

SAN ANTONIO PLANNING COMMISSION AGENDA



March 9, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the ICRIP program (Center City Development Office, Barbara Ankamah)
- Briefing on the West/Southwest Sector Plan (Planning and Community Development Department, Ashley Parsons)
- Briefing on the Midtown Brackenridge Master Plan and potential amendments to the adjacent Neighborhood Plans of Government Hill, Tobin Hill, Westfort, Mahncke Park, and River Road (Planning and Community Development Department, Andrea Gilles)

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

3. Roll Call

4. Citizens to be heard

CONSENT AGENDA

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

* Project is located in the Camp Bullis Notification Area.

<u>PLATS:</u>			Council	Ferguson
			District	Index #
5.	090172	Smithson Valley P.U.D (On the north side of Smithson Valley Road, west of Laurie Michelle)	OCL	452 C-3
6.	100210	Park Place II Subdivision, Unit 7A (Extending Branch Post to the west from Park Place II, Unit 5)	OCL	612 B-5
7.	110033	Luckey Ranch, Unit-2 (On the south side of U.S. Highway 90, east of WT Montgomery Road)	OCL	645 E-5
<u>DEFERRALS:</u>				
8.	110099	Waterwood Office (On the north side of F.M. Loop 1604, west of IH-37)	OCL	752 C-3

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

9.	060589	Bella Vista Unit 1 Section 3 (Time Extension) (On the north side of Potranco Road, east of Bella Vista Place)	OCL	611 A-5
10.	070407	Westwind West, Unit 4 (Enclave) (Time Extension) (Extending Florianne eastward from Westwinds West, Unit 2 Enclave)	OCL	557 B-4
11.	070409	Westwind Lonestar, Unit 2 (Enclave) (Time Extension) (Northeast of Lone Star Parkway and Wild Pine)	OCL	557 E-4
12.	070410	Westwind Lonestar, Unit 3 (Enclave) (Time Extension) (Extending Amber Rose eastward from Unit 1)	OCL	557 E-4

COMPREHENSIVE MASTER PLANS:

13. **PA11016** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 9.8 acres located at 105 Clifford Court from Mixed Use land use to Low Density Residential land use, 2926 South Presa Street from Low Density Residential land use and Mixed Use land use to Public Institutional land use, and 502 Riverside and abutting 4 acre site to the south from Mixed Use land use to Business Park land use. (Planning and Community Development Department by Tyler Sorrells)
14. **PA11017** - Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master

Plan of the City, by changing the use of approximately 97.2 acres generally located between Southeast Military Drive and Loop 410 abutting South Presa Street more specifically located at: 8910 Graf Road from Parks/Open Space land use to Low Density Residential land use; 8510 Old Corpus Christi Road and 9137, 9145, 9149, 9151, and 9211 South Presa Street from Mixed Use land use to Low Density Residential land use; 8531 South Presa Street from Mixed Use land use and Parks/Open Space land use to Low Density Residential land use; 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot P-4 from Mixed Use land use and Low Density Residential land use to Low Density Residential land use; 9015, 9059, and 9077 South Presa Street from Parks/Open Space land use to Low Density Residential land use; 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot 1 and 8920 South Presa Street from Mixed Use land use to Neighborhood Commercial land use; 8750 South Presa Street from Low Density Residential land use and Parks/Open Space land use to Neighborhood Commercial land use; 8648 and 8711 Graf Road, 8703 and 8707 Old Corpus Christi Road, 8888 and 8902 South Presa Street, and NCB Block 3 Lots 7 and 8, and property generally located at the southeast corner of Graf Road and South Presa Street from Low Density Residential land use to Neighborhood Commercial; 8910 South Presa Street from Public Institutional land use to Neighborhood Commercial land use; 7622 South Presa Street from Public Institutional land use to Community Commercial land use; 8343 South Presa Street from Parks/Open Space land use to Community Commercial land use; 8237 Old Corpus Christi Road and 8314, 8367, 8439, 8441, and 9087 South Presa Street from Parks/Open Space land use to Public Institutional land use; 9210 South Presa Street from High Density Residential land use to Public Institutional land use. (Planning and Community Development Department by Tyler Sorrells)

15. Technical Advisory Committee interviews.
 - Michael Angel Garcia
 - Homer Dewayne Nelson
16. Approval of the minutes for the February 23, 2011 Planning Commission meeting
17. Director's report - City Council Action Update (Planning Commission Items sent to Council)
18. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
19. **ADJOURNMENT**

Consent Agenda

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 5 March 9, 2011

SMITHSON VALLEY P.U.D.
SUBDIVISION NAME

MAJOR PLAT

090172
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 452 C-3

OWNER: Burdick Custom Homes, Inc., by Art Burdick

ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Burt Wellmann, P.E.

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

Date filed with Planning Commission: February 22, 2011

Location: On the north side of Smithson Valley Road, west of Laurie Michelle

Services Available: Private Well and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is associated with:

PUD 09-006, Smithson Valley PUD, approved on December 18, 2009

Proposed Use: Residential

Major Thoroughfare: Smithson Valley Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **79.302** acres consisting of **28** single family lots, **3** non-single family lots and **3,481** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING

SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249

- Engineers
Surveyors
Planners

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, WITHOUT AGRY IDENTIFIED AS PRIVATE, THE FOLLOWING STREETS, ALLEYS, PARKS, WETLANDS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER
4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

AT BURDICK, BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF FEBRUARY 2011

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 APPEAL PERMITTED MADE ON THE GROUND BY:

DONALD DEAN WHEELER
REGISTERED PROFESSIONAL SURVEYOR NO. 5207
MAY TARN RAMIREZ ENGINEERS, LLC
12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249

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

OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF SMITHSON VALLEY SUBDIVISION 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 SAID COMMISSION

DATE THIS DAY OF FEBRUARY 2011

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION AND REVIEW OF THE PLAT AND REGULATIONS GOVERNING SAME, AND THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

DATE THIS DAY OF FEBRUARY 2011

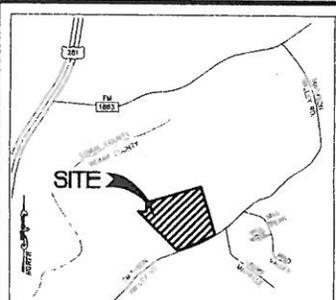
STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF SAO COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20

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

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE GRID NO. 452 C3

SCALE: 1" = 300'

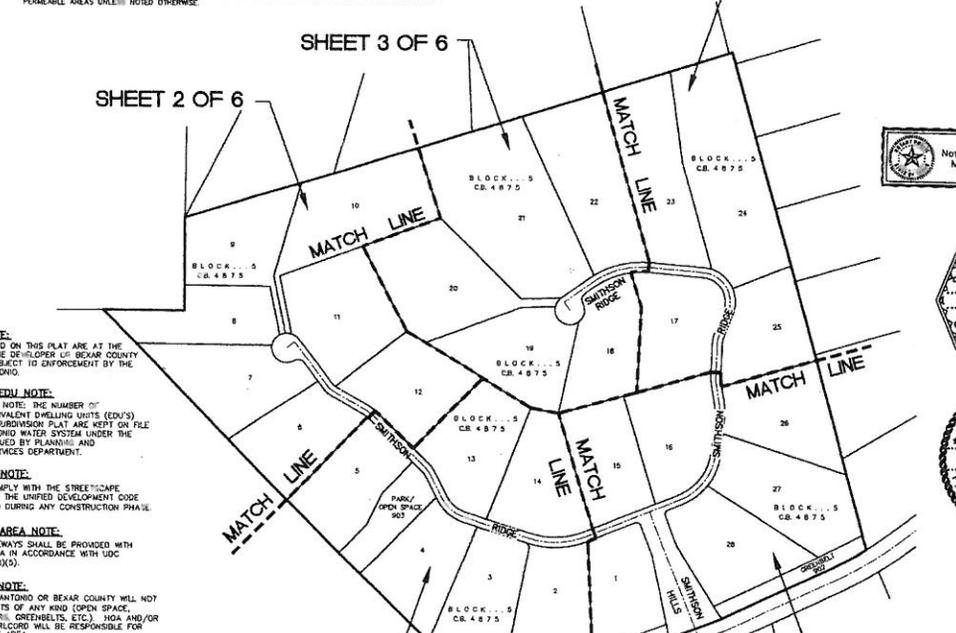
OWNER: SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER
4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for the subdivision.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD DISTANCE. Lists curve data for the subdivision.

- NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "NIR RING" PLASTIC CAP... 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983...

- GPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS... CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WITH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES...



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUBDIVISION WATER IS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION... TROY T. CRAIN, REGISTERED PROFESSIONAL GEODESIST NO. 2004

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF BEAR COUNTY, TEXAS
DAVID AGUILERA
Notary Public, State of Texas
My Commission Expires June 03, 2012

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATTY & MOUTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, L.T.A. A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-668, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



Engineers Surveyors Planners MTR Moy Tarrin Ramirez Engineers, LLC

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, L.T.A. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC. 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249

DULY AUTHORIZED AGENT: ART BURDICK, BEAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

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

STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THE MATTERS OF STREETS, LOTS, AND DRAINAGE HAS BEEN CONSIDERED BY THE SAN ANTONIO PLANNING COMMISSION...

STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

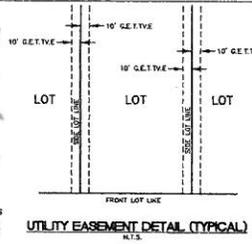
STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THE MATTERS OF STREETS, LOTS, AND DRAINAGE HAS BEEN CONSIDERED BY THE SAN ANTONIO PLANNING COMMISSION...

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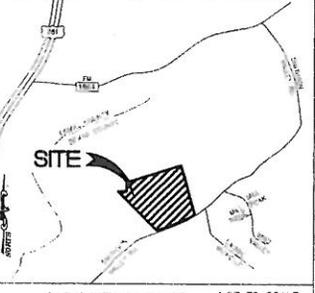
STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THE MATTERS OF STREETS, LOTS, AND DRAINAGE HAS BEEN CONSIDERED BY THE SAN ANTONIO PLANNING COMMISSION...

STATE OF TEXAS, COUNTY OF BEAR: I HEREBY CERTIFY THAT THE MATTERS OF STREETS, LOTS, AND DRAINAGE HAS BEEN CONSIDERED BY THE SAN ANTONIO PLANNING COMMISSION...

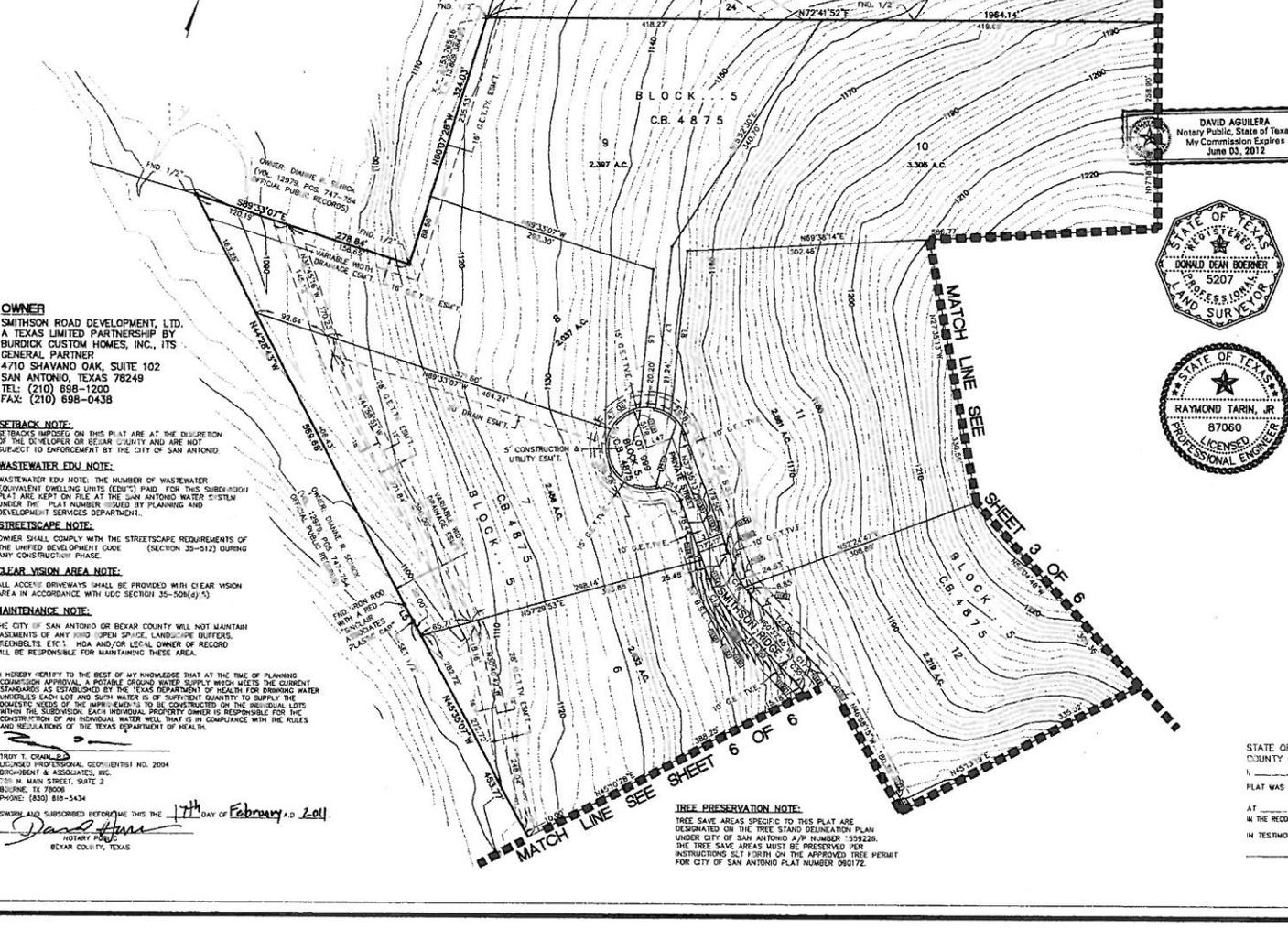
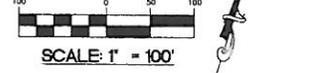


LEGEND: EXISTING CONTOUR, PROPOSED CONTOUR, GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT, BUILDING SETBACK LINE, DRAINAGE, RIGHT OF WAY, RADIUS, CONTROLLING EASEMENT.

- NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR END" PLASTIC CAP... 3. THE BEARHORN SHOULDER AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983...



LOCATION MAP NOT TO SCALE GRID NO. 452 C3



OWNER: SMITHSON ROAD DEVELOPMENT, L.T.A. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER, 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249

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

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

STREETSCAPE NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

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

MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC. HOA AND/OR LOCAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREA.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNLESS EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE APPLICANTS TO BE CONSIDERED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY Y. CRAIN, LICENSED PROFESSIONAL SURVEYOR NO. 2004 BURBANK & ASSOCIATES, INC. 701 N. MAIN STREET, SUITE 2 BIRMINGHAM, TX 75008 PHONE: (832) 818-5434

SWORN AND SUBSCRIBED BEFORE ME THIS 17th day of February A.D. 2011. David Aguilera, Notary Public, Bear County, Texas.



DAVID AGUILERA, Notary Public, State of Texas, My Commission Expires June 03, 2012

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE ACAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, L.T.D., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 861-866, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



Engineers Surveyors Planners FROM TYPE NO. F-5297 12770 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5551 FAX: (210) 698-5585

STATE OF TEXAS COUNTY OF BEAR COUNTY 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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND OTHER PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, L.T.D. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

DULY AUTHORIZED AGENT: DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012



STATE OF TEXAS COUNTY OF BEAR COUNTY 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 ACT APPROVED BY THE LEGISLATURE AND ACKNOWLEDGED BY ME THAT I EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS COUNTY OF BEAR COUNTY DONALD DEAN BROWNER REGISTERED PROFESSIONAL SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, L.L.C. 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5551

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

RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, L.L.C. 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5551

STATE OF TEXAS COUNTY OF BEAR COUNTY THIS PLAT OF SMITHSON VALLEY SUBDIVISION 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.

DATED THIS 18th DAY OF FEBRUARY, 2011 BY: CHAIRMAN

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON 18th DAY OF FEBRUARY, 2011 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 18th DAY OF FEBRUARY, 2011 COUNTY CLERK, BEAR COUNTY, TEXAS

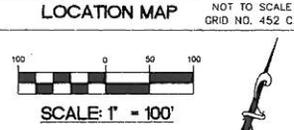
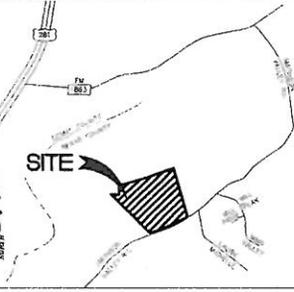
STATE OF TEXAS COUNTY OF BEAR COUNTY I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON _____ DAY OF _____ A.D. 20____

AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____ COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY SHEET 3 OF 6

- NOTES: 1. THE DRAINAGE LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EIGHT AS SHOWN PROPERTY OWNERS WILL BE WORKNOTED WITH A 1/2" X 1/2" IRON PIN WITH AN ORANGE "WIR END" PLASTIC CAP... 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983... 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME... 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, DRIVEWAYS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY... 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR DRIVEWAYS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS... 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 8. SMITHSON VALLEY SUBDIVISION P.U.D. STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS... 9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREASEBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS... 10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS... 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FINAL ADJACENT GRADE... 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMANENT AREAS UNLESS NOTED OTHERWISE.

- CPS NOTE: 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", "GAS EASEMENT", "WINDOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, NETWORKING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRING, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND 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... 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... CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES... ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS... THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. • NONE AFFECTED



OWNER: SMITHSON ROAD DEVELOPMENT, L.T.D. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

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

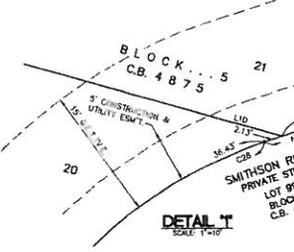
WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIPMENT INFLUENT UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER UTILITY UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED PLAN PHASE (SECTION 35-312) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LDC SECTION 35-308(c)(5).

MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (CONV. SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.) HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

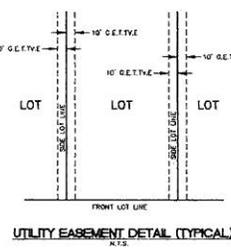
TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1550228. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTANT LOTS SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172.



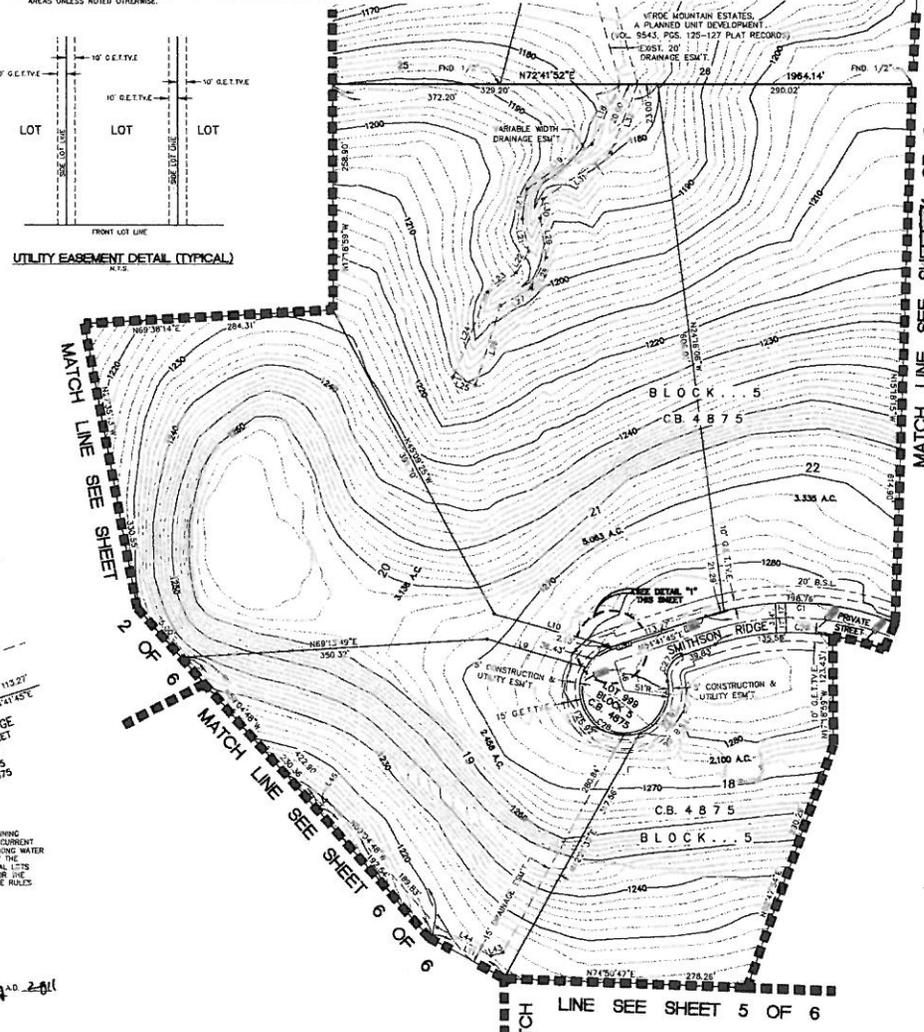
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT REQUIREMENTS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE APPROXIMATE TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY T. CRAIN LICENSED PROFESSIONAL GEOLOGIST/NO. 2004 BROWNING & ASSOCIATES, INC. 722 N. MAIN STREET, SUITE 2 BOEING, TX 75006 PHONE: (830) 818-5434

SHOWN AND DESCRIBED BEFORE ME THIS 18th DAY OF February, A.D. 2011 DAVID AGUILERA NOTARY PUBLIC BEAR COUNTY, TEXAS



UTILITY EASEMENT DETAIL (TYPICAL)



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

DEVELOPMENT SERVICES RECEIVED FEB 18 2011 10:00 AM

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS BEAITY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13015, PAGES 681-686, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



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

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ART BREDICK 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 February 2011

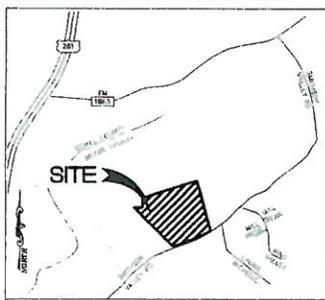
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR No. 5207 MOY TARN RAMIREZ ENGINEERS, LLC 12770 CHAMRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

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

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION 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. DATED THIS 11th DAY OF February, A.D. 2011 BY: CHAIRMAN, PLANNING COMMISSION COUNTY CLERK, BEXAR COUNTY, TEXAS

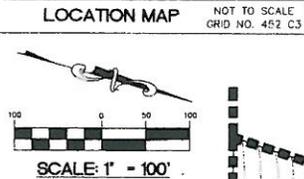
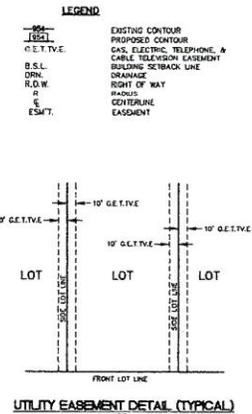
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS 11th DAY OF February, A.D. 2011 COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON the 11th DAY OF February, A.D. 2011 AND DULY RECORDED THE DAY OF February, A.D. 2011 IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF February, A.D. 2011 COUNTY CLERK, BEXAR COUNTY, TEXAS

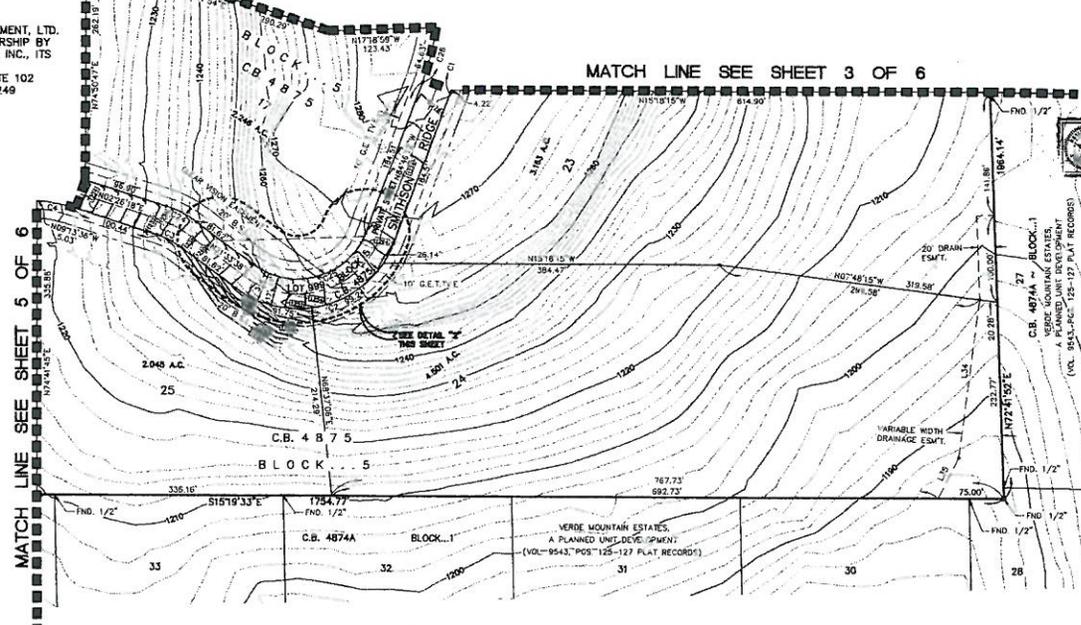


- NOTES: 1. THE DRAINING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMBAYMENT MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48030D001, EFFECTIVE DATE SEPTEMBER 29, 2009, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN". 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "100 EMB" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 4. ALL VEHICLES AND/OR PERMITTING OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS AND/OR THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIMITS AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS. 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE, WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-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 INTERFERE AND REMOVE OTHER GRANTEE'S ADJACENT PROPERTIES TO REMOVE ANY HAZARDOUS OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT. 8. SMITHSON VALLEY SUBDIVISION P.U.D., STREETS (LOT 399, C.B. 4873) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC AS STREETS. 9. LOTS 801 AND 801B, C.B. 4874 SHALL BE DESIGNATED AS GREENBELT AND AS F.L.T.R.C. GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 10. LOT 801, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FINAL ADJACENT GRADE. 12. ALL EASEMENTS SUCH AS DRAINAGE, TELEVISION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DRECTING POLES, HANGARS OR BURYING Wires, CABLES, CONDUITS, PIPING OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 OBSTRUCT OR HAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.L.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. NOOP OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.L.T.V. EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. * NOTE ATTACHED



OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438



TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1502206. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172.

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

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

STREETSCAPE NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 30-512) DURING ANY CONSTRUCTION PHASE.

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

MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND - OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A PORTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE APPLICANTS AND TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF A PORTABLE WATER SUPPLY THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH. PROY T. CHAIN, P.E. LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BROADBENT & ASSOCIATES, INC. 729 N. MAIN STREET, SUITE 2 BEXAR, TX 78706 PHONE: (830) 816-9434 SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF February, A.D. 2011

DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

NEVER OPEN TO PUBLIC RECORDS 2011 FEB 18 AM 10:50

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN COUNTY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATTY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, L.P.D., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13815, PAGES 861-868, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

MIR logo and contact information for Mir Tam Ramirez Engineers, LLC, including address and phone numbers.

STATE OF TEXAS COUNTY OF BEAR... THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, OATHS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OPEN SPACE, PARKS, RECREATION, MATRICURABLES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN, HEREBY CERTIFY:

DAILY AUTHORIZED AGENT... STATE OF TEXAS COUNTY OF BEAR... BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ACT BURDICK... 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.



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

RAYMOND TARN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060... STATE OF TEXAS COUNTY OF BEAR... THIS PLAT OF SMITHSON VALLEY SUBDIVISION 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 THE COMMISSION.

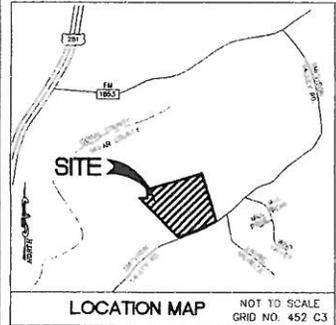
DATED THIS ... DAY OF ... A.D. 2011... BY: ... CHAIRMAN ... SECRETARY ... COUNTY CLERK, BEAR COUNTY, TEXAS

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

DATED THIS ... DAY OF ... A.D. 2011... COUNTY CLERK, BEAR COUNTY, TEXAS

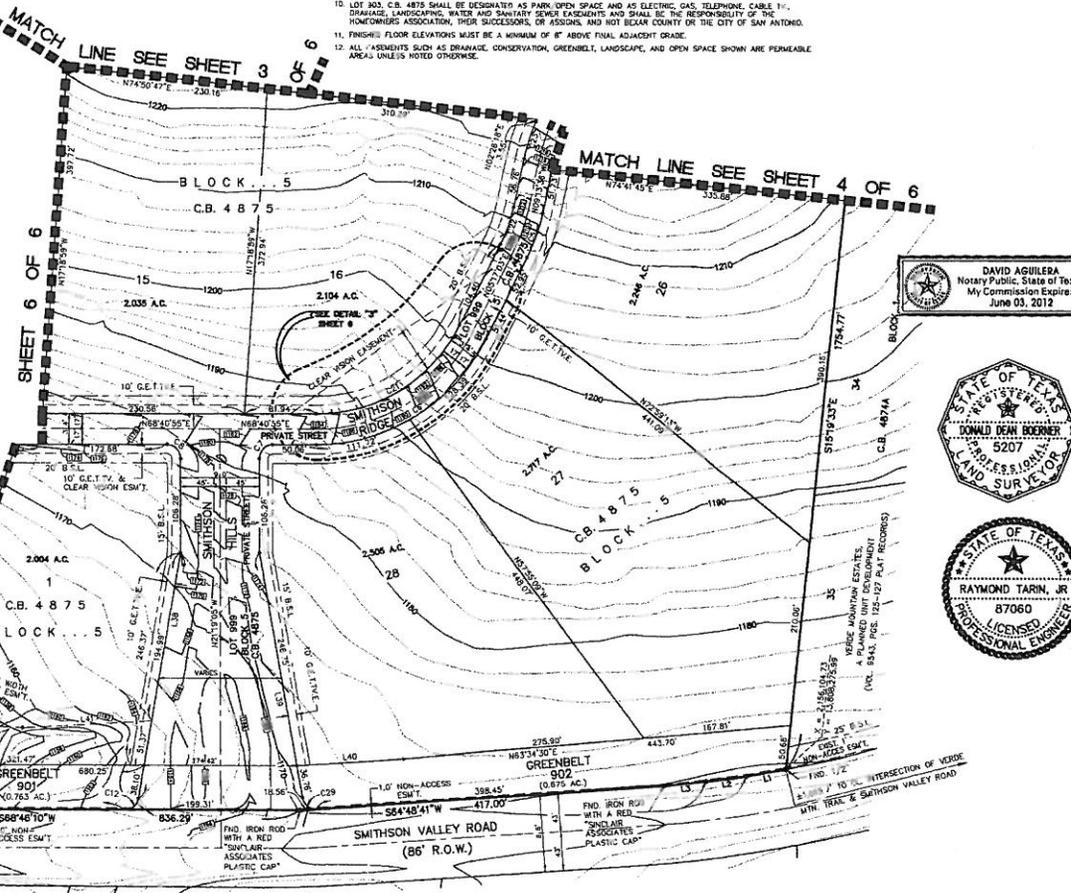
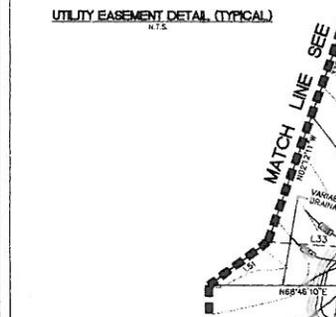
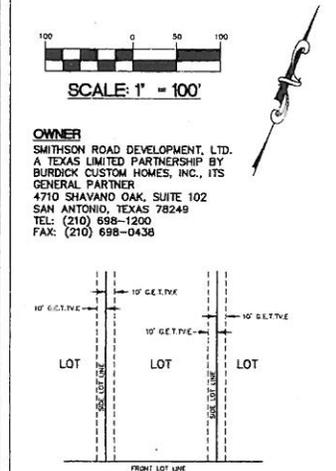
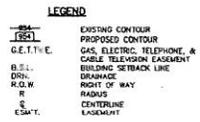
STATE OF TEXAS COUNTY OF BEAR... I, ... COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... A.D. 2011...

AT ... A.M. AND DULY RECORDED THE ... DAY OF ... A.D. 2011... IN THE RECORDS OF ... OF SAID COUNTY IN BOOK VOLUME ... ON PAGE ... IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ... DAY OF ... A.D. 2011... COUNTY CLERK, BEAR COUNTY, TEXAS



NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EXCEPT AS SHOWN, PROPOSED UTILITIES WILL BE CONSIDERED WITH A SET 1/2" IRON PIPE WITH AN ORANGE "W/ END" PLASTIC CAP... 3. THE NEARBY SHOWN HORSE ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983...

NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EXCEPT AS SHOWN, PROPOSED UTILITIES WILL BE CONSIDERED WITH A SET 1/2" IRON PIPE WITH AN ORANGE "W/ END" PLASTIC CAP... 3. THE NEARBY SHOWN HORSE ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983...



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A FEASIBLE GROUND WATER SUPPLY MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER... TRACY T. OSUNA, LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004... DAVID AGUILERA, Notary Public, State of Texas, My Commission Expires June 03, 2012.

SEWERAGE NOTE: SEWERAGE IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO... WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 PLANNING AND DEVELOPMENT SERVICES DIVISION... STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(6)(5)... MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS... TREE PRESERVATION NOTE: THREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN... TREE PRESERVATION SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172.

STATE OF TEXAS COUNTY OF BEAR... DEVELOPMENT SERVICES

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79,302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 34, ABSTRACT NO. 2526, COUNTY BLOCK 4874 AND THE ADAMS, BEATTY & WOLSTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MIR Moy Tarin Ramirez Engineers, LLC 12710 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

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, FORES, PARKS, WETLANDS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED:

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AET BUELDICK 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 17th DAY OF FEBRUARY 2011 NOTARY PUBLIC BEXAR COUNTY, TEXAS

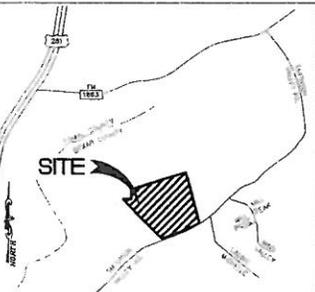
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12710 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12710 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION 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. DATED THIS 20th DAY OF FEBRUARY 2011 BY: COUNTY CLERK, BEXAR COUNTY, TEXAS

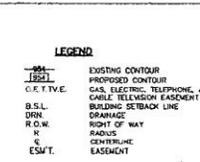
CERTIFICATE OF APPROVAL COUNTY JUDGE OF BEXAR COUNTY, TEXAS I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED IN THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AT THE INFORMATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS 20th DAY OF FEBRUARY 2011 COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON the 20th DAY OF FEBRUARY 2011 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2011, 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. 2011. COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

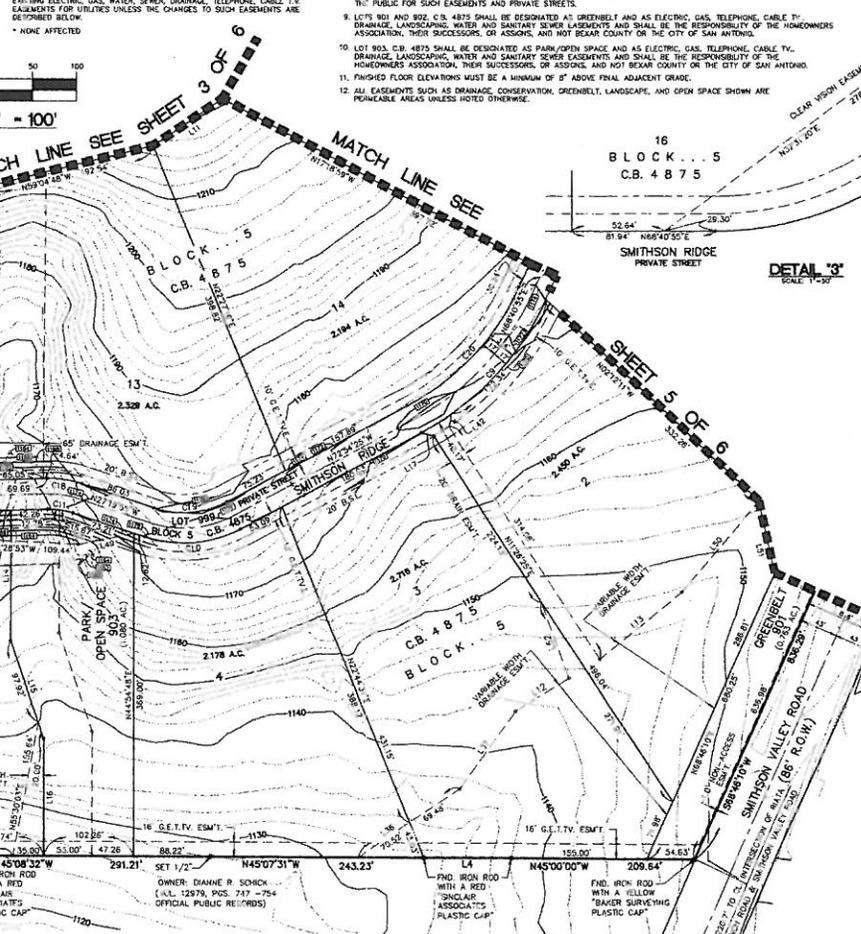
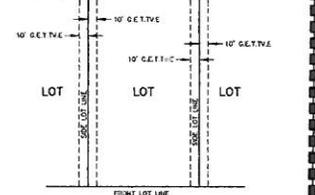


CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY EXTENDED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "FIBER OPTIC EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSPARENCY EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, OPERATING, INSPECTING, PATROLLING AND TESTING POLLS, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMER BAYS 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 GRANTOR'S ADJACENT PROPERTY ANY OBSTRUCTIONS TO THE LINES OR APPURTENANCES THEREON AS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

- NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE INDICATED WITH A SET 1/2" IRON PIN WITH AN ORANGE "WTR ENG" PLASTIC CAP... 3. THE BOUNDARIES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983... 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OR NEAR BUSINESS MUST USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME... 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY... 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DESIGNED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS... 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS... 8. SMITHSON VALLEY SUBDIVISION P.U.D., STREET (LOT 599, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS, THEREBY, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS... 9. LOTS 802 AND 803, C.B. 4875 SHALL BE SEGREGATED AT GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSORS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO... 10. LOT 803, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSORS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO... 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE... 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PREAMBLE AREAS UNLESS NOTED OTHERWISE.



OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. GENERAL PARTNER BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 6 March 9, 2011

PARK PLACE II
SUBDIVISION, UNIT 7A
SUBDIVISION NAME

MAJOR PLAT

100210
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 B-5

OWNER: Armadillo Construction, Ltd., LP, by Jeff Gar

ENGINEER: M.W. Cude Engineers, LLC, by Christopher R. Dice, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: March 2, 2011

Location: Extending Branch Post to the west from Park Place II, Unit 5

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 748C, Park Place Phase II, accepted on October 14, 2010

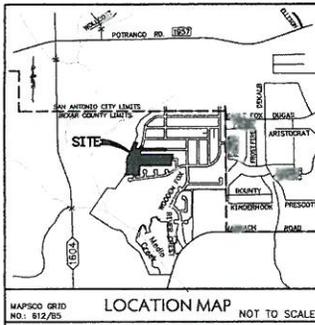
Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **11.750** acres consisting of **47** single family lots, **2** non-single family lots and **1,955** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DIRECTING POLES, HANDING 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 OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENT USE 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.

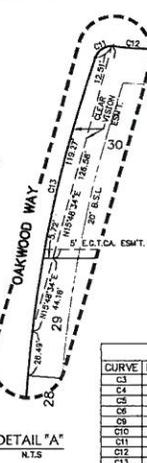
ANY CITY ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CIP EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

WASTEWATER EDI NOTE: 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 DEVELOPMENT SERVICES DEPARTMENT.

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

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

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



LEGEND table listing symbols for ACRES, BUILDING, SETBACK LINE, CURVE NUMBER, DEED & PLAT RECORDS, DRAINAGE, E.L.C.T.A., ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, ESM.T., EXISTING, FOUND IRON PIN, LINE NUMBER, MIN. FINISHED FLOOR ELEVATION FOR SEWER REQUIREMENTS, NUMBER, NOT TO SCALE, OFFICIAL PUBLIC RECORDS, PAGE, PAGES, PROPOSED CONTOUR, RIGHT-OF-WAY, SANITARY SEWER, VARIABLE, VOLUME, WATER, EXISTING GROUND MAJOR CONTOUR, EXISTING PROPERTY LINE.

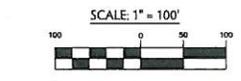
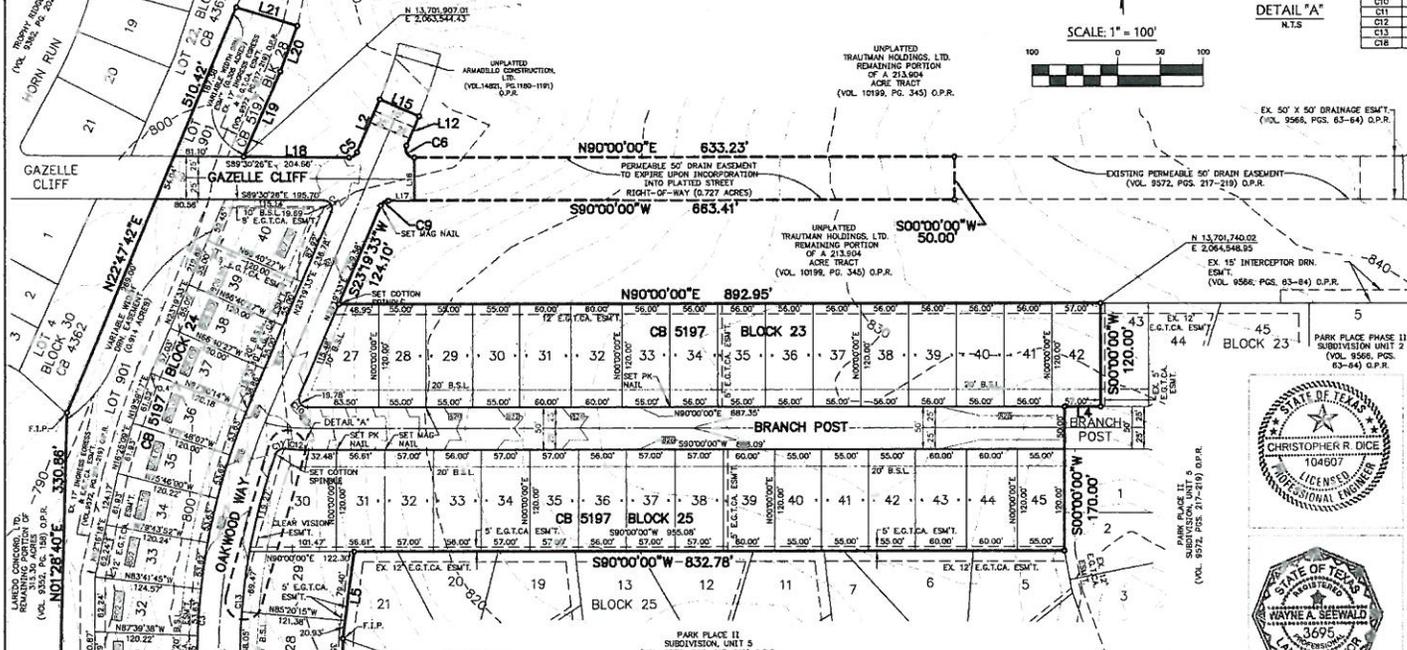
CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT LENGTH, CHORD, CHORD BEARING. Includes curves C1 through C18.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L19.

MAPGRID NO. 812/85 LOCATION MAP NOT TO SCALE

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

1/4" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



PARK PLACE II SUBDIVISION UNIT (VOL. 5546, PG. 63) D.P.R.

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 DRIVEWAY LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ULTIMATE DEVELOPMENT CODE, EXCEPT WHERE INDICATED OTHERWISE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



SUBDIVISION PLAT ESTABLISHING PARK PLACE II SUBDIVISION, UNIT 7A

BEING 11,750 ACRES OF LAND OUT OF THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT NO. 248, COUNTY BLOCK 4333, BEAR COUNTY, TEXAS AND ALSO BEING ALL OF A 0.365 ACRE TRACT AND 11,445 ACRES OUT OF A 12,128 ACRE TRACT (DESIGNATED AS TRACT 1) RECORDED IN VOLUME 14821, PAGES 1188-1191, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



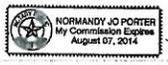
THIS PLAT OF PARK PLACE II SUBDIVISION, UNIT 7A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

STATE OF TEXAS COUNTY OF BEAR 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 FOREVER, PARKS, WATERSHOEDS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ARMADILLO CONSTRUCTION, LTD. 12119 NORTHBRIDGE DR. SAN ANTONIO, TEXAS 78232 CONTACT PERSON: OSCAR DOMINGUEZ TEL: (210) 462-0968 FAX: (210) 345-3313

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 17th DAY OF February, A.D. 2011.



[Signature] IN AND FOR THE STATE OF TEXAS

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

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

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

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 March 9, 2011

LUCKEY RANCH, UNIT-2
SUBDIVISION NAME

MAJOR PLAT

110033
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 E-5

OWNER: LGI Homes – Luckey Ranch, LTD., by Eric T. Lipar

ENGINEER: Pape Dawson Engineers, Inc., by W. R. Wood, P.E.

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

Date filed with Planning Commission: February 18, 2011

Location: On the south side of U.S. Highway 90, east of WT Montgomery Road

Services Available: Bexar Metropolitan Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 010-09, Luckey Ranch, accepted on December 16, 2009

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **32.70** acres consisting of **117** single family lots, **3** non-single family lots, and **5,385** linear feet of public streets.

DISCUSSION:

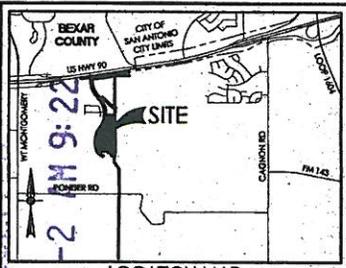
The Bexar County Public Works Department has cited: Section 35-515(b)(3), of the UDC regarding Lot Layout Regulations, Block, Blocks and Street Length. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Bexar County Director and the Development Service Director have granted an Administrative Exception to Section 35-515(b)(3), of the UDC regarding Lot Layout Regulations, Block, Blocks and Street Length.

STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES



LOCATION MAP
MAPSCO MAP GRID, 45E4 & E5
NOTICE SCALE

STATE OF NEW YORK
COUNTY OF GRAMMANT
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

OWNER/DEVELOPER: EDWARD KALEJON, MANAGING MEMBER
LUCKEY RANCH GLOBAL ASSOCIATES
A TEXAS GENERAL PARTNERSHIP
BY: KEF LUCKEY RANCH GLOBAL, L.P.
GENERAL PARTNER
7021 BISHOP HOLLOW ROAD
WESTBURY, NY 11790
(516) 674-8000

STATE OF NEW YORK
COUNTY OF NASSAU
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALEJON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESIGNATED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE FOREGOING INSTRUMENT AND SEAL OF OFFICE THIS 14th DAY OF February, A.D. 2011.

Notary Public, Nassau County, New York
Margaret M. Hanes

OPEN SPACE NOTE:
LOT 901 AND 902, BLOCK 1, COUNTY BLOCK 4319 AND LOT 901, BLOCK 3, COUNTY BLOCK 4319 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

TRADOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY OR THE DEVELOPER SHALL BE RESPONSIBLE FOR ADJUSTIVE SETBACK AND/OR SOUND ATTENUATION MEASURES FOR THROUGH TRAFFIC AND ADJACENT TO THE STATE HIGHWAY.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG US HWY 90 BASED ON OVERALL PLANNED HIGHWAY FRONTAGE OF 265.00'.

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

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

C-P-S NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF THE PUBLIC AND THE STATE FOR PUBLIC SERVICE BORROW A REPAIR OF THE MAINLINE AND BRANCH OF THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. THE REPAIR OF THE MAINLINE AND BRANCH OF THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. THE REPAIR OF THE MAINLINE AND BRANCH OF THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

Notary Public, State of Texas
Rick Wood

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: TAPEDONSON ENGINEERS, INC.

Notary Public, State of Texas
Tapedonson Engineers, Inc.

BEAR COUNTY MAINTENANCE NOTE:
THE MAIN SOURCE OF ALL PRIVATE STREETS OPEN SPACE, GREENBELT, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LUCKEY RANCH UNIT-2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LUCKEY RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

WATER IMPACT FEE PAYMENT NOTE:
WATER IMPACT FEES WISE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATERWASTER SERVICE CONNECTION.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF ADORNMENTS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENT. THE CITY OF SAN ANTONIO, BEAR COUNTY AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRASSY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 4' ABOVE FINISHED ADJACENT GRADE.

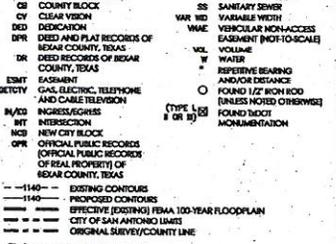
IMPACT FEE PAYMENT DUE:
WATERWASTER IMPACT FEES WISE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATERWASTER SERVICE CONNECTION.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L1 through L18.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L81 and L82.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C33.

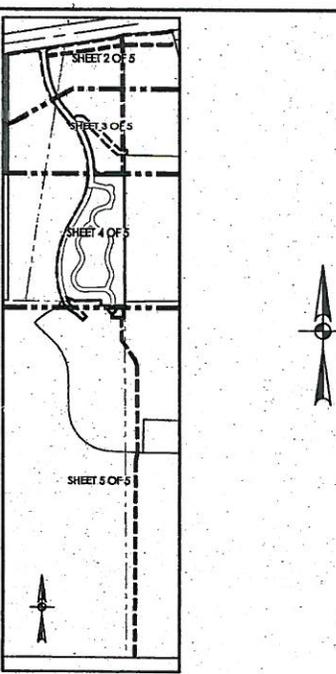
LEGEND
AC ACRES
BLK BLOCK
BL BUILDING SETBACK LINE
CB COUNTY BLOCK
CL CLEAR VISION
DED DEDICATION
DPR DEED RECORDS OF BEAR COUNTY, TEXAS
DR DEED RECORDS OF BEAR COUNTY, TEXAS
E EASEMENT
ELEC GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
GAS GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
H/H/3 HOLEY/3/3
INT INTERSECTION
MCD NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS



LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L81 and L82.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C33.

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C33.



INDEX MAP
SCALE 1" = 1000'

STATE OF TEXAS
COUNTY OF MONROE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC LIPAR (MEMBER) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESIGNATED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE FOREGOING INSTRUMENT AND SEAL OF OFFICE THIS 14th DAY OF February, A.D. 2011.

Notary Public, State of Texas
Chadler G. League

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

DATE: _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

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

DATE: _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

PLAT NUMBER 110033

SUBDIVISION PLAT OF LUCKEY RANCH, UNIT-2

A 3270 ACRE TRACT OF LAND OUT OF A 9230 ACRE TRACT OF LAND CONVERTED TO LOT HOMES-LUCKEY RANCH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14643, PAGES 1233-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALSO BEING OUT OF A REMAINING PORTION OF A 610544 ACRE TRACT OF LAND CONVERTED TO LUCKEY RANCH GLOBAL ASSOCIATES IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12422, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JOHN BARRE SURVEY NUMBER 64, ABSTRACT 47, COUNTY BLOCK 4317, THE E. & G. N. E.L. SURVEY NUMBER 28, ABSTRACT 877, COUNTY BLOCK 4224, THE ABE, T.A., COOK SURVEY NUMBER 65 1/4, ABSTRACT 1074, COUNTY BLOCK 4342, AND THE GR. MOOREHEAD SURVEY NUMBER 11, ABSTRACT 618, COUNTY BLOCK 4319, IN BEAR COUNTY, TEXAS.

SCALE: 1" = 1,000'



PAPE-DAWSON ENGINEERS
205 EAST BANCHE | SAN ANTONIO, TEXAS 78205 | PHONE: 210.375.8007 FAX: 210.375.8000

DATE OF PRINT: February 14, 2011

STATE OF TEXAS
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC LIPAR (MEMBER) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESIGNATED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE FOREGOING INSTRUMENT AND SEAL OF OFFICE THIS 14th DAY OF February, A.D. 2011.

Notary Public, State of Texas
Chadler G. League

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

DATE: _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

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

DATE: _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF BEAR

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

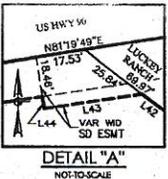
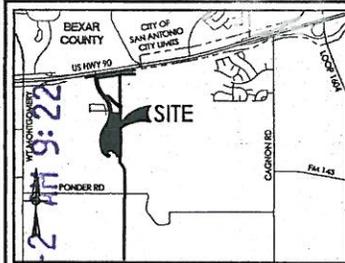
COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

LUCKEY RANCH, UNIT-2

CIVIL JOB NO. 7936-04-SURVEY JOB NO. 9049-10

DEVELOPMENT SERVICES RECEIVED



PLAT NUMBER 110033

SUBDIVISION PLAT

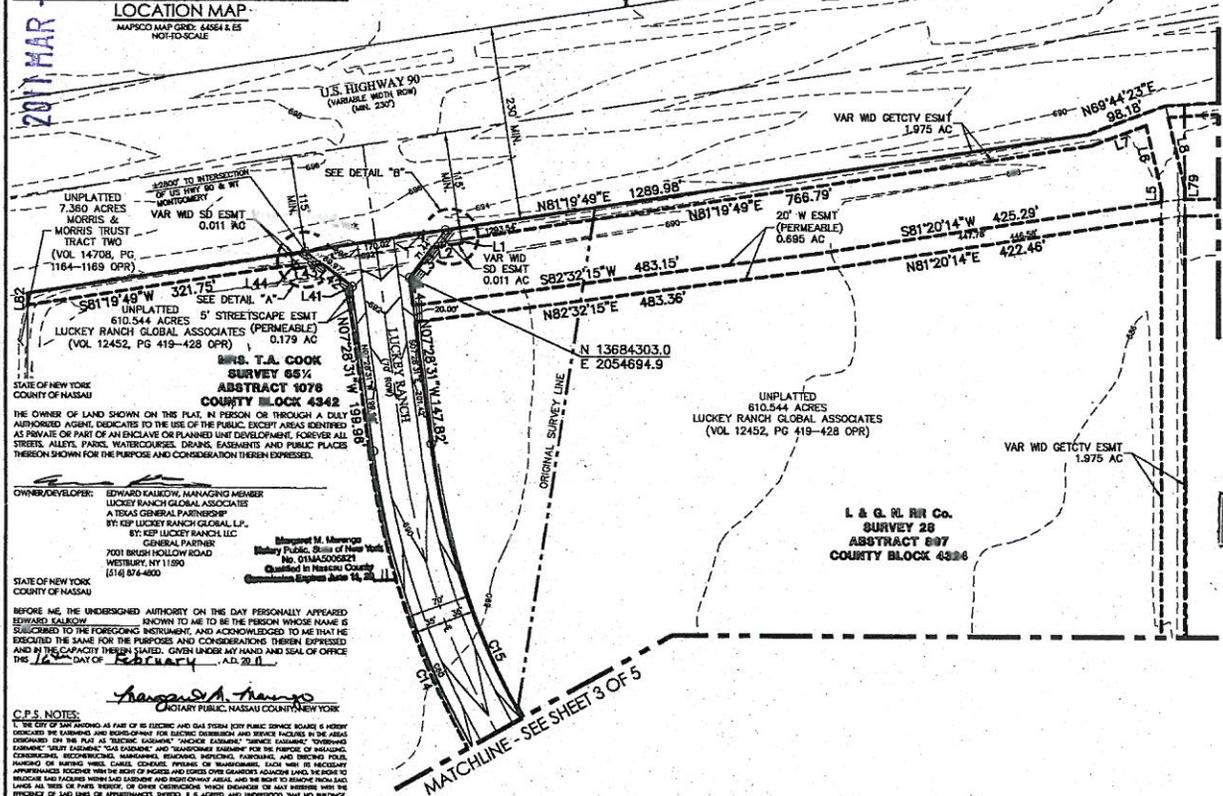
OF LUCKEY RANCH, UNIT-2

A 32.70 ACRE TRACT OF LAND OUT OF A 92.20 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-LUCKEY RANCH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14542, PAGES 1233-1248 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A REMAINING PORTION OF A 610.544 ACRE TRACT OF LAND CONVEYED TO LUCKEY RANCH GLOBAL ASSOCIATES IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN BARRIT SURVEY NUMBER 64, ABSTRACT 47, COUNTY BLOCK 4317, THE L. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 45 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE G.E. RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE OF PRINT: February 14, 2011



MATCHLINE - SEE THIS SHEET



THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY 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: EDWARD KALKOW, MANAGING MEMBER LUCKEY RANCH GLOBAL ASSOCIATES A TEXAS GENERAL PARTNERSHIP BY KIP LUCKEY RANCH GLOBAL, L.P., 870 529 LUCKEY RANCH, LLC. GENERAL PARTNER: Margaret M. Mawardi, History Public, State of New York, No. 01145000021, Qualified in Nassau County, Commission Expires June 16, 2011.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW, 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 14th DAY OF February, A.D. 2011.

Handwritten signature of Charles J. Teague, Notary Public, Nassau County, New York.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM BOTH PUBLIC SERVICE COMPANIES & HERBY DEDICATED THE BARRIERS AND BARRIERS-GATEWAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT TO THE "EXISTING EXISTING" (UNDER EXISTING) "SERVICE BARRIERS" (UNDER EXISTING) "UTILITY EASEMENTS" (UNDER EXISTING) AND "TRANSFORMER EASEMENTS" FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, IMPROVING, INSPECTING, OPERATING, AND MAINTAINING THE BARRIERS, GATEWAYS, SERVICE BARRIERS, AND TRANSFORMER EASEMENTS. THE BARRIERS, GATEWAYS, SERVICE BARRIERS, AND TRANSFORMER EASEMENTS SHALL BE MAINTAINED AND REPAIRS SHALL BE MADE BY THE UTILITY COMPANY OR ITS SUCCESSORS, AND THE RIGHT TO REPAIR SHALL BE EXERCISED AS THE UTILITY COMPANY SHALL DEEM APPROPRIATE. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BARRIERS, GATEWAYS, SERVICE BARRIERS, AND TRANSFORMER EASEMENTS FROM DAMAGE BY THE INSTALLATION OF ANY OTHER FACILITIES OR STRUCTURES THAT MAY BE NEARBY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BARRIERS, GATEWAYS, SERVICE BARRIERS, AND TRANSFORMER EASEMENTS FROM DAMAGE BY THE INSTALLATION OF ANY OTHER FACILITIES OR STRUCTURES THAT MAY BE NEARBY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BARRIERS, GATEWAYS, SERVICE BARRIERS, AND TRANSFORMER EASEMENTS FROM DAMAGE BY THE INSTALLATION OF ANY OTHER FACILITIES OR STRUCTURES THAT MAY BE NEARBY.

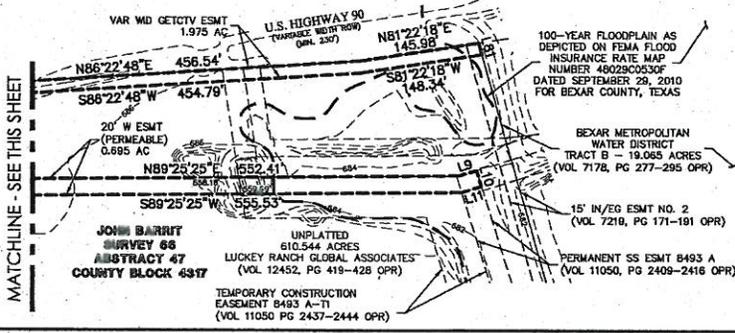
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

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



MATCHLINE - SEE THIS SHEET

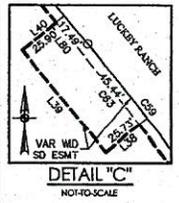
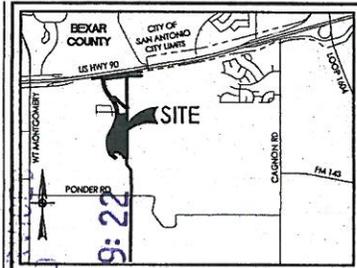
MATCHLINE - SEE THIS SHEET

CIVIL JOB NO. 7396-04; Survey Job No. 9049-10

LUCKEY RANCH, UNIT 2

PLAT NUMBER 110033
SUBDIVISION PLAT
OF
LUCKEY RANCH, UNIT-2

A 32.70 ACRE TRACT OF LAND OUT OF A 92.20 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-LUCKEY RANCH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14542, PAGES 1233-1248 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALSO BEING OUT OF A REMAINING PORTION OF A 610.54 ACRE TRACT OF LAND CONVEYED TO LUCKEY RANCH GLOBAL ASSOCIATES IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, THE L & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. I.A. COOK SURVEY NUMBER 65, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE G.E. RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEAR COUNTY, TEXAS.



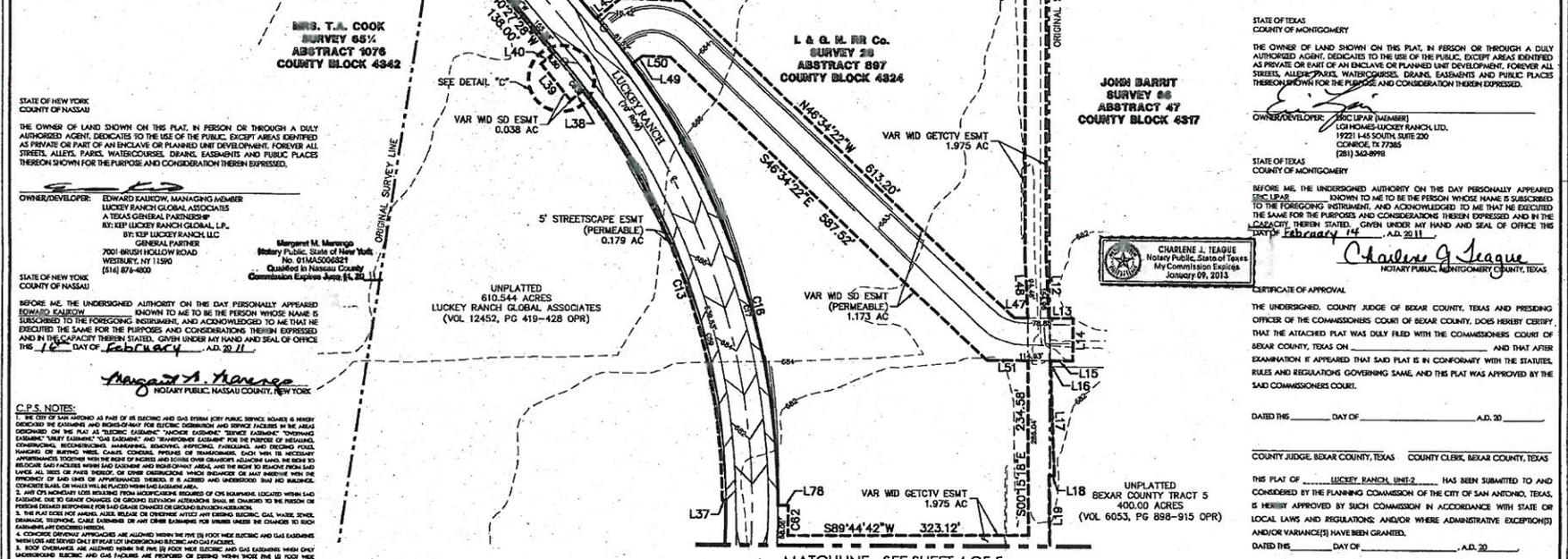
LOCATION MAP
 MAPSCO MAP GRID: 44264 & E5
 NOT-TO-SCALE

RECEIVED
 2011 MAR -2 AM 9:22

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
 T.E.P.E. FIRM REGISTRATION # 470
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.775.0300
 FAX: 210.575.0210

DATE OF PRINT: February 14, 2011



MRS. T.A. COOK
SURVEY 65
ABSTRACT 1076
COUNTY BLOCK 4342

UNPLATTED
 610.544 ACRES
 LUCKEY RANCH GLOBAL ASSOCIATES
 (VOL. 12452, PG. 419-428 OPR)

L & G. N. R.R. Co.
SURVEY 28
ABSTRACT 897
COUNTY BLOCK 4324

JOHN BARRIT
SURVEY 66
ABSTRACT 47
COUNTY BLOCK 4317

STATE OF NEW YORK
 COUNTY OF NASSAU

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.

OWNER/DEVELOPER: EDWARD KALIKOW, MANAGING MEMBER
 LUCKEY RANCH GLOBAL ASSOCIATES
 A TEXAS GENERAL PARTNERSHIP
 BY: KEF LUCKEY RANCH GLOBAL, L.P.
 BY: KEF LUCKEY RANCH, LLC
 GENERAL PARTNER
 Margaret M. Maravog
 Notary Public, State of New York
 No. 011545005221
 Qualified in Nassau County
 Commission Expires June 14, 2011

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALIKOW, 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 14TH DAY OF FEBRUARY, A.D. 2011.

Margaret M. Maravog
 NOTARY PUBLIC, NASSAU COUNTY, NEW YORK

C.P.S. NOTES:

- IF THE SITE IS TO BE USED AS PART OF AN ELECTRIC AND GAS SERVICE, THE SERVICE SHALL BE HEAVY DUTY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL GAS CODE (NGC) AS AMENDED BY THE CITY OF SAN ANTONIO. THE SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCES AND THE CITY OF SAN ANTONIO ENGINEERING DEPARTMENT'S "SERVICE STANDARDS" (TYPHOGRAPHICALLY CORRECTED) FOR THE PURPOSES OF INSTALLING "UTILITY EASEMENTS," "GAS EASEMENTS," AND "ELECTRIC EASEMENTS" FOR THE PURPOSES OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND RELOCATING UTILITIES. EACH WHEN IT IS NECESSARY TO RELOCATE UTILITIES, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF RELOCATION. THE RELOCATION OF UTILITIES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCES AND THE CITY OF SAN ANTONIO ENGINEERING DEPARTMENT'S "SERVICE STANDARDS" (TYPHOGRAPHICALLY CORRECTED) FOR THE PURPOSES OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND RELOCATING UTILITIES.
- ANY OTHER NECESSARY UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCES AND THE CITY OF SAN ANTONIO ENGINEERING DEPARTMENT'S "SERVICE STANDARDS" (TYPHOGRAPHICALLY CORRECTED) FOR THE PURPOSES OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND RELOCATING UTILITIES.
- THE PLAT DOES NOT SHOW ANY EASEMENTS OR RIGHTS OF WAY FOR UTILITIES, EXCEPT AS SHOWN ON THE PLAT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND RELOCATING UTILITIES.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE CITY OF SAN ANTONIO ENGINEERING DEPARTMENT'S "SERVICE STANDARDS" (TYPHOGRAPHICALLY CORRECTED) FOR THE PURPOSES OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND RELOCATING UTILITIES.

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.

Rick Wood
 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.

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF MONTGOMERY

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.

OWNER/DEVELOPER: JACQUELINE (JANIS) LUKASIK
 LGI HOMES-LUCKEY RANCH, LTD.
 19221 145 SOUTH SUITE 200
 CINCINNATI, OH 45228
 (281) 342-8998

STATE OF TEXAS
 COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUELINE LUKASIK, 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 14TH DAY OF FEBRUARY, A.D. 2011.

Charlene J. League
 CHARLENE J. LEAGUE
 Notary Public, State of Texas
 My Commission Expires
 January 09, 2013

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, TEXAS, 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



LUCKEY RANCH, UNIT-2
 Civil Job No. 7396-04; Survey Job No. 9049-10



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

DEVELOPMENT SERVICES RECEIVED

2011 JAN 18 AM 11:31

January 17, 2011

Administrative Exception Request
Mr. Robert Lombrano
Planner, Land Entitlements
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Luckey Ranch Unit 2, Plat no. 110033
Administrative Exception Request
Section 35-515(b)(3) of the UDC

Dear Mr. Lombrano:

Kindly consider this letter as a formal request for an Administrative Exception to UDC 35-515(b)(3) "Block and Street Length".

The proposed site is located east of the intersection of Montgomery Road and Highway 90. Luckey Ranch Unit 2 is part of the Luckey Ranch MDP # 010-09, approved on December 16, 2009.

Bexar County Public Works Department has reviewed the proposed plat and construction plans and indicated an Administrative Exception to Section 35-515(b)(3) "Block and Street Length" of the City of San Antonio. The UDC indicates that a street's block length shall not exceed one thousand two hundred (1,200) feet when the street is classified as a Local "A" type street 35-515(b)(3). Luckey Ranch Unit 2 is a curvilinear street layout consisting of two primary streets (Luckey Vista and Luckey Run).

The UDC states that its purpose for the rule is to help with traffic calming per Section 35-506(t). Further more, longer block lengths are allowed with the use of approved traffic calming measures as defined in Section 35-506(t)(3) and Table 506-8. Table 506-8 list "T" intersections as an approved traffic calming device. In addition to the use of "T" intersections, knuckles and cul-de-sacs the curvilinear streets and the tighter radii planned for this unit act as a method of traffic calming.

The UDC also states that the length is measured from the "line of the street siding the furthest lot of the block width or to the center of a cul-de-sac, 90° elbow or 90° knuckle". Within the proposed layout, we have numerous knuckles and t-intersections, which effectively break up the street causing the driver speeds to be reduced, thus promoting public safety. We are requesting that Luckey Ranch Unit 2 be allowed to continue its current configuration and remain as Local A streets.

Block lengths through the use of "T" intersections and 90° elbow or knuckles results in the following:

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2011 JAN 18 AM 11:31

Street Name	Length	"T" Intersection or Elbow/Knuckle	Variance
Luckey Vista			
Segment F	1,227.94	"T" Intersection to "T" Intersection	Required
Segment G	210.56	"T" Intersection to Temp. Cul de Sac	Not Required
Luckey Run			
Segment A	235.56	Knuckle	Not Required
Segment B	189.53	Knuckle	Not Required
Segment C	349.97	Knuckle to "T" Intersection	Not Required
Segment D	268.38	"T" Intersection to Knuckle	Not Required
Segment E	695.95	Knuckle to "T" Intersection	Not Required

Note: See attached Exhibit "A" for roadway layout and distance locations.

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.***
 Due to the longitudinal nature of the Unit 2 property, the unit is most efficiently developed by having streets run in a north/south fashion. This does result in longer street lengths; however, the streets are broken up with numerous knuckles and "T" intersections and traffic calming is encouraged.
- The hardship relates to the applicant's land, rather than personal circumstance.***
 The aforementioned code requirement for which an administrative exception variance request is being requested would be restrictive for this particular site due to its size and location regardless of the proposed use.
- The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***
 The layout pattern was configured and designed to meet the master planning of neighborhood coving plan with consideration and adaptation to the available longitudinal land space. The consideration of this variance will be completely contrary to the spirit and intent of the UDC guidelines and the specific regulations from which this exception is requested.
- The hardship is not the result of the applicant's own actions.***
 Careful planning of safe and uniform design guidelines was considerably served. The applicant has taken all other practicable measures to minimize the adverse impacts to public health, safety and welfare.

Mr. Robert Lombano
Lucky Ranch Unit 2, Plat #110033
Administrative Exception Request
January 17, 2011
Page 3 of 3

DEVELOPMENT SERVICES
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2011 JAN 18 AM 11:31

5. *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*
The proposed administrative exception variance request will not be injurious to other property as the proposed future streets are also designated as Local Type "A" streets.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

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



Jon Adame, P.E.,
Vice President, Land Development

Attachment – Street Length Exhibit (Exhibit A)

p:\73\96\04\word\letters\110114a1.doc

For Office Use Only: AEVR#: _____ Date Received: _____

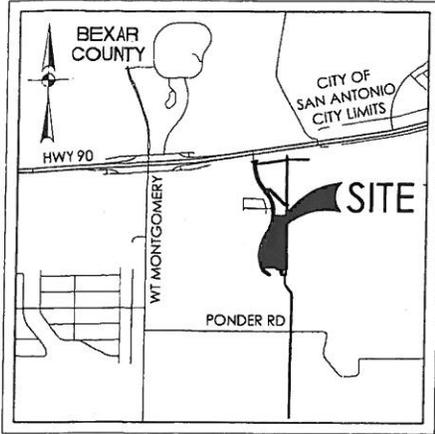
DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

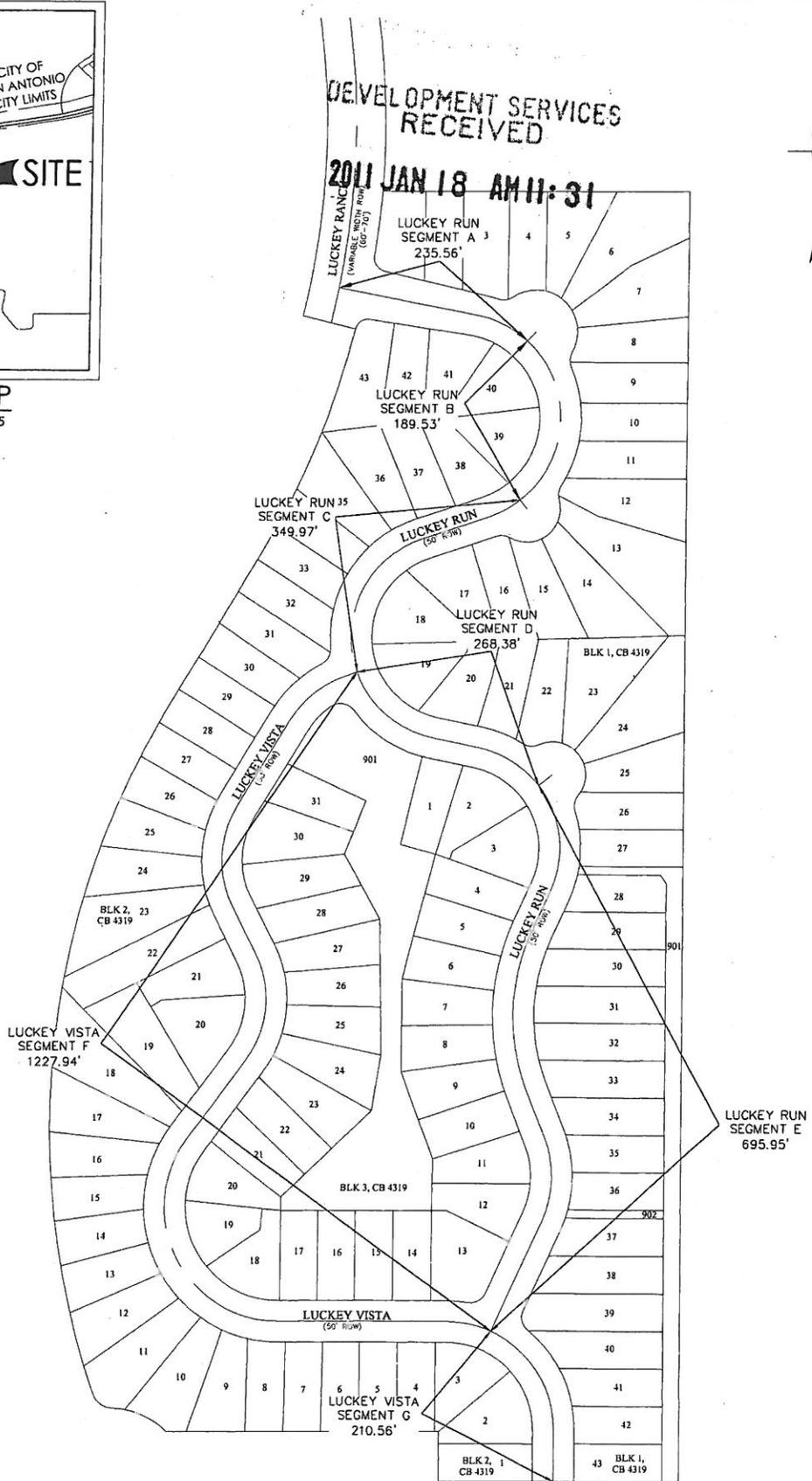


LOCATION MAP

MAPSCO MAP GRID: 645E4 & E5
NOT-TO-SCALE

DEVELOPMENT SERVICES RECEIVED

2011 JAN 18 AM 11:31



**STREET LENGTH EXHIBIT
EXHIBIT "A"**



INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Luckey Ranch Unit 2 A subdivision plat totaling 31.88 consisting of 117 single family lots and 3 "900" lots with approximately 3,178 lf of public roads
Address:	Located off Highway 90 at Luckey Ranch, MAPSCO 645/E-4-5
A/P #/PPR #/Plat#:	110033
AEVR #:	
AEVR Submittal Date:	January 17, 2011
AEVR Submitted by:	Jon Adame, PE
Issue:	Block length exceeds 1,200 lf.
Code Sections:	2009 Unified Development Code (UDC), Sections 35-515(b)(3) – Lot Layout Regulations, Blocks, Block and Street Length
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Adame's letter dated January 17, 2011. An issue is the length of the street block for Luckey Vista.

In reviewing the request, it was discovered that the maximum block length should have been revised to reflect one-half of the maximum overall length of a Local Type A residential street (i.e., the original amendment for the overall street length was 2,400 feet. During the Technical Advisory Committee review of the amendment, the overall street length was increased from 2,400 feet to 3,000 feet. Subsequently, the maximum block length should have been revised from 1,200 feet to 1,500 feet.

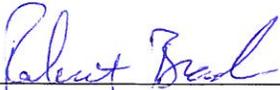
The Exception request was evaluated for the criteria listed under 35-436(e) as follows:

- 1. *Is the exception contrary to the spirit and intent of section?*** The exception is not contrary to the spirit and intent of the section. Actually, the section should have been revised when the overall street length was increased from 2,400 feet to 3,000 feet during the 2008 UDC amendment process. The maximum block length should have been $\frac{1}{2}$ the maximum allowable street length or 1,500 feet. Therefore, the block length of 1,227 would have been less than the revised maximum block length of 1,500 feet.
- 2. *Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken all practicable measures to minimize adverse impacts within the limits of the development.
- 3. *Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The public's interests are met.

4. Do the proposed exceptions comply with all other applicable standards of 35-432(e)? Yes.

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

RECOMENDATION: Approval of an Administrative Exception to allow the block length of a Local Type A to exceed 1,200 lf.

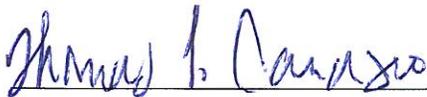


Robert Brach, P.E.
Development Services Manger
Bexar County

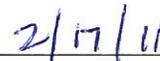


Date

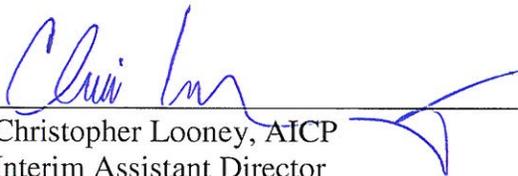
I have reviewed the AEVR Analysis and concur with the recommendation.



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



Date



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



Date

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 8 March 9, 2011

WATERWOOD OFFICE
SUBDIVISION NAME:

110099
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 752 C-3

OWNER: Waterwood Office, LLC., by Jason Gale

ENGINEER: ADA Consulting Group, Inc., by Donald Oroian, P.E.

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

Location: On the north side of F.M. Loop 1604, west of IH-37

Zoning: Outside San Antonio City Limits

Proposed use: Ice Vending Machine

APPLICANT'S PROPOSAL:

To defer platting for 1 non-single family lot consisting of **1.825** acres.

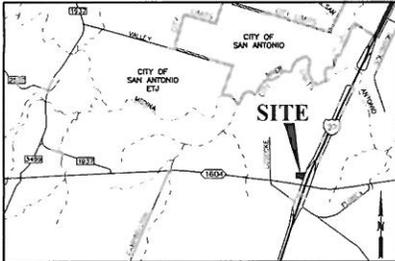
APPLICANT'S REQUEST:

The applicant is requesting temporary water and utility service prior to plat approval and recordation.

STAFF RECOMMENDATION:

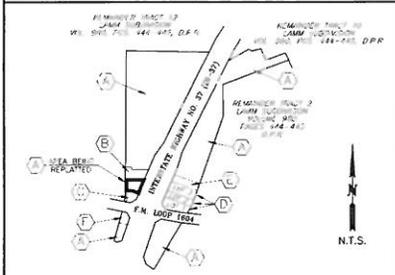
The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.



LOCATION MAP

MAPS CO 2010 PAGE 752 GRID C3



AREA BEING REPLATTED:

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF ONE OF THE REMAINING NON-CONTIGUOUS PORTIONS OF TRACT 1, LAMM SUBDIVISION, RECORDED IN VOLUME 989, PAGES 444-445, DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS.

LEGEND

- FOUND 1/2" STEEL PIN
- FOUND 1/8" TYPE II MONUMENT
- SET CONCRETE ANCHOR W/ METAL WASHER (STAMPED ACS, INC.)
- SET 1/2" STEEL PIN WITH PLASTIC CAP (MARKED ACS, INC.)
- EXISTING EXISTING CONTOUR LINE (FT)
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CABLE = CABLE TELEVISION
- ESMT = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- VOL. = VOLUME
- PG. = PAGE
- EX. = EXISTING
- C.B. = COUNTY BLOCK
- N.C.B. = NEW CITY BLOCK
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE
- COSA = CITY OF SAN ANTONIO
- TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR:

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

DONALD ORDAN, M.S., P.E.
V.P. ADA CONSULTING GROUP, INC.
TYPE FIRM NO. F-3512
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90244

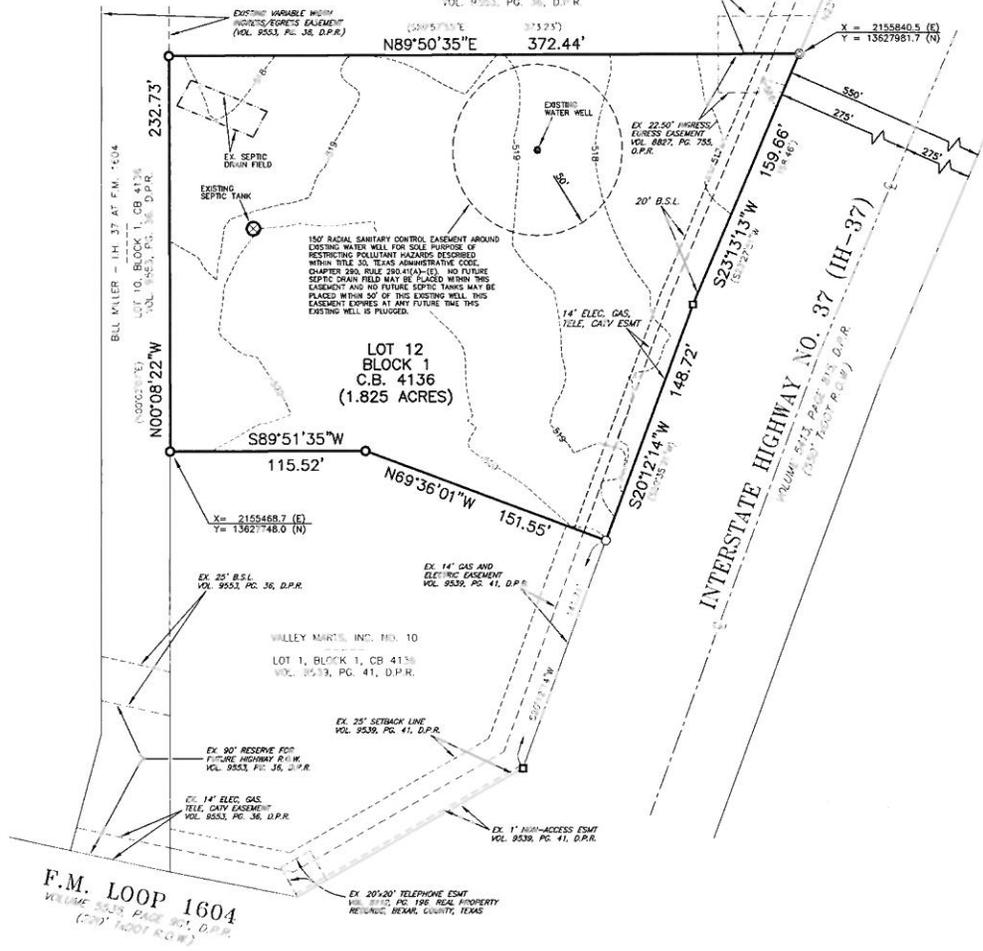
STATE OF TEXAS
COUNTY OF BEAR:

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 UNDER MY SUPERVISION.

MICHAEL J. HARRIS, R.L.S.
V.P. ADA CONSULTING GROUP, INC.
FIRM REGISTRATION NO. 101691-00
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4381

- GENERAL NOTES:**
- BEARING BASE: NAD83 GRID NORTH DERIVED FROM G.P.S. OBSERVATION TAKEN AT (NAD 83 CORNER) (EPIV=05050000)
 - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES (TXS) COMBINED SCALE FACTOR OF 0.99984428 FROM ORIG. SOLUTION, PWD'S DJ 7854, DE 8248 and DJ 7872.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON BY OR ON THE GROUND SURVEY JANUARY 5, 2011, VERTICAL DATUM TEXAS DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL STATION H0150092.
 - AT TIME OF PLATTING, THE ENTIRE AREA BEING PLATTED IS LOCATED WITHIN THE CITY OF SAN ANTONIO EXTRAJURISDICTIONAL JURISDICTION (ETJ).
 - () INDICATES RECORD CALLS AS PER VOL. 4459, PG. 432, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.
 - A TxDOT PERMITTED SHARED DRIVEWAY CURRENTLY EXISTS WITH THE ABUTTING LOT 10, WHILE A MAXIMUM OF ONE (1) ACCESS POINT ALONG THE 1-37 FRONTAGE ROAD IS ALLOWED (SEE TxDOT NOTE #2). AT TIME OF PLATTING THIS SITE HAS AN EXISTING 10'x10' DRIVEWAY WITH THE 1-37 FRONTAGE ROAD WHICH IS TO REMAIN AND MAY NOT BE WIDENED, MODIFIED, OR OTHERWISE ALTERED WITHOUT TxDOT APPROVAL.

- PROPERTY CALL LEGEND:**
- ONE OF THE NON-CONTIGUOUS PORTIONS OF THE REMAINING TRACT 1, LAMM SUBDIVISION, RECORDED IN VOL. 989, PAGES 444-445, D.P.R.
 - LOT 10, BLOCK 1, C.B. 4136, BILL MILLER - LH. 37 AT F.M. 1604 SUBDIVISION, RECORDED IN VOL. 9533, PG. 41, D.P.R.
 - LOT 1, BLOCK 1, C.B. 4136, VALLEY MARTS, INC. NO. 10 SUBDIVISION, RECORDED IN VOL. 9533, PG. 41, D.P.R.
 - LOTS 1-3, C.B. 4136, SOKINVEST NO. 2 SUBDIVISION, RECORDED IN VOL. 9511, PG. 25, D.P.R.
 - LOT 10, C.B. 4136, JAMES H. WELLS SUBDIVISION, RECORDED IN VOL. 9532, PG. 72, D.P.R.
 - LOT 1, BLOCK 1, C.B. 4136, LIME STAR ICE & FOOD STORE NO. 76 SUBDIVISION, RECORDED IN VOL. 9511, PG. 72, D.P.R.



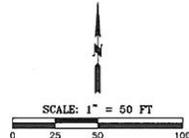
- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG THE 1-37 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 308.5'
- WASTEWATER EDDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDDUs) PAID FOR THE SUBDIVISION ARE SET FORTH ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER CARRIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUE:**
- WATER AND SEWER 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.
- FLOOD PLAIN NOTE:**
- NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 4802907035F, EFFECTIVE SEPTEMBER 29, 2010.
- BUILDING SETBACK NOTE:**
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO REVIEW OR APPEAL BY THE CITY OF SAN ANTONIO.
- BEAR COUNTY MAINTENANCE NOTE:**
- BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, OR NEIGHBORLY OPEN SPACES, TRAFFIC ISLANDS, ETC. THE OWNERS OF THE LAND WITHIN THIS PLAT WHICH CONTAIN ANY OF THE ABOVE WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

- CITY PUBLIC SERVICE (CPS) NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING OR REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID FACILITY AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DETERMINED 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 EASEMENTS ARE DESCRIBED BELOW.

PLAT NO. 110099

**REPLAT ESTABLISHING:
WATERWOOD
OFFICE
SUBDIVISION**

REPLAT SHOWING SURVEY OF A 1.825 ACRE TRACT OF LAND OUT OF SURVEY NUMBER 34, JOLDES CASAGNVA, ABSTRACT NUMBER 129, COUNTY BLOCK 4136 IN BEAR COUNTY, TEXAS. SAID 1.825 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WATERWOOD OFFICE, L.L.C., RECORDED IN VOLUME 13023, PAGE 841 OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A 3.00 TRACT OF LAND DESCRIBED IN A DEED TO C.E. GALE REAL ESTATE, INC., RECORDED IN VOLUME 4459, PAGE 432 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS, AND FURTHER PREVIOUSLY ONE OF MANY REMAINING NON-CONTIGUOUS PORTIONS OF TRACT 1, LAMM SUBDIVISION AS RECORDED IN VOLUME 989, PAGES 444-445, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM NO. F-3512
1515 SAN PIERRO AVE. SUITE 200
SAN ANTONIO, TEXAS 78232

ADACG PROJECT NO. 422-02 DATE: FEBRUARY 25, 2011

OWNER:
WATERWOOD OFFICE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
1515 SAN PIERRO AVE.
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEAR:

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

STATE OF TEXAS
COUNTY OF BEAR:

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

WITNESSED UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF _____, 2011.

NOTARY PUBLIC
BEAR COUNTY, TEXAS

THIS MINOR PLAT WATERWOOD OFFICE SUBDIVISION HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS THE ____ DAY OF _____, 2011.

BY: EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

THIS PLAT OF WATERWOOD OFFICE SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ____ DAY OF _____ A.D. 2011.

BY: DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEAR:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D. 20 ____ AT ____ M. AND DULY RECORDED ON THE ____ DAY OF _____ A.D. 20 ____ AT ____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, 2011.

BY: COUNTY CLERK, BEAR COUNTY, TEXAS DEPUTY

PAGE 1 of 1

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE PUBLIC RECORDS ACT OF TEXAS. IT IS NOT TO BE USED IN REFERENCE TO ANY CONTRACT, AGREEMENT, DEED OR INSTRUMENT.

DATE: FEBRUARY 25, 2011
BY: JASON GALE
COUNTY CLERK, BEAR COUNTY, TEXAS

Sales Office
4149 South Loop 1604 E.
(210) 621-2270



Main Office
15315 San Pedro
San Antonio, Texas 78232
(210) 494-5237

January 21, 2011

City of San Antonio Development Services
Land Entitlements Division
1901 S. Alamo Street
San Antonio, TX 78204

RECEIVED
11 JAN 24 PM 3:20
LAND DEVELOPMENT
SERVICES DIVISION

RE: WATERWOOD OFFICE SUBDIVISION
20269 IH-37 South
San Antonio, TX 78112
COSA Plat ID# 110099

SUB: **Plat Deferral Request Letter**

To Whom It May Concern:

This letter is to request a plat deferral for the above referenced proposed subdivision. I have formally retained the following engineer to prepare the plat.

Engineer Retained: Donald Oroian, M.S., P.E.
ADA Consulting Group, Inc. [TBPE Firm # F-3512]
12150 Valliant, Ste. B
San Antonio, TX 78216
(210) 340-5670 FAX: (210) 403-9800

This minor plat is needed to obtain water and electric meters for a relocated ice vending machine business we are leasing to Mustang Ice (lessee). The previous location of this ice vending machine was recently condemned by the San Antonio River Authority (SARA) over flood concerns. This plat deferral is necessary to minimize the impact of this lost vending ice machine business due to this condemnation which occurred in November 2010 and forced the ice vending business to relocate by the end of January 2011. Finding a comparable location has been cumbersome however through discussion with Mustang Ice, the location being platted will accommodate.

The alternative/consequence if this request is denied is the unwarranted loss of approximately 4 months of income by Mustang Ice (the condemned) as the proposed plat is processed. Without a recorded plat, the provision of electricity and water service meters cannot occur. Since my lessee was forced to cease business operations due to the condemnation, I feel a plat deferral will provide the ability to minimize this unforeseen inconvenience. I appreciate your consideration on this matter. If you have any questions please call me at (210) 494-5237.

Sincerely,

Jason Gale
Vice President-WATERWOOD OFFICE, LLC

Individual Consideration

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 9 March 9, 2011

BELLA VISTA UNIT 1 SECTION 3
SUBDIVISION NAME

060589
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 A-5

OWNER: S.R. Holdings, L.P., by John E. Cork

ENGINEER: Pape Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Location: On the north side of Potranco Road, east of Bella Vista Place

Plat status: The Planning Commission approved this plat on March 12, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 28, 2011

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

RECEIVED
11 FEB 28 PM 3:48
LAND DEVELOPMENT
SERVICES DIVISION

Re: Bella Vista Unit 1 Section 3
Plat # 060589

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Bella Vista Unit 1 Section 3, Plat No. 060589, which was approved by the City of San Antonio Planning Commission on March 12, 2008. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Bella Vista Unit 1 Section 3 Plat.

In the first quarter of 2008, sales dropped due to a severe economic downturn which halted completion of this phase. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements for Bella Vista Unit 1 Section 3.

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

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

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

P:\52\93\36\WORD\LETTERS\TIME EXTENSION.DOC

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 10 March 9, 2011

WESTWIND WEST, UNIT 4 (ENCLAVE)
SUBDIVISION NAME

070407
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 557 B-4

OWNER: AR Development, Inc., by A. Bradford Galo

ENGINEER: Pape-Dawson Engineers, Inc., by Cara Tackett, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: Extending Florianne eastward from Westwinds West, Unit 2 Enclave

Plat status: The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

2011 FEB 18 AM 10:59

February 16, 2011

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

Re: Westwinds West, Unit-4 (ENCLAVE)
Plat No. 070407

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds West, Unit-4 (ENCLAVE), AR Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Westwinds West, Unit-4 (ENCLAVE), (Plat No. 070407). The subdivision plat was approved by the Planning Commission on June 25, 2008.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds West, Unit-3 (Enclave), which needs to be absorbed before completing construction on Westwinds West, Unit-4 (Enclave).
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. At this time the developer is working to negotiate with a homebuilder to build houses in this development. We anticipate that a new lot purchase agreement will be executed soon and from there a schedule of when infrastructure construction will resume.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

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**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 11 March 9, 2011

**WESTWIND LONESTAR, UNIT 2 (ENCLAVE)
SUBDIVISION NAME**

**070409
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 557 E-4

OWNER: Laredo S., Ltd., by A. Bradford Galo

ENGINEER: Pape-Dawson Engineers, Inc., by Cara Tackett, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: Northeast of Lone Star Parkway and Wild Pine

Plat status: The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval



DEVELOPMENT SERVICES

RECEIVED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

2011 FEB 18 AM 11:06

February 16, 2011

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

Re: Westwinds Lonestar, Unit-2 (ENCLAVE)
Plat No. 070409

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds Lonestar, Unit-2 (ENCLAVE), AR Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Westwinds Lonestar, Unit-2 (ENCLAVE), (Plat No. 070409). The subdivision plat was approved by the Planning Commission on July 8, 2008.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds Lonestar, Unit-1 (Enclave), which needs to be absorbed before completing construction on Westwinds Lonestar, Unit-2 (Enclave).
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. At this time the developer is working to negotiate with a homebuilder to build houses in this development. We anticipate that a new lot purchase agreement will be executed soon and from there a schedule of when infrastructure construction will resume.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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

Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

P:\61\23\29\Word\Letters\110215a1.doc

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 12 March 9, 2011

WESTWIND LONESTAR, UNIT 3 (ENCLAVE)
SUBDIVISION NAME

070410
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 557 E-4

OWNER: Laredo S., Ltd., by A. Bradford Galo

ENGINEER: Pape-Dawson Engineers, Inc., by Cara Tackett, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: Extending Amber Rose eastward from Unit 1

Plat status: The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

2011 FEB 18 AM 11:06

February 16, 2011

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

Re: Westwinds Lonestar, Unit-3 (ENCLAVE)
Plat No. 070410

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds Lonestar, Unit-3 (ENCLAVE), AR Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Westwinds Lonestar, Unit-3 (ENCLAVE), (Plat No. 070410). The subdivision plat was approved by the Planning Commission on June 25, 2008.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds Lonestar, Unit-1 (Enclave), which needs to be absorbed before completing construction on Westwinds Lonestar, Unit-3 (Enclave).
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. At this time the developer is working to negotiate with a homebuilder to build houses in this development. We anticipate that a new lot purchase agreement will be executed soon and from there a schedule of when infrastructure construction will resume.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

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

Plan Amendment Application Case No.: PA 11016

Council District: 3

City Council Meeting Date: 4/21/2011

- Plan Amendment Maps – Attachment 1
 Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
 The applicant requests to amend the Land Use Plan designation *from Mixed Use and Low Density Residential* land uses *to Low Density Residential, Public Institutional, and Business Park* land uses.

Background Information:

Applicant: City of San Antonio

Owner: 2926 South Presa Street: Blueprint Ministries
 502 Riverside: VHS Family Partnership, Ltd.

Property Location: 2926 South Presa Street and 502 Riverside and abutting four acre tract to the south.

Acreeage: Approximately 8.80 acres

2926 South Presa Street

Current Land Use of site: Educational/Religious Facility

Adjacent Land Uses:

- N: Right-of-Way (highway)
- E: Low Density Residential (single family residential)
- S: Low Density Residential and Mixed Use (single family residential and vacant)
- W: Mixed Use (commercial and residential)

502 Riverside and abutting four acre tract to the south

Current Land Use of site: Warehousing and Distribution

Adjacent Land Uses:

- N: Business Park (industrial)
- E: Mixed Use (motel, gas station, and bar)
- S: Mixed Use (outside storage)
- W: High Density Residential (apartments)

Issue:

LAND USE ANALYSIS:

This proposed plan amendment is an integral part of an overall strategy to encourage redevelopment within the South Presa Metropolitan Corridor. The plan amendment was initiated by City Council Resolution 2010-03-18-0018R and approved by City Council on March 18, 2010. Planning and Community Development Department staff, as part of the City Council Resolution, was directed to conduct a comprehensive large-scale rezoning of the properties within the corridor boundaries. The associated zoning case (Z2011076) is the complementary component of the resolution. This rezoning was initiated in order to primarily address industrial zoning inconsistent with the existing commercial or residential uses. The zoning case includes recommendations for changes to the base zoning of properties generally located within the boundaries of the proposed South Presa Metropolitan Corridor Overlay District (MC-2). The proposed MC-2 extends 200 feet on either side of the outer right-of-way of South Presa Street right-of-way from IH-10 to Southeast Military Drive and 300 feet from Southeast Military Drive to Southeast Loop 410.

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

The majority of the properties within the South Central San Antonio Community Plan located in the area encompassed by the corridor overlay district boundaries are in conformance with the Plan. However, the four subject properties require plan amendments in order to accommodate zoning that is consistent with the uses in place on the properties. The plan amendments and associated rezoning case are compatible with several of the goals and objectives contained within the South Central San Antonio Community Plan. Objective 1 – Economic Development as well as Economic Development Strategies 1.1. and 2 call for the development and enhancement of community corridors within the area. The plan amendment supports these goals and strategies by encouraging a consistent land use pattern along South Presa and supporting efforts to develop a set of standardized design guidelines for the South Presa Street area.

2926 South Presa Street

This property is located at the southeast corner of the intersection of IH-10 and South Presa Street. The South Central San Antonio Community Plan Update currently classifies the property as Low Density Residential land use and Mixed Use land use. Low Density Residential land use is composed of single-family homes on individual lots. Mixed Use land use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. By indicating an area is a candidate for this land use classification the community is calling for an overall development plan that includes a mix of uses within the development as well as within individual buildings. Public Institutional land use provides for public, quasi-public, utility company, and institutional uses. The proposed Public Institutional land use would accommodate the religious ministry and educational facility that is currently in operation at the property.

502 Riverside and abutting acreage

This property is generally located at the southwest corner of the intersection of Southcross Boulevard and South Presa Street. Mixed Use land use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. The proposed amendment would change the land use classification to Business Park. The Business Park land use classification provides employment or civic uses interspersed with open space areas and pedestrian walkways in a campus setting. This classification is designed for business uses which carry out their operations in enclosed facilities in such a manner that no negative impact is generated outside the boundaries of the business park. Business Park uses include corporate offices, light manufacturing, and warehouse uses as well as incidental uses intended for the support and convenience of employees. The property contains a ceramics and interior finishings warehouse. The proposed land use classification is appropriate by identifying a business park node at this intersection. Additionally, this property is adjacent to an active railroad.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations:

IH-10 is classified as a Freeway 250' – 500'. The northern section of South Presa Street from IH-10 to Southeast Military is classified as a Secondary Arterial Type B. Riverside Street is a Local Street. Southcross Boulevard which is a Secondary Arterial Type A.

Comments: There are several VIA bus stops in the vicinity of the subject properties. The public institutional facility located on the property at 2926 South Presa Street will not pose a traffic impact to adjacent roadways.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: New Frontiers Charter School, the Presa Community Center, Riverside Park Elementary and the San Antonio Missions National Historical Park are in the vicinity of the subject properties.

Comments:

Minimal Impact Capacity Impact can be mitigated Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The plan amendments and associated rezoning case are compatible with several of the goals and objectives contained within the South Central San Antonio Community Plan. Objective 1 – Economic Development as well as Economic Development Strategies 1.1. and 2 call for the development and enhancement of community corridors within the area. The plan amendment supports these goals and strategies by encouraging a consistent land use pattern along South Presa and supporting efforts to develop a set of design standards for the South Presa Metropolitan Corridor.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 9, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: February 18, 2011

No. Notices mailed 10 days prior to Public Hearing: 96

Registered Neighborhood Association(s) Notified: Roosevelt Park, Riverside South, East Pyron/Symphony Lane, and Hot Wells.

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011076

Current zoning district: I-1, R-4, I-1 RIO-5

Proposed zoning district: IDZ with uses permitted in C-1 and RM-4, R-4, BP-RIO-5

Zoning Commission Public Hearing Date: April 5, 2011

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

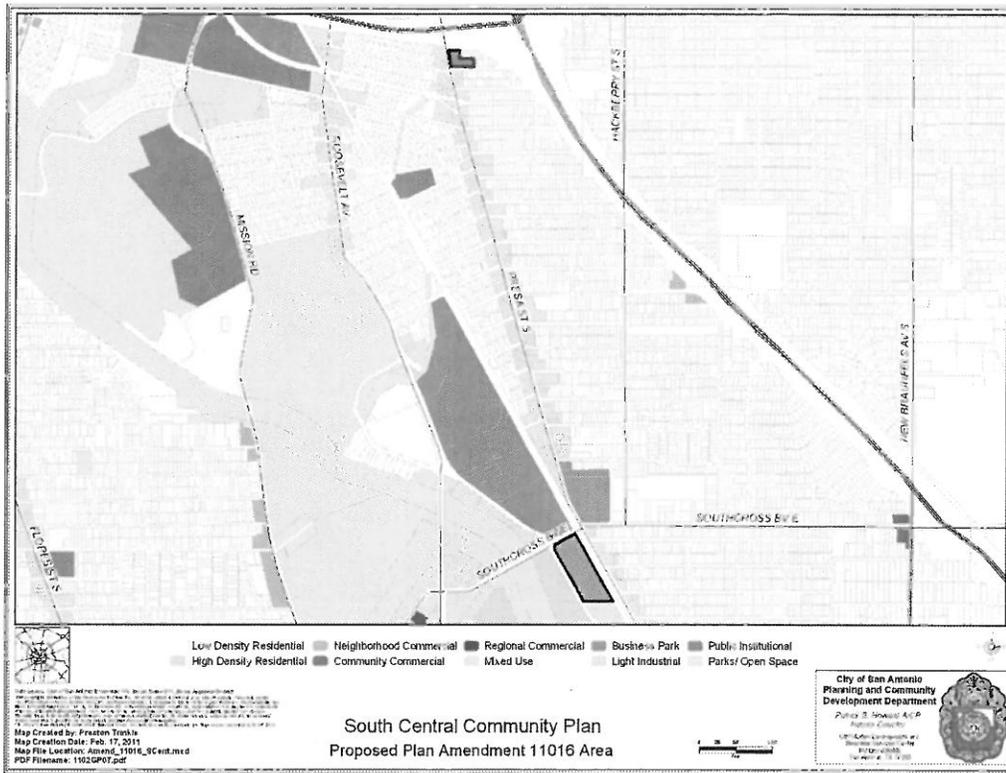
Planning Manager

Case Manager: Tyler Sorrells, AICP

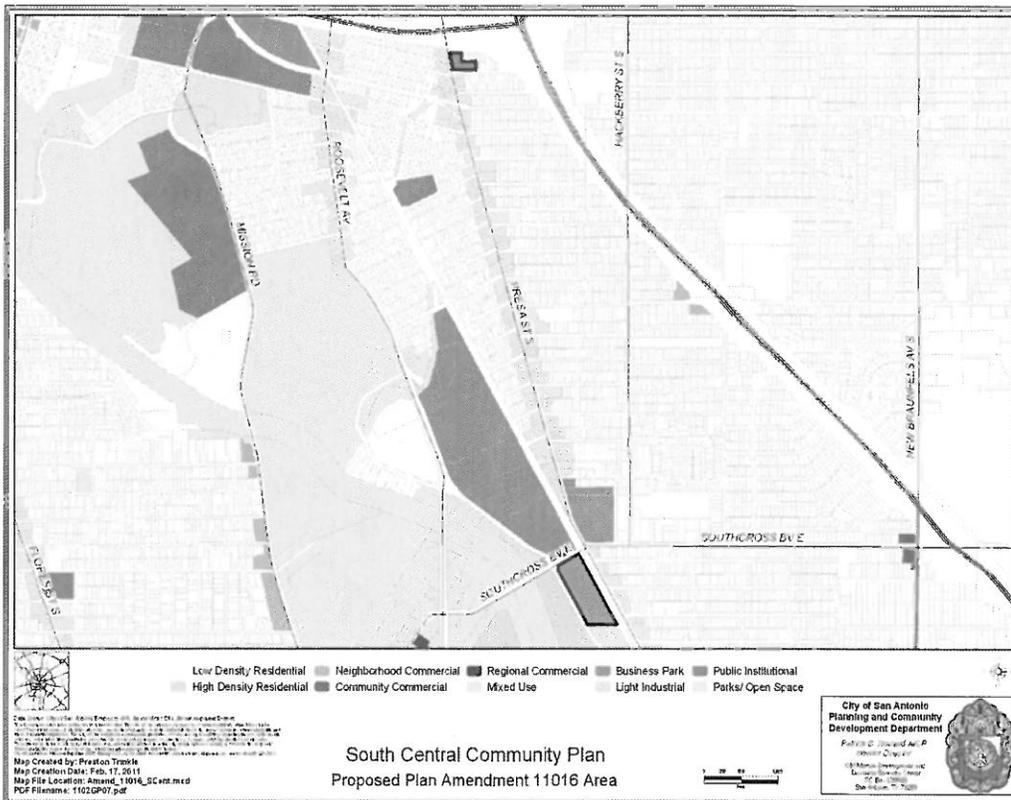
Planner

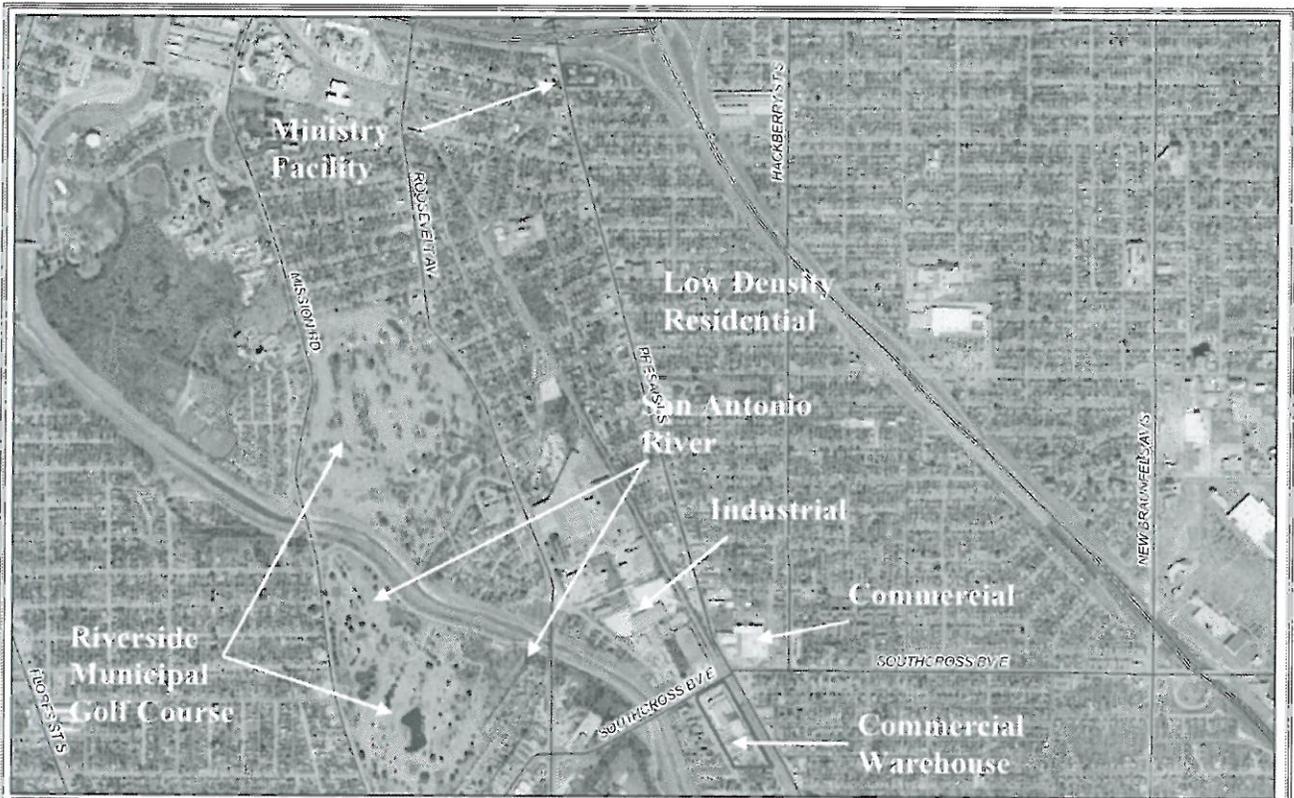
Phone No.: 207.7395

Land Use Plan as adopted:



Proposed Amendment:





2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Data Mapped by: Public Approval District
 City of San Antonio, 100 N. N. Loop West, Suite 1000, San Antonio, TX 78249
 Map Created by: Preston Trinkle
 Map Creation Date: Feb. 17, 2011
 Map File Location: Amend_11016_SCent.mxd
 PDF Filename: 1102GP07.pdf

South Central Community Plan
 Proposed Plan Amendment 11016 Area



City of San Antonio
 Planning and Community
 Development Department
 Patrick B. Ingersoll, AICP
 Assistant Director
 Community Development and
 Planning Services Center
 100 City Square
 San Antonio, TX 78202



Master Plan Amendment 11016

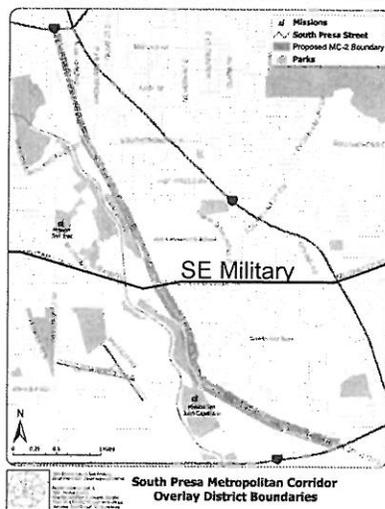
South Central San Antonio Community Plan

Planning Commission

March 9, 2011

Agenda Item No. XX

South Presa Metropolitan Corridor

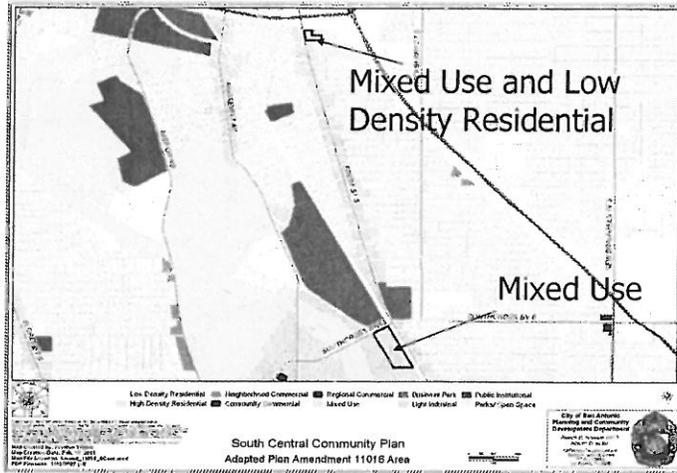


City Council Resolution
2010-03-18-0018R

- Directed staff to undertake land use and other studies necessary for properties along South Presa from IH-10 to Loop 410 to recommend to City Council:
 - a corridor overlay district and
 - a comprehensive rezoning

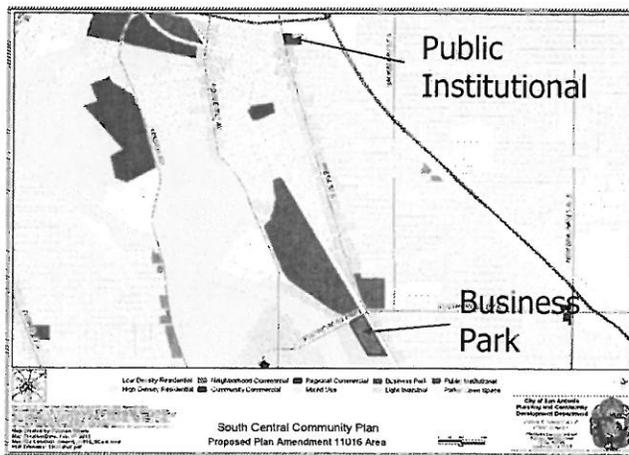
Amendment 11016

Plan as adopted



Amendment 11016

Proposed Amendments



Surrounding Land Uses



Staff Recommendation

Approval of the request to amend
from Mixed Use and Low Density
Residential land uses to Low
Density Residential, Public
Institutional, and Business Park
land uses

RESOLUTION NO.

RECOMMENDATION TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE AND LOW DENSITY RESIDENTIAL LAND USE TO PUBLIC INSTITUTIONAL LAND USE AND BUSINESS PARK LAND USE FOR AN AREA OF APPROXIMATELY 8.80 ACRES.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999; and an update to the South Central San Antonio Community Plan on October 25, 2005 and;

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 9, 2011 and **APPROVED** the amendment on March 9, 2011; and

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

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

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan as follows: by changing the use from Mixed Use land use and Low Density Residential land use to Public/Institutional land use and Business Park land use for approximately 8.80 acres located at: 2926 South Presa Street, and 502 Riverside and the abutting 4 acres site to the south.

PASSED AND APPROVED ON THIS 9th DAY OF MARCH 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

ITEM # 14

Plan Amendment Application Case No.: PA 11017

Council District: 3

City Council Meeting Date: 4/21/2011

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Stinson Airport Vicinity Land Use Plan**
The applicant requests to amend the Land Use Plan designation *from* **Parks/Open Space, Public/Institutional, Low Density Residential, High Density Residential and Mixed Use** land uses *to* **Low Density Residential, Neighborhood Commercial, Community Commercial, and Public Institutional** land uses.

Background Information:

Applicant: City of San Antonio

Owner: Various

Property Location: Generally located along the proposed South Presa Metropolitan Corridor bounded by Southeast Military to the north and Loop 410 to the south.

Acreage: approximately 92.68

8910 Graf Road

Current Land Use of site: Cemetery

Adjacent Land Uses:

- N: Low Density Residential and Parks/Open Space (single family residential and park)
- E: Parks/Open Space (park)
- S: Parks/Open Space (park)
- W: Parks/Open Space (park)

8510 Old Corpus Christi Road, 9137, 9145, 9149, and 9151 South Presa Street

Current Land Use of site: Vacant, Single Family Residential, and Duplex.

Adjacent Land Uses:

- N: Low Density Residential and Public Institutional (single family residential and school)
- E: Public Institutional and Mixed Use (vacant and commercial)
- S: Public Institutional (vacant)
- W: Public Institutional (vacant)

8531 South Presa Street

Current Land Use of site: Single Family Residential

Adjacent Land Uses:

- N: Public Institutional (drainage)
- E: Mixed Use and Parks/Open Space (vacant)
- S: Low Density Residential and Parks/Open Space (park and cemetery)
- W: Parks/Open Space (park)

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

9011 Old Corpus Christi Road, NCB 10920 Lot P-4

Current Land Use of site: Vacant and commercial structures

Adjacent Land Uses:

- N: Mixed Use and Regional Commercial (commercial and Brooks City Base)
- E: Low Density Residential (single family residential)
- S: Mixed Use and Parks/Open Space (vacant)
- W: Public/Institutional (CPS Energy facility)

9015, 9059, and 9077 South Presa Street

Current Land Use of site: Vacant and auto sales

Adjacent Land Uses:

- N: Low Density Residential and Mixed Use (single family residential and vacant)
- E: Public Institutional and Low Density Residential (vacant and single family residential)
- S: Parks/Open Space, Low Density Residential, and Public Institutional (vacant and single family residential)
- W: Parks/Open Space (park)

9011 Old Corpus Christi Road, NCB 10920 Lot 1, and 8920 South Presa

Current Land Use of site: Commercial and vacant commercial building

Adjacent Land Uses:

- N: Regional Commercial (Brooks City Base)
- E: Public/Institutional and Low Density Residential (contracting facility and single family residential)
- S: Mixed Use and Parks/Open Space (vacant)
- W: Public/Institutional and Low Density Residential (bar and CPS Energy facility)

8750 South Presa Street

Current Land Use of site: Restaurant

Adjacent Land Uses:

- N: Parks/Open Space (vacant)
- E: Low Density Residential (restaurant and commercial)
- S: Parks/Open Space (park)
- W: Park/Open Space (vacant)

8648 and 8711 Graf Road, 8703 and 8707 Old Corpus Christi Road, 8888 and 8902 South Presa Street, NCB 10922 Block 3 Lots 7 and 8, and property generally located at the southeast corner of Graf Road and South Presa Street

Current Land Use of site: Commercial, restaurant, bar, motel, single family, and vacant

Adjacent Land Uses:

- N: Low Density Residential (single family residential)
- E: Public/Institutional (contracting facility)
- S: Parks/Open Space and Mixed Use (park and vacant)
- W: Parks/Open Space and Mixed Use (park and vacant)

7622 South Presa Street

Current Land Use of site: Vacant

Adjacent Land Uses:

- N: High Density Residential (vacant and apartments)
- E: High Density Residential (apartments)
- S: High Density Residential (apartments)
- W: Community Commercial (vacant)

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

8343 South Presa Street

Current Land Use of site: Bar

Adjacent Land Uses:

- N: Community Commercial (vacant/parking)
- E: Parks/Open Space (drainage and vacant)
- S: Parks/Open Space (storage)
- W: Parks/Open Space (railroad and park)

8237 Old Corpus Christi Road and 8314, 8367, 8439, 8441, and 9087 South Presa Street

Current Land Use of site: Drainage, storage, and vacant

Adjacent Land Uses:

- N: Community Commercial and Low Density Residential (commercial, bar, auto sales, single family residential)
- E: Regional Commercial, Public/Institutional, and Low Density Residential (Brooks City Base, vacant, and single family residential)
- S: Public/Institutional (vacant)
- W: Parks/Open Space (railroad, park, and auto sales)

9210 South Presa Street

Current Land Use of site: School

Adjacent Land Uses:

- N: Low Density Residential (single family residential)
- E: Low Density Residential (Texas Engineering)
- S: Mixed Use and Public/Institutional (single family residential, commercial, and storage)
- W: Low Density Residential (single family residential)

Issue:

LAND USE ANALYSIS:

This proposed plan amendment is an integral part of an overall strategy to encourage redevelopment within the South Presa Metropolitan Corridor. The plan amendment was initiated by City Council Resolution 2010-03-18-0018R on March 18, 2010 which directed staff to undertake land use and other background studies in support of creating a new corridor overlay district for South Presa Street. The associated zoning cases (Z2011076 and Z2011077) are the complementary component of this resolution. The base rezoning was initiated in order to primarily address industrial and commercial zoning which is inconsistent with the existing commercial and residential uses. The zoning case includes recommendations for changes to the base zoning of properties generally located within the boundaries of the proposed South Presa Metropolitan Corridor Overlay District (MC-2). The proposed MC-2 district extends 200 feet on either side of the outer edge of the right-of-way of South Presa Street from IH-10 to Southeast Military Drive and 300 feet on either side of the outer edge of the right-of-way of South Presa Street from Southeast Military Drive to Southeast Loop 410.

Several of the properties within the area encompassed by the proposed corridor boundaries are in conformance with the Stinson Airport Vicinity Land Use Plan. However, the twenty-eight subject properties require plan amendments in order to establish a land use pattern that is compatible with the uses in place on the properties. The plan amendments and associated rezoning case are compatible with several of the goals and objectives contained within the Stinson Airport Vicinity Land Use Plan. The proposed amendments and associated rezoning will support Objectives 1.2 and 2.2 by providing a consistent land use pattern and commercial streetscape along the South Presa Metropolitan Corridor.

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

8910 Graf Road

The property is currently classified as Parks/Open Space in the Stinson Airport Vicinity Land Use Plan. The proposed plan amendment would reclassify the property to Low Density Residential land use. This property is located near public parkland and is owned by Southern Pacific Railroad. The current use of the property is for a cemetery.

8510 Old Corpus Christi Road, 9137, 9145, 9149, and 9151 South Presa Street

These properties are currently classified as Mixed Use land use. The proposed amendment would change the land use classification to Low Density Residential land use. Low Density Residential is defined as single family houses on individual lots with accessory dwelling units allowed. Mixed Use is described as a blend of residential, retail, professional service, office, entertainment, and other related uses that create a pedestrian-oriented environment. The subject properties would pose a negligible impact to adjacent existing low density residential developments. Current uses on the properties are vacant, single family residential, and a duplex.

8531 South Presa Street

The properties are currently classified as Mixed Use land use and Parks/Open Space land use. The proposed plan amendment would reclassify the property to Low Density Residential land use. Mixed Use is described as a blend of residential, retail, professional service, office, entertainment, and other related uses that create a pedestrian-oriented environment. Low Density Residential is defined as single family houses on individual lots with accessory dwelling units allowed. The property is currently utilized for single family residential use. Reclassification to Low Density Residential land use would accommodate this use.

9011 Old Corpus Christi Road, NCB 10920 Lot P-4

9011 Old Corpus Christi Road more specifically defined as NCB 10920 Lot P-4 is currently designated as Mixed Use land use and Low Density Residential land use. The proposed amendment is to designate the entire property as Low Density Residential land use. The current use of the property is vacant.

9015, 9059, and 9077 South Presa Street

These properties are currently classified as Parks/Open Space land use. The proposed amendment will change the classification to Low Density Residential land use. Parks/Open Space land use is defined as public and private lands available for active use or passive enjoyment. This classification may also include city parks as well as private parks associated with homeowner associations. 9015 and 9059 South Presa Street are currently vacant. There is an auto related use in operation at 9077 South Presa Street. To the north is an existing low density residential subdivision. To the south are properties that have low density residential zoning. The subject properties gain street access via South Presa Street which is a Secondary Arterial Type A. Impacts on surrounding properties would be minimal.

9011 Old Corpus Christi Road, NCB 10920 Lot 1, and 8920 South Presa Street

The subject properties are currently classified as Mixed Use land use. The proposed amendment will change the land use classification to Neighborhood Commercial land use. Mixed Use land use is described as a blend of residential, retail, professional service, office, entertainment, and other related uses that create a pedestrian-oriented environment. Neighborhood Commercial land use promotes low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a neighborhood. This land use should be located within walking distance of neighborhood residential areas or where an existing commercial area is already established. Amending the land use plan would allow a change in land use classification appropriate for the uses in place as well as the surrounding properties.

8750 South Presa Street

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

The subject properties are currently classified as Low Density Residential land use and Parks/Open Space land use. The proposed amendment will change the land use classification to Neighborhood Commercial land use. Low Density Residential land use is defined as single family houses on individual lots with accessory dwelling units allowed. Parks/Open Space is defined as public and private lands available for active use or passive enjoyment. This classification may also include city parks as well as private parks associated with homeowner associations. Neighborhood Commercial land use promotes low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a neighborhood. This land use should be located within walking distance of neighborhood residential areas or where an existing commercial area is already established. Amending the land use plan would allow a change in land use classification appropriate for the restaurant use in place.

8648 and 8711 Graf Road, 8703 and 8707 Old Corpus Christi Road, 8888 and 8902 South Presa Street, NCB 10922 Block 3 Lots 7 and 8, and property generally located at the southeast corner of Graf Road and South Presa Street

These properties are located at the southeast corner of the intersection of Graf Road and South Presa Street. These properties are being reclassified from Low Density Residential land use to Neighborhood Commercial land use. Neighborhood Commercial land use includes low intensity commercial uses, professional services, and convenience retail that serve a market equivalent to a neighborhood. These uses should be located at the intersection of collector streets and higher order streets within walking distance of neighborhood residential areas or arterial streets where an existing commercial area is established. The subject properties are located on South Presa Street which is a Secondary Arterial Type A. Neighborhood Commercial land use would also allow a range of uses that would serve the adjacent residential development to the north while posing a minimal impact. This is an existing commercial node which includes a bar, restaurant, and vacant properties used for storage. The lower intensity of Neighborhood Commercial land use would pose a minimal impact to adjacent residential uses while allowing for commercial uses to continue.

7622 South Presa Street

The proposed amendment will reclassify these properties from Public/Institutional land use to Community Commercial land use. Community Commercial land use provides for medium intensity uses that serve two or more neighborhoods. This land use should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The property at 7622 South Presa Street is located at the intersection of Southeast Military and South Presa Street. Southeast Military is a Primary Arterial Type A and South Presa is a Secondary Arterial Type A. Amending 7622 South Presa to Community Commercial would form a Community Commercial node at Southeast Military Drive and South Presa Street.

8343 South Presa Street

The proposed amendment will reclassify this property from Parks/Open Space land use to Community Commercial land use. Community Commercial land use provides for medium intensity uses that serve two or more neighborhoods. This land use should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The property at 8343 South Presa Street is located near an existing Community Commercial node.

8237 Old Corpus Christi Road and 8314, 8367, 8439, 8441, and 9087 South Presa

The proposed plan amendment will recategorize these properties from the Parks/Open Space land use to Public/Institutional land use. 8237 Old Corpus Christi Road and 8314, 8367, 8439, 8441 South Presa Street are San Antonio River Authority drainage facilities. 9087 South Presa Street is a vacant parcel owned by the San Antonio Independent School District (SAISD). Reclassification of these properties to Public/Institutional land use would appropriately reflect their use as public facilities.

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

9210 South Presa Street

The proposed plan amendment will recategorize this property from the High Density Residential land use to Public/Institutional land use. 9210 South Presa Street is the location of the SAISD Mission Academy.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations:

Southeast Military Drive: Primary Arterial Type A
South Presa Street: Secondary Arterial Type A
Graf Road: Local Street
Old Corpus Christi Road: Local Street

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The Mission Academy school and the San Antonio Missions National Historical Park are in the vicinity of the subject properties

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Several of the properties within the Stinson Airport Vicinity Land Use Plan within the area encompassed by the Metropolitan Corridor boundaries are in conformance with the plan. However, the subject properties require plan amendments in order to accommodate zoning that is compatible with the uses in place. The plan amendment and associated rezoning case are consistent with several of the goals and objectives contained within the Stinson Airport Vicinity Land Use Plan. The proposed amendments and associated rezoning will support Objectives 1.2 and 2.2 by providing a consistent land use pattern and commercial streetscape along the South Presa Corridor.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 9, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: February 18, 2011

No. Notices mailed 10 days prior to Public Hearing: 193

Registered Neighborhood Association(s) Notified: Roosevelt Park, Riverside South, East Pyron/
Symphony Lane, and Hot Wells

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011076

Current zoning district: C-3, C-3 NA, C-3 R, C-3 RIO-6, C-3 H RIO-6, C-3 NA RIO-6, C-3 NA H RIO-6, I-1, I-1 H, and I-1 H RIO-6

Proposed zoning district: NP-10 H, R-6, R-4, R-6 H RIO-6, C-1, C-1 H, C-1 H RIO-6, C-2 RIO-6, C-2 H RIO-6

Zoning Commission Public Hearing Date: 4/5/2011

Approval Denial

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

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

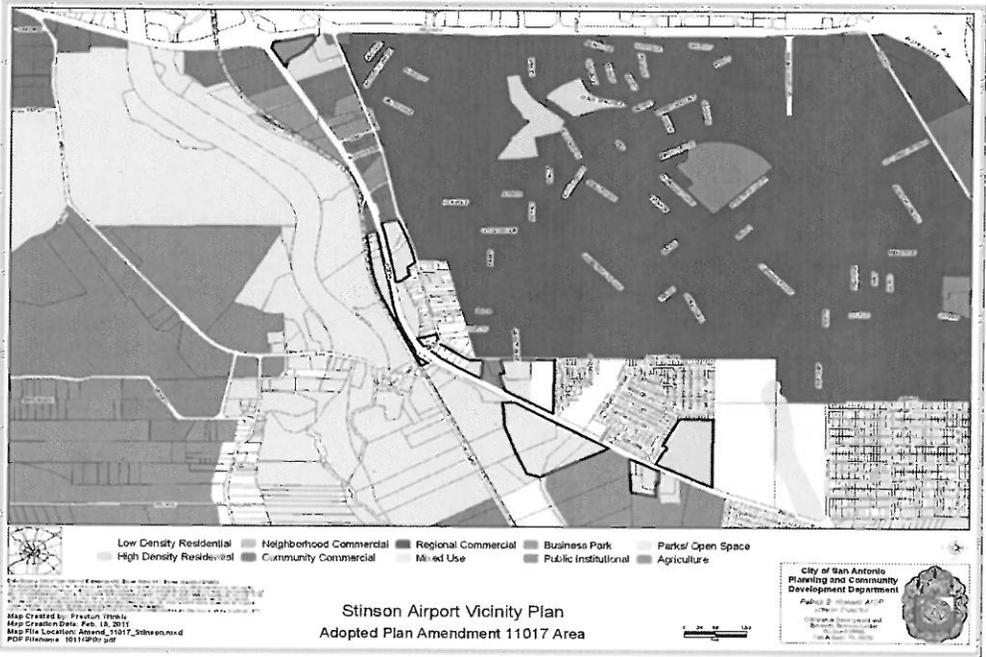
Planning Manager

Case Manager: Tyler Sorrells, AICP

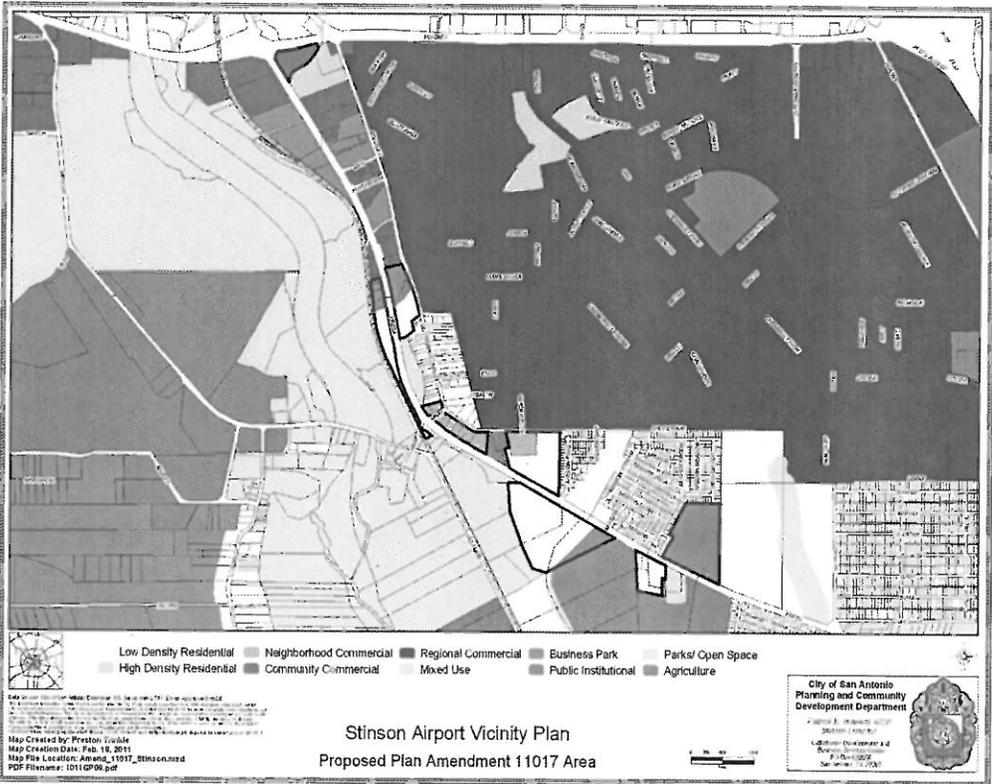
Planner

Phone No.: 207.7395

Land Use Plan as adopted:



Proposed Amendment:

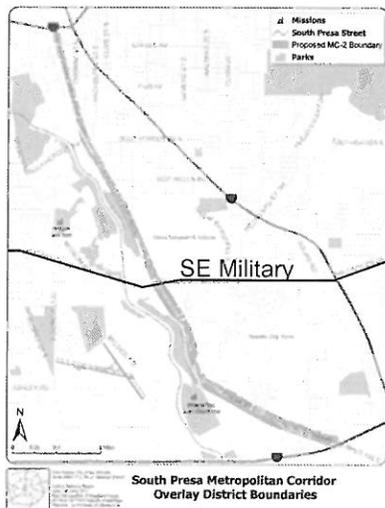


Master Plan Amendment 11017

Stinson Airport Vicinity Land Use Plan

Planning Commission
March 9, 2011
Agenda Item No. XX

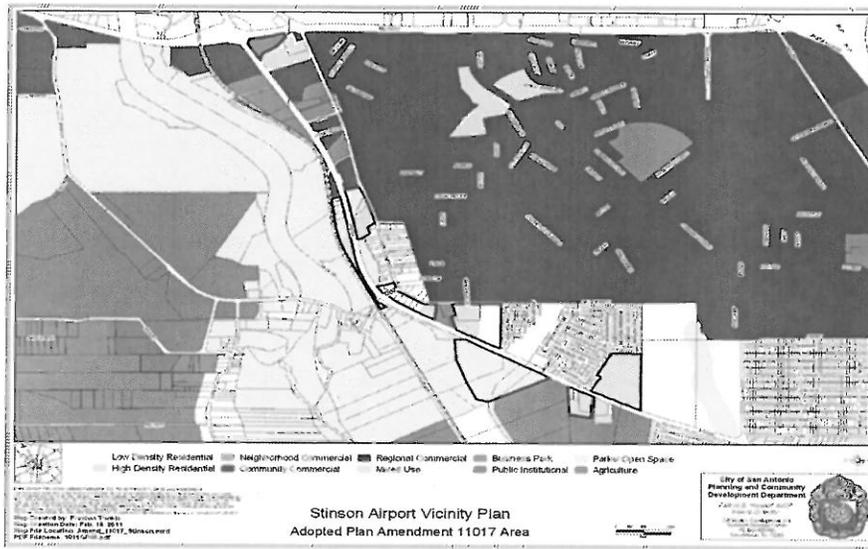
South Presa Metropolitan Corridor



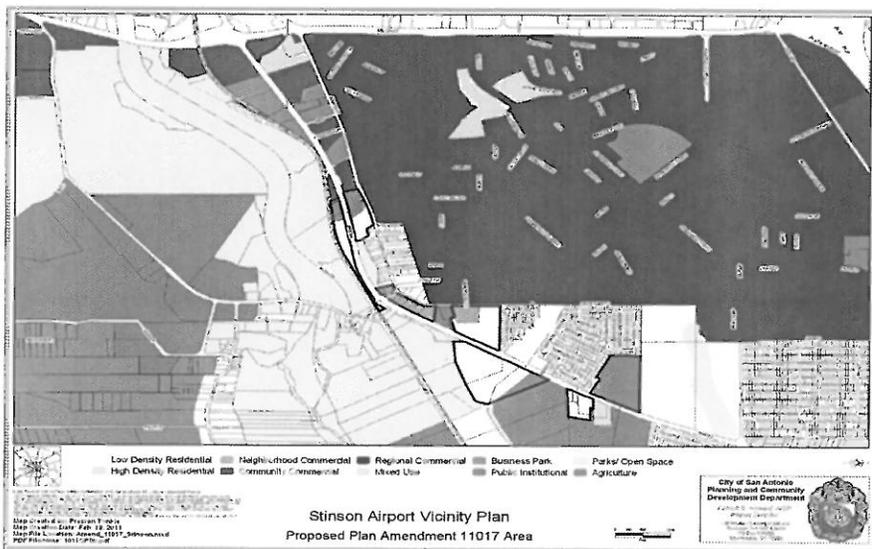
City Council Resolution
2010-03-18-0018R

- Directed staff to undertake land use and other studies necessary for properties along South Presa from IH-10 to Loop 410 to recommend to City Council:
 - a corridor overlay district and
 - a comprehensive rezoning

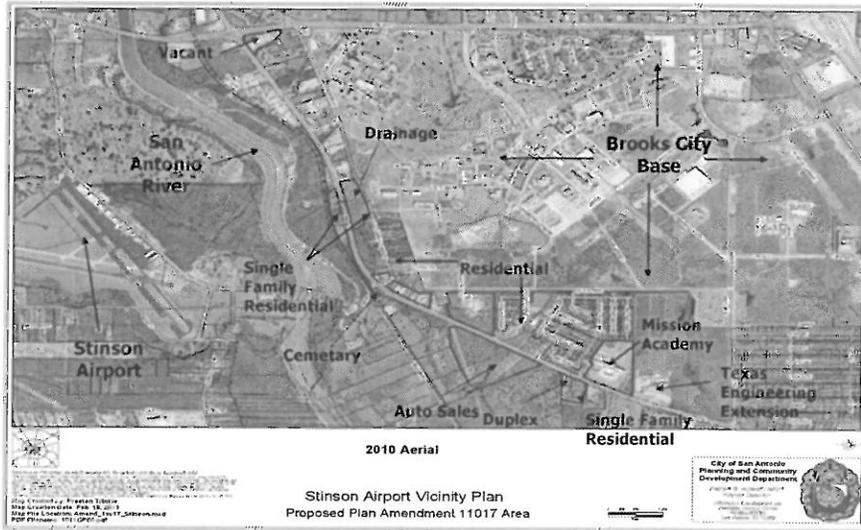
Plan as Adopted



Proposed Amendment



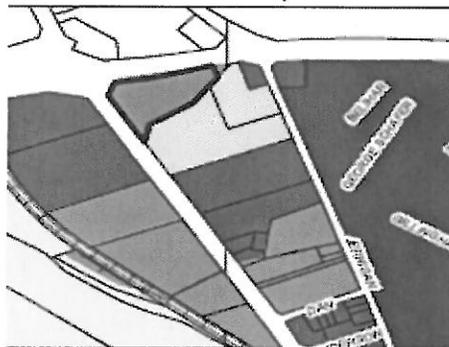
Surrounding Land Uses



Amendment 11017

7622 South Presa

Plan as adopted



7622 S. Presa

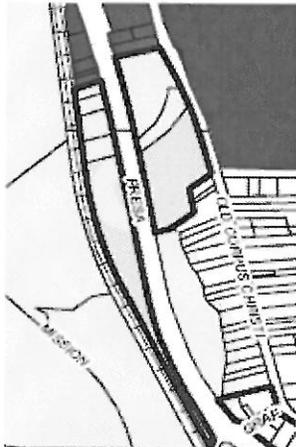
Proposed amendment



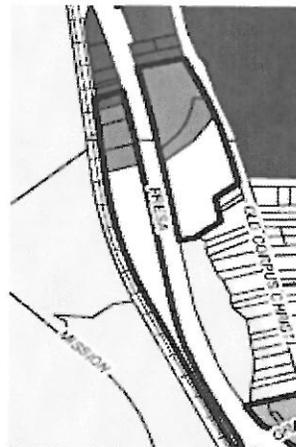
7622 S. Presa

Amendment 11017

Old Corpus Christi and 8314, 8343, 8237 8367, 8439, 8441, 8510, and 8531 South Presa



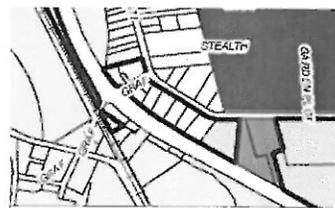
Plan as adopted



Proposed amendment

Amendment 11017

8648, 8711 and 8910 Graf Road, 8703 and 8707 Old Corpus Christi Road, 8888 and 8902 South Presa Street, NCB 10922 Block 3 Lots 7 and 8, and property generally located at the southeast corner of Graf Road and South Presa Street



Plan as adopted

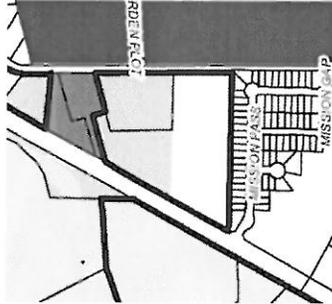


Proposed amendment

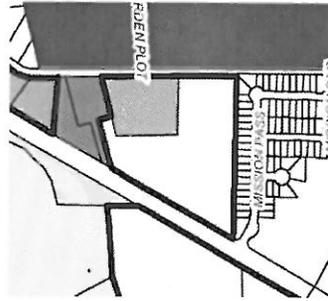
Amendment 11017

9011 Old Corpus Christi

Plan as adopted



Proposed amendment

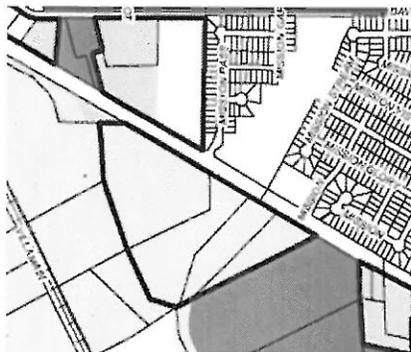


9

Amendment 11017

9015, 9059, 9077, and
9087 South Presa

Plan as adopted



Proposed amendment

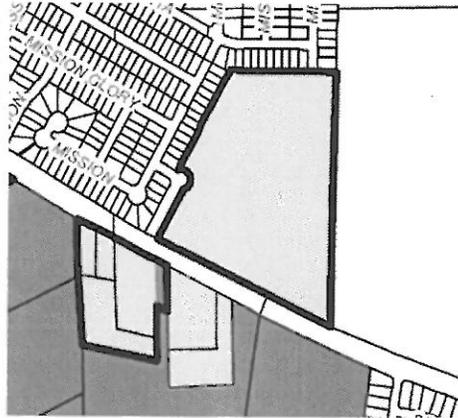


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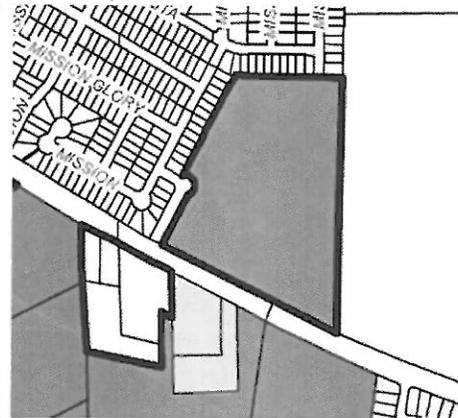
Amendment 11017

9137, 9145, 9149, 9151 and 9210 South Presa

Plan as adopted



Proposed amendment



11

Staff Recommendation

Approval of the request to amend
the Stinson Airport Vicinity Land
Use Plan

12

RESOLUTION NO.

RECOMMENDATION TO APPROVE THE AMENDMENT OF THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/OPEN SPACE LAND USE, PUBLIC/INSTITUTIONAL LAND USE, LOW DENSITY RESIDENTIAL LAND USE, HIGH DENSITY RESIDENTIAL LAND USE, AND MIXED USE LAND USE TO LOW DENSITY RESIDENTIAL LAND USE, NEIGHBORHOOD COMMERCIAL LAND USE, COMMUNITY COMMERCIAL LAND USE, AND PUBLIC INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 92.68 ACRES

WHEREAS, City Council approved the Stinson Airport Vicinity Land Use Plan as an addendum to the Master Plan on April 2, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 9, 2011 and **APPROVED** the amendment on March 9, 2011; and

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

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

SECTION 1: The amendment to the Stinson 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 as follows: by changing the use from Parks/Open Space land use, Public/Institutional land use, Low Density Residential land use, High Density Residential land use, and Mixed Use land use to Low Density Residential land use, Neighborhood Commercial land use, Community Commercial land use, and Public/Institutional land use for an area approximately 92.68 acres located at: 8648, 8711, and 8910 Graf Road; 8237, 8510, 8703, and 8707 Old Corpus Christi Road and 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot P-4 and Lot 1; 7622, 8314, 8343, 8367, 8439, 8441, 8531, 8750, 8888, 8902, 8920, 9015, 9059, 9077, 9087, 9137, 9145, 9149, 9151, and 9210 South Presa Street; NCB 10922 Block 3 Lots 7 and 8; and property generally located at the southeast corner of Graf Road and South Presa Street.

PASSED AND APPROVED ON THIS 9th DAY OF MARCH 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

