proposed license area consists of approximately 1,575 square feet

Exhibit "A"
Site Map of Proposed Licensed Area

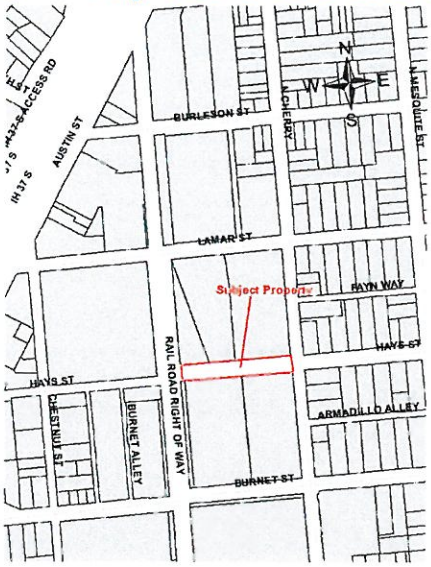


Exhibit "A" (cont.)
Aerial Map of Proposed Licensed Area

Exhibit "B"

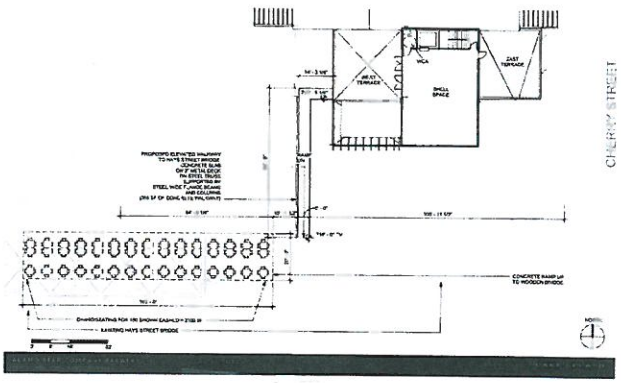


Exhibit "B"

Coordination

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioner has agreed to comply with all conditions

Fiscal Impact

Financial Impact:

- The license fee established for this project is $8,150.00; however, this fee will be waived in accordance with a Master Economic Incentive Agreement between the Petitioner and the City of San Antonio

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the use of City-owned or controlled property

Recommendation:

- Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING A LICENSE AGREEMENT TO USE APPROXIMATELY 1,575 SQUARE FEET OF THE HAYS STREET BRIDGE FOR RESTAURANT TABLES LOCATED BETWEEN N. CHERRY STREET AND THE RAIL ROAD RIGHT OF WAY ADJACENT TO NEW CITY BLOCKS 527 AND 536 IN CITY COUNCIL DISTRICT 2

* * * * *

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

WHEREAS, Alamo Beer Company, LLC has filed an application requesting a license agreement to use approximately 1,575 square feet of the Hays Street Bridge for restaurant tables located between N. Cherry and the Rail Road Right of Way adjacent to New City Blocks 527 and 536 as identified in Exhibits A and B and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached license agreement.

SIGNED this 13th day of June, 2012.

_____
Jose R. Limon, Chair

Attest:

_____
Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12042 Item #34

Council District: **3**

Anticipated City Council Meeting Date: **August 2, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **South Central San Antonio Community Plan**
Plan Approval Date: August 19, 1999
Plan Update(s): October 26, 2005 (Land Use Plan Update)
The applicant requests to amend the Future Land Use Plan designation *from* **Mixed Use** *to* **Regional Commercial**.

Background Information:

Applicant: Louis C. Garcia
Owner: Louis C. Garcia
Property Location: 5608 South Flores Street
Acreage: 0.4594
Current Land Use of site: Vacant Commercial Building
Adjacent Land Uses:

N: designated Mixed Use and Low Density Residential; occupied by auto repair, single family homes, and a church
E: designated Mixed Use and Low Density Residential; occupied by single family homes
S: designated Mixed Use and Low Density Residential; occupied by a botanica, pet store, and single family homes
W: designated Mixed Use and Low Density Residential; occupied by vacant commercial buildings, Fire Station No. 21, a thrift store, and offices

Issue:

LAND USE ANALYSIS:

The subject property is located on the northeast corner of the intersection of South Flores Street and Belden Avenue, approximately 300 feet north of East Southcross Boulevard. The subject property is currently classified as Mixed Use, as are the adjacent properties that front South Flores Street. The interior lots, removed from South Flores Street, are designated Low Density Residential land use.

The current Mixed Use classification offers a concentrated blend of uses including, among others, residential, retail, service, office, and entertainment uses in a greater density to foster a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or throughout the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

The applicant's request is to change the future land use classification to Regional Commercial. This classification encourages high density land uses that draw its customer base from a larger region, such as automotive repair shops, home improvement centers, and automobile dealerships. Regional Commercial uses are typically located at intersections of major arterial roadways and interstate highways, along mass transit systems, or where an existing commercial area has been established. Commercial nodes of this type are typically 20-acres or greater in area.

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

The South Central San Antonio Community Plan identifies economic development strategies to accomplish the objective of the plan to develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting business to employ and provide goods/services to residents. Strategy 1.1 calls to improve the quality of commercial corridors, including South Flores Street. Further, the 2005 update to the South Central San Antonio Community Plan specifically identifies that mixed uses are desired along the corridors within the plan, including South Flores Street.

The properties along South Flores Street to the north and south of the subject property are designated as Mixed Use, adjacent to which are Low Density Residential neighborhoods. The requested Regional Commercial classification is incompatible with the adjacent neighborhoods and inconsistent with the goal of promoting mixed use corridors along South Flores Street and other corridors within the plan. The proposed amendment will interrupt the continuous mixed use corridor along South Flores Street that is reflective of the community desire, as expressed through the plan.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Flores Street is designated as a Secondary Arterial Type B roadway.

Other streets: Belden Avenue is a local street.

Public Transit: Several VIA bus stops are located on the adjacent blocks, served by routes 43 and 515.

Comments: Secondary Arterials support the Primary Arterial system by providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity. Regional Commercial land use is inappropriate for streets of this level and would be appropriately located along a primary arterial roadway near its intersection with an expressway.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Fire Station Number 21 is located across South Flores Street, at the intersection of Robert E. Lee Street and South Flores Street. Trinity Lutheran Church is north of the subject property, at the intersection of South Flores Street and Compton Avenue. Harlandale Baptist Church is south of the subject property, along East Southcross Boulevard. Adams Elementary is southwest of the subject property at 135 East Southcross Boulevard.

Comments: The proposed amendment is not anticipated to significantly impact existing community facilities.

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

Recommendation:

DEPARTMENT RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

The subject property is located at the intersection of a Secondary Arterial roadway and a local street, which is not a suitable location for Regional Commercial. Rather, this location is ideally suited for Mixed Use given the adjacent Low Density Residential neighborhoods and established mixed commercial development pattern along the South Flores Corridor. Additionally, the size of the subject property is insufficient to accommodate land uses of an intensity desired within a Regional Commercial node, which are typically 20 acres or greater in area. Approval of Regional Commercial would be inconsistent with the goals and recommendations identified by the South Central San Antonio Community Plan.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 13, 2012, continued from May 23, 2012

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2012

No. Notices mailed 10 days prior to Public Hearing: 26 to owners of property within 200 feet; 16 to planning team members; and 1 to applicant/property owner.

Registered Neighborhood Association(s) Notified: No registered neighborhood associations are located within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: No application has been filed.

Current zoning district: C-2 NA Proposed zoning district: C-3

Zoning Commission Public Hearing Date: N/A

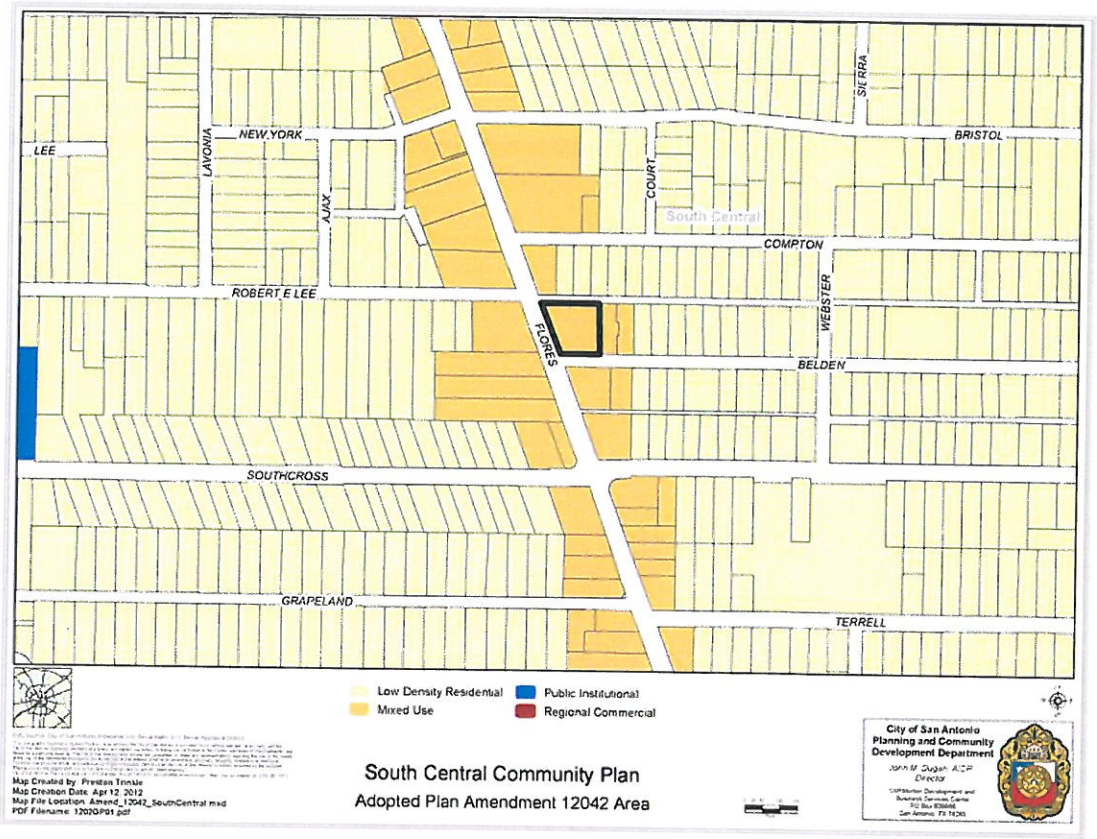
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

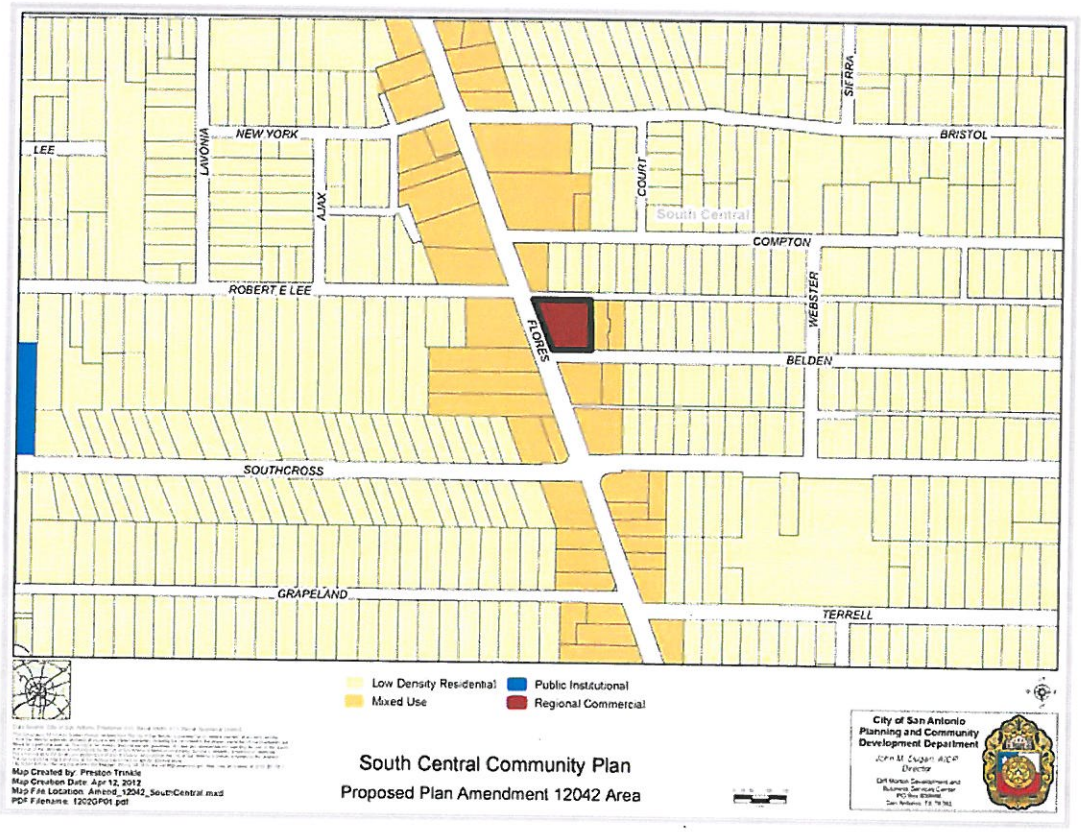
John Dugan, AICP	Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Jacob Floyd	Senior Planner	Phone No.: (210) 207-8318

Attachment 1

Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2011 Aerial

Map Created by: Preston Trinkle
Map Creation Date: Feb 2, 2012
Map File Location: Amend_12029_SouthCentral.mxd
PDF Filename: 1202GP01.pdf

South Central Community Plan

Proposed Plan Amendment 12042 Area

City of San Antonio
Planning and Community
Development Department
John M. Dugan, AICP
Director
Cliff Morton Development and
Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12044 Item #35

Council District: **3** Anticipated City Council Meeting Date: **August 2, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **South Central San Antonio Community Plan**
Plan Approval Date: August 19, 1999
Plan Update(s): October 26, 2005
The applicant requests to amend the Future Land Use Plan designation *from* **Low Density Residential** *to* **Community Commercial**.

Background Information:

Applicant: Brown and Ortiz, PC
Owner: Hasta La Vista, LLC
Property Location: 2002 Southcross Boulevard
Acreage: 2.032
Current Land Use of site: Vacant
Adjacent Land Uses:
N: designated Low Density Residential; occupied by a single family home
E: designated Low Density Residential; occupied by a single family home
S: designated Low Density Residential; occupied by a single family home
W: designated Low Density Residential; occupied by a single family home

Issue:

LAND USE ANALYSIS:

The subject property is a 2.032 acre parcel located at 2002 Southcross Boulevard. The current land use designation is Low Density Residential. Adjacent properties to the north, south, east, and west are also classified as Low Density Residential.

The subject property is currently classified as Low Density Residential. Low Density Residential is composed of single-family houses on individual lots. Accessory dwelling units are appropriate for properties in this land use classification. Certain non-residential uses, such as schools, places of worship, and parks are also appropriate and should be centrally located to facilitate accessibility. Low Density Residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.

Community Commercial accommodates uses including cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics. These uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building with the exception of one row of parking facing the street. All off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls.

The property is located in an established residential area with residentially developed properties. *Objective 2 – Housing*, of the 1999 South Central San Antonio Community Plan, (pg. 15) encourages the construction of new housing within the planning area. Additionally, *Strategy 2.1 – Infill Housing* identifies the community's desire to construct all types of infill housing on vacant lots throughout the planning area. Retaining the adopted Low Density Residential land use classification would support

Objective 2 and Strategy 2.1. The proposed amendment would conflict with Goal 1 (pg. 16) which calls for the enhancement and maintenance of the existing residential character found throughout the South Central San Antonio planning area.

The proposed Community Commercial land use classification would place commercial development in the midst of an established residential area which would disrupt the established residential character of the immediate vicinity. The community plan recommends Community Commercial uses be placed at nodes on arterials at major intersections or where an existing commercial area has been established. The subject property, located mid-block and in an established residential neighborhood, is an inappropriate location for the types of intensive commercial uses accommodated by the Community Commercial classification. A more appropriate location for Community Commercial uses would be approximately 820 feet to the east at the intersection of Southcross Boulevard and New Braunfels Avenue.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Southcross Boulevard is a Secondary Arterial Type A with 86' feet of right-of-way.
Other streets: Stratford Court and Junior Street are local streets.
Public Transit: There is a VIA stop at the intersection of Imogene Drive and Southcross Boulevard, approximately two hundred feet east of the subject property
Comments: Although the property is along Southcross Boulevard which is classified as an Arterial roadway Stratford Court dead-ends into the subject property and Monticello Court provides access to the southern portion of the subject property. Access to the subject property could be provided via these local streets which, based on the configuration of the subject property, could facilitate cut-through traffic transiting the residential area that is in proximity to the subject parcel which could pose negative impacts on immediately adjacent residential properties.
☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: There are no public facilities within the general vicinity of the subject property.
Comments: The proposed plan amendment is anticipated to pose minimal impact to public facilities in the planning area.
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

DEPARTMENT RECOMMENDATION:
☐ Approval ☒ Denial ☐ Alternate Recommendation:
The South Central San Antonio Community Plan calls for the maintenance and enhancement of existing residential areas within the planning area as well as the utilization of vacant lots for infill residential development. Retention of the existing Low Density Residential classification would support the goals of the plan. Additionally, the subject property is located in an established residential area. Uses accommodated by Community Commerical land use category may pose negative impacts to the residential property owners in the immediate vicinity of the subject property. Also, the larger area could be faced with a higher potential of cut-through traffic due to the unique transportation infrastructure configuration near the subject property.

Retention of the existing Low Density Residential classification is supported by the following goals contained in the South Central San Antonio Community Plan.

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

Neighborhood Development/Environment

Goal : Maintain and build on the old-fashioned neighborhood character of South Central San Antonio

Objective 2 – Housing

Encourage the rehabilitation of existing homes and the construction of new housing.

Strategy 2.1 – Infill Housing

Construct all types of infill housing on vacant lots throughout the entire planning area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 23, 2012, continued to April 13, 2012

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2012

No. Notices mailed 10 days prior to Public Hearing: 40 to owners of property within 200 feet; 16 to planning team members; 1 to applicant; 1 to neighborhood association

Registered Neighborhood Association(s) Notified: Hot Wells Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012119

Current zoning district: MF-33 Proposed zoning district: C-2

Zoning Commission Public Hearing Date: June 5, 2012

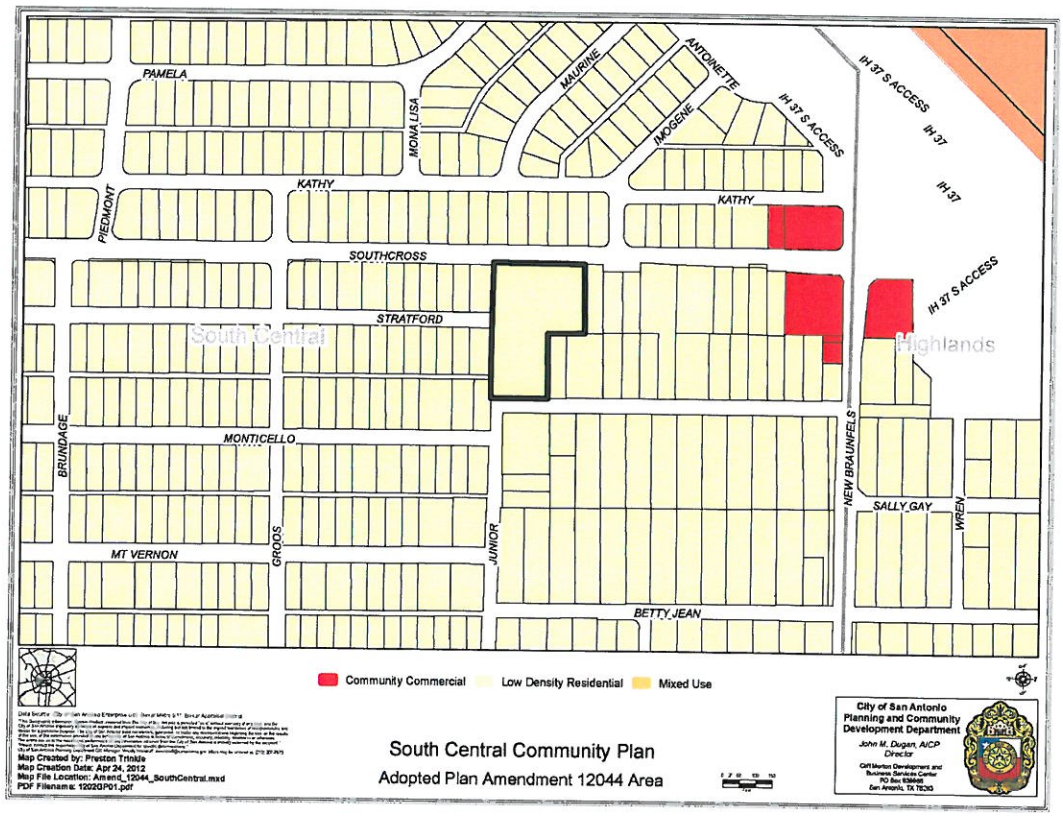
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

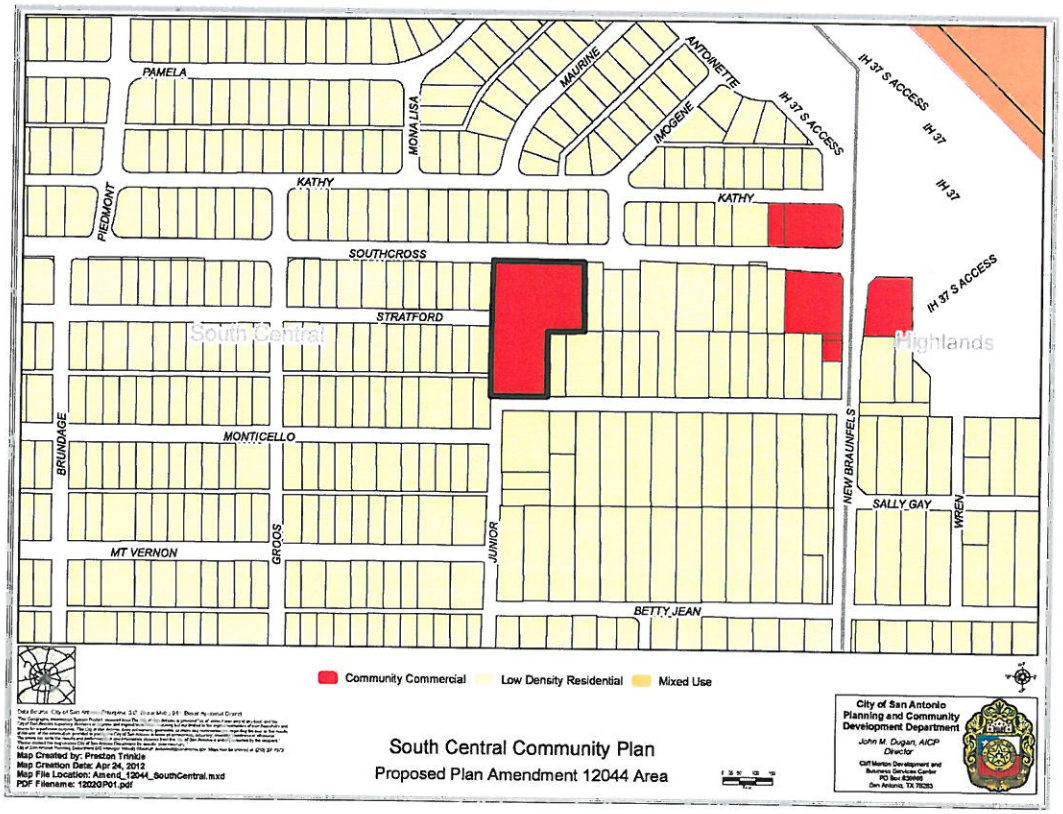
John Dugan, AICP	Director	
Christopher Looney, AICP	Assistant Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

Attachment 1

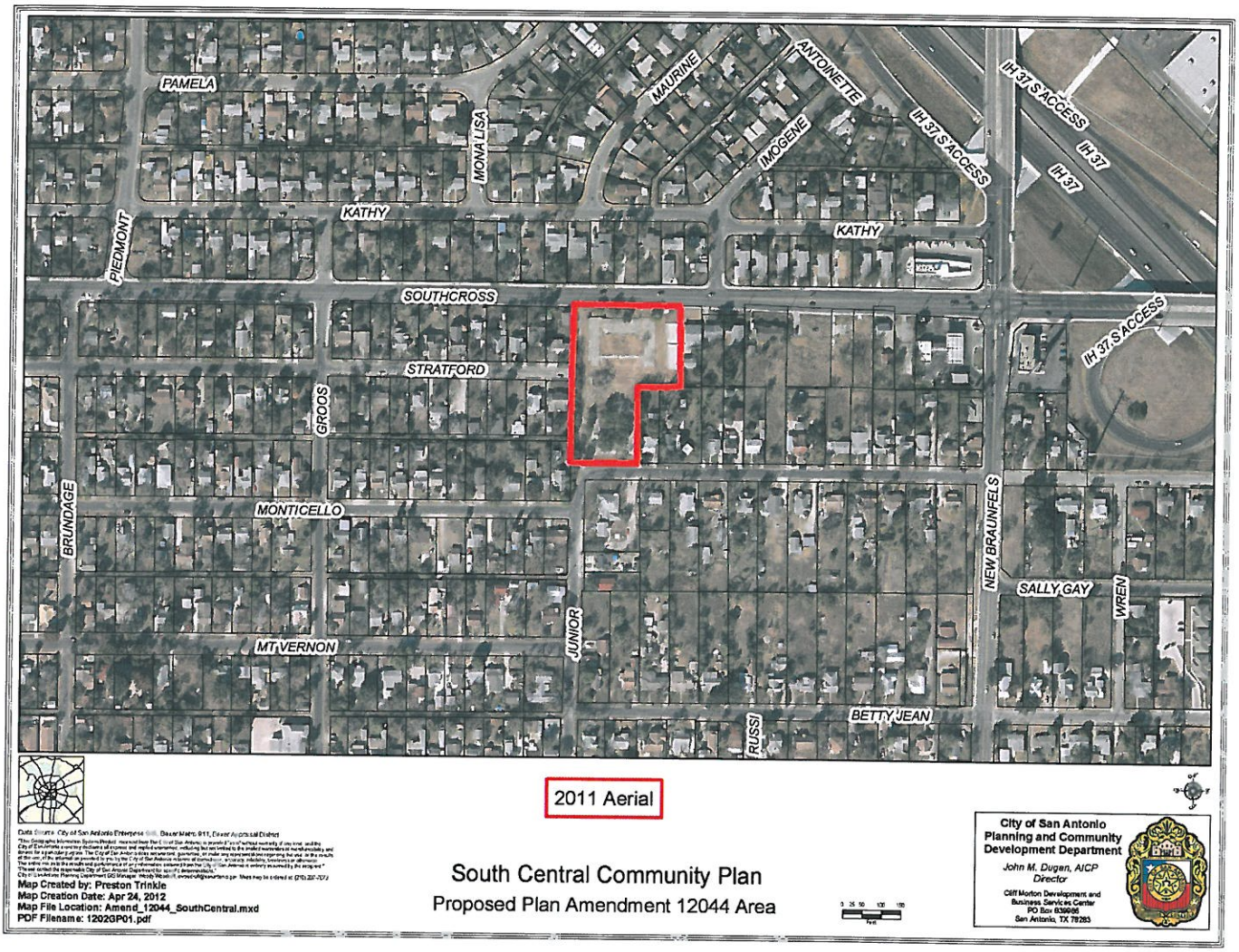
Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2011 Aerial

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Wendy Webb (wendy.webb@sanantonio.gov). Maps may be ordered at: (210) 207-7272

Map Created by: Preston Trinkle
Map Creation Date: Apr 24, 2012
Map File Location: Amend_12044_SouthCentral.mxd
PDF Filename: 1202GP01.pdf

South Central Community Plan
Proposed Plan Amendment 12044 Area

0 25 50 100 150
Feet

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12046 Item #36

Council District: **2** Anticipated City Council Meeting Date: **August 2, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Government Hill Neighborhood Plan**
Plan Approval Date: September 20, 2001
Plan Update(s): October 16, 2009 (Phase I), November 4, 2010 (Phase II -Land Use Plan Update)
The applicant requests to amend the Future Land Use Plan designation *from* **Low Density Residential** *to* **Neighborhood Commercial**.

Background Information:

Applicant: Brown and Ortiz, PC
Owner: Heidi Mummau
Property Location: 404 Stafford
Acreage: 0.1521
Current Land Use of site: Vacant and a Billboard
Adjacent Land Uses:
N: designated Low Density Residential; occupied by a single-family house
E: designated public right-of-way; occupied by IH-35 Access Road
S: designated public right-of-way, Neighborhood Commercial and Light Industrial; occupied by IH-35 and various commercial uses
W: designated Public Institutional; occupied by a single family home

Issue:

LAND USE ANALYSIS:

The subject property is located on the north side of the Interstate Highway 35 North. The property is a part of a two-parcel block which is located at the southeast corner of the intersection of Stafford and Tilden. Currently, this vacant parcel with a billboard is classified as Low Density Residential. There is a single family house located to the west of the subject property. There are single family residential dwelling units to the north in addition to couple of light industrial uses to west and north of the subject property.

Low Density Residential includes single-family residential development on individual lots. Recommended development densities in Low Density Residential areas should not exceed nine dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain, however, the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian office, or small, neighborhood sized grocery store. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density

Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

The subject property is a vacant plotted lot of a two-parcel block located between the Access Road of IH-35 North to the south and east, Tilden to the west, and Stafford Street to the north. The Government Hill Neighborhood Plan recommends that Neighborhood Commercial uses be located at the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. The location of the subject property is consistent with the recommendation in the neighborhood plan for commercial uses; Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Neighborhood Commercial, the least intense commercial land use allowed in the plan, would be considered compatible with the adjacent Low Density Residential uses to the west and north. In addition, two parcels are classified as Neighborhood Commercial in the immediate area. These commercial properties are located at the southwest corner of Stafford and Tilden, and on the northeast side of Stafford Street. Since the location of the subject property meets the criteria for Neighborhood Commercial and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: IH-35N is a freeway.
Other streets: Stafford is a local street. There are local streets surrounding the subject property to the west, east and north.
Public Transit: There is a VIA bus stop in front of the subject property to the south.
Comments: There are no designated bike facilities, but there are sidewalks on south and north of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: John J. Pershing Elementary School and John J. Pershing Park are within walking distance to the east of the subject property.
Comments: The existing community facilities could support any additional demand generated by the requested land use change.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

DEPARTMENT RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Since the location of the subject property meets the criteria for Neighborhood Commercial, the proposed use can serve as a buffer between the freeway and the existing residential uses. There is an established neighborhood commercial in the area and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

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

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: June 13, 2012
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: May 24, 2012
No. Notices mailed 10 days prior to Public Hearing: 13 to owners of property within 200 feet; 10 to planning team members; 1 to the applicant; 1 to the property owner; 1 to neighborhood association
Registered Neighborhood Association(s) Notified: Government Hill Neighborhood Association

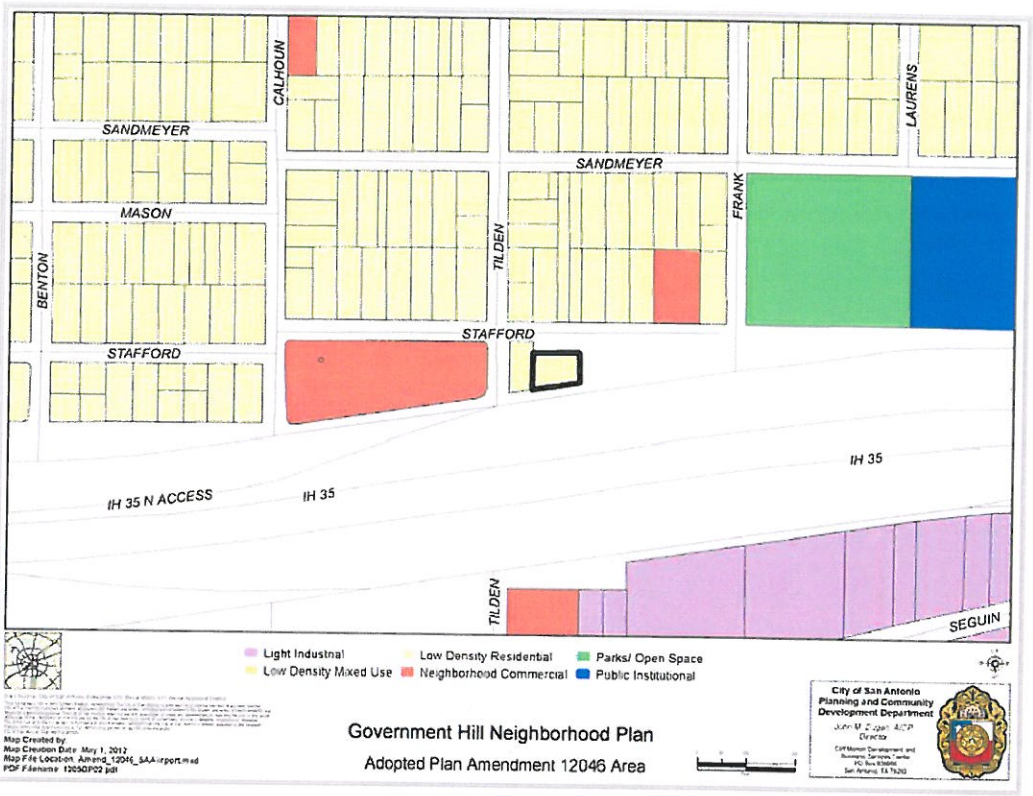
ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012114
Current zoning district: R-5 AHOD Proposed zoning district: C-1 AHOD
Zoning Commission Public Hearing Date: June 19, 2012
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

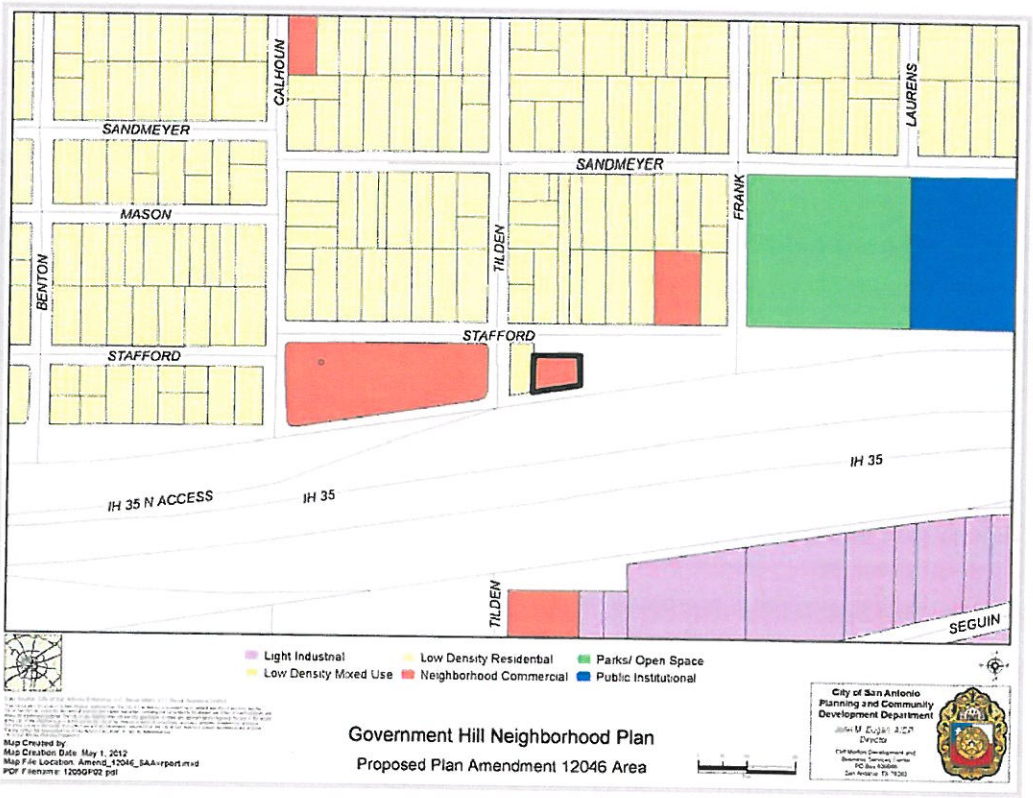
John Dugan, AICP	Director	
Christopher Looney, AICP	Assistant Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: John Osten	Sr. Planner	Phone No.:207-2187

Attachment 1

Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2011 Aerial

Map Created by:
Map Creation Date: May 1, 2012
Map File Location: Amend_12046_SAAirport.mxd
PDF Filename: 1205GP02.pdf

Government Hill Neighborhood Plan
Proposed Plan Amendment 12046 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12047 Item #37

Council District: **6** Anticipated City Council Meeting Date: **August 2, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **West/ Southwest Sector Plan**
Plan Approval Date: August 21, 2010
Plan Update(s):
The applicant requests to amend the future Land Use Plan classification *from* **Rural Estate Tier** *to* **Suburban Tier**.

Background Information:

Applicant: Eriberto Gonzalez
Owner: Eriberto & Enelida Gonzalez
Property Location 5645 Mt. Helen
Acreage: 0.445
Current Land Use of site: Multi-family residence
Adjacent Land Uses:
N: designated Rural Estate; currently vacant
E: designated Rural Estate; occupied by a single-family home
S: designated Rural Estate; currently vacant
W: designated Rural Estate; occupied by a duplex

Issue:

LAND USE ANALYSIS:

The subject property is located at the intersection of Mt Helen Drive and Mountain View Drive, and is located within the West/Southwest Sector Plan. The subject property contains a triplex and is located in an area that is predominately single-family residential in character. The West/Southwest Sector Plan classifies the properties to the north, south, east and west as Rural Estate Tier.

The Rural Estate Tier includes both residential and non-residential uses. Residential uses for the Rural Estate Tier are characterized as low density residential estate. This generally includes large tract detached single family homes with lots greater than a half acre served by central water and septic systems. Non-residential uses are characterized as neighborhood commercial. This generally includes outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses in the Rural Estate Tier serve the low density rural estate neighborhoods of the tier, and should be located at the intersection of arterials, collectors, and/or rural roads. Although these non-residential uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.

The applicant requests to change the future land use classification of the subject property to Suburban Tier. The Suburban Tier includes both residential and non-residential uses. Residential density within the Suburban Tier ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the

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

Suburban Tier land use classification serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

The applicant requests this plan amendment and associated zoning change in order to bring his triplex structure into compliance with current zoning regulations. The subject property has been utilized as a multi-family structure since 1948. The residences abutting the subject property to the east and west include several multi-family structures. Although the area is designated as Rural Estates Tier, the general conditions in the area could support Suburban Tier. The subject property historic usage; the number of additional multi-family units in the area and the general conditions, which include a significant number of residential tracts smaller than half an acre, make it appropriate for Suburban Tier. The designation of Suburban Tier on the subject property should have minimal impact on adjacent properties.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Culebra Road is a Primary Arterial Type A and Rogers Road is a Secondary Arterial Type A.
Other streets: MT. Helen Drive, MT. Baker Drive and Mountain View Drive are local streets.
Comments: There is a VIA bus stop at Culebra Road and Rogers Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Korean Han Baptist Church and Hosanna Assembly Church are within walking distance. The Great Northwest Public Library and William H. Taft High School are also nearby.
Comments: The existing community facilities could support any additional demand generated by the requested land use change.

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

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Comments: Although the area is designated as Rural Estates Tier, the general conditions in the area could support Suburban Tier. The subject property historic usage; the number of additional multi-family units in the area and the general conditions, which include a significant number of residential tracts smaller than half an acre, make it appropriate for Suburban Tier. The designation of Suburban Tier on the subject property should only have minimal impact, if any, on adjacent properties.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 13, 2012

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 18, 2012

No. Notices mailed 10 days prior to Public Hearing: 15 to owners of property within 200 feet; 50 to planning team members, 1 to applicant and 1 to neighborhood association.

Registered Neighborhood Association(s) Notified: Mountain View Acres Neighborhood Coalition

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012115-CD

Current zoning district: R-6 Proposed zoning district: NP-15 CD

Zoning Commission Public Hearing Date: June 19, 2012

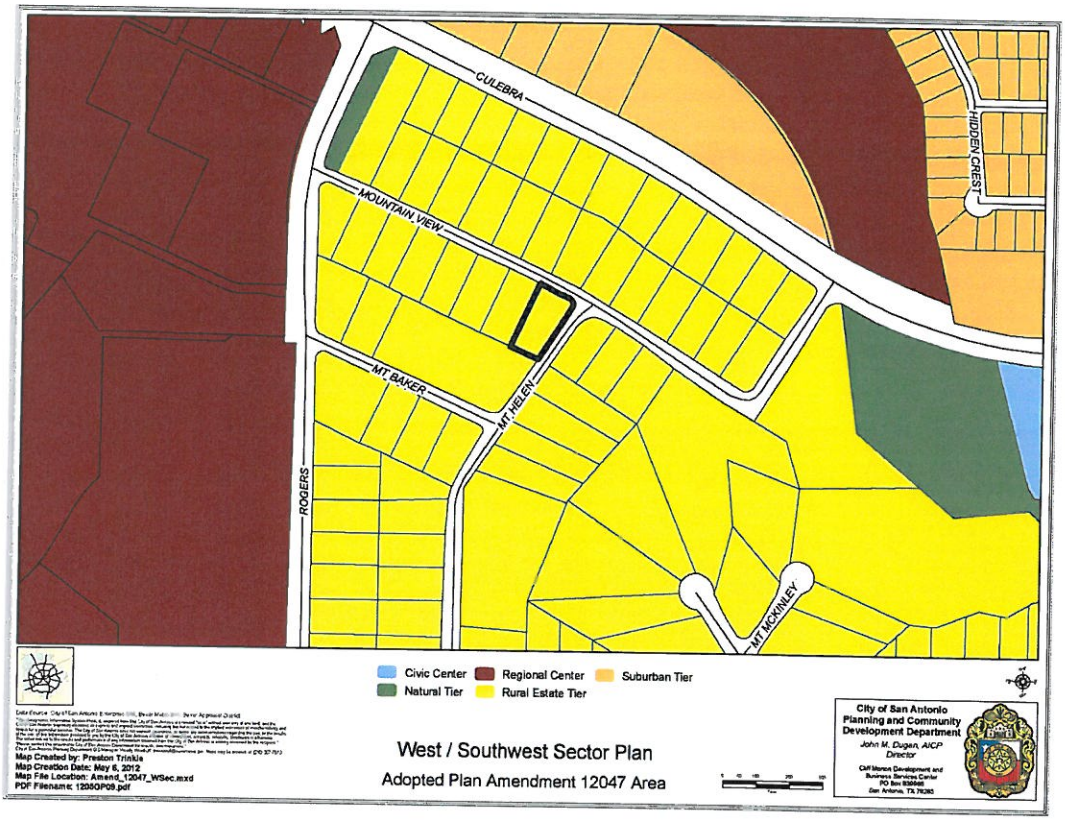
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

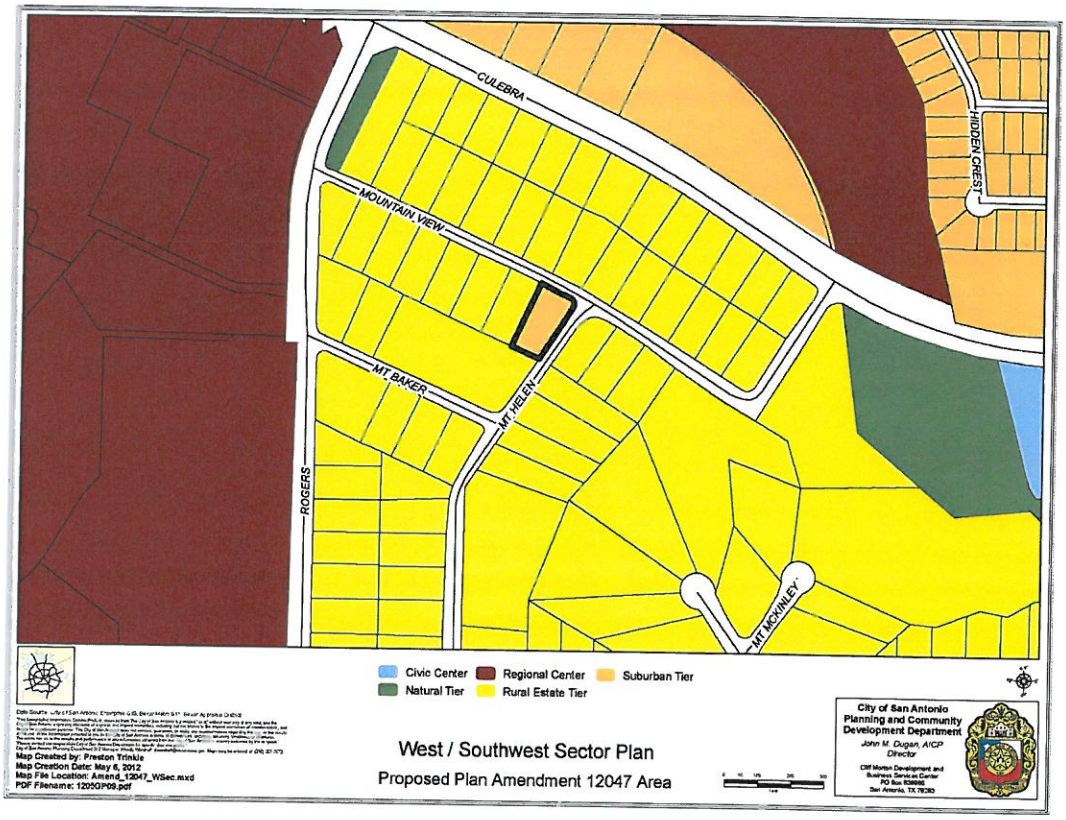
John Dugan, AICP	Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Robert C. Acosta	Planner	Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2011 Aerial

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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City of San Antonio Planning Department GIS Manager: Marty Wendorff, (210) 207-7972

Map Created by: Preston Trinkle
Map Creation Date: May 6, 2012
Map File Location: Amend_12047_WSec.mxd
PDF Filename: 1205GP09.pdf

West / Southwest Sector Plan

Proposed Plan Amendment 12047 Area

0 60 120 240 360
Feet

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12048 Item # 38

Council District: **6** Anticipated City Council Meeting Date: **August 2, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **West/Southwest Sector Plan**
Plan Approval Date: April 21, 2011
Plan Update(s): N/A
The applicant requests to amend the Future Land Use Plan designation *from* **Suburban Tier** *to* **Specialized Center**.

Background Information:

Applicant: Apache Land Corp.
Owner: Apache Land Corp.
Property Location: 7510 Grissom Road
Acreage: 2.4164 acres
Current Land Use of site: Industrial
Adjacent Land Uses:

N: designated Community Commercial (Northwest Community Plan); occupied by boat/rv storage and vacant land
E: designated Suburban Tier, Specialized Center, and Natural Tier; occupied by an office-warehouse, recycling center, Leon Creek Greenway trailhead, and the Leon Creek Greenway
S: designated Natural Tier and General Urban Tier; occupied by the Leon Creek Greenway and single-family residences
W: designated Suburban Tier; occupied by industrial uses

Issue:

LAND USE ANALYSIS:

The subject property is a 2.4164 acre tract out of an approximately seven acre parcel located near the intersection of Heath Road and Grissom Road, and is immediately adjacent to the Leon Creek Greenway Linear Park. The current land use designation for the property is Suburban Tier. The surrounding properties to the north are designated as Community Commercial in the Northwest Community Plan. The properties to the east are designated as Suburban Tier, Specialized Center, and Natural Tier land use and the property to the west of the subject property is classified as Suburban Tier.

In the West/Southwest Sector Plan, the Suburban Tier includes a range of residential and non-residential uses. The residential uses range from low to medium density residential and generally include: small and large tract attached and detached single family; multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. The non-residential uses range from neighborhood to community commercial intensities, and generally include detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier may serve either neighborhood or community scale markets. Neighborhood commercial uses are appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial uses should be located at the intersections of arterials and/or collectors.

The proposed plan amendment would change the land use classification for the property to Specialized Center. Specialized Center incorporates heavy industrial land uses, business park, and office park uses.

There is no residential component in this land use classification. Specialized Center includes manufacturing, wholesaling, warehouses, office parks, laboratories, and retail and service businesses with a regional focus. Heavy industrial uses should be located near railroad lines and the intersections of expressways and arterials. The West/Southwest Sector Plan considers industrial uses as incompatible with residential uses.

The subject property is currently used for auto paint and body repair, welding, and equipment storage. The applicant proposes to use the subject property as an automobile salvage yard, which will require zoning that is not consistent with Suburban Tier. Consequently, the applicant proposes to amend the land use to Specialized Center.

SECTOR PLAN CRITERIA FOR REVIEW:
According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

1. *The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*
   The recommended land use pattern indentified in the West/Southwest Sector Land Use plan identified other sites appropriate for the land use requested, located mostly near primary arterial roadways and rail lines and near compatible uses such as military installations. These alternate sites include the Port San Antonio area adjacent to Lackland Air Force Base, properties generally west of the South IH-35 intersection with South West Loop 410, and an area north of the subject property along Eckhert Road in the North Sector Plan.

2. *The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.*
   The amendment will not constitute an overall improvement to the Sector Plan. The amendment is not consistent with the recommendations of the West/Southwest Sector Plan and will perpetuate a pattern of development that is incompatible with surrounding land uses in this area. Further, this site is not optimal for the proposed Specialized Center uses due to its location on a public transportation corridor serving extensive residential areas in the vicinity.

3. *The amendment must uphold the vision for the future of the West/Southwest Sector Plan.*
   The vision of the West/Southwest Sector Plan is to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources - cultural, agricultural, military, historic, natural, recreational, and economic - are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow. The sector plan also calls for development of new business locations that are compatible with the West/Southwest Sector Land Use Plan. The plan identifies the area around the subject property as being appropriate for Suburban Tier development. Additionally, the proposed Specialized Center does not promote the preservation of the natural and recreational resources represented by the Leon Creek Greenway due to the heavily industrial nature of the land uses typical of this classification. Therefore, the amendment does not appear to uphold the vision of the West/Southwest Sector Plan.

4. *The amendment will not adversely impact a portion of, or the entire Planning Area by;*
   a. *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*
   b. *Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.*
   c. *Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.*

d. Significantly alter recreational amenities such as open space, parks, and trails.
The amendment will not significantly alter existing land use patterns as industrial land uses may currently be found adjacent to the subject property. However, the amendment will alter the acceptable land use pattern developed through the community input process, which identified the subject property as being appropriate for Suburban Tier development. Additionally, the single-family neighborhood to the south of the subject property and the community commercial uses to the east are reflective of the Suburban Tier land use pattern that has been deemed acceptable for this area.

The amendment will not affect the existing character of the immediate area along Grissom Road as industrial uses are present. However, the amendment will perpetuate the industrial character and be a further departure from the land use pattern and character desired by the community. Additionally, the amendment will lead to activities on the subject property that are not compatible with the neighboring uses, specifically the Leon Creek Greenway and the single-family residential neighborhood to the south.

The subject property is part of a larger parcel of land that abuts the Leon Creek Greenway and is approximately 300 feet from the park boundary. Additionally, the Grissom Road trailhead, which provides access to the Greenway, is approximately 900 feet east of the subject property. The proximity of heavy industrial land uses to these resources that will result from the amendment may deter their use and negatively affect the quality of the parks and open space resource through noise emissions, visual blight, and the release of potential contaminants.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Grissom Road is a Secondary Arterial Type A roadway.
Other streets: Heath Road is a local street.
Public Transit: Several VIA bus stops are located adjacent to the subject property, served by route 610.
Comments: Heavy Industrial uses should be located near expressways, primary arterials, and railroad lines. The location of subject property along a Secondary Arterial Type A roadway is not suitable for the industrial uses associated with a Specialized Center. The potential truck and heavy vehicle traffic associated with such industrial uses may pose a negative transportation impact to single-family residential uses present to the north, sound, and west of the subject property, as well as to non-motorized transportation users who access the linear greenway.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: The property is adjacent to the Leon Creek Greenway. The subject property is also approximately one-half mile west of the Northside ISD Grissom Office Complex. Other nearby facilities include the True Vision Baptist Church and the Academy of Careers and Technology Charter High School, both located adjacent to the subject property on Heath Road.
Comments: The West/Southwest Sector Plan recommends the provision of accessible pedestrian routes to community facilities, such as parks. The industrial component of the Specialized Center classification and the proximity of existing industrial uses to the park could significantly impact the availability of accessible pedestrian routes by impacting the desirability of routes near the subject property.

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

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

Recommendation:

DEPARTMENT RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

The subject property is situated along a Secondary Arterial roadway near its intersection with a local street and is immediately adjacent to the Leon Creek Greenway, a public linear park and multi-use trail. Additionally, single-family residences are located to the north, south, and west. These conditions make the subject property an unsuitable location for the requested Specialized Center land use and the associated industrial land uses. Rather, the subject property is a suitable location for the neighborhood and community scale commercial uses associated with Suburban Tier land use. Approval of the requested amendment will be contrary to Land Use Goal 1 of the West/Southwest Sector Plan as Specialized Center land use is not compatible with the adjacent land use categories.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 13, 2012

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 18, 2012

No. Notices mailed 10 days prior to Public Hearing: 6 to owners of property within 200 feet; 36 to planning team members; 1 to applicant/property owner.

Registered Neighborhood Association(s) Notified: No registered neighborhood associations are located within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012109 S

Current zoning district: I-1 Proposed zoning district: I-2 S

Zoning Commission Public Hearing Date: June 19, 2012

☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

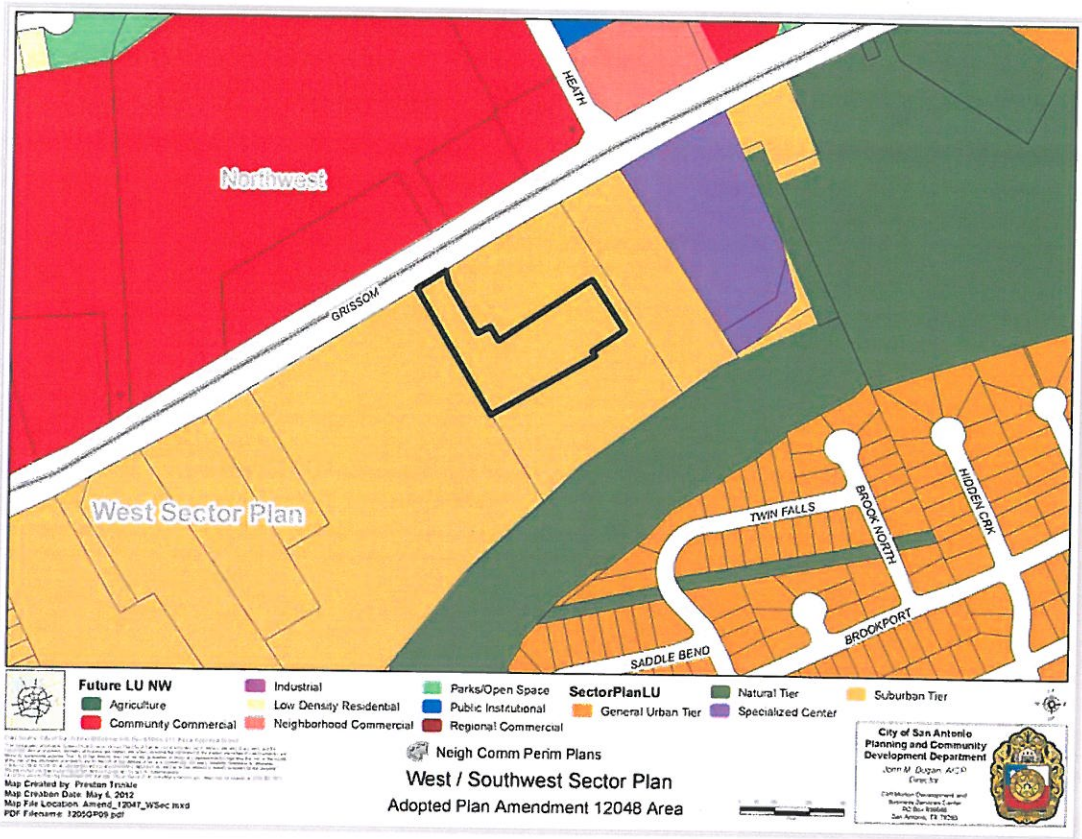
John Dugan, AICP Director

Rudy Nino, AICP Planning Manager

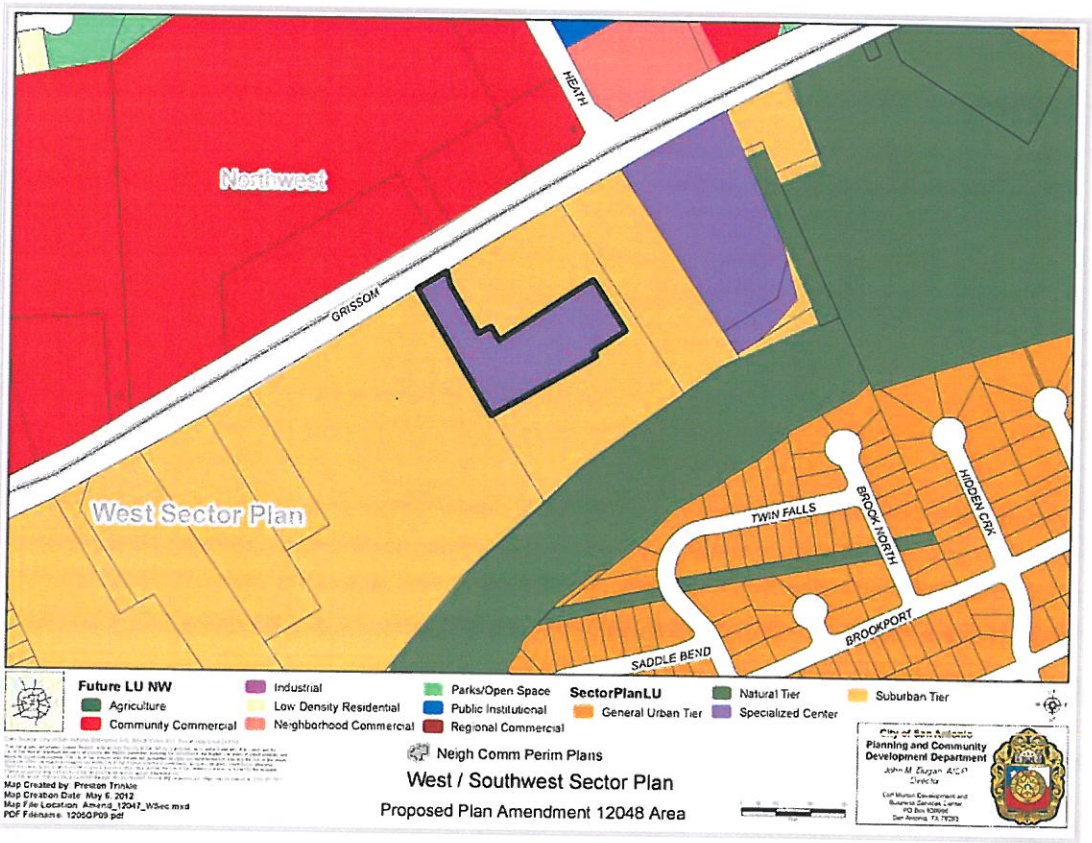
Case Manager: Jacob T. Floyd Senior Planner Phone No.: (210) 207-8318

Attachment 1

Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

Map Created by: Preston Trinkle
Map Creation Date: May 6, 2012
Map File Location: Amend_12047_WSec.mxd
PDF Filename: 1205GP09.pdf

Neigh Comm Perim Plans

West / Southwest Sector Plan

Proposed Plan Amendment 12048 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12049 Item # 39

Council District: **2**

Anticipated City Council Meeting Date: **June 21, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Arena District/Eastside Community Plan**
Plan Approval Date: December 4, 2003
Plan Update(s): December 4, 2008 (Land Use Plan Update)
The applicant requests to amend the Future Land Use Plan designation *from* **Medium Density Residential** and **Neighborhood Commercial** *to* **Mixed Use**

Background Information:

Applicant: Emil R. Moncivais
Owner: University of the Incarnate Word
Property Location: 2527 East Commerce Street
Acreage: 1.2
Current Land Use of site: Vacant
Adjacent Land Uses:
N: classified Medium Density Residential; occupied by single family homes and vacant parcels
E: classified public right-of-way and Neighborhood Commercial; occupied by North Walters Street and a convenience store
S: classified Parks/Open Space; occupied by Robert B. Dawson Park
W: classified Medium Density Residential; occupied by single family homes

Issue:

LAND USE ANALYSIS:

The subject property is located at the northwest corner of North Walters Street and East Commerce Street in the Arena District/Eastside Community Plan. The property is currently vacant and classified as Neighborhood Commercial at the corner with the remainder classified as Medium Density Residential. Properties to the north and west are occupied by single family residences while to the south is Robert Dawson Park and St. Phillip's College. To the east is a convenience store and vacant land.

Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. This category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential is also found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood. Limited neighborhood commercial uses are permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.

Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It accommodates a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Drive-through establishments are not desired. Live/work units, allowing for residential use above commercial space, are acceptable. Examples of Neighborhood Commercial uses are small gasoline service stations

and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Mixed Uses include those in the commercial and residential categories including low, mid and high-rise office buildings and hotels. This classification accommodates a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A special district should be implemented to provide design standards for Mixed Use development.

In 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The subject property as part of the new district was designated "AE-2" Arts and Entertainment District-2. The "AE-2" zoning district allows for a mix of uses which include both residential and nonresidential uses that support arts and entertainment. The proposed Mixed Use classification will better support the requirements of the district to create a more dense pedestrian-oriented, mixed use environment. Additionally, the size of the subject property which is an assemblage of eight former smaller lots to make a 1.2-acre lot is of sufficient size to accommodate a Mixed Use development.

The current bus routes that serve the subject property with frequent bus service every fifteen minutes indicate that Commerce Street is a high capacity transit corridor. Additionally, VIA Metro's Adopted Long Range Comprehensive Transportation Plan designates Commerce Street from Kelly USA and Lackland to Fort Sam Houston as a future light rail corridor. The requested change to Mixed Use is in line with this future development of a light rail corridor along Commerce Street. In addition to transit service, the subject property meets the location criteria for Mixed Use being located at the intersection of two arterials.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Commerce Street is designated as a Primary Arterial Type B and Walters Street is designated as Secondary Arterial Type B.
Public Transit: Bus Routes 25 and 26 provide frequent transit service near the subject property. Bus Route 25 is the E. Commerce Frequent Route that passes along Commerce Street approximately every fifteen minutes. Bus Route 26, the Martin Luther King Route, provides access to St. Phillip's College from Martin Luther King Drive and passes approximately every thirty minutes during peak travel times in the morning and evening.
Comments: The existing transportation infrastructure of arterials and public transit could support any additional traffic generated by the requested land use change.

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

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Dawson Park and St. Phillip's College are located within less than a quarter mile of the subject property to the south. The Claude Black Community Center, Barbara Jordan Community Center, and Lincoln Community Center are located two blocks to the east of the subject property. Programs offered at MetroHealth's Eastside Office on Rio Grande, two blocks to the east of the subject property, include UHS immunization shots, Healthy Start, and Project Worth.

Comments: The proposed plan amendment would complement the existing community facilities and services provided within a two block radius.

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

Recommendation:

DEPARTMENT RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:

The Mixed Use classification will better support the requirements of the East Commerce Street Arts and Entertainment District to create a pedestrian-oriented, mixed use environment. VIA Metro has indicated through frequent bus service that Commerce Street is a high capacity transit corridor. Additionally, locating the Mixed Use classification on Commerce Street, a proposed future light rail corridor, is ideal for the future development of the transit corridor. The subject property also meets the location criteria for Mixed Use being located at the intersection of two arterials. Additionally, the size of the subject property is sufficient to accommodate a Mixed Use development.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 13, 2012

☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: May 18, 2012

No. Notices mailed 10 days prior to Public Hearing: 21 to owners of property within 200 feet; 22 to planning team members; 1 to applicant/representative; 1 to property owner; 1 to neighborhood association

Registered Neighborhood Association(s) Notified: Jefferson Heights Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012126

Current zoning district: AE-2 S EP-1 Proposed zoning district: AE-1 EP-1

Zoning Commission Public Hearing Date: June 19, 2012

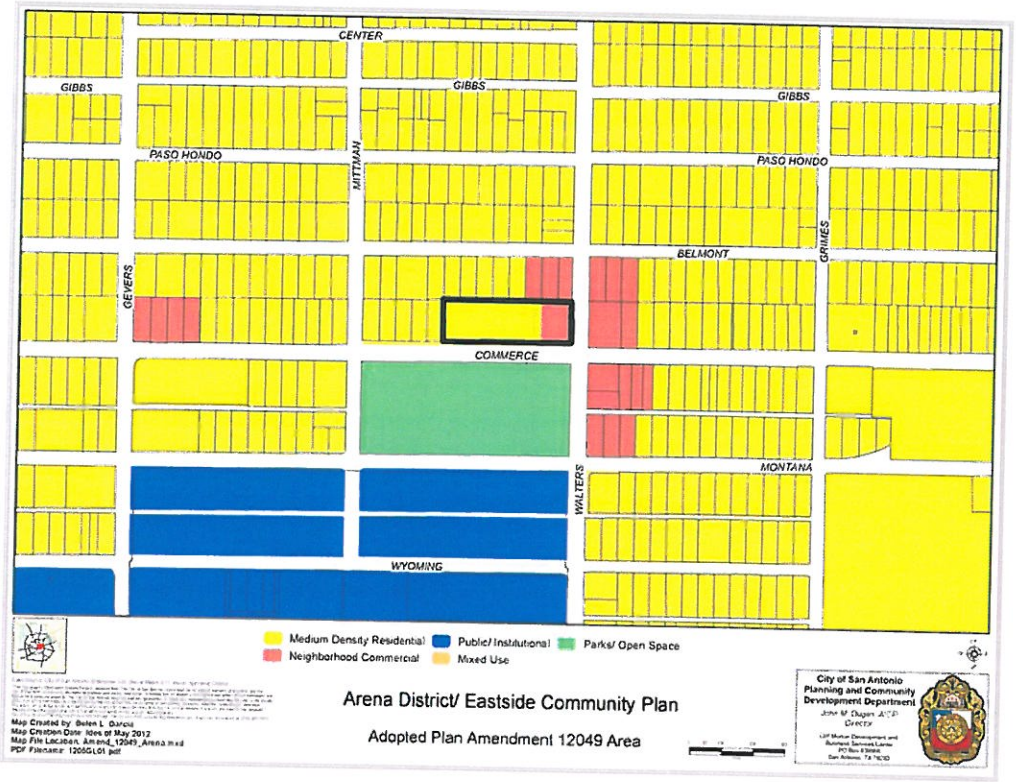
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

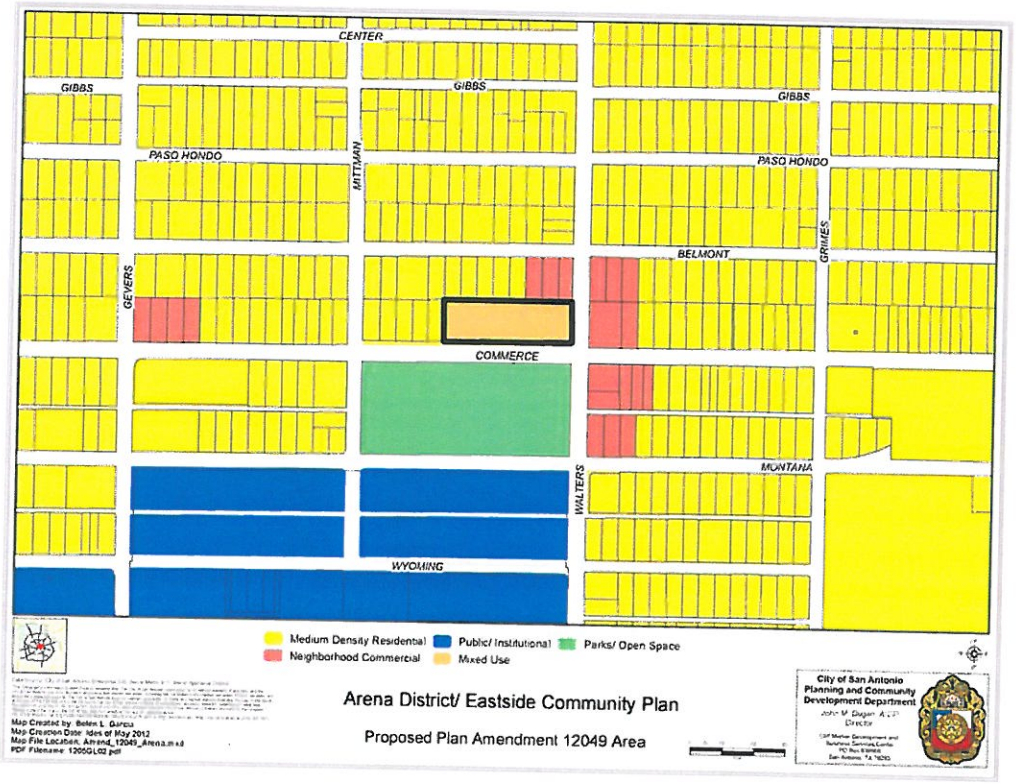
John Dugan, AICP	Director	
Christopher Looney, AICP	Assistant Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: 207-7816

Attachment 1

Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2011 Aerial

Proposed Plan Amendment 12049 Area

Map Created by: Belen L. Garcia
Map Creation Date: Ides of May 2012
Map File Location: Amend_12049_Arena.mxd
PDF Filename: 1205GL03.pdf

City of San Antonio
Planning and Community Development Department
John M. Dugan AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio TX 78283

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

Plan Amendment Application Case No.: PA 12050 Item #40

Council District: **9**

Anticipated City Council Meeting Date: **June 21, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**
Plan Approval Date: May 20, 2010
Plan Update(s): N/A
The applicant requests to amend the Future Land Use Plan designation *from* **Mixed Use** *to* **Parks/Open Space.**

Background Information:

Applicant: Kaufman & Killen, Inc.
Owner: Henrietta Investment Partners
Property Location: southwest of the intersection of Wurzbach Parkway and Blanco Road
Acreage: 15.2364
Current Land Use of site: Vacant
Adjacent Land Uses:

N: designated Parks/ Open Space and Neighborhood Commercial; occupied by Wurzbach Parkway, a municipal park, and vacant land
E: designated Mixed Use, Parks/ Open Space, and Public/ Institutional; occupied by vacant land, apartment complex, and church
S: designated Low Density Residential and Medium Density Residential; occupied by single-family residences and duplexes
W: designated Parks/ Open Space and Low Density Residential; occupied by a municipal park and single-family residences

Issue:

LAND USE ANALYSIS:

The subject property is located in the northwest portion of the San Antonio International Airport Vicinity Land Use Plan and situated southwest of the intersection of Wurzbach Parkway and Blanco Road. The Wurzbach Parkway/ Blanco Road intersection is currently under construction as part of the TxDOT Wurzbach Parkway Extension Project. The subject property is unimproved and heavily wooded. (Phil) Hardberger Park is located north and west of the subject property and directly abuts on the northwest property line. Hardberger Park is a 311-acre natural area located on the north and south sides of Wurzbach Parkway that includes multi-use trails, a playground, picnic facilities, and a dog park. The North Castle Hills Neighborhood is located southwest of the subject property and consists of single-family residences. The abutting property to the east is currently vacant and is the proposed location for a new superstore with pad sites along Blanco Road. A church and an apartment complex are located east of the subject property across Vista View.

The subject property is currently classified as Mixed Use. Mixed Use includes a mix of low intensity residential and commercial uses within the same building or in the same development. This type of development should have limited curb cuts and parking that is shared among the various uses and located to the rear of structures. This classification includes community commercial uses and low and medium density residential uses. Examples include professional/ personal services, shop front retail with restaurants, cafes, and gift shops.

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

The applicant is requesting to change the future land use classification of the subject property to Parks/ Open Space. Parks/ Open Space includes public and private lands available for active use or passive enjoyment. This classification may include city parks as well as private parks associated with homeowner associations. Examples include city parks, private parks, playgrounds, athletic fields, trails, greenbelts, plazas, and courtyards.

The requested land use change would expand an existing area designated as Parks/ Open Space that includes Hardberger Park. If the subject property is maintained in a natural state, it could provide additional contiguous habitat for the native plants and animals found in the park and allow for ground water recharge. If it is the intention of the property owner to maintain the property in a natural state in perpetuity, a conservation easement or other legal instrument should be utilized to ensure future owners of the property are not able to develop or otherwise alter the natural characteristics of the property. If the property is made accessible to the public, it could provide additional recreational opportunities for the customers of the proposed superstore and pad sites as well as the nearby single-family and multi-family residences. The proposed change would also establish a buffer between the single-family residential neighborhood to the southwest and the proposed superstore and pad sites to the northeast. This buffer should reduce the impact on the single-family residences of the noise, light, and trash generated by intense commercial uses. Finally, according to the San Antonio International Airport Vicinity Land Use Plan, parks and open spaces within the plan area are vital for maintaining the open space character of the area as well as preventing the encroachment of incompatible uses on the airport.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Blanco Road is designated as a Secondary Arterial Type A. Wurzbach Parkway is a Super Arterial Type A. The Wurzbach Parkway/ Blanco Road intersection is included in the TxDOT Wurzbach Parkway Extension Project. Improvements currently underway include the construction of an overpass over Blanco Road and new on- and off-ramps for Wurzbach Parkway.

Other streets: Vista View functions as a collector.

Public Transit: VIA bus route #2 provides service every 30 to 60 minutes and every 15 minutes during peak hours from Loop 1604 to Downtown and includes north and southbound stops near the intersection of Blanco Road and Vista View.

Comments: Parks/ Open Space typically generates less of a demand for transportation infrastructure when compared to Mixed Use.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Hardberger Park abuts the subject property. The Salado Creek Greenway is within walking distance. Churchill High School is approximately ½ mile to the south of the subject property.

Comments: Parks/ Open Space typically generates less of a demand for community facilities when compared to Mixed Use. The proposed use would supplement the existing community facilities by adding additional park/ open space.

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

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

Recommendation:

DEPARTMENT RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

The requested land use change would expand an existing area designated as Parks/ Open Space that includes Hardberger Park. The subject property could provide additional contiguous habitat for the native plants and animals found in the park, allow for ground water recharge, and provide additional recreational opportunities for the customers of the proposed superstore and pad sites as well as the nearby single-family and multi-family residences if the property is made accessible to the public. The proposed change would also establish a buffer between the single-family residential neighborhood to the southwest and the proposed superstore and pad sites to the northeast, help maintain the open space character of the area, and prevent the encroachment of incompatible uses on the airport.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 13, 2012

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 24, 2012

No. Notices mailed 10 days prior to Public Hearing: 32 to owners of property within 200 feet; 2 to applicant/ representative/ property owner; 1 to neighborhood association

Registered Neighborhood Association(s) Notified: North Castle Hills Homeowners Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012133 CD

Note: Zoning case includes additional acreage.

Current zoning district: MF-33 AHOD, C-2 AHOD

Proposed zoning district: RP AHOD, C-1 AHOD, C-2 CD AHOD (Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise)

Zoning Commission Public Hearing Date: June 19, 2012

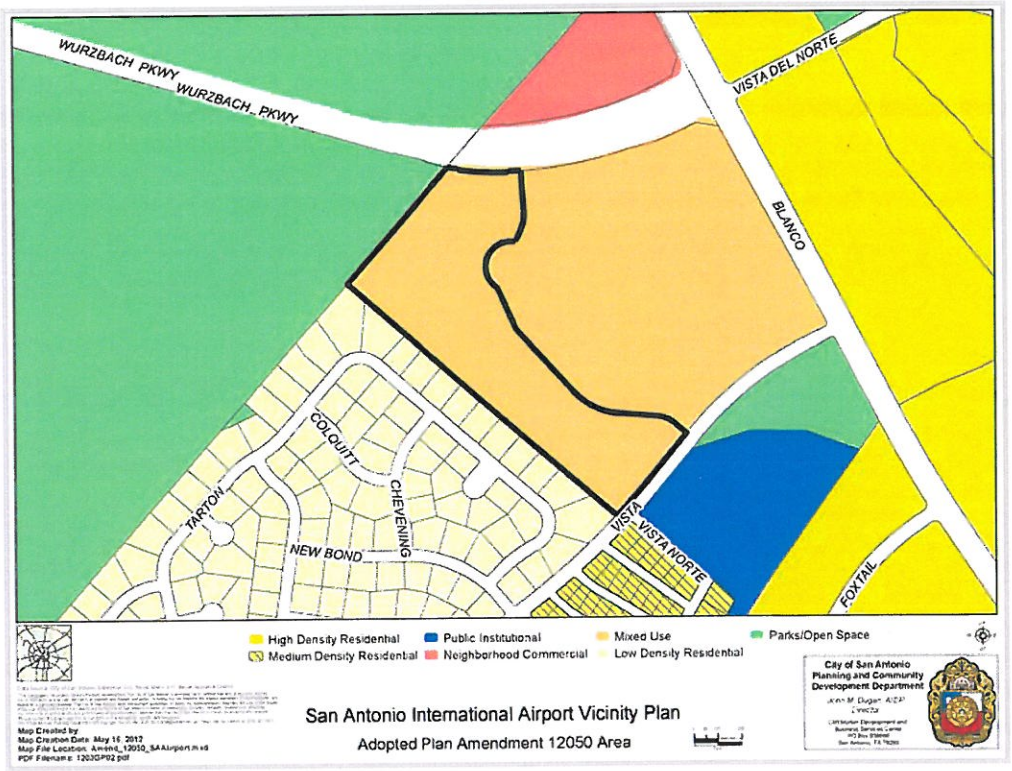
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

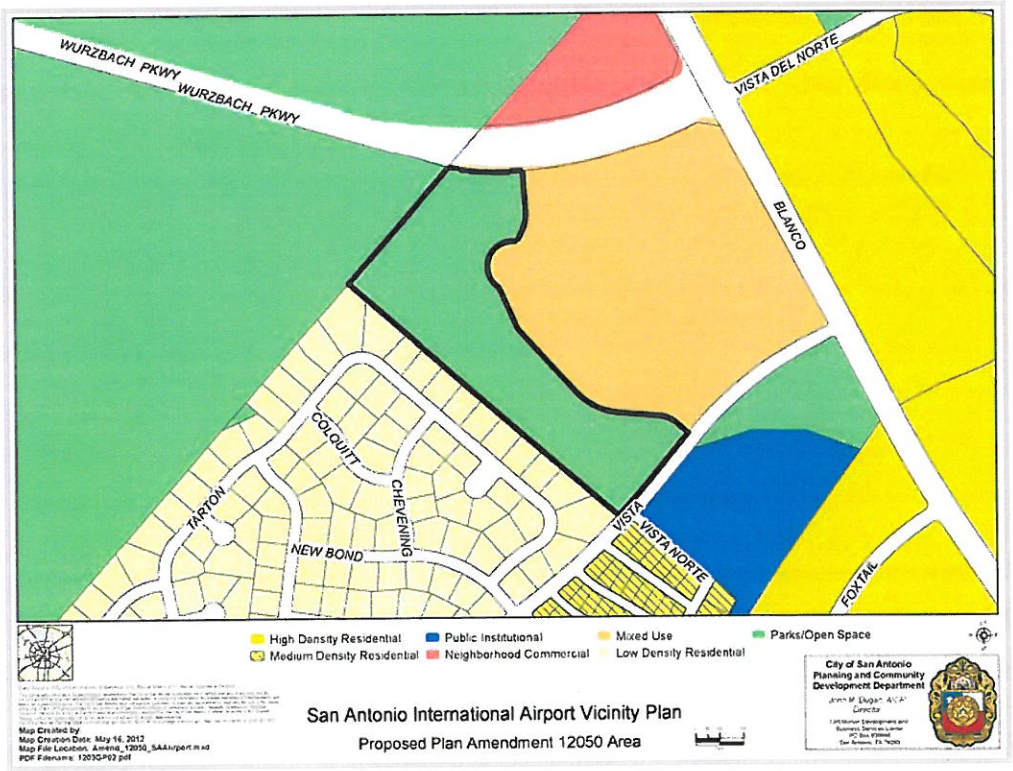
John Dugan, AICP	Director	
Christopher Looney, AICP	Assistant Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Michael Taylor, AICP	Planning Coordinator	Phone No.: 207-0145

Attachment 1

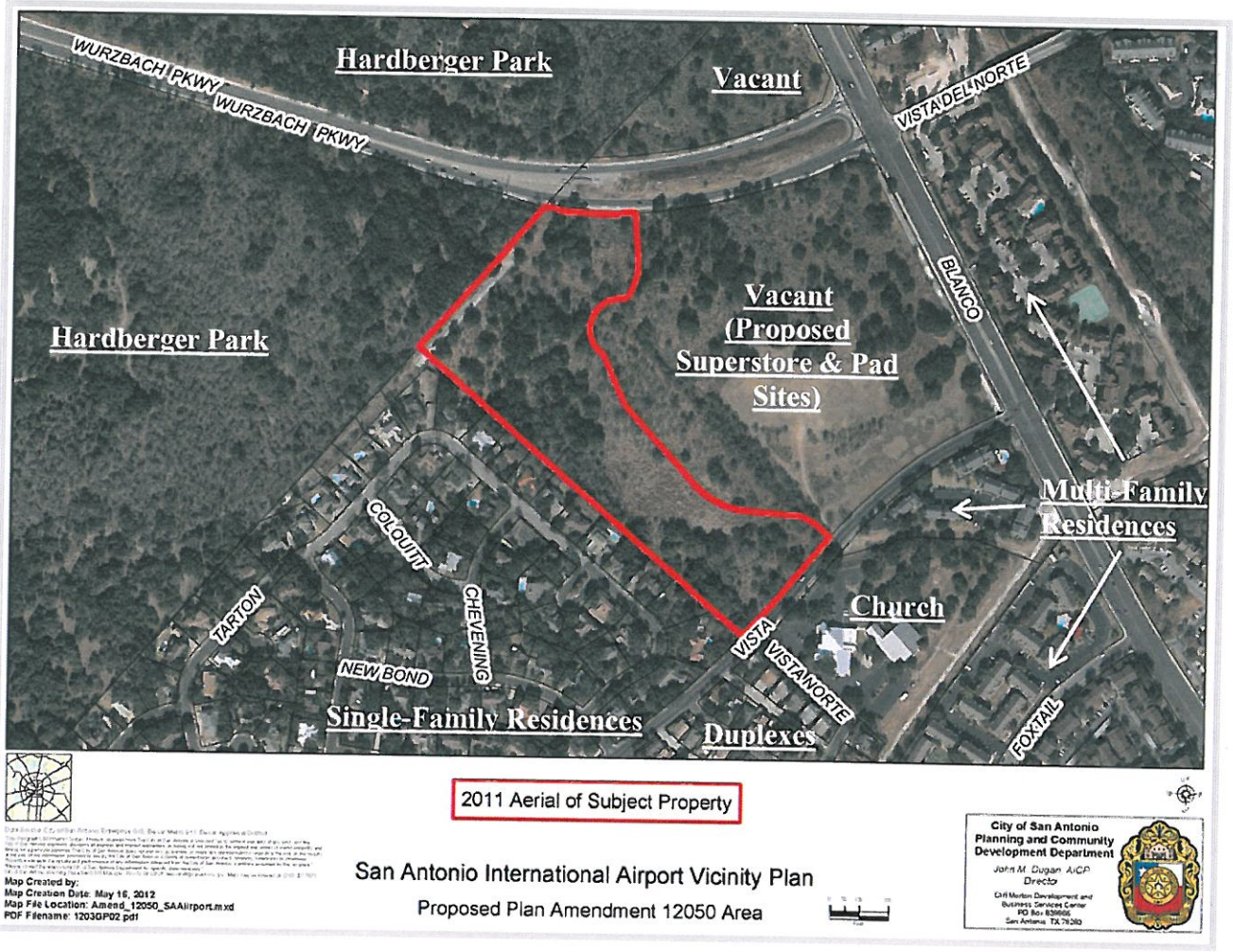
Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2011 Aerial of Subject Property

Map Created by:
Map Created Date: May 16, 2012
Map File Location: Amend_12050_SAAIrport.mxd
PDF Filename: 12030P02.pdf

San Antonio International Airport Vicinity Plan

Proposed Plan Amendment 12050 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan AICP
Director
Cliff Morton Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

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

Plan Amendment Application Case No.: PA 12052 Item #41

Council District: **4** Anticipated City Council Meeting Date: **June 21, 2012**

☒Plan Amendment Maps – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Nogalitos/South Zarzamora Community Plan**
Plan Approval Date: September 30, 2004
Plan Update(s): June 18, 2009
The applicant requests to amend the Future Land Use Plan designation *from* **Low Density Residential** *to* **Public/Institutional**.

Background Information:

Applicant: City of San Antonio
Owner: Methodist Healthcare Ministries of South Texas, Inc. and City of San Antonio
Property Location: 1406 Fitch Street, 1201 Lenard Street, 303 through 323 Berlin Avenue, 419 Berlin Avenue, and portions of Lenard and Ella Streets
Acreage: 7.662 acres
Current Land Use of site: Medical clinic, dental clinic, daycare center, and fitness center
Adjacent Land Uses:
N: designated Low Density Residential; occupied by single family homes
E: designated Low Density Residential; occupied by single family homes
S: designated Low Density Residential, and Medium Density Residential; occupied by single family homes
W: designated Public/Institutional; occupied by a school

Issue:

LAND USE ANALYSIS:

The subject property is located between Fitch Street and Berlin Avenue, immediately east of the Columbia Heights Elementary School. The subject property is classified as Low Density Residential in the Nogalitos/S. Zarzamora Community Plan, as are most of the surrounding properties. However, the abutting school is classified as Public/Institutional.

The Nogalitos/S. Zarzamora Community Plan classifies the subject property as Low Density Residential. Low Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units, such as granny flats, garage apartments and "echo" (elder cottage housing opportunity) units. Only one accessory dwelling is appropriate per lot and the accessory structure should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses should include buffer landscaping, lighting, and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should typically be oriented toward the center of the neighborhood and located away from major arterials.

Public/Institutional land use provides for public, quasi-public, and institutional uses that facilitate the delivery of local, state, or national governmental or non-profit services. This classification includes public or private schools, churches, museums, hospitals, post offices, libraries, and other public or institutional facilities. Public/Institutional uses should be located where they can meet the needs of the community.

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

Methodist Healthcare Ministries of South Texas, Inc. is a private, not-for-profit organization dedicated to providing medical, dental, and health-related human services to low-income, uninsured families in San Antonio and across South Texas. The subject property is the location of the Wesley Health and Wellness Center, an approximately 7.7 acre campus operating as a primary care clinic since 2006, offering medical, dental, and family wellness services. At present, Methodist Healthcare Ministries has plans to expand the existing facility and would like to bring all of its properties into conformance. Consequently, the amendment to Public/Institutional is proposed.

Abutting the subject property to the west, Columbia Heights Elementary School is classified as Public/Institutional. Existing surrounding land uses include low density residential, medium density residential, and parks/open space, though low density residential is the predominant land use classification. The proposed Public/Institutional will be consistent with the existing use of the property and the established Public/Institutional center formed by the abutting school and is not anticipated to negatively affect the abutting low density residential lots to the south along Berlin Avenue. Further, the continuation and future expansion of the services provided by the Wesley Health and Wellness Center is consistent with Objective 9.2 of the Nogalitos/S. Zarzamora Community Plan, which states the community's desire to increase the health and wellness of the community through community outreach programs and public private partnerships.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: West Southcross Boulevard, located one block south of the subject property, is a Secondary Arterial Type A roadway. South Zarzamora Street, a Primary Arterial Type A roadway, is approximately one quarter mile west of the subject property.

Other streets: Berlin Avenue, Fitch Street, Lenard Street, Kyle Street, and Milvid Avenue are local streets.

Public Transit: Several VIA bus stops are located nearby on West Southcross, Huron Street, and South Zarzamora. West Southcross is served by route 515. South Zarzamora is served by route 520. Huron Street is served by route 46.

Comments: The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property owner has requested that portions of the Lenard and Ella Streets be vacated and sold. The property will accessible from Fitch Street and Berlin Avenue.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is a community facility, the Wesley Health and Wellness Center. Other nearby facilities include Columbia Heights Elementary School, Collier Elementary School, Armando Leal Middle School, and Jimmy Flores Park.

Comments: The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

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

Recommendation:

DEPARTMENT RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:

Public/Institutional is consistent with the existing use of the property and the established Public/Institutional center anchored by the abutting school. This location is suitable for Public/Institutional as recommended by the Nogalitos/South Zarzamora Community Plan, which recommends that Public/Institutional be located where they can meet the needs of the community. Further, the continuation and future expansion of the services provided by the Wesley Health and

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

Wellness Center is consistent with the Goals and Objectives of the Nogalitos/South Zarzamora Community Plan.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: June 13 2012
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: May 25, 2012
No. Notices mailed 10 days prior to Public Hearing: 90 to owners of property within 200 feet; 26 to planning team members; 1 to the property owner.
Registered Neighborhood Association(s) Notified: No registered neighborhood associations are located within 200 feet.

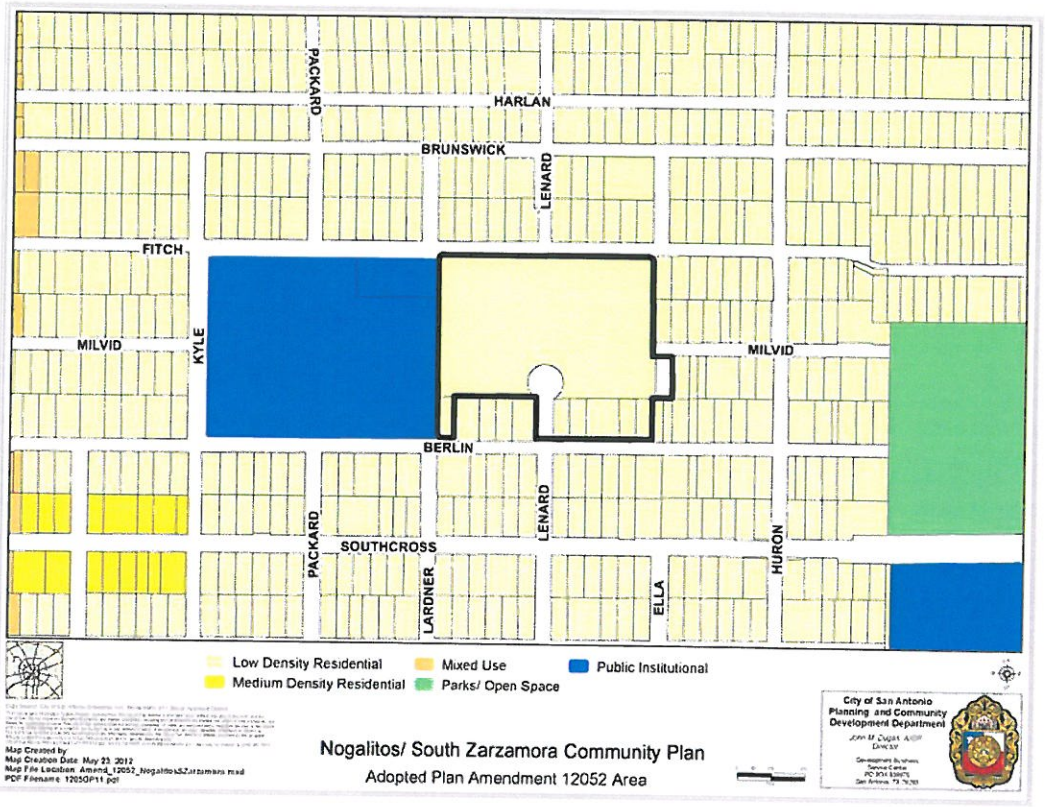
ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012138 S
Current zoning district: C-2, MF-33, R-4
Proposed zoning district: C-2 NA, MF-33 S (Specific Use Authorization for a Daycare Center)
Zoning Commission Public Hearing Date: June 19, 2012
☐ Approval ☐ Denial

Department of Planning and Community Development Staff:

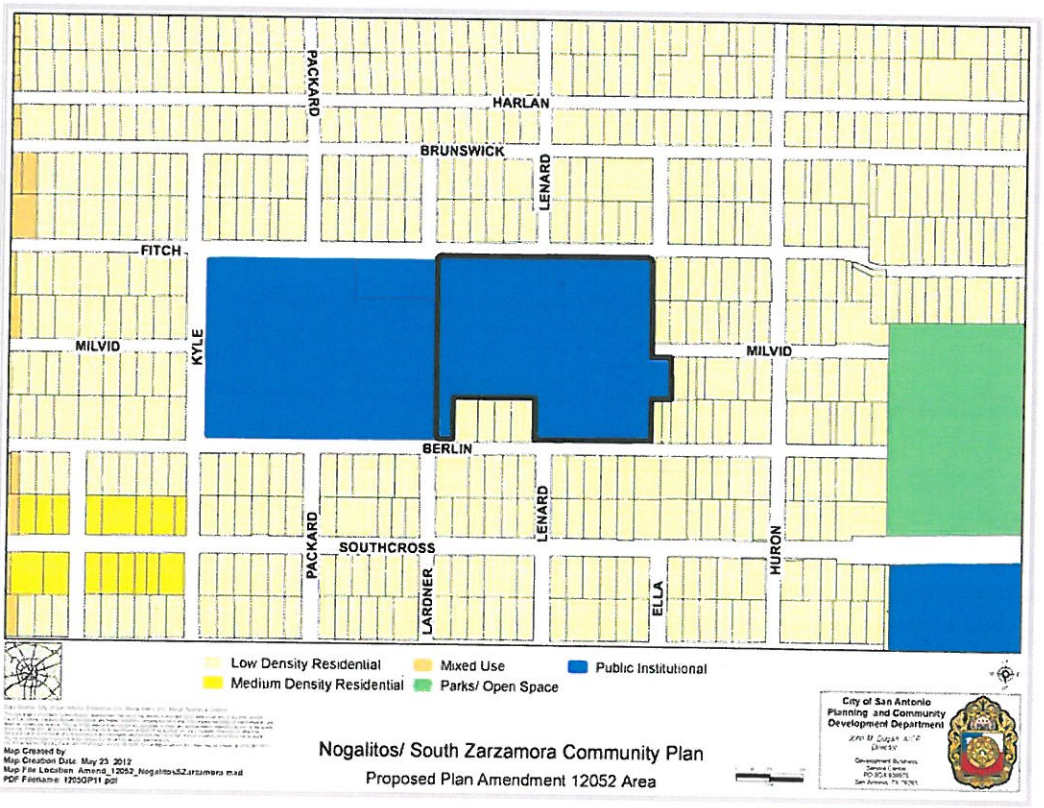
John Dugan, AICP	Director	
Rudy Nino, AICP	Planning Manager	
Case Manager: Jacob T. Floyd	Senior Planner	Phone No.: 207-8318

Attachment 1

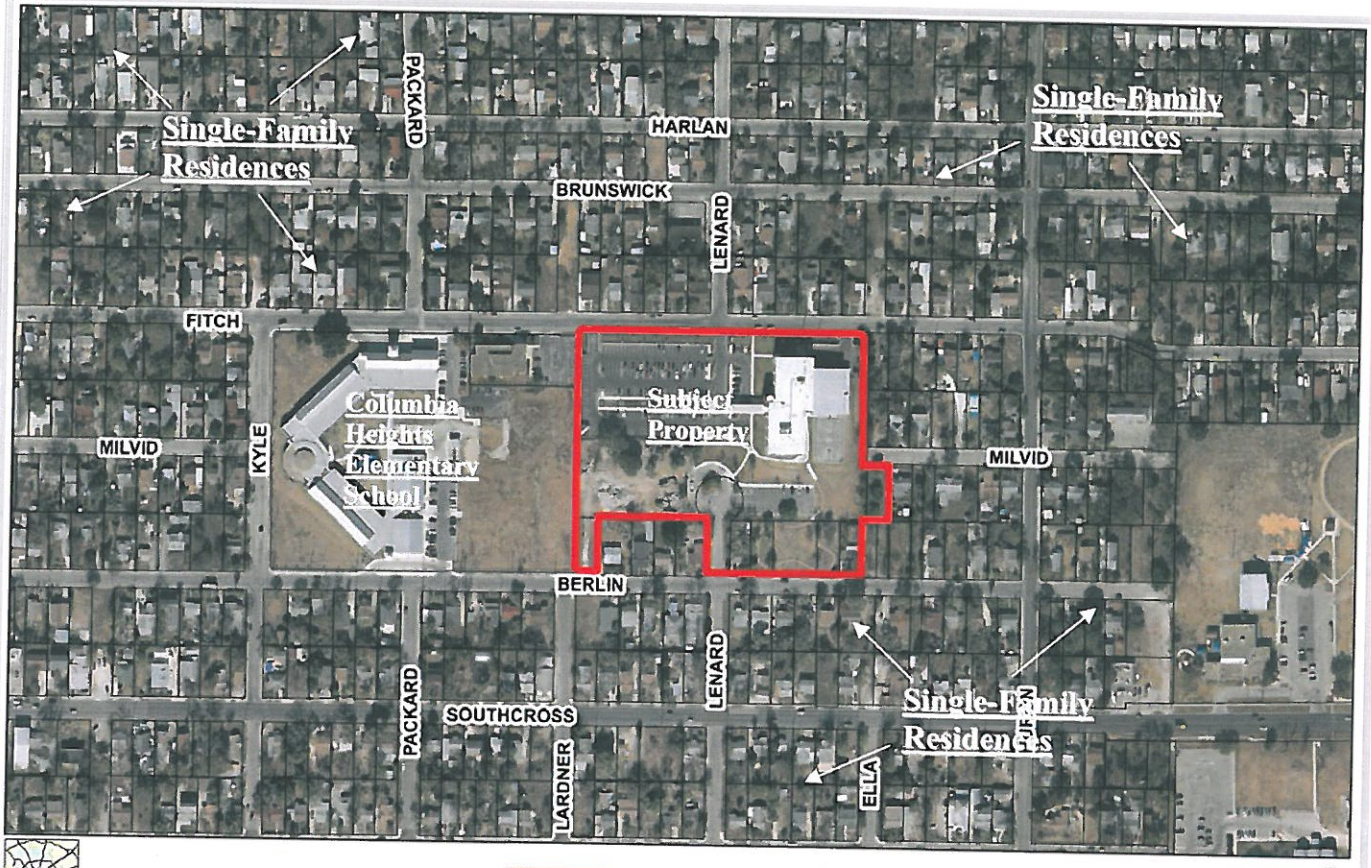
Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2011 Aerial of Subject Property

Map Created by:
Map Creation Date: May 23, 2012
Map File Location: Amend_12052_NogalitosSZarzamora.mxd
PDF Filename: 1205GP11.pdf

Nogalitos/ South Zarzamora Community Plan

Proposed Plan Amendment 12052 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director
Development Business Service Center
PO BOX 839975
San Antonio, TX 78283

P/C AGENDA FOR June 13, 2012				
Item Number	Item Name	Company	Owner Information	Agent Information
9A & 10	Silver Oaks Unit 20	Centex Homes	Charles Marsh	
11	Weston Oaks Unit 14	Babcock Road 165 Ltd		Arthur Zuniga
12	Weston Oaks Unit 12	Babcock Road 165 Ltd		Arthur Zuniga
13	The Arbors Unit 2	Centex Homes	Charles Marsh	
14	Silicon Heights	Oaks Buisiness Park Ltd	Robert L Worth Jr	
15	Toepperwein Center	Laredo Toepp Ltd	Brad Galo	
16	SP 1455	Capital Improvements Management Services		
17	SP 1614	Capital Improvements Management Services		
18	SP 1624	Capital Improvements Management Services		
19	SP 1627	Capital Improvements Management Services		
20	SP 1649	Capital Improvements Management Services		
21	Clearwater Ranch	Clearwater Ranch HOA		Charles J. Anderson
22	Amorosa Phase 1 Enclave	Forestar (USA) Real Estate Group	John K Pierret	
23	Pulled from Consideration			
24	Fallbrook Unit 1 Enclave	Continental Homes of Texas LP		Christopher M Lindhorst
25	NuStar San Antonio Refinery Pipeline	NuStar Energy LP		Angela Gillingham
26	SP	Public Works		
27	SP	Center City Development Office		
28	SP 1610	Capital Improvements Management Services		
29	SP 1629	Capital Improvements Management Services		
30	SP 1654	Center City Development Office		
31	SP 1657	Center City Development Office		
32	SP 1658	Center City Development Office		
33	SP 1659	Center City Development Office		
34	PA 12042	Planning and Community Development		
35	PA 12044	Planning and Community Development		
36	PA 12046	Planning and Community Development		
37	PA 12047	Planning and Community Development		
38	PA 12048	Planning and Community Development		
39	PA 12049	`Planning and Community Development		
40	PA 12050	Planning and Community Development		
41	PA 12052	Planning and Community Development		