



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

PLANNING COMMISSION AGENDA
☞ March 27, 2013 ☞
2:00 P.M.

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

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

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

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

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

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

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

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

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

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

Plats

5. **120259***: Request by McMillin Texas Development LLC, for approval of a major plat to subdivide a 8.211-acre tract of land to establish the **North Pointe Unit 4A PUD** Subdivision, generally located southwest of the intersection of Elm Creek Park and Woodlawn Ridge, in Council District 9. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **120281**: Request by Lone Oak 1604, LLC, for approval of a major plat to subdivide a 21.117-acre tract of land to establish the **Liedecke Road Apartments** Subdivision, generally located north of Loop 1604, on the west side of Liedecke Road, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120334**: Request by Stone Oak Hidden Canyon LLC, for approval of a major plat to replat and subdivide a 62.674-acre tract of land to establish the **Hidden Canyon Unit 1B PUD** Subdivision, generally located west of Canyon Golf Road, north of Stone Oak Parkway, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130071**: Request by 1836 Asset Development, LLC, approval of a major plat to replat and subdivide a 0.974-acre tract of land to establish the **E. Quincy Townhomes, IDZ** Subdivision, generally located south of the intersection of East Quincy Street and Newell, within City Council District 1. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130080**: Request by Timothy O'Shea, for approval of a major plat to subdivide a 24.72-acre tract of land to establish the **Isola Bella MPCD** Subdivision, generally located at the southeast corner of State Highway 151 and Ingram Road, within City Council District 6. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **130082**: Request by CVS Realty, for approval of a minor plat to subdivide a 2.446-acre tract of land to establish the **CVS #10264** Subdivision, generally located at the southeast corner of W.W. White Road and Lord Road, within City Council District 2. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
11. **130107**: Request by Farinon Business Park, LTD, for approval of a major plat to replat and subdivide a 21.086-acre tract of land to establish the **Technology Park, Unit 13A** Subdivision, generally located east of Farinon Drive, north of Epsilon, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Plat Deferral

12. **120432:** Request by Domingo Sanchez for a temporary utility service prior to plat approval and recordation of the **SD** Subdivision, a one (1) non-single family lot consisting of 1.90 acres, generally located on the northeast corner of Rakowitz Road and Ford, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transactions

13. A request by the San Antonio Public Library Department for approval of the acquisition of approximately 5.5 acres of land with an existing 8,000 square foot building located at 2515 E. Evans Road in NCB 17600, within City Council District 9, for the District 9 New Branch Library Project, a 2012 General Obligation Bond funded project. The City of San Antonio has completed site selection and due diligence, and this site has been accepted by the Library Board of Trustees by action at its meeting on February 27, 2013. **Staff recommends approval.** (Kathy Donellan, Assistant Director, Support Services/Library and Mike Etienne, Assistant Director, Real Estate, Capital Improvement Services Department)
14. **Parcel 18980/18980A** - Consideration of a Resolution supporting and recommending City Council approval of the acquisition of fee simple title to privately-owned real property located in NCB 15613 and NCB 13975, needed for Open Space-District 4 Project, within City Council District 4. **Staff recommends approval.** (Carol Newman, (210) 207-8119, carol.newman@sanantonio.gov, Capital Improvements Management Services)
15. **S.P. 1600:** A request by Criterion Broadway, LP., for approval of a resolution authorizing the grant of a license agreement to use 1,436 square feet (.03296 of an acre) of the south side of E. Grayson Street Public Right of Way located between Alamo and Broadway Streets for the installation, maintenance and operation of a curb cut to allow for six parking spaces, in City Council District 2, adjacent to New City Block 1765, **Staff recommends approval.** (Jesse Quesada, Management Analyst (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

16. **PA 13023:** A request by P.W. Christensen, PC for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.88 acres of land out NCB 16374 located at 5703 and 5719 Rittiman Plaza from “Community Commercial” to “Light Industrial”, in City Council District 2. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
17. **PA 13024:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 4.46 acres of land legally described as Lots 92, 94, and 95, NCB 11884, located at 1438 E. Sandalwood Land, 353 W. Sunset Road, and 331 W. Sunset Road from “Medium Density Residential” and “Mixed Use” to “High Density Residential”, in City Council District 9. **Staff recommends approval.** (Krystin B. Ramirez, Planning Intern/Jacob T. Floyd, Senior Planner, (210) 207-8318, Krystin.Ramirez@sanantonio.gov, Department of Planning and Community Development)

18. **PA 13026:** A request by K/T HOLDINGS, LLC, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.2578 acres of land out of NCB 1744, located at 405, 409 and 411 Kendall Street, in City Council District 1, from “Low Density Residential” to “Medium Density Residential” and to include “IDZ” as a base zoning district to the Corresponding Zoning Table of the Medium Density Residential land use category. Land Use Description to include “IDZ as a base zone should be for residential use only and should not exceed 17 dwelling units per acre”. **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-0157, John.Osten@sanantonio.gov, Department of Planning and Community Development)

Other Items

19. Approval of the minutes for the March 13, 2013 Planning Commission meeting.
20. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
21. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

120259

Project Name:

North Pointe Unit 4A PUD

Applicant:

Drake Thompson

Representative:

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

Owner:

McMillin Texas Development, LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Elm Creek Park and
Woodlawn Ridge.

MAPSCO Map Grid (Ferguson):

483 E-3

Tract Size:

8.367 acres

Council District(s):

9

Notification:

Internet Agenda Posting March 22,
2013

REQUEST

Approval of a major plat to subdivide an **8.367**-acre tract of land
to establish the **North Pointe Unit 4A PUD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 4, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of thirty-seven (37) single-family residential lots, one (1) non-single family residential lot, and approximately one thousand one hundred thirty-four (1,134) linear feet of private streets.

B. Zoning

“PUD R-6 ERZD MLOD-1” Planned Unit Development Single-Family Residential Edwards Recharge Zone Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 4, 2013.

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

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation’s review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 4, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 813B, North Pointe, accepted on June 7, 2012

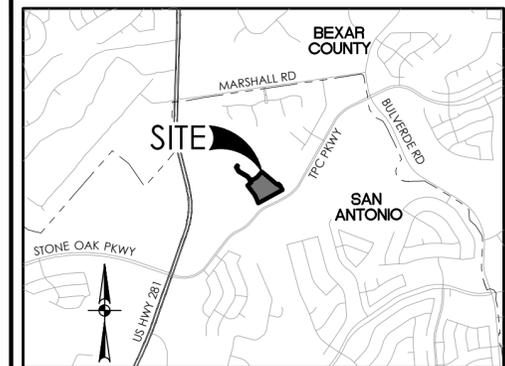
PUD 05-005B, North Pointe, approved on June 7, 2012

III. RECOMMENDATION

Approval of the proposed **North Pointe Unit 4A PUD** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer request for review letter



LOCATION MAP
MAPSCO MAP GRID: 483E3
NOT-TO-SCALE

LEGEND table with columns for symbols and descriptions for various easements, contours, and utility lines.

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.

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 COPS NETWORK.

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

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

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

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

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L35 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C17 with their geometric data.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curves C18 through C26 with their geometric data.

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.

OPEN SPACE NOTE: LOT 904, BLOCK 9, NCB 18218 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

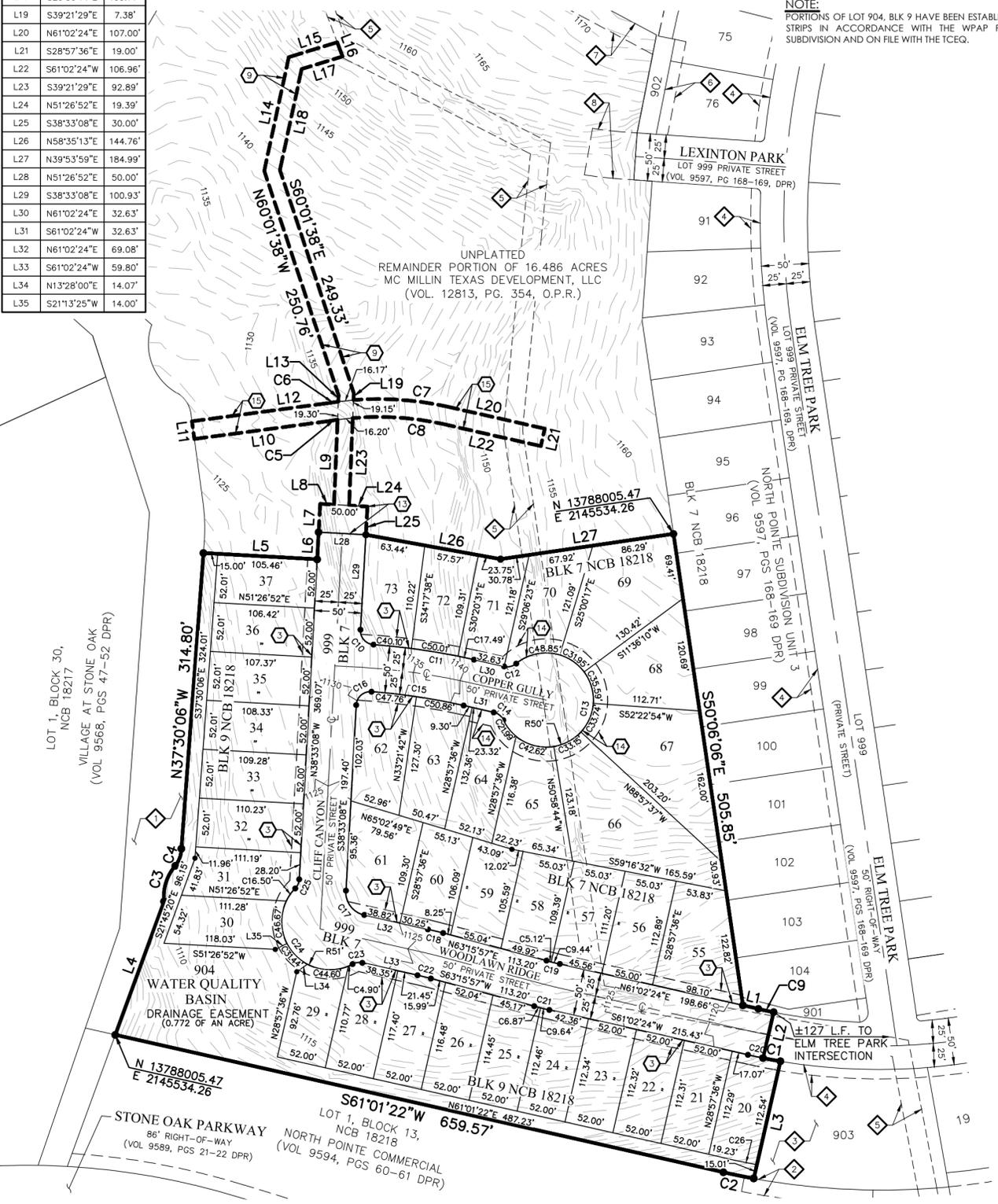
FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

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.

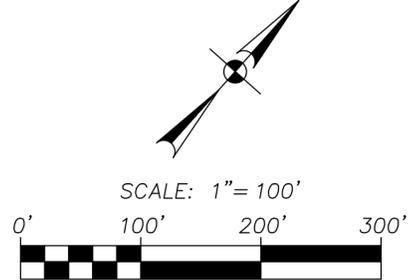
NOTE: SETBACKS AND SETBACK NOTE ARE NOT REQUIRED WITHIN CITY LIMITS OR ON PUD'S

NOTE: PORTIONS OF LOT 904, BLK 9 HAVE BEEN ESTABLISHED TO CONTAIN VEGETATED FILTER STRIPS IN ACCORDANCE WITH THE WPAP PREPARED FOR THE NORTH POINTE SUBDIVISION AND ON FILE WITH THE TCEQ.



PLAT NUMBER 120259
SUBDIVISION PLAT
OF
NORTH POINTE UNIT 4A PUD

AN 8.367 ACRE TRACT OF LAND ESTABLISHING LOTS 55-73, BLOCK 7, LOTS 20-37, 904 BLOCK 9, OUT OF A 16.486 ACRE TRACT OF LAND CONVEYED TO McMILLIN TEXAS DEVELOPMENT, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12813, PAGES 354-363 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, IN NEW CITY BLOCK 18218, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: March 12, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: DRAKE THOMPSON
MCMILLIN TEXAS DEVELOPMENT, LLC
21232 GATHERING OAK
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ NORTH POINTE UNIT 4A, PUD _____ 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__.

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

NORTH POINTE UNIT 4A, PUD Civil Job No. 7830-02; Survey Job No. 7830-02



August 3, 2012

Ms. Shana Weaver, P.E.
Pape-Dawson Engineers, Inc.
555 E Ramsey
San Antonio, Texas 78216

RE: File No. 1207005 - Request for review of **North Pointe Unit 4A PUD, Plat No. 120259** located south east of US 281 and Marshall Road.

Dear Ms. Weaver:

On July 24, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 8.211 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. 1950. 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 January 16, 2008. 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 North Pointe Unit 4A PUD, Plat No. 120259.

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

Sincerely,

A handwritten signature in black ink that reads "Kirk M. Nixon".

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

120281

Applicant:

J. Steve Ford

Representative:

Pape-Dawson Engineers, Inc.
c/o Thomas Matthew Cater, P.E.

Owner:

Lone Star 1604, L.L.C.

Staff Coordinator:

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

Property Address/Location:

Generally located north of Loop 1604
on the west side of Liedecke Road

MAPSCO Map Grid (Ferguson):

752 C-2

Tract Size:

21.117 Acres

Council District:

ETJ

Notification:

Internet Agenda Posting
March 22, 2013

REQUEST

Approval of a major plat to subdivide a 21.117-acre tract of land
to establish the **Liedecke Road Apartments Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 13, 2013

I. ANALYSIS

A. Proposed Use(s)

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

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 5, 2012.

E. Interdepartmental Review

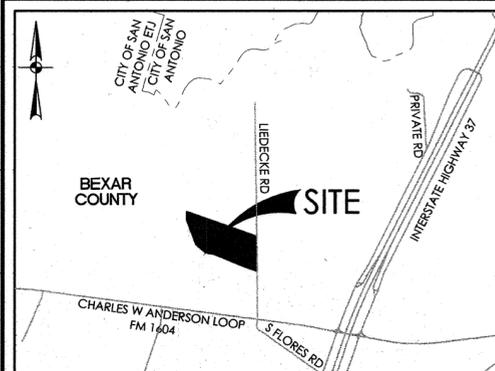
LOCs were issued from all reviewing agencies on March 12, 2013.

II. RECOMMENDATION

Approval of the proposed **Liedecke Road Apartments** Subdivision Plat.

III. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID: 752C2-3
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------------------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| ROW | RIGHT-OF-WAY EASEMENT | VNAE | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| ESMT | EASEMENT | VOL | VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | BSL | BUILDING SETBACK LINE |
| NCB | NEW CITY BLOCK | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | FOUND 1/2" IRON ROD MONUMENTATION |
| | | (TYPE I, II OR III) | |
| | | ● | SET 1/2" IRON ROD |
| --- | EXISTING CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |

LINE	BEARING	LENGTH
L1	N00°41'36"E	160.53'
L2	N21°01'58"W	561.13'
L3	N49°24'17"W	240.86'
L4	N77°54'53"W	179.05'
L5	N69°24'58"W	210.99'
L6	N67°06'40"W	394.01'
L7	N70°05'43"W	323.48'
L8	S46°11'45"E	89.01'
L9	S78°18'06"E	126.83'
L10	S88°05'02"E	165.66'
L11	S83°04'33"E	92.81'
L12	S64°09'43"E	83.44'

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

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

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 CORNERS 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.

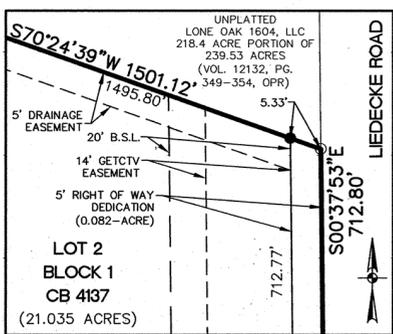
C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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 GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

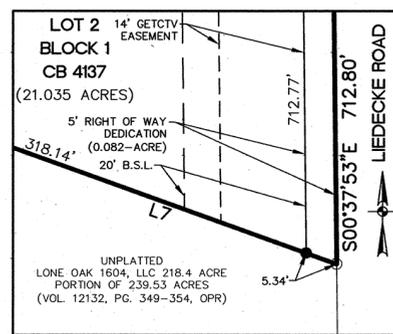
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

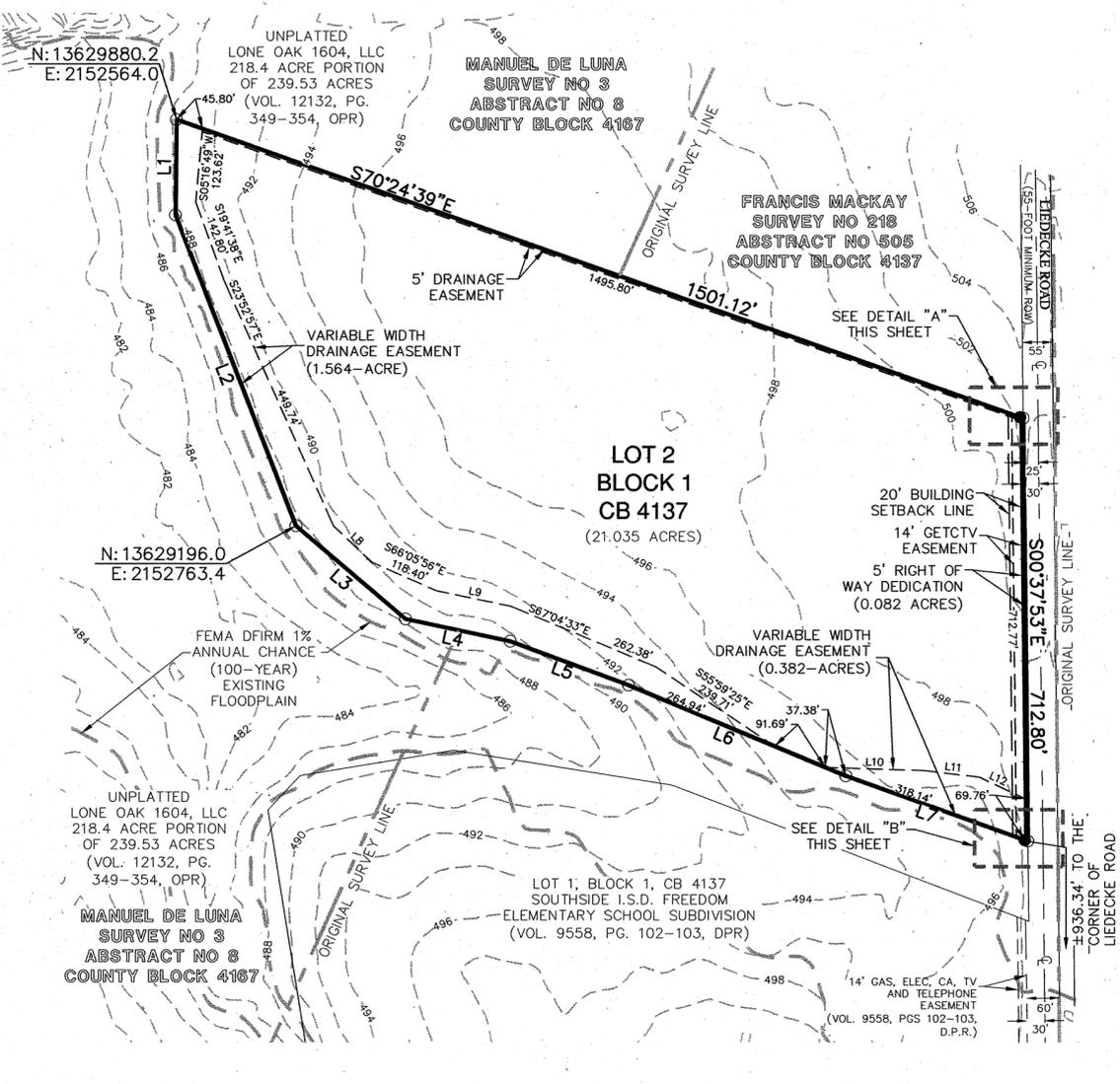
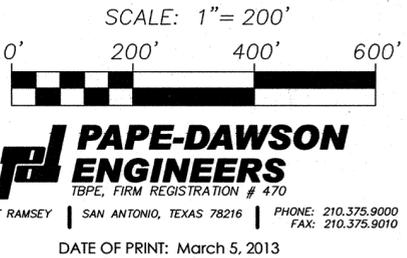
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



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

BEXAR COUNTY 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 ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 48029C0735F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

PLAT NUMBER 120281
SUBDIVISION PLAT
OF
LIEDECKE ROAD APARTMENTS

A 21.117 ACRE TRACT OF LAND OUT OF A 239.53 ACRE TRACT OF LAND CONVEYED TO LONE OAK 1604, LLC IN A DEED RECORDED IN VOLUME 12132, PAGES 349-354 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MANUEL DE LUNA SURVEY NUMBER 3, ABSTRACT 8, COUNTY BLOCK 4167, AND OUT OF THE FRANCIS MACKAY SURVEY NUMBER 218, ABSTRACT 505, COUNTY BLOCK 4137, IN BEXAR COUNTY, TEXAS.

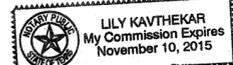
STATE OF TEXAS
COUNTY OF HARRIS

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, PAVES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: J. STEVE FORD
LONE OAK 1604, L.L.C.
2951 FALL CREEK ROAD
KERRVILLE, TEXAS 78028
(830) 257-5323

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. STEVE FORD, 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 6th DAY OF March, A.D. 2013.



LILY KAVTHEKAR
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



Civil Job No. 7886-00; Survey Job No. 9333-12

Date: Mar 05, 2013, 4:46pm User: lb: abillon File: P:\98\98\00\Design\City\Plat\120281.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

120334

Project Name:

Hidden Canyon Subdivision, Unit 1B
PUD

Applicant:

Rajeev Puri

Representative:

M.W. Cude Engineers, LLC
c/o Christopher R. Dice, P.E.

Owner:

Stone Oak Hidden Canyon, LLC

Staff Coordinator:

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

Property Address/Location:

West of Canyon Golf Road, north of
Stone Oak Parkway

MAPSCO Map Grid (Ferguson):

482 F-4

Tract Size:

62.674 acres

Council District:

9

Notification:

Published in Daily Commercial
Recorder on March 8, 2013

Notices mailed March 11, 2013

- 16 to property owners within 200 feet within the subdivision
- Notice to Champions Ridge Homeowners Association

Internet Agenda posting March 22,
2013

REQUEST

Approval of a minor plat to replat and subdivide a 62.674-acre tract of land to establish **Hidden Canyon Unit 1B PUD Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 4, 2013

CASE HISTORY

Area being replatted are a 25-foot sanitary sewer easement, out of the Mesas Subdivision, Unit 1 plat, recorded in Volume 9543, Page 94; a 15-foot drainage easement out of the Mesa Verde Subdivision, Unit 3 PUD, recorded in Volume 9547 Page 194; a 15-foot drainage easement, 15-foot and 23-foot sanitary sewer easement out of the Hidden Mesa Subdivision PUD, recorded in Volume 9544 Pages 197-200; and a 10-foot drainage easement out of the Champions Ridge Subdivision, Unit 1 PUD recorded in Volume 9542 Pages 191-192, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty-seven (**67**) single-family residential lots, seven (**7**) non-single family residential lots, and approximately six thousand seven hundred forty one (**6,741**) linear feet of private streets.

B. Zoning

“PUD R-6 MLOD-1 ERZD” Planned Unit Development Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 1, 2013.

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

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response: The subject property is located in karst zones one (1) and two (2) and contains some dense old growth vegetation.

Per request of the Garrison Commander, the applicant has addressed the Camp Bullis’ concerns regarding potential karst invertebrate or golden-cheeked warbler issues by completing the habitat compliance form and submitting biological surveys to United States Fish and Wildlife Services.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 4, 2013.

Furthermore, on September 17, 2012, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(e)(7), Secondary Access, of the Unified Development Code (UDC). On September 18, 2012, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 3**).

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 390-G, Hidden Canyon, accepted on February 24, 2012

PUD 12-001, Hidden Canyon PUD, approved on April 25, 2012

B. Notices

To the present, staff has received one (1) written response in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Hidden Canyon Unit 1B PUD** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat
2. SAWS Aquifer request for review letter
3. Administrative Exception granted on September 18, 2012

PLAT NUMBER: 120334

REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP 482-F4, F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- Blk. = BLOCK
- Cl. = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM'T. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- L1 = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.D. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- WTH = WITH
- W/ = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- ELEV- - - = EXISTING GROUND MAJOR CONTOUR
- ELEV- - - = EXISTING GROUND MINOR CONTOUR
- - - - - = EXISTING PROPERTY LINE
- - - - - = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 1, WHICH IS RECORDED IN VOLUME 9543, PAGE 94, BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA VERDE SUBDIVISION, UNIT 3 P.U.D., WHICH IS RECORDED IN VOLUME 9547, PAGE 194, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF HIDDEN MESA SUBDIVISION, P.U.D., WHICH IS RECORDED IN VOLUME 9544, PAGES 197-200, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 1 P.U.D., WHICH IS RECORDED IN VOLUME 9542, PAGES 191-192, BEXAR COUNTY DEED & PLAT 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER _____

DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.
STEVEN LEE WRIGHT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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, AS APPROVED, WITHOUT THE APPROVAL OF SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	49.00'	271'14"11"	47.95'	231.96'	68.54'	N02'13'31"W	C64	310.00'	42'18"25"	119.95'	228.90'	223.74'	N87'13'23"W
C2	25.00'	84'34"19"	22.74'	36.90'	33.64'	N88'53'35"W	C65	99.00'	58'58"02"	55.97'	101.89'	97.45'	N36'35'10"W
C3	159.00'	85'05"07"	145.91'	236.12'	215.01'	S06'48'18"E	C66	477.00'	5'28"28"	22.81'	45.58'	45.56'	N04'21'55"W
C4	477.00'	0'48"44"	3.38'	6.76'	6.76'	S49'45'18"E	C67	123.00'	18'44"35"	20.30'	40.24'	40.06'	S10'59'58"E
C5	25.00'	16'11"15"	151.46'	70.36'	49.33'	N79'00'07"E	C68	135.00'	57'33"36"	74.16'	135.62'	129.99'	S49'09'03"E
C6	77.00'	18'44"35"	12.71'	25.19'	25.08'	S10'59'58"E	C69	25.00'	76'18"21"	19.64'	33.29'	30.89'	N39'46'41"W
C7	523.00'	5'28"28"	25.01'	49.97'	49.95'	N04'21'55"W	C70	99.00'	6'39"51"	5.76'	11.52'	11.51'	N45'29'20"E
C8	101.00'	80'30"47"	85.52'	141.93'	130.53'	N47'21'32"W	C72	20.00'	90'00"00"	20.00'	31.42'	28.28'	S45'00'00"E
C9	490.00'	3'15"59"	140.50'	273.67'	270.12'	S76'23'04"W	C73	50.00'	47'40"07"	22.09'	41.60'	40.41'	N23'50'04"W
C10	101.00'	14'52"57"	13.19'	26.23'	26.16'	S52'56'36"W	C74	50.00'	42'19"53"	19.36'	36.94'	36.11'	N68'50'04"W
C11	99.00'	14'52"57"	12.93'	25.72'	25.64'	N52'56'36"E	C75	20.00'	90'00"00"	20.00'	31.42'	28.28'	S45'00'00"E
C12	223.00'	24'12"37"	47.83'	94.23'	93.53'	S48'16'46"W	C76	50.00'	90'00"00"	50.00'	78.54'	70.71'	N45'00'00"W
C13	155.00'	89'58"03"	154.91'	243.39'	219.14'	N81'09'28"E	C78	178.00'	5'13"20"	86.60'	161.20'	155.75'	N64'03'20"E
C14	101.00'	17'15"14"	15.32'	30.41'	30.30'	N62'29'07"W							
C15	99.00'	17'15"14"	15.02'	29.81'	29.70'	S62'29'07"E							
C16	477.00'	4'30"35"	18.78'	37.54'	37.53'	S51'36'13"E							
C17	399.00'	4'12"39"	150.95'	288.61'	282.36'	N69'16'40"W							
C18	523.00'	5'18"10"	24.22'	48.40'	48.39'	S51'12'26"E							
C19	210.00'	5'13"20"	102.17'	190.18'	183.75'	N64'03'20"E							
C20	85.00'	38'42"10"	29.85'	57.42'	56.33'	S70'38'55"E							
C21	25.00'	95'32"34"	27.54'	41.69'	37.02'	S03'31'33"E							
C22	85.00'	23'13"17"	17.46'	34.45'	34.21'	S55'51'23"W							
C23	115.00'	18'38'45"	18.88'	37.42'	37.26'	N58'08'38"E							
C24	85.00'	18'38'45"	13.95'	27.66'	27.54'	N58'08'38"E							
C25	115.00'	34'36'07"	35.82'	69.45'	68.40'	S50'09'57"W							
C26	25.00'	64'48'26"	15.87'	28.28'	26.79'	N65'16'07"E							
C27	115.00'	10'52'42"	10.95'	21.83'	21.80'	N87'46'01"W							
C28	190.00'	24'59'05"	42.10'	82.85'	82.20'	S80'42'49"E							
C29	205.00'	69'35'49"	142.47'	249.01'	233.98'	S76'58'49"W							
C30	95.00'	16'16'51"	13.59'	26.99'	26.90'	N50'19'19"E							
C31	99.00'	6'39'51"	5.76'	11.52'	11.51'	N61'47'40"E							
C32	49.00'	271'34'42"	47.67'	232.26'	68.34'	S70'39'45"E							
C33	25.00'	80'31'31"	21.17'	35.14'	32.31'	S13'48'40"W							
C34	125.00'	11'53'31"	13.02'	25.94'	25.90'	N48'07'39"E							
C35	175.00'	6'53'52"	10.55'	21.07'	21.06'	S45'37'50"W							
C36	25.00'	99'26'13"	29.50'	43.39'	38.14'	N81'12'07"W							
C37	49.00'	143'04'22"	146.76'	122.36'	92.96'	S76'58'49"W							
C38	25.00'	99'26'13"	29.50'	43.39'	38.14'	S55'09'44"W							
C39	175.00'	6'53'52"	10.55'	21.07'	21.06'	N71'40'13"W							
C40	220.00'	24'59'05"	48.74'	95.93'	95.18'	S80'42'49"E							
C41	85.00'	41'54'32"	32.55'	62.17'	60.80'	N72'15'06"W							
C42	115.00'	38'42"10"	40.39'	77.68'	76.21'	S70'38'55"E							
C43	25.00'	90'00"00"	25.00'	39.27'	35.36'	N45'00'00"W							
C44	25.00'	70'38'33"	17.71'	30.82'	28.91'	N48'29'36"E							
C45	49.00'	120'26'13"	85.62'	103.00'	85.06'	S23'35'46"W							
C46	25.00'	61'46'21"	14.95'	26.95'	25.67'	N05'44'10"W							
C47	115.00'	104'33'29"	148.68'	209.86'	181.93'	S27'07'44"E							
C48	50.00'	275'22'46"	45.51'	240.31'	67.31'	N37'05'51"W							
C49	14.00'	95'22'46"	15.38'	23.31'	20.71'	N52'54'09"E							
C50	85.00'	104'33'29"	109.89'	155.11'	134.47'	S27'07'44"E							
C51	25.00'	52'32'50"	12.34'	22.93'	22.13'	S51'25'26"W							
C52	49.00'	106'55'38"	66.13'	91.45'	78.74'	N24'14'02"E							
C53	25.00'	47'09'43"	10.91'	20.58'	20.00'	S05'38'56"E							
C54	215.00'	17'55'56"	33.92'	67.29'	67.02'	N08'57'58"E							
C55	185.00'	13'10'19"	21.36'	42.53'	42.44'	N06'35'10"E							
C56	25.00'	90'00"00"	25.00'	39.27'	35.36'	S45'00'00"W							
C57	99.00'	17'15"14"	15.02'	29.81'	29.70'	N45'13'53"W							
C58	101.00'	17'15"14"	15.32'	30.41'	30.30'	S45'13'53"E							
C59	201.00'	89'58"03"	200.89'	315.62'	284.18'	N81'09'28"E							
C60	177.00'	24'12'37"	37.96'	74.79'	74.24'	S48'16'46"W							
C61	99.00'	14'52'57"	12.93'	25.72'	25.64'	S67'49'33"W							
C62	101.00'	14'52'57"	13.19'	26.23'	26.16'	N67'49'33"E							
C63	420.00'	11'14'20"	41.33'	82.39'	82.25'	S66'00'15"W							

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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.

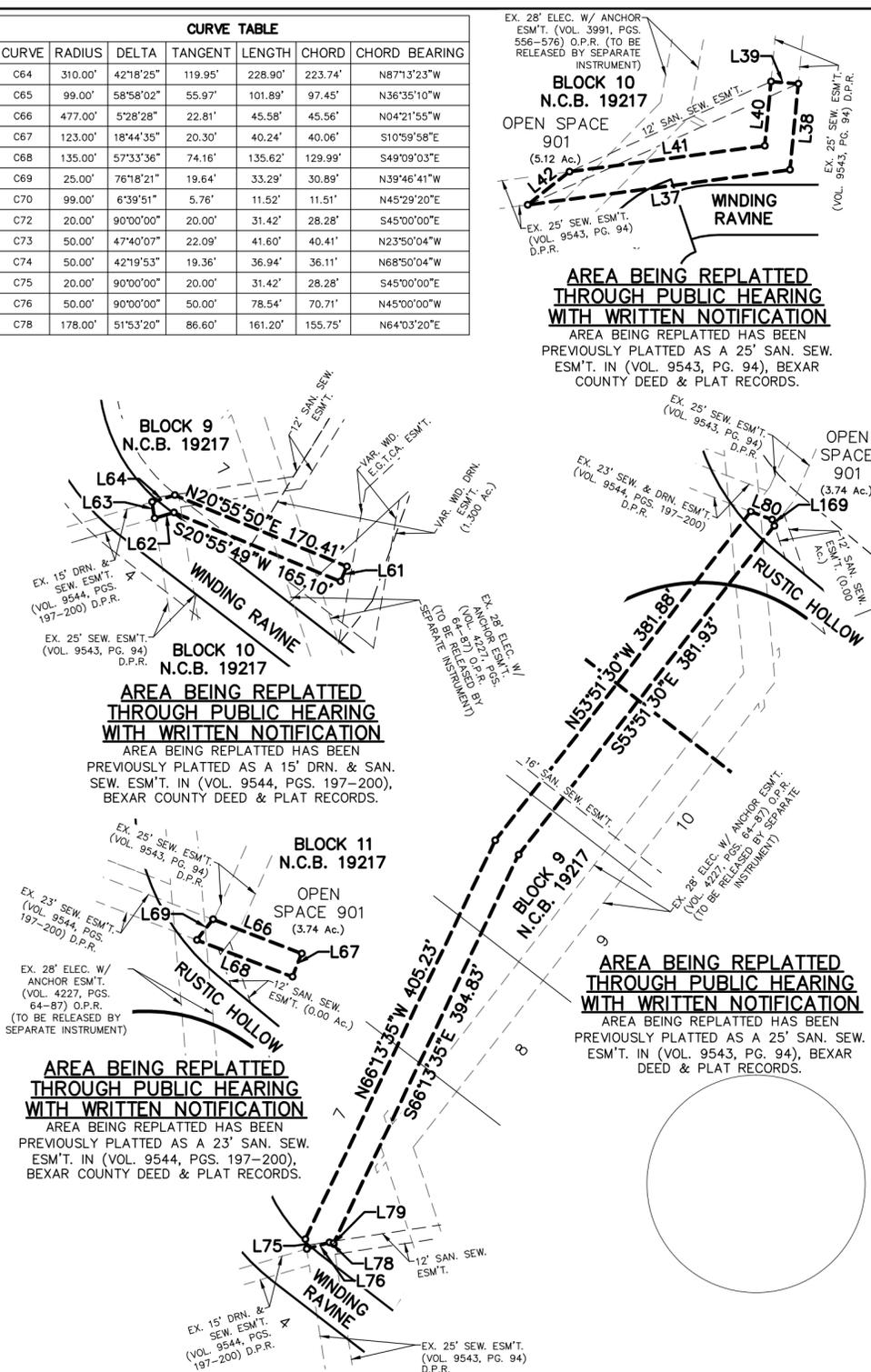
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



SCALE: 1"=100'

100 50 0 100

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78229
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____

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.

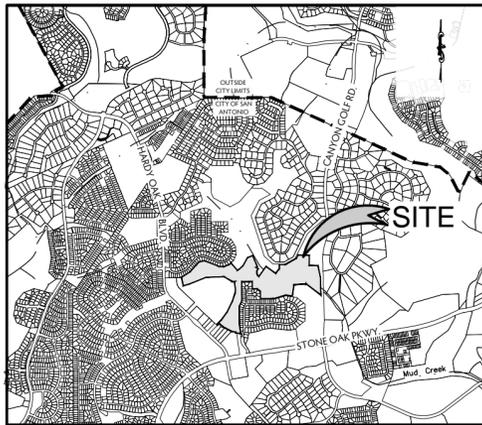
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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



LOCATION MAP
MAPSCO MAP 482-F4, F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- CI = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM'T. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LI = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PED. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- W/ = WITH
- ELEV. = PROPOSED CONTOUR
- ELEV.— = STREET CENTERLINE
- ELEV.- - = EXISTING GROUND MAJOR CONTOUR
- ELEV.- - - = EXISTING GROUND MINOR CONTOUR
- - - - - = EXISTING PROPERTY LINE
- - - - - = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESA VERDE SUBDIVISION, UNIT 1, WHICH IS RECORDED IN VOLUME 9543, PAGE 94, BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA VERDE SUBDIVISION, UNIT 3 P.U.D., WHICH IS RECORDED IN VOLUME 9547, PAGE 194, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF HIDDEN MESA SUBDIVISION, P.U.D., WHICH IS RECORDED IN VOLUME 9544, PAGES 197-200, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 1 P.U.D., WHICH IS RECORDED IN VOLUME 9542, PAGES 191-192, BEXAR COUNTY DEED & PLAT 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER _____

DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 TO THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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.

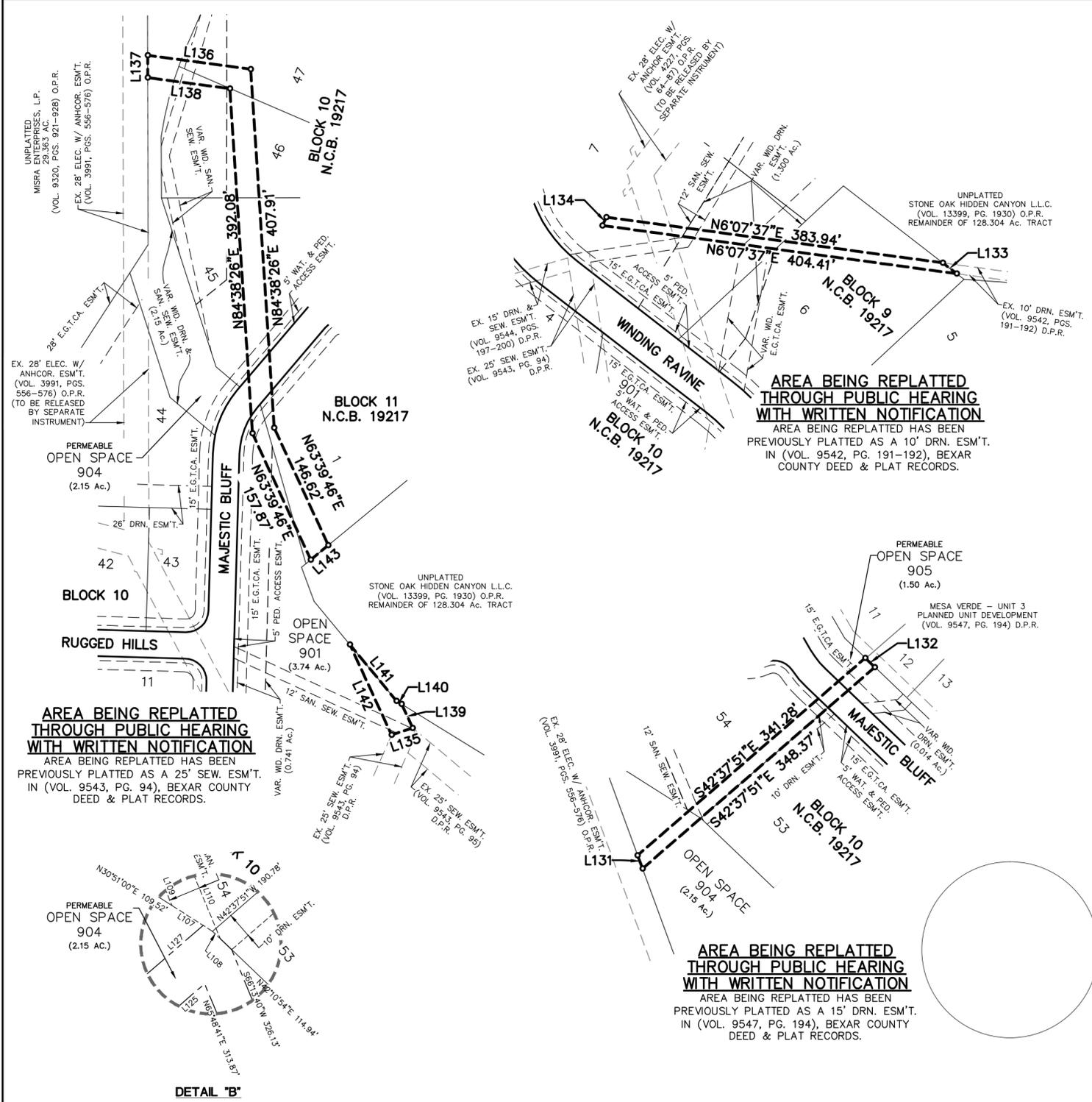
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



PLAT NUMBER: 120334

REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAU SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____

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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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 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

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.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

MARCH 2013 SHEET 2 OF 7

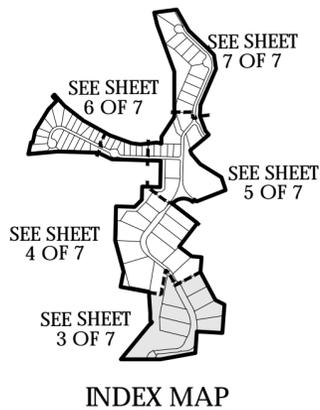


LOCATION MAP

MAPSCO MAP GRID 482-F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- CT = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM.T. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LT = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.D. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- W/ = WITH
- W/ - - - = PROPOSED CONTOUR
- — — = STREET CENTERLINE
- - - - - = EXISTING GROUND MAJOR CONTOUR
- - - - - = EXISTING GROUND MINOR CONTOUR
- - - - - = EXISTING PROPERTY LINE
- - - - - = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE



INDEX MAP

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 ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 THE LATEST VERSION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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

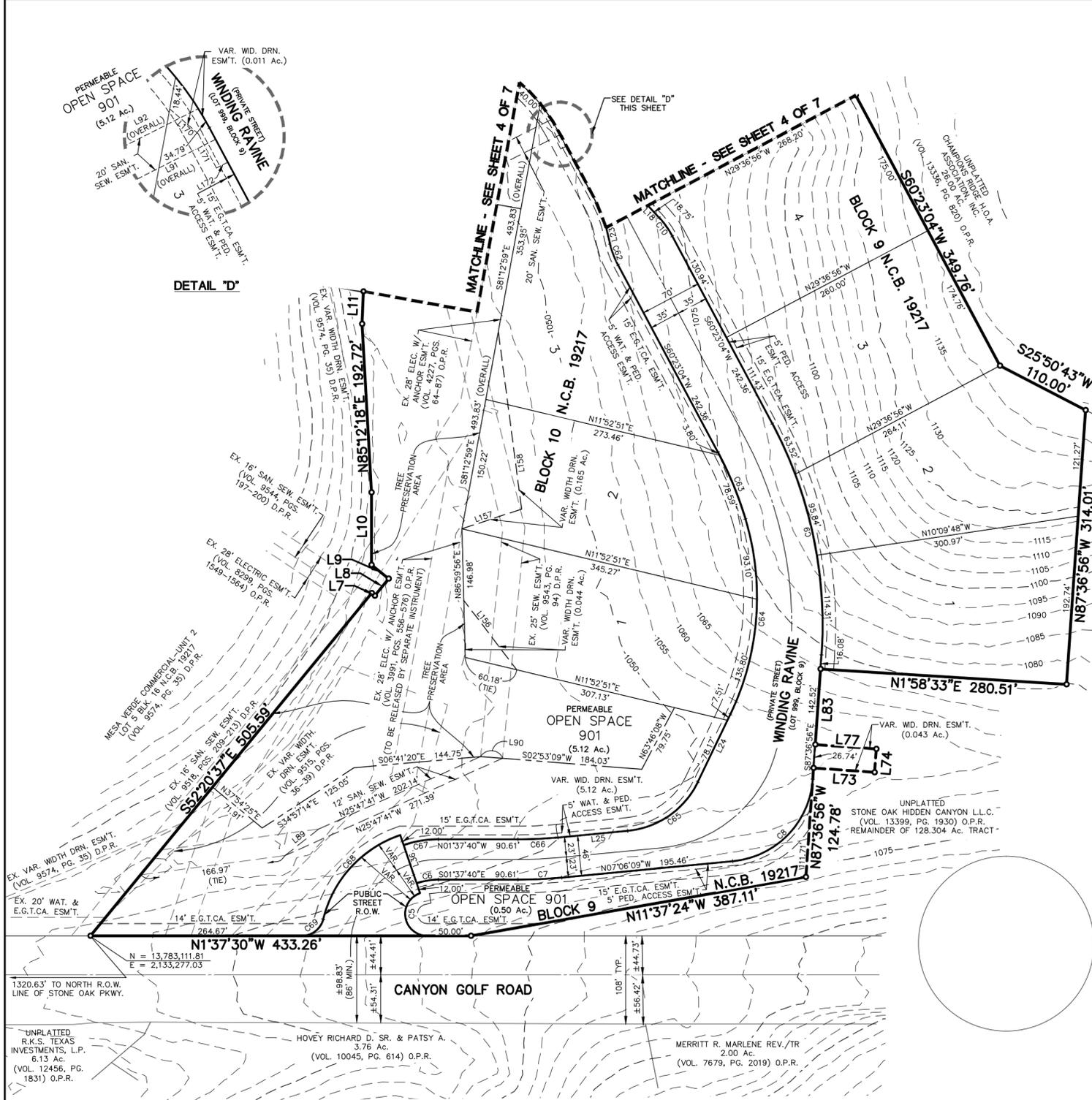
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



PLAT NUMBER: 120334

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.**

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUSE SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____
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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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 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

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.
STEVEN LEE WRIGHT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.
CHRISTOPHER R. DICE, P.E.

LICENSED PROFESSIONAL ENGINEER

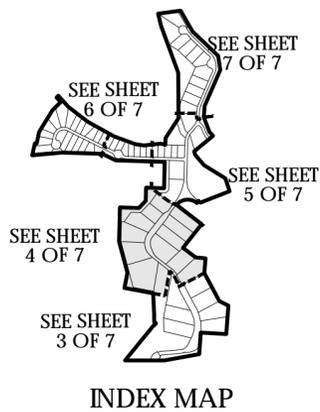


LOCATION MAP

MAPSCO MAP GRID 482-F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- CT = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LT = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PED. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- W/ = WITH
- W/ ELEV. = PROPOSED CONTOUR
- = STREET CENTERLINE
- ELEV.- = EXISTING GROUND MAJOR CONTOUR
- ELEV.- = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE
- - - = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE



INDEX MAP

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.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., IS THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



PLAT NUMBER: 120334

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.**

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUSE SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____
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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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 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

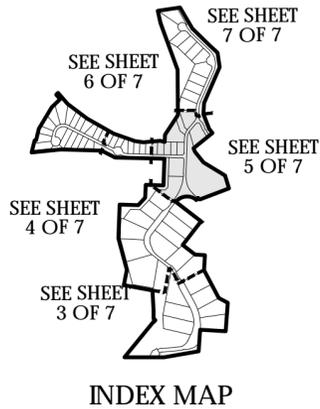
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID 482-F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- Blk. = BLOCK
- CI = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM.T. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LT = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PE.D. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- W/ = WITH
- ELEV. = PROPOSED CONTOUR
- = STREET CENTERLINE
- ELEV.- = EXISTING GROUND MAJOR CONTOUR
- ELEV.- = EXISTING GROUND MINOR CONTOUR
- ELEV.- = EXISTING PROPERTY LINE
- = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE



INDEX MAP

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.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 THEREON. 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 ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., IS THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR PLANNING UNIT DEVELOPER 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.

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.

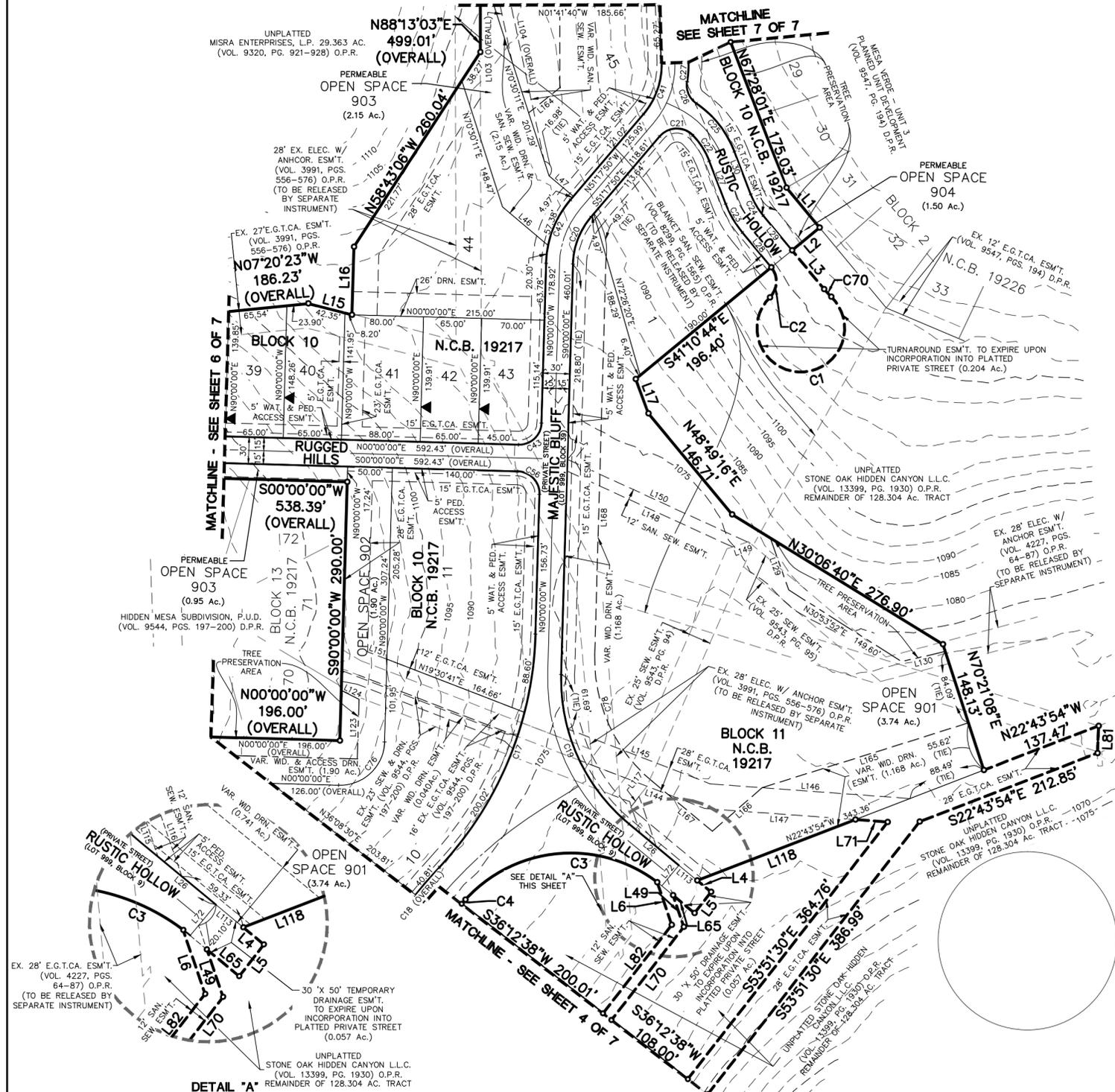
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



DETAIL "A"

PLAT NUMBER: 120334

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.**

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____
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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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

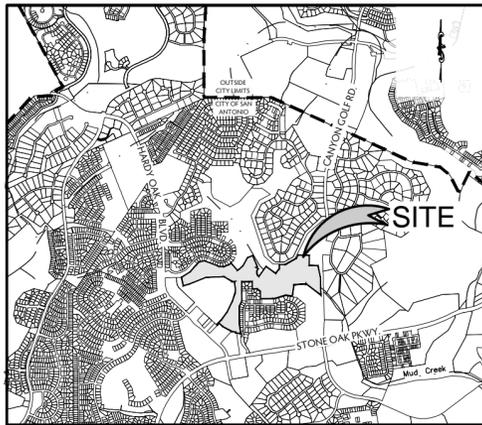
STATE OF TEXAS
COUNTY OF BEXAR

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 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. _____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

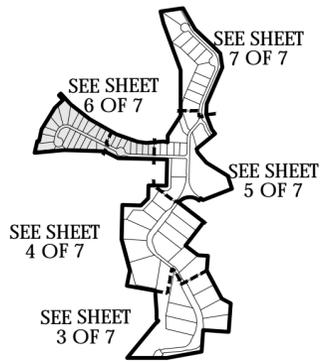
MARCH 2013 SHEET 5 OF 7



LOCATION MAP
MAPSCO MAP GRID 482-F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- CI = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LI = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PED. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- WTH = WITH
- W/ = W/
- ELEV. = PROPOSED CONTOUR
- = STREET CENTERLINE
- ELEV.- = EXISTING GROUND MAJOR CONTOUR
- ELEV.- = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE
- - - = TREE PRESERVATION AREA
- ◀ = ZERO LOT LINE



INDEX MAP

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.
STEVEN LEE WRIGHT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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.

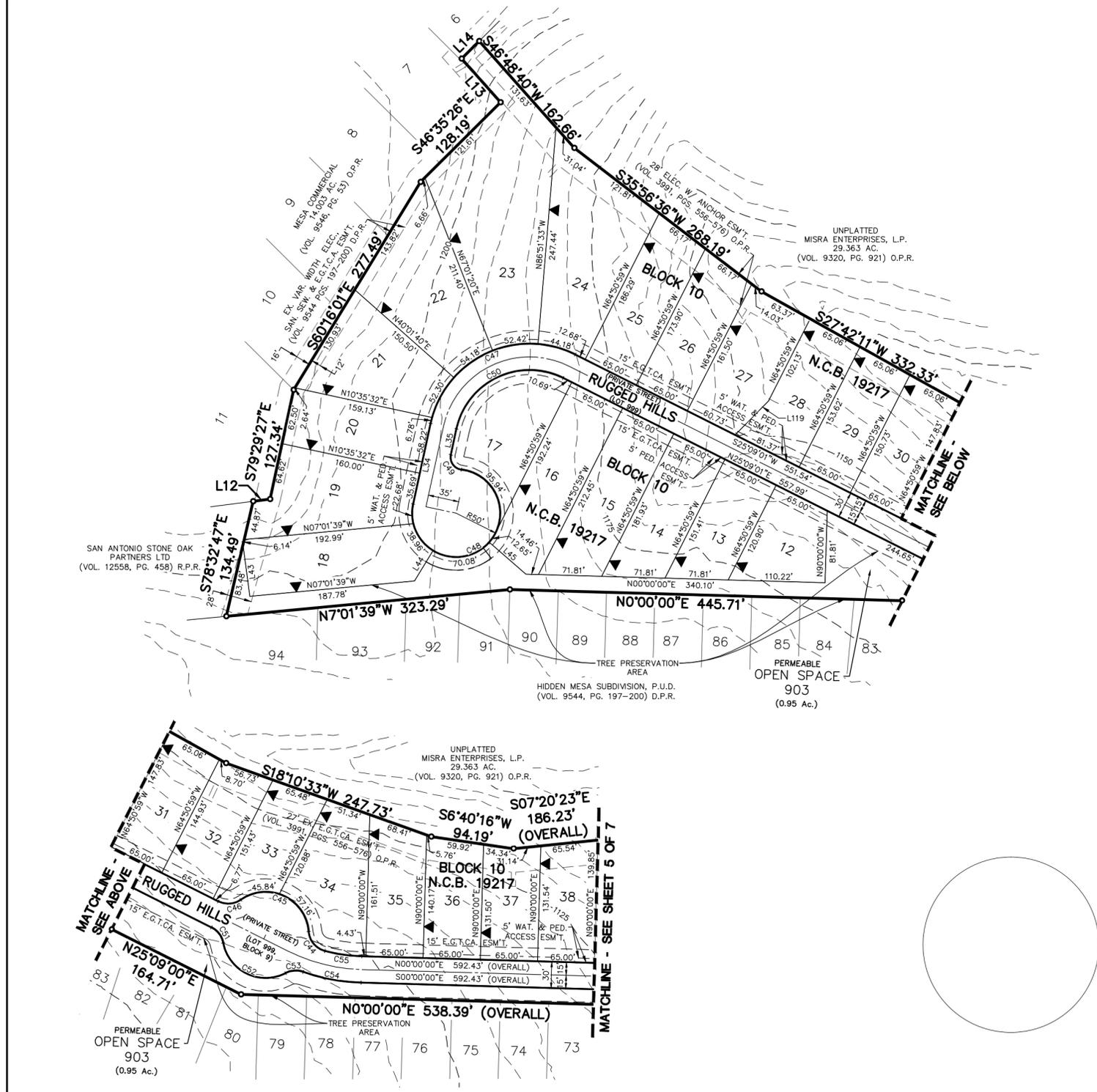
IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

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



PLAT NUMBER: 120334

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 1B P.U.D.**

BEING 62.674 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 E., STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 01564.170

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.

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

OWNER _____
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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D. 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

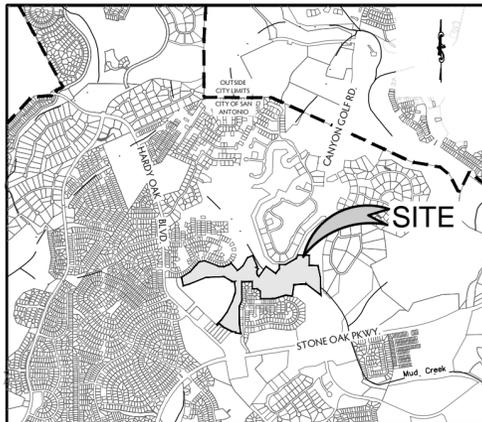
BY: _____ SECRETARY

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 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

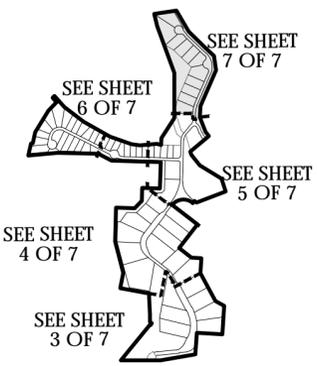
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID 482-F5 NOT TO SCALE

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- CI = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND IRON PIN
- LI = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PED. = PEDESTRIAN
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- W/ = WITH
- W/ = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- - -ELEV- - - = EXISTING GROUND MAJOR CONTOUR
- - -ELEV- - - = EXISTING GROUND MINOR CONTOUR
- - -ELEV- - - = EXISTING PROPERTY LINE
- = TREE PRESERVATION AREA
- = ZERO LOT LINE



INDEX MAP

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.
STEVEN LEE WRIGHT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF LANDLORDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 36; WINDING RAVINE, MAJESTIC BLUFF, RUGGED HILLS & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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 MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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.

THIS SUBDIVISION IS WITHIN THE EDWARDS 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 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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION UNIT 1B, P.U.D., IS THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 1750 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.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

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

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

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

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, 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.

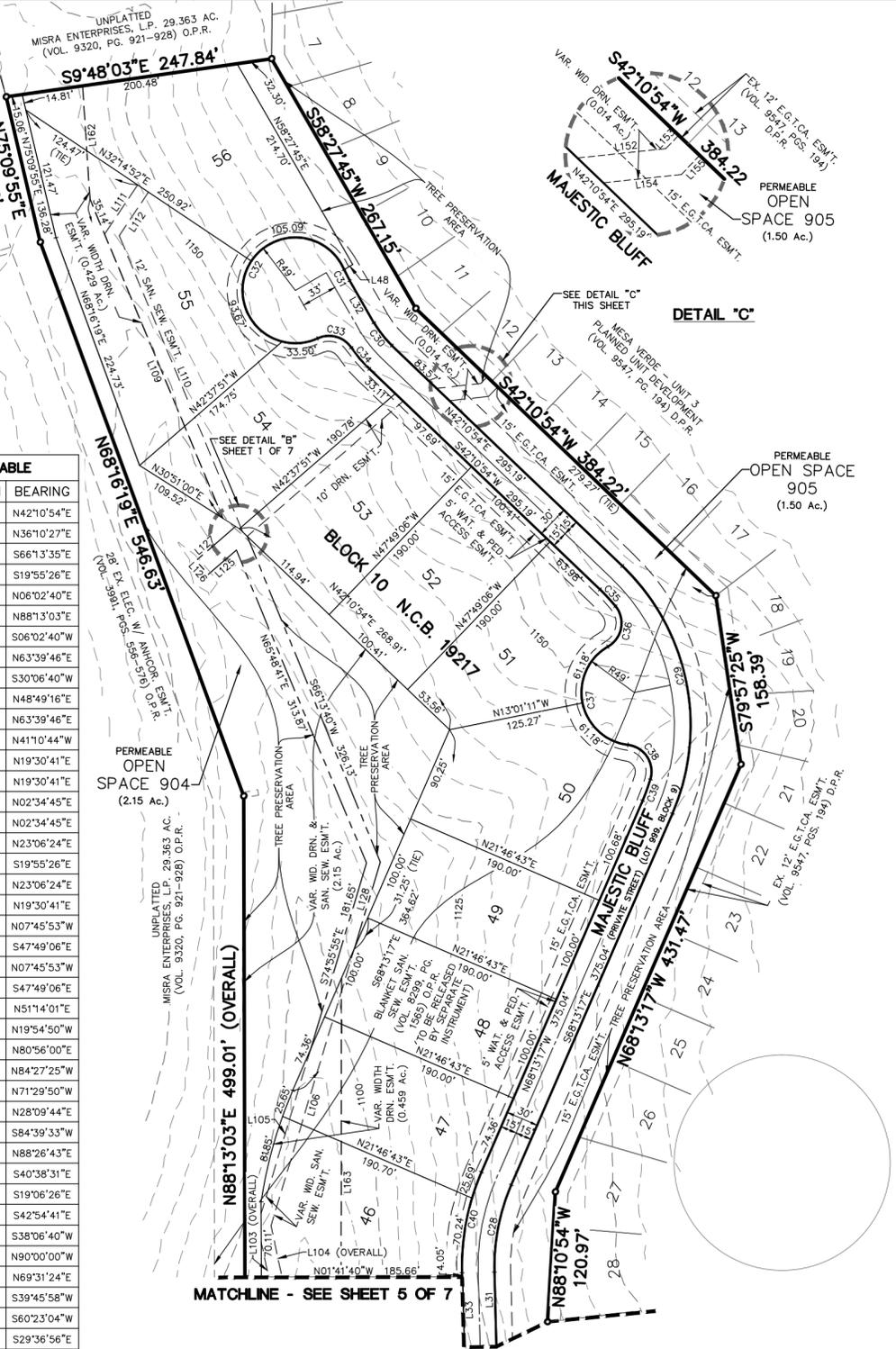
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

N = 13,783,367.97
E = 2,129,457.12

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	57.95'	S48°49'16"W	L69	24.00'	N53°51'30"W
L2	40.00'	N41°10'44"W	L70	132.19'	S53°51'30"E
L3	56.49'	N48°49'16"E	L71	36.26'	N02°34'45"E
L4	20.12'	N38°06'40"E	L72	30.00'	N51°53'20"W
L5	30.02'	N53°51'30"W	L73	69.75'	S02°23'04"W
L6	50.46'	S69°31'24"W	L74	26.74'	N87°36'56"W
L7	4.50'	S37°39'23"W	L75	9.12'	S79°35'36"W
L8	25.00'	S52°20'37"E	L76	21.62'	S18°03'38"E
L9	25.00'	N37°39'23"E	L77	69.75'	S02°23'04"W
L10	82.73'	N88°16'46"E	L78	4.18'	S20°55'50"W
L11	37.27'	S89°22'15"E	L79	0.73'	N79°35'36"E
L12	19.33'	S08°43'05"E	L80	20.96'	N19°30'41"E
L13	66.55'	N46°48'40"E	L81	30.61'	S88°54'44"E
L14	28.06'	S46°39'04"E	L82	125.71'	N53°51'30"W
L15	50.55'	S12°47'16"W	L83	86.63'	N87°36'56"W
L16	76.13'	N90°00'00"E	L84	20.56'	S87°36'56"E
L17	41.09'	S68°08'37"W	L85	20.11'	N36°16'31"W
L18	20.60'	S45°30'08"W	L86	4.65'	S19°16'45"W
L19	98.47'	S60°23'04"W	L87	87.96'	S02°23'04"W
L20	7.21'	S53°51'30"E	L88	20.56'	N42°29'07"E
L21	7.21'	N53°51'30"W	L89	48.81'	S40°01'33"E
L22	98.47'	S60°23'04"W	L90	25.00'	S02°53'09"W
L23	20.60'	S75°16'01"W	L91	152.32'	S28°34'01"E
L24	85.67'	N66°04'11"W	L92	145.29'	S28°34'01"E
L25	79.78'	N07°06'09"W	L93	47.79'	N53°49'33"W
L26	72.05'	S38°06'40"W	L94	154.83'	S81°45'11"E
L27	51.27'	S67°28'01"W	L95	109.73'	S72°15'11"E
L28	50.56'	S48°49'16"W	L96	21.77'	N36°10'27"E
L29	50.56'	S48°49'16"W	L98	131.19'	N44°35'39"W
L30	51.27'	S67°28'01"W	L99	141.21'	N81°45'11"W
L31	69.33'	S86°47'38"W	L100	3.52'	N74°16'11"E
L32	45.05'	N58°27'45"E	L101	17.43'	S79°35'36"W
L33	69.33'	S86°47'38"W	L103	98.72'	N76°21'41"E
L34	93.91'	S79°24'28"E	L104	228.36'	N76°22'02"E
L35	30.20'	N79°24'28"W	L105	157.98'	S74°55'55"E
L36	70.00'	N69°37'45"E	L106	267.90'	S74°55'55"E
L37	242.06'	S09°13'05"E	L107	18.05'	N30°51'00"E
L38	79.50'	S86°05'42"E	L108	4.13'	N42°10'54"E
L39	25.00'	N02°53'09"E	L109	320.37'	N65°48'41"E
L40	59.22'	N86°05'42"W	L110	297.37'	N65°48'41"E
L41	180.30'	N09°13'05"W	L111	54.96'	N57°45'08"W
L42	48.81'	N40°01'33"W	L112	48.52'	N57°45'08"W
L43	59.22'	N80°51'04"E	L113	26.43'	S38°06'40"E
L44	40.48'	S60°02'39"E	L115	59.39'	N69°31'24"E
L45	55.26'	N39°39'04"E	L116	37.72'	N69°31'24"E
L46	66.74'	N38°42'10"E	L117	14.37'	S53°51'30"E
L47	35.63'	N38°42'10"E	L118	189.38'	S22°43'54"E
L48	9.33'	S31°32'15"E	L119	54.03'	S47°13'09"E
L49	37.54'	N69°31'24"E	L120	19.80'	S18°03'38"E
L50	21.00'	N36°08'30"E	L121	193.84'	S00°00'00"E
L51	16.00'	N53°51'30"W	L122	127.95'	S47°40'07"E
L52	21.00'	S36°08'30"W	L123	66.86'	N90°00'00"E
L53	15.00'	S69°04'10"E	L124	22.09'	N25°07'21"E
L54	18.33'	S18°03'38"E	L125	34.32'	N42°36'16"W
L55	15.13'	S79°35'36"W	L126	17.00'	N47°22'09"E
L56	21.62'	N18°03'38"W	L127	48.38'	S42°37'51"E
L57	31.36'	S38°06'42"W	L128	83.94'	N74°55'55"W
L58	87.14'	N19°30'41"E	L129	61.51'	N69°01'56"E
L59	23.00'	S69°55'09"E	L130	50.06'	N14°39'35"W
L60	93.78'	S19°30'41"W	L131	16.06'	N68°16'19"E
L61			L132		
L62			L133		
L63			L134		
L64			L135		
L65			L136		
L66			L137		
L67			L138		
L68			L139		
L69			L140		
L70			L141		
L71			L142		
L72			L143		
L73			L144		
L74			L145		
L75			L146		
L76			L147		
L77			L148		
L78			L149		
L79			L150		
L80			L151		
L81			L152		
L82			L153		
L83			L154		
L84			L155		
L85			L156		
L86			L157		
L87			L158		
L88			L159		
L89			L160		
L90			L161		
L91			L162		
L92			L163		
L93			L164		
L94			L165		
L95			L166		
L96			L167		
L97			L168		
L98			L169		
L99			L170		
L100			L171		
L101			L172		
L102			L173		
L103			L174		
L104			L175		
L105			L176		
L106			L177		
L107			L178		
L108			L179		
L109			L180		
L110			L181		
L111			L182		
L112			L183		
L113			L184		
L114			L185		
L115			L186		
L116			L187		
L117			L188		
L118			L189		
L119			L190		
L120			L191		
L121			L192		
L122			L193		
L123			L194		
L124			L195		
L125			L196		
L126			L197		
L127			L198		
L128			L199		
L129			L200		

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L132	15.06'	N42°10'54"E			
L133	19.97'	N36°10'27"E			
L134	10.49'	S66°13'35"E			
L135	24.05'	S19°55'26"E			
L136	117.59'	N06°02'40"E			
L137	25.24'	N88°13'03"E			
L138	93.70'	S06°02'40"W			
L139	29.76'	N63°39'46"E			
L140	6.75'	S30°06'40"W			
L141	83.03'	N48°49'16"E			
L142	112.84'	N63°39'46"E			
L143	25.86'	N41°10'44"W			
L144	150.09'	N19°30'41"E			
L145	170.64'	N19°30'41"E			
L146	223.77'	N02°34'45"E			
L147	168.73'	N02°34'45"E			
L148	203.45'	N23°06'24"E			
L149	17.59'	S19°55'26"E			
L150	221.43'	N23°06'24"E			
L151	23.34'	N19°30'41"E			
L152	41.07'	N07°45'53"W			
L153	8.56'	S47°49'06"E			
L154	36.31'	N07°45'53"W			
L155	12.21'	S47°49'06"E			
L156	99.51'	N51°14'01"E			
L157	71.41'	N19°54'50"W			
L158	204.34'	N80°56'00"E			
L159	131.15'	N84°27'25"W			
L160	113.79'	N71°29'50"W			
L161	33.92'	N28°09'44"E			
L162	105.22'	S84°39'33"W			
L163	370.14'	N88°26'43"E			
L164	44.74'	S40°38'31"E			
L165	241.70'	S19°06'26"E			
L166	73.93'	S42°54'41"E			
L167	87.48'	S38°06'40"W			
L168	446.29'	N90°00'00"W			
L169	5.89'	N69°31'24"E			
L170	21.50'	S39°45'58"W			
L171	22.21'	S60°23'04"W			
L172	7.29'	S29°36'56"E			



PLAT NUMBER: 120334

**REPLAT & SUBDIVISION PLAT
EST**



January 11, 2013

Mr. Patrick Murphy, P.E.
M. W. Cude Engineers
1350 N Loop 1604 E, Suite 104
San Antonio, Texas 7878232

RE: SAWS File No. 1210006 - Request for review of **Hidden Canyon Subdivision Unit 1B, Plat No. 120334** located on west side of Canyon Gold Road approximately 2,000 feet north of Stone Oak Parkway.

Dear Mr. Murphy:

On October 24, 2012, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed 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 approximately 62.88 acres located entirely within the EARZ. No sensitive geological features were observed. The property lies 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. 1970. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the approval of Hidden Canyon Unit 1 B, Plat No. 120334.

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

Sincerely,

A handwritten signature in black ink that reads 'Scott R. Halty'.

Scott R. Halty, Director
Resource Protection & Compliance Department

SRH: lrd



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

 DEVELOPMENT SERVICES
 RECEIVED
 2012 OCT -3 AM 10:06

 ADMINISTRATIVE EXCEPTION/VARIANCE
 REQUEST APPLICATION

Project Name:	Hidden Canyon U-1
A/P # /PPR # /Plat #	120334
Date:	September 24, 2012
Code Issue:	Secondary Access
Code Sections:	35-507(e)(7)

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Rajeev Puri	
Company:	Stone Oak Hidden Canyon L.L.C.	
Address:	24165 IH 10 West, Suite 217-641	Zip Code: 78257
Tel #:	210-698-3004	Fax# 210-698-3014 E-Mail:
Consultant:	Christopher R. Dice	
Company:	M.W. Cude Engineers	
Address:	1350 N. Loop 1604 East, Suite 104	Zip Code: 78232
Tel #:	210-681-2951	Fax# 210-523-7112 E-Mail: cdice@mwcode.com
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

- Time Extension Sidewalk Floodplain Permit Completeness Appeal
 Other _____
- City Council District 9 Ferguson Map Grid 482-F4 Zoning District _____
- San Antonio City Limits Yes No
- Edwards Aquifer Recharge Zone? Yes No
- Previous/existing landfill? Yes No
- Parkland Greenbelts or open space? Floodplain? Yes No

DEVELOPMENT SERVICES
RECEIVED

2012 OCT -3 AM 10: 06



July 30, 2012

Administrative Exception Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: Hidden Canyon Subdivision, Unit 1B PUD
Plat ID # 120334
Administrative Exception Request concerning Secondary Access (UDC Section 35-507^b(e)(7))

Dear COSA DSD,

This Administrative Exception Request letter is being submitted in reference to the Hidden Canyon Subdivision, Unit 1B plat concerning the Secondary Access requirements as defined in the City of San Antonio Unified Development Code Section 35-507^b(e)(7). This project is part of the Hidden Canyon Planned Unit Development, which is inside The Mesas of Stone Oak Planned Overall Area Development and is located within the overall Stone Oak Master Planned Community inside the city limits of San Antonio, Texas.

The Applicant wishes to request consideration of an Administrative Exception to allow for the platting of 147 single family residential lots off a single access point based on the following considerations. The Applicant agrees to construct a single access point with a pavement width of 44 feet minimum, except for areas where a median will be provided, in which case two 20 foot drive lanes will be provided for a minimum of 40 feet pavement. In addition, the Applicant is willing to construct a drivable access between it's property and Mesa Grande sub-division with an emergency access gate locked with a Knox box or other Fire Marshall approved device, provided Mesa Grande Home Owner's Association is in agreement.

The following information is concerning the hardship and uniqueness of the subject property and confirmation that granting this Administrative Exception will not be to detriment of the public's health, safety and welfare, will not be harmful to the subject property or the adjacent properties, and will not affect the orderly use of the property. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property: This 128 acre development is located within an area that is almost fully developed and only has access to public right-of-way along the western edge of Canyon Golf Road. There are no projecting public streets to be tied into from the adjacent developments as all the adjacent developments are PUD's and were not required to provide access to the subject property.

- The hardship relates to the applicant's land, rather than personal circumstances: This hardship is related to the development by others of adjacent tracts of land, and the lack of extension of public rights-of-way to the subject property.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties: The location of this property is within a highly developed area and the large size and shape of the

DEVELOPMENT SERVICES
RECEIVED

2012 OCT -3 AM 10:06

subject property is rare inside such an area. The size and shape of the subject property has been dictated by previous developments due to the fact that the previous developments were located on the adjacent hilltops and the low areas were left undeveloped. The attached Hidden Canyon PUD provides a visual explanation of this issue.

- The hardship is not the result of the Applicant's own actions: This hardship is related only to the topography of the subject property, it's size and shape, and the lack of access to public rights-of-way within adjacent developments, and is not due to the Applicant's own actions.
- The granting of the Administrative Exception will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations: The Administrative Exception submitted will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area. Furthermore, the granting of this variance will not have the effect of preventing the orderly subdivision of other land in this area. The Applicant agrees to construct a single access road with a wider pavement section to allow for increased access to emergency vehicles. In addition, the Applicant agrees to provide a single access road with a median where the lot layout and topography allow in order to provide increased access to emergency vehicles.
- Finally, the Applicant agrees to coordinate with the Mesa Grande Homeowner's Association to provide an emergency access point where the two developments meet (intersection of Canyon Path and Sable Canyon) to include a drivable access and a gate secured with a Knox box or other Fire Marshall approved device. This emergency access gate will be constructed by the Applicant during Unit 2 of the development, and only after an agreement is reached with the Mesa Grande Homeowner's Association. COSA DSD's approval of this request should not be conditioned on building the emergency access connecting to Mesa Grande Homeowner's Association, to the extent that the Owner of the Hidden Canyon tract cannot guarantee the support from Mesa Grande HOA because it does not control the property owned by Mesa Grande HOA.

In my professional opinion, this Administrative Exception request recognizes and conforms with the spirit and intention of the UDC as it provides for adequate emergency vehicle access and will not adversely affect the health, safety, or welfare of the public. Please review this request and contact me by phone at (210) 681-2951 or by email at cdice@mwcude.com if you have any questions or require any additional information.

Sincerely,


Christopher Dice, P.E.
Associate





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: Hidden Canyon Subdivision, Unit 1B PUD

Address:

A/P #/PPR #/Plat#: Plat# 120334

AEVR #:

AEVR Submittal Date: 9/17/2012

AEVR Submitted by: Christopher Dice, P.E.

Issue: Secondary Access

Code Sections: 2007 Unified Development Code (UDC), Section 35-506 (e)(7)

By: Jesse T. Muñoz, P.E.

The Development Services Department - Engineering received and reviewed a letter dated July 30, 2012 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506 (e) (7) (Secondary Access) is made. The proposed development is located at the intersection of Stone Oak Parkway and Canyon Golf Road.

Response to Section 35-506(e)(7) (Secondary Access) Exception: Section 35-506 (e)(7) Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access).

The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing a secondary access. The DSD staff agrees with the applicant's analysis for the following reasons:

1. The applicant agrees to construct a single access point with a pavement width of 44 feet minimum, except for areas where a median will be provided, in which case two 20 foot drive lanes will be provided for a minimum of 40 feet of pavement.
2. The applicant is willing to construct a drivable access between it's property and Mesa Grande subdivision with an emergency access gate with a knox box or other Fire Marshall approved device, pending agreement from the Mesa Grande HOA.
3. This 128 acre development is located within an area that is nearly fully developed and only has access to public right-of-way along the western edge of Canyon Golf Road.

RECOMMEND APPROVAL OF Administrative Exception:



Jesse T. Muñoz, P.E. 9/17/12
Date
Engineer
DSD – Land Development Engineering



Thomas L. Carrasco, P.E. 9/18/12
Date
Development Services Engineer
DSD – Land Development Engineering

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



John P. Jacks
Assistant Director
Development Services Department



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

130071

Project Name:

E. Quincy Townhomes, IDZ

Applicant:

Frank R. Pakuszewski

Representative:

IDS Engineering Group
c/o Jeffrey McKinnie, P.E.

Owner:

1836 Asset Development, LLC

Staff Coordinator:

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

Property Address/Location:

South of the intersection of East
Quincy Street and Newell

MAPSCO Map Grid (Ferguson):

616 F-3

Tract Size:

0.974 acres

Council District:

1

Notification:

Internet Agenda posting March 22,
2013

REQUEST

Approval of a minor plat to replat and subdivide a 0.974-acre tract of land to establish **E. Quincy Townhomes, IDZ** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 11, 2013

CASE HISTORY

Area being replatted are portions of Lot C and D, NCB 1758, out of a plat recorded in Volume 642 Page 235, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

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

II. RECOMMENDATION

Approval of the proposed **E. Quincy Townhomes, IDZ** Subdivision Plat

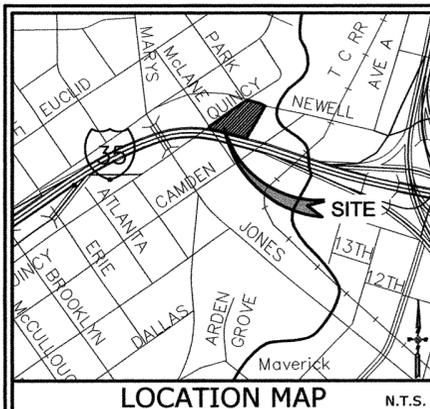
III. ATTACHMENT

1. Proposed plat

PLAT NO: 130071

REPLAT AND SUBDIVISION PLAT OF
E. QUINCY TOWNHOMES, IDZ

LEGAL DESCRIPTION:
BEING 0.974 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOTS 5, 6, AND A PART OF LOTS 4, 7, 8, AND 9, NEW CITY BLOCK 1758, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 10531, PAGE 1408, SAVE AND EXCEPT THAT TRACT CONVEYED IN A SPECIAL WARRANTY DEED TO THE SAN ANTONIO RIVER FOUNDATION RECORDED IN VOLUME 12806, PAGE 2463, AND BEING A PORTION OF LOTS C AND D, NEW CITY BLOCK 1758, AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 15275, PAGE 1821, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.974

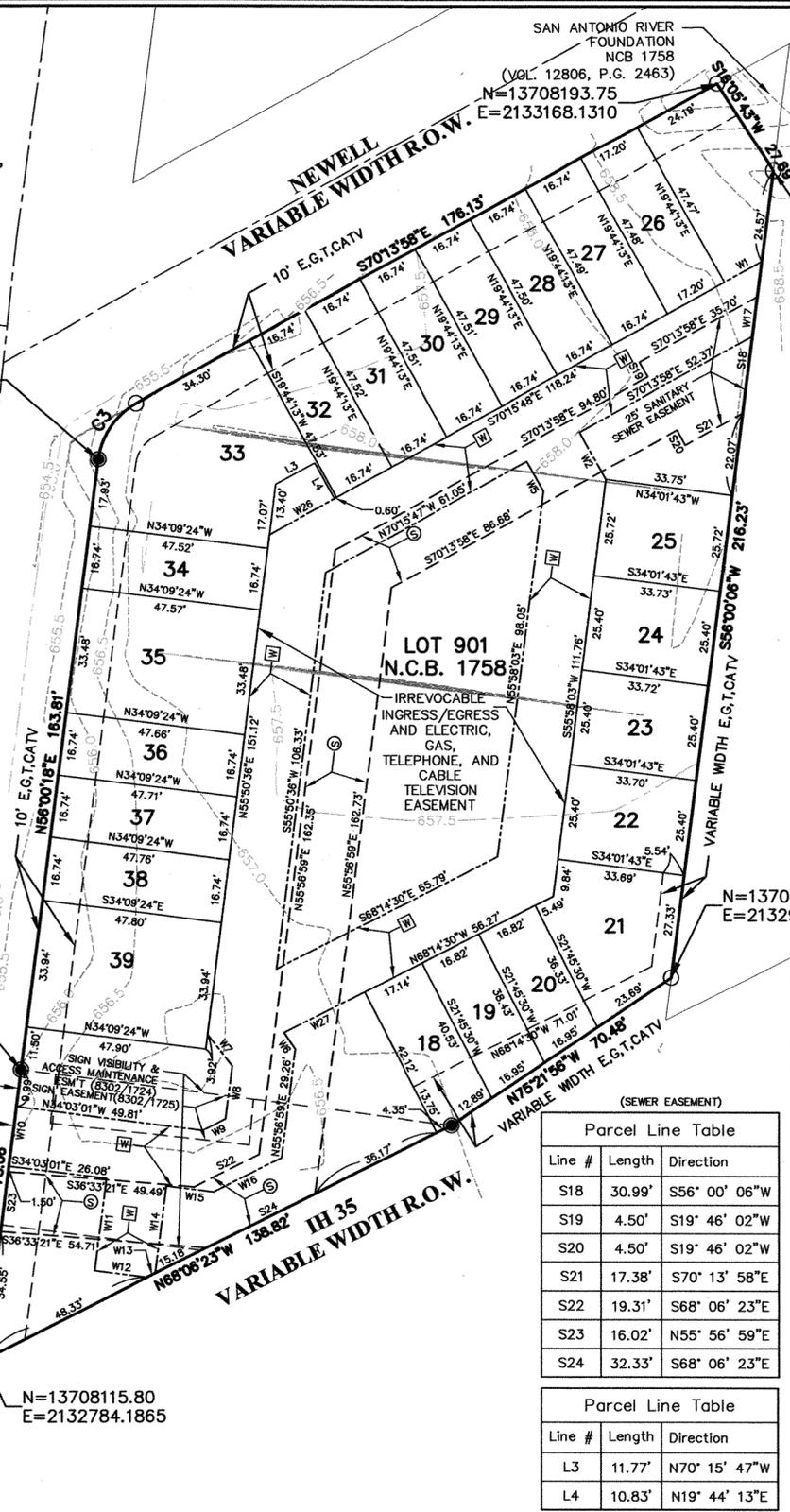
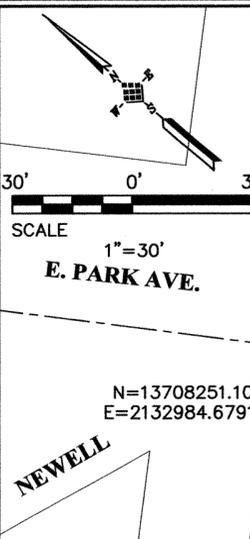
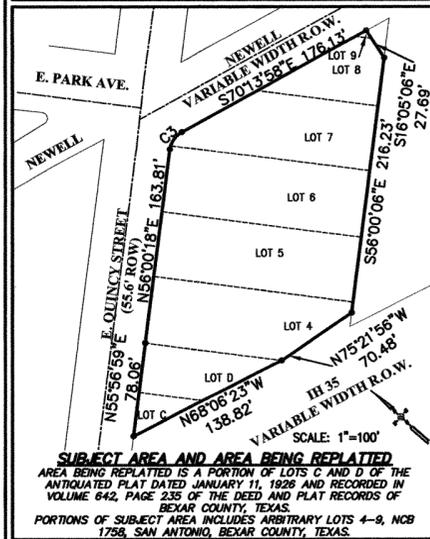


CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
2.) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 0.974 ACRES.
3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

SAN ANTONIO WATER SYSTEM NOTES:
1.) WASTEWATER EDU'S NOTES:
THE OWNER HAS AGREED TO PAY ALL APPLICABLE IMPACT FEES BEFORE PLAT RECORDATION. THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
2.) DEDICATED SANITARY SEWER MAINS NOTES:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
3.) FIRE FLOW NOTE:
THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE AT 25 PSI TO RESIDENTIAL LOTS SHOWN ON THIS PLAT.

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 "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG IH-35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 209.3'.
3.) STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM THE ADJACENT PROPERTY.

GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS SET AT ALL LOT CORNERS.
2.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).
3.) E,G,T,CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
4.) LOT 901 (0.5 AC.), IS AN IRREVOCABLE INGRESS/EGRESS EASEMENT AND AN ELECTRIC, GAS, TELEPHONE, AND CABLE TV. EASEMENT FOR THE INSTALLATION OF THESE UTILITIES. LOT 901 IS ALSO A POSTAL EASEMENT.
5.) BASIS OF BEARING: IS THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST QUINCY AS REFERENCED IN VOLUME 5088, PAGE 1104 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
6.) COORDINATES SHOWN ARE IN GRID. CONVERSION FACTOR FROM GRID TO SURFACE IS 1.00017.
7.) LOTS 18-39 ARE LIMITED TO TOWNHOUSE USE ONLY.
8.) LOT 901 IS A COMMON USE AREA.
9.) LOT 901 IS A ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	18.51	19.73	53.76	N82° 53' 10"E	17.84

LEGEND

- FOUND 1/2" IRON ROD
- 1/2" IRON ROD TO BE SET
- 509.5 --- EXISTING CONTOURS MINOR
- 510.5 --- EXISTING CONTOURS MAJOR
- WATER EASEMENT LINE
- SEWER EASEMENT LINE
- W 16" WATER EASEMENT
- S 16" SANITARY SEWER EASEMENT

CITY PUBLIC SERVICE
1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "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, OF 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.
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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:

Mark J. Ewald 3-8-2013

MARK J. EWALD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5095

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 McKinnie

JEFFREY MCKINNIE
LICENSED PROFESSIONAL ENGINEER NO. 89393

(WATER EASEMENT)

Parcel Line Table

Line #	Length	Direction
W1	11.80'	S70° 15' 45"E
W2	14.37'	N19° 45' 43"E
W5	9.13'	N19° 45' 43"E
W6	5.36'	N15° 09' 19"E
W7	10.67'	S11° 01' 06"W
W8	14.14'	S55° 56' 59"W
W9	6.80'	N68° 06' 23"W
W10	16.00'	S55° 56' 59"W
W11	25.00'	S55° 56' 59"W
W12	13.96'	S34° 03' 01"E
W13	2.46'	S68° 06' 23"E
W14	23.62'	N55° 56' 59"E
W15	12.63'	S34° 03' 01"E
W16	20.19'	S68° 06' 23"E
W17	19.88'	N56° 00' 06"E
W26	19.67'	N70° 15' 47"W
W27	23.94'	N68° 14' 30"W

(SEWER EASEMENT)

Parcel Line Table

Line #	Length	Direction
S18	30.99'	S56° 00' 06"W
S19	4.50'	S19° 46' 02"W
S20	4.50'	S19° 46' 02"W
S21	17.38'	S70° 13' 58"E
S22	19.31'	S68° 06' 23"E
S23	16.02'	N55° 56' 59"E
S24	32.33'	S68° 06' 23"E

DAVI ANN MCKINNIE
Notary Public, State of Texas
Commission Expires 04-27-2016

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.

OWNER ADDRESS: 1836 ASSET DEVELOPMENT, LLC
348 E. SUNSET
SAN ANTONIO, TX 78209

AGENT: *Frank R. Pakuszewski*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ FRANK R. PAKUSZEWSKI 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 11th DAY OF March, 2013.

Davi Ann McKinnie
NOTARY PUBLIC,
MY COMMISSION EXPIRES: 4-27-16

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS _____ DAY OF _____, A.D., 2013.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____ DEPUTY

PAGE: 1 OF 1





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

130080

Project Name:

Isola Bella MPCD

Applicant:

Timothy O'Shea

Representative:

Pape-Dawson Engineers, Inc., c/o
Matt Johnson, P.E.

Owner:

Timothy O'Shea

Staff Coordinator:

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

Property Address/Location:

Located at the southeast corner of
State Highway 151 and Ingram Road

MAPSCO Map Grid (Ferguson):

613 B-3

Tract Size:

24.72

Council District:

6

Notification:

Internet Agenda Posting March 22,
2013

REQUEST

Approval of a major plat to subdivide a 24.72-acre tract of land to establish the **Isola Bella MPCD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 11, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of three (3) non-single family lots.

B. Zoning

“MPCD GC-2 AHOD” Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District

C. Major Thoroughfare(s)

State Highway 151, Freeway
Ingram Road, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 5, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MPCD 07-08-001A, Monterrey Village, accepted on May 23, 2010
MDP 60, Westlakes, accepted on November 7, 1985

III. RECOMMENDATION

Approval of the proposed **Isola Bella MPCD** Subdivision Plat.

IV. ATTACHMENT

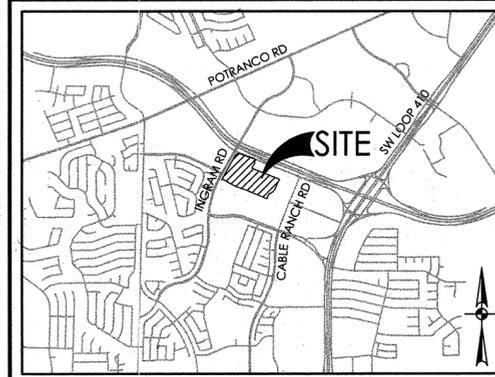
1. Proposed Plat

ISOLA BELLA MPCD

PLAT NUMBER 130080

SUBDIVISION PLAT
OF
ISOLA BELLA MPCD

A 24.72 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 6, AND 7, BLOCK 8, NCB 19127, OUT OF A 75.217 ACRE TRACT OF LAND CONVEYED TO MVSATX HOLDINGS, INC., IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 19127, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 61383
NOT-TO-SCALE

LEGEND

- | | | | |
|-----|--|--------------------------------|---|
| BLK | BLOCK | VOL | VOLUME |
| DPR | DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS | (SURVEYOR) (TYPE I, II OR III) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) FOUND TXDOT MONUMENTATION |
-
- 1140 --- EXISTING CONTOURS
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - ③ 10' PRIVATE DRAINAGE EASEMENT
 - ④ 16' WATER EASEMENT
 - ⑤ VARIABLE WIDTH INGRESS / EGRESS EASEMENT
 - ⑥ 120' DRAIN & SANITARY SEWER EASEMENT (VOL. 9507, PGS. 96-98 DPR)
 - ⑦ 16' PERMANENT SEWER EASEMENT (VOL. 6140, PG. 347-351 OPR)

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 BEAR 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.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG STATE HWY 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 589.38'.

CURVE TABLE

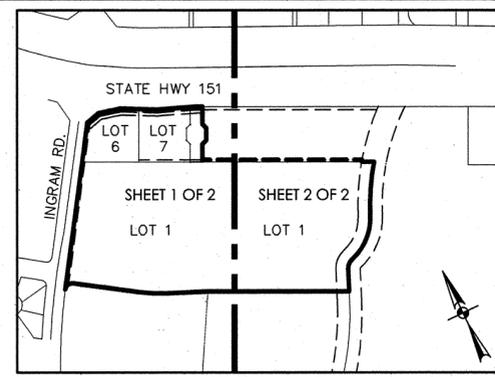
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	1186.93'	13'02"20"	S26°14'25"W	269.53'	270.11'
C3	274.20'	50'00"00"	S44°43'15"W	231.76'	239.28'
C4	62.99'	49°59'50"	S44°43'20"W	53.24'	54.97'
C5	743.00'	10'10"25"	N65°19'19"W	131.76'	131.93'
C6	35.00'	90°42'35"	S74°24'36"W	49.80'	55.41'
C7	3203.39'	0°42'01"	N29°24'19"E	39.15'	39.15'
C8	1500.00'	4°16'51"	S79°48'59"E	112.05'	112.07'
C9	1532.00'	3°47'10"	N79°53'54"W	101.22'	101.24'
C10	1516.00'	4°01'53"	S79°51'28"E	106.65'	106.67'
C11	1514.00'	4°03'45"	N79°51'09"W	107.32'	107.35'
C12	3188.66'	0°11'44"	S29°39'28"W	10.88'	10.88'
C14	1246.93'	0°28'01"	S32°28'44"W	10.16'	10.16'

LINE TABLE

LINE #	BEARING	LENGTH
L2	N22°10'56"E	88.78'
L3	N22°37'21"W	26.34'
L4	N22°10'56"E	60.07'
L5	N66°59'12"E	26.34'
L6	N22°10'56"E	86.03'
L7	N72°02'47"W	37.31'
L8	S67°49'04"E	22.79'
L9	S22°10'56"W	88.78'
L10	S22°37'21"E	26.34'
L11	S22°10'56"W	60.07'
L12	S66°59'12"W	26.34'
L13	S22°10'56"W	78.78'
L14	S19°43'05"W	112.03'
L15	N71°41'43"E	72.28'
L16	S66°18'30"E	180.98'
L17	S66°18'30"E	90.25'
L18	S72°02'47"E	201.26'
L19	N60°19'33"W	20.25'
L20	N29°47'31"E	16.00'
L21	S60°19'33"E	13.10'

LINE TABLE

LINE #	BEARING	LENGTH
L22	S66°18'30"E	6.09'
L23	N23°41'30"E	16.00'
L24	S66°18'30"E	10.00'
L25	S23°41'30"W	16.00'
L26	S67°49'04"E	12.20'
L27	N22°10'56"E	16.00'
L28	S67°49'04"E	10.00'
L29	S22°10'56"W	32.00'
L30	N67°49'04"W	21.61'
L31	N67°49'04"W	22.28'
L32	S66°18'30"E	90.73'
L33	N22°10'56"E	88.78'
L34	S67°49'04"E	60.99'



INDEX MAP
SCALE: 1"=600'

SCALE: 1"=100'

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

DATE OF PRINT: February 4, 2013

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

BEAR COUNTY 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 ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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 CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEAR

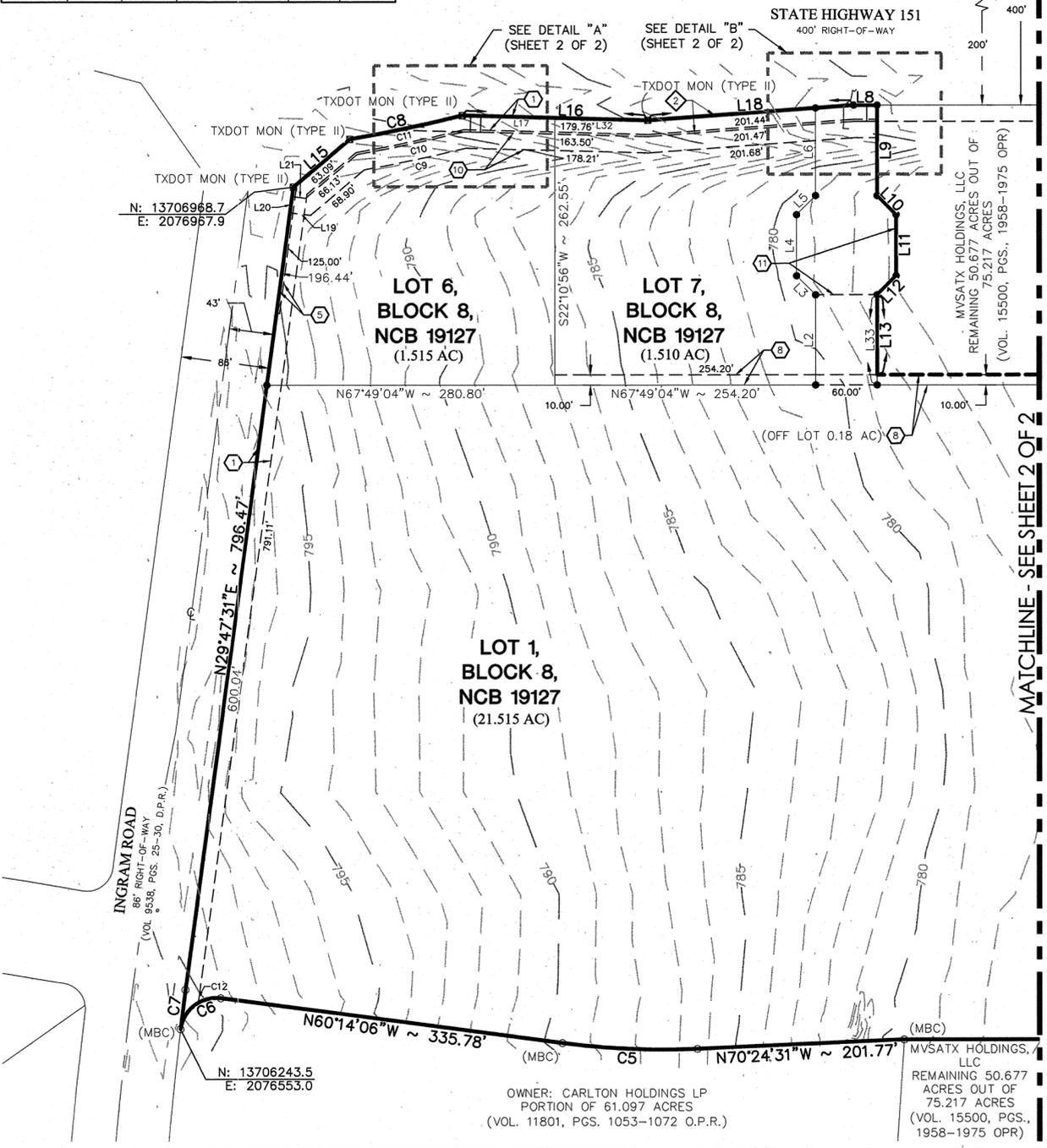
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Matt Johnson 2/4/13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



MARIA G. CONSTANTINI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2014
COMMISSION # 7189177

STATE OF TEXAS
COUNTY OF BEAR

Virginia Fairfax

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.

Timothy O'Shea

OWNER/DEVELOPER: TIMOTHY O'SHEA
MVSATX HOLDINGS LLC
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VA 22030
(703) 282-4010

STATE OF TEXAS
COUNTY OF BEAR

Virginia Fairfax

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY O'SHEA 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 11 DAY OF February, A.D. 2013.

Maria G. Constantini
NOTARY PUBLIC, FAIRFAX COUNTY, VIRGINIA

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

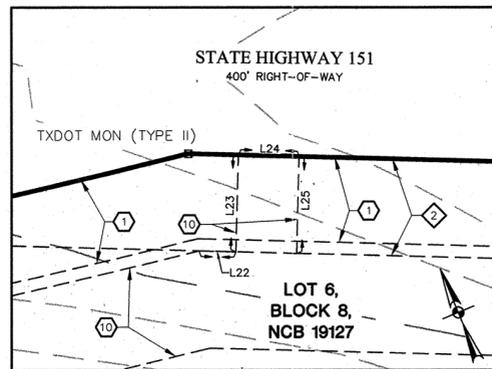
BY: _____ DEPUTY



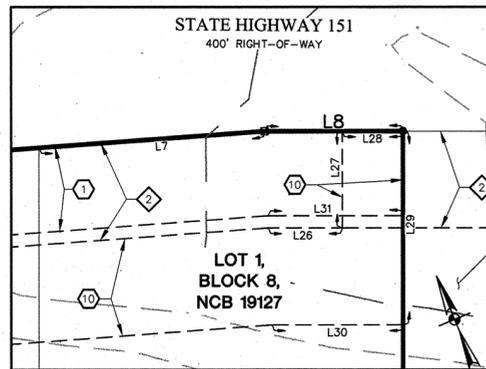
Date: Feb 04, 2013, 11:32am User: B:\frisch File: P:\98\98\100\Design\100\Plat\130080.dwg



LOCATION MAP
MAPSCO MAP GRID: 61383
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

MVSATX HOLDINGS, LLC
REMAINING 50.677 ACRES OUT OF 75.217 ACRES (VOL. 15500, PGS., 1958-1975 OPR)

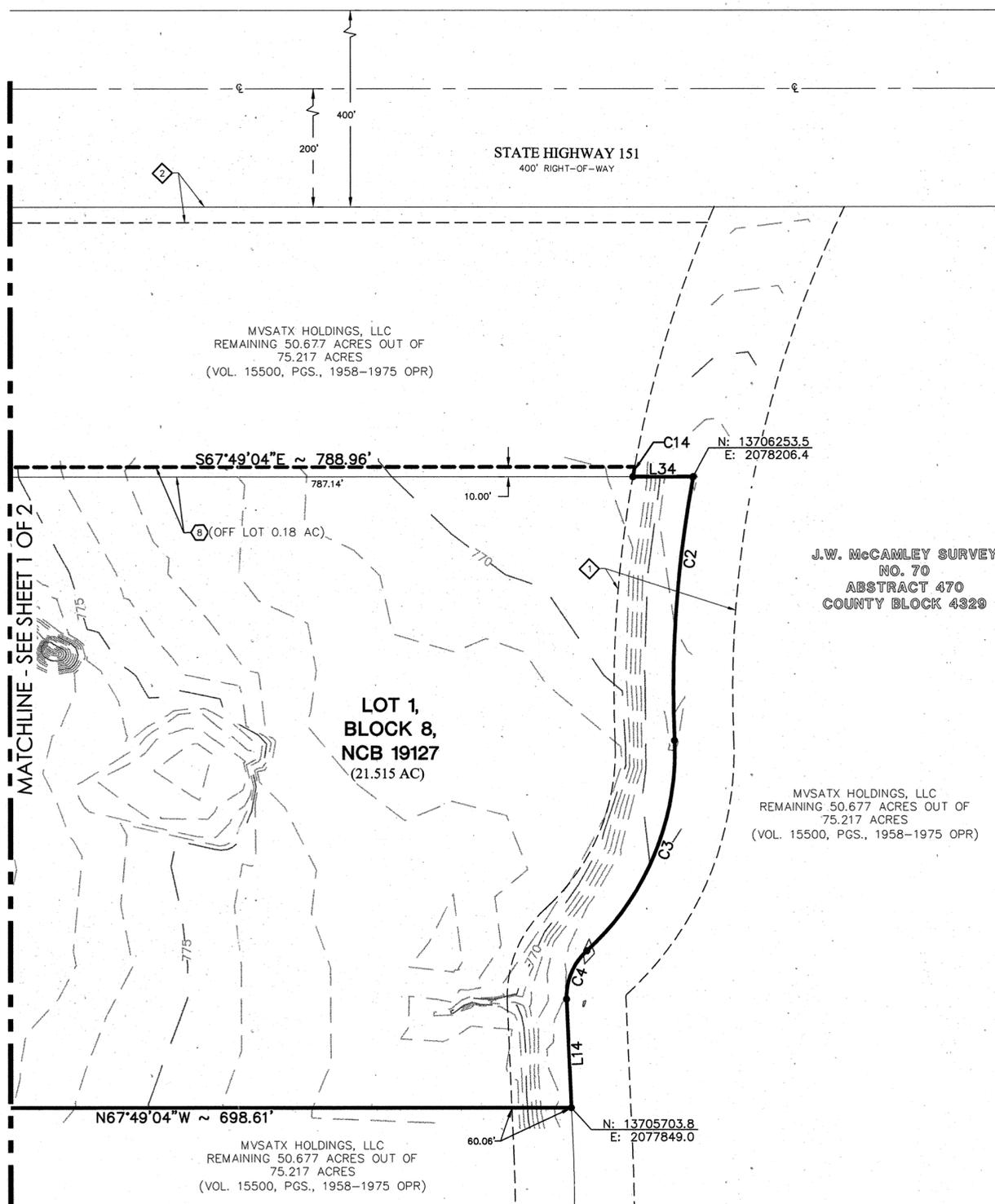
PLAT NUMBER 130080

**SUBDIVISION PLAT
OF
ISOLA BELLA MPCD**

A 24.72 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 6, AND 7, BLOCK 8, NCB 19127, OUT OF A 75.217 ACRE TRACT OF LAND CONVEYED TO MVSA TX HOLDINGS INC., IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 19127, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010
DATE OF PRINT: February 4, 2013



SURVEYOR'S NOTES:

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

EDU NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Matt Johnson 2/4/13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

MVSATX HOLDINGS, LLC
REMAINING 50.677 ACRES OUT OF 75.217 ACRES
(VOL. 15500, PGS., 1958-1975 OPR)

J.W. MCCAMLEY SURVEY
NO. 70
ABSTRACT 470
COUNTY BLOCK 4329

MVSATX HOLDINGS, LLC
REMAINING 50.677 ACRES OUT OF 75.217 ACRES
(VOL. 15500, PGS., 1958-1975 OPR)

STATE OF TEXAS
COUNTY OF BEXAR
Virginia Fairfax
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: TIMOTHY O'SHEA
MVSATX HOLDINGS LLC
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VA 22030
(703) 282-4010

STATE OF TEXAS
COUNTY OF BEXAR
Virginia Fairfax
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY O'SHEA 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 11 DAY OF February, A.D. 2013.

MARIA G. CONSTANTINI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2014
COMMISSION # 7189177

THIS PLAT OF ISOLA BELLA MPCD 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



Civil Job No. 6989-10; Survey Job No. 9243-12

Date: Feb 04, 2013, 11:32am User: DE: BTFranch File: P:\bex\130080\130080.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

130082

Project Name:

CVS #10264

Applicant:

Toni A. Motta

Representative:

Big Red Dog Engineering, c/o Chris
Weigand, P.E.

Owner:

CVS Realty

Staff Coordinator:

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

Property Address/Location:

Located at the southeast corner of
W.W. White Road and Lord Road

MAPSCO Map Grid (Ferguson):

618 D-7

Tract Size:

2.446 acres

Council District:

2

Notification:

Published in Daily Commercial
Recorder March 8, 2013

Notices mailed

- One (1) to property owners
within 200 feet within the
subdivision
- Notice to the Dellcrest Area
Neighborhood Association

Internet Agenda Posting March 22,
2013

REQUEST

Approval of a minor plat to replat a 2.446-acre tract of land to
establish the CVS #10264 Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 4, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 3, NCB 10753,
out of the Curry Subdivision plat recorded in Volume 2805, Page
215; Lot 111, NCB 10753, out of the Curry Re-Subdivision plat
recorded in Volume 5140, Page 195; and a portion of Lot 1, NCB
10753, out of a plat, recorded in Volume 368, Page 215, all being
out of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

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

B. Zoning

“C2” Commercial District

C. Major Thoroughfare(s)

W.W. White Road, Primary Arterial Type A, 120-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 4, 2013.

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **CVS #10264** Replat.

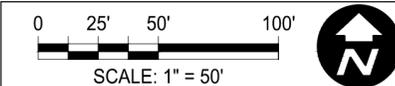
IV. ATTACHMENTS

1. Proposed Plat

PLAT NO. 130082

REPLAT ESTABLISHING
CVS #10264

BEING 2.439 ACRES ESTABLISHING LOT 112, NCB 10753, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



BAKER
SURVEYING, INC.

PH. (830) 833-2250
FAX. (830) 833-2257
FIRM # 100015-00

210.860.9224 WWW.BIGREDDOG.COM



581 UNIVERSITY HEIGHTS BLVD., SUITE 108
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-13847

LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- = FOUND 5/8" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- = IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- 100— = PROPOSED CONTOUR
- 50--- = EXISTING CONTOUR
- - - = PROPOSED EASEMENT
- - - = EXISTING EASEMENT

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.

DEVELOPER/OWNER:
CVS REALTY
1 CVS DRIVE
WOONSOCKET, RI 02895-6184
PH: (401) 765-1500

BY: _____
OWNER REPRESENTATIVE
TITLE

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 _____, 2013.

NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF CVS #10264 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. 2013 AT _____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 2013 AT _____ M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE ____.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- THE MAINTENANCE OF PRIVATE 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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "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 WRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES 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 AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: (NONE)

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

SURVEY CONTROL:

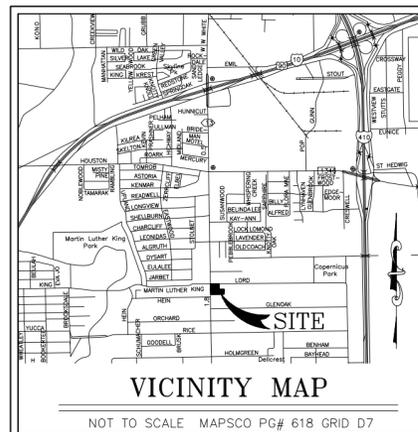
ALL SET IRON PINS ARE 3" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".

TEXAS DEPARTMENT OF TRANSPORTATION:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG SL 13, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 304.1 FEET.

EDU NOTE:

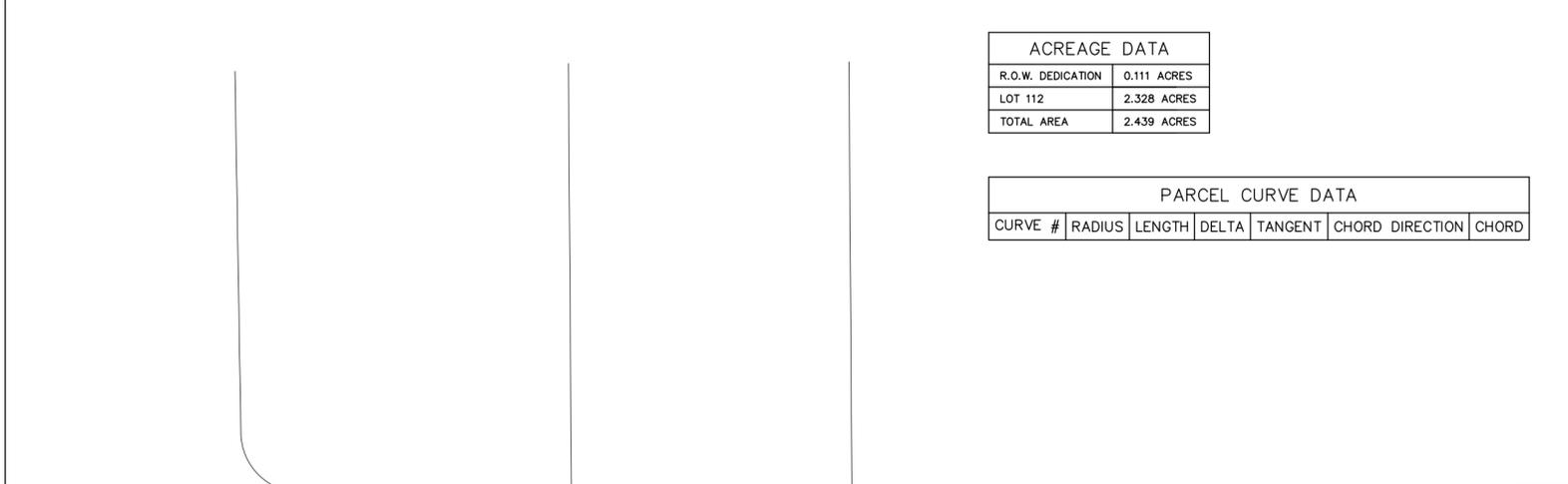
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

N.T.S.

BEING A PORTION OF LOT 1 (VOL. 368 PG. 215), LOT 3 & PORTION OF STREET DEDICATION (VOL. 2805 PG. 215), & LOT 111 (VOL. 5140 PG. 195) AS RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (PLAT SHOWING SURVEY AND SUBDIVISION OF THAT PORTION OF THE JUAN MANUEL URRIEGAS SURVEY NO. 94) WHICH IS RECORDED IN VOLUME 368, PAGE 215, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

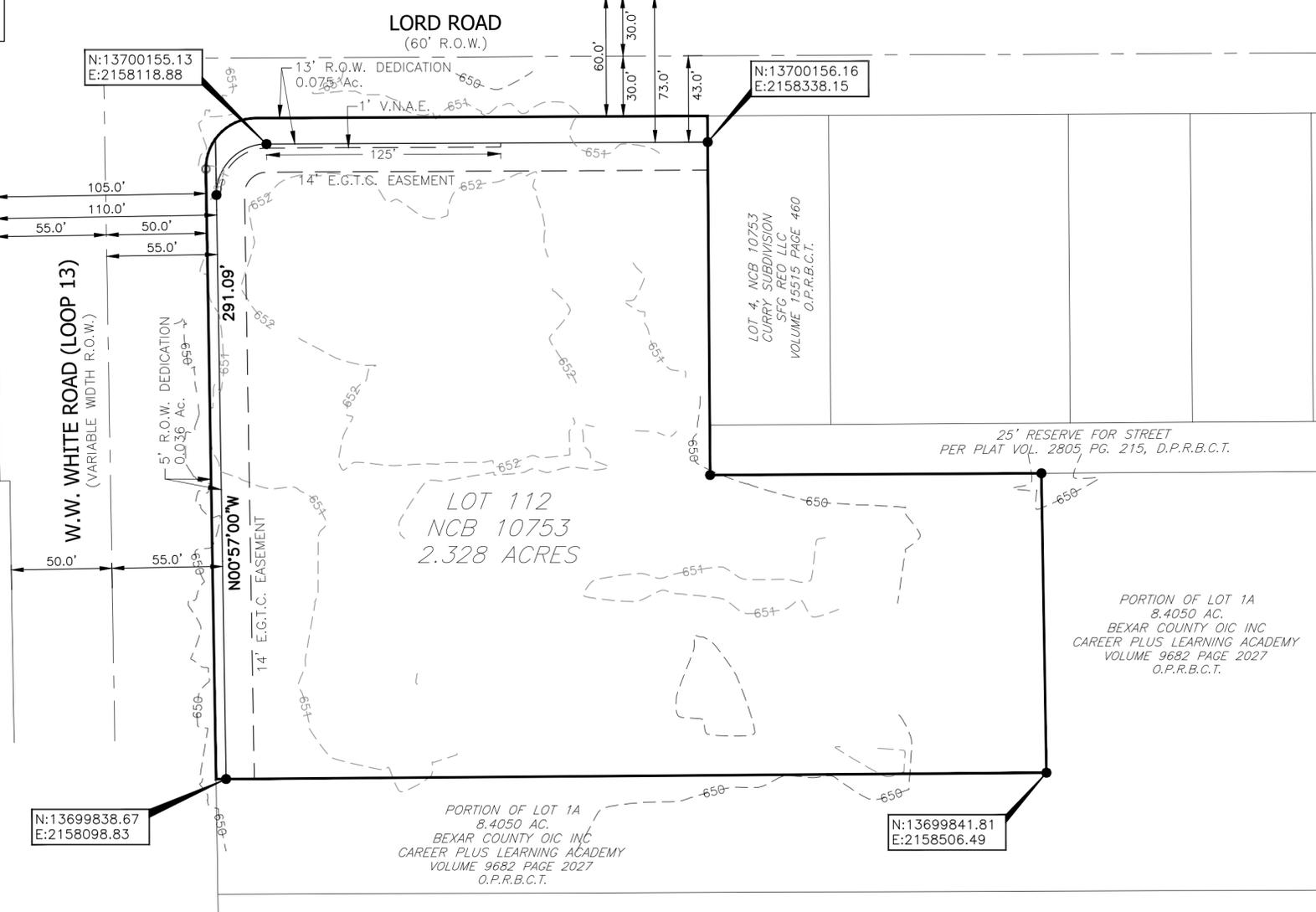
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS UNDER MY SUPERVISION:

PRELIMINARY FOR REVIEW ONLY
AMIL M. BAKER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469

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.

PRELIMINARY FOR REVIEW ONLY
CHRISTOPHER A. WEIGAND
LICENSED PROFESSIONAL ENGINEER NO. 101323





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

130107

Project Name:

Technology Park, Unit 13A

Applicant:

Robert L. Worth, Jr.

Representative:

KFW Engineers & Surveying, c/o
Steven D. Krauskopf, P.E.

Owner:

Farinon Business Park, LTD

Staff Coordinator:

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

Property Address/Location:

Generally located east of Farinon
Drive, north of Epsilon

MAPSCO Map Grid (Ferguson):

548 D-2

Tract Size:

21.086 acres

Council District:

8

Notification:

Published in Daily Commercial
Recorder March 8, 2013

- Internet Agenda Posting March 22, 2013

REQUEST

Approval of a major plat to subdivide a 21.086-acre tract of land to establish the **Technology Park, Unit 13A Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 5, 2013

CASE HISTORY

The area being replatted was previously platted as Lot 12, Block 3, NCB 17161, out of the Technology Park Unit-13 Subdivision, recorded in Volume 9520, Page 102 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of four (4) non-single family lots.

B. Zoning

“I-1 MLOD-1” General Industrial Military Lighting Overlay District.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 25, 2013.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 77, Technology Park, February 25, 1985

III. RECOMMENDATION

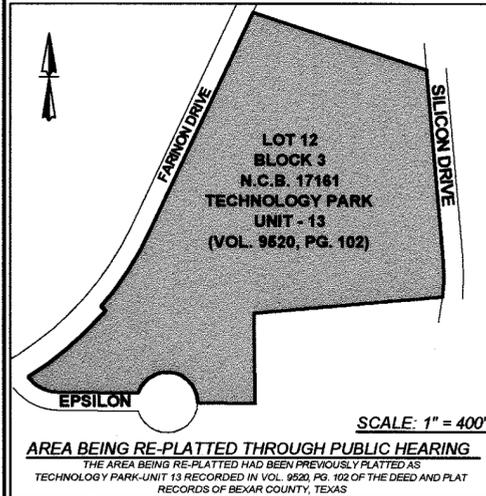
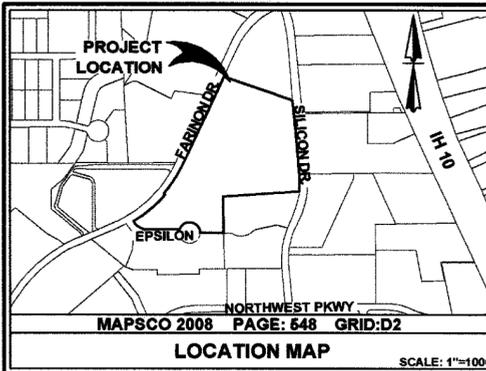
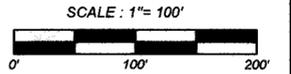
Approval of the proposed **Technology Park, Unit 13A** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130107

RE-PLAT AND SUBDIVISION PLAT ESTABLISHING
TECHNOLOGY PARK, UNIT 13A
 BEING A TOTAL OF 21.086 ACRES.
 ESTABLISHING LOTS 17-18 AND LOTS 25-26, BLOCK 3, N.C.B. 17161
 OUT OF THE TECHNOLOGY PARK, UNIT 13 SUBDIVISION RECORDED IN
 VOLUME 9520, PAGE 102 OF SAN ANTONIO, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON PLAT TECHNOLOGY PARK UNIT-13 WHICH IS RECORDED IN VOLUME 9520 PAGE 102, BEXAR COUNTY PLAT AND DEED RECORDS.

I, (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS
 THE _____ DAY OF _____, 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

LEGEND

F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
 STAMPED "KFW SURVEYING"
 R.O.W. = RIGHT-OF-WAY
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 240 OF 785, COMMUNITY PANEL NO. 48029C02409, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

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.

Steven D. Krauskopf
 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.

Teresa A. Seidel
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 TSEIDEL@KFWENGINEERS.COM
 14603 HUEBNER ROAD, BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-8441

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," "COVERMAN EASEMENT," "UTILITY EASEMENT," AND "TRANSFER 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.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTES:

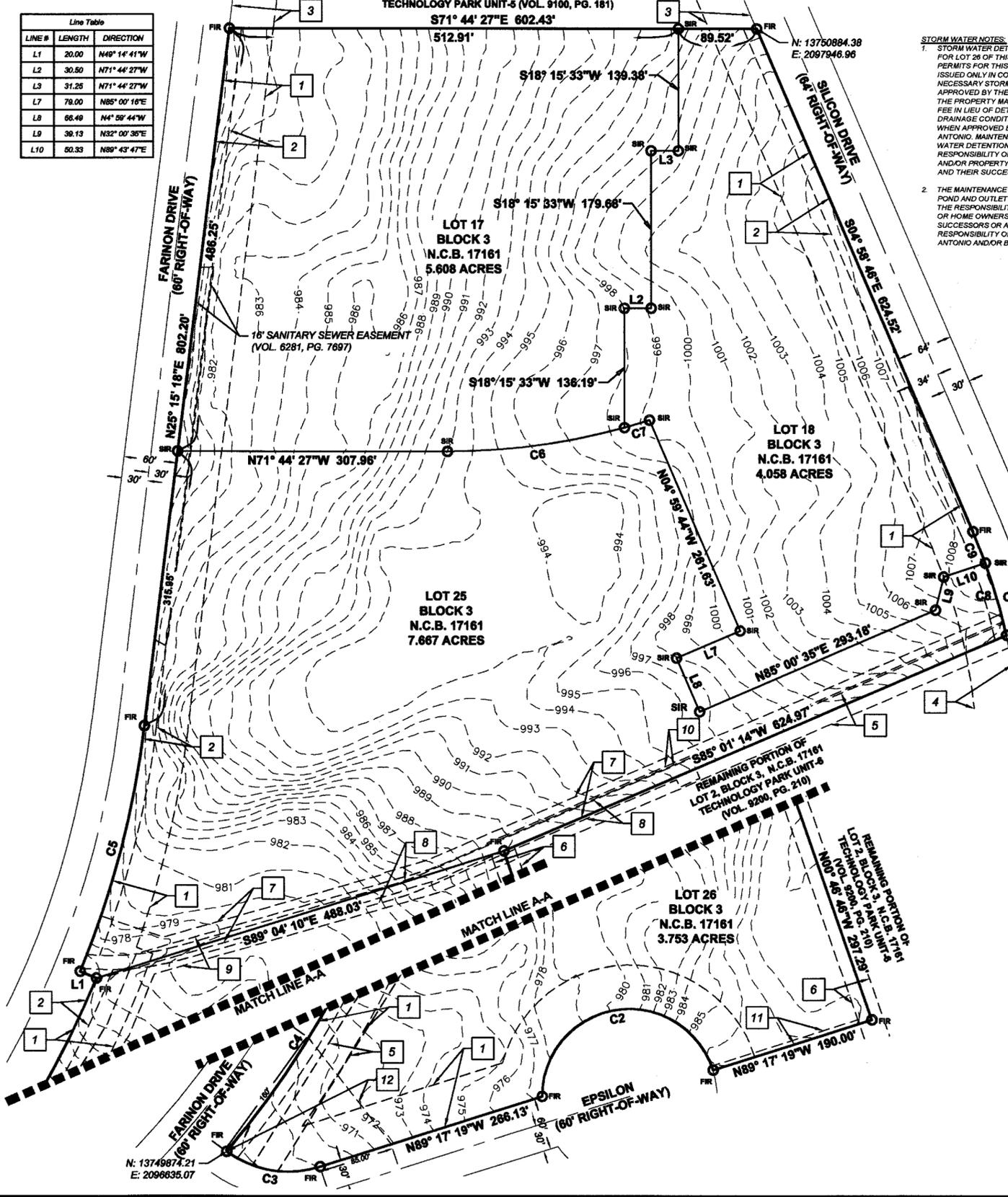
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(2)(c) (p.5-40).

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.

EQUIVALENT:
 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.

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

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



Line Table

LINE #	LENGTH	DIRECTION
L1	20.00	N49° 14' 41"W
L2	30.50	N71° 44' 27"W
L3	31.25	N71° 44' 27"W
L7	78.00	N85° 00' 16"E
L8	66.49	N4° 59' 44"W
L9	39.13	N32° 00' 35"E
L10	50.33	N89° 43' 47"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	124.67	870.00	10°39'42"	124.49	S0° 21' 05"W	62.52
C2	283.69	100.00	162°32'32"	197.68	N80° 33' 38"W	861.31
C3	112.01	120.00	53°28'47"	107.99	N82° 32' 55"W	60.46
C4	336.30	1095.00	17°35'48"	334.99	N49° 33' 08"E	168.49
C5	290.82	1075.00	15°30'01"	289.93	N33° 00' 10"E	146.30
C6	204.88	762.00	15°24'20"	204.27	N79° 28' 37"W	103.06
C7	29.74	677.35	2°30'56"	29.74	S88° 15' 52"E	14.87
C8	86.11	870.00	7°21'48"	86.05	S2° 00' 02"W	43.11
C9	36.67	870.00	3°17'54"	36.58	S3° 19' 49"E	19.29

STORM WATER NOTES:

- STORM WATER DETENTION IS REQUIRED FOR LOT 26 OF THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OPPOSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- 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.



OWNER/DEVELOPER:
 FARINON BUSINESS PARK, LTD.
 MR. ROBERT L. WORTH, JR.
 7373 BROADWAY, SUITE 201
 SAN ANTONIO, TEXAS 78209
 PHONE: 210-822-5220
 FAX: 210-822-5224

- | | |
|--|--|
| 1 50' BUILDING SETBACK LINE (VOL. 9520, PG. 102) | 7 25' DRAINAGE EASEMENT (VOL. 9503, PG. 159) |
| 2 14' GAS AND ELECTRIC EASEMENT (VOL. 9520, PG. 102) | 8 18' SAN. SEWER EASEMENT (VOL. 2852, PG. 2488) |
| 3 60' BUILDING SETBACK LINE (VOL. 9100, PG. 181) | 9 28' GAS AND ELECTRIC EASEMENT (VOL. 9520, PG. 102) |
| 4 60' BUILDING SETBACK LINE (VOL. 9200, PG. 210) | 10 2' GAS AND ELECTRIC EASEMENT (VOL. 9520, PG. 102) |
| 5 28' GAS AND ELECTRIC EASEMENT (VOL. 2811, PG. 316) | 11 8' ELECTRIC EASEMENT (VOL. 9509, PG. 180) |
| 6 28' GAS AND ELECTRIC EASEMENT (VOL. 9509, PG. 180) | 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT |

STATE OF TEXAS
 COUNTY OF BEXAR

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

Robert L. Worth, Jr.
 OWNER/DEVELOPER
 FARINON BUSINESS PARK, LTD.
 MR. ROBERT L. WORTH, JR.
 7373 BROADWAY, SUITE 201
 SAN ANTONIO, TEXAS 78209
 PHONE: 210-822-5220
 FAX: 210-822-5224

STATE OF TEXAS
 COUNTY OF BEXAR

I, *Lisa M. Hosner*, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO *Robert L. Worth, Jr.* 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 *26* DAY OF *February*, 2013
Jim Hasker
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

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

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

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

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
 THIS _____ DAY OF _____, A.D. _____ 13

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY



2/27/2013



2/27/2013



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

120432

Project Name:

SD Subdivision

Applicant:

Domingo Sanchez

Representative:

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

Owner:

S.D. Homes, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located on the northeast
corner of Rakowitz Road and Ford
Road

MAPSCO Map Grid (Ferguson):

655 D-3

Tract Size:

1.90 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting March 22,
2013

REQUEST

The applicant is requesting temporary utility service prior to plat approval and recordation of the **SD Subdivision**, for one (1) non-single family lot consisting of 1.90-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

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

C. Services Available

SAWS Water and Onsite sewer system

D. Interdepartmental Review

Request for reviews were approved by TIA and Storm Water divisions.

CASE HISTORY

The Planning Commission previously approved a plat deferral for this site on October 10, 2012. This deferral will expire on April 8, 2013.

RECOMMENDATION

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

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

ATTACHMENTS

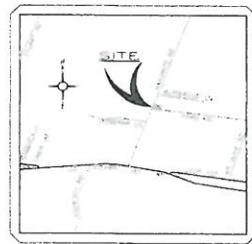
1. Proposed Plat.
2. Request Letter

PLAT I.D. # **120432**

SUBMISSION PLAT ESTABLISHING
S.D. SUBDIVISION

A CERTAIN 1.00 ACRES TRACT OF LAND OUT OF THE JOSEPH WORSHAM O.S. NO. 8, ABSTRACT NO. 794, COUNTY BLOCK 5119, BEING A PART OF 9.983 ACRES OF LAND RECORDED IN VOLUME 3477, PAGE 307 OF THE RECORDS OF BEXAR COUNTY, TEXAS, TO BE KNOWN AS S.D. SUBDIVISION (LOT 8, BLOCK 3, COUNTY BLOCK 5119) SAN ANTONIO, BEXAR COUNTY, TEXAS.

galbraith engineering
CONSULTANTS, INC.
181 INTERPARK BLVD. SUITE 100
SAN ANTONIO, TEXAS 78246
(214) 476-0844 FAX
(214) 476-0845
FONEX # 7-1365



SITE LOCATION
METERED SCALE

BEARING SYSTEM BASED ON NAD-83
STATE PLANE COORDINATE SYSTEM

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BUREAU) 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", "TRANSFORMER EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, SUPPORTING, PROTECTING, AND REPAIRING PILES, MANHOLES OR BURNING WIRES, CABLES, CONDUITS, PIPING OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADING ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMAIN FROM SAID LANDS ALL TYPES OF PILES, THEREOF OR OTHER OBSTRUCTIONS WHICH ENDS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CITY MUNICIPAL WORKS RESULTING FROM MODIFICATIONS REQUIRED OF LINES EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO CHANGE TRAINING OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

NOTES:

- IRON PINS FOUND OR SET AT ALL CORNERS.
- OWNER TO COMPLY WITH UDC §35-51.2 REQUIREMENT TO STRENGTHEN PLANNING STANDARDS DURING THE BUILDING PERMIT PROCESS.

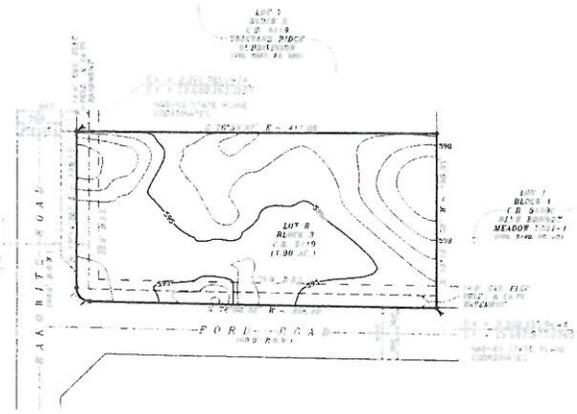
"NO ACCESS DRIVEWAYS SHALL PROVIDE CLEAR RIGHT AREA IN ACCORDANCE WITH UDC §35-506.0(5)."

WASTEWATER FEE NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE UNDER THE PLAT ID NUMBER 5000 BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

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

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

NUMBER	AREA	TOTAL EDU	EDU	EDU
C-1	W-2200	1484	1636	2340



CERTIFICATE OF APPROVAL

THE UNINCORPORATED COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDING CLERK OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____ A.D. 20__

ATTEST:
COUNTY CLERK, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Glenn E. Galbraith, P.E.
REGISTERED 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 GILBERT ENGINEERING CONSULTANTS, INC.

Glenn E. Galbraith, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT DOES NOT AFFECT, ALTER, RELEASER OR OTHERWISE AFFECT ANY EXISTING EJECTMENT, GAS, WATER, POWER, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED BELOW.

SUBMISSION PLAT ESTABLISHING
S.D. SUBDIVISION

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, FURNISHES TO THE USE OF THE PUBLIC SERVICE BUREAU IDENTIFIED AS PRIVATE PROPERTY ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Domingo Sanchez
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Domingo Sanchez**, 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 ON the 22 DAY OF August A.D. 2012.



RECEIVED
DIVISION OF SERVICES
AUG 22 SEP -5 AM 11:26
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF S.D. SUBDIVISION HAS DULY BEEN FILED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, WHO IS HEREBY APPROVED AND ENDORSED.

DATE THIS _____ DAY OF _____ A.D. 20__

STATE OF TEXAS
COUNTY OF BEXAR

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

A.D. _____ AT _____ M. AND DULY RECORDED _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ (IN PAGES) IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

BY _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

Attachment 2

February 26, 2013
Plat no. 120432

City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

DEVELOPMENT SERVICES
RECEIVED

2013 FEB 27 PM 2:31

galbraith
engineering
CONSULTANTS, INC.

121 Interpark #105
San Antonio, Texas 78216
galbraithengr@yahoo.com
(210) 496-2636
FAX 496-0314

Plat Reviewer

Re: **sd Subdivision**
San Antonio, Texas

Dear Sir;

On behalf of our client Doming Sanchez(SD Homes Inc.), we are asking the City Of San Antonio to grant us a time extension in filing our plat being prepared by Galbraith Engineering Consultants, Inc. which has a deadline of March 11, 2013. Some unforsen circumstances have been worked out by which delayed completeing the work.

Galbraith Engineering Consultants, Inc. appreciates the oppportunity to be of assistance to you in this regard. If there are any questions, please call.

Sincerely,

GALBRAITH ENGINEERING CONSULTANTS, INC.



David Chavira
Senior Engineering Consultant

file: hist.wrt



CITY OF SAN ANTONIO

SAN ANTONIO PUBLIC LIBRARY

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
March 27, 2013

Applicant:

San Antonio Public Library

Representative:

Kathy Donellan, Assistant Director
Support Services/Library Department
Mike Etienne, Assistant Director
Capital Improvement Services Dept.

Owner:

City of San Antonio
San Antonio Public Library

Staff Coordinator:

Rich Walker, Project Control Mgr.
(210) 207-2637
Rich.Walker@sanantonio.gov

Property Address/Location:

2515 E. Evans Road
NCB 17600

Tract Size:

5.5189 acres

Council District(s):

District 9

REQUEST

The San Antonio Public Library Dept requests approval for the acquisition of approximately 5.5 acres of land with an existing 8,000 square foot building located at 2515 E. Evans Rd. in NCB 17600 in council District 9, for the District 9 New Branch Library Project, a 2012 General Obligation Bond funded project. The City of San Antonio has completed site selection and due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on February 27, 2013.

RECOMMENDED ACTION

Staff Recommends approval of this request.

ALTERNATIVE ACTIONS

Planning Commission could choose not to approve the acquisition of the property needed for this project; however, this action would delay and potentially increase the costs of the project if approved at a later time.

I. BACKGROUND

This project provides for development of a branch library in Council District 9. This site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiatives to build a new branch library north of Loop 1604 and east of Highway 281 on Evans Road. A new library in this area is crucial to the Library Departments efforts to serve this rapidly growing area of the city.

The Library Department has coordinated with the Capital Improvements Management Services Department. Funding for site acquisition, development and construction of the branch library is included in the 2012 Bond.

II. RECOMMENDATION

Staff recommends approval of this request to acquire the 2515 E. Evans Road property.

III. ATTACHMENTS

1. Exhibit A
2. Resolution
3. PowerPoint

View of Roads Surrounding Site

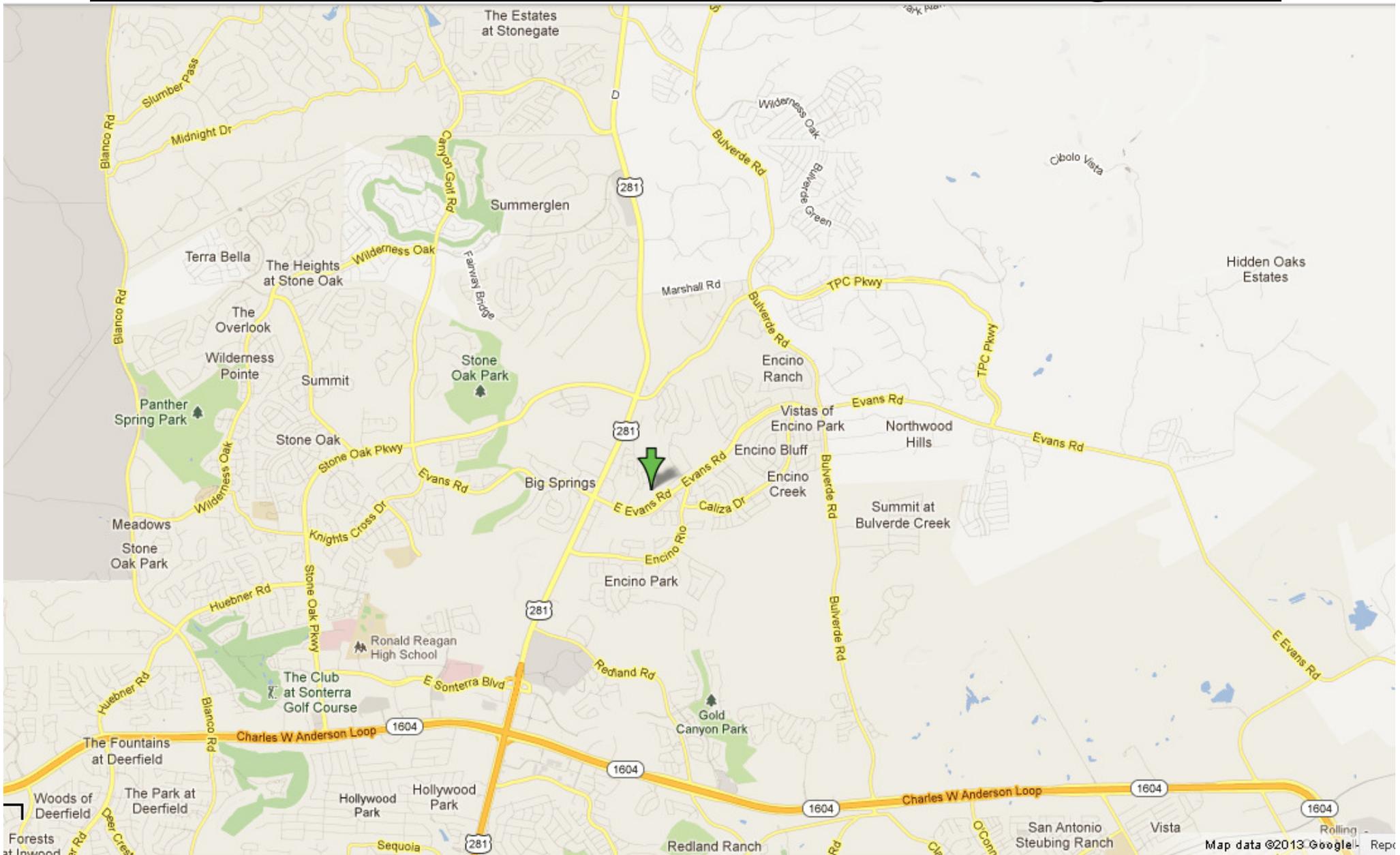


Exhibit A Page 2 of 4

Plat Map of Site



Exhibit A Page 3 of 4

Aerial View of Surrounding Sites

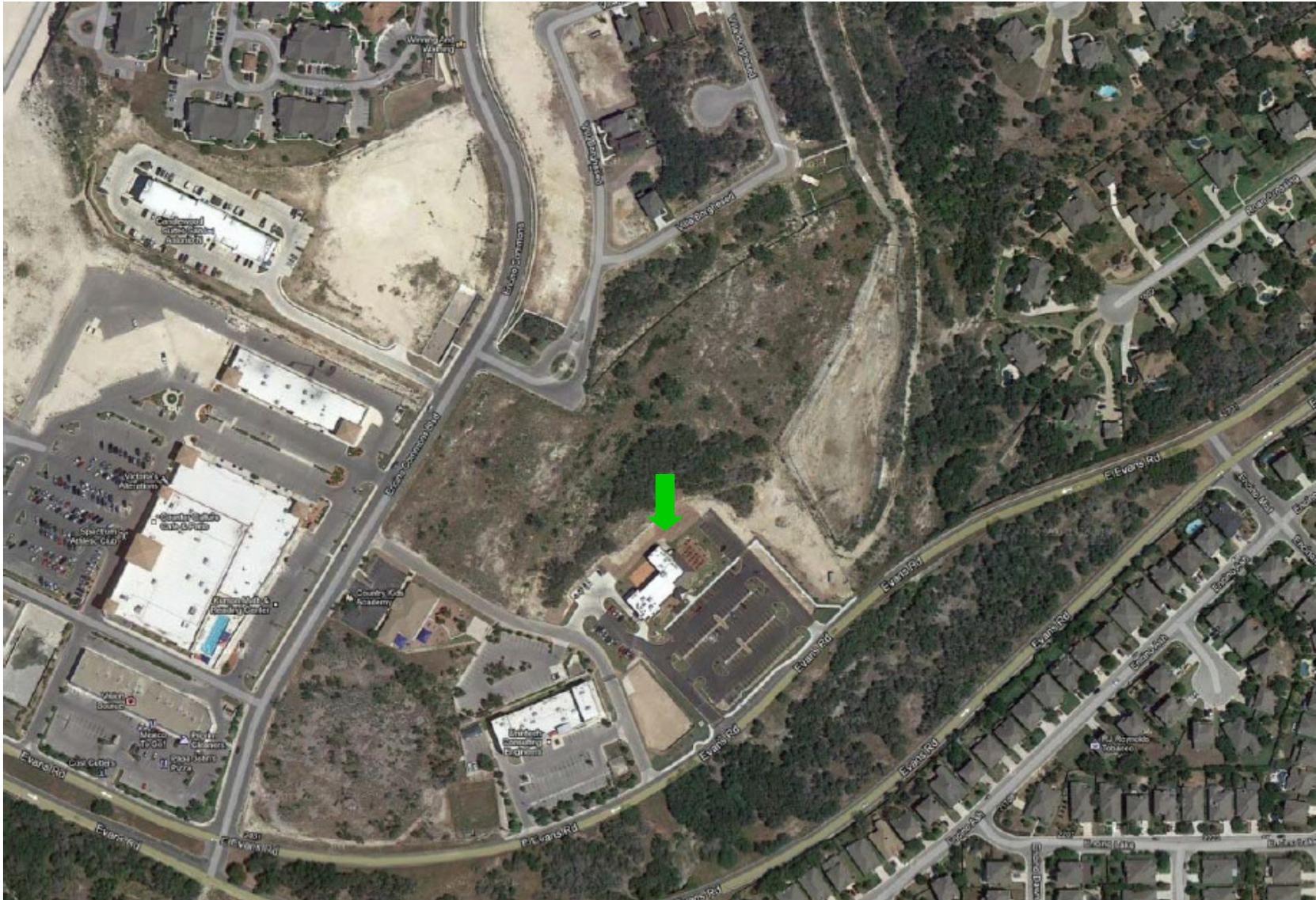
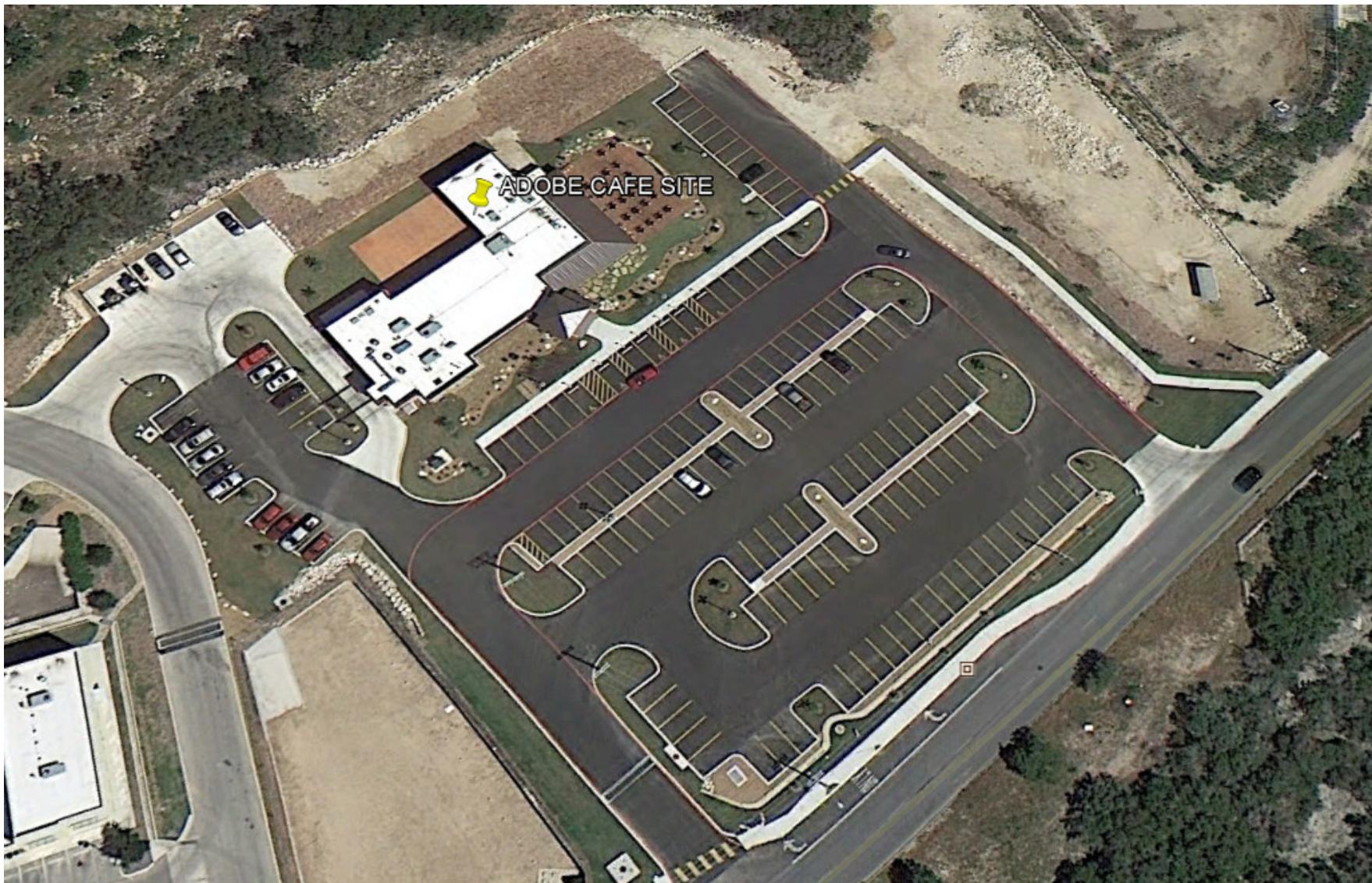


Exhibit A Page 4 of 4

Aerial View of District 9 Library Site



RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 5.5189 ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED AT 2515 E. EVANS ROAD IN NCB 17600 IN COUNCIL DISTRICT 9, FOR THE DISTRICT 9 NEW BRANCH LIBRARY PROJECT.

* * * * *

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 desires to acquire approximately 5.5189 acres of property known as 2515 E. Evans Rd., located in NCB 17600 in Council District 9, 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 27th day of March 2013.

Planning Commission, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
March 27, 2013

Application/Case Number:

18980/18980A

Applicant:

City of San Antonio
c/o Steve Hodges

Representative:

N/A

Owner:

N/A

Staff Coordinator:

Carol Newman
(210) 207-8119
carol.newman@sanantonio.gov

Property Address/Location:

Northwest of Quintana Road and
South of Military Drive, and along the
east side of Old Pearsall Road,
located in Council District 4

MAPSCO Map Grid (Ferguson) or**Legal Description (choose one):**

648D8 and 648E8

Tract Size:

262.135 acre Tract and a
6 acre Tract

Council District(s):

District 4

REQUEST

Consideration of a Resolution supporting and recommending City Council approval of the acquisition of fee simple title to privately-owned real property located in NCB 15613 and NCB 13975, needed for Open Space-District 4 Project.

RECOMMENDED ACTION

Staff recommends **Approval**.

SYNOPSIS

A resolution recommending the acquisition through negotiation of fee simple title to a 6.00 acre tract of privately-owned real property located in N.C.B. 13975 and a 262.135 acre tract of privately-owned real property located in N.C.B. 15613, Council District 4, needed for the Open Space-District 4 expansion at Pearsall Park; and declaring it to be a public project and authorizing expenditures not to exceed \$1,400,000.00 payable to the selected title company for land and closing costs.

I. ANALYSIS

Background

Pearsall Park is located northwest of Quintana Road and south of Military Drive and along the east side of Old Pearsall Road. The acquisition will provide an additional 268 acres that will be used as a recreational park with hike and bike trails, sports fields, parking and recreational amenities. A start date for Project construction has not been determined at this time.

Issue

A resolution recommending the acquisition through negotiation of fee simple title to a 6.00 acre tract of privately-owned real property located in N.C.B. 13975 and a 262.135 acre tract of privately-owned real property located in N.C.B. 15613, Council District 4, needed for the Open Space-District 4 expansion at Pearsall Park; and declaring it to be a public project and authorizing expenditures not to exceed \$1,400,000.00 payable to the selected title company for land and closing costs.

Property acquisition is a required component to complete the Open Space-District 4 expansion at Pearsall Park Pearsall. Through this action, City Council authorizes the acquisition of these parcels of privately-owned real property through negotiation.

Fiscal Impact

This is a one-time capital improvement expenditure in the amount of \$1,400,000.00 which is available in the project funding and available from the Council District 4 Infrastructure Improvements fund. The value of the privately-owned real property was based on appraisals performed by Eckmann Groll, Inc.

II. SUPPLEMENTAL INFORMATION

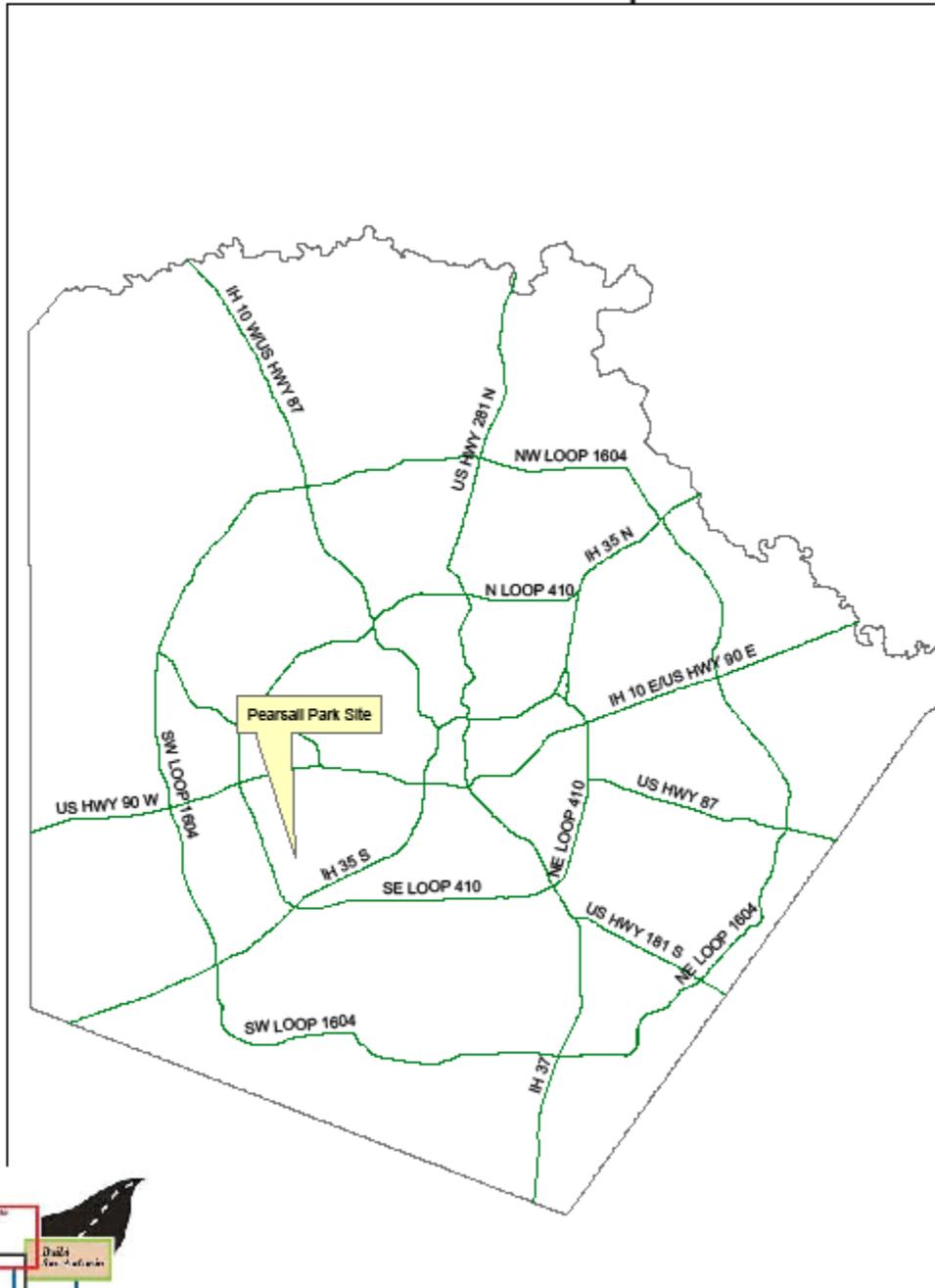
Alternative

Denial of the request will prevent, the acquisition of the property needed for the Pearsall Park Expansion, which could result in increased costs if done at a later date and would not meet the growing needs of the public for recreational open space.

III. ATTACHMENTS

1. Open Space-District 4 Area Map
2. Open Space-District 4 Site Map

Open Space-District 4 Pearsall Park Area Map



Open Space-District 4 Pearsall Park site map



RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 5.5189 ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED AT 2515 E. EVANS ROAD IN NCB 17600 IN COUNCIL DISTRICT 9, FOR THE DISTRICT 9 NEW BRANCH LIBRARY PROJECT.

* * * * *

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 desires to acquire approximately 5.5189 acres of property known as 2515 E. Evans Rd., located in NCB 17600 in Council District 9, 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 27th day of March 2013.

Planning Commission, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

Planning Commission

March 27, 2013

Resolution to Authorize
the Acquisition of Properties

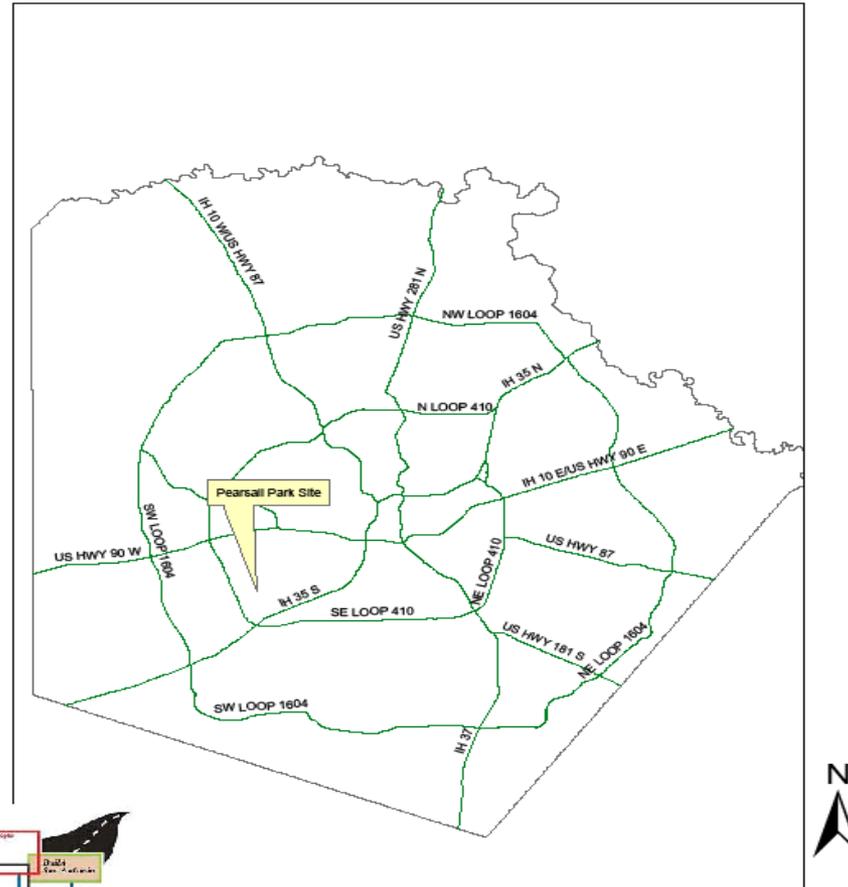
City of San Antonio
Parks and Recreation

Background

- Parks is requesting the acquisition of two properties for the expansion of Pearsall Park City Council District 4
- Conveyance includes:
 - Tract I. Being 262.135 acres, more or less, out of M.F. Rodriguez Survey Number 4, Abstract Number 16, New City Block 15613, San Antonio, Bexar County, Texas, to be further described in a survey;
 - Tract II. Being 6 acres, more or less, out of the Maria Francesca Rodriguez Survey No. 4 Abstract No. 16, New City Block 13975, San Antonio, Bexar County, Texas, to be further described in a survey:
 - Pearsall Park is located northwest of Quintana Road and south of Military Drive and along the east side of Old Pearsall Road. The acquisition will provide an additional 268 acres that will be used as a recreational park with hike and bike trails, sports fields, parking and recreational amenities. A start date for Project construction has not been determined at this time.

Proximity Map

Pearsall Park Area Map



Site Map

Pearsall Park Extension



Recommendation

- The properties will be conveyed to the City at \$1,312,320 which is 60% of the appraised value
- Staff recommends approval of this request.

Planning Commission

March 27, 2013

Resolution to Authorize
the Acquisition of Real Property
for Expansion of Pearsall Park

City of San Antonio
Office of Parks and Recreation



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
March 27, 2013

Special Project Number:

S.P. 1600

Petitioner:

Criterion Broadway, LP

Representative:

Regent Communities, Inc.
C/o Chad Carey

Staff Coordinator:

Jesse Quesada, Management
Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

The requested area is located on the south side of E. Grayson Street Public Right of Way located between Alamo and Broadway Streets adjacent to New City Block 1765

Tract Size:

1,436 square feet (.03296 of an acre)

Council District(s):

2

REQUEST

A resolution authorizing the grant of a license agreement to use 1,436 square feet (.03296 of an acre) of the south side of E. Grayson Street Public Right of Way located between Alamo and Broadway Streets for the installation, maintenance and operation of a curb cut to allow for six parking spaces, in City Council District 2, adjacent to New City Block 1765, as requested by Criterion Broadway, LP.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

This license agreement to use a portion of E. Grayson Street Public Right of Way will allow Petitioner to have six parking spaces for its tenants. The disapproval of this request would disallow Petitioner's tenants from having six parking spaces adjacent to its multifamily building.

I. BACKGROUND

Criterion Broadway, LP (Petitioner) is requesting a license to use 1,436 square feet (.03296 of an acre) of E. Grayson Street Public Right of Way adjacent to its property located between N. Alamo and Broadway Streets, as shown attached on Exhibits "A" and "B." The licensed area will include a curb cut used to provide six parking spaces for tenants of the multifamily building. Petitioner is in the process of completing the construction of a multifamily building on its adjacent property. The building will have approximately 200,000 square feet with 231 residential units, two retail units, office or live-work space and 6,500 square feet of leasing space.

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Staff recommends approval of this request to grant a license agreement to use 1,436 square feet of the south side of E. Grayson Street Public Right of Way. This action is consistent with City policy which requires City Council approval for any private use of property owned or controlled by the City.

IV. ATTACHMENTS

1. Exhibit "A"
2. Exhibit "B"
3. Letter of Agreement
4. Resolution
5. PowerPoint

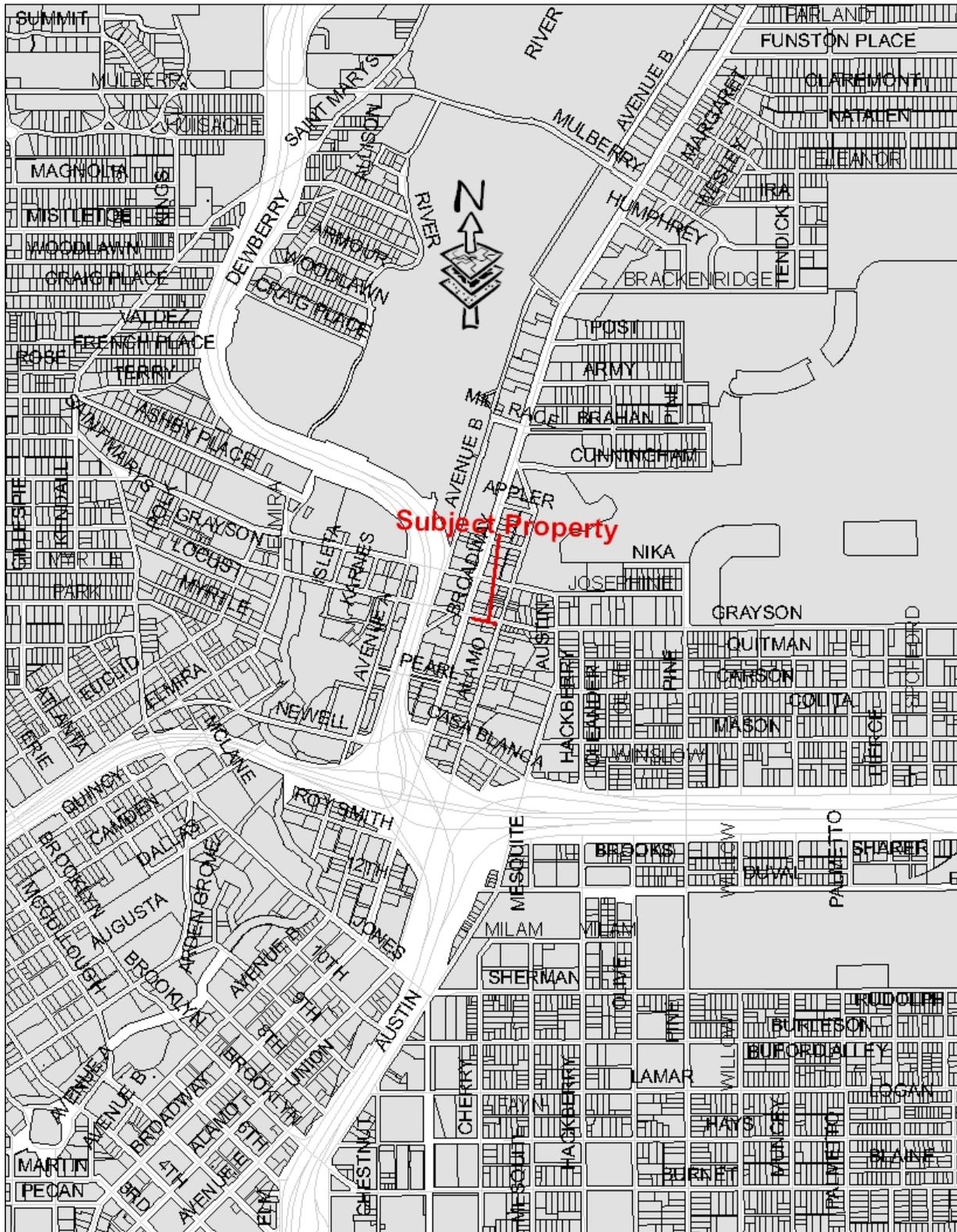
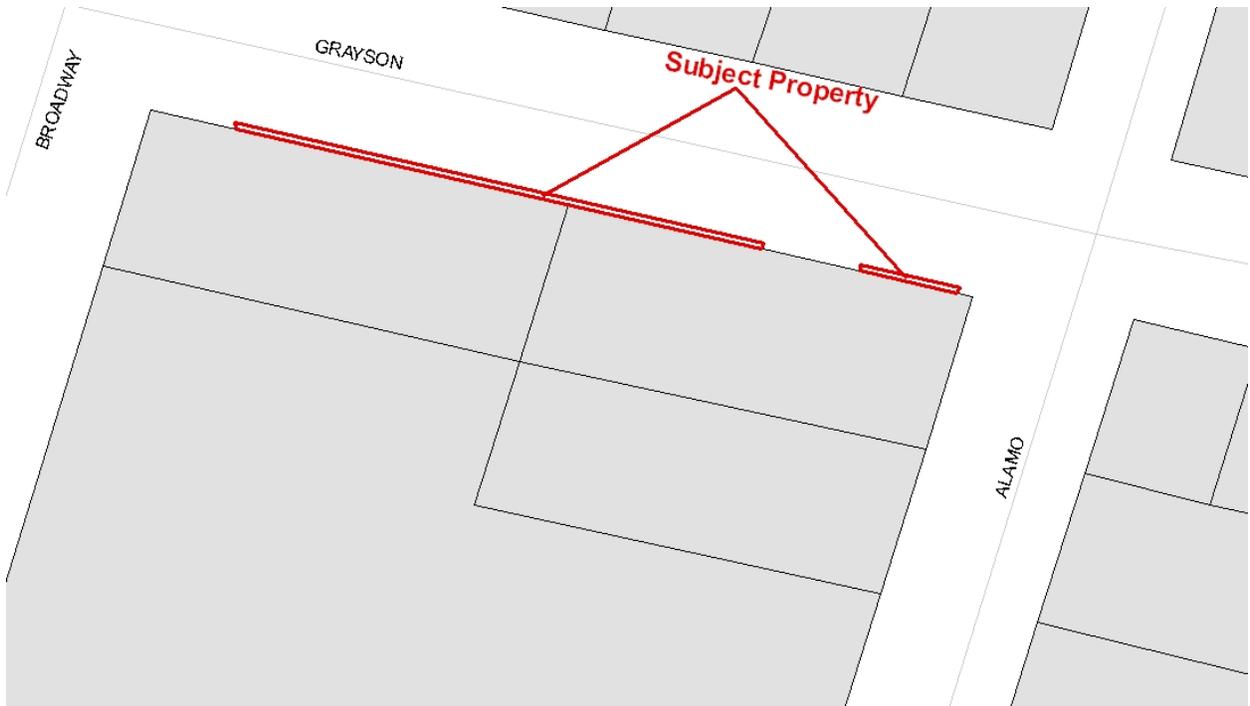


Exhibit "A"
Page 1 of 3



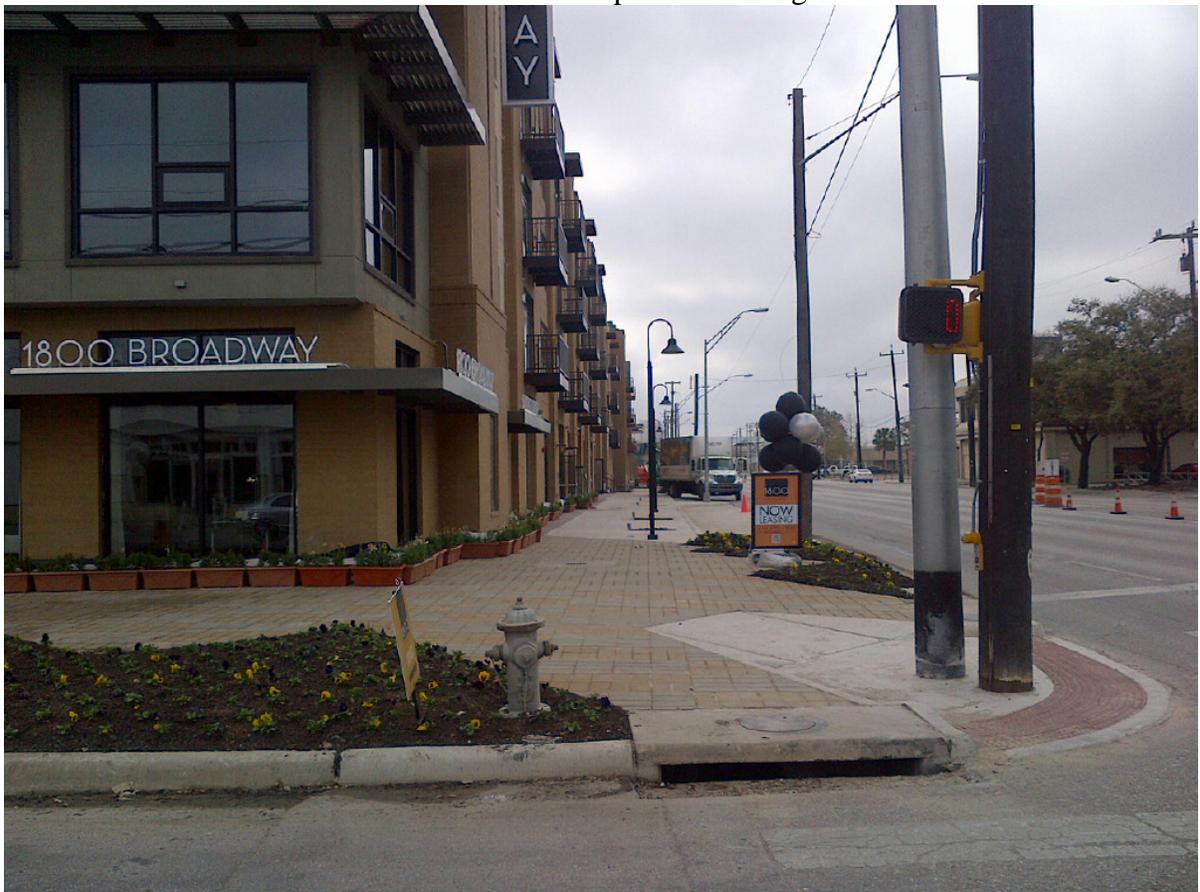
Map of Subject Property



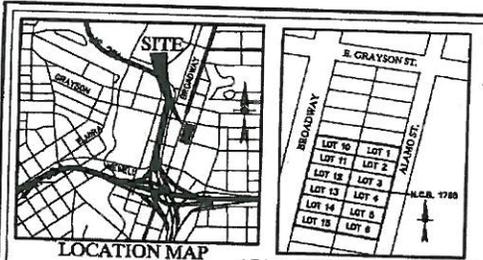
Aerial Photograph of Subject Property Prior to Construction



Schematic of Proposed Building



Southeast View of Building from Broadway and E. Grayson



APPROXIMATE LIMITS OF ZONE A2 - BASE FLOOD ELEVATIONS DETERMINED BY THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD AS SHOWN ON THE F.E.A. FLOOD INSURANCE RATE MAP #43 OF 800 COMMUNITY PANEL NUMBER 800000000 & DATED FEBRUARY 18, 1998 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

- REMARKS:**
- 1/2" FOOT DIMENSIONS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION POINT.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY NOTICED THE EXISTENCE AND PUBLIC USE OF ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA COINCIDENT WITH THIS PLAT AS ELECTRIC COVERAGE, "THIS EXISTENT," "MAJOR EXISTENT," "SERVICE EXISTENT," "OVERHEAD EXISTENT," "UTILITY EXISTENT," AND "REPAIRING EXISTENT" (FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, INSPECTING, PARALLELING, AND REPAIRING) ON BROADWAY, NORTH ALAMO STREET, AND EXISTING EXISTENT WITH ITS NECESSARY APPURTENANCES THROUGH THE RIGHT OF WAY OF BROADWAY AND EXISTING OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELIEVE SAID FACILITIES FROM SAID EXISTENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL THINGS OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID ELECTRIC APPURTENANCES THEREIN, IS HEREBY GRANTED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALL SHALL BE PLACED WITHIN SAID EXISTENT AREA.
 2. ANY OF THE MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF THIS EXISTENT, LOCATED WITHIN SAID EXISTENT, DUE TO DRINK CHANGES OR SHOULD BE RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER ELECTION ALTERATION.
 3. THIS PLAT DOES NOT ALTER, AFFECT, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER FACILITIES OR UTILITIES UNLESS THE CHANGES TO SUCH EXISTENTS ARE REQUIRED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT SIDE UNDERPASS ELECTRIC AND GAS FACILITIES.
 5. BODY OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT SIDE ELECTRIC AND GAS FACILITIES UNLESS ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT SIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DELEGATED AGENT, DESIGNATED TO THE USE OF THE PUBLIC, PARKS, WATERWAYS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

Robert D. Richardson

OWNER/DEVELOPER
ROBERT BROWNSHAW
BROAD-GRAY, LTD
5840 SHERRY LANE, SUITE 1223
DALLAS, TX 75228
PHONE: (214) 687-6906
FAX: (214) 368-6370

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT I AM THE PERSON PERSONALLY APPOINTED BY THE BOARD OF COUNTY CLERKS TO BE THE PERSON WHOSE NAME IS REFERRED TO IN THE FOREGOING INSTRUMENT, AND I HEREBY CERTIFY THAT I HAVE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE FOREGOING INSTRUMENT.

Arthur J. Herley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF ERECTION, USES AND CHARGES THEREON, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Robert M. At
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Robert M. At
REGISTERED PROFESSIONAL LAND SURVEYOR



REPLAT AND SUBDIVISION PLAT ESTABLISHING
THE EIGHTEEN HUNDRED

A 3.14 ACRE TRACT BEING COMPRISED OF A 1.731 ACRE TRACT OF LAND CONVEYED TO BROAD-GRAY, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12723, PAGE 2388-2403 AND A 1.410 ACRE TRACT OF LAND CONVEYED TO BROAD-GRAY, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13304, PAGES 1114-1118 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK 1765 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE EIGHTEEN HUNDRED HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TX, AND HAVING BEEN REVIEWED BY THE DIRECTOR DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATE: 24th DAY OF July A.D. 2008
BY: *Robert M. At*
DIRECTOR OF DEVELOPMENT SERVICES

RECORDER'S MEMORANDUM
THIS INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ON JULY 24, 2008, AT 11:17 AM. THE INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ON JULY 24, 2008, AT 11:17 AM. THE INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ON JULY 24, 2008, AT 11:17 AM.

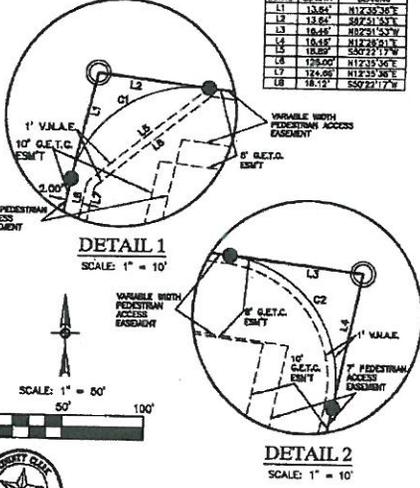


STATE OF TEXAS
COUNTY OF BEXAR

Robert M. At
COUNTY CLERK OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF July, A.D. 2008, AT 11:17 AM, AND DAILY RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 13304, PAGE 1114-1118 OF SAID COUNTY, IN BOOK VOLUME 12723, PAGE 2388-2403 IN MY OFFICE, ON THE 24th DAY OF July, A.D. 2008.

Robert M. At
COUNTY CLERK, BEXAR COUNTY, TEXAS



CURVE TABLE

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	22.17	154.00'	13.84	S82°51'31" W
C2	24.00	154.00'	18.46	S82°14'34" W
			22.17	N30°17'31" W

LINE TABLE

CURVE	LENGTH	BEARING
L1	13.84	N17°30'36" E
L2	13.84	S72°14'34" W
L3	18.46	S82°51'31" W
L4	18.46	N17°30'36" E
L5	13.84	S72°14'34" W
L6	13.84	N17°30'36" E
L7	13.84	N17°30'36" E
L8	18.46	S72°14'34" W



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

November 26, 2012

Criterion Broadway, LP
C/o: Regents Communities, Inc.
Attn: Chad Carey
5949 Sherry Lane, Suite 1225
Dallas, Texas 75225-6532

Re: Special Project No. 1600 – Request for a license to use 1,436 square feet of E. Grayson Street Public Right of Way

Dear Mr. Carey:

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 client's request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT: Provided proper permits are obtained. The proposed project is located in a known archaeologically sensitive area. City-owned property is subject to the Texas Antiquities Code.

FIRE DEPARTMENT: Residents need to be aware that if they use the E. Grayson Street parking that they could be blocked in by fire apparatus during a multi-unit response.

PUBLIC WORKS DEPARTMENT: The proposed improvements must not disrupt the existing drainage patterns and must not harbor storm water run off. Petitioner must contact and confirm with all utilities to ensure that no conflicts exist. The sidewalk must be in a pedestrian easement since it is located on private property.

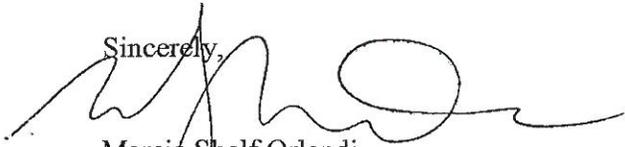
CPS ENERGY: Records indicate a gas service stub to be in close proximity to the proposed curb cut and this stub extends one foot onto the referenced property from E. Grayson Street. Petitioner must contact 1-800-DIG-TESS to have the stub located and then for the petitioner to pothole the stub to ensure it will have adequate cover (minimum 24 inches) from the sub-grade and will not be in conflict with the with the proposed construction. If the stub is found to be in conflict and/or otherwise requires adjustment to accommodate the referenced project, the petitioner may seek the relocation of the same with the express permission and coordination of CPS Energy at the sole expense of the petitioner.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The City of San Antonio must be formally released from any and all liabilities, which may be incurred in connection with this request and a Certificate of Insurance must be provided along with a fully completed and signed Discretionary Contracts Disclosure form which is enclosed for your convenience. The fee established for this license agreement is \$17,200.00 for a 10-year term; however, 50% of the fee will be waived in accordance with the Inner City Revitalization / Infill Policy (ICRIP). Petitioner agrees to pay a total fee of \$8,650.00 which includes the assessed value of \$17,200.00 less \$8,600.00 (50% fee waiver under the ICRIP) plus \$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 license agreement is not approved by City Council, the total fee will be refunded to the petitioner. The City of San Antonio must be formally released from any and all liabilities, which may be incurred in connection with this request. A Certificate of Insurance must be provided as stipulated in the License.

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 signed Letter of Agreement, the three (3) original License Agreements, the Certificate of Insurance, a Discretionary Contracts Disclosure Form (to be complete on the <http://www.sanantonio.gov/atty/ethics/forms.asp> email link, printed and signed) and the fee, we will continue processing your request.

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.

Sincerely,



Marcia Shelf Orlandi
Real Estate Manager
Real Estate Division

AGREED AS TO TERMS AND CONDITIONS:

Criterion Broadway, LP



By: W. Pretlow Riddick

President

Title

11/27/12

Date:

By: CPC-T GP, LLC, a Delaware limited liability company,
its General Partner

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE GRANT OF A LICENSE AGREEMENT TO USE 1,436 SQUARE FEET (.03296 OF AN ACRE) OF THE SOUTH SIDE OF E. GRAYSON STREET PUBLIC RIGHT OF WAY LOCATED BETWEEN ALAMO AND BROADWAY STREETS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A CURB CUT TO ALLOW FOR SIX PARKING SPACES, IN CITY COUNCIL DISTRICT 2, ADJACENT TO NEW CITY BLOCK 1765, AS REQUESTED BY CRITERION BROADWAY, LP FOR A FEE OF \$8,650.00.

* * * * *

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

WHEREAS, Criterion Broadway, LP has filed an application requesting a license agreement to use 1,436 street of E. Grayson Street for parking purposes, 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 for City Council to approve a license agreement to use 1,436 street of E. Grayson Street located between Alamo and Broadway Streets adjacent to New City Block 1765 for the Installation, maintenance, and operation of a curb cut to allow for six parking spaces.

SIGNED this 27th day of March, 2013

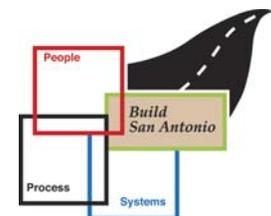
Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

City of San Antonio Capital Improvements Management Services Department

**Planning Commission Item
Special Project 1600
License Agreement
March 27, 2013**





Planning Commission Item

- Criterion Broadway, LP (Petitioner) is requesting a license to use 1,436 square feet (.03296 of an acre) of E. Grayson Street Public Right of Way adjacent to its property located between N. Alamo and Broadway Streets in City Council District No. 2
- The licensed area will include a curb cut to provide six parking spaces for tenants of the multifamily building



Background

- Petitioner is in the process of completing the construction of a multifamily building on its adjacent property
- The building will have approximately 200,000 square feet with 231 residential units, two retail units, office or live-work space and 6,500 square feet of leasing space

Exhibit "A"

Map of Subject Property

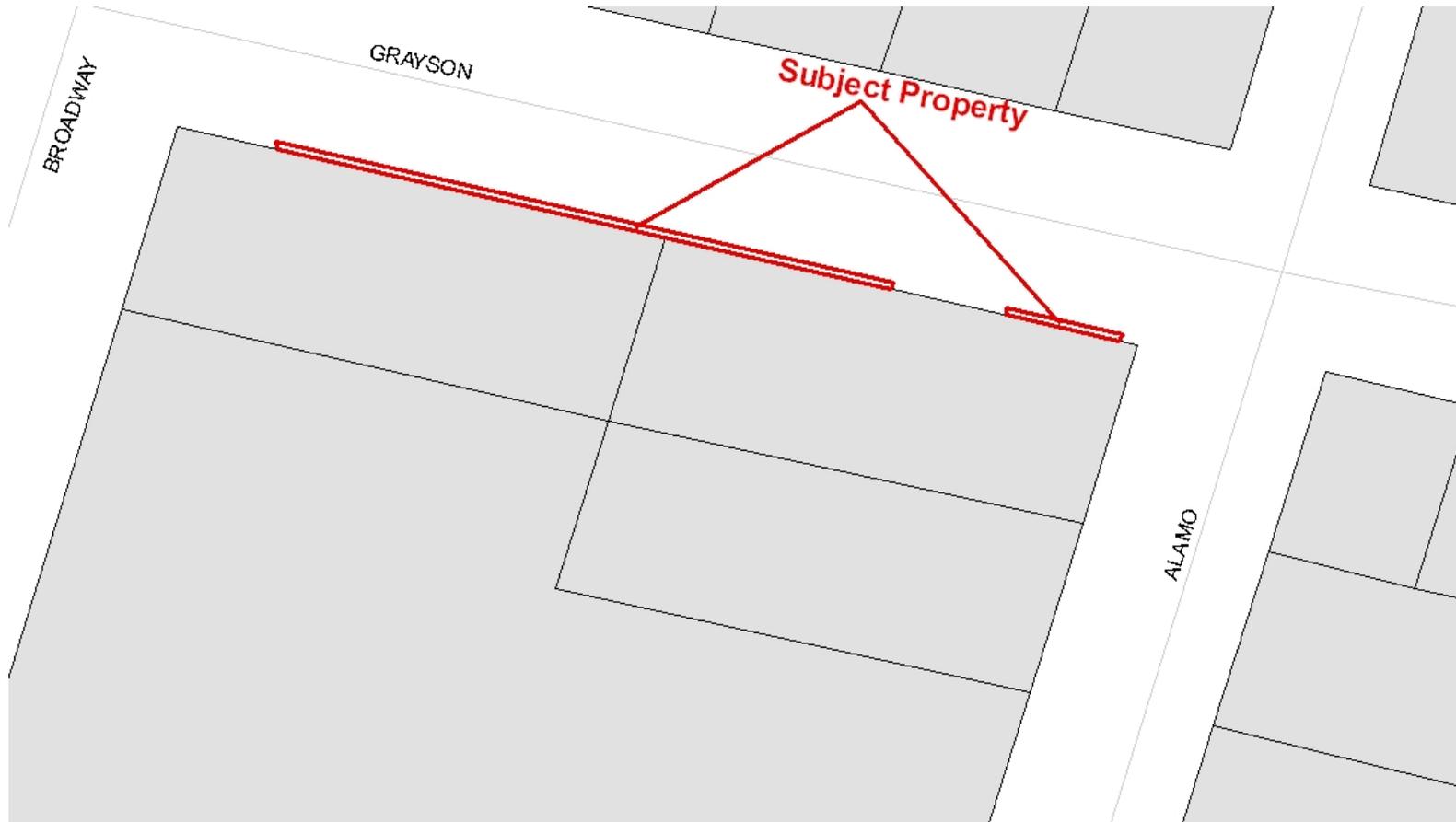


Exhibit "A" (cont.)

Aerial Photograph of Subject Property Prior to Construction



Exhibit “A” (cont.)

Schematic of Proposed Building



Exhibit “A” (cont.)

Southeast View of Building From Broadway and E. Grayson Streets

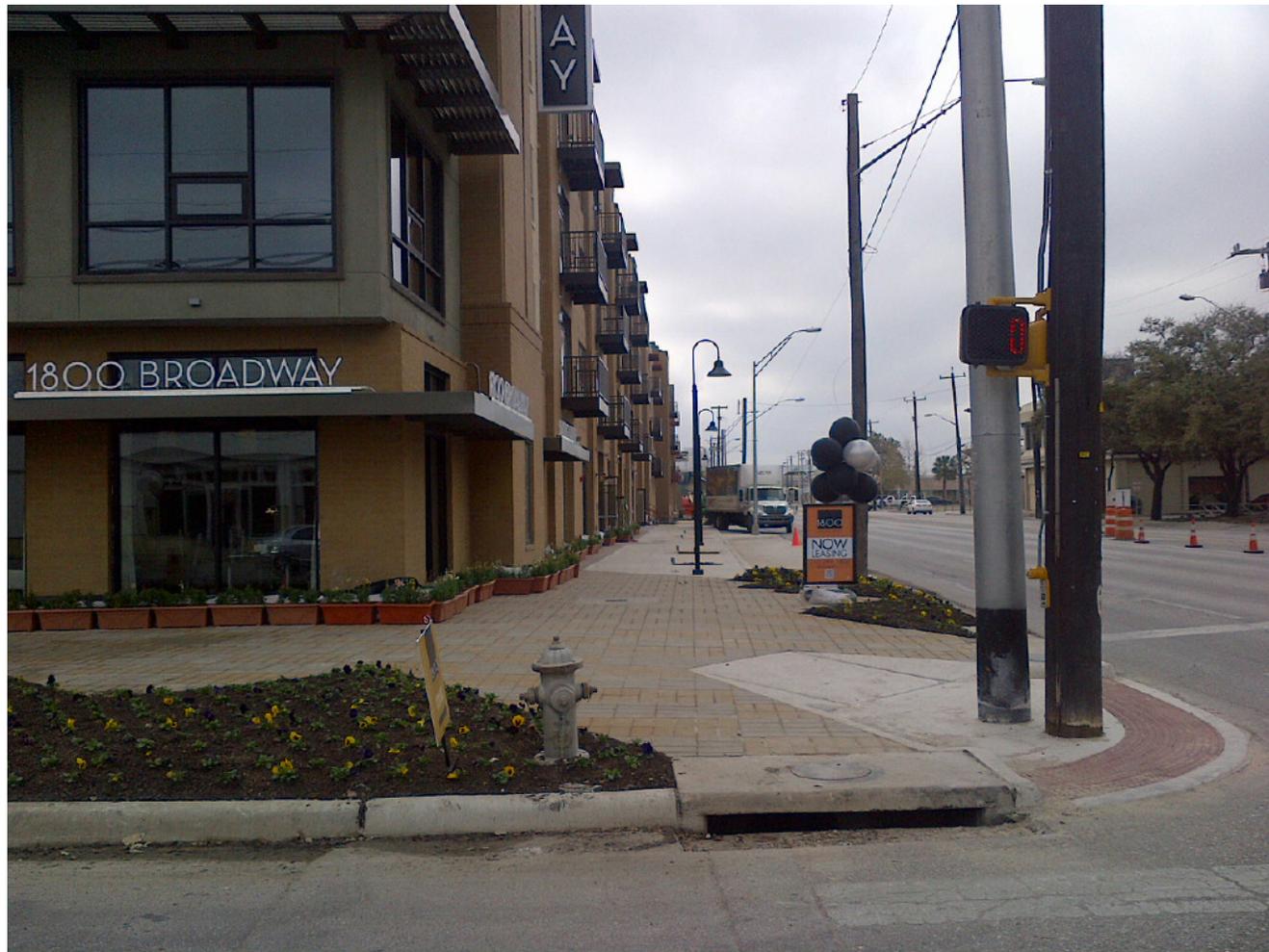
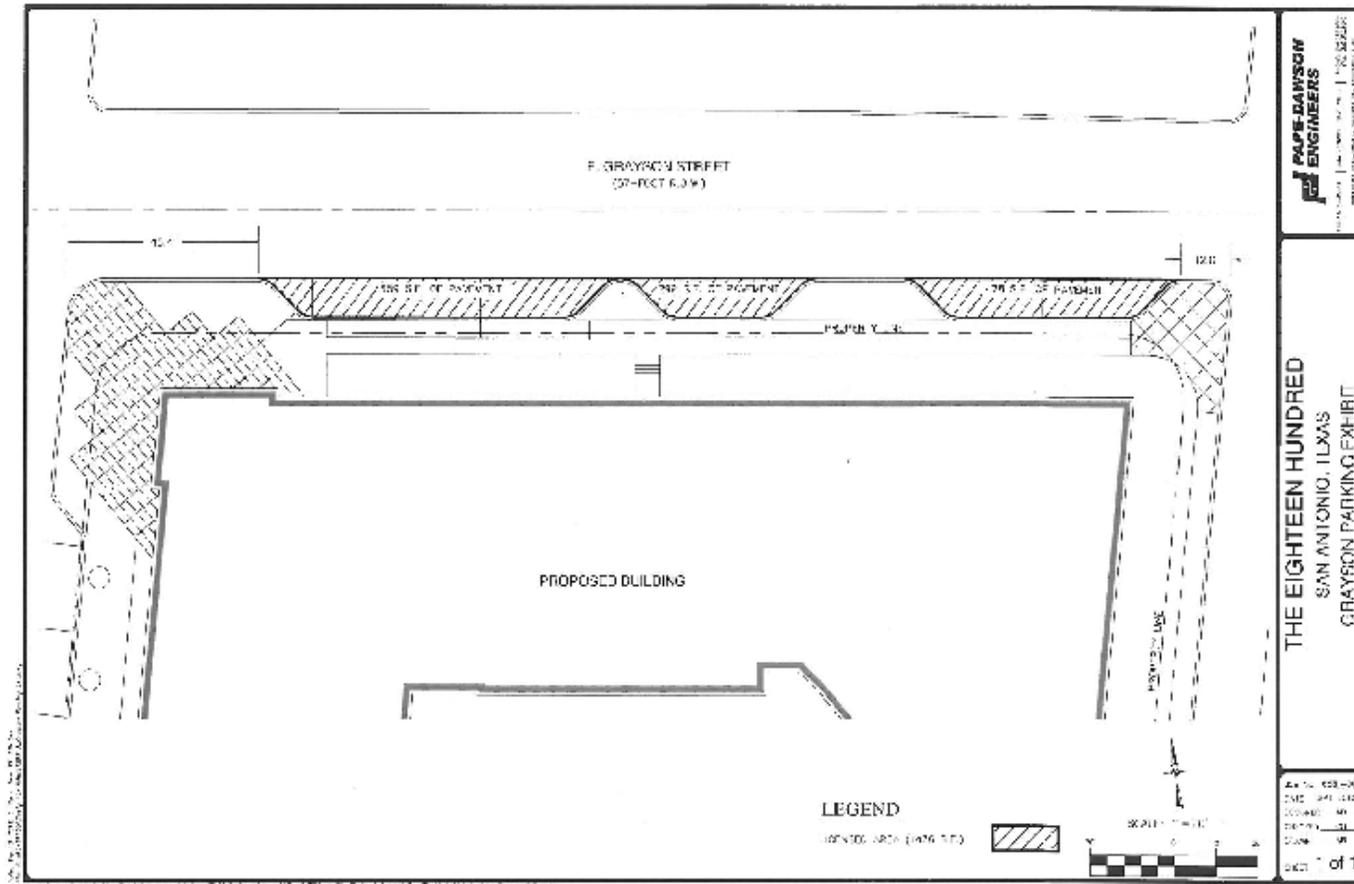


Exhibit "B"





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 have agreed to comply with all conditions



Fiscal Impact

Financial Impact:

- The fee established for this license agreement is \$17,200.00 for a 10-year term; however, 50% of the fee will be waived in accordance with the Inner City Revitalization / Infill Policy (ICRIP)
- Petitioner agrees to pay a total fee of \$8,650.00 which includes the assessed value of \$17,200.00 less \$8,600.00 (50% fee waiver under the ICRIP) plus \$50.00 for the recording fees



Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code which requires City Council approval for any private use of property owned or controlled by the City

Recommendation:

- Staff recommends approval of this request



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
March 27, 2013

Case Number:

PA 13023

Applicant:

P. W. Christensen P.C.

Representative:

P. W. Christensen P. C.

Owner:

Rittiman Plaza Ltd.

Staff Coordinator:

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

Property Address/Location:

5703 and 5719 Rittiman Plaza

Legal Description:

1.88 acres of land out of NCB 16374

Tract Size:

1.88 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 3/8/2013
Notices Mailed 3/14/2013

- 13 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet

Internet Agenda Posting 3/22/2013

REQUEST

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

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Community Commercial to Light Industrial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Light Industrial classification supports Goal 1, Objective 1 and 1.2 of the San Antonio International Airport Vicinity Land Use Plan. The proposed use will have minimal impact on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change, as the street on which this use would front is currently serving industrial uses.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan	
Plan Adoption Date: May 20, 2010	Update History: None
<p>Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</p> <p>Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</p>	
<p>The proposed amendment to the Light Industrial classification for the subject property will provide consistency with the adjacent Light Industrial land use classification. The proposed use will have minimal impact on adjacent properties.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Community Commercial: Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.</p>	<p>NC, Neighborhood Commercial, C-1, Commercial, C-2, Commercial, C-2P, Commercial, O-1, Office, O-1.5, Office</p>
<p>Light Industrial: Light Industrial uses include a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened) . Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.</p>	<p>L, Light Industrial BP, Business Park C-3, Commercial O-1, Office District O-1.5, Office District* * Not allowed</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Community Commercial	Vacant lots
North	Light Industrial	Vacant lot
East	Business Park	Warehousing
South	Community Commercial	Vacant lot
West	Community Commercial	Drainage easement

Land Use: The subject property is located along the west side of Rittiman Plaza, near the intersection of Rittiman Plaza and Rittiman Road within the San Antonio International Airport Vicinity Land Use Plan. The subject property is comprised of two vacant lots and has abutting vacant lots to the north and south, a drainage easement to the west and commercial uses to the east. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property, and the area to the south and west as Community Commercial. The area to the north is classified as Light Industrial and the area to the east as Business Park.

The applicant requests this plan amendment and associated zoning change in order to construct a combined warehouse and office building on each lot. The subject property is located on a local street and

has existing industrial and commercial uses abutting it to the north and a significant number of warehousing uses to the east. Additionally, the general surrounding conditions, which include a drainage easement that provides ample buffering to the residential area to the west and its close proximity to Rittiman Road and IH-35, make it appropriate for the Light Industrial classification. The proposed amendment to Light Industrial classification for the subject property will provide consistency with the adjacent Light Industrial classification, thus, providing support to Goal 1, Objective 1 and 1.2 of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses. The proposed use will have minimal impact on adjacent properties.

Transportation: Rittiman Road is classified as a Secondary Arterial Type B. Rittiman Plaza and Tejasco are local streets. The area includes sidewalks which include allow for pedestrian access to and from adjacent areas. There is a VIA bus stop one block north at Rittiman Plaza and Rittiman Plaza. The subject property is approximately one block north of Tejasco Street which provides direct access to the IH-35 frontage road. The subject properties do not have direct access to the residential development to the west. The existing transportation infrastructure could support any additional demand generated by the requested future land use change, as the street on which this use would front is currently serving industrial uses.

Community Facilities: Fort Sam Houston, John James Park and the Salado Creek Greenway are in close proximity to the south east of the subject property. The existing community facilities could support any additional demand generated by the requested future land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3

Proposed Zoning: Light Industrial

Corresponding Zoning Case: Z2013083

Zoning Commission Public Hearing Date: April 2, 2013

III. RECOMMENDATION

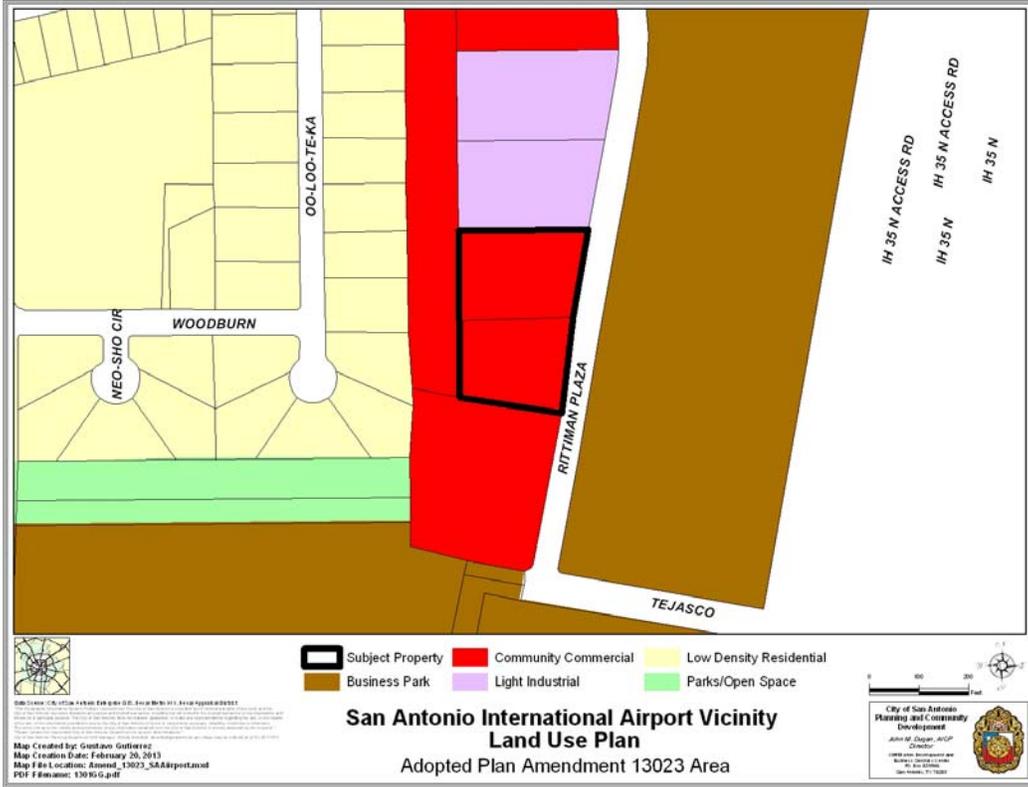
The subject property has existing industrial and commercial uses abutting it to the north and a significant number of warehousing uses to the east. Additionally, the general surrounding conditions, which include a drainage easement that provides ample buffering to the residential area to the west and its close proximity to Rittiman Road and IH-35, make it appropriate for the Light Industrial classification. The proposed amendment to Light Industrial classification for the subject property will provide consistency with the adjacent Light Industrial classification, thus, providing support to Goal 1, Objective 1 and 1.2 of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses. The proposed use will have minimal impact on adjacent properties.

IV. ATTACHMENTS

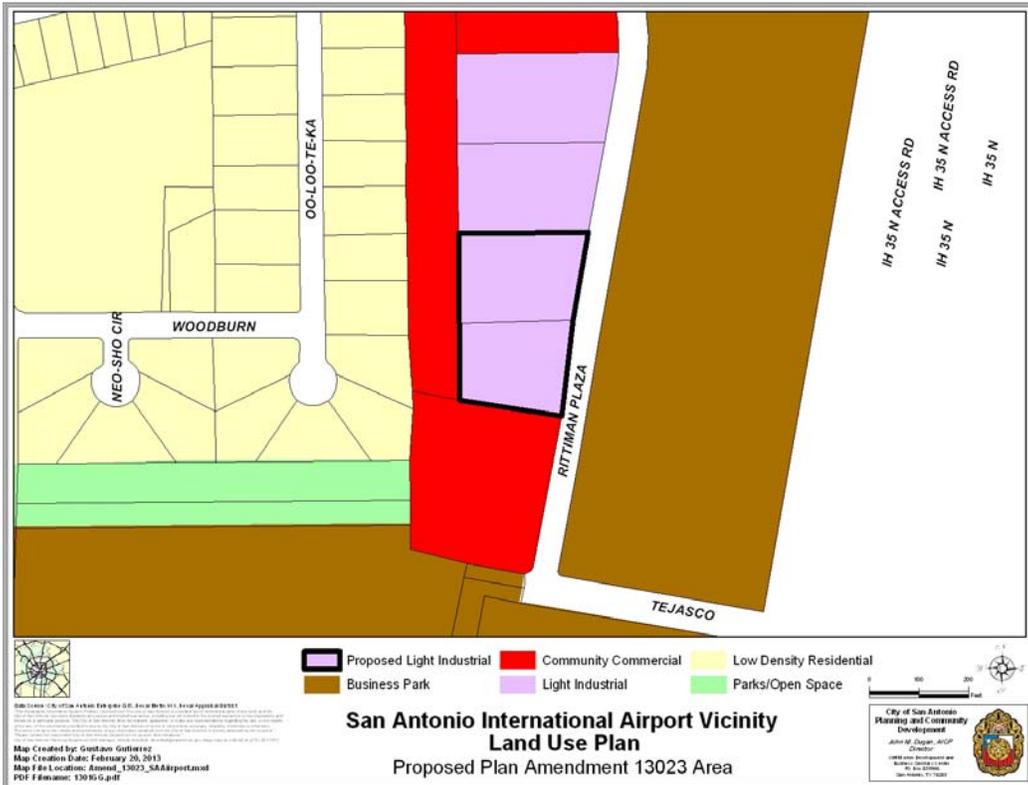
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO LIGHT INDUSTRIAL FOR AN AREA OF APPROXIMATELY 1.88 ACRES LOCATED AT 5703 AND 5719 RITTIMAN PLAZA.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 27, 2013 and **APPROVED** the amendment on March 27, 2013; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF MARCH 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
March 27, 2013

Case Number:

PA 13024

Applicant:

Kaufman & Killen, Inc.

Representative:

Kaufman & Killen, Inc.

Owner:

Edgar & Maxine Markwardt

Staff Coordinator:

Krystin B. Ramirez, Planning
Intern/Jacob T. Floyd, Senior Planner
(210) 207-8318
Krystin.Ramirez@sanantonio.gov

Property Address/Location:

1438 E. Sandalwood Lane, 353 W.
Sunset Road, and 331 W. Sunset
Road

Legal Description:

Lots 92, 94, and 95, NCB 11884

Tract Size:

4.4565 acres

Council District(s):

District 9

Notification:

Published in Daily Commercial
Recorder March 8, 2013
Notices Mailed March 14, 2013

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

Internet Agenda Posting 3/22/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Medium Density Residential and Mixed Use to High Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment from Medium Density Residential and Mixed Use to High Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

Amendment to the High Density Residential land use classification is suitable for the subject area, as it will create a buffer between the Low Density Residential land use to the north and Mixed Use to the south.

Transportation:

The property is surround by Local Streets to the north, east, and west and will be served by the Collector Street to the south. VIA bus route 647 is accessible to the property along West Sunset Road.

Community Facilities:

The Christus Santa Rosa Hospital – Alamo Heights is located approximately 1,000 feet to the west. There is also a San Antonio Fire Department Substation 1.2 miles from the subject property on Jones-Maltsberger Road.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan	
Plan Adoption Date: May 20, 2010	
Goal II: Encourage economic growth that enhances airport operations and development	
The change of land use to High Density Residential will provide more housing options to encourage economic growth in the area.	

Comprehensive Land Use Categories	Example Zoning Districts
Medium Density Residential: Single-family houses on individual lots, zero-lot line configurations, duplexes, fourplexes, cottage homes and town homes. Certain lower impact community oriented uses such as churches, parks or community center are appropriate.	R-3, RM-4, RM-5, RM-6, MF-18
Mixed Use: Mix of low intensity residential and commercial uses; Should have mix of uses in the same building or in the same development; Shared parking located to rear of structure, limited curb cuts; Inclusive of community commercial uses and low and medium density residential uses; Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops.	MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25
High Density Residential: All residential uses including: apartments, condominiums and assisted living facilities; Typically located along or near major arterials or collectors; May be used as a transitional buffer between lower density residential uses and non-residential uses; Not recommended within the Noise Contours.	MF-25, MF-33, MF-40, MF-50

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	High Density Residential	Vacant land and vacant building
North	Low Density Residential	Single-Family Homes
East	High Density Residential and Mixed Use	Apartment complex, daycare center, physician's office
South	Mixed Use	Offices, daycare center, landscaping company
West	Medium Density Residential and Mixed Use	Single-Family Homes, Office building

Land Use: The subject property is located between West Sunset Road and East Sandalwood Lane, immediately east Everest Street and west of Teak Lane. The subject property is classified as Medium Density Residential and Mixed Use in the San Antonio International Airport Vicinity Land Use Plan, as are the majority of the surrounding properties. However, the abutting property to the east of Lot 92 is High Density Residential and the properties to the north of the lot are low density residential.

The San Antonio International Airport Vicinity Future Land Use Plan classifies the subject property as Medium Density Residential and Mixed Use. The Medium Density Residential land use classification allows single-family houses on individual lots, zero-lot line configurations, duplexes, fourplexes, cottage homes and town homes. Certain lower impact community oriented uses such as churches, parks or community center are appropriate.

The existing pattern of development along Sunset Road consists mainly of community-scaled commercial uses, services such as day care centers and hair salons, and offices. However, a regional commercial center is present to the west of the subject property. High and medium density residential land uses are present behind the commercial uses along Sunset Road, with low density residential development following that. Additionally, an amendment changing the future land use of the property to the southeast, at the corner of Everest Avenue and West Sunset Road, from Community Commercial and Medium Density Residential to High Density Residential was approved by the City Council (Ordinance #2013-02-21-0151).

The Mixed Use land use classification supports a mix of low intensity residential and commercial uses which should have mix of uses in the same building or in the same development; shared parking located to rear of structure, limited curb cuts; inclusive of community commercial uses and low and medium density residential uses. Examples of uses are professional/personal services, shop front retail with restaurants, cafes and gift shops.

High Density Residential comprises all residential uses, including apartments, condominiums and assisted living facilities. They are typically located along or near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses. Land use is not recommended within the Noise Contours. The San Antonio Aviation Department reports that the subject property does not qualify for federal noise mitigation assistance because it is not within the 65 decibel day/night contour level; however, due to the location of the property the developer should consider adopting building standards which address such noise that perhaps will be generated from the Airport and include a noise disclosure statement in any lease agreements.

Transportation: There are numerous local streets, one collector, and one expressway in the surrounding area of the property. East Sandalwood Lane is a Local Street that abuts the property to the north. Teak Lane is another Local Street 394 feet west of the subject property. Everest Street is 528 feet to the East of the location. The Collector Street, West Sunset Road serves that property to the south. US-281 N, an Expressway, is less than 400 meters from the subject area but an immediate access point is not available. VIA bus stops are situated on W. Sunset Rd, which is served by route 647. The existing infrastructure will be able to support any additional traffic generated by the request land use change. The property will be accessible from W. Sunset Rd.

Community Facilities: Christus Santa Rosa Hospital – Alamo Heights is located approximately 1,000 feet to the west. There is also a San Antonio Fire Department Substation 1.2 miles from the subject property on Jones-Maltsberger Road.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: MF-50

Corresponding Zoning Case: Z2013093

Zoning Commission Public Hearing Date: April 2, 2013

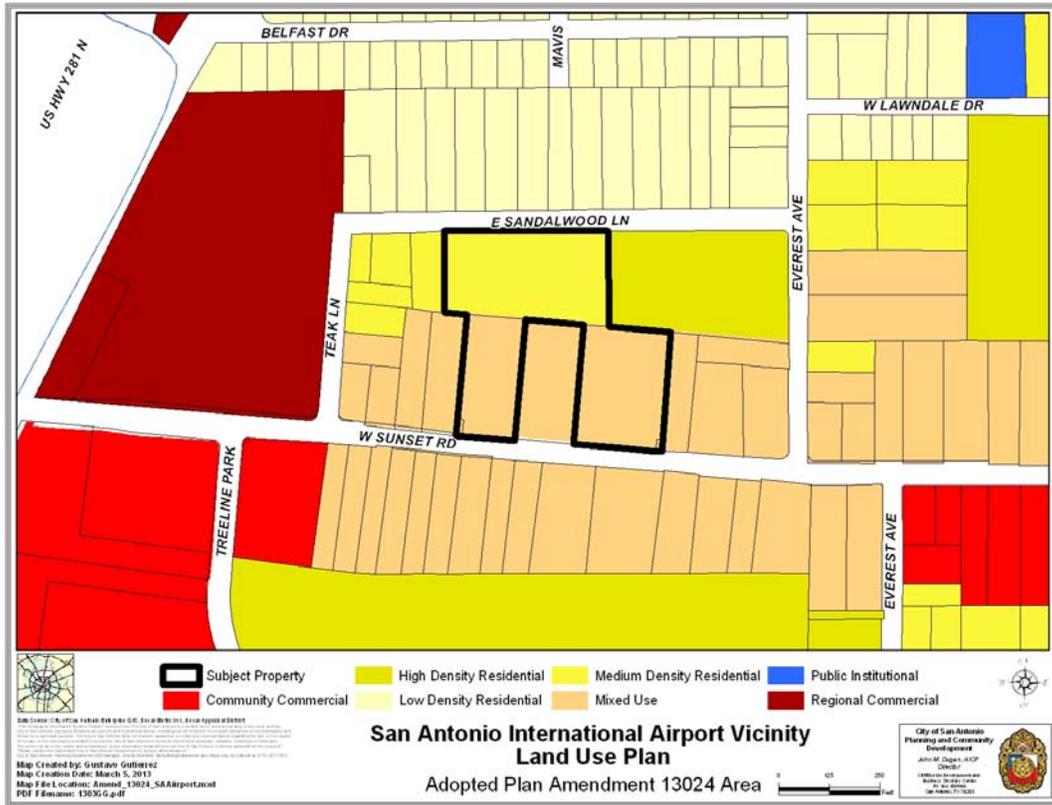
III. RECOMMENDATION

The request for the High Density Residential land use classification is appropriate for this location. The areas south of the subject property are classified as mixed use and the properties to the north are classified low density residential. Thus, the request of High Density Residential land use is consistent with the San Antonio International Airport Vicinity Future Land Use Plan text that expressly recommends the proposed land use classification as a transitional buffer between lower density residential uses and non-residential uses. Furthermore, as desired by the plan it aids to preserve neighborhood integrity and prevents commercial encroachment into the neighborhood.

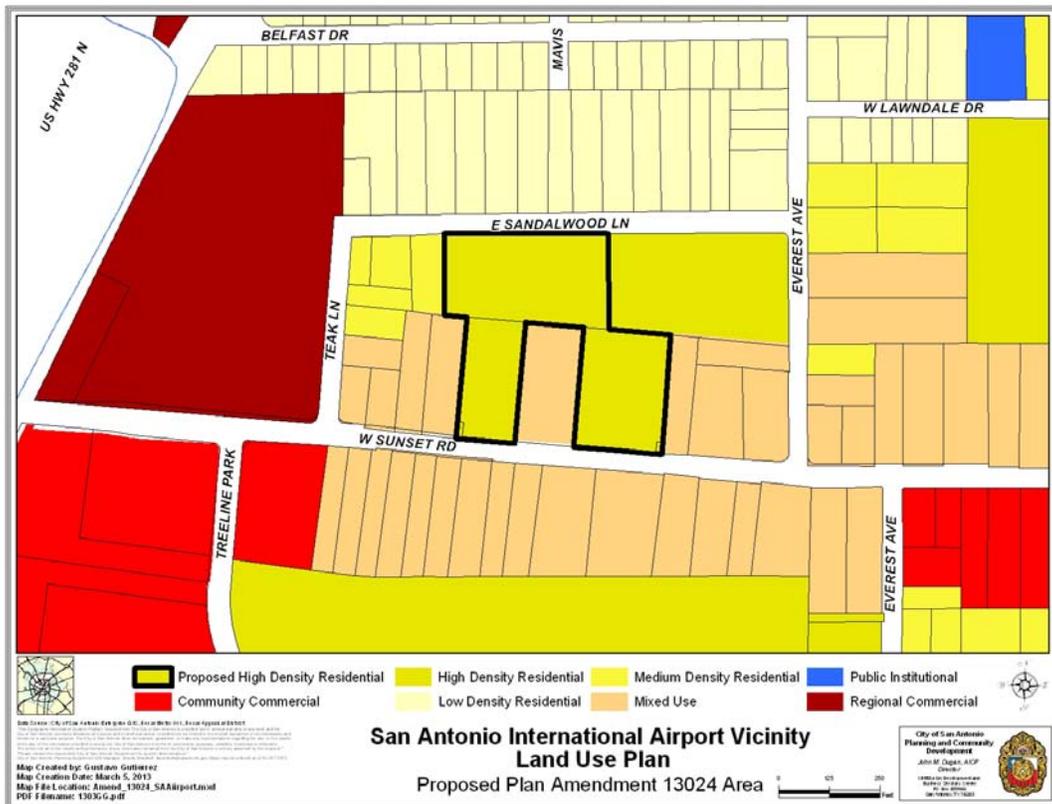
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

DATA SOURCE: CITY OF SAN ANTONIO GIS SERVICES, 2012. Aerial Imagery by Google Earth. All other data is the property of the City of San Antonio. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, reliability, completeness, or timeliness of the information provided on this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: March 5, 2013
 Map File Location: Amend_13024_SAAirport.mxd
 PDF Filename: 13036G.pdf

Subject Property VIA Bus Stops VIA Bus Routes

**San Antonio International Airport Vicinity
 Land Use Plan
 Proposed Plan Amendment 13024 Area**



City of San Antonio
 Planning and Community
 Development
 John M. Dugan, AICP
 Director
 1000 City Center
 P.O. Box 950000
 San Antonio, TX 78203

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY AND MIXED USE TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 4.6-ACRES LEGALLY DESCRIBED AS LOTS 92, 94, AND 95, NCB 11884, LOCATED AT 1438 EAST SANDALWOOD LANE, 353 WEST SUNSET ROAD, AND 331 WEST SUNSET ROAD.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 27, 2013 and **APPROVED** the amendment on March 27, 2013; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF MARCH 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto A. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
March 27, 2013

Case Number:

PA 13026

Applicant:

K/T TX Holdings, LLC

Representative:

Charles Turner

Owner:

K/T TX Holdings, LLC

Staff Coordinator:

John Osten, Senior Planner

(210) 207-2187

John.Osten@sanantonio.gov

Property Address/Location:

405, 409 and 411 Kendall Street

Legal Description:

Lots 8, 9 and 10, Block 17, NCB
1744

Tract Size:

0.2578 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 3/3/2013

Notices Mailed 3/14/2013

- 27 to property owners within 200 feet
 - The Tobin Hill Community Association within 200 feet
 - 13 to planning team members
- Internet Agenda Posting 3/22/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Tobin Hill Neighborhood Plan future land use classification for the property subject to this application from Low Density Residential to Medium Density Residential and to include "IDZ" as a base zoning district to the Corresponding Zoning Table of the Medium Density Residential land use category. Land Use Description shall include the following text: "IDZ as a base zone should be for residential use only and should not exceed 17 dwelling units per acre".

RECOMMENDED ACTION

Approval of the proposed amendment from Low Density Residential to Medium Density Residential and to include "IDZ" as a base zoning district to the Corresponding Zoning Table of Medium Density Residential land use category. Land Use Description to include "IDZ as a base zone should be for residential use only and should not exceed 17 dwelling units per acre".

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The intended type of development is consistent with the Plan's goals to develop existing vacant lots with single-family housing that are compatible with the character of the existing houses in the area.

Transportation:

The request would not have any negative impact on the existing transportation infrastructure since the requested density is slightly higher than Low Density Residential would allow.

Community Facilities:

The requested land use change should not create any additional demand for community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Tobin Hill Neighborhood Plan	
Plan Adoption Date: February 21, 2008	Update History: N/A
<p>Goal 2, Objective 4.1: While preserving the neighborhood’s historic housing inventory, encourage the utilization of available land to develop single family homes in the residential core of the neighborhood and, where appropriate, higher density housing (townhomes, condos, apartments) in areas designated as Low Density and High Density Mixed Use (see Development Guidelines).</p> <p>The amendment is requested to allow construction of single-family homes on land that is currently vacant.</p>	
<p>Goal 2, Objective 4.2: Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.</p> <p>The Historic Design Review Commission (HDRC) has approved the design; the design is consistent with the neighborhood’s historic character.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Low Density Residential:</p> <ul style="list-style-type: none"> - Single-family homes on individual lots, on streets with low traffic volumes - Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category - Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes. - A limited number of duplexes are acceptable if they were originally built for that purpose. 	R3, R4, R5, R6
<p>Medium Density Residential:</p> <ul style="list-style-type: none"> - Duplexes, triplexes and four-plexes on single lots, and may also include cottage homes and townhouses - Generally placed at the perimeter of residential areas and on collector streets - Low density residential uses are also allowed 	R3, R4, R5, R6, RM-4, RM-5, RM-6

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant
North	Low Density Residential	Single-Family Homes
East	Public/ Institutional	Church
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single-Family Homes

Land Use: The subject property is located between East Myrtle and East Locust Street, immediately west of the Metropolitan Community Church. The subject property is classified as Low Density Residential in the Tobin Hill Neighborhood Plan, as are most of the surrounding properties. The nearby church is classified as Public/Institutional.

The applicant is seeking this plan amendment to develop this 0.2578 acre area with four single family houses on individual lots. This corresponds to approximately 16 dwelling units per acre density with lots that are smaller than 3,000 square feet. To be able to accommodate single-family type of development, the applicant needs "IDZ" Infill Development Zone zoning district where some of the setback and parking requirements are relaxed. The purpose of IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

The intended type of development is consistent with the Plan's goals to develop these existing vacant lots with single-family housing that is compatible with the existing character of the area. Goal 2, Objectives 4.1 and 4.2 indicate that the area's vacant land should be developed with single-family housing that is compatible with its existing character. This request will not only help this vacant land to be developed with desired housing type, it also will pave the road for future similar infill residential development requests to be accommodated within the Medium Density Residential land use category more efficiently.

The land use pattern of the plan area is divided into three major sections: 1) Western part of the plan area along McCullough Road, 2) Eastern part along North St. Mary's, and 3) Middle section where the subject property is located. The areas along these corridors are designated with varying intensity of Mixed Use land use and currently developed with intense uses including industrial. The area in the middle of these two corridors is also called 'Residential Core' where Low and Medium Density Residential land uses are encouraged. The area classified with Medium Density Residential land use is located one block northwest of the subject property.

In recent years, the Tobin Hill neighborhood has experienced significant demand for infill projects, many of which are currently underway. One such project is being developed by the applicant four blocks west of the subject property. The request to develop this site with four single-family lots is consistent with the goals and objectives in the Tobin Hill Neighborhood Plan.

The text amendment to include IDZ as a base zoning district to the Medium Density Residential land use classification and allowing residential use densities up to 17 dwelling unit per acre will provide the flexibility of the IDZ zoning for a density that is considered appropriate for a dense single-family type development and would support appropriate in-fill development opportunities.

Transportation: Kendall Street is a local street, located one block west of North St. Mary's Street. This portion of North St. Mary's Street is a major collector, but is not classified as an arterial in the Major Thoroughfare Plan. McCullough, on the other hand, is a Secondary Arterial Type B and it is located one quarter mile west of the subject property. Several VIA bus stops are located nearby on North St. Mary's and McCullough. North St. Mary's is served by route 8. McCullough is served by route 5. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible from Kendall Street and the alley.

Community Facilities: The subject property is across the street from the Metropolitan Community Church. Other nearby facilities include Methodist Hospital and Well-Med Clinic on McCullough, Hawthorne Elementary School on Josephine, the museum reach of the San Antonio River Walk, San Antonio College on N. Main, and St. Sophia Greeks Orthodox Church and Tri-Point YMCA on N. St. Mary's. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: H MF-33 AHOD

Proposed Zoning: H IDZ AHOD

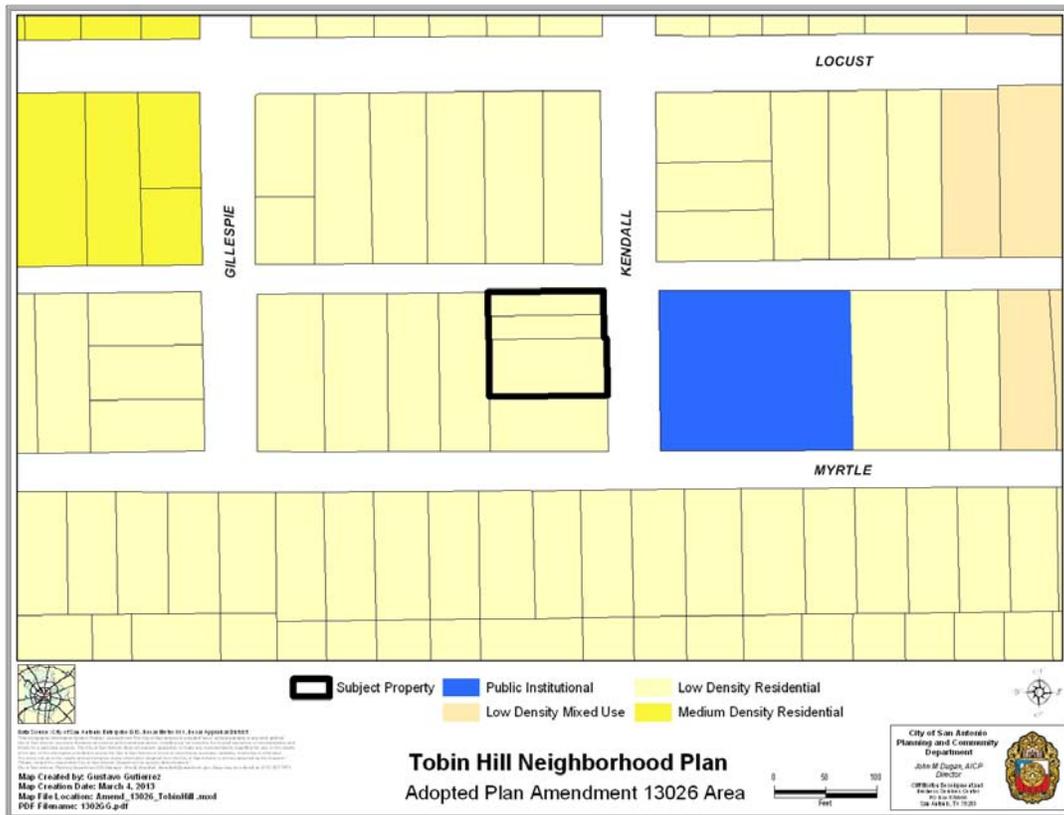
III. RECOMMENDATION

Medium Density Residential is appropriate for this location to have a compact single-family in-fill development with an IDZ (Infill Development Zone) zoning district. The request has a slightly higher density than Low Density Residential would typically allow. However, the intended type of development is consistent with the Plan's goals to develop existing vacant lots with single-family housing that are compatible with the character of the existing houses in the area and encourages appropriate in-fill development in the inner-city.

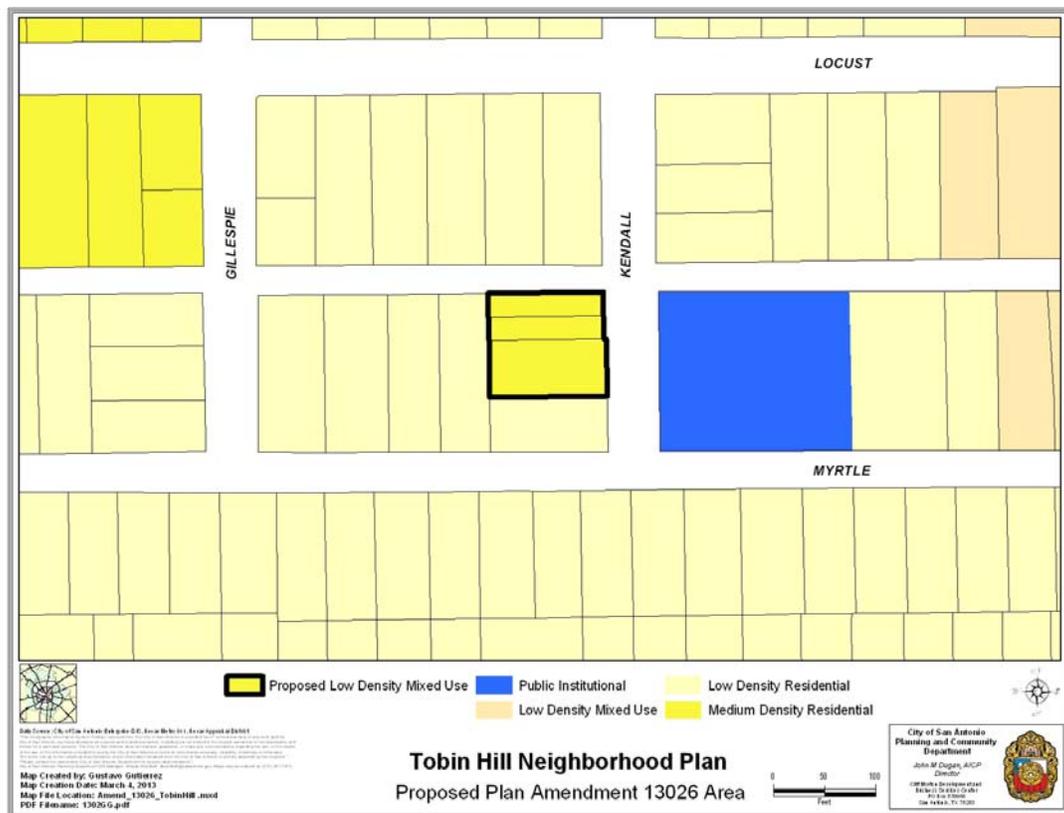
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 0.2578 -ACRES LOCATED AT 405, 409 AND 411 KENDALL STREET AND TO INCLUDE IDZ AS THE BASE ZONING DISTRICT TO THE CORRESPONDING ZONING TABLE OF MEDIUM DENSITY RESIDENTIAL LAND USE CATEGORY. LAND USE DESCRIPTION TO INCLUDE “IDZ AS A BASE ZONE SHOULD BE RESIDENTIAL USE ONLY AND SHOULD NOT EXCEED 17 DWELLING UNITS PER ACRE”..

WHEREAS, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on February 21, 2008; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 27, 2013 and **APPROVED** the amendment on March 27, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF MARCH 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission