



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

## **PLANNING COMMISSION AGENDA**

### **☞ May 8, 2013 ☞**

### **2:00 P.M.**

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

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

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

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

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

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

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

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

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

**Plats**

5. **120332\***: Request by Northside ISD, for approval of a major plat to replat and subdivide a 13.98-acre tract of land to establish **Cielo Vista So. Elementary School** Subdivision, generally located on the south side of Oak Drive, east of Milsa Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120338**: Request by Northside ISD, for approval of a major plat to subdivide a 26.94-acre tract of land to establish **Stevens Ranch Middle School** Subdivision, generally located northwest of the intersection of Bella Vista Place and Volante, **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **120354**: Request by BOH Indian Springs TX, L.P., for approval of a major plat to replat and subdivide a 63.478-acre tract of land to establish **Indian Springs Estates North, Unit 2A P.U.D.** Subdivision, generally located west of the intersection of Dakota Chief and Yukon Straight. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **120410**: Request by Forestar Real Estate Group, for approval of a major plat to replat and subdivide a 44.050-acre tract of land to establish **Town Center, Phase 2** Subdivision, generally located west of TPC Parkway, southeast of Wild Ridge. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130012**: Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 12.117-acre tract of land to establish **Bella Vista Unit 3A Section 3** Subdivision, generally located north of Bella Vista Place, east of Volante. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130060**: Request by Eckert Road HP, LLC, for approval of a major plat to replat a 19.540-acre tract of land to establish **Eckhart Multi-Family** Subdivision, generally located north of Eckhart Road, west of Huebner Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
11. **130121\***: Request by DRI/NRP San Antonio LLC, for approval of a major plat to subdivide a 15.552- acre tract to establish **NRP-UTSA** Subdivision, generally located on the north side of UTSA Boulevard, east of Valero Way. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130260**: Request by James M. McMillan, for approval of a minor plat to replat a 0.401-acre tract of land to establish **Bluffview Estates Unit 2 BSL**, generally located on the southeast corner of Bluff Ivey Lane and Stonewood Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **130449:** Request by University of the Incarnate Word, for approval of a minor plat to replat a 0.201-acre tract of land to establish **Country Club Place 2<sup>nd</sup> Filing BSL**, generally located on the north side of Perry Court, west of New Braunfels Avenue. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

#### **Time Extension**

14. **080436:** Request by David P. Beales, Agent for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Camp Bullis Corner** Subdivision, generally located southwest corner of Old Camp Bullis Road and Talavera Ridge. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

#### **Variance**

15. **TPV 13-002:** Request by Pape-Dawson Engineers on behalf of Calle Stone Oak 1, Ltd. for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **Stone Oak 23 Acre Business Park Sewer and Overhead Electrical Extension** to provide sewer and electrical overhead to a multi-family and commercial business park located approximately 2,000 feet east of Stone Oak Parkway and Canyon Golf Road. Staff recommends **approval.** Staff recommends **approval.** (Mark C. Bird, City Aborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

#### **Land Transactions**

16. **S.P. 1720** Approval of a resolution supporting and recommending City Council approve requests by the Calumet San Antonio Refinery, LLC for use of public right-of-way to install, maintain and operate its piping under the roadway for its San Antonio Refinery Crude Pipeline. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services Department)
17. **S.P. 1725:** A request by San Antonio Water System, for approval of a resolution supporting the declaration as surplus and disposal of property located at 2518 21st Street in NCB 6777. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services Department)

#### **Comprehensive Master Plan Amendment**

18. **PA13031** [This item continued from April 24, 2013 public hearing.] A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.361 acres of land out of NCB 3081, located at 137 Catalpa Street from "Low Density Mixed Use" to "Compact Multifamily Residential". Staff recommendation is approval. (John Osten, Sr. Planner, (210) 207-2187, [John.Osten@sanantonio.gov](mailto:John.Osten@sanantonio.gov), Department of Planning and Community Development)

#### **Other Items**

\*Camp Bullis Notification

19. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) release of approximately 8 square miles of land from the City of San Antonio to the City of Helotes. The subject areas are located in northwest Bexar County and are described as follows: (1) land generally located to the northwest of the City of Helotes and bisected by State Highway 16 (also known as Bandera Road); (2) land generally located to the west of the intersection of State Highway 16 (also known as Bandera Road) and Loop 1604; (3) land generally located to the south of the City of Helotes and bounded on the southwest by Galm Road and Shaenfield Road; and, (4) land generally located to the east of Government Canyon State Natural Area. Staff recommends Approval. (Christopher J. Looney, AICP, Assistant Director, (210) 207-5889, Christopher.Looney@sanantonio.gov, Department of Planning & Community Development)
20. Technical Advisory Committee interviews and consideration for appointment for the following vacancies: (3) Community at Large, (1) Development Representative, (2) Engineering Representative, and (1) ex-officio member. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)
21. Approval of the minutes for the April 24, 2013 Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission Items sent to Council).
23. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

120332

**Project Name:**

Cielo Vista So. Elementary School

**Applicant:**

Brian T. Woods

**Representative:**

M.W. Cude Engineers  
c/o Stacey L. Weichert

**Owner:**

Northside ISD

**Staff Coordinator:**

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

**Property Address/Location:**

On the south side of Oak Drive, east  
of Milsa Drive

**MAPSCO Map Grid (Ferguson):**

479 F-6

**Tract Size:**

13.98 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder April 19, 2013  
Notices Mailed April 19, 2013

- Ten (10) notices were sent to  
property owners within 200 feet

Internet Agenda posting  
May 3, 2013

**REQUEST**

Approval of a major plat to replat and subdivide 13.98-acre tract  
of land to establish **Cielo Vista So. Elementary School**  
Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 22, 2013

**CASE HISTORY**

Area being replatted is a portion of Lots 13 and 14, New City  
Block 18336, out of the Traylor Subdivision plat, recorded in  
Volume 980 Page 238, of the Deed and Plat Records of Bexar  
County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6 R-20 MSAO-1 MLOD” Residential Single-Family Military Sound Attenuation Overlay Military Lighting Overlay District.

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

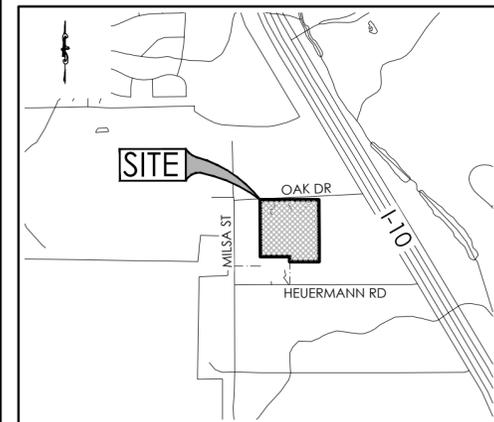
To the present, staff has not received any written responses from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Cielo Vista So. Elementary School** Subdivision Plat

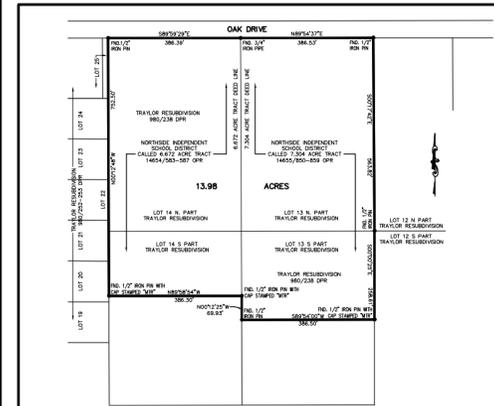
**IV. ATTACHMENT**

1. Proposed plat



**LOCATION MAP**

MAPSCO MAP GRID 479F6 / 480A6 NOT TO SCALE



**AREA BEING REPLATTED**

AREA BEING REPLATTED IS A PORTION OF LOT 13 AND LOT 14 OUT OF TRAYLOR SUBDIVISION, PLAT NO. (NA.), IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF TRAYLOR RESUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 238, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER \_\_\_\_\_

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
STACEY L. WEICHERT, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
WAYNE A. SEEWALD, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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

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

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

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

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

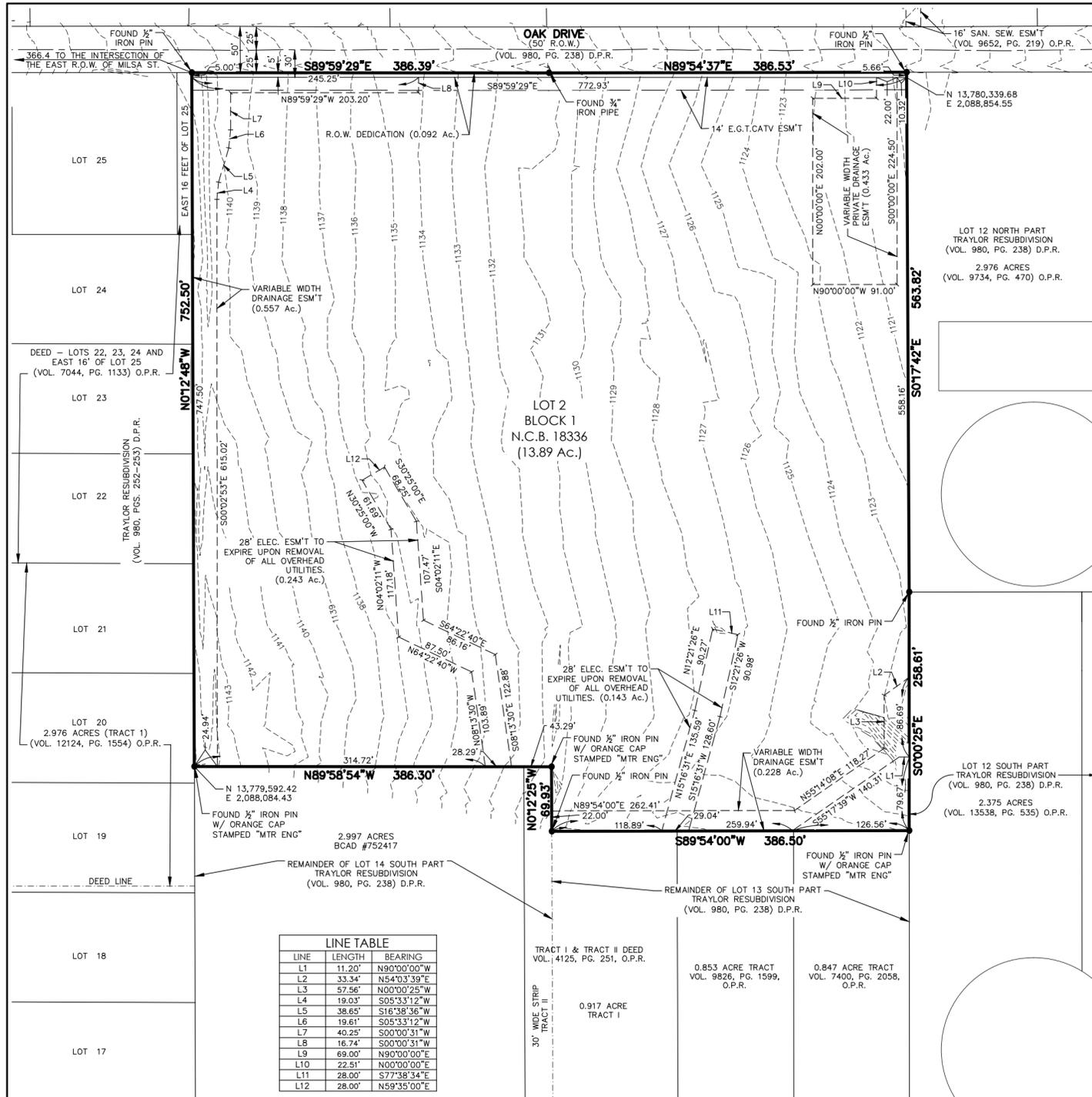
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

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

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

**LEGEND**

- = ACRES
- = CITY PUBLIC SERVICE
- = DEED AND PLAT RECORDS
- = EQUIVALENT DWELLING UNIT
- = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- = EASEMENT
- = LINE NUMBER
- = NEW CITY BLOCK
- = OFFICIAL PUBLIC RECORDS
- = RIGHT-OF-WAY
- = VOLUME
- = STREET CENTERLINE
- = EXISTING GROUND CONTOUR
- = EXISTING PROPERTY LINE



**PLAT NUMBER: 120332**

**REPLAT**  
ESTABLISHING  
**CIELO VISTA SO. ELEMENTARY SCHOOL**  
13.98 ACRES OF LAND ESTABLISHING LOT 2, BLOCK 1, N.C.B. 18336 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE L. COLQUHOUN SURVEY NO. 24, ABSTRACT NO. 133, COUNTY BLOCK 5733, BEXAR COUNTY, TEXAS AND ALSO BEING THE REAL PROPERTY DESIGNATED AS 6.672 ACRES AS DESCRIBED BY DEED RECORDED IN VOLUME 14654, PGS. 583-587 AND THE REAL PROPERTY DESIGNATED AS 7.304 ACRES AS DESCRIBED BY DEED RECORDED IN VOLUME 14655, PGS. 850-857 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 EAST, S-104  
SAN ANTONIO, TEXAS 78223  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBE FIRM #455  
MWC: STACEY L. WEICHERT, P.E.  
PRJ. NO.: 02765.010

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

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

**NORTHSIDE I.S.D.**  
5900 EVERS RD.  
PHONE: 210.397.1213  
FAX: 210.397.1212

OWNER \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
WAYNE A. SEEWALD, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

APRIL 2013 SHEET 1 OF 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

120338

**Project Name:**

Stevens Ranch Middle School

**Applicant:**

Brian T. Woods

**Representative:**

Moy Tarin Ramirez, LLC  
c/o Rolando Ramirez P.E.

**Owner:**

Northside ISD

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of Bella  
Vista Place and Volante

**MAPSCO Map Grid (Ferguson):**

610 F-5

**Tract Size:**

26.94 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 3, 2013

**REQUEST**

Approval of a major plat to subdivide a 26.94-acre tract of land to establish **Stevens Ranch Middle School** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 22, 2013

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 8, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 777 Stevens Ranch, accepted on January 28, 2004.

**III. RECOMMENDATION**

Approval of the proposed **Stevens Ranch Middle School** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING STEVENS RANCH MIDDLE SCHOOL

ESTABLISHING LOT 2, BLOCK 44, C.B. 4349, SAN ANTONIO, BEXAR COUNTY, TEXAS BEING 26.94 ACRES AND A 0.09 RIGHT-OF-WAY DEDICATION OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, BEXAR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 27.03 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 13795, PAGES 1377-1381, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

MTR Moy Tarin Ramirez Engineers, LLC Firm TBPE No. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085 DATE: 8/2012 JOB NO: 11144

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

NORTHSIDE ISD 5900 EVERS RD. SAN ANTONIO, TX 78238 TEL: (210) 257-1244

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DECEMBER 2012

Nina M. Gibson Notary Public, Bexar County, Texas 4-28-16 My Commission Expires April 28, 2016

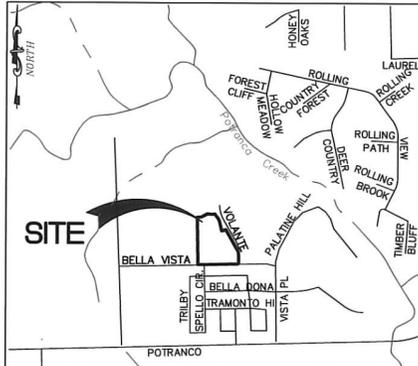
STATE OF TEXAS) COUNTY OF BEXAR) THIS PLAT OF STEVENS RANCH MIDDLE SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)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

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

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

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

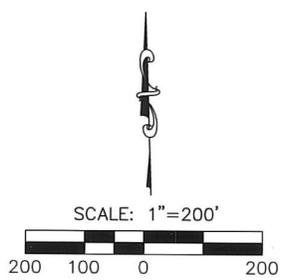
COUNTY CLERK, BEXAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY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



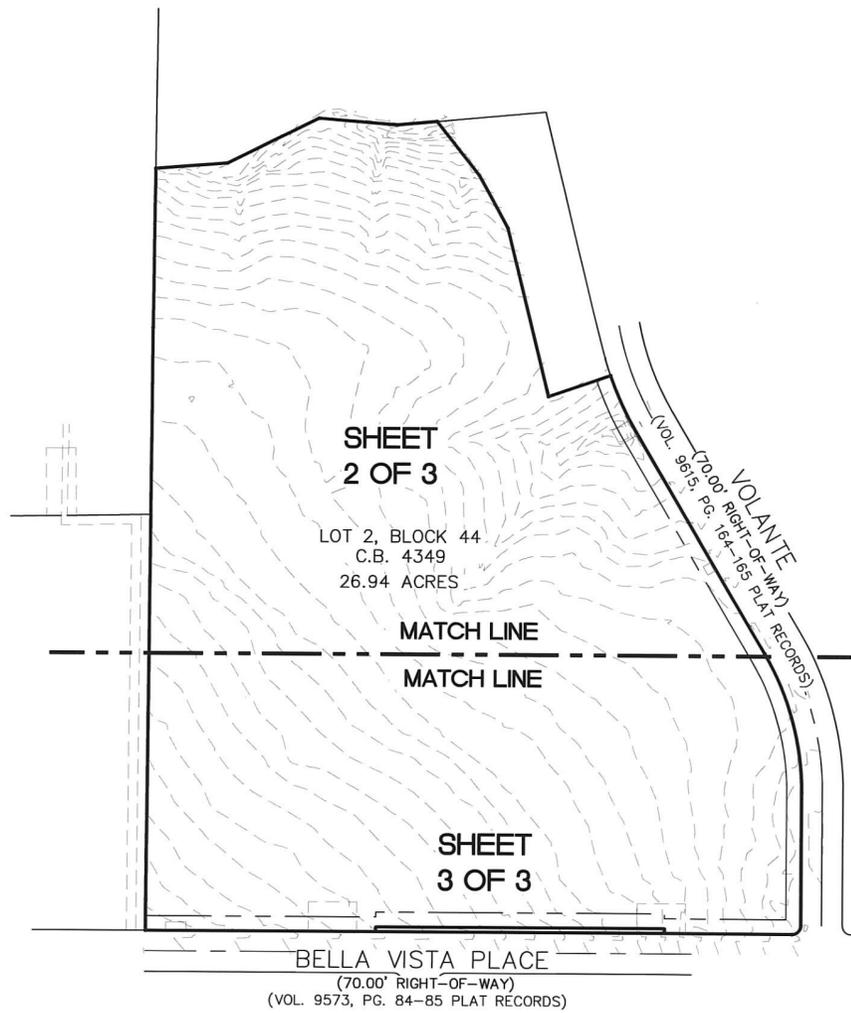
LEGEND -1190- EXISTING CONTOUR E.G.T.V.ESM'T ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT C.B. COUNTY BLOCK

NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802900345F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN). 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE. 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 5) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

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

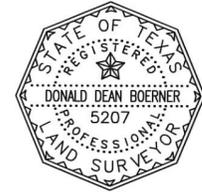


WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. SAWS NOTE: IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. BUILDING SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT 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: MOY TARIN RAMIREZ ENGINEERS, LLC DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 12770 CIMARRON 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. ROLANDO RAMIREZ LICENSED PROFESSIONAL ENGINEER NO. 87870 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051



SUBDIVISION PLAT ESTABLISHING STEVENS RANCH MIDDLE SCHOOL

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Engineers Surveyors Planners FIRM TYPE NO. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085 DATE: 7/2012 JOB NO: 11144

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

NORTHSIDE ISD 5900 EVERS RD. SAN ANTONIO, TX 78238 TEL: (210) 257-1244 13. T.W. OWNER: STATE OF TEXAS COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DECEMBER 2012

Nina M. Gibson NOTARY PUBLIC, BEXAR COUNTY, TEXAS 4-28-16 MY COMMISSION EXPIRES: NINA M. GIBSON Notary Public, State of Texas My Commission Expires April 28, 2016

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

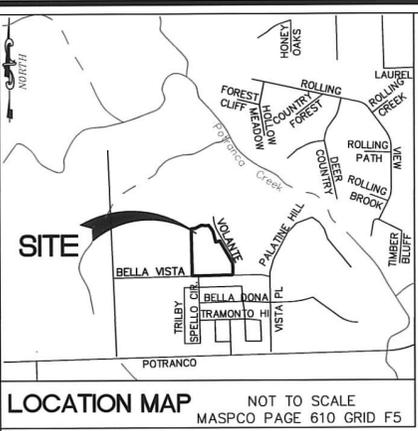
DATED THIS DAY OF A.D. BY CHAIRMAN BY SECRETARY

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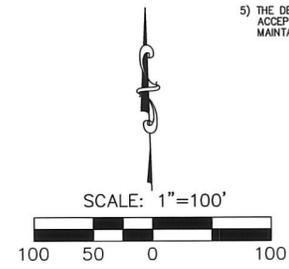
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY, DEPUTY SHEET 2 OF 3



LEGEND ---1190--- EXISTING CONTOUR E.G.T.V.ESM'T ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT C.B. COUNTY BLOCK



NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN). 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE. 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 5) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

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LINE TABLE table with columns: LINE, LENGTH, BEARING. Rows L1 through L18 with corresponding measurements.

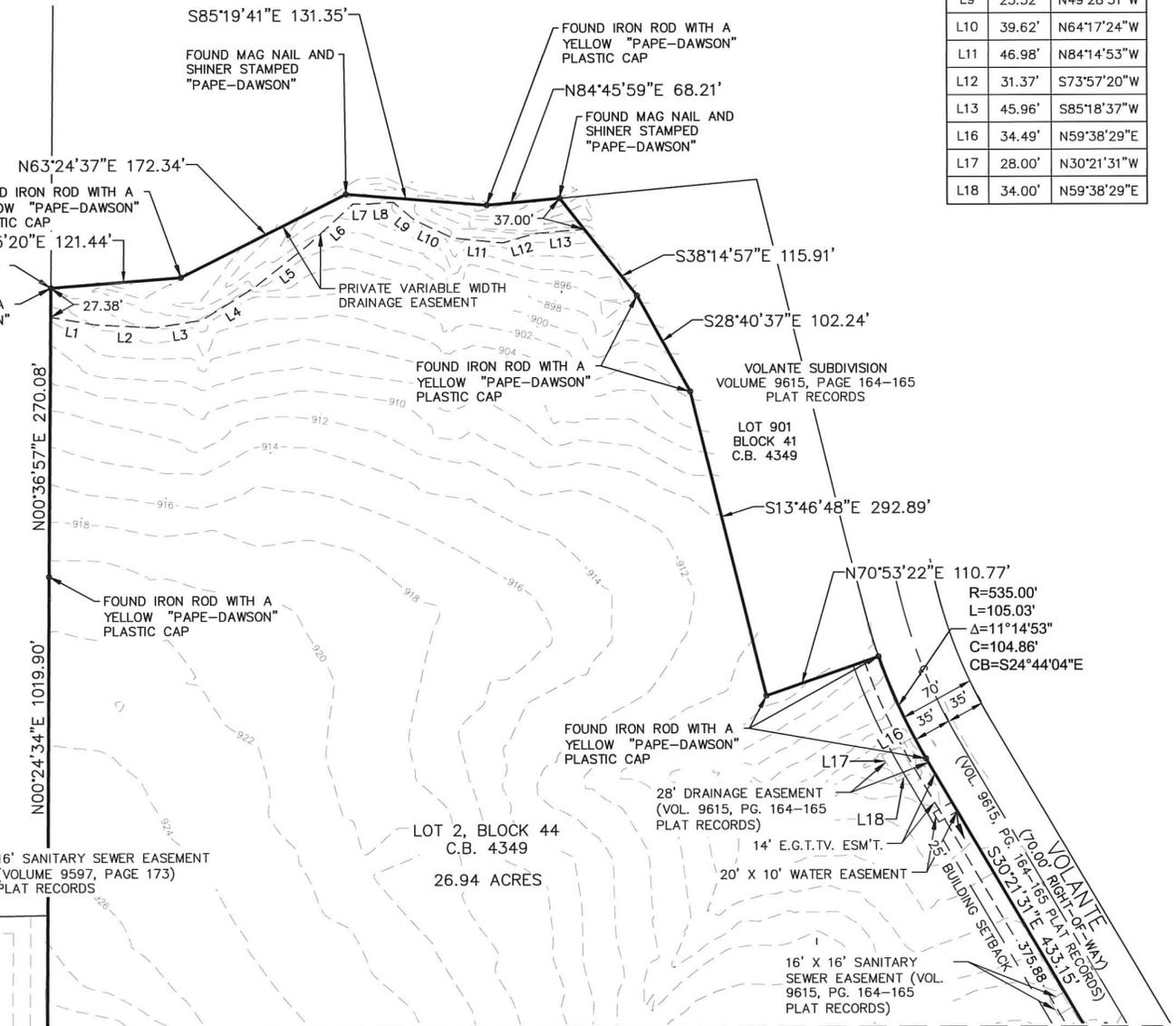
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STATE OF TEXAS COUNTY OF BEXAR) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC

DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON 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. ROLANDO RAMIREZ LICENSED PROFESSIONAL ENGINEER NO. 87870 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

CUMBERLAND POD 1 STEVENS RESIDENTIAL, LTD., A TEXAS LIMITED PARTNERSHIP VOLUME 15277, PAGES 2391-2406 OFFICIAL PUBLIC RECORDS 29.52 ACRES 50' PEDESTRIAN EASEMENT AND VARIABLE WIDTH DRAINAGE EASMENT VOLUME 9576 PAGES 169-171 PLAT RECORDS 16' X 16' SANITARY SEWER EASEMENT (VOLUME 9597, PAGE 173) PLAT RECORDS LOT 1 BLOCK 41 C.B. 4349 STEVENS RANCH ELEMENTARY SCHOOL VOLUME 9597, PAGE 173 PLAT RECORDS



SEE SHEET 3 OF 3

SUBDIVISION PLAT  
ESTABLISHING  
**STEVENS RANCH MIDDLE SCHOOL**

ESTABLISHING LOT 2, BLOCK 44, C.B. 4349, SAN ANTONIO, BEXAR COUNTY, TEXAS BEING 26.94 ACRES AND A 0.09 RIGHT-OF-WAY DEDICATION OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT NO. 1018, COUNTY BLOCK 4349, BEXAR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 27.03 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 13795, PAGES 1377-1381, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

**MTR** Engineers  
Surveyors  
Planners  
**Moy Tarin Ramirez Engineers, LLC**  
FIRM TBPE NO. F-5297  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085  
DATE: 7/2012 JOB NO: 11144

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

NORTHSIDE ISD  
5900 EVERS RD.  
SAN ANTONIO, TX 78238  
TEL: (210) 257-1244  
*T.J. Woods*  
OWNER:  
STATE OF TEXAS)  
COUNTY OF BEXAR)  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRANN T. WOODS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DECEMBER 2012.  
*Nina M. Gibson*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS  
4-28-14  
MY COMMISSION EXPIRES:  
NINA M. GIBSON  
Notary Public, State of Texas  
My Commission Expires  
April 28, 2016

STATE OF TEXAS  
COUNTY OF BEXAR)  
THIS PLAT OF **STEVENS RANCH MIDDLE SCHOOL** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

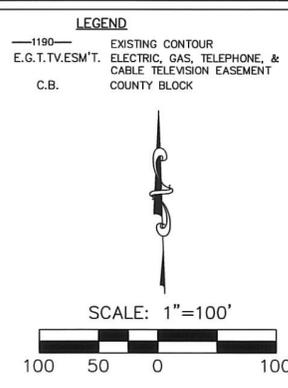
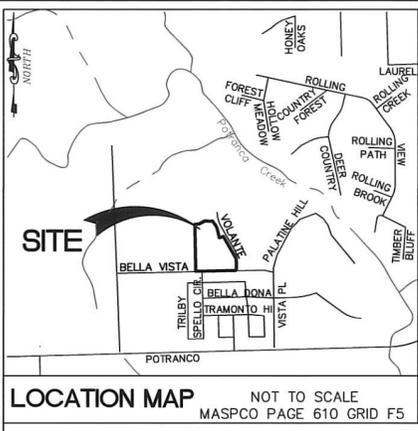
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
BY \_\_\_\_\_ CHAIRMAN  
BY \_\_\_\_\_ SECRETARY

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_  
\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR)  
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE 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, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY



- NOTES:
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802900345F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN).
  - 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
  - 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
  - 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
  - 5) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

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

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 DEVELOPMENT SERVICES DEPARTMENT.

SAWS NOTE:  
IMPACT FEE PAYMENT DUE:  
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

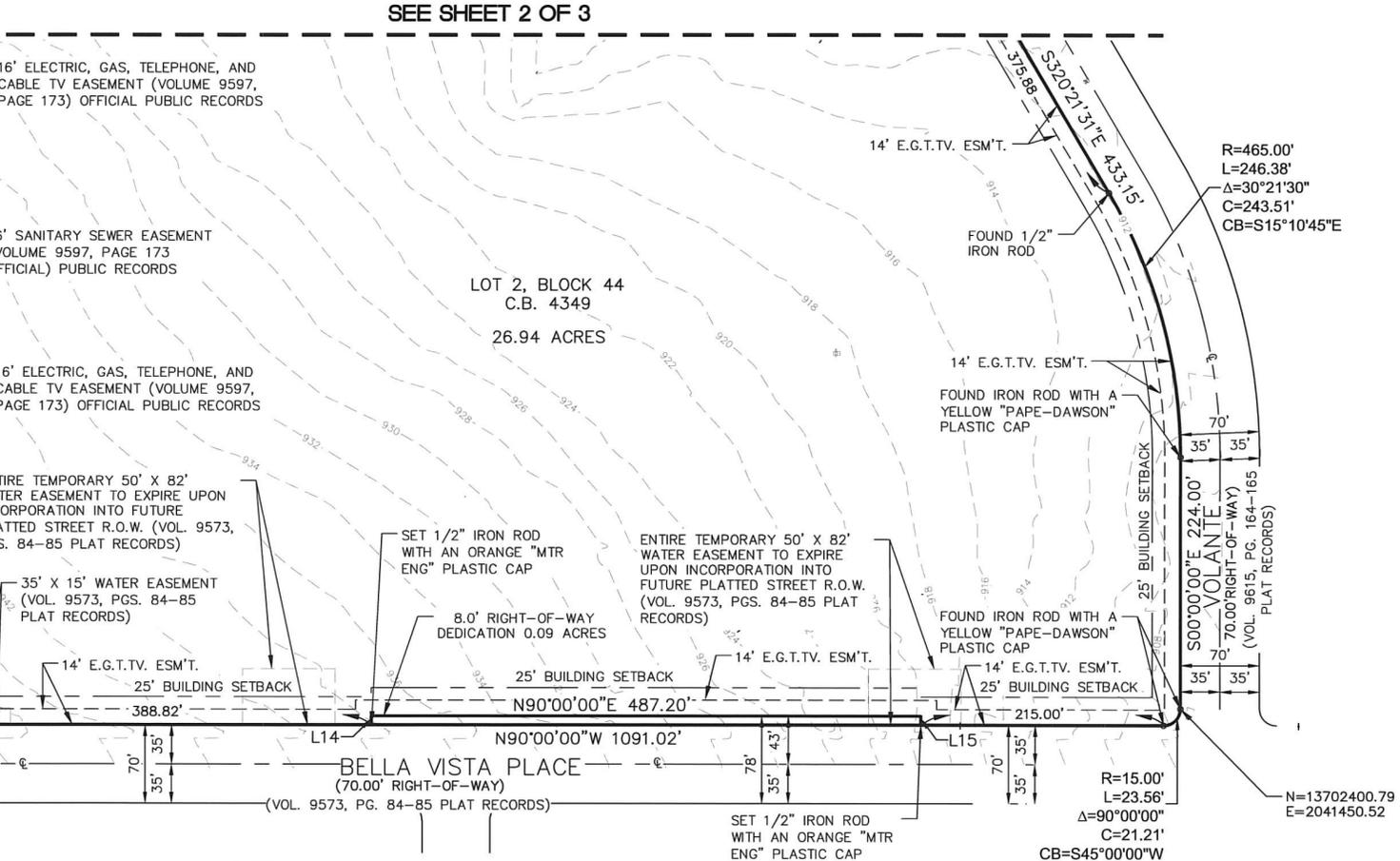
MAINTENANCE NOTE:  
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

STEVENS RANCH ELEMENTARY SCHOOL  
VOLUME 9597, PAGE 173  
OFFICIAL PUBLIC RECORDS

16' SANITARY SEWER EASEMENT (VOLUME 9597, PAGE 173 OFFICIAL) PUBLIC RECORDS

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*  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON 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.  
*Rolando Ramirez*  
ROLANDO RAMIREZ  
LICENSED PROFESSIONAL ENGINEER NO. 87870  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051



LINE TABLE

LINE	LENGTH	BEARING
L14	8.00'	N00°00'00"E
L15	8.00'	S00°00'00"E





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

120354

**Project Name:**

Indian Springs Estates North, Unit 2A  
P.U.D.

**Applicant:**

Brian Carlock

**Representative:**

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

**Owner:**

BOH Indian Springs TX, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of the  
intersection of Dakota Chief and  
Yukon Straight

**MAPSCO Map Grid (Ferguson):**

6451 F-7

**Tract Size:**

63.478

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder April 18, 2013  
Notices mailed April 19, 2013

- 3 to property owners within 200 feet within the subdivision
- Notice to the Bulverde Village Homeowners Association (HOA), Indian Springs Estates HOA, and the Indian Springs Residential Community

Internet Agenda Posting May 3, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 63.478-acre tract of land to establish the **Indian Springs Estates North, Unit 2A P.U.D. Subdivision**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 15, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 2 & 3, Block 149, C.B. 4900, out of the Indian Springs Estates North Subdivision plat, recorded in Volume 9576, Pages 23-28, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of one hundred twenty-eight (**128**) single-family residential lots, five (**5**) non-single family residential lots and approximately six thousand six hundred thirty-eight (**6,638**) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

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

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). One (1) sensitive recharge feature (S-44) a cave was observed on this site and will be preserved. The request meets all of the requirements for development over the recharge zone.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

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

PUD 06-004A, Indian Springs Estates North, approved April 11, 2013

### **B. Notices**

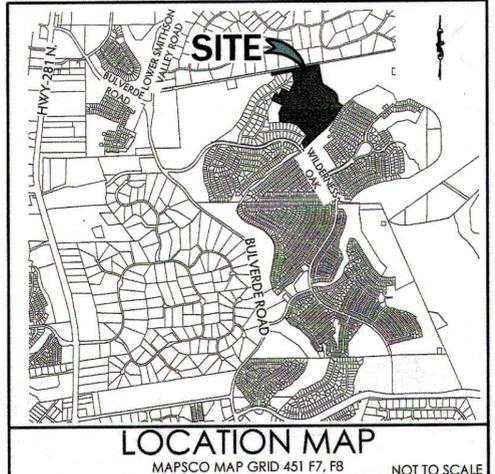
To the present, staff has not received any written responses in opposition from the surrounding property owners.

## **III. RECOMMENDATION**

Approval of the proposed **Indian Springs Estates North, Unit 2A P.U.D.** Subdivision

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS Aquifer Request for Review Letter



STATE OF TEXAS  
COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 1 P.U.D., WHICH IS RECORDED IN VOLUME 9576, PAGE 23-28, BEAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: *Brian Carlock*  
NAME: BRIAN CARLOCK  
TITLE: Senior Vice President

SWORN AND SUBSCRIBED BEFORE ME THIS 15 DAY OF April 2013.

*Shannon Susan Dear*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: January 7, 2014

STATE OF TEXAS  
COUNTY OF DALLAS

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

OWNER/DEVELOPER: BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: *Brian Carlock*  
NAME: BRIAN CARLOCK  
TITLE: Senior Vice President

CONTACT PERSON: BRIAN CARLOCK  
3090 OLIVE STREET, SUITE 300  
DALLAS, TX 75219  
TEL: (214) 303-5535  
FAX: (972) 201-2959

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15 2013 by *Brian Carlock* Senior Vice President OF BOH INVESTMENTS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

*Shannon Susan Dear*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: January 07, 2014

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.

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

STATE OF TEXAS  
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN INDIAN SPRINGS ESTATES NORTH, SUBDIVISION UNIT 2A P.U.D., SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	12308.28'	01°43'11"	184.73'	369.44'	369.42'	S33°53'44"W	C40	10.00'	89°00'07"	9.83'	15.53'	14.02'	N49°27'36"E
C2	2583.11'	06°21'01"	143.29'	286.29'	286.15'	S35°22'08"W	C41	275.00'	13°01'59"	31.40'	62.53'	62.39'	N01°33'17"W
C3	425.00'	17°19'01"	64.72'	128.45'	127.96'	S56°23'36"E	C42	225.00'	48°58'15"	102.47'	192.31'	186.51'	N32°33'15"W
C4	353.80'	28°52'05"	91.01'	178.16'	176.28'	S39°48'20"E	C43	175.00'	43°15'50"	69.40'	132.14'	129.02'	N31°56'28"W
C5	125.00'	23°47'17"	26.33'	51.90'	51.53'	N76°55'51"W	C44	15.00'	56°46'28"	8.11'	14.86'	14.26'	N38°41'46"W
C6	75.00'	23°47'17"	15.80'	31.14'	30.92'	N76°55'51"W	C45	58.00'	29°32'52"	-----	297.16'	63.56'	N79°41'27"E
C7	10.00'	90°00'00"	10.00'	15.71'	14.14'	N20°02'12"W	C46	15.00'	56°46'28"	8.11'	14.86'	14.26'	N38°41'46"W
C8	975.00'	06°55'20"	58.97'	117.79'	117.72'	N28°25'27"E	C47	125.00'	32°04'45"	35.94'	69.99'	69.08'	S26°20'55"E
C9	15.00'	56°46'28"	8.11'	14.86'	14.26'	N60°16'20"E	C48	275.00'	48°58'15"	125.24'	235.04'	227.95'	S32°33'15"E
C10	58.00'	29°32'52"	-----	297.16'	63.56'	N58°06'53"W	C49	325.00'	12°49'08"	36.51'	72.71'	72.56'	S01°39'33"E
C11	15.00'	56°46'28"	8.11'	14.86'	14.26'	S03°29'54"W	C50	10.00'	90°47'22"	10.14'	15.85'	14.24'	S40°38'40"E
C12	1025.00'	06°55'20"	61.99'	123.83'	123.76'	S28°25'27"W	C51	125.00'	29°47'43"	33.25'	65.00'	64.27'	S71°08'29"E
C13	275.00'	35°16'21"	87.43'	169.30'	166.63'	S07°19'37"W	C52	75.00'	29°47'43"	19.95'	39.00'	38.56'	N71°08'29"E
C14	15.00'	56°46'28"	8.11'	14.86'	14.26'	S18°04'40"W	C53	10.00'	77°07'49"	7.97'	13.46'	12.47'	S55°23'45"W
C15	58.00'	29°32'52"	-----	297.16'	63.56'	N79°41'27"E	C54	325.00'	17°42'46"	50.64'	100.47'	100.07'	S25°41'13"W
C16	15.00'	56°46'28"	8.11'	14.86'	14.26'	N38°41'46"W	C55	125.00'	13°56'16"	15.28'	30.41'	30.33'	S41°30'44"W
C17	225.00'	35°16'21"	71.53'	138.51'	136.34'	N07°19'37"E	C56	125.00'	22°10'02"	24.49'	48.36'	48.06'	S59°33'53"W
C18	10.00'	90°00'00"	10.00'	15.71'	14.14'	N69°57'48"E	C57	225.00'	22°10'02"	44.08'	87.05'	86.51'	S59°33'53"W
C19	125.00'	23°47'17"	26.33'	51.90'	51.53'	S76°55'51"E	C58	10.00'	88°42'17"	9.78'	15.48'	13.98'	S87°10'00"E
C20	75.00'	23°47'17"	15.80'	31.14'	30.92'	S76°55'51"E	C59	75.00'	18°12'36"	12.02'	23.84'	23.74'	S33°42'33"E
C21	275.00'	22°10'02"	53.87'	106.39'	105.73'	N59°33'53"E	C60	125.00'	32°26'07"	36.38'	70.76'	69.82'	S40°49'18"E
C22	10.00'	90°00'00"	10.00'	15.71'	14.14'	N25°38'54"E	C61	25.00'	82°00'10"	21.73'	35.78'	32.80'	S16°02'17"E
C23	75.00'	23°27'45"	15.57'	30.71'	30.50'	N31°04'59"W	C62	25.00'	97°59'50"	28.76'	42.76'	37.73'	S73°57'43"W
C24	15.00'	56°46'28"	8.11'	14.86'	14.26'	N71°12'04"W	C63	125.00'	28°59'59"	32.33'	63.27'	62.59'	N71°32'21"W
C25	58.00'	29°32'52"	-----	297.16'	63.56'	N47°11'09"E	C64	10.00'	106°21'14"	13.36'	18.56'	16.01'	N32°51'44"W
C26	15.00'	56°46'28"	8.11'	14.86'	14.26'	S14°25'38"E	C65	275.00'	14°13'43"	34.32'	68.29'	68.12'	N27°25'45"E
C27	125.00'	23°27'45"	25.96'	51.19'	50.83'	S31°04'59"E	C66	75.00'	13°56'16"	9.17'	18.24'	18.20'	N41°30'44"E
C28	10.00'	90°35'35"	10.10'	15.81'	14.22'	S64°38'53"E	C67	338.60'	27°39'28"	83.35'	163.45'	161.87'	N39°35'22"W
C29	75.00'	21°34'27"	14.29'	28.24'	28.07'	N59°16'06"E	C68	389.00'	15°25'09"	52.66'	104.89'	104.37'	N40°52'17"E
C30	10.00'	91°17'43"	10.23'	15.93'	14.30'	N02°50'00"E	C69	389.00'	15°09'51"	51.78'	102.96'	102.66'	N40°53'57"W
C31	125.00'	18°12'36"	20.03'	39.73'	39.56'	N33°42'33"W	C70	375.00'	00°03'57"	0.22'	0.43'	0.43'	S65°05'04"E
C32	75.00'	32°26'07"	21.81'	42.46'	41.89'	N40°49'18"W	C71	425.00'	00°03'57"	0.23'	0.45'	0.45'	N65°04'56"W
C33	15.00'	37°51'25"	5.14'	9.91'	9.73'	N75°58'05"W	C72	20.00'	35°12'59"	6.35'	12.29'	12.10'	N35°57'53"W
C34	50.00'	157°43'00"	253.87'	137.63'	98.12'	N16°02'17"W	C73	50.00'	76°53'46"	39.70'	67.10'	62.18'	N56°48'17"W
C35	15.00'	37°51'25"	5.14'	9.91'	9.73'	N43°53'30"E	C74	20.00'	38°12'48"	6.93'	13.34'	13.09'	N76°08'46"W
C36	15.00'	39°56'02"	5.45'	10.45'	10.24'	N04°59'47"E	C75	20.00'	60°00'00"	11.55'	20.94'	20.00'	S27°02'22"E
C37	50.00'	177°51'54"	-----	155.22'	99.98'	N73°57'43"E	C76	50.00'	116°43'01"	81.14'	101.85'	85.13'	S55°23'53"E
C38	15.00'	39°56'02"	5.45'	10.45'	10.24'	S37°04'21"E	C77	20.00'	71°22'05"	14.36'	24.91'	23.33'	S78°04'21"E
C39	75.00'	28°59'59"	19.40'	37.96'	37.56'	S71°32'21"E							

LEGEND

- Ac. = ACRES
- B.L. = BUILDING SETBACK LINE
- C.I. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPS = CITY PUBLIC SERVICE
- C.V.E. = CLEAR VISION EASEMENT
- D.R. = DRAINAGE
- D.P.R. = DEED & PLAT RECORDS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT, EX. = EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- G.C.M. = GULLY COVER MINUTE
- H.O.A. = HOME OWNERS ASSOCIATION
- L.I. = LINE NUMBER
- L.S. = LANDSCAPE
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.S.I. = POUNDS PER SQUARE INCH
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- W.D. = WIDTH
- PROPOSED CONTOUR
- STREET CENTERLINE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- EXISTING PROPERTY LINE

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

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

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

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

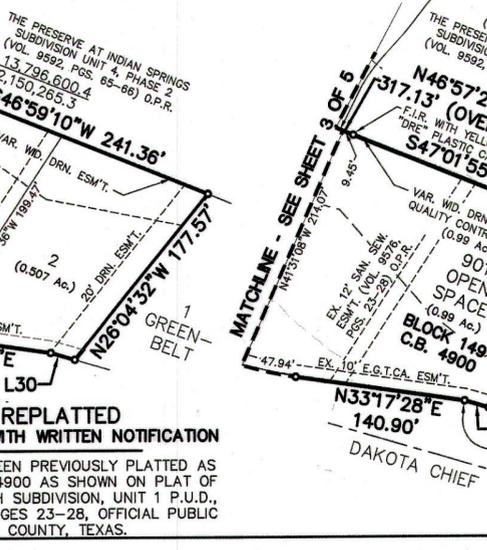
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

ALL PRIVATE STREETS (LOT 999, BLOCK 149; BIG CYPRESS, CHICKASAW, DAKOTA CHIEF, RED HERON, RUNNING FAWN, SHAWANEE WAY AND TEXAS SOTOL) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.

ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

LINE TABLE					LINE TABLE				
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING				
L1	36.26'	S51°13'42"W	L23	73.14'	N24°57'48"E				
L2	50.00'	N41°32'35"W	L24	15.26'	S01°18'33"E				
L3	20.85'	N41°25'17"E	L25	15.26'	N10°18'33"W				
L4	22.01'	N28°16'30"W	L26	71.52'	S85°02'12"E				
L5	74.96'	N09°37'48"W	L27	67.61'	S88°49'30"E				
L6	24.23'	N48°28'52"E	L30	20.85'	N41°23'56"E				
L7	8.61'	N70°38'54"E	L31	20.63'	N03°43'41"W				
L8	25.73'	N19°21'06"W	L32	74.15'	S71°08'48"E				
L9	25.72'	S19°21'06"E	L33	85.99'	S38°04'14"W				
L10	230.47'	N24°57'48"E	L34	115.90'	N45°18'30"W				
L11	64.35'	S86°02'21"E	L35	36.80'	N75°59'01"E				
L12	67.41'	S86°02'21"E	L36	14.96'	S75°59'01"W				
L13	81.43'	S56°14'38"E	L37	228.68'	N03°19'01"W				
L14	81.53'	N56°14'38"W	L38	144.41'	N41°23'35"E				
L15	75.79'	N86°02'21"W	L39	152.84'	N56°03'17"E				
L16	77.94'	S70°38'54"W	L40	10.05'	S80°46'38"E				
L17	24.21'	S48°28'52"W	L41	112.80'	N49°16'22"E				
L18	232.28'	S24°57'48"W	L42	64.54'	N40°49'18"W				
L19	53.67'	N86°02'21"E	L43	26.27'	S09°08'04"W				
L20	22.12'	N48°28'52"E	L44	29.44'	N32°27'43"W				
L21	67.61'	N88°49'30"W	L45	46.89'	N41°31'08"W				
L22	71.52'	N65°02'12"W							



A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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 HIGHWAYS & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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

INDEX MAP NOT TO SCALE

SEE SHEET 4 OF 5

SEE SHEET 3 OF 5

SEE SHEET 1 OF 5

SEE SHEET 2 OF 5

SEE SHEET 5 OF 5

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 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

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

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. 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

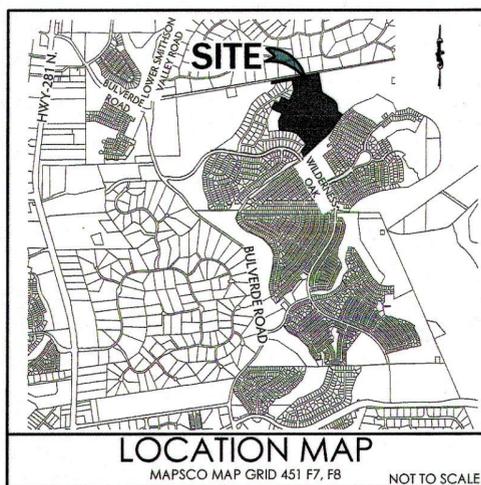
\_\_\_\_\_  
DEPUTY

APRIL 2013 SHEET 1 OF 5

PLAT NUMBER: 120354

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
INDIAN SPRINGS ESTATES NORTH,  
UNIT 2A P.U.D.

A 63.478 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS, SAID



**LEGEND**

AC.	ACRES	ESMT.	EASEMENT
B.S.L.	BUILDING SETBACK LINE	EX.	EXISTING
CI	CURVE NUMBER	F.I.R.	FOUND 1/2" IRON ROD
C.B.	COUNTY BLOCK	G.P.M.	GALLONS PER MINUTE
CPS	CITY PUBLIC SERVICE	HOA	HOME OWNERS ASSOCIATION
C.V.E.	CLEAR VISION EASEMENT	LI	LINE NUMBER
DRN.	DRAINAGE	L.S.	LANDSCAPE
D.P.R.	DEED & PLAT RECORDS	N.A.D.	NORTH AMERICAN DATUM
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	N.T.S.	NOT TO SCALE
		O.P.R.	OFFICIAL PUBLIC RECORDS
		P.S.I.	POUNDS PER SQUARE INCH
		R	RADIUS
		R.O.W.	RIGHT-OF-WAY
		SAN. SEW.	SANITARY SEWER
		VAR.	VARIABLE
		VOL.	VOLUME
		WAT.	WATER
		WID.	WIDTH
		PROPOSED CONTOUR	PROPOSED CONTOUR
		STREET CENTERLINE	STREET CENTERLINE
		EXISTING GROUND MAJOR CONTOUR	EXISTING GROUND MAJOR CONTOUR
		EXISTING GROUND MINOR CONTOUR	EXISTING GROUND MINOR CONTOUR
		EXISTING PROPERTY LINE	EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF DALLAS

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

**OWNER/DEVELOPER**  
BOH INDIAN SPRINGS TX, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: BOH INVESTMENTS GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
3090 OLIVE STREET, SUITE 300  
DALLAS, TX 75219  
TEL: (214) 303-5535  
FAX: (972) 201-2959

NAME: BRIAN CARLOCK  
TITLE: Senior Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15, 2013 BY Brian Carlock, Senior Vice President OF BOH INVESTMENTS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Shannon Susan Dear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHANNON SUSAN DEAR  
Notary Public, State of Texas  
My Commission Expires  
January 07, 2014

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.

Christopher R. Dice  
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS  
COUNTY OF BEAR

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

Keith C. Keppler  
REGISTERED PROFESSIONAL LAND SURVEYOR

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

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

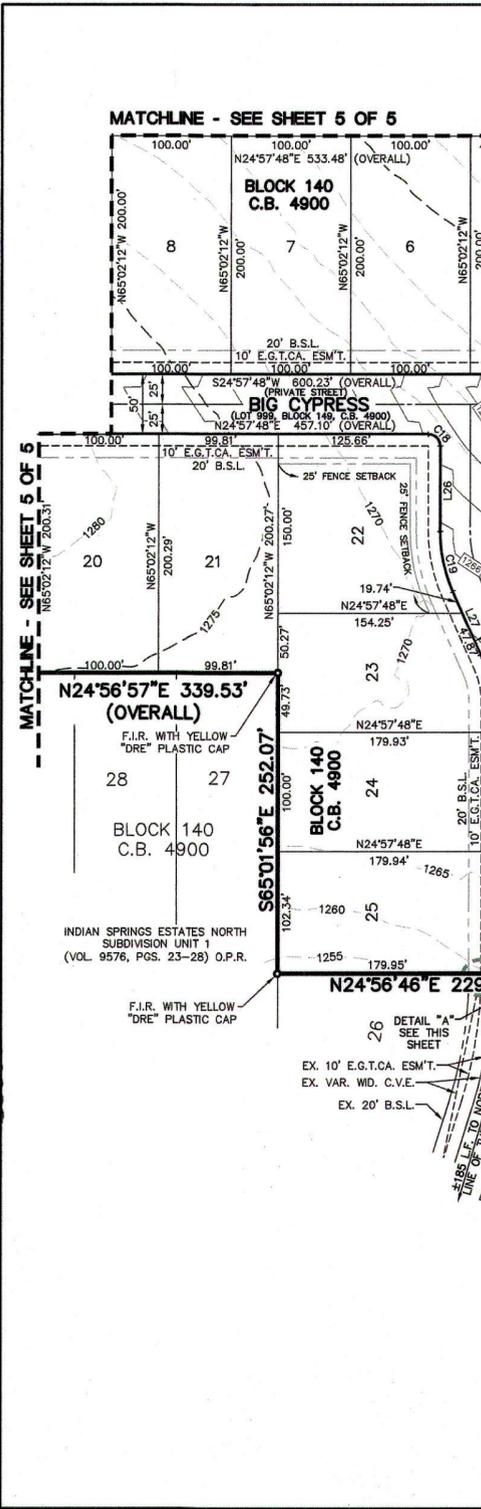
ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN INDIAN SPRINGS ESTATES NORTH, SUBDIVISION UNIT 2A P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



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

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

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

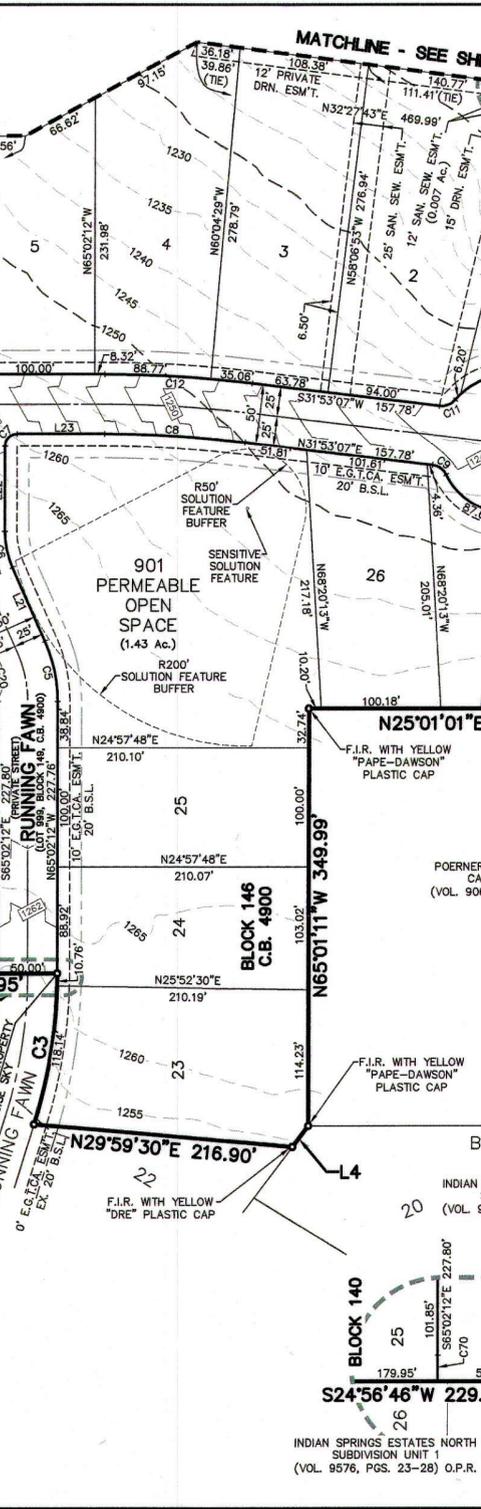
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 149; BIG CYPRESS, CHICKASAW, DAKOTA CHIEF, RED HERON, RUNNING FAWN, SHAWNEE WAY AND TEXAS SOTO) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.

ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.



A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

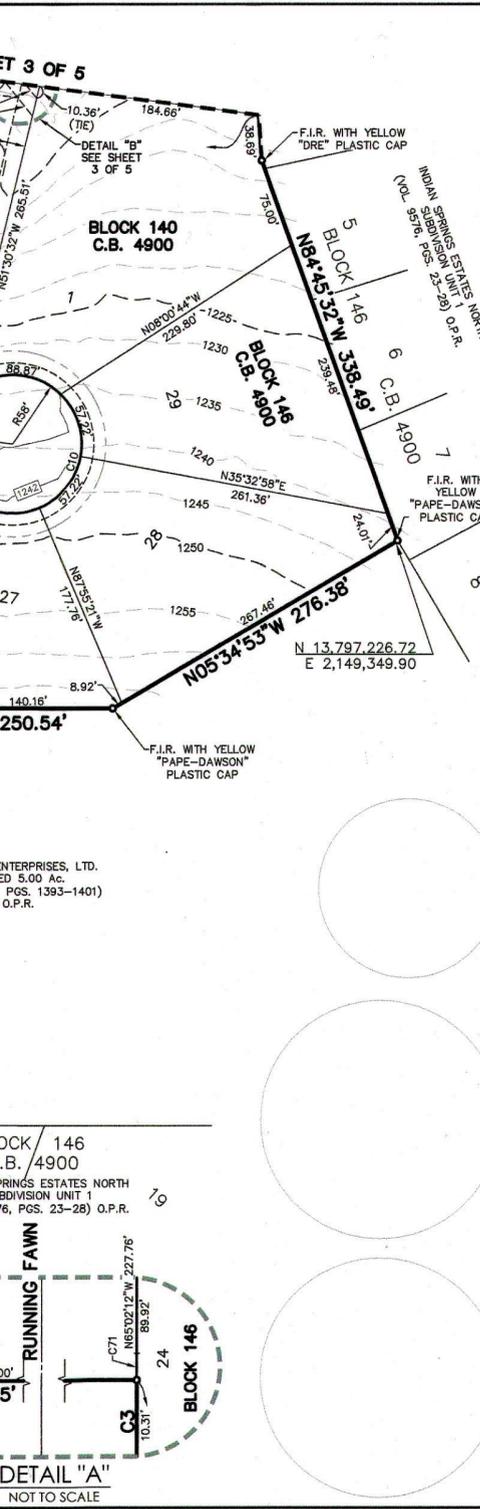
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS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

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

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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



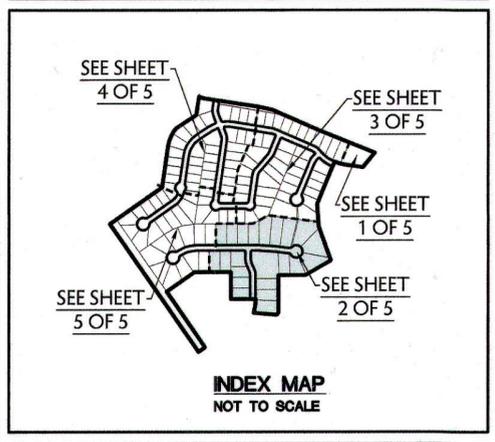
**PLAT NUMBER: 120354**

**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**INDIAN SPRINGS ESTATES NORTH,**  
UNIT 2A P.U.D.

A 63.478 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS, SAID 63.478 ACRE TRACT ALSO BEING A PORTION OF A CALLED 251.4289 ACRE TRACT OF LAND "TRACT II" RECORDED IN VOLUME 13957, PAGES 1392-1431, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS AND ALL OF LOT 2 AND LOT 3, BLOCK 149, CB 4900, INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1 RECORDED IN VOLUME 9576, PAGES 23-28, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBPE FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PROJECT NO.: 02723.050

SCALE: 1"=100'



CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ 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

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

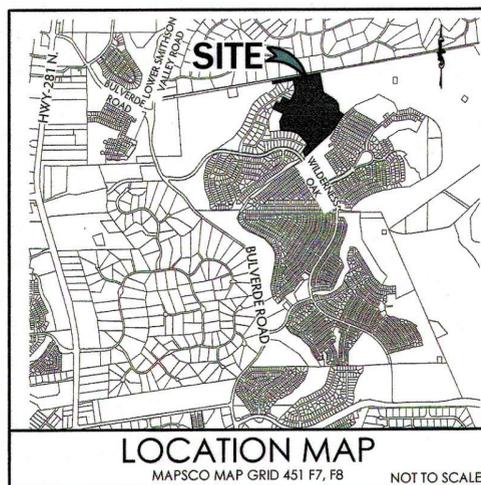
STATE OF TEXAS  
COUNTY OF BEAR

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

APRIL 2013 SHEET 2 OF 5



**LEGEND**

AC.	ACRES
B.S.L.	BUILDING SETBACK LINE
CI	CURVE NUMBER
C.B.	COUNTY BLOCK
CPS	CITY PUBLIC SERVICE
C.V.E.	CLEAR VISION EASEMENT
DRN.	DRAINAGE
D.P.R.	DEED & PLAT RECORDS
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	EASEMENT
EX.	EXISTING
F.I.R.	FOUND 1/2" IRON ROD
G.P.M.	GALLONS PER MINUTE
HOA	HOME OWNERS ASSOCIATION
LI	LINE NUMBER
LANDSCAPE	LANDSCAPE
N.A.D.	NORTH AMERICAN DATUM
N.T.S.	NOT TO SCALE
O.P.R.	OFFICIAL PUBLIC RECORDS
P.S.I.	POUNDS PER SQUARE INCH
R	RADIUS
R.O.W.	RIGHT-OF-WAY
SAN. SEW.	SANITARY SEWER
VAR.	VARIABLE
VOL.	VOLUME
WAT.	WATER
WD.	WIDTH
ELEV.	PROPOSED CONTOUR
---	STREET CENTERLINE
---	EXISTING GROUND MAJOR CONTOUR
---	EXISTING GROUND MINOR CONTOUR
---	EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF DALLAS

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

**OWNER/DEVELOPER**  
BOH INDIAN SPRINGS TX, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: BOH INVESTMENTS GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
3090 OLIVE STREET, SUITE 300  
DALLAS, TX 75219  
TEL: (214) 303-5535  
FAX: (972) 201-2959

BY: *Brian Carlock*  
NAME: **BRIAN CARLOCK**  
TITLE: **Senior Vice President**

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15, 2013 BY Brian Carlock, **Senior Vice President** OF BOH INVESTMENTS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

*Shannon Susan Dear*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHANNON SUSAN DEAR  
Notary Public, State of Texas  
My Commission Expires  
January 07, 2014

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.

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

*Christopher R. Dice*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

*Keith C. Keppler*  
REGISTERED PROFESSIONAL LAND SURVEYOR

4-16-13

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

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN INDIAN SPRINGS ESTATES NORTH, SUBDIVISION UNIT 2A P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 148; BIG CYPRESS, CHICKASAW, DAKOTA CHIEF, RED HERON, RUNNING FAWN, SHAWNEE WAY AND TEXAS SOFT) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.

ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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.

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

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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



**PLAT NUMBER: 120354**

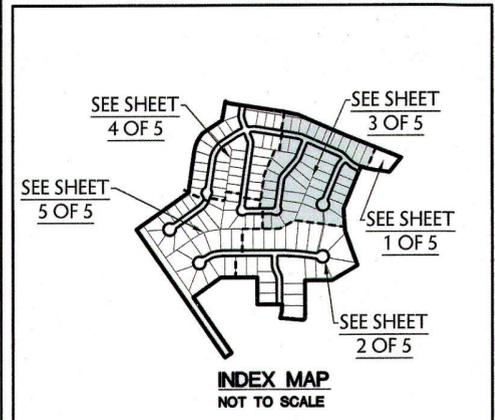
**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**INDIAN SPRINGS ESTATES NORTH,**  
**UNIT 2A P.U.D.**

A 63.478 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBEN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS, SAID 63.478 ACRE TRACT ALSO BEING A PORTION OF A CALLED 251.4289 ACRE TRACT OF LAND "TRACT II" RECORDED IN VOLUME 13957, PAGES 1392-1431, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS AND ALL OF LOT 2 AND LOT 3, BLOCK 149, CB 4900, INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1 RECORDED IN VOLUME 9576, PAGES 23-28, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TYPE FORM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PROJECT NO.: 02723.050

SCALE: 1"=100'

100 50 0 100



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 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

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

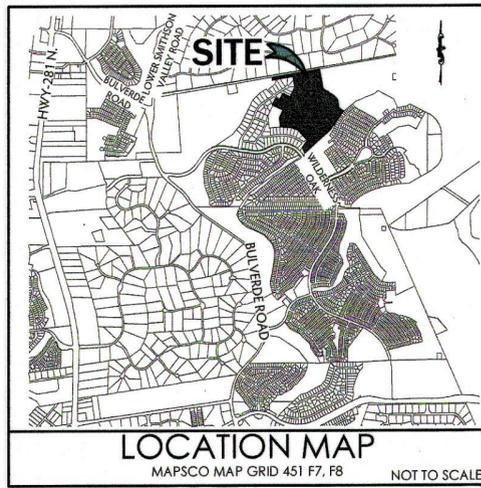
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID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

APRIL 2013 SHEET 3 OF 5





**LEGEND**

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CI	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
D.P.R.	= DEED & PLAT RECORDS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	= EASEMENT
EX.	= EXISTING
F.I.R.	= FOUND 1/2" IRON ROD
G.P.M.	= GALLONS PER MINUTE
HOA	= HOME OWNERS ASSOCIATION
LI	= LINE NUMBER
N.A.D.	= NORTH AMERICAN DATUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS
P.S.I.	= POUNDS PER SQUARE INCH
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WD.	= WIDTH
ELEV.	= PROPOSED CONTOUR
-ELEV.-	= EXISTING GROUND MAJOR CONTOUR
-ELEV.-	= EXISTING GROUND MINOR CONTOUR
-ELEV.-	= EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF DALLAS

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

**OWNER/DEVELOPER**  
BOH INDIAN SPRINGS TX, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: BOH INVESTMENTS GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
3090 OLIVE STREET, SUITE 300  
DALLAS, TX 75219  
TEL: (214) 303-5535  
FAX: (972) 201-2959

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15

2013 BY: Brian Carlock Senior Vice President  
OF BOH INVESTMENTS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Shannon Susan Dear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHANNON SUSAN DEAR  
Notary Public, State of Texas  
My Commission Expires  
January 07, 2014

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.

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

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

4-16-13  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN INDIAN SPRINGS ESTATES NORTH, SUBDIVISION UNIT 2A P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

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

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

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

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

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ALL STREETS ARE PRIVATE STREETS.

ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

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IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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.

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

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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



**PLAT NUMBER: 120354**

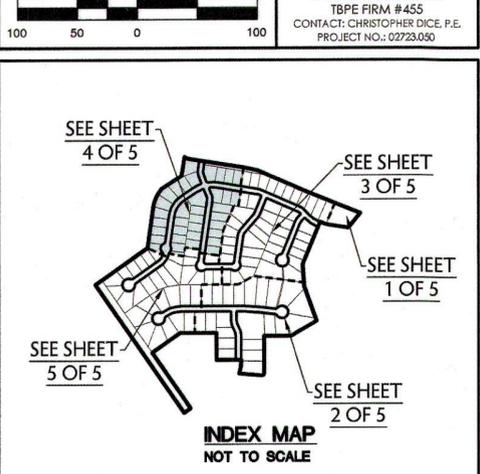
**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**INDIAN SPRINGS ESTATES NORTH,**  
**UNIT 2A P.U.D.**

A 63.478 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBEN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS, SAID 63.478 ACRE TRACT ALSO BEING A PORTION OF A CALLED 251.4289 ACRE TRACT OF LAND TRACT IF RECORDED IN VOLUME 13957, PAGES 1392-1431, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS AND ALL OF LOT 2 AND LOT 3, BLOCK 149, CB 4900, INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1 RECORDED IN VOLUME 9576, PAGES 23-28, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBE FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PROJECT NO.: 02723.050

SCALE: 1"=100'

100 50 0 100



CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, 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

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

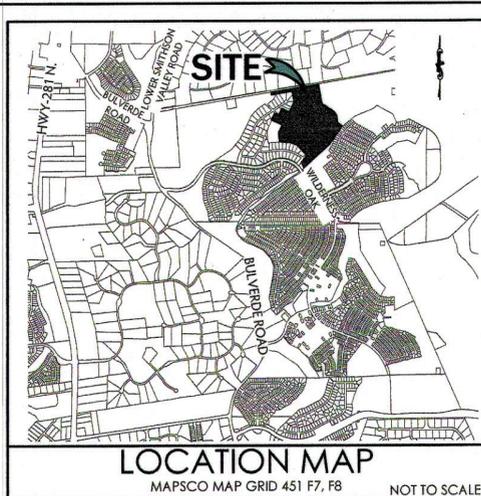
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID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

APRIL 2013 SHEET 4 OF 5





**LEGEND**

AC.	ACRES
B.S.L.	BUILDING SETBACK LINE
CI.	CURVE NUMBER
C.B.	COUNTY BLOCK
CPS	CITY PUBLIC SERVICE
C.V.E.	CLEAR VISION EASEMENT
DRN.	DRAINAGE
D.P.R.	DEED & PLAT RECORDS
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	EASEMENT
EX.	EXISTING
F.I.R.	FOUND 1/2" IRON ROD
G.P.M.	GALLONS PER MINUTE
H.O.A.	HOME OWNERS ASSOCIATION
LI.	LINE NUMBER
LANDSCAPE	LANDSCAPE
N.A.D.	NORTH AMERICAN DATUM
N.T.S.	NOT TO SCALE
O.P.R.	OFFICIAL PUBLIC RECORDS
P.S.I.	POUNDS PER SQUARE INCH
R.	RADIUS
R.O.W.	RIGHT-OF-WAY
SAN. SEW.	SANITARY SEWER
VAR.	VARIABLE
VOL.	VOLUME
WAT.	WATER
WD.	WIDTH
WID.	WIDENING
ELEV.	PROPOSED CONTOUR
-ELEV.-	EXISTING GROUND MAJOR CONTOUR
-ELEV.-	EXISTING GROUND MINOR CONTOUR
-ELEV.-	EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF DALLAS

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

**OWNER/DEVELOPER**  
BOH INDIAN SPRINGS TX, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: BOH INVESTMENTS GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
3090 OLIVE STREET, SUITE 300  
DALLAS, TX 75219  
TEL: (214) 303-5535  
FAX: (972) 201-2959

BY: *Brian Carlock*  
NAME: **Brian Carlock**  
TITLE: **Senior Vice President**

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 15 2013 BY Brian Carlock **Senior Vice President** OF BOH INVESTMENTS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

*Shannon Susan Dear*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SHANNON SUSAN DEAR**  
Notary Public, State of Texas  
My Commission Expires  
January 07, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Christopher R. Dice*  
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.

*Keith C. Keppler*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN INDIAN SPRINGS ESTATES NORTH, SUBDIVISION UNIT 2A P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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

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

ALL PRIVATE STREETS (LOT 999, BLOCK 149; BIG CYPRESS, CHICKASAW, DAKOTA CHIEF, RED HERON, RUNNING FAWN, SHAWNEE WAY AND TEXAS SOTOL) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.

ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

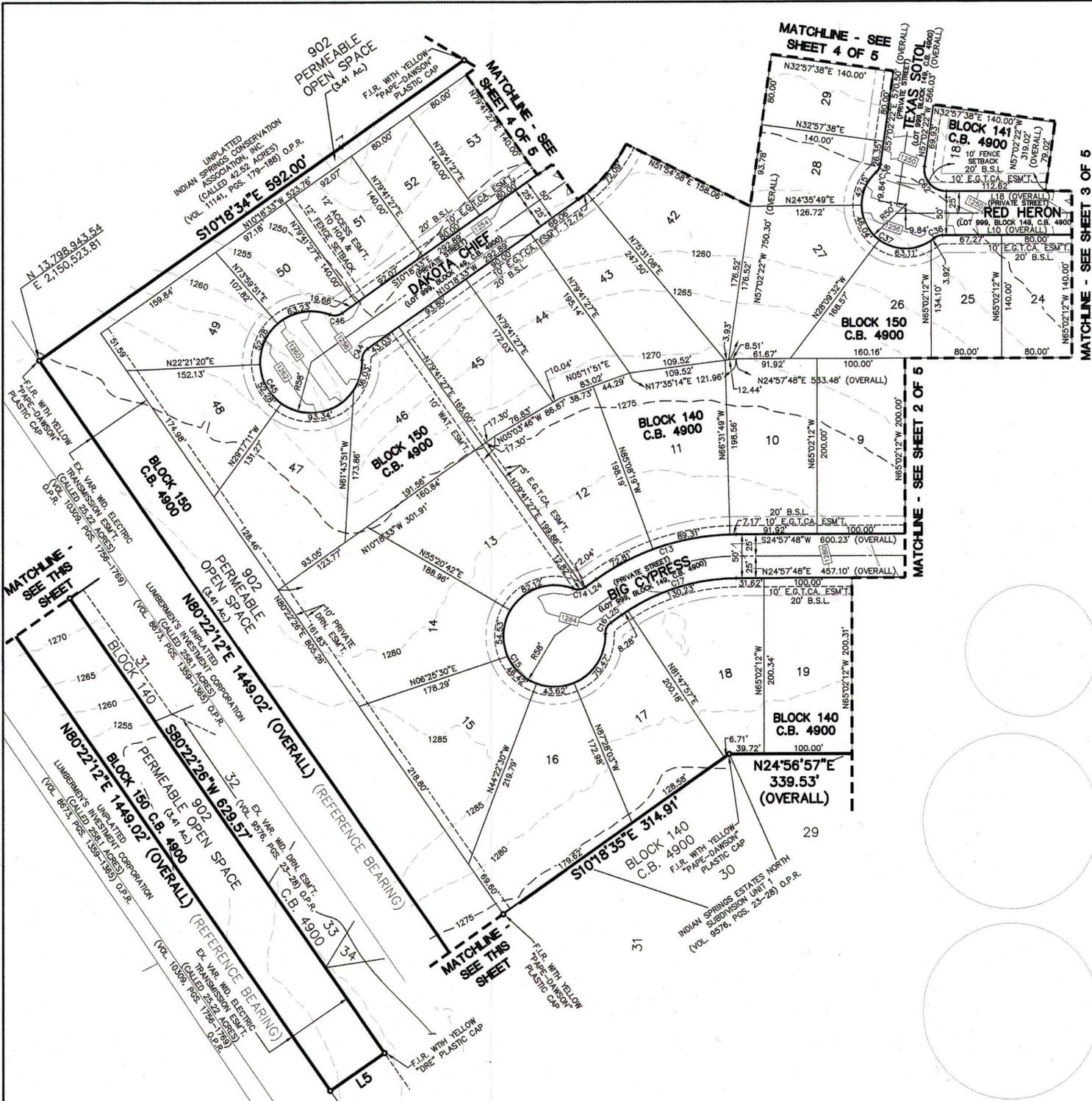
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS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

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

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93)

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



**PLAT NUMBER: 120354**

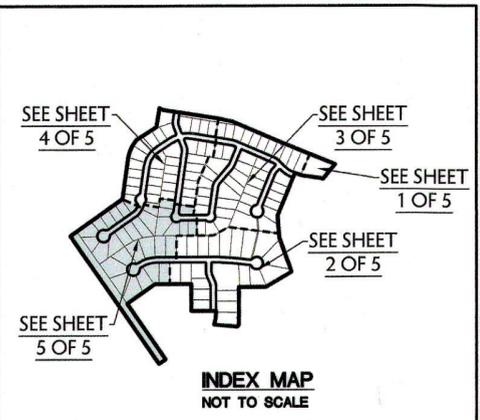
**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**INDIAN SPRINGS ESTATES NORTH,**  
**UNIT 2A P.U.D.**

A 63.478 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBEN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS, SAID 63.478 ACRE TRACT ALSO BEING A PORTION OF A CALLED 251.4289 ACRE TRACT OF LAND "TRACT 1" RECORDED IN VOLUME 13957, PAGES 1392-1431, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND ALL OF LOT 2 AND LOT 3, BLOCK 149, CB 4900, INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1 RECORDED IN VOLUME 9576, PAGES 23-28, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**M.W. CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
T/P/E FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PROJECT NO.: 02723.050

SCALE: 1"=100'

100 50 0 50 100



CERTIFICATE OF APPROVAL:

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

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

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

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

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

APRIL 2013 SHEET 5 OF 5





RECEIVED

13 APR 15 PM 4: 28

November 9, 2012

LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Patrick Murphy, P.E.  
M.W. Cude Engineers, L.L.C  
1350 N. Loop 1604 E. Ste. 104  
San Antonio, Texas 78232

RE: SAWS File No. 1207001 - Request for review of **Indian Springs Estate North, Unit 2A P.U.D. Subdivision, Plat No. 120354** located north of Wilderness Oak and east of Bulverde Road

Dear Mr. Murphy:

On July 12, 2012, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 63.478 acres located entirely within the EARZ. One sensitive recharge feature (S-44) a cave was observed on the site and will be preserved. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1904. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated October 10, 2005, and May 12, 2006, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the approval of Indian Springs Estate North, Unit 2A P.U.D. Subdivision, Plat No. 120354.

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

Sincerely,

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

Scott R. Halty, Director  
Resource Protection & Compliance Department

SRH: pzg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

120410

**Project Name:**

Town Center, Phase 2

**Applicant:**

John K. Pierret

**Representative:**

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

**Owner:**

Forestar Real Estate Group

**Staff Coordinator:**

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

**Property Address/Location:**

West of the TPC Parkway, southeast  
of Wild Ridge.

**MAPSCO Map Grid (Ferguson):**

484 D-2

**Tract Size:**

44.050

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder April 19, 2013  
Internet Agenda Posting May 3, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 44.050-acre tract of land to establish the **Town Center, Phase 2** Subdivision

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 24, 2013

**CASE HISTORY**

Area being replatted was previously platted as a portion of 50' drainage easement of the Cibolo Canyon Unit – 2, Phase-2C plat recorded in volume 9575, pages 164-165 of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of four (4) non-single family residential lots and two thousand forty-six (2,046) linear feet of public streets.

### **B. Zoning**

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

### **C. Major Thoroughfare(s)**

TPC Parkway, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer.

### **E. Inter-jurisdictional Review**

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 23, 2013.

Furthermore, On November 8, 2012, the applicant submitted a request for an Administrative Exception to the requirement of the Unified Development Code (UDC), Table 506-3; Section 35-506(d)(3)(B) – Cross-Section and Construction Standards – Grade; 35-506(d)(12)(B)(1)(ii) – Design Speed; 35-506(d)(2) and (12)(A) – Sag Vertical Curve values. On January 4, 2013, the Development Services Director granted the requested administrative exception to the aforementioned sections of the UCD as indicated in the attached report (ATTACHMENT 2).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 452A, Cibolo Canyons, accepted on November 6, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Town Center, Phase 2** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. Administrative Exception Request
3. Administrative Exception Response

# PLAT NUMBER 120410

## REPLAT & SUBDIVISION PLAT ESTABLISHING TOWN CENTER, PHASE 2

A 44.050 ACRE TRACT OF LAND OUT OF THAT CALLED 229,000 ACRE TRACT CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AND NORTH LOOP JOINT VENTURE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND SUCCEEDED IN OWNERSHIP BY FORESTAR (USA) REAL ESTATE GROUP INC. IN AN AFFIDAVIT OF CORPORATE NAME CHANGE RECORDED IN VOLUME 12138, PAGES 77-81 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, ALL IN COUNTY BLOCK 4909 OF BEAR COUNTY, TEXAS.



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

DATE OF PRINT: April 19, 2013

STATE OF TEXAS  
COUNTY OF BEAR

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

*John K. Pierret*  
OWNER/DEVELOPER: JOHN K. PIERRET  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 78254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF APRIL, A.D. 2013.

*Richard Olvarez*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

### 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 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

THIS PLAT OF \_\_\_\_\_ TOWN CENTER, PHASE 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, 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

### LEGEND

- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ELEC ELECTRIC
- EMT EASEMENT
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- APPROXIMATE LIMITS OF 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN AS PER FLOOD STUDY TITLED CIBOLO CANYON DEVELOPMENT PREPARED BY PAPE-DAWSON ENGINEERS, INC. MARCH 2002
- ORIGINAL SURVEY/COUNTY LINE
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 7 VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT
- 11 11' RIGHT-OF-WAY DEDICATION TO BEAR COUNTY (0.06 OF AN ACRE)
- 12 VARIABLE WIDTH INGRESS/EGRESS EASEMENT
- 13 1/2" SANITARY SEWER EASEMENT (0.004 OF AN ACRE OFF-LOT)
- 15 WATER QUALITY AND LANDSCAPE EASEMENT
- 16 11' CLEAR VISION EASEMENT
- 17 5' CLEAR VISION EASEMENT
- 18 3' CLEAR VISION EASEMENT
- 19 1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)
- 20 10' BUILDING SETBACK
- 21 12' SANITARY SEWER EASEMENT
- 22 VARIABLE WIDTH FILL EASEMENT
- 1 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 160-163 DPR)
- 2 1' NON-ACCESS EASEMENT (VOL 9560, PG 140-145 DPR)
- 3 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9560, PG 140-145 DPR)
- 4 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9560, PG 49, DPR)
- 5 18' DRAINAGE EASEMENT (VOL 9560, PG 49, DPR)
- 6 12' SANITARY SEWER EASEMENT (VOL 9560, PG 49, DPR)
- 7 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9560, PG 49, DPR)
- 8 50' DRAINAGE EASEMENT (VOL 9575, PG 164-165 DPR)
- 9 10' WATER EASEMENT (VOL 9560, PG 49, DPR)
- 10 16' DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9584, PGS 16-19, DPR)
- 11 27' DRAINAGE EASEMENT (VOL 9575, PGS 164-165, DPR)
- 12 20' GAS AND ELECTRIC EASEMENT (VOL 13973, PGS 464-488, DPR)

### MAINTENANCE NOTE:

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

### DRAINAGE EASEMENT NOTE:

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

### SETBACK NOTE:

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

### C.P.S. ENERGY NOTES:

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

### EDU NOTE:

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

### SAWS DEDICATION NOTE:

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

### AQUIFER NOTE:

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

### IMPACT FEE PAYMENT NOTE:

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

### FINISHED FLOOR-TO-FLOODPLAIN NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

### CURVE TABLE

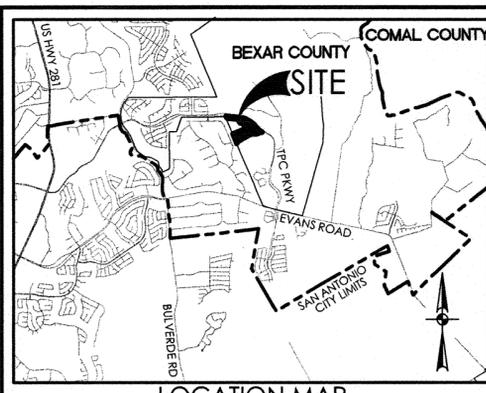
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	968.00'	2'25'38"	S85°53'00"E	41.00'	41.01'
C2	968.00'	5'39'09"	S81°50'37"E	95.46'	95.50'
C3	968.00'	20°53'30"	S68°34'17"E	351.01'	352.96'
C4	668.00'	24°55'28"	S45°39'48"E	288.30'	290.59'
C5	770.00'	25°30'10"	S45°57'09"E	339.91'	342.73'
C6	90.00'	41°06'58"	N45°55'21"E	63.21'	64.58'
C7	250.00'	6°45'04"	N61°15'36"W	29.44'	29.46'
C8	241.00'	33°48'57"	N40°58'35"W	140.18'	142.24'
C9	230.00'	35°56'44"	N06°05'45"W	141.94'	144.29'
C10	410.00'	0°49'44"	N11°27'45"E	5.93'	5.93'
C11	20.00'	95°25'01"	N36°57'41"W	29.59'	33.31'
C12	430.00'	8'02'53"	S06°43'23"W	60.35'	60.40'
C13	407.40'	8'24'09"	N06°52'25"E	59.69'	59.74'
C14	15.00'	83°32'26"	S53°33'34"W	19.98'	21.87'
C15	430.00'	9'05'25"	S16°20'04"W	68.15'	68.22'
C16	410.00'	9'19'20"	S16°13'07"W	66.63'	66.71'
C17	170.00'	76°11'35"	S26°32'21"E	209.78'	226.07'
C18	330.00'	31°26'04"	S48°55'06"E	178.79'	181.05'
C19	170.00'	54°22'26"	S60°23'17"E	155.34'	161.33'
C20	170.00'	53°10'10"	N65°50'25"E	152.16'	157.76'
C21	20.00'	86°25'16"	N03°57'18"W	27.39'	30.17'
C22	781.00'	16°57'47"	N38°41'03"W	230.38'	231.22'
C23	770.00'	20°49'46"	S43°36'57"E	278.39'	279.93'
C24	15.00'	86°42'49"	S82°36'45"W	20.60'	22.70'
C25	230.00'	53°10'10"	S65°50'25"W	205.86'	213.44'
C26	230.00'	54°22'26"	N60°23'17"W	210.17'	218.27'
C27	270.00'	31°26'04"	N48°55'06"W	146.28'	148.13'
C28	968.00'	0°59'59"	S62°26'59"E	16.89'	16.89'
C31	31.06'	6'03'55"	S60°06'15"E	3.29'	3.29'
C32	668.00'	0°20'26"	N58°32'01"W	3.97'	3.97'
C33	230.00'	4°26'34"	S61°53'08"E	17.83'	17.83'
C34	230.00'	4°29'07"	S47°17'24"E	18.00'	18.01'
C35	170.03'	3°21'38"	S40°54'17"W	9.97'	9.97'
C36	230.00'	3°09'02"	N71°30'31"E	12.65'	12.65'
C37	230.00'	23°28'05"	S75°50'28"E	93.55'	94.21'
C38	230.00'	30°54'21"	S48°39'15"E	122.56'	124.06'
C39	770.00'	4°40'24"	S62°22'02"E	62.79'	62.80'
C40	230.00'	8°57'45"	N65°54'00"E	35.94'	35.98'
C41	125.00'	13°01'44"	S32°59'10"W	28.36'	28.42'
C42	430.00'	4°58'33"	N18°23'30"E	37.33'	37.34'
C44	430.00'	4°06'52"	N13°50'48"E	30.87'	30.88'

### LINE TABLE

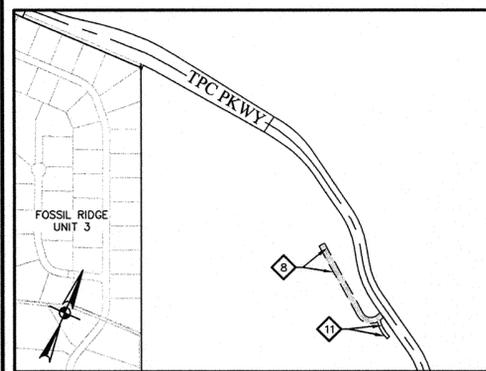
LINE #	BEARING	LENGTH
L1	S79°01'03"E	110.19'
L2	S33°12'04"E	139.28'
L3	S58°42'14"E	243.45'
L4	S31°17'46"W	67.41'
L5	N90°00'00"W	100.46'
L6	S78°19'59"W	143.85'
L7	S65°00'00"W	134.55'
L8	S81°00'00"W	103.80'
L9	N87°34'30"W	253.70'
L10	S75°00'00"W	140.93'
L11	S64°00'00"W	94.90'
L12	S47°00'00"W	74.10'
L13	S30°00'00"W	151.94'
L14	N25°21'52"E	247.98'
L15	N19°38'08"W	5.90'
L16	N64°38'08"W	267.13'
L17	S25°21'52"W	20.00'
L18	N64°38'08"W	71.20'
L19	N32°06'56"E	9.00'
L20	N65°55'53"E	11.00'
L21	N23°31'11"W	184.07'
L22	N00°35'02"W	38.11'
L23	S84°40'12"E	351.19'
L24	S11°47'22"W	22.74'
L25	S20°52'47"W	47.17'
L26	S33°12'04"E	107.55'
L27	N39°15'20"E	28.36'
L28	N56°47'56"E	9.93'
L29	S33°12'04"E	40.86'
L30	S39°15'20"W	44.09'
L31	N33°12'04"W	107.55'
L32	N02°41'57"E	47.16'
L33	N84°40'12"W	217.62'
L34	N05°19'48"E	11.00'
L35	S83°06'50"E	17.11'
L36	S06°53'10"W	27.41'
L37	N22°53'10"E	5.57'
L38	N57°38'09"E	10.71'
L39	S72°18'24"E	5.51'
L40	N46°14'57"E	30.29'
L41	S46°14'57"W	30.87'
L42	N30°21'55"E	14.50'
L43	S30°21'55"W	29.00'
L44	N66°16'23"W	6.10'
L45	N72°11'22"W	4.49'
L46	S69°15'06"W	15.14'
L47	N83°06'50"W	110.30'
L48	N20°52'47"E	6.01'
L49	S84°21'11"E	79.01'
L50	N32°15'52"E	13.81'
L51	S58°07'32"E	12.00'
L52	S32°15'52"W	25.79'
L53	N84°21'11"W	79.74'
L54	N11°47'22"E	12.07'
L55	N58°07'32"W	12.00'
L56	N32°15'52"E	16.21'
L57	S52°10'32"E	4.96'

### LINE TABLE

LINE #	BEARING	LENGTH
L58	S58°43'25"E	7.06'
L59	S32°15'52"W	15.77'
L60	N89°31'44"E	11.62'
L61	S89°31'44"W	11.10'
L62	N00°28'16"W	12.00'
L63	S58°42'38"E	5.42'
L64	N31°17'22"E	2.00'
L65	S58°42'38"E	41.00'
L66	N31°17'22"E	2.07'
L67	N25°28'46"E	31.98'
L68	S58°42'14"E	50.26'
L69	S25°30'37"W	34.81'
L70	N45°03'25"W	22.47'
L71	S31°17'22"W	17.44'
L72	N61°05'47"W	6.01'
L73	N58°42'38"W	35.12'
L74	N31°17'22"E	2.00'
L75	N31°17'22"E	3.75'
L76	N58°42'38"W	14.75'
L77	N87°39'56"W	48.63'
L78	S87°39'56"E	21.62'
L79	S58°42'38"E	17.97'
L80	N31°17'22"E	73.75'
L81	N58°42'38"W	7.94'
L82	N39°15'20"E	18.18'
L83	S57°31'44"E	75.91'
L84	N30°54'45"E	13.75'
L85	N58°42'14"E	8.71'
L86	S30°54'45"W	26.08'
L87	N57°31'44"W	89.67'
L88	N58°42'14"W	8.03'
L89	N30°54'45"E	19.12'
L90	S31°01'54"E	5.03'
L91	S65°36'57"E	7.61'
L92	S30°54'45"W	17.71'
L93	S36°52'46"E	29.72'
L94	S53°07'14"W	12.00'
L95	N36°52'46"W	33.71'
L96	S75°48'54"W	22.75'
L97	N14°11'06"W	12.00'
L98	N75°48'54"E	9.57'
L99	S43°09'13"W	19.25'
L100	N46°50'47"W	18.00'
L101	N43°09'13"E	19.11'
L102	S23°31'11"E	60.00'
L103	S39°15'20"W	21.10'
L104	N45°07'24"W	11.72'
L105	N45°07'24"W	7.09'
L106	N44°52'36"E	21.00'
L107	S45°07'24"E	16.74'
L108	N47°24'53"W	12.00'
L109	N42°35'07"E	10.44'
L110	S84°40'12"E	16.55'
L111	S10°58'51"W	1.43'

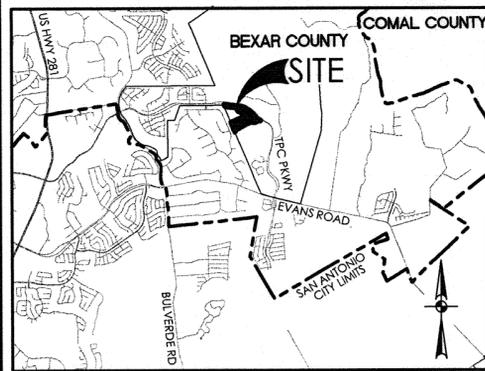


LOCATION MAP  
MAPSCO MAP GRID: 48402  
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING  
SCALE: 1"= 1000'

A 1.003 ACRE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS A PORTION OF 50' DRAINAGE EASEMENT OF THE CIBOLO CANYON UNIT-2, PHASE-2C PLAT RECORDED IN VOLUME 9575, PAGES 164-165 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



**LOCATION MAP**

MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

**LEGEND**

CATV	CABLE TELEVISION	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ELEC	ELECTRIC	TELE	TELEPHONE
ESMT	EASEMENT (SURVEYOR)	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NGB	NEW CITY BLOCK	●	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		

---	APPROXIMATE LIMITS OF 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN AS PER FLOOD STUDY TITLED CIRILO CANYON DEVELOPMENT PREPARED BY PAPE-DAWSON ENGINEERS, INC. MARCH 2002		
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑩	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9575, PG. 160-163 DPR)
②	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪	1' NON-ACCESS EASEMENT (VOL. 9560, PG. 140-145 DPR)
③	VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT	⑫	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9560, PG. 140-145 DPR)
④	11' RIGHT-OF-WAY DEDICATION TO BEXAR COUNTY (0.06 OF AN ACRE)	⑬	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9650, PG. 49, DPR)
⑤	VARIABLE WIDTH INGRESS/EGRESS EASEMENT	⑭	18' DRAINAGE EASEMENT (VOL. 9650, PG. 49, DPR)
⑥	12' SANITARY SEWER EASEMENT (0.004 OF AN ACRE OFF-LOT)	⑮	12' SANITARY SEWER EASEMENT (VOL. 9650, PG. 49, DPR)
⑦	WATER QUALITY AND LANDSCAPE EASEMENT	⑯	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9650, PG. 49, DPR)
⑧	11' CLEAR VISION EASEMENT	⑰	50' DRAINAGE EASEMENT (VOL. 9575, PG. 164-165 DPR)
⑨	5' CLEAR VISION EASEMENT	⑱	10' WATER EASEMENT (VOL. 9650, PG. 49, DPR)
⑩	3' CLEAR VISION EASEMENT	⑲	16' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9584, PGS. 16-19, DPR)
⑪	1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)	⑳	27' DRAINAGE EASEMENT (VOL. 9575, PGS. 164-165, DPR)
⑫	10' BUILDING SETBACK	㉑	20' GAS AND ELECTRIC EASEMENT (VOL. 13973, PGS. 464-488, OPR)
⑬	12' SANITARY SEWER EASEMENT		
⑭	VARIABLE WIDTH FILL EASEMENT		

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

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

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

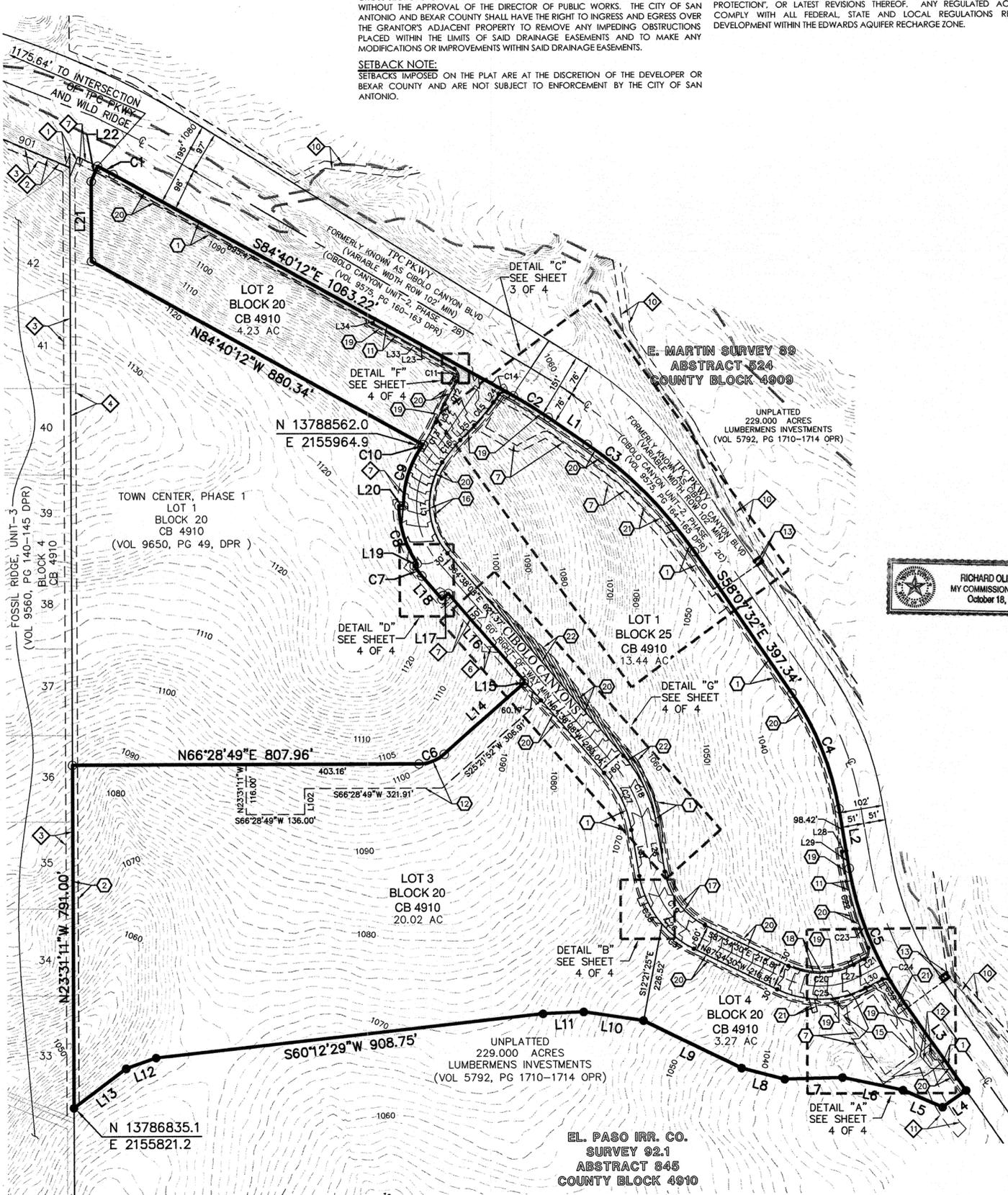
**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT,"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

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

*Cara C. Tackett*  
 LICENSED PROFESSIONAL ENGINEER

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

*John Noel Nicholls*  
 REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE TABLE SHEET 1 OF 4

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

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

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

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

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

**PLAT NUMBER 120410**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**TOWN CENTER, PHASE 2**

A 44.050 ACRE TRACT OF LAND OUT OF THAT CALLED 229,000 ACRE TRACT CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AND NORTH LOOP JOINT VENTURE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SUCCEEDED IN OWNERSHIP BY FORESTAR (USA) REAL ESTATE GROUP INC. IN AN AFFIDAVIT OF CORPORATE NAME CHANGE RECORDED IN VOLUME 12138, PAGES 77-81 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, ALL IN COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 200'

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

DATE OF PRINT: April 19, 2013

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*John K. Pierret*  
 OWNER/DEVELOPER: JOHN K. PIERRET  
 FORESTAR (USA) REAL ESTATE GROUP  
 14755 PRESTON ROAD, SUITE 710  
 DALLAS, TEXAS 78254  
 (972) 702-8699

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF April, A.D. 2013.

*Richard Olivarez*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

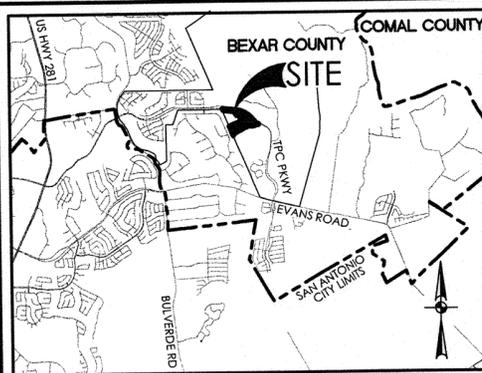


TOWN CENTER, PHASE 2  
 Civil Job No. 7838-02; Survey Job No. 9363-12

Date: Apr 18, 2013, 8:50am User: id: plandep  
 File: P:\7838\02\Design\GMI\PLAT\783802.dwg

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
TOWN CENTER, PHASE 2

A 44.050 ACRE TRACT OF LAND OUT OF THAT CALLED 229.000 ACRE TRACT CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AND NORTH LOOP JOINT VENTURE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SUCCEEDED IN OWNERSHIP BY FORESTAR (USA) REAL ESTATE GROUP, INC. IN AN AFFIDAVIT OF CORPORATE NAME CHANGE RECORDED IN VOLUME 12138, PAGES 77-81 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, ALL IN COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

LEGEND

- |      |   |      |  |
|------|---|------|--|
| CATV | CABLE TELEVISION  | VOL  | VOLUME                                       |
| CB   | COUNTY BLOCK  | PG   | PAGE(S)                                      |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS                    | ROW  | RIGHT-OF-WAY                                 |
| ELEC | ELECTRIC  | TELE | TELEPHONE                                    |
| ESMT | EASEMENT (SURVEYOR)   | ○    | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| NCB  | NEW CITY BLOCK  | ●    | SET 1/2" IRON ROD (PD)                       |
| OPR  | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |      |  |
- APPROXIMATE LIMITS OF 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN AS PER FLOOD STUDY TITLED CIBOLO CANYON DEVELOPMENT PREPARED BY PAPE-DAWSON ENGINEERS, INC. MARCH 2002

- |    |   |    |   |
|----|---|----|---|
| 1  | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT            | 1  | 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 160-163 DPR) |
| 2  | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT            | 2  | 1' NON-ACCESS EASEMENT (VOL 9560, PG 140-145 DPR)                             |
| 7  | VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT       | 3  | 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9560, PG 140-145 DPR) |
| 11 | 11' RIGHT-OF-WAY DEDICATION TO BEXAR COUNTY (0.06 OF AN ACRE) | 4  | 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9650, PG 49, DPR)     |
| 12 | VARIABLE WIDTH INGRESS/EGRESS EASEMENT                        | 5  | 18' DRAINAGE EASEMENT (VOL 9650, PG 49, DPR)                                  |
| 15 | 12' SANITARY SEWER EASEMENT (0.004 OF AN ACRE OFF-LOT)        | 6  | 12' SANITARY SEWER EASEMENT (VOL 9650, PG 49, DPR)                            |
| 16 | WATER QUALITY AND LANDSCAPE EASEMENT                          | 7  | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9650, PG 49, DPR)     |
| 17 | 11' CLEAR VISION EASEMENT                                     | 8  | 50' DRAINAGE EASEMENT (VOL 9575, PG 164-165 DPR)                              |
| 18 | 5' CLEAR VISION EASEMENT                                      | 9  | 10' WATER EASEMENT (VOL 9650, PG 49, DPR)                                     |
| 19 | 3' CLEAR VISION EASEMENT                                      | 10 | 16' DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9584, PGS 14-19, DPR)           |
| 20 | 11' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE)                | 11 | 27' DRAINAGE EASEMENT (VOL 9575, PGS 164-165, DPR)                            |
| 21 | 10' BUILDING SETBACK  | 12 | 20' GAS AND ELECTRIC EASEMENT (VOL 13973, PGS 464-488, OPR)                   |
| 22 | 12' SANITARY SEWER EASEMENT                                   |    |   |
| 23 | VARIABLE WIDTH FILL EASEMENT                                  |    |   |

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

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

*Cara C. Tackett*  
CARA C. TACKETT  
LICENSED PROFESSIONAL ENGINEER  
89491

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

*John Noel Nicholls*  
JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
4402

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

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

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

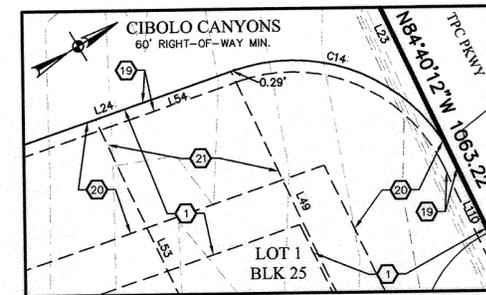
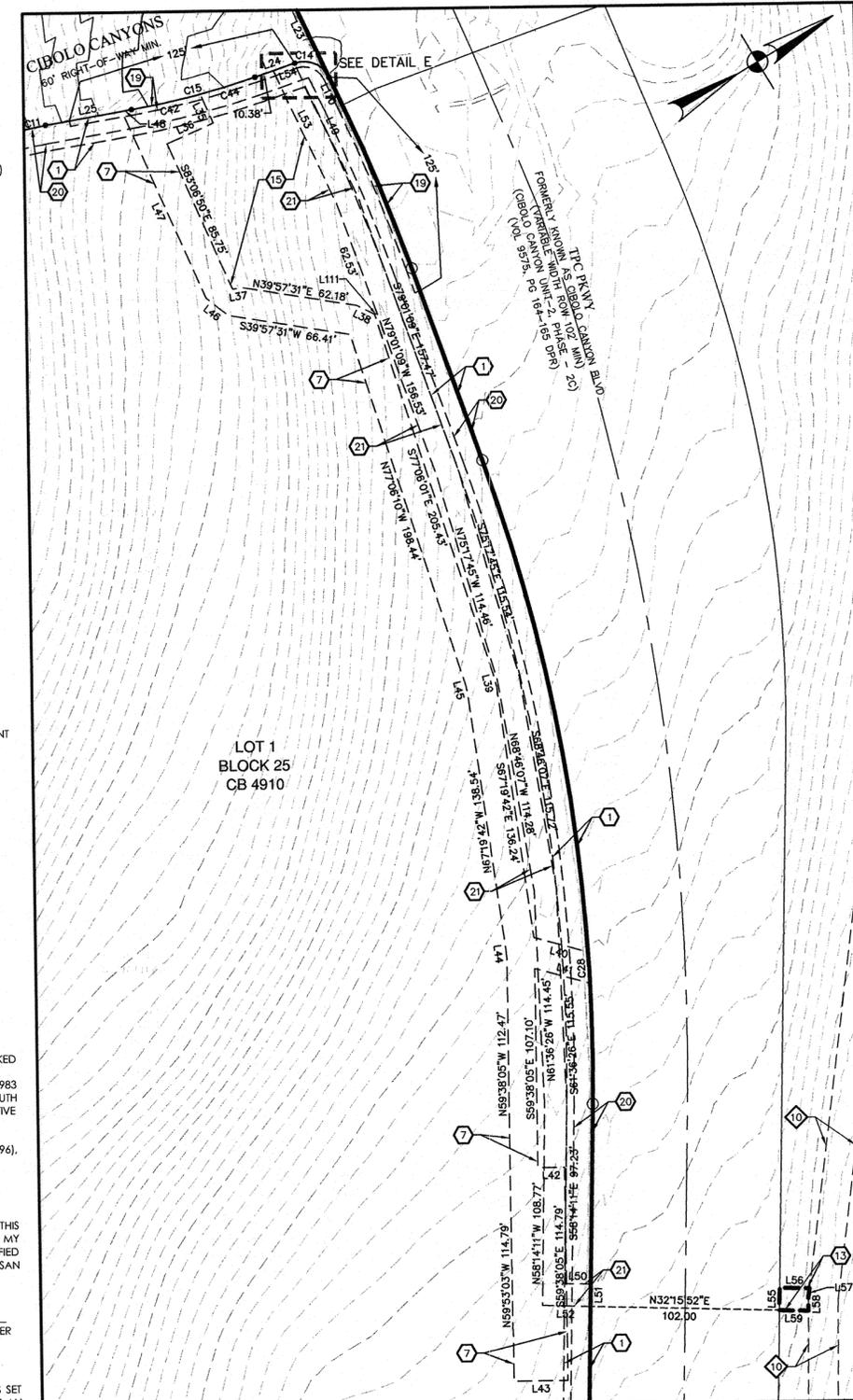
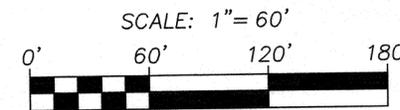
**MAINTENANCE NOTE:**  
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**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS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

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

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

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



DETAIL "E"  
SCALE: 1" = 10'

RICHARD OLIVAREZ  
MY COMMISSION EXPIRES  
October 16, 2013

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

DATE OF PRINT: April 19, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John K. Pierret*  
OWNER/DEVELOPER: JOHN K. PIERRET  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 75254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>ND</sup> DAY OF APRIL, A.D. 2013.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

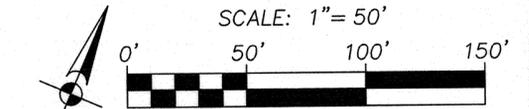
COUNTY CLERK, BEXAR COUNTY, TEXAS



TOWN CENTER, PHASE 2  
Civil Job No. 7838-02; Survey Job No. 9363-12

REPLAT & SUBDIVISION PLAT ESTABLISHING TOWN CENTER, PHASE 2

A 44.050 ACRE TRACT OF LAND OUT OF THAT CALLED 229.000 ACRE TRACT CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AND NORTH LOOP JOINT VENTURE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SUCCEEDED IN OWNERSHIP BY FORESTAR (USA) REAL ESTATE GROUP INC. IN AN AFFIDAVIT OF CORPORATE NAME CHANGE RECORDED IN VOLUME 12138, PAGES 77-81 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, ALL IN COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS T&E, FIRM REGISTRATION # 470

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

DATE OF PRINT: April 19, 2013

STATE OF TEXAS COUNTY OF BEXAR

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OWNER/DEVELOPER: JOHN K. PIERRE FORESTAR (USA) REAL ESTATE GROUP 14755 PRESTON ROAD, SUITE 710 DALLAS, TEXAS 75254 (972) 702-8699

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRE 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 22<sup>nd</sup> DAY OF APRIL, A.D. 2013.

RICHARD OLIVAREZ MY COMMISSION EXPIRES October 18, 2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

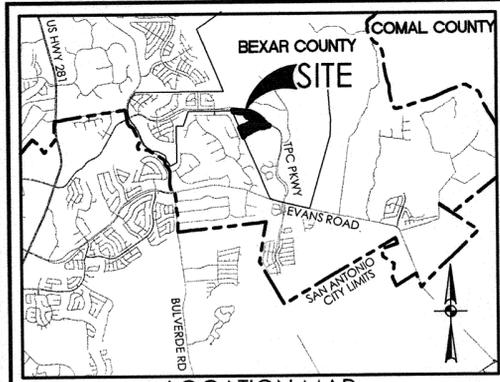
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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



MAPSCO MAP GRID: 484D2 NOT-TO-SCALE

LEGEND

- CATV CABLE TELEVISION
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME PAGE(S)
PG RIGHT-OF-WAY TELEPHONE
TELE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)

APPROXIMATE LIMITS OF 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAN AS PER FLOOD STUDY TITLED CIBOLO CANYON DEVELOPMENT PREPARED BY PAPE-DAWSON ENGINEERS, INC. MARCH 2002

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
7 VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT
11 11' RIGHT-OF-WAY DEDICATION TO BEXAR COUNTY (0.06 OF AN ACRE)
12 VARIABLE WIDTH INGRESS/EGRESS EASEMENT (0.004 OF AN ACRE OFF-LOT)
15 WATER QUALITY AND LANDSCAPE EASEMENT
11' CLEAR VISION EASEMENT
17 5' CLEAR VISION EASEMENT
18 3' CLEAR VISION EASEMENT
19 1' VEHICLE NON-ACCESS EASEMENT
20 10' BUILDING SETBACK
21 12' SANITARY SEWER EASEMENT
22 VARIABLE WIDTH FILL EASEMENT
20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9575, PG. 160-163 DPR)
1' NON-ACCESS EASEMENT (VOL. 9560, PG. 140-145 DPR)
16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9560, PG. 140-145 DPR)
12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9650, PG. 49, DPR)
18' DRAINAGE EASEMENT (VOL. 9650, PG. 49, DPR)
12' SANITARY SEWER EASEMENT (VOL. 9650, PG. 49, DPR)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9650, PG. 49, DPR)
50' DRAINAGE EASEMENT (VOL. 9575, PG. 164-165 DPR)
10' WATER EASEMENT (VOL. 9650, PG. 49, DPR)
6' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9584, PGS. 16-19, DPR)
27' DRAINAGE EASEMENT (VOL. 9575, PGS. 164-165, DPR)
20' GAS AND ELECTRIC EASEMENT (VOL. 13973, PGS. 464-488, OPR)

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

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

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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

Cara C. Tackett LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

John Noel Nicholls REGISTERED PROFESSIONAL LAND SURVEYOR

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

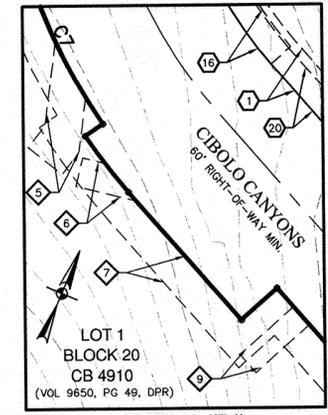
EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

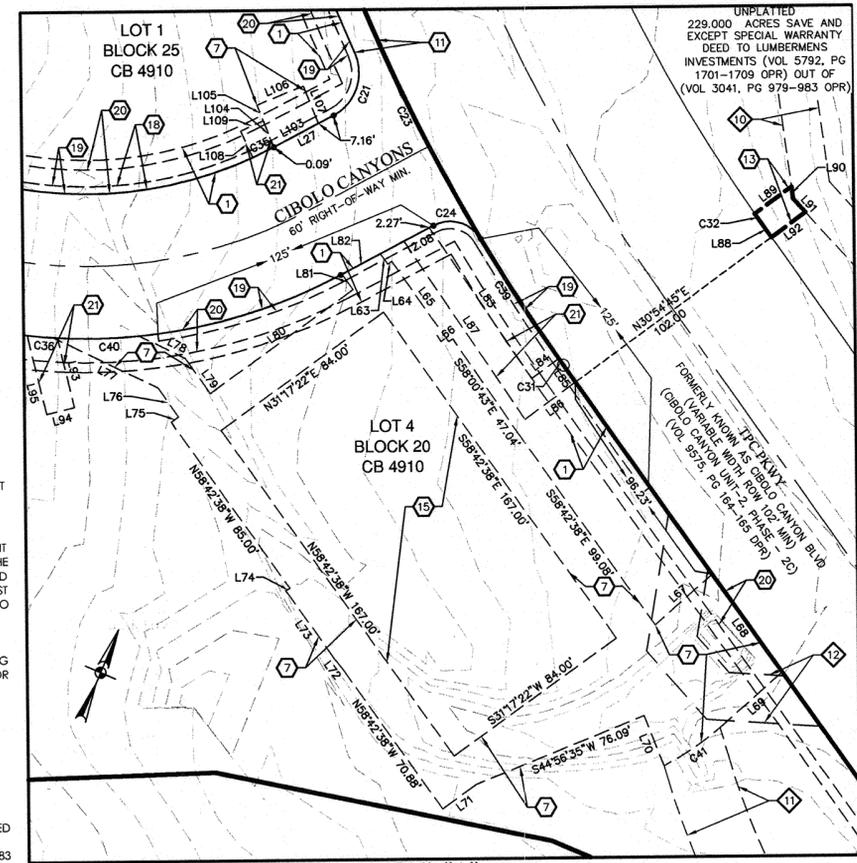
MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

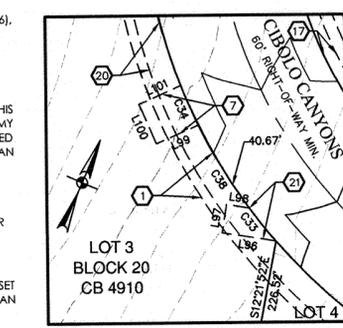
DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE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



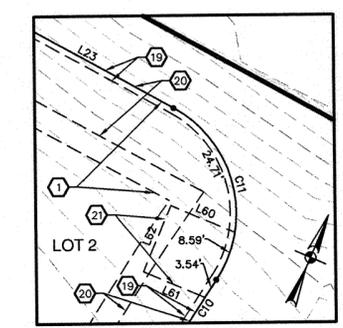
DETAIL "D" SCALE: 1" = 50'



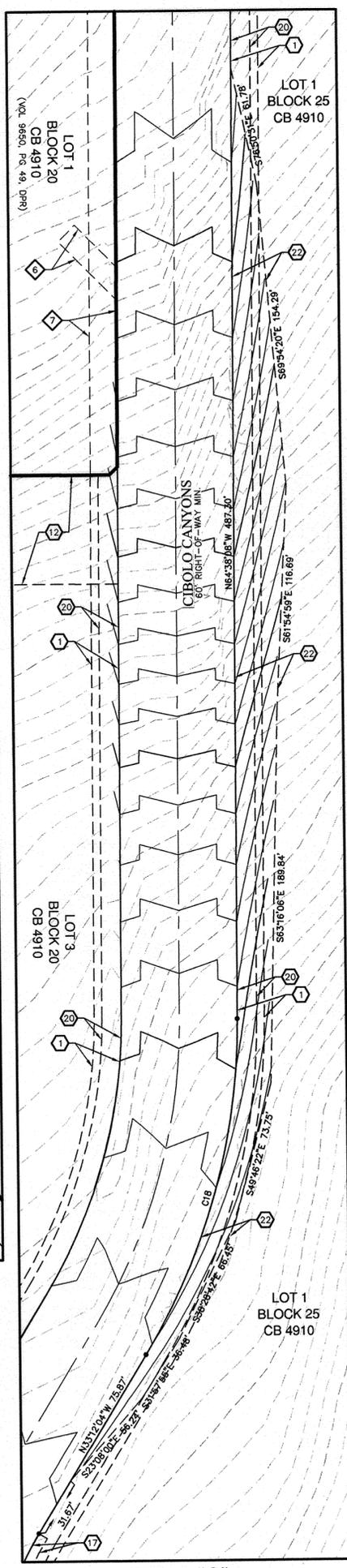
DETAIL "A" SCALE: 1" = 50'



DETAIL "B" SCALE: 1" = 50'



DETAIL "F" SCALE: 1" = 50'



DETAIL "G" SCALE: 1" = 50'





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING  
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2012 NOV -8 PM 3:57

November 8, 2012

Administrative Exception/Variance Request Review  
c/o Mr. Robert Brach, P.E.  
Infrastructure Services Department  
Bexar County - Public Works Division  
233 N. Pecos La Trinidad, Suite 420  
San Antonio, TX 78207

Re: Cibolo Canyons Town Center Ph-2  
Plat No. 120410  
UDC Article 35-506(d)(1)Table 506-3 (Maximum Street Grade) and (2)(K Sag Vertical Curve Values)  
Administrative Exception

Dear Mr. Brach:

We hereby request an Administrative Exception for Cibolo Canyons Town Center Ph-2 from the following section of the Unified Development Code (UDC) Article 35-506(d)(1)Table 506-3 and (2)(K Sag Vertical Curve Values). Specifically we request the administrative exception be applied to the following requirements within 35-506:

Design Speed: 30 miles per hour (per UDC Section 35-506(d)(1)Table 506-3 for Local Type B)  
Maximum Street Grade: 10% (per UDC Section 35-506(d)(1)Table 506-3 for Local Type B)  
Rate of Vertical Curvature (K-value): 37 (per the American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets (informally referred to as the Green Book))

Cibolo Canyons road is a proposed "Local B" road, within proposed public right-of-way the Town Center Subdivision (Unit 14) within the Cibolo Canyons Master Development Plan (MDP #452-A). Cibolo Canyons road ties into TPC Parkway at the existing intersection of TPC Parkway and Marriott Pkwy. It loops through the Town Center Subdivision and connects back to TPC Parkway to the southeast. The proposed Cibolo Canyons road intersects TPC Parkway in an effort to align with the intersection of Marriott Pkwy to the north side of TPC Parkway. This intersection will ultimately be signalized. We are asking for an Administrative Exception of 35-506(d)(2), which states that the maximum street grade in the Extra-Territorial Jurisdiction (ETJ) of the City of San Antonio is 10%. We are also requesting an administrative Exception for Section 35-506(2)(K Sag Vertical Curve Values), which states minimum K value of 37 for sag vertical curve with design speed of 30 mph, which is the design speed for a Local B street. The administrative exception for street grade and sag vertical curve K value is being requested due to

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extreme site conditions at the northwestern end of Cibolo Canyons road where it connects to the existing intersection of TPC Parkway and Marriott Pkwy. At this location the existing elevations of TPC Parkway are substantially cut in, to a maximum depth of around 6 feet below natural ground adjacent to right-of-way. The existing natural ground slopes moving south into the site are extreme and range up to 30%. The tie-in elevation to TPC Parkway at the northwest end of Cibolo Canyons road and the steep existing slopes of the Town Center subdivision make development of this site difficult if we maintain UDC requirements for maximum street grade on this northwest portion of Cibolo Canyons road. For example, a resultant of these existing conditions and maintaining current UDC requirements would be a 20-foot cut depth for the first 360 linear feet of Cibolo Canyons starting at the TPC Parkway-Marriott Parkway intersection. Furthermore, the street profile would be as much as 30 feet below existing ground elevations at the nearest connection point to Lot #1 of Town Center. This would require the adjacent lots to be severely cut in in order to gain connection back to TPC. The combined cost of excavation required to construct Cibolo Canyons Road and excavation required to develop Lot #1 along the vertical curve would make the project economically unfeasible. Also, the adjacent lots would have to be mass graded, which would result in the removal of many protected trees. We are proposing a 100 foot long vertical curve with a maximum street grade of 12% and a K-value of 11.7 for Cibolo Canyon Road, which exceeds the stated UDC requirements of 10% maximum street grade and the minimum K-value of 37 required for a design speed of 30 miles per hour. The street profile based on the increased slope and reduced K-value is more than 6 feet higher for the first 360 linear feet than what would be the case if the UDC requirements were held. The street will still be approximately 10 feet below existing ground at the tie-in of the private driveway for Lot #1.

In accordance with Article IV, Section 35-436, Administrative Exceptions of the UDC, we hereby request approval of the exception from Section 35-506(d)(1)Table 506-3 to create a street profile that exceeds the maximum street grades and allows for a reduction in the K-factor to 11.7 for the vertical curve starting at the intersection of TPC Parkway and Marriott Pkwy.

In addition, the following items must be addressed as required by the UDC for variances:

1. *The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested and the proposed exception complies with all other standards of subsection 35-506 to the extent practicable.*
  - The maximum street grade is primarily for Fire Department access and ease of hoselay. There is access to all proposed driveways from the southeast end of the Cibolo Canyons road. The entirety of the southeastern access meets street grade and K-factor requirements of the UDC.
  - The AASHTO Green Book states that headlight sight distance, "...for the most part is the basis for determining the length of sag vertical curves recommended here." The Green Book also states, "Sag vertical curves shorter than the lengths computed...may be justified for economic reasons...Fixed-source lighting is

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desirable in such cases.” The developer intends to provide street lights starting at the northwest end of Cibolo Canyons and continuing along the length of the vertical curve to address any headlight sight distance issues.

2. *The hardship relates to the applicant's land, rather than personal circumstances.*
  - The existing grade differentials between the existing TPC Parkway-Marriott Pkwy intersection and the adjacent natural ground elevation to the south, as well as the extreme natural ground slopes within the Town Center site are the cause of the hardship.
3. *The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare.*
  - The safety concerns for sag vertical curves are primarily related to headlight sight distance. The installation of street lights along the vertical curve will negate the need for headlight sight distance by permanently lighting the roadway. The site is located outside of the limits of the City of San Antonio where street lights are not mandatory. The installation of street lights will be an added safety measure.
  - Signage will be posted to advise the public of the steep grades.
  - Cibolo Canyons road will be constructed as a loop road beginning at the TPC Parkway-Marriott Pkwy intersection and looping through the Town Center development where it will make a second connection to TPC Parkway. Ultimately the intersection of TPC Parkway and Marriott Pkwy will be signalized, so it is in the best interests of safety and public welfare to align the connection of Cibolo Canyons road to this intersection so that future access will have the benefit of a traffic signal. Also the portions of Cibolo Canyons road to the southeast will allow for access to TPC Parkway and this portion of the street is designed entirely within the requirements of the UDC for street slope and K-factor values.
4. *Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted.*
  - The construction of the Cibolo Canyons road including street lighting, steep grade warning signage, and a secondary access connection to both eastbound and westbound TPC Parkway to the southeast will create safe, comfortable access to the Town Center development by allowing the development to connect to TPC Parkway at the Marriott Pkwy intersection which will ultimately have a traffic signal. Approval of the exception request will also allow for more reasonable access to the Town Center subdivision from TPC Parkway that will facilitate development of the site which would otherwise be more difficult without the exception.

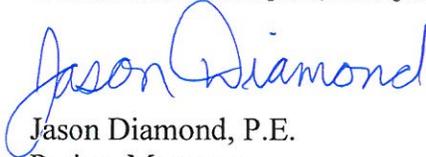
Mr. Robert Brach, P.E.  
Cibolo Canyon Town Center Ph-2  
Plat No. 120410  
Administrative Exception  
November 8, 2012  
Page 4 of 4

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5. *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.*
- o The proposed exception complies with all other applicable standards of Section 35-506. The exception request is made in order to allow for the development of the proposed lots within the Town Center subdivision.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and 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



Jason Diamond, P.E.  
Project Manager

Attachments

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

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# COUNTY OF BEXAR

## PUBLIC WORKS DEPARTMENT

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

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

**Project:** Cibolo Canyon Town Center, Phase 2  
A major subdivision plat consisting of 4 lots and a proposed roadway approximately 2,100 lf called Cibolo Canyons on 44.059 acres with access off TPC Pkwy.

**Address:** Approx. 2,175 lf east of the intersection of TPC Pkwy and Wild Ridge Ferguson Map Grid 484/C-3

**A/P #/PPR #/Plat #:** 120410

**AEVR Submittal Date:** December 19, 2012

**AEVR Submitted by:** Cara Tackett, PE  
Pape-Dawson Engineers

**Issue:** Street Grades; Design Speed; Sag Vertical Curve K-values

**Code Sections:** 2011 Unified Development Code (UDC), Table 506-3; Section 35-506(d)(3)(B) – Cross-Section and Construction Standards – Grade; 35-506(d)(12)(B)(1)(ii) – Design Speed; 35-506(d)(2) and (12)(A) – Sag Vertical Curve values

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

I have reviewed the information provided in Ms. Tackett's letter dated December 18, 2012. The following issues are addressed in this analysis:

- 1) UDC 35-506 (d)(3)(B) and Table 506-3 require a maximum grade of 10%. In order to preserve public safety, the Bexar County Fire Marshal established the following criterion when grades in excess of 10% are warranted due to topography:
  - a. The length of the grade in excess of 10%, but not in excess of 12%, must not exceed 300 feet. The proposed street named Cibolo Canyons has grades in excess of 10% occurring between Stations 3+25 and 4+65.
  - b. The termination point of the excessive grade must be at least 150 feet of a down-hill intersection, cul-de-sac, or hammerhead. The termination point of the excessive grade for the proposed development is approximately 150 feet from the intersection.
  - c. The last 75 feet of the down-hill slope approaching an intersection shall not be greater than 5%. The last 75 feet of the down-hill slope approaching the intersection for the proposed street does not exceed 3.5%.
  - d. Grade indicating signs will be installed within 75 feet of the start of both the up-hill and down-hill portions of the grade. The signage is being provided at the appropriate locations.
- 2) UDC 35-506(d)(12)(B)(1)(ii) and Table 506-3 require a minimum design speed of 35 MPH. Due to the limitations placed on the run of excess grade, the design of the Crest Vertical curve to comply with the design speed cannot be achieved within the limits of the proposed development. As noted in Ms. Tackett's request, the proposed street unlikely to serve as a short cut route to bypass traffic on TPC Parkway. Where sight distance is limited, the development will not have access points onto the proposed street and pavement should be wide enough to allow through traffic to drive around stalled traffic. Traffic studies have shown drivers will maintain a posted speed limit for distance of ½ mile.

Section 35-506(d)(3)(B) – Cross Section and Construction Standards – Grades  
Section 35-506(d)(12)(B)(1)(ii) – Design Speed  
Section 35-506(d)(2) and (12)(A) – Vertical K-values based on Design Speed and geometry of parabolic curve

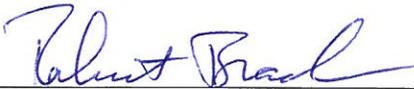
3) UDC 35-506(d)(2) and (12)(A) and Table 506-3 require vertical curves to be based on design speed and the geometry of the parabolic curve. As noted in Ms. Tackett's request, Sag vertical curves are limited to the calculated headlight sight distance. Street lighting is not required within the City of San Antonio's ETJ. However, the developer will be providing street lighting to overcome the vehicle headlight sight distance restriction.

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

1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The Bexar County Fire Marshal has established criteria to be met when topography warrants street grade construction in excess of 10%. The criterion of the Bexar County Fire Marshal has been satisfied in this request. Due to limitations on the length of excessive grades,
2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant is taking all practical measures to minimize any adverse impacts to public health, safety and public welfare. The applicant is providing "Grade Indicating Signage" for the street segment in excess of 10%; minimizing the length of the restricted grade; street lighting to eliminate limited sight distance in Sag Vertical curves; and providing an alignment to facilitate as a traffic calming measure.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The public interest is protected with the addition of the signage to warn operators of vehicles of steep grades and street lights to overcome limited sight distance during nighttime driving.
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

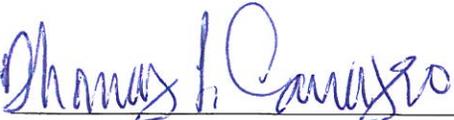
The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

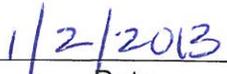
RECOMMENDATION: Approval of the Administrative Exception.

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
John Jacks  
Assistant Director  
City of San Antonio Development Services Department

  
\_\_\_\_\_  
Date

August 16, 2012

Mr. Pablo Martinez  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, Texas 78204

RE: Cibolo Canyon Resort-Towncenter Development, Phase II  
TIA Threshold Worksheet Submittal

Dear Mr. Martinez:

Pape-Dawson Engineers, Inc. was retained by the Applicant to prepare the appropriate Traffic Impact Analysis (TIA) for a 44.66 acre site located south of TPC Parkway near the intersection of TPC Parkway and Marriott Parkway. The proposed project, known as the Towncenter Development Phase II, will consist of 200 units of multi-family, 600 bed assisted living development, 40,000 square foot retail/shopping center and amenity center. A Level 3 TIA Update, Cibolo Canyon Resort, dated November 2006 was previously submitted in association with a Master Development Plan, POADP #452, and two TIA Update Letters were later submitted on March 9, 2007 and March 22, 2012. The TIA Letter submitted on March 22, 2012 was for Towncenter Development Phase I which consists of a 400 unit multi-family development. The project site for Phase II is located within a tract of land identified in the Cibolo Canyon Resort TIA Update with a proposed land use of Single-Family Detached Housing, ITE Code 210.

The trip generation calculation was prepared for the proposed plan and compared with the trip generation in the approved Cibolo Canyon Resort TIA Update and TIA Update Letter (see attachments). The total number of single-family dwelling units for the entire Cibolo Canyon Resort development will decrease by 454 dwelling units due to reductions proposed for the Campanas, Amorosa, Unit 7E and Unit 10. Also, the total number of Residential Condos/Townhouses will decrease by 8 dwelling units. However, in addition to the 400 multi-family units proposed for Towncenter Phase I, 200 units multi-family, 600 bed assisted living development, 40,000 square foot retail/shopping center and amenity center will be built north of the proposed Campanas subdivision, south of TPC Parkway (see attached figure). The amenity center was not included in the trip generation calculations since it is an accessory use and most of the traffic would not occur during the AM or PM peak hours. Please note that the trip generation rates used in the TIA Update and TIA Update letter (2007) are based on *Trip Generation, 7<sup>th</sup> Edition* and therefore differ from the trip generation rates used for the proposed development, which are based on the current *Trip Generation, 8<sup>th</sup> Edition* published by the

Institute of Transportation Engineers (ITE). The proposed land use change will result in an increase of 236 trips and 342 trips during the AM and PM peak hours, respectively. The increase in peak hour trips results in a 9.1% increase during the AM peak hour and 9.9% during the PM peak hour. In accordance with Section 35-502 (b) (2) (C) of the City's Unified Development Code, we understand that a Traffic Impact Analysis is not necessary and submission of a TIA Worksheet with the proposed plat for the Towncenter Development Phase II will be sufficient for the review and approval process.

The trip generation comparison was based on the proposed plan and the Cibolo Canyon Resort Level 3 TIA Update dated November 2006 and the Cibolo Canyon Resort TIA Update Letter date March 9, 2007 (see attachments).

We trust the enclosed information will satisfy the City's requirements for this application for platting. Please contact us if you have any questions or require additional information.

Sincerely,

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



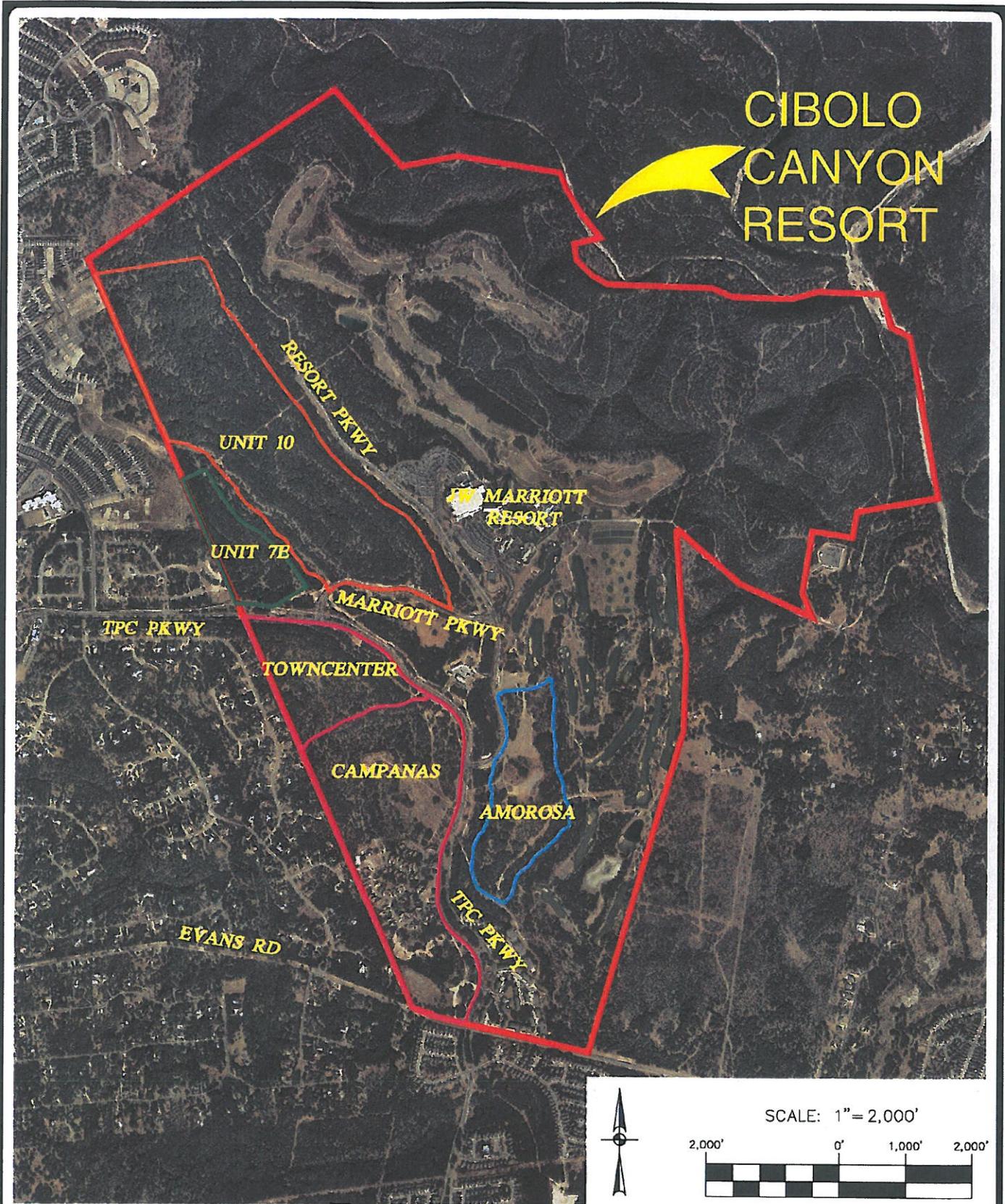
Kerri M. Collins, P.E., PTOE  
Vice President, Transportation Planning

Attachments

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*Kerri M. Collins*  
*August 16, 2012*



Date: Aug 16, 2012, 1:09pm User ID: JClark  
 File: P:\78\38\02\Traffic\Design\Civil\Location\_Map.dwg

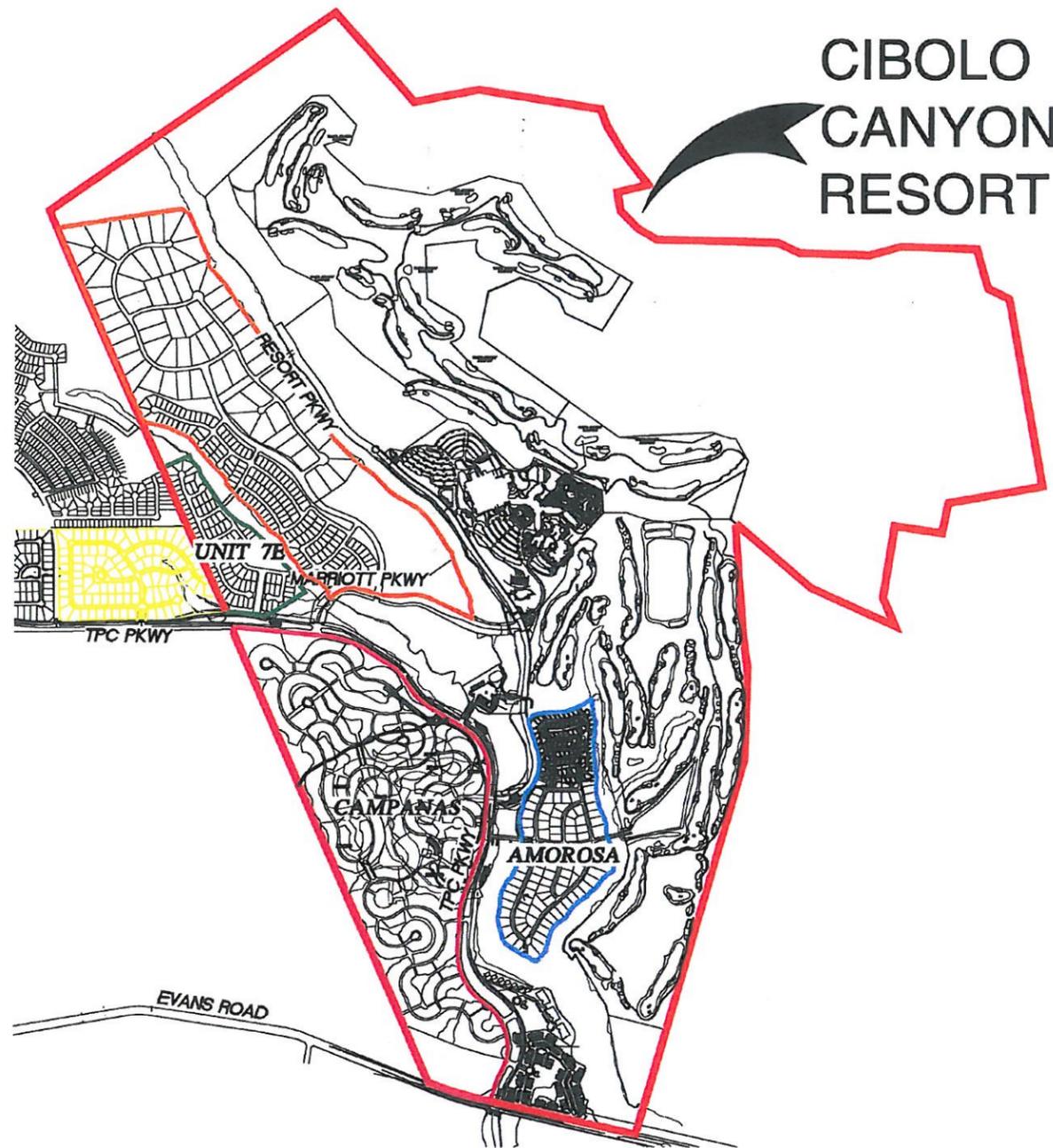
JOB NO. 7838-02  
 DATE JULY 2012  
 DESIGNER JWC  
 CHECKED KC DRAWN JWC  
 SHEET 1 of 1

**CIBOLO CANYON RESORT**  
**CITY OF SAN ANTONIO, TEXAS**  
**LOCATION MAP**

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

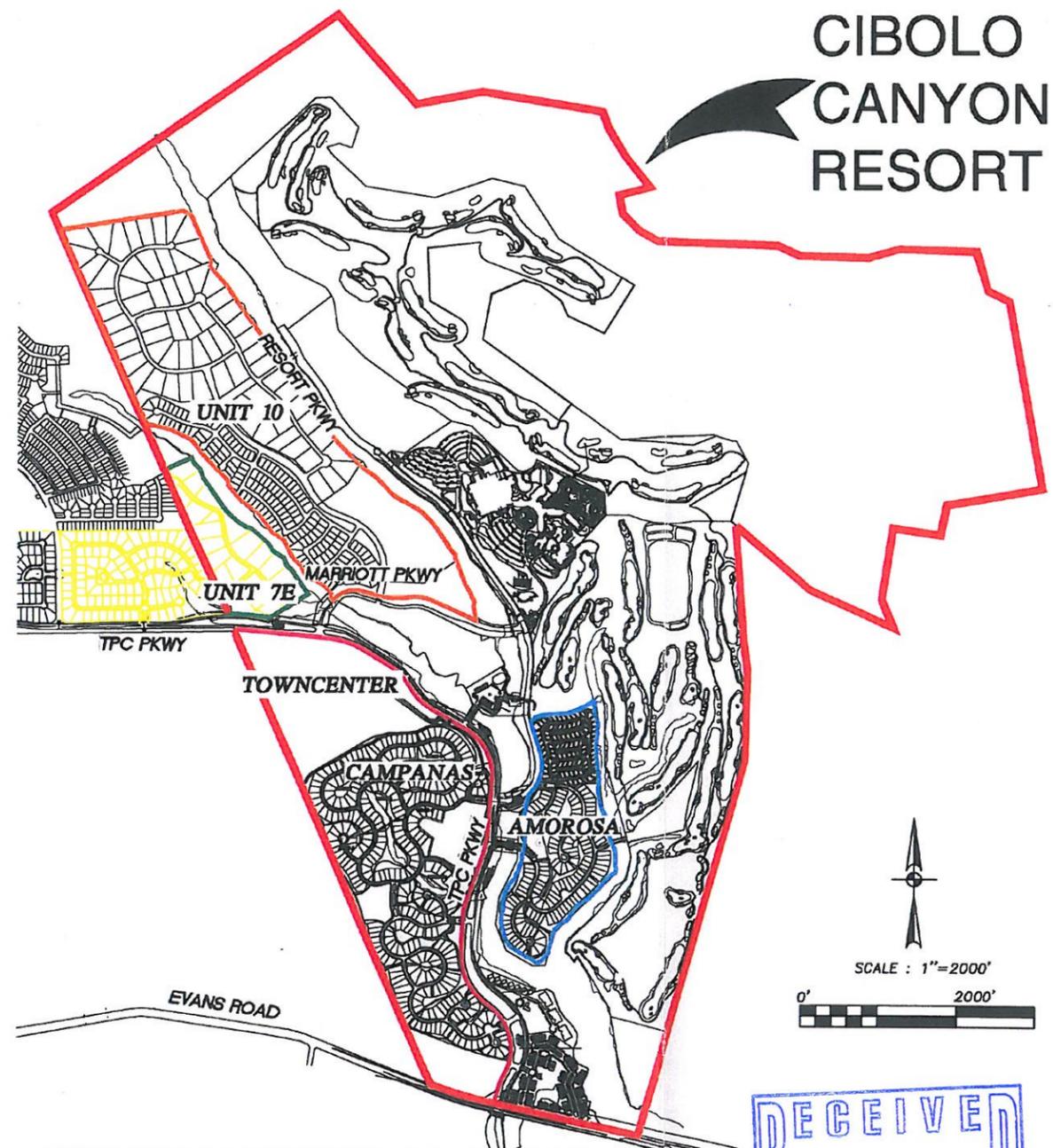
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EXISTING TIA WITH APPROVED LAND PLAN

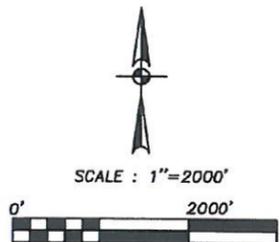


CIBOLO  
CANYON  
RESORT

PROPOSED LAND PLAN

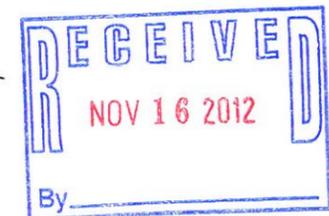


CIBOLO  
CANYON  
RESORT



PROPOSED LAND USE (ITE CODE)	SIZE	UNIT
SINGLE-FAMILY DETACHED HOUSING (210)	2,188	D.U.
CAMPANAS	600	
AMOROSA	140	
UNIT 7E	100	
OTHER UNITS	1,348	
UNCHANGED		
APARTMENTS (220)	800	D.U.
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (230)	300	D.U.
RESORT HOTEL (330)	1,000	ROOMS
GOLF COURSE (430)	36	HOLES
SHOPPING CENTER (820)	20	TGLA
TOTAL SITE TRIPS GENERATED		
	AM 2,592	
	PM 3,456	

PROPOSED LAND USE (ITE CODE)	SIZE	UNIT
SINGLE-FAMILY DETACHED HOUSING (210)	1,734	D.U.
CAMPANAS	310	
AMOROSA	225	
UNITS 7E	19	
OTHER UNITS	1,180	
UNCHANGED		
APARTMENTS (220)	1,697	D.U.
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (230)	292	D.U.
ASSISTED LIVING (254)	600	BEDS
SHOPPING CENTER (820)	40	TGSF
RESORT HOTEL (330)	1,000	ROOMS
GOLF COURSE (430)	36	HOLES
TOTAL SITE TRIPS GENERATED		
	AM 2,828	9.1%
	PM 3,798	9.9%



**PAPE-DAWSON  
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479

CIBOLO CANYON  
COMPARISON OF LAND USE PLANS  
FIGURE 1

JOB NO. 7838-20  
DATE JULY 2012  
DESIGNER TP  
CHECKED ecc DRABIN, MY  
SHEET 1



# **CIBOLO CANYON RESORT**

## **TRAFFIC IMPACT ANALYSIS UPDATE**

**NOVEMBER 2006**

**Table 1**  
**Site Trip Generation Comparison**

Land Use (ITE Code)	Size	Unit	AM Peak Hour		PM Peak Hour		Daily Total	
			Enter	Exit	Enter	Exit	Enter	Exit
<i>Phase 1 (2004), Phase 2 (2007) and Phase 3 (2019)</i>								
<b>Previous Land Use (Original TIA)</b>								
Single-Family Detached Housing (210)	1,500	D.U. <sup>(a)</sup>	285	840	975	540	7,179	7,179
Apartments (220)	1,500	D.U.	117	627	612	294	4,858	4,858
Residential Condominium / Townhouse (230)	1,000	D.U.	73	388	378	186	3,046	3,046
Resort Hotel (330)	825	Rooms	182	74	149	198	3,395	3,395
Golf Course (430)	571	Acres	91	29	57	114	1,439	1,439
Golf Training Center (999)	20	Students	15	5	5	15	10	10
General Office Building (710)	217.8	TGLA <sup>(b)</sup>	298	41	54	270	1,199	1,199
<b>Total Site Trips Generated</b>			<b>1,061</b>	<b>2,004</b>	<b>2,230</b>	<b>1,617</b>	<b>21,126</b>	<b>21,126</b>
<b>Revised Land Use (TIA Update)</b>								
Single-Family Detached Housing (210)	2,263	D.U.	432	1,266	1,449	837	10,829	10,829
Apartments (220)	800	D.U.	80	328	320	176	2,688	2,688
Residential Condominium / Townhouse (230)	550	D.U.	39	204	193	94	1,612	1,612
Resort Hotel (330)	1,000	Rooms	220	90	180	240	0	0
Golf Course (430)	36	Holes	63	17	44	55	643	643
Shopping Center (820)	20	TGLA	13	8	36	39	429	429
<b>Total Site Trips Generated</b>			<b>847</b>	<b>1,913</b>	<b>2,222</b>	<b>1,441</b>	<b>16,201</b>	<b>16,201</b>
<b>Net Difference Total Trips</b>			<b>-214</b>	<b>-91</b>	<b>-8</b>	<b>-176</b>	<b>-4,925</b>	<b>-4,925</b>

(a) Dwelling Unit

(b) TGLA = 1,000 square feet of total leasable area



March 9, 2007

Mr. Juan Ramirez, P.E.  
City of San Antonio, Development Services  
1901 South Alamo  
San Antonio, TX 78204

Dear Mr. Ramirez,

Since the submittal of the Cibolo Canyon Resort TIA Update (dated November, 2006), some changes in land use density have occurred. As requested, the purpose of this letter is to provide additional information in several areas:

1. Clarify roadway improvements associated with the proposed Cibolo Canyon development
2. If not submitted with the initial development, identify when the improvement would be needed
3. Identify off-site improvements provided by others
4. Identify changes resulting from the aforementioned decrease in development density.

As noted in the TIA update, there are several other changes in the developments in the surrounding area. Due to these changes, some of these developments will be providing improvements to the surrounding infrastructure. Improvements that are expected to be in place within the next two years include:

- The extension of Stone Oak Parkway from its existing terminus, east of US Highway 281, to Bulverde Road
- Traffic signals at the following locations:
  - Bulverde Road at Stone Oak Parkway/Cibolo Canyon Road
  - Bulverde Road at Johnson High School Driveway
  - Stone Oak Parkway at Johnson High School Driveway
- Widening of Bulverde Road to a 5-lane section between Evans Road and Stone Oak Parkway

- Geometric improvements at the Stone Oak Parkway and Bulverde Road intersection.

Improvements that are not associated with any particular development, but will be needed in the future to accommodate traffic growth in the area include:

- Signalization at the Marshall Road and Bulverde Road intersection
- Construction on US Highway 281 between Loop 1604 and Stone Oak Parkway (This project will change the existing roadway to a controlled access freeway)
- Widening of Bulverde Road to a five-lane undivided or six-lane divided section between Loop 1604 and Evans Road. This project also includes improvements at the Bulverde Road and Evans Road intersection.

The following is a brief list of the transportation related improvements that will be provided as part of the Cibolo Canyon development. Also included is the anticipated timeline for when each improvement will be needed

- Extension of Cibolo Canyon Road to Evans Road. The roadway will be extended as residential development occurs.
- Traffic signals at the intersections of:
  - Dusty Canyon/Cibolo Canyon Road at Evans Road

The need for a traffic signal at this location is more likely to be determined by traffic growth from the Fox Grove subdivision to the south, instead of the Cibolo Canyon development. Projected traffic volumes at this intersection show much higher left and through volumes from the south that would benefit from a traffic signal at this location (see Figure 6 in the TIA Update). Assuming a linear growth rate and at least two lanes provided on all four approaches, it is anticipated that this intersection would meet minimum warrants by the year 2013. Some cost sharing for this signal should be explored with the Fox Grove development and/or the county.

- Cibolo Canyon Road at Street A

The need for a traffic signal at this location will be dictated solely by the rate of Cibolo Canyon development along Street A. Since left-turn traffic from Street A to Cibolo Canyon Road is expected to be relatively light, the addition of a signal at this location will likely be driven by eastbound left-

turning traffic volumes from Cibolo Canyon to Street A. The left-turn volume at build-out is expected to be approximately 650 vph during the evening peak hour, which is significant enough to warrant a second eastbound left-turn lane. Therefore, a second left-turn lane will be needed when the eastbound left-turn queue begins to exceed the left-turn bay storage provided on Cibolo Canyon Road. The need for this signal is expected to occur at approximately 50% of development build-out, or by 2013. Conduit may be provided at this intersection ahead of time to facilitate the future signal placement.

- Dual left turn lanes for the eastbound approach on Cibolo Canyon Road at Street A. The requirement for the second left-turn lane will be dictated by the development growth rate. Construction of this left-turn lane should coincide with the installation of a traffic signal at the intersection. It is fairly common practice to require the second left-turn lane to be constructed up front with striping used to mark out the second lane until it is needed. However, since the need for this lane is more than 5 years away, it is recommended that adequate space for the second left turn lane be provided in the median instead of constructing the second lane now. Landscaping, signing, street lighting, and any other obstructions should be located in the median where they will not hinder the construction of the second turn bay in the future.
- A left-turn lane for the southbound approach on Cibolo Canyon Road at Street B and Cibolo Canyon Road at Street E. Left-turn bays (of nominal length) should be placed at these intersections at the time Street B and Street E are constructed.
- A left-turn lane for the eastbound approach on Evans Road at Cibolo Canyon Road. This lane should be constructed at the time Cibolo Canyon Road is extended to Evans Road.
- A right-turn lane for the westbound approach on Evans Road at Cibolo Canyon Road. This lane should be constructed at the time Cibolo Canyon Road is extended to Evans Road.

Finally, there are some changes in land density that will impact the amount of traffic that uses Street A. These changes impact the following areas:

- Units 9 and 10 – reduce the number of single-family units from 244 to 169.
- Condominiums/Townhouses – reduce the overall number from 550 to 300 units.

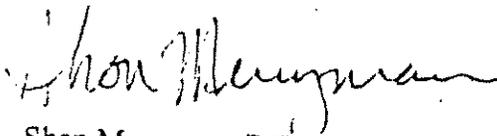
Mr. Juan Ramirez, P.E.  
Cibolo Canyon Resort TIA Update  
March 9, 2007  
Page 4 of 4

Based on these reductions, the development is expected to generate approximately 2,200 fewer trips per day. Almost all of these trips would be occurring on the section of Street A that is currently designated as a four-lane collector section (between Cibolo Canyon Road and Street D). The projected daily volume on Street A was previously 8,600 vehicles per day, which is only slightly higher than the 8,000 ADT threshold for a four-lane collector roadway. By reducing the densities as noted above, the ADT on this section of roadway is expected to be closer to 6,400 vehicles per day. Based on this reduction, this segment no longer needs to be designated as a four-lane undivided collector and should be reduced to a Local B designation.

That being said, intersection improvements are required at the Street A intersections with both Street D and Cibolo Canyon Road. Because of the dual left-turn lanes planned on Cibolo Canyon Road in the future, two departure lanes will be needed on Street A at the intersection with Cibolo Canyon Road. Rather than widen, narrow and then re-widen Street A at these intersections, it is recommended that the four-lane section be maintained between Street D and Cibolo Canyon Road. However, for design purposes, this section of Street A may be treated as a Local B street.

If you have any additional questions or comments, please feel free to contact me at 210.375.9000.

Sincerely,  
Pape-Dawson Engineers, Inc.



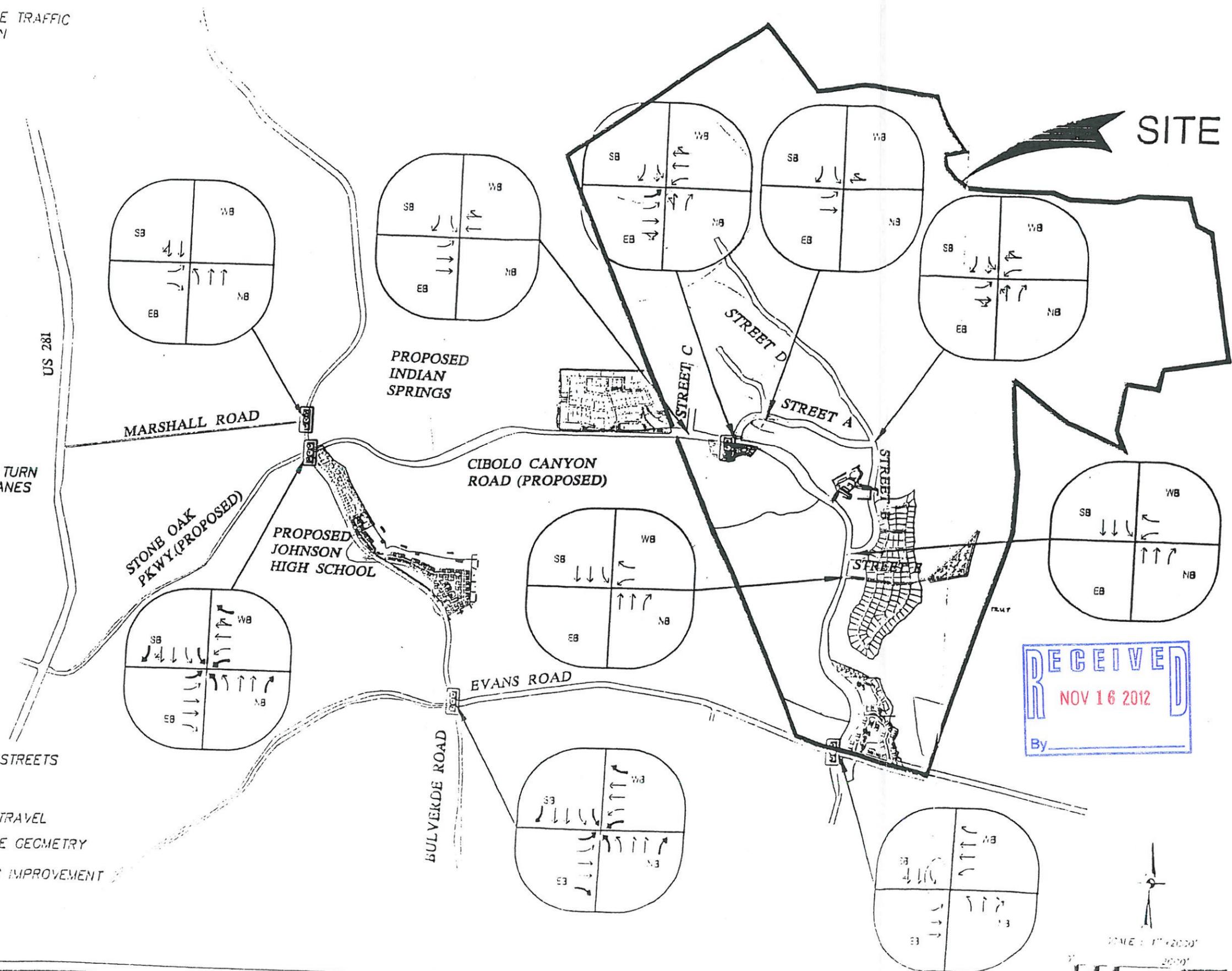
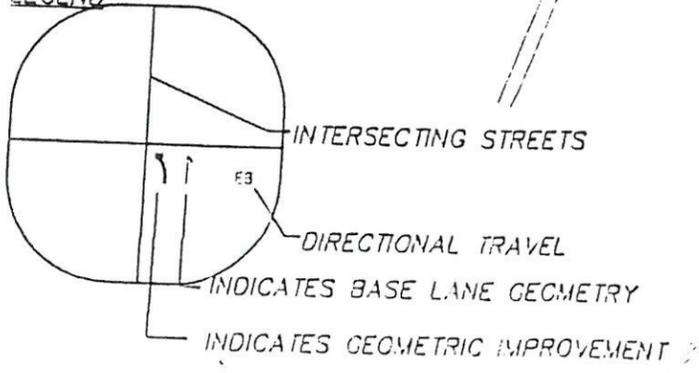
Shon Merryman, P.E.  
Project Manager

 DENOTES EXISTING TRAFFIC SIGNAL LOCATION  
 DENOTES FUTURE TRAFFIC SIGNAL LOCATION

SITE

NOTE:  
 PRIOR TO INSTALLATION OF RIGHT TURN LANES THE ADJACENT THROUGH LANES WILL FUNCTION AS A SHARED THROUGH-RIGHT LANE

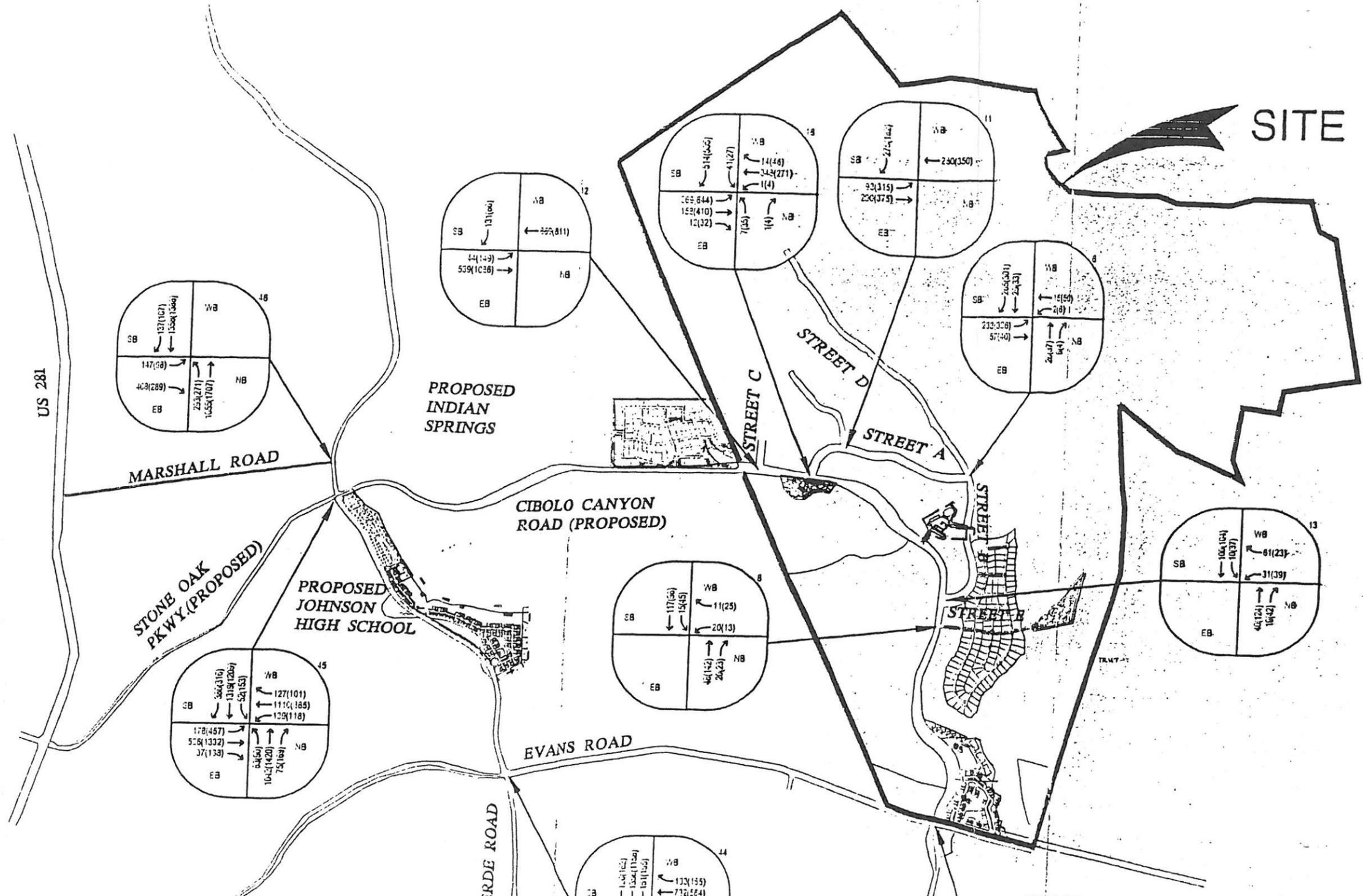
LEGEND



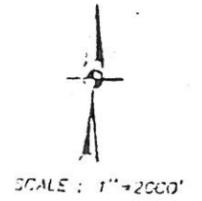
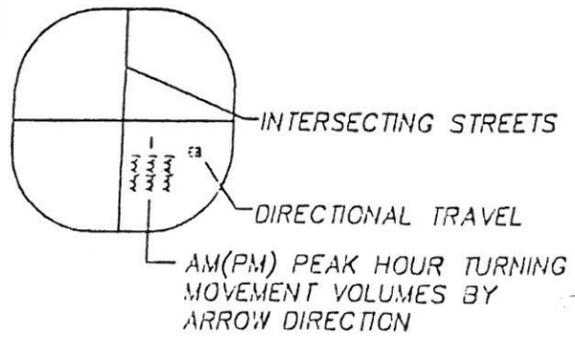
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 NOV 16 2012  
 By \_\_\_\_\_



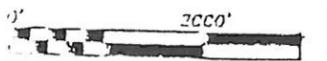
SITE



LEGEND



SCALE: 1" = 2000'



CIBOLO CANYON



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 22, 2012

Mr. Pablo Martinez  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, Texas 78204

RE: Cibolo Canyon Resort-Towncenter Development, Phase I  
TIA Threshold Worksheet Submittal

Dear Mr. Martinez:

Pape-Dawson Engineers, Inc. was retained by the Applicant to prepare the appropriate Traffic Impact Analysis (TIA) for a 20.18 acre site located south of TPC Parkway near the intersection of TPC Parkway and Marriott Parkway. The proposed project consists of a multi-family development known as the Towncenter development. A Level 3 TIA Update, Cibolo Canyon Resort, dated November 2006 was previously submitted in association with a Master Development Plan, POADP #452, and a TIA Update Letter was later submitted on March 9, 2007. The project site is located within a tract of land identified in the Cibolo Canyon Resort TIA Update with a proposed land use of Single-Family Detached Housing, ITE Code 210.

The trip generation calculation was prepared for the proposed plan and compared with the trip generation in the approved Cibolo Canyon Resort TIA Update and TIA Update Letter (see attachments). The total number of single-family dwelling units for the entire Cibolo Canyon Resort development will decrease by 211 dwelling units due to reductions proposed for the Campanas, Amorosa, and Unit 7E tracts. However, a 400-unit multi-family development will be built north of the proposed Campanas subdivision (see attached figure). Please note that the trip generation rates used in the TIA Update and TIA Update letter are based on *Trip Generation, 7<sup>th</sup> Edition* and therefore differ from the trip generation rates used for the proposed development, which are based on the current *Trip Generation, 8<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE). The proposed land use change will result in an increase of 46 trips and 36 trips during the AM and PM peak hours, respectively. In accordance with Section 35-502 (b) (2) (C) of the City's Unified Development Code, we understand that a Traffic Impact Analysis is not necessary and submission of a TIA Worksheet with the proposed plat for the Towncenter development will be sufficient for the review and approval process.

The trip generation comparison was based on the proposed plan and the Cibolo Canyon Resort Level 3 TIA Update dated November 2006 and the Cibolo Canyon Resort TIA Update Letter date March 9, 2007 (see attachments).

Mr. Pablo Martinez  
City of San Antonio  
March 22, 2012  
Page 2 of 2

We trust the enclosed information will satisfy the City's requirements for this application for platting. Please contact us if you have any questions or require additional information.

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

Kerri M. Collins, P.E., PTOE  
Vice President, Transportation Planning

Attachments

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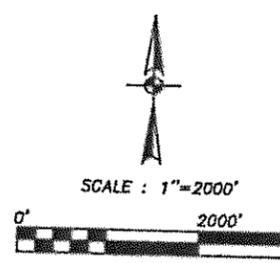
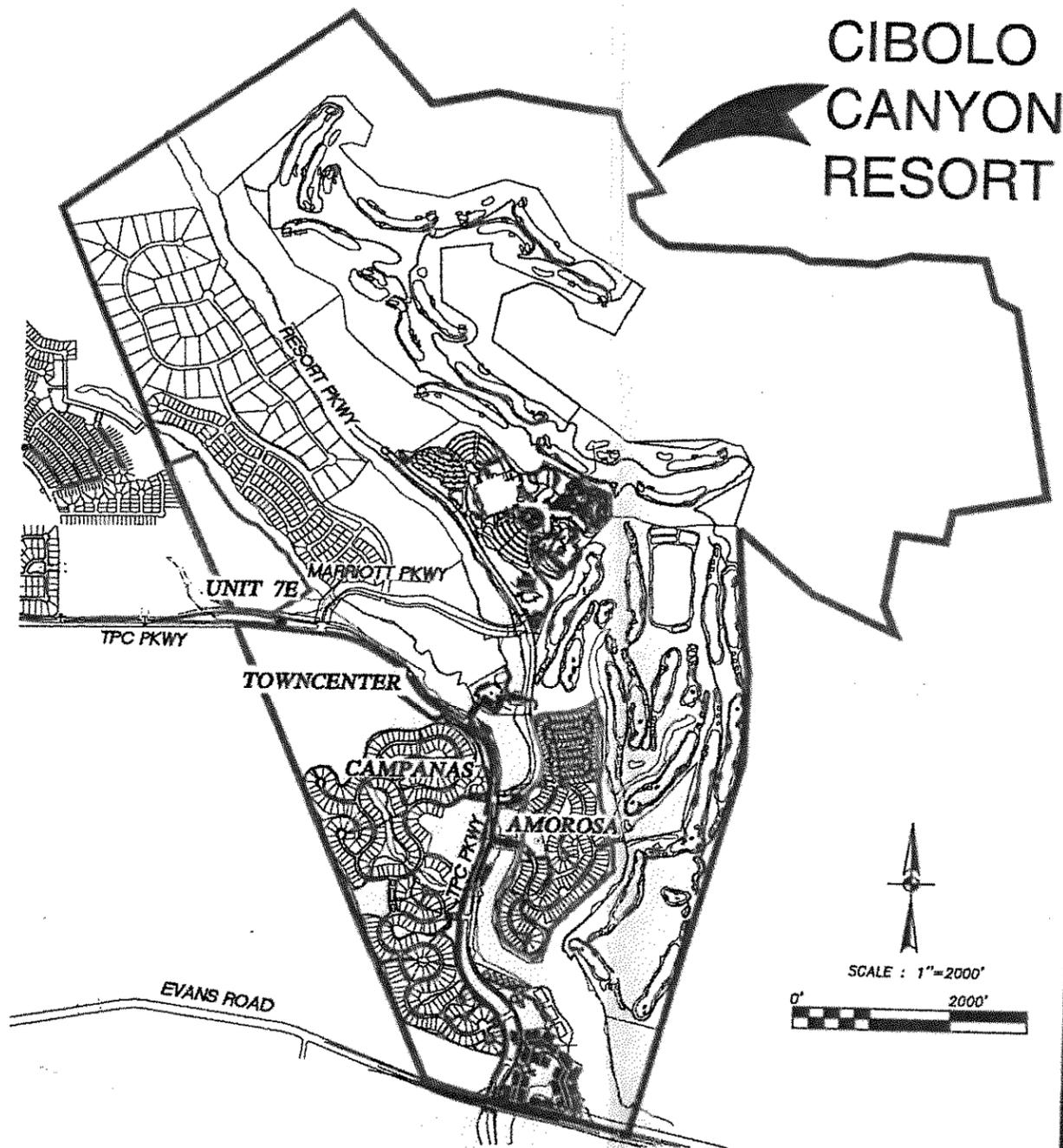


*Kerri M. Collins*  
*3/22/12*

EXISTING TIA WITH APPROVED LAND PLAN



PROPOSED LAND PLAN



PROPOSED LAND USE (ITE CODE)	SIZE	UNIT
SINGLE-FAMILY DETACHED HOUSING (210)	2,188	D.U.
CAMPANAS	600	
AMOROSA	140	
UNIT 7E	100	
OTHER UNITS	1,348	
APARTMENTS (220)	800	D.U.
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (230)	300	D.U.
RESORT HOTEL (330)	1,000	ROOMS
GOLF COURSE (430)	36	HOLES
SHOPPING CENTER (820)	20	TGLA
<b>TOTAL SITE TRIPS GENERATED</b>		

UNCHANGED

PROPOSED LAND USE (ITE CODE)	SIZE	UNIT
SINGLE-FAMILY DETACHED HOUSING (210)	1,977	D.U.
CAMPANAS	310	
AMOROSA	225	
UNITS 7E	19	
OTHER UNITS	1,423	
APARTMENTS (220)	1200	D.U.
RESIDENTIAL CONDOMINIUM/TOWNHOUSE (230)	300	D.U.
RESORT HOTEL (330)	1,000	ROOMS
GOLF COURSE (430)	36	HOLES
SHOPPING CENTER (820)	20	TGLA
<b>TOTAL SITE TRIPS GENERATED</b>		

UNCHANGED

**PAPE-DAWSON ENGINEERS**

555 EAST RAMEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000 | FAX: 210.375.5310  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E.M. REGISTRATION # 492

**CIBOLO CANYON LEVEL 3 TIA**  
**FIGURE 1**

JOB NO. 7008-20  
DATE MARCH 2012  
DESIGNER TD  
CHECKED BY DWAN LAY  
SHEET 1

Date: Mar 20, 2012, 3:25pm User: B2: JClark  
File: P:\18\181\Traffic\Design\Choi\120315 Traffic Distribution.dwg

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## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study, Unified Development Code, Article V, Section 35-502.

Project Name: Towncenter Phase 2		Threshold Worksheet Prepared by: Kerri M. Collins, P.E., PTOE	
Project Location: East of TPC Parkway, north of the intersection of TPC Parkway and Resort Parkway		Company: Pape-Dawson Engineers, Inc.	<input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Owner's Agent
Is this? <input type="checkbox"/> C.O.S.A <input checked="" type="checkbox"/> San Antonio ETJ <input type="checkbox"/> Bexar County <input type="checkbox"/> Other Municipality		Address: 555 East Ramsey, San Antonio, TX 78216	
Date: 03/20/2012		Email: kcollins@pape-dawson.com	Phone: 210-375-9000

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning #:	MDP # or POADP#:	<input checked="" type="checkbox"/> X	Plat #:	Bldg Permit #:	Other:
-----------	------------------	---------------------------------------	---------	----------------	--------

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
See Attached							ITE Code:

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
See Attached							ITE Code:

Previous TIA Report (If property has a TIA on file) TIA # \_\_\_\_\_

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in Updated Development Plan
2,639 AM 3,490 PM	2,900 AM 3,780 PM

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)	
261 AM (9.9%)	290 PM (8.3%)

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> _____ <input type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None

Comments

(For Official Use Only, Do Not Write in this Box)

TIA report is required.  A TIA report is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reasons: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (bidg. size).

ITE = Institute of Transportation Engineers, *Trip Generation*, 8th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

**CIBOLO CANYON RESORT-TOWNCENTER DEVELOPMENT**

ITE Code	Land Use	Var.	Size	Rates per ITE Trip Generation, 7th Edition					Trip Generation					
				AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily	
				Enter	Exit	Enter	Exit		Enter	Exit	Enter	Exit		
<b>Cibolo Canyon Resort Level 3 TIA Update ( November 2006) &amp; Cibolo Canyon Resort TIA Update Letter (2007)</b>														
210	Single-Family Detached Housing	DU	2188											
	Cabanas Subdivision	DU	600	0.19	0.56	0.64	0.37	9.57	114	336	384	222	5,742	
	Amorosa Subdivision	DU	140	0.19	0.56	0.64	0.37	9.57	27	78	90	52	1,340	
	Unit 7E	DU	100	0.19	0.56	0.64	0.37	9.57	19	56	64	37	957	
	Other Units	DU	1348	0.19	0.56	0.64	0.37	9.57	256	755	863	499	12,900	
220	Apartments	DU	800	0.1	0.41	0.40	0.22	6.72	80	328	320	176	5,376	
230	Residential Condo/Townhouse	DU	300	0.07	0.37	0.35	0.17	5.86	21	111	105	51	1,758	
330	Resort Hotel	Rooms	1000	0.22	0.09	0.18	0.24	0	220	90	180	240	-	
430	Golf Course	Holes	36	1.75	0.47	1.19	1.53	35.74	63	17	43	55	1,287	
820	Retail-Shopping Center	TGSF	20	0.63	0.40	1.8	1.95	42.94	13	8	36	39	859	
<b>TOTAL</b>									<b>813</b>	<b>1,779</b>	<b>2,085</b>	<b>1,371</b>	<b>30,219</b>	
										<b>2,592</b>		<b>3,456</b>		

ITE Code	Land Use	Var.	Size	Rates per ITE Trip Generation, 8th Edition					Trip Generation					
				AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily	
				Enter	Exit	Enter	Exit		Enter	Exit	Enter	Exit		
<b>Proposed Plan</b>														
210	Single-Family Detached Housing	DU	1734											
	Cabanas Subdivision	DU	310	0.19	0.56	0.64	0.37	9.57	59	174	198	115	2,967	
	Amorosa Subdivision	DU	225	0.19	0.56	0.64	0.37	9.57	43	126	144	83	2,153	
	Unit 7E	DU	19	0.19	0.56	0.64	0.37	9.57	4	11	12	7	182	
	Other Units	DU	1180	0.19	0.56	0.64	0.37	9.57	224	661	755	437	11,293	
220	Apartments	DU	1697	0.10	0.41	0.40	0.22	6.65	170	696	679	373	11,285	
230	Residential Condo/Townhouse	DU	292	0.07	0.37	0.35	0.17	5.81	20	108	102	50	1,697	
254	Assisted Living	Beds	600	0.12	0.05	0.15	0.14	2.74	72	30	90	84	1,644	
820	Retail-Shopping Center	TGSF	40	0.61	0.39	1.83	1.9	42.94	24	16	73	76	1,718	
<b>No Proposed Changes</b>														
330	Resort Hotel	Rooms	1000	0.22	0.09	0.18	0.24	0	220	90	180	240	-	
430	Golf Course	Holes	36	1.76	0.47	1.25	1.53	35.74	63	17	45	55	1,287	
<b>TOTAL</b>									<b>899</b>	<b>1,929</b>	<b>2,278</b>	<b>1,520</b>	<b>34,226</b>	
										<b>2,828</b>		<b>3,798</b>		

<b>DIFFERENCE BETWEEN PROPOSED PLAN &amp; LEVEL 3 TIA UPDATE</b>	<b>236</b>	<b>342</b>	<b>4007</b>
	<b>9.1%</b>	<b>9.9%</b>	<b>13.3%</b>



## COUNTY OF BEXAR

DEVELOPMENT SERVICES  
RECEIVED

PUBLIC WORKS DEPARTMENT 2013 APR 22 PM 3:52

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

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

**Project:** Cibolo Canyon Town Center, Phase 2

A major subdivision plat consisting of 4 lots and a proposed roadway approximately 2,100 lf called Cibolo Canyons on 44.059 acres with access off TPC Pkwy.

**Address:** Approx. 2,175 lf east of the intersection of TPC Pkwy and Wild Ridge Ferguson Map Grid 484/C-3

**A/P #/PPR #/Plat #:** 120410

**AEVR Submittal Date:** December 19, 2012

**AEVR Submitted by:** Cara Tackett, PE  
Pape-Dawson Engineers

**Issue:** Street Grades; Design Speed; Sag Vertical Curve K-values

**Code Sections:** 2011 Unified Development Code (UDC), Table 506-3; Section 35-506(d)(3)(B) – Cross-Section and Construction Standards – Grade; 35-506(d)(12)(B)(1)(ii) – Design Speed; 35-506(d)(2) and (12)(A) – Sag Vertical Curve values

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

I have reviewed the information provided in Ms. Tackett's letter dated December 18, 2012. The following issues are addressed in this analysis:

- 1) UDC 35-506 (d)(3)(B) and Table 506-3 require a maximum grade of 10%. In order to preserve public safety, the Bexar County Fire Marshal established the following criterion when grades in excess of 10% are warranted due to topography:
  - a. The length of the grade in excess of 10%, but not in excess of 12%, must not exceed 300 feet. The proposed street named Cibolo Canyons has grades in excess of 10% occurring between Stations 3+25 and 4+65.
  - b. The termination point of the excessive grade must be at least 150 feet of a down-hill intersection, cul-de-sac, or hammerhead. The termination point of the excessive grade for the proposed development is approximately 150 feet from the intersection.
  - c. The last 75 feet of the down-hill slope approaching an intersection shall not be greater than 5%. The last 75 feet of the down-hill slope approaching the intersection for the proposed street does not exceed 3.5%.
  - d. Grade indicating signs will be installed within 75 feet of the start of both the up-hill and down-hill portions of the grade. The signage is being provided at the appropriate locations.
- 2) UDC 35-506(d)(12)(B)(1)(ii) and Table 506-3 require a minimum design speed of 35 MPH. Due to the limitations placed on the run of excess grade, the design of the Crest Vertical curve to comply with the design speed cannot be achieved within the limits of the proposed development. As noted in Ms. Tackett's request, the proposed street unlikely to serve as a short cut route to bypass traffic on TPC Parkway. Where sight distance is limited, the development will not have access points onto the proposed street and pavement should be wide enough to allow through traffic to drive around stalled traffic. Traffic studies have shown drivers will maintain a posted speed limit for distance of ½ mile.

DEVELOPMENT SERVICES RECEIVED December 19, 2012

Section 35-506(d)(3)(B) – Cross Section and Construction Standards – Grades

Section 35-506(d)(12)(B)(1)(ii) – Design Speed

Section 35-506(d)(2) and (12)(A) – Vertical K-values based on Design Speed and geometry of parabolic curve

2012 DEC 22 PM 3:52

3) UDC 35-506(d)(2) and (12)(A) and Table 506-3 require vertical curves to be based on design speed and the geometry of the parabolic curve. As noted in Ms. Tackett's request, Sag vertical curves are limited to the calculated headlight sight distance. Street lighting is not required within the City of San Antonio's ETJ. However, the developer will be providing street lighting to overcome the vehicle headlight sight distance restriction.

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

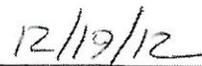
1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The Bexar County Fire Marshal has established criteria to be met when topography warrants street grade construction in excess of 10%. The criterion of the Bexar County Fire Marshal has been satisfied in this request. Due to limitations on the length of excessive grades,
2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant is taking all practical measures to minimize any adverse impacts to public health, safety and public welfare. The applicant is providing "Grade Indicating Signage" for the street segment in excess of 10%; minimizing the length of the restricted grade; street lighting to eliminate limited sight distance in Sag Vertical curves; and providing an alignment to facilitate as a traffic calming measure.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The public interest is protected with the addition of the signage to warn operators of vehicles of steep grades and street lights to overcome limited sight distance during nighttime driving.
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

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

RECOMMENDATION: Approval of the Administrative Exception.

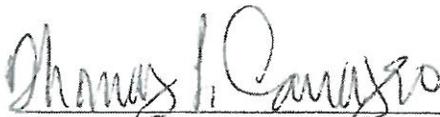


Robert Brach, P.E.  
Development Services Manger  
Bexar County

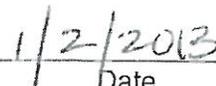


Date

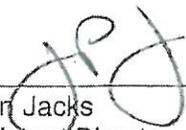
I have reviewed the AEVR Analysis and concur with the recommendation.



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



Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department



Date



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

130012

**Project Name:**

Bella Vista Unit 3A Section 3

**Applicant:**

John E. Cork

**Representative:**

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

**Owner:**

S.R. Holdings, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

North of Bella Vista Place, east of  
Volante

**MAPSCO Map Grid (Ferguson):**

610 F-5

**Tract Size:**

12.117

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting May 3, 2013

**REQUEST**

Approval of a major plat to subdivide a 12.117-acre tract of land to establish the **Bella Vista Unit 3A Section 3** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 30, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of twenty seven (27) single-family residential lots, two (2) non-single family residential lots and approximately one thousand one hundred twenty-three (1,123) linear feet of public street.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer.

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 19, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 23, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 777-D, Wissman Tract 121.81 Acre Tract, accepted on July 6, 2009

**III. RECOMMENDATION**

Approval of the proposed **Bella Vista Unit 3A Section 3** Subdivision Plat.

**IV. ATTACHMENT**

1. Proposed Plat

PLAT NUMBER 130012

SUBDIVISION PLAT  
OF  
BELLA VISTA UNIT 3A SECTION 3

A 12.117 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356 AND THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, NOW ALL ASSIGNED TO COUNTY BLOCK 4349 OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 26, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN E. CORK  
S.R. HOLDINGS, L.P.  
8655 S. PRIEST DR.  
TEMPE, AZ 85281  
(480) 820-0977

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK, 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 29 DAY OF April, A.D. 2013.

*Beto Wilson*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
M. COPELAND

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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

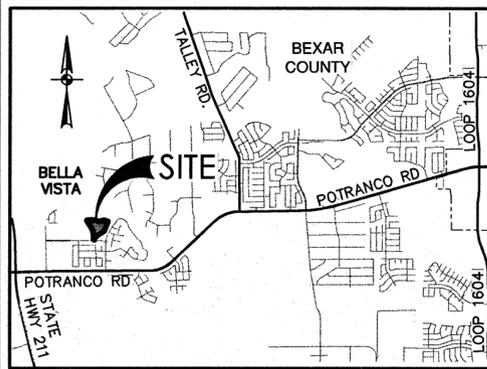
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP

MAPSCO MAP GRID: 610F5  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	RB	RADIAL BEARING
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	(TYPE I, II OR III)	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND MONUMENTATION
ELEC	ELECTRIC EASEMENT		
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION	32	DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	28	DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
NCB	NEW CITY BLOCK	16	SANITARY SEWER EASEMENT (VOL 9615, PG 164-165, DPR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	28	DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12	GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
8	15' DRAINAGE EASEMENT	6	VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT (VOL 9568, PG 150-152, DPR)
11	20' BUILDING SETBACK	7	5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
12	10' BUILDING SETBACK		
---	1140' EXISTING CONTOURS		
---	1140' PROPOSED CONTOURS		
---	ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN		
---	ORIGINAL SURVEY/COUNTY LINE		

FIRE FLOW NOTE:

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

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS DEDICATION NOTE:

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

FLOODPLAIN NOTES:

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

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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

OPEN SPACE DESIGNATION NOTE:

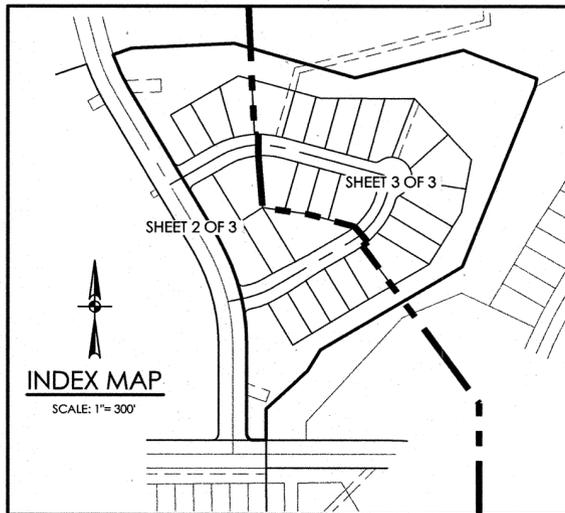
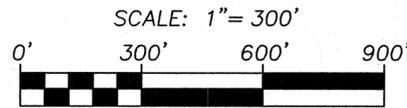
LOT 901, BLOCK 33, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE. LOT 901, BLOCK 32, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOME OWNERS' ASSOCIATION.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK NOTE:

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



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N45°00'00"W	21.21'	23.56'
C2	535.00'	30°21'31"	N15°10'45"W	280.17'	283.47'
C3	465.00'	11°14'53"	N24°44'04"W	91.14'	91.29'
C4	15.00'	90°00'00"	S75°21'31"E	21.21'	23.56'
C5	230.00'	45°34'35"	N82°25'46"E	178.17'	182.95'
C6	15.00'	52°01'12"	N79°12'27"E	13.16'	13.62'
C7	50.00'	19°40'03"	S29°45'07"E	99.24'	169.39'
C8	15.00'	50°51'44"	S41°52'03"W	12.88'	13.32'
C9	225.00'	42°52'25"	S37°52'23"W	164.46'	168.36'
C10	300.00'	2°46'21"	S57°55'25"W	14.51'	14.52'
C11	300.00'	2°46'21"	S57°55'25"W	14.51'	14.52'
C12	230.00'	18°39'01"	S68°38'06"W	74.54'	74.87'
C13	15.00'	85°39'12"	S35°08'01"W	20.39'	22.42'
C14	15.00'	84°45'33"	S59°27'32"E	20.22'	22.19'
C15	170.00'	18°51'05"	N68°44'08"E	55.68'	55.93'
C16	300.00'	2°44'39"	N60°40'55"E	14.37'	14.37'
C17	300.00'	2°44'39"	N60°40'55"E	14.37'	14.37'
C18	175.00'	42°37'49"	N37°59'41"E	127.22'	130.21'
C19	25.00'	91°27'43"	N29°03'05"W	35.80'	39.91'
C20	170.00'	45°34'35"	S82°25'46"W	131.69'	135.23'
C21	15.00'	90°00'00"	S14°38'29"W	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S10°47'07"W	19.59'
L2	S30°49'07"W	60.19'
L3	S47°08'38"W	141.15'
L4	S00°00'00"W	77.61'
L5	S90°00'00"W	32.70'
L6	N69°34'15"E	48.86'
L7	N59°38'29"E	87.38'
L8	S59°18'36"W	91.95'
L9	S56°32'15"W	88.85'
L10	S59°18'36"W	16.24'
L11	N59°18'36"E	16.31'
L12	N62°03'15"E	90.06'
L13	N59°18'36"E	90.96'
L14	S59°38'29"W	101.38'
L15	S56°22'58"W	63.71'
L16	N81°45'38"W	110.95'
L17	N74°46'56"W	122.40'



Civil Job No. 5293-57; Survey Job No. 9048-04

PLAT NUMBER 130012  
SUBDIVISION PLAT  
OF  
BELLA VISTA UNIT 3A SECTION 3

A 12.117 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356 AND THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, NOW ALL ASSIGNED TO COUNTY BLOCK 4349 OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 26, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN E. CORK  
S.R. HOLDINGS, L.P.  
8655 S. PRIEST DR.  
TEMPE, AZ 85281  
(480) 820-0977

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK, 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 29 DAY OF April, A.D. 2013.

*Notary Signature*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
Marilyn Aron

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

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

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

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

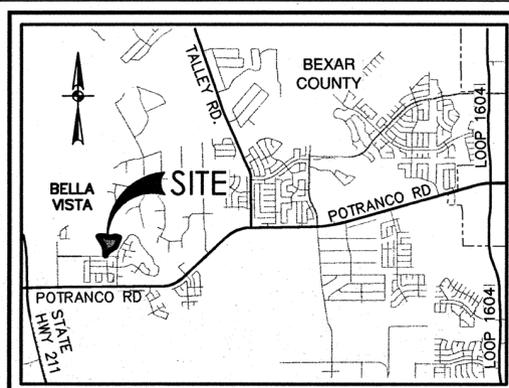
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



LOCATION MAP  
MAPSCO MAP GRID: 610F5  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	RB	RADIAL BEARING
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	(TYPE I, II OR III)	FOUND 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1x10" MONUMENTATION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		FOUND MONUMENTATION
ELEC	ELECTRIC EASEMENT		
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION	1	32" DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	2	28" DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
NCB	NEW CITY BLOCK	3	16" SANITARY SEWER EASEMENT (VOL 9615, PG 164-165, DPR)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	4	28" DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	12" GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
6	15' DRAINAGE EASEMENT	6	VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT (VOL 9568, PG 150-152, DPR)
7	20' BUILDING SETBACK	7	5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
8	10' BUILDING SETBACK		
---	1140' EXISTING CONTOURS		
---	1140' PROPOSED CONTOURS		
---	ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN		
---	ORIGINAL SURVEY/COUNTY LINE		

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

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

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

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

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

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

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

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

**OPEN SPACE DESIGNATION NOTE:**  
LOT 901, BLOCK 33, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE. LOT 901, BLOCK 32, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOME OWNERS' ASSOCIATION.

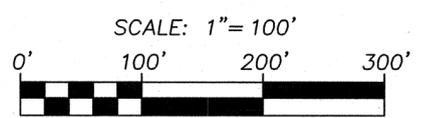
**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

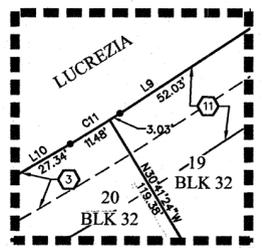
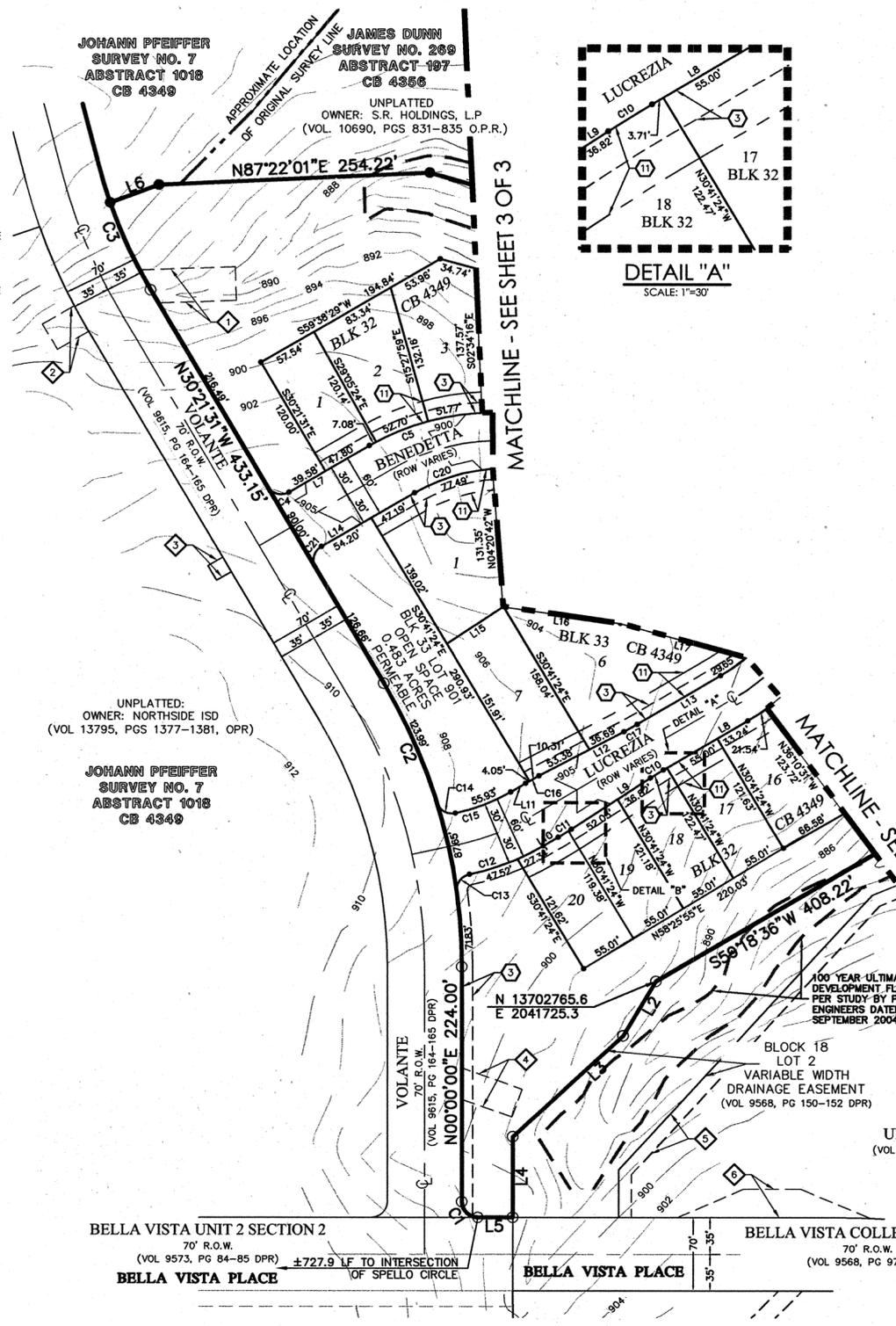
**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE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

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

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



SEE SHEET 1 FOR  
LINE AND CURVE TABLES



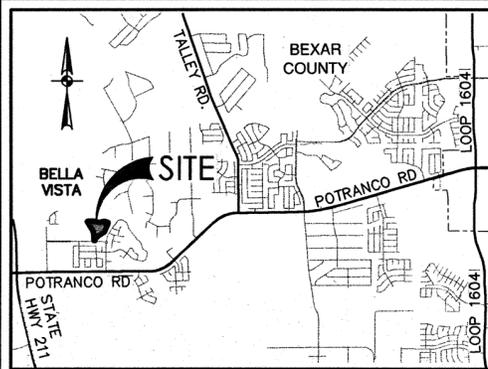
DETAIL "A"  
SCALE: 1"=30'



DETAIL "B"  
SCALE: 1"=30'



Civil Job No. 5293-57; Survey Job No. 9048-04



**LOCATION MAP**  
MAPSCO MAP GRID: 610F5  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	RB	RADIAL BEARING
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR	VARIABLE WIDTH
CV	CLEAR VISION	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	●	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	⊠	FOUND MONUMENTATION
ELEC	ELECTRIC		
ESMT	EASEMENT		
FFE	FINISHED FLOOR ELEVATION	◇	32' DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	◇	28' DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
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OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	◇	28' DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇	12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
⑥	15' DRAINAGE EASEMENT	◇	VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT (VOL 9568, PG 150-152, DPR)
⑪	20' BUILDING SETBACK	◇	5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL 9568, PG 150-152, DPR)
⑫	10' BUILDING SETBACK		
---	1140' EXISTING CONTOURS		
---	1140' PROPOSED CONTOURS		
---	ULTIMATE DEVELOPMENT (100-YR) FLOODPLAIN		
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3. DIMENSIONS SHOWN ARE SURFACE.  
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**IMPACT FEE PAYMENT NOTE:**  
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2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
SHAUNA L. WEAVER  
89512  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
JOHN NOEL NICHOLLS  
4402  
REGISTERED PROFESSIONAL LAND SURVEYOR

**DRAINAGE EASEMENT NOTE:**  
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**OPEN SPACE DESIGNATION NOTE:**  
LOT 901, BLOCK 33, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE. LOT 901, BLOCK 32, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOME OWNERS' ASSOCIATION.

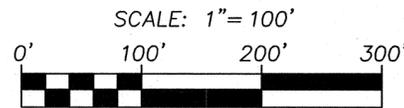
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**SETBACK NOTE:**  
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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



**PLAT NUMBER 130012**  
SUBDIVISION PLAT  
OF  
**BELLA VISTA UNIT 3A SECTION 3**

A 12.117 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356 AND THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349, NOW ALL ASSIGNED TO COUNTY BLOCK 4349 OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 26, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN E. CORK  
S.R. HOLDINGS, L.P.  
8655 S. PRIEST DR.  
TEMPE, AZ 85281  
(480) 820-0977

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK, 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 29 DAY OF April, A.D. 2013.

*Atton Wanda*  
ATTON WANDA  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
Mar. capa Arizona

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

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

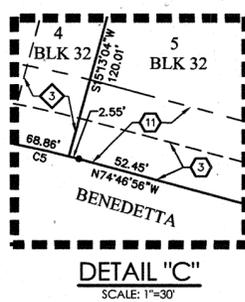
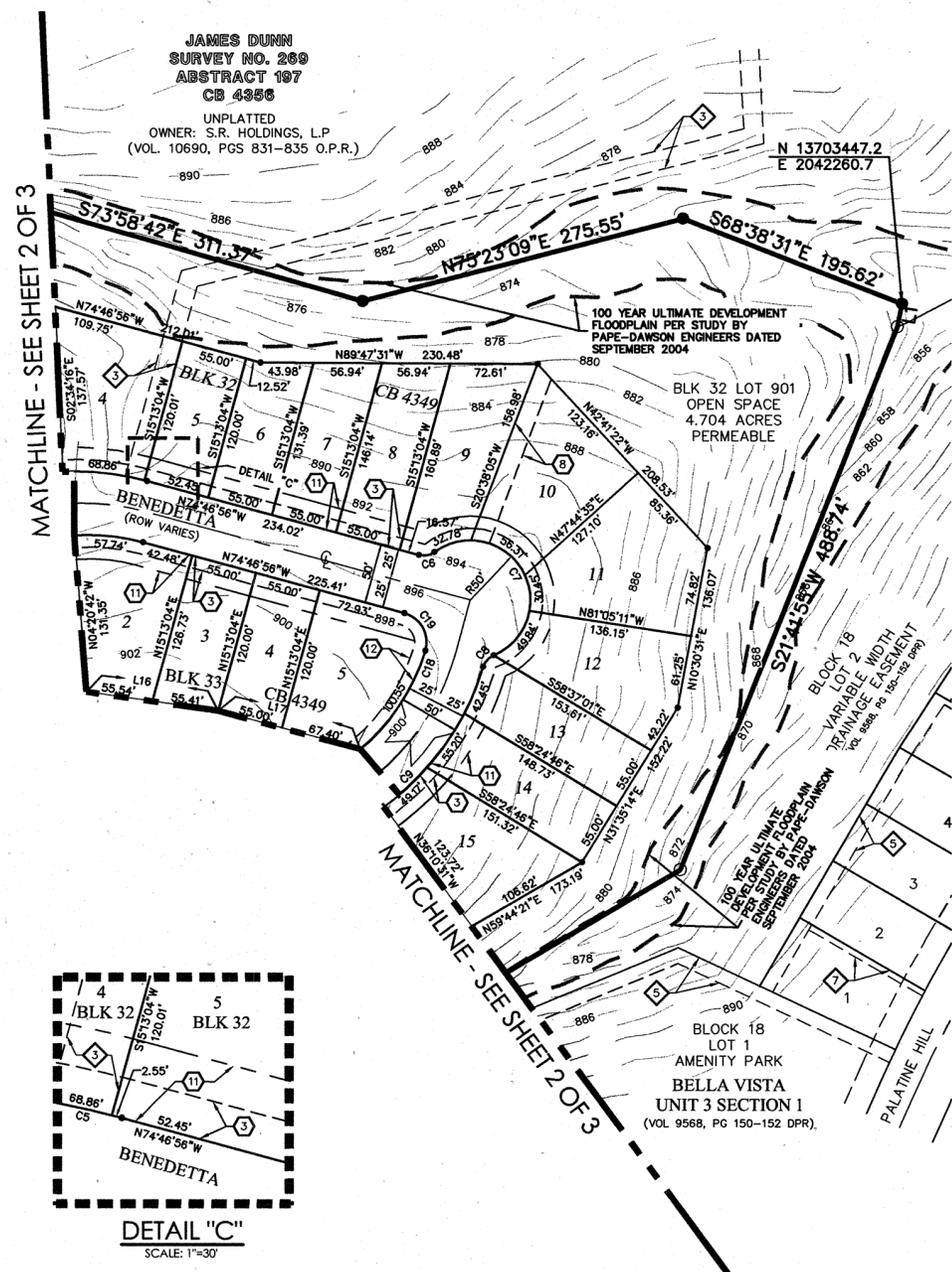
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



SEE SHEET 1 FOR  
LINE AND CURVE TABLES

BELLA VISTA UNIT 3A SECTION 3  
Civil Job No. 5293-57; Survey Job No. 9048-04



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

130060

**Project Name:**

Eckhert Multi-Family

**Applicant:**

Jim Norman

**Representative:**

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

**Owner:**

Eckhert Road HP, LLC

**Staff Coordinator:**

Ian Benavidez, Planner  
(210) 207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

North of Eckhert Road, west of  
Huebner Road

**MAPSCO Map Grid (Ferguson):**

548 B-7

**Tract Size:**

19.540 acres

**Council District:**

7

**Notification:**

Published in Daily Commercial  
Recorder April 18, 2013  
Internet Agenda posting May 3, 2013

**REQUEST**

Approval of a major plat to replat a 19.540-acre tract of land to establish **Eckhert Multi-Family** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 6-9 Block E, NCB 14657, out of the Alamo Farmsteads subdivision plat, as recorded in Volume 980, Pages 373-374, being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

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

**C. Major Thoroughfare**

Eckhert Road, Secondary Arterial Type A, 86-foot minimum ROW

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 28, 2013.

**F. Interdepartmental Review**

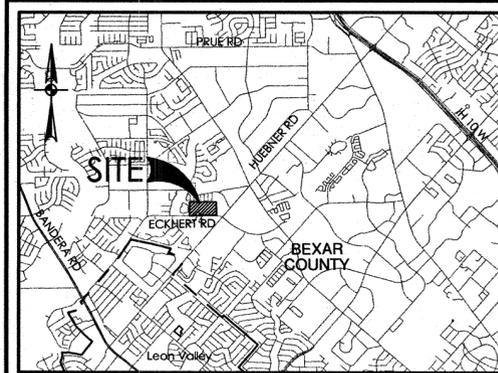
LOCs were issued from all reviewing agencies on April 16, 2013.

**II. RECOMMENDATION**

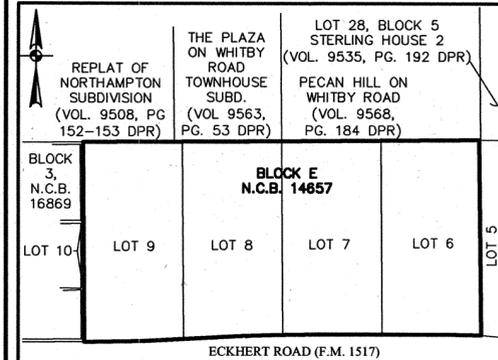
Approval of the proposed **Eckhert Multi-Family** Replat

**III. ATTACHMENT**

1. Proposed plat



**LOCATION MAP**  
MAPSCO MAP GRID: 548 B7  
NOT-TO-SCALE



**AREA BEING REPLATED THROUGH PUBLIC HEARING**  
SCALE: 1"=400'

THE 19.540 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 6 THROUGH 9, BLOCK E, NCB 14657 OF THE ALAMO FARMSTEADS RECORDED IN VOLUME 980, PAGES 373-374 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

STATE OF TEXAS  
COUNTY OF Travis  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT THE ALAMO FARMSTEADS RECORDED IN VOLUME 980, PAGES 373-374 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

OWNER/DEVELOPER: JIM NORMAN  
ECKHART ROAD HP, LLC  
3600 N. CAPITAL OF TEXAS HWY  
BLDG. A, SUITE 240  
AUSTIN, TEXAS 78746  
512-833-7399

STATE OF TEXAS  
COUNTY OF Travis  
SWORN AND SUBSCRIBED BEFORE ME THIS 8<sup>th</sup> DAY OF April  
A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Crystal Carlson  
MY COMMISSION EXPIRES: 5-27-13

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

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

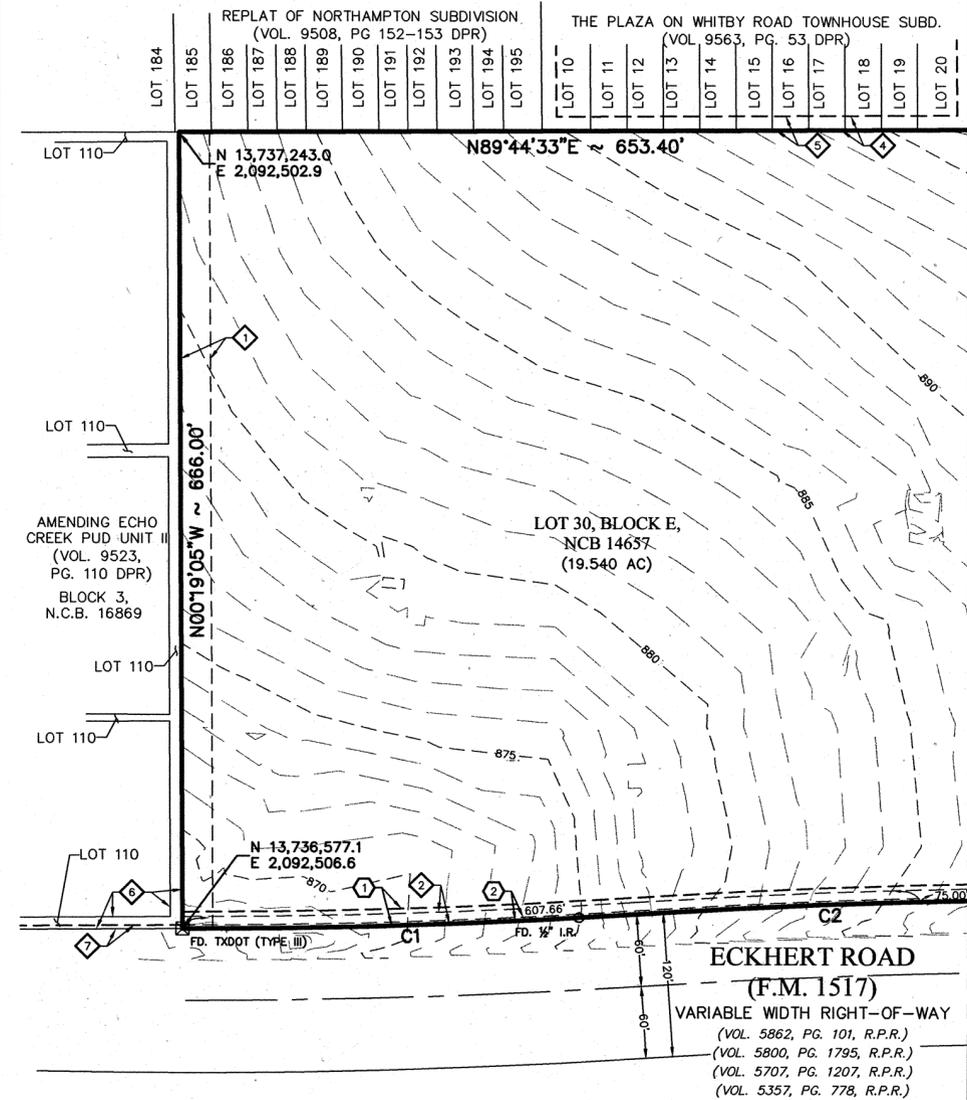
REGISTERED PROFESSIONAL LAND SURVEYOR  
David Cabanovia  
4251  
STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5669.58'	03°47'09"	S88°03'38"W	374.56'	374.62'
C2	5789.58'	03°47'08"	S88°03'37"W	382.45'	382.52'
C3	2606.48'	02°22'45"	N88°51'26"W	108.23'	108.24'



**FIRE FLOW:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2750 GPM AT 25 psi RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO DEPARTMENT FIRE MARSHAL.

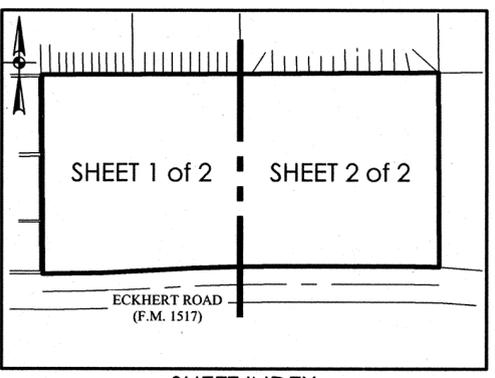
**IMPACT FEE PAYMENT NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**TXDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1517 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1307.33'.

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	SD	STORM DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SIGNAGE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	SG	SANITARY SEWER
ESMT	EASEMENT	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ETJ	EXTRATERRITORIAL JURISDICTION	●	FOUND 1/2" IRON ROD (PD)
FD	FOUND	— 1140 —	EXISTING CONTOURS
NCB	NEW CITY BLOCK	— 1140 —	PROPOSED CONTOURS
OHE	OVERHEAD ELECTRIC		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

- 1 25' GREENBELT (VOL. 12954, PGS. 1501-1507 OPR)
- 2 10' WATER EASEMENT (VOL. 13781, PGS. 534-542 OPR)
- 3 VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT (VOL. 13781, PGS. 551-557 OPR)
- 4 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9563, PG. 53 DPR)
- 5 12' DRAINAGE EASEMENT (VOL. 9563, PG. 53 DPR)
- 6 10' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9523, PGS. 110 DPR)
- 7 1' NON-VEHICULAR ACCESS EASEMENT (VOL. 9523, PG. 110 DPR)
- 8 VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT (VOL. 13781, PG. 543 OPR)
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)



**SHEET INDEX**

SEE SHEET 2 of 2

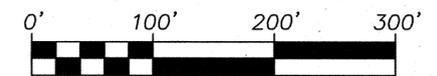
**PLAT NUMBER 130060**

**REPLAT ESTABLISHING**

**ECKHART MULTI-FAMILY**

BEING 19.540 ACRES, ESTABLISHING LOT 30, BLOCK E, NCB 14657, COMPRISED OF LOTS 6 THROUGH 9, BLOCK E OF THE ALAMO FARMSTEADS RECORDED IN VOLUME 980, PAGES 373-374 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: April 2, 2013

STATE OF TEXAS  
COUNTY OF Travis

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

OWNER/DEVELOPER: JIM NORMAN  
ECKHART ROAD HP, LLC  
3600 N. CAPITAL OF TEXAS HWY  
BLDG. A, SUITE 240  
AUSTIN, TEXAS 78746  
512-833-7399

STATE OF TEXAS  
COUNTY OF Travis  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM NORMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF April 8, A.D. 2013.

Crystal Carlson  
NOTARY PUBLIC, Travis COUNTY, TEXAS

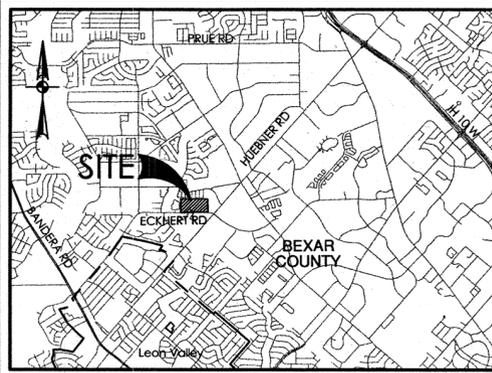
THIS PLAT OF ECKHART MULTI-FAMILY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

ECKHART MULTI-FAMILY  
Civil Job No. 8075-01; Survey Job No. 9241-12



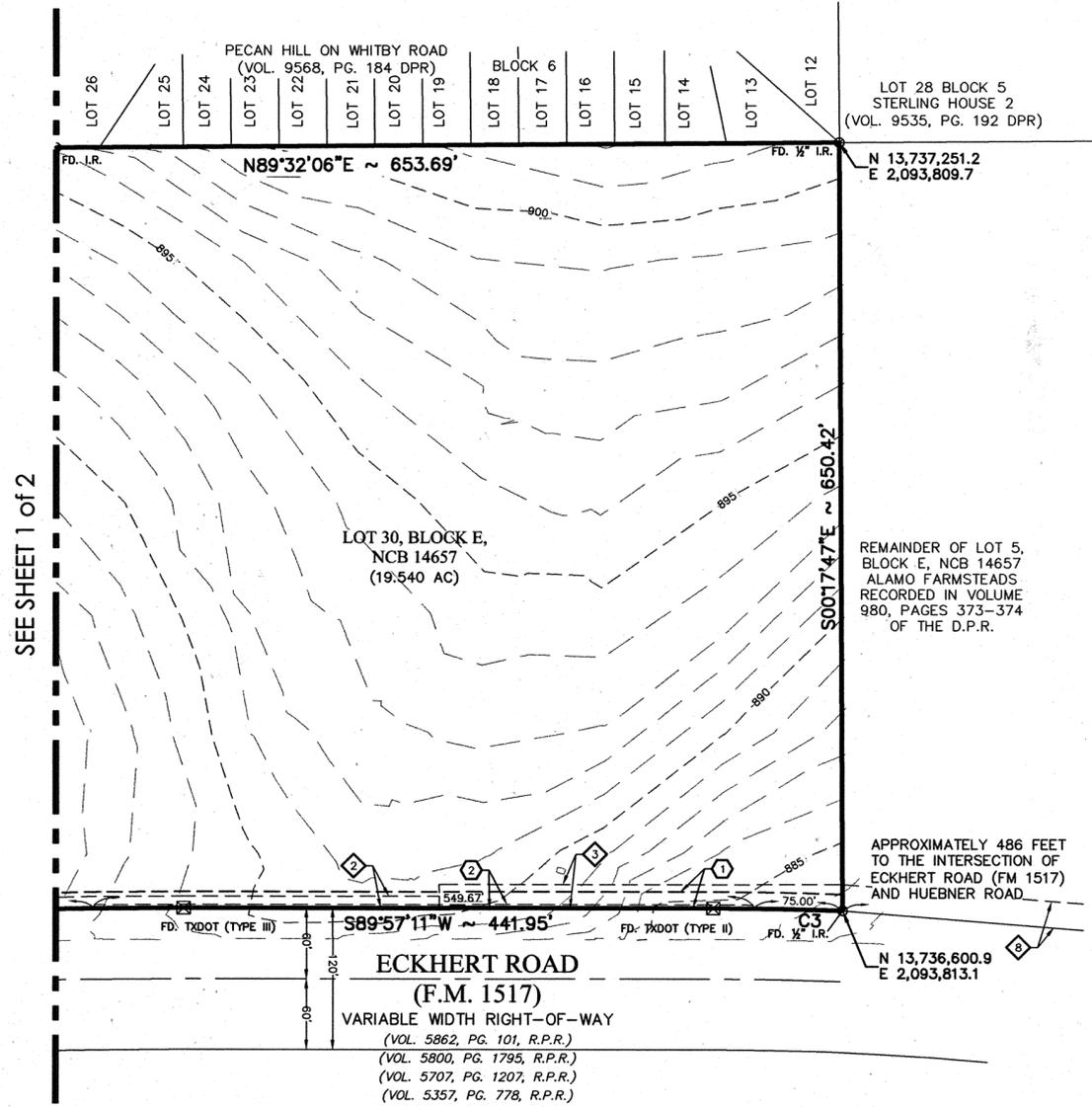
**LOCATION MAP**  
MAPSCO MAP GRID: 548 B7  
NOT-TO-SCALE

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

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

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**SURVEYOR'S NOTES:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

**FIRE FLOW:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO DEPARTMENT FIRE MARSHAL.

**IMPACT FEE PAYMENT NOTE:**

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2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1517 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1307.33'.

**MAINTENANCE NOTE:**

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

**DRAINAGE EASEMENT NOTE:**

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

**FINISHED FLOOR NOTE:**

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



*Matt Johnson* 4/9/13  
LICENSED PROFESSIONAL ENGINEER

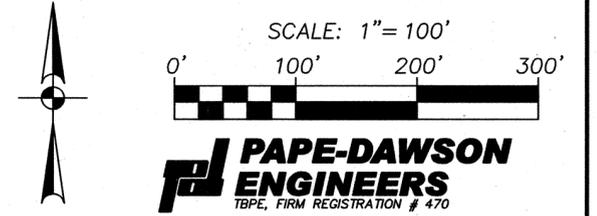
*David Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**PLAT NUMBER 130060**

REPLAT ESTABLISHING

**ECKHART MULTI-FAMILY**

BEING 19.540 ACRES, ESTABLISHING LOT 30, BLOCK E, NCB 14657, COMPRISED OF LOTS 6 THROUGH 9, BLOCK E OF THE ALAMO FARMSTEADS RECORDED IN VOLUME 980, PAGES 373-374 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: April 2, 2013

STATE OF TEXAS  
COUNTY OF Travis

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

OWNER/DEVELOPER: JIM NORMAN  
ECKHART ROAD HP, LLC  
3600 N. CAPITAL OF TEXAS HWY  
BLDG. A, SUITE 240  
AUSTIN, TEXAS 78746  
512-833-7399



STATE OF TEXAS  
COUNTY OF Travis  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM NORMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF April, A.D. 2013.

*Crystal Carlson*  
NOTARY PUBLIC, Travis COUNTY, TEXAS

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

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

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

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

ECKHART MULTI-FAMILY Civil Job No. 8075-01: Survey Job No. 9241-12 Date: Apr 02, 2013, 3:03pm User: D:\J... Plot: P:\60175\01\Design\Civil\Plot\130060.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

130121

**Project Name:**

NRP-UTSA

**Applicant:**

David Heller

**Representative:**

MBC Engineers, Inc.  
c/o David L. Allen, P.E.

**Owner:**

DRI/NRP San Antonio LLC

**Staff Coordinator:**

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

**Property Address/Location:**

On the north side of UTSA Boulevard  
east of Valero Way

**MAPSCO Map Grid (Ferguson):**

514 C-6

**Tract Size:**

15.552 acres

**Council District:**

8

**Notification:**

Internet Agenda posting May 3, 2013

**REQUEST**

Approval of a major plat to subdivide a 15.552-acre tract of land  
to establish NRP-UTSA Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

May 1, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

“C-2 MLOD” Commercial Military Lighting Overlay District

### **C. Major Thoroughfare**

UTSA Boulevard, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on February 27, 2013.

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 25, 2013.

## **II. RECOMMENDATION**

Approval of the proposed **NRP-UTSA** Subdivision Plat

## **III. ATTACHMENT**

1. Proposed plat

BEING 15.5523 ACRES, ESTABLISHING LOT 10 (15.4324 ACRES), BLOCK 2, NEW CITY BLOCK 14746, A 0.0176 ACRE PORTION OF A 34' X 87' DRAINAGE EASEMENT AND A 0.1023 ACRE PORTION OF A 28' ELECTRIC EASEMENT, BEING OUT OF A CALLED 90.801 ACRE TRACT, AS RECORDED IN VOLUME 2956, PAGE 1678 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS.

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF UTEX BLVD.



SCALE: 1" = 50'



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

DATE: 11/09/2012 JOB NO.: 30732/0975

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER:

DRI/NRP SAN ANTONIO LLC, A DELAWARE LIMITED LIABILITY COMPANY 5309 TRANSPORTATION BLVD. CLEVELAND, OH 44125 TEL. NO. (216)475-8900

BY: NRP EAST END STUDENT APARTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: NRP MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature] MANAGER

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 26th DAY OF April 2013

Notary Public, State of Texas My Commission Expires March 20, 2015. LAURA BALLI

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

DATED THIS DAY OF A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

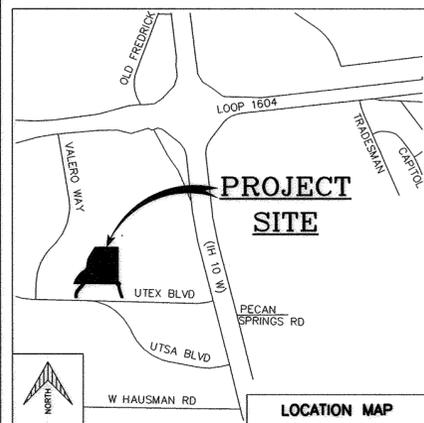
STATE OF TEXAS COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



MAPSCO PAGE: 514, C6 NOT TO SCALE

LEGEND: ELEC. --- ELECTRIC, TEL. --- TELEPHONE, CATV --- CABLE TELEVISION, SAN. SWR. --- SANITARY SEWER, ESM.T. --- EASEMENT, R.O.W. --- RIGHT-OF-WAY, N.C.B. --- NEW CITY BLOCK, VOL. --- VOLUME, PG. --- PAGE, 14' ELEC., GAS, TEL., & CATV ESM.T.

STATE OF TEXAS COUNTY OF BEXAR

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

[Signature] OWNER

JOHN L. SANTIKOS, AS (i) PRESIDENT OF MID-LOOP, INC., (ii) AS SOLE MEMBER OF SANTIKOS LAND GEN. PAR. LLC, GENERAL PARTNER OF SANTIKOS RAW LAND LTD., AND (iii) AS SOLE MEMBER OF SANTIKOS INCOME PROPERTY LLC, GENERAL PARTNER OF SANTIKOS WESTLAKES SHOPPING CENTER LTD.

(FOR A 0.0176 ACRE PORTION OF A 28' ELECTRIC EASEMENT & A 0.1023 ACRE PORTION OF 34' X 87' DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN L. SANTIKOS 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 25th DAY OF April 2013

Notary Public, Bexar County, Texas. V. Navarra

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:

[Signature] REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS COUNTY OF BEXAR

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

[Signature] LICENSED PROFESSIONAL ENGINEER, NO. 66073

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

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

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

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

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

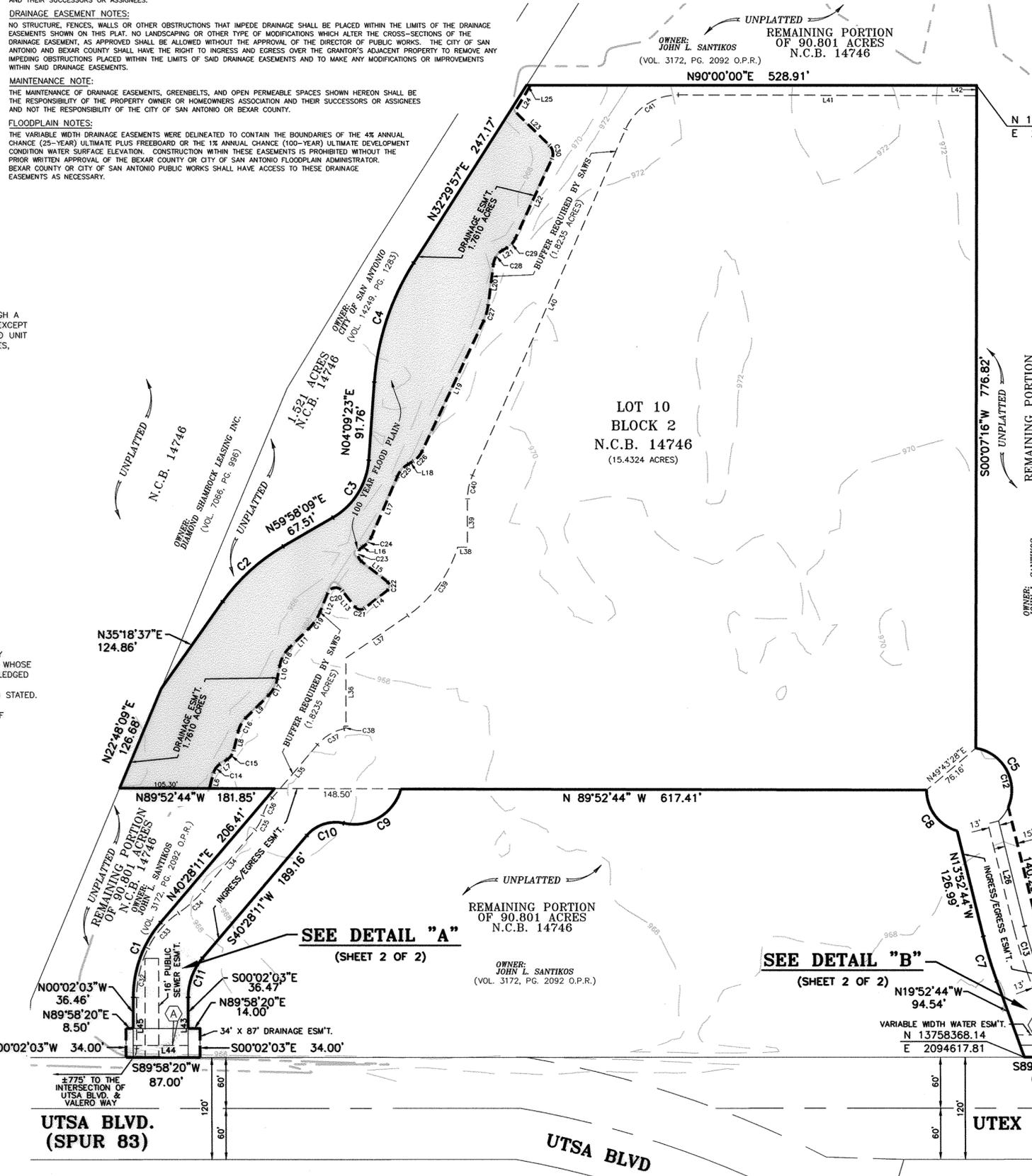
FLOODPLAIN NOTES: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT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

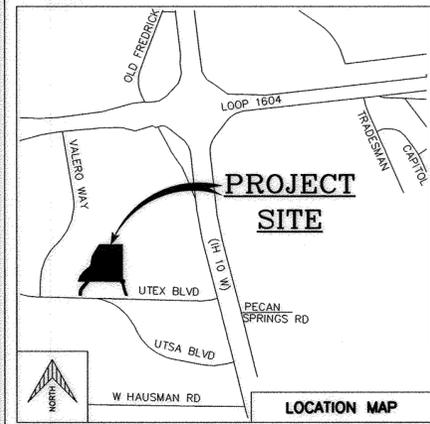
- GENERAL NOTES: 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (SHADED) ON MAP NUMBER 48029C0230 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (95). 3. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5). 4. 1/2" IRON ROD SET AT ALL CORNERS WITH CAP "MBC", UNLESS OTHERWISE NOTED. 5. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC. 6. INGRESS/EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THIS PLAT WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL AS PER U.D.C. SECTION 35-441(13). 7. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

TXDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG SPUR 53 (UTSA BLVD), BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 64.50'.

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





MAPSCO PAGE: 514, C6 NOT TO SCALE

**LEGEND:**

- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV. ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESMT. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- N.C.B. ----- NEW CITY BLOCK
- VOL. ----- VOLUME
- PG. ----- PAGE
- 14' ----- 14' ELEC., GAS, TEL., & CATV ESMT.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John L. Santikos*  
OWNER:  
JOHN L. SANTIKOS, AS (i) PRESIDENT OF MID-LOOP, INC.,  
(ii) AS SOLE MEMBER OF SANTIKOS LAND GEN. PAR. LLC, GENERAL PARTNER OF SANTIKOS RAW LAND LTD., AND  
(iii) AS SOLE MEMBER OF SANTIKOS INCOME PROPERTY LLC, GENERAL PARTNER OF SANTIKOS WESTLAKES SHOPPING CENTER LTD.

(FOR A 0.0176 ACRE PORTION OF A 28' ELECTRIC EASEMENT & A 0.1023 ACRE PORTION OF 34' X 87' DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN L. SANTIKOS, 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 25th DAY OF April, 2013.

*V. Lopez*  
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:

*Joe Edward Hagle*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David L. Allen*  
LICENSED PROFESSIONAL ENGINEER NO. 66073

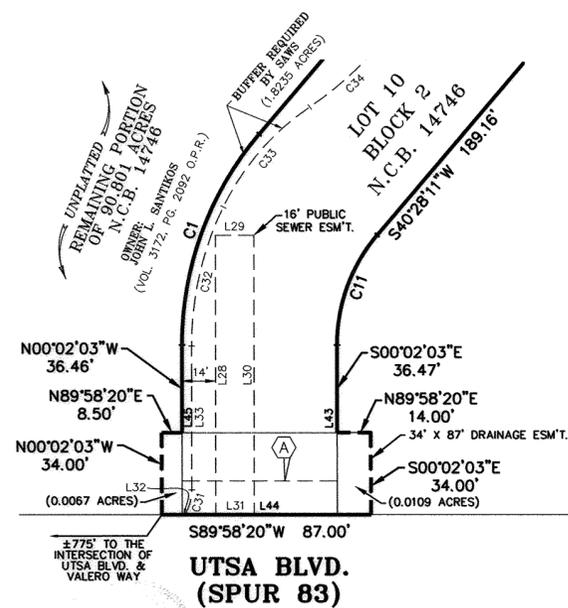


**CPS NOTES:**

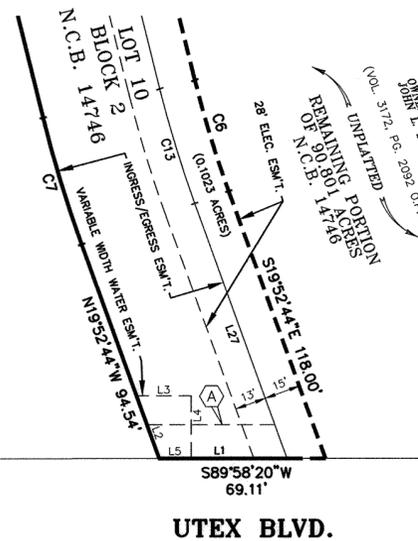
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	134.75'	40°30'14"	49.72'	95.26'	N20°13'04"E	93.29'
C2	225.00'	24°39'32"	49.18'	96.84'	N47°38'23"E	96.09'
C3	85.00'	55°48'32"	45.02'	82.80'	N32°03'44"E	79.56'
C4	300.00'	28°20'33"	75.75'	148.40'	N18°19'40"E	146.89'
C5	50.00'	103°39'47"	63.61'	90.46'	S28°50'26"E	78.62'
C6	460.00'	06°00'00"	24.11'	48.17'	S16°52'44"E	48.15'
C7	525.00'	06°00'00"	27.51'	54.98'	N16°52'44"W	54.95'
C8	50.00'	74°00'00"	37.68'	64.58'	N36°52'44"W	60.18'
C9	56.75'	87°17'23"	54.13'	86.46'	S59°05'33"W	78.34'
C10	44.25'	62°16'03"	26.73'	48.09'	S71°36'13"W	45.76'
C11	70.25'	40°30'14"	25.92'	49.66'	S20°13'04"W	48.63'
C12	50.00'	126°47'36"	99.83'	110.65'	S17°16'32"E	89.41'
C13	475.00'	06°00'00"	24.89'	49.74'	S16°52'44"E	49.72'
C14	18.00'	41°35'42"	6.84'	13.07'	S36°08'36"W	12.78'
C15	17.00'	43°00'43"	6.70'	12.76'	S35°26'06"W	12.46'
C16	32.00'	31°28'35"	9.02'	17.58'	S29°40'02"W	17.36'
C17	36.00'	34°39'02"	11.23'	21.77'	S28°04'48"W	21.44'
C18	40.00'	35°06'18"	12.65'	24.51'	S28°18'26"W	24.13'
C19	58.00'	24°00'46"	12.34'	24.31'	S33°51'12"W	24.13'
C20	10.00'	119°22'44"	17.11'	20.84'	S81°32'11"W	17.27'
C21	8.00'	89°03'44"	7.87'	12.44'	N83°18'19"W	11.22'
C22	6.00'	103°56'14"	7.67'	10.88'	S00°11'42"W	9.45'
C23	10.00'	109°40'31"	14.20'	19.14'	S03°03'51"W	16.35'
C24	24.00'	34°42'39"	7.50'	14.54'	S40°32'47"W	14.32'
C25	32.00'	36°08'15"	10.44'	20.18'	S41°15'35"W	19.85'
C26	26.00'	33°58'12"	7.94'	15.42'	S42°20'36"W	15.19'
C27	63.00'	18°05'31"	10.03'	19.89'	S16°18'44"W	19.81'
C28	22.00'	52°47'24"	10.92'	20.27'	S33°39'41"W	19.56'
C29	24.00'	35°18'23"	7.64'	14.79'	S42°24'11"W	14.56'
C30	14.00'	70°11'45"	9.84'	17.15'	S10°20'52"E	16.10'
C31	19.25'	32°23'19"	5.59'	10.88'	S16°09'37"W	10.74'
C32	131.75'	25°58'25"	30.38'	59.73'	S12°57'09"W	59.22'
C33	105.75'	30°05'47"	28.43'	55.55'	S40°59'16"W	54.91'
C34	144.25'	15°33'58"	19.72'	39.19'	S48°15'10"W	39.07'
C35	44.25'	24°29'41"	9.61'	18.92'	S28°13'20"W	18.77'
C36	55.75'	24°29'40"	12.10'	23.83'	S28°13'20"W	23.65'
C37	56.75'	37°19'51"	19.17'	36.98'	S58°08'07"W	36.32'
C38	3.00'	77°48'02"	2.42'	4.07'	S38°54'01"W	3.77'
C39	150.00'	38°36'05"	52.53'	101.06'	S36°13'16"W	99.16'
C40	67.75'	23°48'58"	14.29'	28.16'	S12°01'45"W	27.96'
C41	67.75'	66°11'02"	44.15'	78.26'	S57°01'45"W	73.98'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	53.16'	S89°58'20"W	L26	126.99'	S13°52'44"E
L2	27.64'	N19°52'44"W	L27	112.59'	S19°52'44"E
L3	22.68'	N89°58'20"E	L28	116.00'	N00°01'40"W
L4	26.00'	S00°01'40"E	L29	16.00'	N89°58'20"E
L5	13.30'	S89°58'20"W	L30	116.00'	S00°01'40"E
L6	18.80'	S15°20'45"W	L31	16.00'	S89°58'20"W
L7	10.53'	S56°56'27"W	L32	1.01'	S89°58'20"W
L8	23.88'	S13°55'44"W	L33	59.79'	S00°02'03"E
L9	37.78'	S45°24'19"W	L34	94.08'	S40°28'11"W
L10	16.08'	S10°45'17"W	L35	82.08'	S40°28'11"W
L11	31.75'	S45°51'35"W	L36	79.83'	S00°00'00"W
L12	23.46'	S21°50'49"W	L37	88.30'	S55°31'19"W
L13	24.33'	N38°46'27"W	L38	11.40'	N89°52'44"W
L14	34.37'	S52°09'49"W	L39	56.71'	S00°07'16"W
L15	39.57'	S51°46'25"E	L40	444.10'	S23°56'14"W
L16	2.08'	S57°54'06"W	L41	350.47'	N89°51'44"W
L17	77.03'	S23°11'27"W	L42	11.96'	S00°07'16"W
L18	6.64'	S59°19'42"W	L43	70.47'	S00°02'03"E
L19	169.27'	S25°21'30"W	L44	64.50'	S89°58'20"W
L20	47.93'	S07°15'59"W	L45	70.46'	N00°02'03"W
L21	5.84'	S60°03'23"W			
L22	102.97'	S24°45'00"W			
L23	56.73'	S45°26'45"E			
L24	35.69'	S30°38'44"W			
L25	4.68'	N90°00'00"E			



**DETAIL "A"**  
SCALE: 1" = 50'



**DETAIL "B"**  
SCALE: 1" = 50'

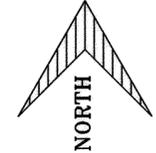
PLAT NO. 130121

SUBDIVISION PLAT  
ESTABLISHING

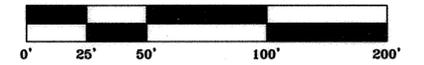
**NRP-UTSA**

BEING 15.5523 ACRES, ESTABLISHING LOT 10 (15.4324 ACRES), BLOCK 2, NEW CITY BLOCK 14746, A 0.0176 ACRE PORTION OF A 34' X 87' DRAINAGE EASEMENT AND A 0.1023 ACRE PORTION OF A 28' ELECTRIC EASEMENT, BEING OUT OF A CALLED 90.801 ACRE TRACT, AS RECORDED IN VOLUME 2956, PAGE 1676 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS.

BEARINGS ARE BASED ON THE NORTH  
RIGHT-OF-WAY LINE OF UTEX BLVD.



SCALE: 1" = 50'



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

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

DATE: 11/09/2012

JOB NO.: 30732/0975

STATE OF ~~OHIO~~ TEXAS  
COUNTY OF ~~CUYAHOGA~~ BEXAR

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

OWNER/DEVELOPER:

DRI/NRP SAN ANTONIO LLC, A DELAWARE LIMITED LIABILITY COMPANY 5309 TRANSPORTATION BLVD. CLEVELAND, OH 44125 TEL. NO. (216)475-8900

BY: NRP EAST END STUDENT APARTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: NRP MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *David Hagle*  
MANAGER

DULY AUTHORIZED AGENT

STATE OF ~~OHIO~~ TEXAS  
COUNTY OF ~~CUYAHOGA~~ BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ~~DAVID HAGLE~~ 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 26th DAY OF April, 2013.

*Laura Balli*  
NOTARY PUBLIC  
CUYAHOGA COUNTY, OHIO

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

130260

**Project Name:**

Bluffview Estates Unit 2 BSL

**Applicant:**

James M. McMillan

**Representative:**

San Antonio Design Group Inc.  
c/o Abel R. Hinojosa, P.E.

**Owner(s):**

James M. McMillan

**Staff Coordinator:**

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

**Property Address/Location:**

On the southeast corner of Bluff Ivey  
Lane and Stonewood Drive

**MAPSCO Map Grid (Ferguson):**

516 E-7

**Tract Size:**

0.401 Acres

**Council District/ETJ:**

9

**Notification:**

Published in Daily Commercial  
Recorder April 19, 2013  
Notices Mailed April 19, 2013

- Nine (9) notices were sent to property owners within 200 feet and Bluffview at Camino Real Homeowners Association

Internet Agenda posting  
May 3, 2013

**REQUEST**

Approval of a minor plat to replat a 0.401-acre tract of land to remove the thirty (30) and twenty five (25) foot building setback lines on Lot 1, Block 16, New City Block 17096, out of **Bluffview Estates Unit 2** Subdivision.

**APPLICATION TYPE**

Building Setback Line (BSL) Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 22, 2013

**CASE HISTORY**

The area being replatted is Lot 1, Block 16, New City Block 17096 of the Bluffview Estates Unit 2 Subdivision, recorded in Volume 9502, Pages 200-202, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6 AHOD MLOD” Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District.

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

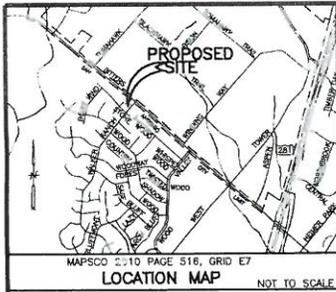
To the present, staff has received one (1) written response from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Bluffview Estates Unit 2 BSL** Replat.

**IV. ATTACHMENT**

1. Proposed plat



**OWNER/DEVELOPER:**  
**JAMES M. McMILLAN**  
 13902 BLUFF IVEY LANE  
 SAN ANTONIO, TEXAS 78216  
 (210) 325-7971



- LEGEND**
- PROPOSED CONTOUR
  - EXISTING CONTOUR
  - F.I.R. = FOUND 1/2" IRON ROD WITH CAP
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - N.C.B. = NEW CITY BLOCK
  - ELEC. = ELECTRIC
  - TELE. = TELEPHONE
  - CATV. = CABLE TELEVISION
  - V.N.A.E. = VEHICLE NON-ACCESS EASEMENT
  - BSL = BUILDING SETBACK LINE

STATE OF TEXAS  
 COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

**ABIEL R. HINOJOSA**  
 9579

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: RHONDA K. BUTLER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5409  
 ACE SURVEYING INC.  
 P.O. BOX 597  
 DEVINE, TEXAS 78016

**RHONDA K. BUTLER**  
 5409

1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF SAN ANTONIO DESIGN GROUP, INC.
2. BEARINGS FOR THIS PLAT: BLUFFVIEW ESTATES SUBDIVISION UNIT-2 RECORDED IN VOLUME 9502 PAGE 202 OF THE BEXAR COUNTY PLAT RECORDS
3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. COORDINATES SHOWN BASED ON NAD 83 TEXAS STATE PLANE COORDINATES
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
6. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48073-C0254F, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" THIS STATEMENT DOES NOT IMPLY THAT THE SUBJECT TRACT IS TOTALLY FLOOD FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MANMADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF SAN ANTONIO DESIGN GROUP INC. OR THE UNDERSIGNED.

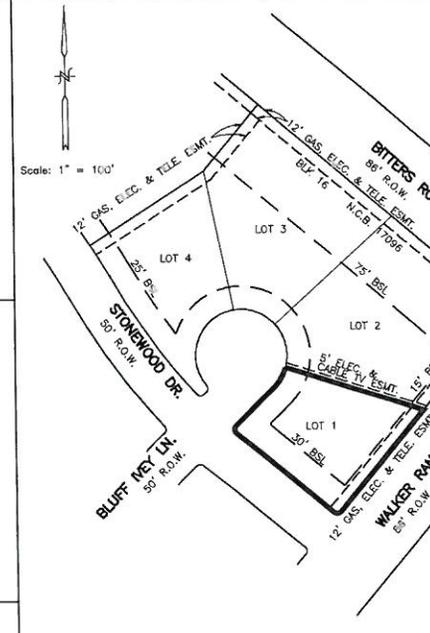
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE DEPARTMENT HEREBY REPLATS THE EXISTING AND PROPOSED 12" GAS, 12" ELEC. AND 12" TELE. FACILITIES IN THE AREA OF LOT 1, BLOCK 16, OF THE BLUFFVIEW ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 9502 PAGE 202 OF THE BEXAR COUNTY PLAT RECORDS. THE CITY OF SAN ANTONIO IS PROVIDING THE NECESSARY PERMITS AND EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE FACILITIES. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE FACILITIES. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE FACILITIES. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE FACILITIES.

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

THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

ALL EXISTING FACILITIES TO BE REMOVED OR ABANDONED IN PLACE. NEW FACILITIES TO BE INSTALLED IN ACCORDANCE WITH NEW LOT SCHEME.

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

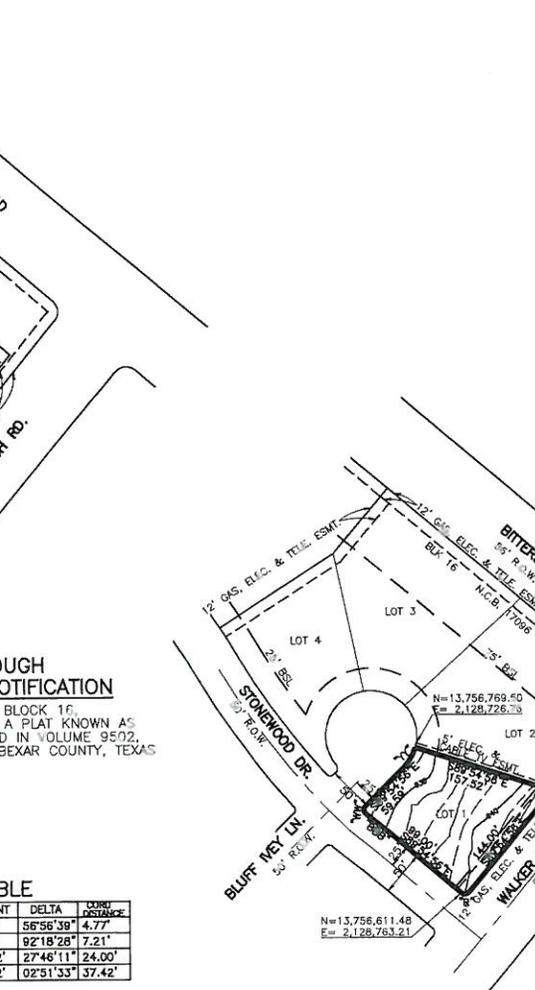


**AREA BEING REPLATTED-THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED IS KNOWN AS LOT 1, BLOCK 16, NEW CITY BLOCK 17096, PREVIOUSLY PLATTED ON A PLAT KNOWN AS BLUFFVIEW ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 9502, PAGES 202-207, IN THE PLAT AND RECORDS OF BEXAR COUNTY, TEXAS ON OCTOBER 4, 1983.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DISTANCE
"R"	6.00'	9.42'	2.71'	58°56'30"	4.77'
"W"	5.00'	8.06'	5.20'	92°18'28"	7.21'
"Y"	50.00'	24.24'	13.42'	27°46'11"	24.00'
"BB"	750.00'	37.42'	18.72'	02°31'33"	37.42'



**BUILDING SETBACK LINE PLAT OF BLUFFVIEW ESTATES SUBDIVISION UNIT 2**

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 30' & 25' BUILDING SETBACK LINE.

PLAT NUMBER : 130260

**BUILDING SETBACK LINE PLAT OF BLUFFVIEW ESTATES SUBDIVISION UNIT 2**

THIS PLAT IS FOR THE PURPOSE OF REMOVING THE 30' & 25' BUILDING SETBACK LINES OF LOT 1, BLOCK 16, N.C.B. 17096.

Scale: 1" = 100'

**SADG INC**  
**San Antonio Design Group Inc.**  
 CONSULTING ENGINEERS  
 12718 SPECTRUM DRIVE, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 F-9226 PH (210) 342-6700 FAX (210) 342-6701  
 DATE: 04/04/2013  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 SADG JOB# NO. 13104

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BLUFFVIEW ESTATES SUBDIVISION UNIT 2 WHICH IS RECORDED IN VOLUME 9502, PAGES 202-207, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION HELD A PUBLIC HEARING ON \_\_\_\_\_ WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER:  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES MAY 6, 2015.

**J. A. Saucedo Jr.**  
 Notary Public  
 State of Texas  
 Comm. exp 05-06-2015

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES MAY 6, 2015.

**J. A. Saucedo Jr.**  
 Notary Public  
 State of Texas  
 Comm. exp 05-06-2015

**BUILDING SETBACK LINE PLAT OF BLUFFVIEW ESTATES SUBDIVISION UNIT 2**

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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY.

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESSE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

130449

**Project Name:**

Country Club Place 2<sup>nd</sup> Filing BSL

**Agent:**

D. Scott Dye

**Representative:**

Dye Enterprises  
c/o D. Scott Dye, P.E.

**Owner(s):**

University of the Incarnate Word

**Staff Coordinator:**

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

**Property Address/Location:**

On the north side of Perry Court, west  
of New Braunfels Avenue

**MAPSCO Map Grid (Ferguson):**

583 C-7

**Tract Size:**

0.201 Acres

**Council District/ETJ:**

10

**Notification:**

Published in Daily Commercial  
Recorder April 19, 2013  
Notices Mailed April 19, 2013

- One (1) notice was sent to property owners within 200 feet and Mahncke Park Neighborhood Association

Internet Agenda posting  
April 19, 2013

**REQUEST**

Approval of a minor plat to replat a 0.201-acre tract of land to remove the twenty five (25) foot front building setback lines on Lots 29 and 30, Block 3, New City Block 6229, out of **Country Club Place 2<sup>nd</sup> Filing** Subdivision.

**APPLICATION TYPE**

Building Setback Line (BSL) Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 5, 2013

**CASE HISTORY**

The area being replatted are Lots 29 and 30, Block 3, New City Block 6229 of the Country Club Place 2<sup>nd</sup> Filing Subdivision, recorded in Volume 9607, Page 82, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of two (2) single-family residential lots.

**B. Zoning**

“R4 NCD-6” Residential Single-Family Neighborhood Conservation District.

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

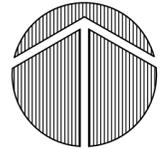
Approval of the proposed **Country Club Place 2<sup>nd</sup> Filing BSL** Replat.

**IV. ATTACHMENT**

1. Proposed plat

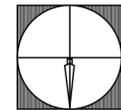
BUILDING SETBACK LINE PLAT FOR  
**COUNTRY CLUB PLACE SUBDIVISION**  
**2ND FILING**

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 25' BUILDING SETBACK LINE ALONG BURR ROAD AND PERRY COURT.



SCALE: 1" = 50'  
2' CONTOUR INTERVAL

PREPARED BY:



**DYE ENTERPRISES**  
TEXAS REGISTERED FIRM F-2257  
4047 STAHL ROAD, SUITE #3  
SAN ANTONIO, TEXAS 78217  
TEL. (210) 599-4123  
FAX (210) 599-4191

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: UNIVERSITY OF THE INCARNATE WORD  
4301 BROADWAY STREET  
SAN ANTONIO, TEXAS 78209

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS BUILDING SETBACK LINE PLAT OF COUNTRY CLUB PLACE SUBDIVISION, 2ND FILING, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

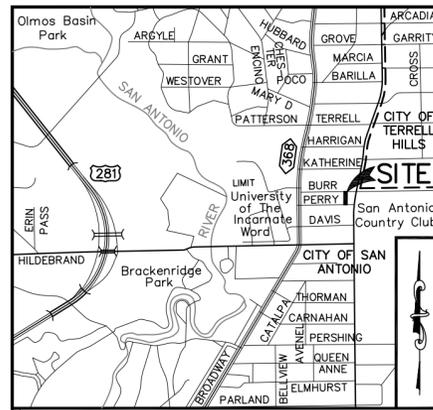
STATE OF TEXAS  
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



(MAPSCO 2008—PAGE 583, GRID C7)  
**LOCATION MAP**  
NOT TO SCALE



SCALE: 1" = 50'

**BURR ROAD**  
(60' R.O.W.)

14' G.E.T.V.E. 9573/31 D.P.R.	14' G.E.T.V.E. 9607/82 D.P.R.	14' G.E.T.V.E. 9532/15 D.P.R.
UNIVERSITY OF THE INCARNATE WORD LOT 28 ALMOND PERRY SUBDIVISION 14499/2464 O.P.R.R.P.	25' B.S.L. 9607/82 D.P.R. LOT 29 COUNTRY CLUB PLACE SUBDIVISION 2ND FILING 14499/2443 O.P.R.R.P. (0.100 AC.) BLOCK 3 N.C.B. 6229	25' B.S.L. 9532/15 D.P.R. ROYAL W. & BETTY P. KING, JR. LOT 23 COUNTRY CLUB VILLAS SUBDIVISION 6515/1001 O.P.R.R.P.
UNIVERSITY OF THE INCARNATE WORD LOT 27 ALMOND PERRY SUBDIVISION 14499/2467 O.P.R.R.P.	25' B.S.L. 9607/82 D.P.R.	8' B.S.L. 9532/15 D.P.R. ELIZABETH HUGHES JACOBS LOT 26 COUNTRY CLUB VILLAS SUBDIVISION 8262/1745 O.P.R.R.P.
14' G.E.T.V.E. 9573/31 D.P.R.	14' G.E.T.V.E. 9607/82 D.P.R.	14' G.E.T.V.E. 9532/15 D.P.R.

**PERRY COURT**  
(50' R.O.W.)

**AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION**

AREA BEING REPLATTED IS LOTS 29 AND 30, BLOCK 3, N.C.B. 6229, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS COUNTRY CLUB PLACE SUBDIVISION, 2ND FILING, RECORDED IN VOL. 9607, PG. 82, BEXAR COUNTY DEED AND PLAT RECORDS.

**LEGEND**

- FND. 1/2" STEEL REBAR WITH CAP MARKED "RAS", U.N.O.
- CALCULATED POINT (NO MONUMENT SET)
- CM CONTROLLING MONUMENT
- O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- D.P.R. DEED & PLAT RECORDS OF REAL PROPERTY
- G.E.T.V.E. GAS, ELEC., TELE. & CA-TV. EASEMENT
- 720— EXISTING CONTOUR

STATE OF TEXAS  
COUNTY OF BEXAR

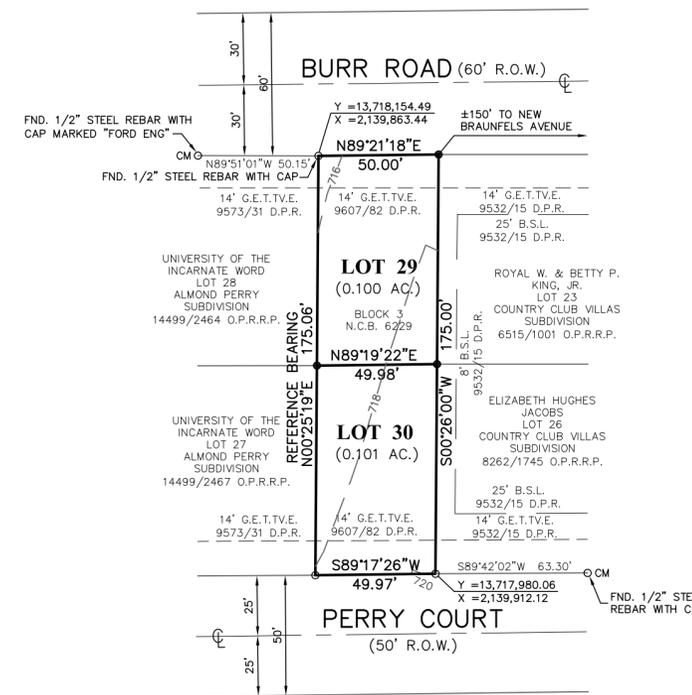
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 84635



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

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

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

Z:\1998\982294-60 U1W - Student Apts @ Burr & Perry (SBL Plat) - Plat.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
May 8, 2013

**Application/Case Number:**

080436

**Project Name:**

Camp Bullis Corner

**Applicant:**

David P. Beales, Agent

**Representative:**

Briones Consulting & Engineering,  
Ltd, c/o David P. Beales, P.E.

**Owner:**

Old Camp Bullis Partners, Ltd.

**Staff Coordinator:**

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

**Location:**

Located at the southwest corner of  
Old Camp Bullis Road and Talavera  
Ridge

**MAPSCO Map Grid (Ferguson):**

480 B-8

**Tract Size:**

4.313 acres

**Council District:**

8

**Notification:**

Internet Agenda Posting  
May 3, 2013

**REQUEST**

A request for a three (3) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Camp Bullis Corner**

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

Due to circumstances beyond the property owner's control, the construction of the sanitary sewer infrastructure to serve this property has not yet occurred. Old Camp Bullis Partners, Ltd, (OCB), entered into an agreement, overseen and encouraged by the City of San Antonio, with Fourth Quarter Properties 123, LLC (FQ), whereby FQ would extend a sanitary sewer outfall through the FQ property to serve the OCB development. It is understandable that the sanitary sewer construction has not occurred due to the downturn in the economy.

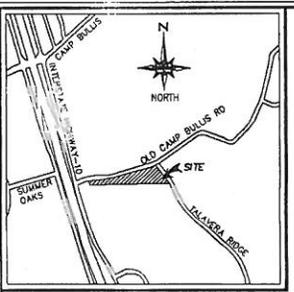
- Sanitary Sewer 0%

**CASE HISTORY**

The Planning Commission approved this plat on June 23, 2010

**ATTACHMENTS**

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

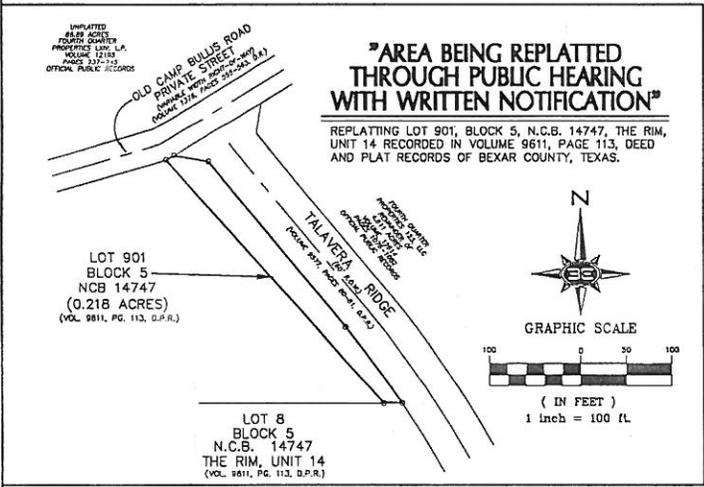


- CITY PUBLIC SERVICE NOTES.**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTATION OPTICALS (ASHSTO) POLICY ON CONSTRUCTION, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR 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 WITH LOTS AND SERVED ONLY BY REAL LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 800' OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

- SURVEYOR'S NOTES**
- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - THE BARS OF BEARING IS N.A.D. 83 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
  - COORDINATES ARE BASED ON N.A.D. 83 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN SURFACE VALUES.
  - DIMENSIONS SHOWN ARE SURFACE.
- EDU NOTE**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR IN THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE**
- IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- GENERAL NOTES**
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF "0" ABOVE FINAL ADJACENT GRADE. (05-108 (01/17) P-4-40)
  - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE, SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
  - THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  - "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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 (ASHSTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
  - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED EGRESS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - NO CONCRETE CONSTRUCTION IN DRAINAGE EASEMENT THAT OVERLAPS THE 14' G.E.T.V. EASEMENT WITHOUT PRIOR APPROVAL FROM CPS ENGINEER.

**LOCATION MAP**  
NOT TO SCALE  
MAPSCO GRID No. 480-C



STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT \_\_\_\_\_ THE RIM, UNIT 14 WHICH IS RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_, JUNE 23, 2010, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

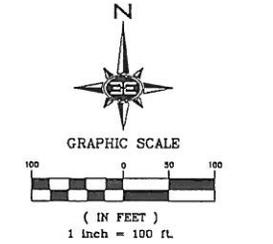
OWNER \_\_\_\_\_

OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

**JOSE R. GONZALEZ**  
MY COMMISSION EXPIRES: NOVEMBER 30, 2011



UNPLATTED BEAR ACRES FOURTH QUARTER PROPERTIES: L.V. L.P. VOLUME 12155 PAGES 237-245 OFFICIAL PUBLIC RECORDS

UNPLATTED BEAR ACRES FOURTH QUARTER PROPERTIES: L.V. L.P. VOLUME 12155 PAGES 237-245 OFFICIAL PUBLIC RECORDS

H. WAGENFUHR SURVEY NO. 429 ABSTRACT NO. 817

WILLIAM REDFIELD SURVEY NO. 23 ABSTRACT NO. 635

N 13773479.4  
E 2094587.2

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

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

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ 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 ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER \_\_\_\_\_

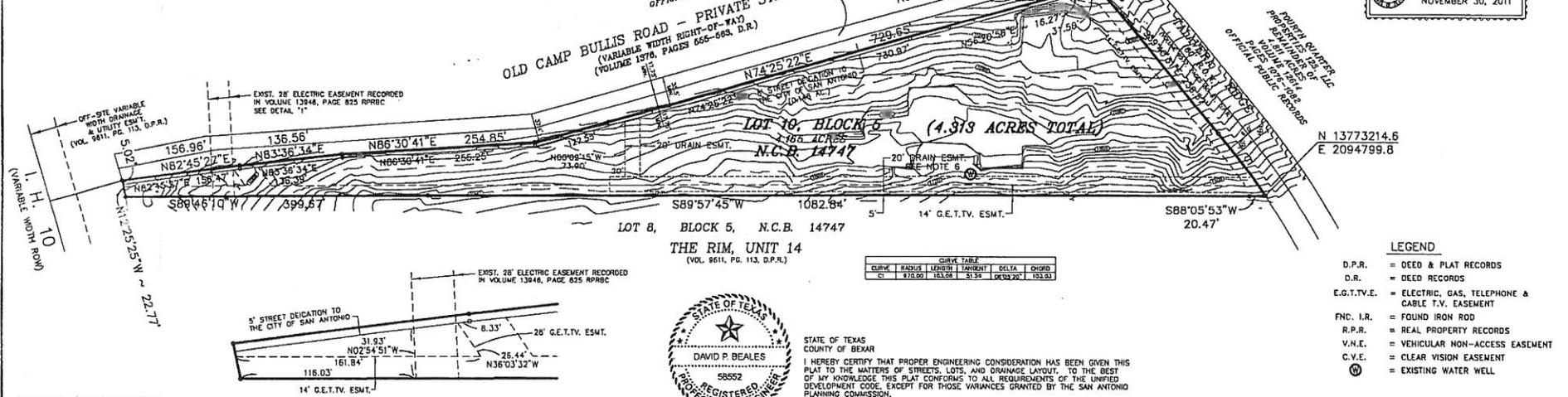
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR

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

NOTARY PUBLIC, BEAR COUNTY, TEXAS

**JOSE R. GONZALEZ**  
MY COMMISSION EXPIRES: NOVEMBER 30, 2011



OWNER/DEVELOPER:  
**OLD CAMP BULLIS PARTNERS LTD.**  
4115 MEDICAL DRIVE, SUITE 200  
SAN ANTONIO, TX 78229  
(210) 615-8900

**DETAIL "1"**  
SCALE: 1" = 50'

**BRIONES CONSULTING & ENGINEERING LTD.**  
8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax  
TBPE FIRM REG. NO. F-5013

**BARRERA-WILKIE SURVEYING**  
7715 MAINLAND #114  
SAN ANTONIO, TEXAS 78250  
(210) 523-9006 PHONE  
(210) 523-9005 FAX  
WILKIESURVEYING@YAHOO.COM

STATE OF TEXAS  
COUNTY OF BEAR

5852

**DAVID P. BEALES**  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

5852

**JERRY D. WILKIE, JR.**  
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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 \_\_\_\_\_

**LEGEND**

D.P.R. = DEED & PLAT RECORDS  
D.R. = DEED RECORDS  
E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT  
F.N.C. I.R. = FOUND IRON ROD  
R.P.R. = REAL PROPERTY RECORDS  
V.N.E. = VEHICULAR NON-ACCESS EASEMENT  
C.V.E. = CLEAR VISION EASEMENT  
EW = EXISTING WATER WELL

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 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE \_\_\_\_\_ DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEAR COUNTY, TEXAS

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

Old Camp Bullis Partners, Ltd.  
9211 Lookout Mesa  
San Antonio, TX 78255

March 28, 2013

Development Services Department  
1901 S. Alamo  
San Antonio, Texas 78204  
Attn: Elizabeth Carol  
Sr. Management Analysis  
Subdivisions  
Land Entitlements

RECEIVED  
13 APR -3 PM 1:50  
LAND DEVELOPMENT  
SERVICES DIVISION

RE: Old Camp Bullis Corner, Plat No. 080436  
Time Extension Application

Dear Ms. Carol:

Due to circumstances beyond my control, the construction of the sanitary sewer infrastructure to serve Old Camp Bullis Corner Subdivision has not yet occurred. At the time of the plat approval on June 23, 2008 Old Camp Bullis Partners, Ltd. (OCB) had an agreement, overseen and encouraged by the City of San Antonio, with Fourth Quarter Properties 123, LLC (FQ) whereby FQ would extend a sanitary sewer outfall through the FQ property to serve the OCB development. It is understandable that the sanitary sewer construction has not occurred due to the downturn in the economy.

In conversing with the engineer for FQ it is our understanding that monies have now been escrowed for the construction of this sewer extension and that the engineering plans have been approved for the extension. The lift station plans associated with the approved sanitary sewer main plans are going through a second review due to recent code changes related to lift stations. We anticipate that following the approval of these lift station plans the sewer extension project will move forward. In the interim I am requesting for the commission to please provide me with a three year extension in expectation that the construction of the sewer main will occur, as required by our agreement, in the interim.

If you have any questions or if there is any additional information required please feel free to call me at (210) 372-0092.

Sincerely,



David P. Beales,  
Duly Authorized Agent for  
Old Camp Bullis Partners Ltd.

IN THE UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION

OLD CAMP BULLIS PARTNERS, LTD.  
Plaintiff,

V.

FOURTH QUARTER PROPERTIES  
123, LLC,  
Defendant.

§  
§  
§  
§  
§  
§  
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CASE NO. SA-09-CA-1031-FB

SETTLEMENT AGREEMENT AND RELEASE OF CLAIMS

This Settlement Agreement and Release of Claims ("Agreement") is made and entered into effective as of the closing of this settlement, by and between the following parties:

- A. OLD CAMP BULLIS PARTNERS, LTD. ("OCBP"); and
- B. FOURTH QUARTER PROPERTIES 123, LLC ("FQ 123").

OCBP and FQ 123 are collectively referred to herein as the "Parties."

I.  
DEFINITIONS

1. As used in this Agreement, the term "Lawsuit" shall mean all claims and causes of action filed and/or pending in the above-styled and numbered cause pending in the United States District Court, Western District of Texas.

2. As used in this Agreement, the term "Effective Date" means the date on which the Agreed Order effectuating the dismissal of the Lawsuit is signed.

3. As used in this Agreement, the term "claims" shall mean any cause of action or demand of every kind or character whatsoever that a party has, may now have, or may hereafter have against all or any one or more parties, whether known or unknown, whether or not filed in the Lawsuit, whether or not such cause of action has occurred or may occur, arise or accrue in the future, arising out of any transactions, involvement, events, facts, relationships, actions, inactions or dealings prior to the Effective Date.

2. In exchange for payment by OCBP to FQ 123 in the amount of \$136,000.00, FQ 123 agrees to make the improvements in subparagraph 6 and 7 below;

{00147895: v. }Page 2 of 12

7. The sanitary sewer line serving FQ 123's remaining property will, when constructed at the timing discretion of FQ 123, be located at the southeast corner of Old Camp Bullis Road and Talavera Ridge contiguous to Talavera Ridge right-of-way substantially as identified on Exhibit "E" near the intersection of Old Camp Bullis Road and Talavera Ridge (the "Future Sewer Line"), and OCBP will have the right to connect to such Future Sewer Line for service to OCBP's property located west of the Property, without any future contribution obligation by OCBP, and with sufficient capacity for 35 EDUs for OCBP. OCPB shall be solely responsible for the cost of bringing OCBP's utilities under Talavera Ridge to the Future Sewer Line and will pay, when due, any applicable impact fees owed to the City of San Antonio or the San Antonio Water System (SAWS) for such capacity to OCBP.
8. The Parties agree to execute and deliver any documents necessary to effectuate the above;

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**Item # 15 will be handed out at the  
Planning Commission Meeting.**



# CITY OF SAN ANTONIO

(CAPITAL IMPROVEMENTS MANAGEMENT SERVICES)

(REAL ESTATE/DISPOSITION)

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
May 8, 2013

**Special Project Number:**

1720

**Applicant:**

Calumet San Antonio Refinery, LLC  
c/o Victor Esparza

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
Mary.Fors@sanantonio.gov

**Property Address/Location:**

Old Corpus Christi Road (between  
NCB 10927 and NCB 10879)  
Shane Road (NCB 10915)  
Southton Road (between NCB 10917  
and NCB 10915)

**Council District(s):**

3

**REQUEST**

A Resolution supporting and recommending City Council approve requests by the Calumet San Antonio Refinery, LLC for use of public right-of-way to install, maintain and operate its piping under the roadway for its San Antonio Refinery Crude Pipeline.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

These requests were canvassed throughout City departments and utility agencies in accordance with Municipal Code. The requests received conditional approval, and Calumet San Antonio Refinery, LLC has agreed to the conditions.

**ATTACHMENTS**

- Request for Council Action (RFCA)
- Letter of Agreement
- Map
- License Agreements (with plat and field notes)
- Resolution

[View RFCA Detail](#) [Continue](#)**CITY OF SAN ANTONIO  
Request for Council Action**Agenda Item #  
Council Meeting Date: 5/16/2013  
RFCA Tracking No: R-10385

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**DEPARTMENT:** Capital Improvements  
Management Services**DEPARTMENT HEAD:** Mike Frisbie (CIMS)**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 3**SUBJECT:**  
License Public ROW on Old Corpus Christi Road, Shane Road and Southton Road**SUMMARY:**

Consideration of the following ordinances authorizing three 10-year License Agreements with Calumet San Antonio Refinery, LLC for use of public right-of-ways to install, operate and maintain piping under the roadway for its SanAntonio Refinery Crude Pipeline:

- A. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Old Corpus Christi Road (between NCB 10927 and NCB 10879).
- B. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Shane Road (in NCB 10915).
- C. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Southton Road (between NCB 10917 and NCB 10915).

**BACKGROUND INFORMATION:**

License Agreements were authorized between the City and NuStar Energy L.P. under Ordinance 2012-02-16-0107 and 2012-03-01-0136 to install pipeline under Old Corpus Christi Road, Shane Road and Southton Road. The San Antonio Refinery Crude Pipeline Project connected the refinery located at 7811 South Presa to a Logistics Terminal located at 20830 Lamm Road, Elmendorf (approximately 13 miles). The refinery is within close proximity to the Eagle Ford Shale, resulting in low transportation costs for the light crude from Eagle Ford to the South Presa refinery. Petroleum pipelines are the safest method of overland transportation according to the National Transportation Safety Board. The pipeline eliminates between 80-100 trucks daily off of this route.

In January, 2013, NuStar Energy sold the refinery and pipeline to Calumet Specialty Products Partners LP. Calumet produces crude oil and specialty hydrocarbon products such as lubricating oils, solvents, waxes and asphalt for commercial, retail and military customers. The refinery on South Presa gives the company further geographic reach near the Eagle Ford Shale. Calumet hopes to add finished gasoline to the plant's product mix. NuStar will focus on its fee-based pipeline and storage operation.

The NuStar License Agreements are not transferable. The pipeline was constructed in 2012. Calumet is requesting 10-year License Agreements to operate and maintain the pipelines constructed under Old Corpus Christi Road, Shane Road and South Road.

**ISSUE:**

These ordinances authorize three 10-year License Agreements with Calumet San Antonio Refinery, LLC for use of public right-of-ways to install, operate and maintain piping under the roadway for its San Antonio Refinery Crude Pipeline.

- A. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Old Corpus Christi Road (between NCB 10927 and NCB 10879).
- B. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Shane Road (in NCB 10915).
- C. An ordinance authorizing a 10-year License Agreement with Calumet San Antonio Refinery, LLC for use of public right-of-way to install, operate and maintain piping under Southton Road (between NCB 10917 and NCB 10915).

The pipeline was constructed by NuStar in 2012. The pipeline consists of 8-inch crude oil pipeline at a depth of 10-20 feet below the surface. The completed pipeline does not affect traffic.

**ALTERNATIVES:**

City Council could choose not to approved this request; however that would prohibit Calumet San Antonio Refinery, LLC from operating and maintaining the portions of pipeline constructed under City right-of-ways.

**FISCAL IMPACT:**

Under Section 37-10 of Municipal Code, the pipeline license is based on the fair market value of the licensed area. Fair Market Value was determined by an appraisal by TRC Solutions, Inc. dated January 26, 2012.

The City will collect \$22,817.06 in total for the 10-year license of 1,811.33 square feet under public right-of-way located at Old Corpus Christi Road.

The City will collect \$5,828.42 in total for the 10-year license of 1,808.61 square feet under public right-of-way located at Shane Road.

The City will collect \$5,878.42 in total for the 10-year license of 1,800 square feet under public right-of-way located at Southton Road.

The total fees collected for the three license agreements is \$34,523.90.

The revenues from these agreements will be deposited in the General Fund in accordance with the FY 2013 Adopted Budget.

**RECOMMENDATION:**

The City of San Antonio's Planning Commission reviewed these requests at its regular meeting on May 8, 2013.

Staff recommends approval of these ordinances authorizing the License Agreements between the City and Calumet for use of public right-of-way, located under Old Corpus Christi Road (between NCB 10927 and NCB 10879) Shane Road (in NCB 10915), and Southton Road (between NCB 10917 and NCB 10915) for its San Antonio Refinery Crude Pipeline.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">License Agreement-Old Corpus Christi Road</a>	OCCR License Agreement.pdf
<a href="#">License Agreement-Shane Road</a>	Shane License Agreement.pdf
<a href="#">License Agreement-Southton Road</a>	Southton License Agreement.pdf
<a href="#">Letter of Agreement-Calumet</a>	Calumet Letter of Agreement.pdf
<a href="#">Field Notes-Old Corpus Christi Road</a>	Field Notes_OCCR.pdf
<a href="#">Field Notes-Shane Road</a>	Field Notes_Shane Road.pdf
<a href="#">Field Notes-Southton Road</a>	Field Notes_Southton Road.pdf
<a href="#">Maps-Calumet</a>	Maps_Calumet.pdf



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

April 1, 2013

**Calumet San Antonio Refinery LLC**  
**1 BDA Crossing, Suite 100**  
**Brooks-City Base, Texas 78235**

Dear Mr. Esparza,

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

## Southton Road

### **CPS ENERGY:**

Digging may not be closer than 10' from CPS Energy poles. If Petitioner must dig closer than 10' from CPSE poles then there will be charges to brace the poles. If petitioner uses a crane or large equipment the Overhead Utility lines will need to be marked and charges will apply as well.

Records indicate CPS Energy-owned natural gas facilities to be in close proximity to the proposed pipeline at various locations along the proposed route. Gas Engineering recommends contacting 1-800-DIG-TESS to have all the natural gas facilities located and then for the Customer/Petitioner to pothole the said facilities at their expense to ensure these facilities will not be in conflict with proposed construction. Any proposed facilities installed by open trench must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing gas line. Any proposed facilities install by boring must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing gas line. If any CPS Energy-owned natural gas facility is found to be in conflict and/or otherwise require adjustment to accommodate the referenced project, the Petitioner may seek the relocation of the same with the express permission and coordination of CPS Energy and at the sole expense of the Petitioner.

### **DEVELOPMENT SERVICES:**

Provided proper permits are obtained.

### **PUBLIC WORKS:**

Contact and confirm with all utilities that there are no conflicts.

Storm Water Engineering: Must obtain all proper permits required by City of San Antonio.

**Solid Waste Management:**

Southton Road to remain open to traffic during construction to allow collection trucks access in order to provide service to residents in the vicinity.

**Old Corpus Christi Road and Shane Road**

**CPS ENERGY:**

Digging may not be closer than 10' from CPS Energy poles. If Petitioner must dig closer than 10' from CPSE poles then there will be charges to brace the poles. If petitioner uses a crane or large equipment the Overhead Utility lines will need to be marked and charges will apply as well.

No objections provided Calumet calls for locates and is aware of and avoids CPS Energy underground facilities.

Records indicate CPS Energy-owned natural gas facilities to be in close proximity to the proposed pipeline at various locations along the proposed route. Gas Engineering recommends contacting 1-800-DIG-TESS to have all the natural gas facilities located and then for the Customer/Petitioner to pothole the said facilities at their expense to ensure these facilities will not be in conflict with proposed construction.

If any CPS Energy-owned natural gas facility is found to be in conflict and/or otherwise require adjustment to accommodate the referenced project, the Petitioner may seek the relocation of the same with the express permission and coordination of CPS Energy and at the sole expense of the Petitioner.

All CPS Energy communications cables in the affected area are overhead on distribution/transmission structures. If the pipeline project causes any relocation of the distribution/transmission structures, the cost of relocating the communication cable will need to be included.

**DEVELOPMENT SERVICES:**

Provided proper permits are obtained.

**PUBLIC WORKS:**

Storm Water Engineering: Must obtain a Floodplain Development Permit prior to any construction through Development Services Department (DSD).

Stormwater/Streets Operations (SE Quadrant): This installation should be designed to a depth to ensure safety and industry standards. Designed by licensed engineer and plans approval through Right-of-Way Office.

**In addition to the above conditions which apply to both of the requests, the Solid Waste Department has imposed the following condition for the Shane Road project:**

**SOLID WASTE MANAGEMENT:**

Shane Road to remain open to traffic during/after construction. This is the sole access to reach customers on the Shane Road dead end.

**Capital Improvements Management Services**

The License Agreement will be authorized by a City Ordinance.

The license fees are as follows:

Old Corpus Christi	\$22,817.06
Shane	\$ 5,828.42
Southton	\$ 5,878.42
Less Processing Fee (Paid)	(\$15,000.00)
<b>Total Amount Due:</b>	<b>\$19,623.90</b>

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

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

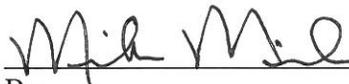
Sincerely,



\_\_\_\_\_  
 Marcia Shelf Orlandi  
 Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

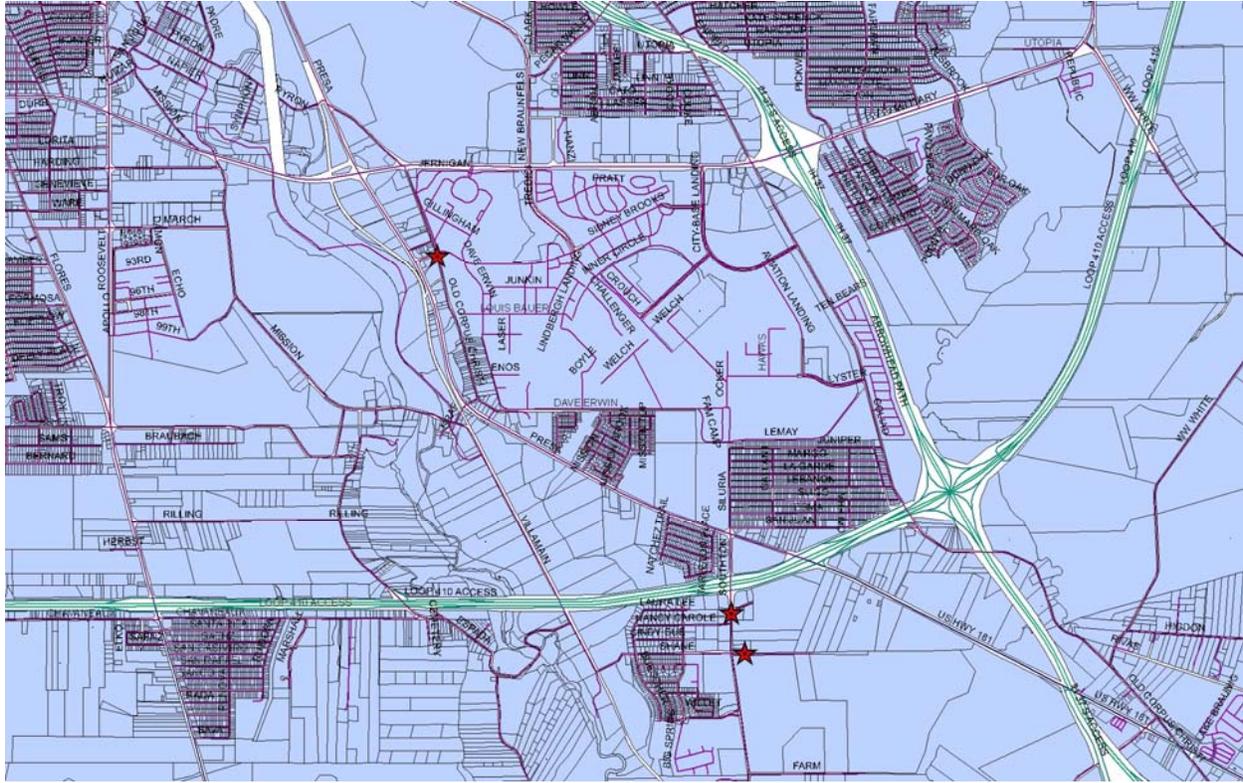
  
 \_\_\_\_\_  
 By

VP  
 \_\_\_\_\_  
 Title

MIKE MILAM  
 \_\_\_\_\_  
 Print Name

4/1/2013  
 \_\_\_\_\_  
 Date

# Calumet San Antonio Refinery Pipeline



# Calumet San Antonio Refinery Pipeline



**License Agreement**  
(Calumet // Shane Road)

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This License Agreement (“License”) is entered into between Licensee and the City of San Antonio (“Licensor”) under the authority of the Authorizing Ordinance.

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**1. Identifying Information.**

**Authorizing Ordinance:**

**Project No.** 1607

**Licensee:** Calumet San Antonio Refinery, LLC

**Licensee’s Address:** 1 BDA Crossing, Suite 100, Brooks-City Base, Texas 78235

**Term:** Ten years

**Fee:** \$5,828.42

**Premises:** A portion of the public right of way of Shane Road encroached on by Licensee within the Scope of the License as further described in the attached **Exhibit A**, which is incorporated herein for all purposes.

**Scope of License:** Installation, operation, maintenance, and repair of an 8" crude oil line and related facilities.

**Effective Date:** The effective date of the Authorizing Ordinance

**Licensor's Address:** City Clerk, City of San Antonio, P.O. Box 839966/2nd Floor, City Hall, San Antonio, Texas 78283-3966

## **2. Grant of License.**

Licensor grants Licensee a license ("License") to use, maintain, and operate the Premises within the Scope of the License. This License is limited to the stated Term and is conditioned on Licensee's payment of the Fee. This license does not relieve Licensee of any other approvals, permits, or licenses that may otherwise be required including but not limited to right-of-way management permits. This license is subject to all pre-existing rights of the San Antonio Water System, CPS Energy, telecommunications and cable companies, and others who have rights in the Premises. Licensor expressly disclaims a covenant of quiet enjoyment as to this License.

## **3. Restrictions on Use/Recording.**

**3.01.** This License does not grant Licensee authority to use any public rights-of-way beyond the Premises.

**3.02.** This License grants only a privilege, not a real property interest. Licensor may enter the Premises at any time to assert its real property interest or for other purposes not interfering unreasonably with the Scope of License.

**3.03.** A Memorandum of License Agreement in substantially similar form as that in **Exhibit B**, which is incorporated herein for all purposes, will be recorded by Licensor in the Official Public Records of Real Property of Bexar County, Texas. Licensee must pay the recording fees.

## **4. License Fee.**

Licensee must pay the Fee in a one-time lump sum, on or before the Effective Date. The Fee must be paid at the Department of Capital Improvement Management Services, 114 W. Commerce St., 2nd Floor (c/o Property Disposition Manager), San Antonio, Texas 78205.

## 5. Construction, Maintenance, and Operations.

**5.01. Costs.** Licensee is solely responsible for all costs of construction, installation, repairs, maintenance, operation, and the like of any property placed on the Premises.

**5.02. No Liability.** Licensor assumes neither liability nor expense under this License. Licensor is not liable to Licensee or otherwise for damage to the Premises arising from or related to activities of Licensor in the vicinity.

**5.03. Relocation.** If Licensor's needs require relocation, maintenance, or adjustment in the Premises or improvements by Licensee thereto, the relocation, maintenance, or adjustments will be at Licensee's sole cost and expense.

**5.04. Maintenance.** Licensee, at its sole cost and expense, must maintain all improvements it constructs or installs on the Premises. In so doing, Licensee must adhere to all applicable safety standards and must adhere to all applicable federal, state, or local laws, rules, or regulations.

**5.05. No Power to Bind.** Licensee cannot bind or permit another to bind Licensor for payment of money or for any other obligation.

**5.06. Contractors and Subcontractors.** Licensee must promptly pay anyone performing work on behalf of Licensee who could file a mechanics' or materialmen's lien on the Premises. If any such lien is filed, Licensor may treat it as an event of default and terminate this License by delivering 45 days prior written notice to Licensee. But if the lien is removed or released of record within the notice period, this License remains in effect. Licensee remains obligated to clear the lien without cost to Licensor even after termination.

## 6. Indemnity.

6.01. These definitions apply to the indemnity provisions of this License:

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

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

6.01.03. "Indemnitor" means Licensee.

**6.02. Indemnitor must indemnify Indemnitees, individually and collectively, from all Indemnified Claims. Indemnitor must indemnify Indemnitees from the consequences of their own negligence or from the negligence of any of them.**

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

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

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

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

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

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

**6.09. If, for whatever reason, a court refuses to enforce this indemnity as written, and only in that case, the parties must contribute to any Indemnified Claim 5% by the Indemnitees, collectively, and 95% by the Indemnitor. Indemnitor need look only to the**

**City of San Antonio for Indemnitees' 5% if the City of San Antonio is an Indemnified Party as to a particular Indemnified Claim.**

**7. Insurance.**

**7.01.** Without limiting Licensor's rights to indemnity, Licensee must provide and maintain insurance, at its own expense, with companies admitted to do business in the State of Texas and with a rating of A- or better by A. M. Best and Company or provide evidence of self-insurance, in the following types and amounts:

<b>Type</b>	<b>Amount</b>
1. Worker's Compensation during the performance of improvements to the Premises or an approved alternate plan at other periods during the Term.	Statutory, with a waiver of subrogation in favor of Licensor
2. Employers' Liability during improvements to the Premises or an approved alternate plan at other periods during the Term.	\$500,000 per category, with a waiver of subrogation in favor of Licensor
3. Commercial General (Public) Liability – to include coverage for the following where the exposure exists: (a) Premises/Operations (b) Independent Contractors (c) Products/Completed (d) Personal Injury Liability (e) Contractual Liability (f) Explosion, Collapse and Underground Property (g) Broad Form Property Damage	For Bodily Injury and Property Damage: \$1,000,000 per Occurrence, \$2,000,000 general aggregate or its equivalent in Umbrella or Excess Liability coverage.
4. Property Insurance -- for physical damage to the property of Licensee including improvements and betterments to the Premises.	Coverage for a minimum of 80% of the actual cash value of the improvements.

Any substitute for Workers' Compensation and Employer's Liability must be approved in advance by Licensor's Risk Manager.

**7.02.** Licensor's Risk Manager may reasonably modify the above requirements if he determines the modification is in the Licensor's best interest. If Licensee believes the requested change is unreasonable, Licensee has 60 days to give notice of termination. The termination provisions then apply.

**7.03.** With respect to the above required insurance, each insurance policy required by this License must contain the following clauses:

“No insurance or self-insurance provided by Licensee can be canceled, limited in scope or coverage, or non-renewed until after 30 days' prior written notice has been given to:

Department of Capital Improvement Management Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
Attention: Property Disposition Manager”

“Any insurance or self-insurance provided by Licensee is primary to any insurance or self-insurance maintained by the City of San Antonio.”

“Any insurance or self-insurance maintained by the City of San Antonio applies in excess of, not in contribution with, insurance provided by this policy.”

**7.04.** Each insurance policy required by this License, excepting policies for Workers' Compensation, Employer's Liability and Professional Liability, must contain the following clause:

"The City of San Antonio, its elected officials, employees, agents, and representatives are added as additional insureds.”

**7.05.** Licensee must deliver to Licensor, within 30 days after the Effective Date, endorsements to the above-required policies adding the applicable clauses referenced above. Such endorsements must be signed by an authorized representative of the insurance company and show the signatory's company affiliation and title. Licensee must deliver to Licensor documentation acceptable to Licensor confirming the authority of those signing the endorsements.

**7.06.** The Notices and Certificates of Insurance must be provided to the same address as for notices of cancellation.

**7.07.** This License does not limit Licensee’s liability arising out of or related to the Premises or Licensee’s activities thereon.

**7.08. Licensee waives all claims against Licensor for injury to persons or property on or about the Premises, whether or not caused by Licensor’s negligence.**

## **8. Termination.**

**8.01.** Licensor may terminate this License at any time before expiration by giving Licensee 30 days’ written notice.

**8.02.** Upon expiration or termination, all rights and privileges immediately cease, and Licensee must immediately cease use of the Premises. Licensor may direct Licensee to either (a) abandon the encroaching improvements and appurtenances, including lines and equipment; or (b) remove all or any part of them and restore the Premises, at Licensee’s sole cost, to original condition. Improvements or appurtenances not removed within 90 days after termination,

whether by expiration or otherwise, become the property of Licensor. Licensor may, without liability to Licensee, dispose of such property at a public or private sale, without notice to Licensee. Licensee is liable for Licensor's costs incurred in connection with Licensee's property.

## **9. Assignment/Sublicensing.**

This License cannot be assigned or sublicensed, other than to Licensee's parent or subsidiaries. Licensee must give Licensor 30 days' written notice before such an assignment or sublicense. Licensee cannot lease or sublease the Premises.

## **10. Condemnation.**

If the Premises are taken, in whole or in part, by eminent domain, Licensor may terminate this License as of the date title to the taken land vests in the condemning authority. Licensee waives any claim to condemnation proceeds paid to Licensor. Licensee may seek a separate condemnation award.

## **11. Attorney's Fees and Court Costs.**

In any action in which Licensee is found to have materially defaulted hereunder, Licensor can recover from Licensee its reasonable attorney's fees.

## **12. Taxes and Licenses.**

Licensee must pay, on or before the due date all federal, state, and local taxes, license fees, permit fees, and similar charges now or hereafter levied on Licensee or its property or on the Premises and arising from Licensee's use thereof.

## **13. Prohibited Interests in Contracts.**

**13.01.** The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:

- (a) a City officer or employee;
- (b) his parent, child or spouse;
- (c) a business entity in which the officer or employee, or his parent, child or spouse owns (i) 10% or more of the voting stock or shares of the business entity, or (ii) 10% or more of the fair market value of the business entity;

- (d) a business entity in which any individual or entity above listed is a (i) subcontractor on a City contract, (ii) a partner, or (iii) a parent or subsidiary business entity.

**13.02.** Licensee warrants and certifies as follows:

- (a) Licensee and its officers, employees and agents are neither officers nor employees of the City.
- (b) Licensee has tendered to the City a Discretionary Contracts Disclosure Statement in compliance with the City's Ethics Code.

**13.03.** Licensee acknowledges that City's reliance on the above warranties and certifications is reasonable.

**14. Licensee Financing.**

Licensee may encumber Licensee's personal property on the Premises, and any lien of Licensor (whether by statute or under this License) is subordinate to the financing lien. Licensor will acknowledge this subordination in writing, if the proffered documents do not modify the rights and obligations of this License. The City Manager or a designee may execute such documents, without a further ordinance. But if the documents modify the License, then a specific ordinance is required.

**15. Lien for License Fee, Taxes, Fees and Other Charges.**

Licensee grants Licensor a security interest in Licensee's property on the Premises. The security interest secures payment of the Fee and all taxes, fees, and other charges owing because of Licensee's use under this License. Licensee may dispose of the property free of the security interest in the ordinary course of business. At Licensor's request, Licensee must execute a financing statement.

**16. Consent/Approval of Licensor.**

When Licensor's consent and approval is called for under this License, the consent and approval may be granted or withheld by the Director of Capital Improvement Management Services, unless the City Charter requires Council action.

**17. Appropriations.**

All obligations of the City of San Antonio under this instrument are subject to the discretion of City Council whether to appropriate funding for any given year of a term. The City need not pay any sum not appropriated by City Council.

## **18. Miscellaneous Provisions**

**18.01. Relationship Limited.** This instrument creates only the relationship of Licensor and Licensee. The parties are not principal and agent, partners, joint venturers, or participants in any other enterprise between them.

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

**18.03. Release From Liability.** If Licensor transfers the Premises, Licensor will have no liability relating to the period after transfer. Licensor's transferee will succeed to all Licensor's rights hereunder.

**18.04. Yielding Up.** Licensee must, at termination, whether by expiration or otherwise, yield the Premises up peacefully.

**18.05. Authority to Execute.** The party or parties executing this License on behalf of Licensee personally warrant that each of them has full authority to do so.

**18.06. Acknowledgment of Reading.** The parties acknowledge reading this License, including exhibits or attachments, and have received the advice and counsel necessary to form a complete understanding of their rights and obligations. Having so done, they execute this License freely and voluntarily.

**18.07. Applicable Law. The Construction Of This License And The Rights, Remedies, And Obligations Arising Thereunder Are Governed By The Laws Of The State Of Texas.** But the Texas conflicts of law rules must not cause the application of the laws of a jurisdiction other than Texas. The obligations of both parties are performable in San Antonio, Bexar County, Texas.

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

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

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

**18.11. Modification.** This License may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought. No such modification, express or implied, affects the right of the modifying party to require

observance of either (i) any other term or (ii) the same term or condition as it applies on a subsequent or previous occasion.

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

**18.13. Notices.** Notices must be in writing and by certified mail, return receipt requested. Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice. Unless changed, notice to Licensee goes to Licensee's address specified at the beginning, and notice to Licensor goes to:

City Clerk		Director, Capital Improvement Management
City of San Antonio		Services
P.O. Box 839966	With a copy	City of San Antonio
San Antonio, Texas 78283-3966	to	P.O. Box 839966
		San Antonio, Texas 78283-3966

**18.14. Pronouns.** In construing this License, plural constructions include the singular, and singular constructions include the plural. No significance attaches to whether a pronoun is masculine, feminine, or neuter. The words "herein," "hereof," and other, similar compounds of the word "here" refer to this entire License, not to any particular provision of it.

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

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

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

**18.18. Ambiguities Not to Be Construed Against Drafter.** Ambiguities in this License must be resolved without constructing against the drafter.

**18.19. Administrative Actions and Agreements.** The Director of Capital Improvements Management Services ("CIMS") and the Assistant Director for Real Estate of CIMS may, without further council action, agree to, sign, and deliver on behalf of the City all consents, certificates, memoranda, estoppels, and modifications of nonmaterial rights and obligations arising under this License and may declare Licensee defaults and pursue remedies for such defaults, including terminating this License. This paragraph does not authorize amendments or renewals without council consent.

**19. Public Information.**

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

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

**Licensor:**

**City of San Antonio,**  
a Texas municipal corporation

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Representative Capacity)

\_\_\_\_\_  
(Date)

**Licensee:**

**Calumet San Antonio Refinery, LLC,**  
a Delaware limited liability company

Mike Milam  
(Signature)

MIKE MILAM  
(Printed Name)

VP  
(Representative Capacity)

3/25/2013  
(Date)

**Approved As To Form:**

\_\_\_\_\_  
City Attorney

# Exhibit A

## 30 FOOT WIDE PIPELINE EASEMENT LEGAL DESCRIPTION

STATE OF TEXAS  
COUNTY OF BEXAR

BEING a 30 foot wide pipeline easement situated in the Lysander Wells Survey, Abstract No. 795 and the James McKay Survey, Abstract 522, Bexar County, Texas and being and being out of Shane Road, City of San Antonio and this 30 foot wide pipeline easement being more particularly described by metes and bounds as follows;

**BEGINNING** at a point in the south line of Lot 7 NCB 10915 of the Valdez Subdivision Unit 2 as recorded in Volume 9200, Page 97 of the Deed and Plat Records of said county and the north right-of-way line of Shane Road for the northwest corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,149,248.24 and Y = 13,663,754.23, and being located North 89° 33' 58" East a distance of 13.00 feet from an existing 1/2 inch iron rod at the south of said Lot 7 NCB10915 of the Valdez Subdivision Unit 2;

**THENCE** North 89° 33' 58" East with the north right-of-way line of Shane Road and the south line of said Lot 7 NCB 10915 of the Valdez Subdivision Unit 2 for a distance of 30.00 feet to a point for the northeast corner of the herein described pipeline easement,

**THENCE** South 11° 06' 06" East and crossing Shane Road for a distance of 61.06 feet to a point in the south right-of-way line of Shane Road and the north line of a 12.626 acre tract recorded in Volume 9545, Page 184 of the Official Public Records of said county for the southeast corner of the herein described pipeline easement;

**THENCE** South 89° 33' 58" West with the south right-of-way line of Shane Road and the north line of said 12.626 acre tract for a distance of 30.29 feet to a point for the southwest corner of the herein described pipeline easement;

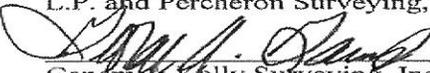
**THENCE** North 10° 50' 05" West and crossing Shane Road for a distance of 61.00 feet to the **POINT OF BEGINNING**, Containing 1808.61 square feet or 0.04 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Shane Road Tract for a distance of 60.58 feet or 3.67 rods

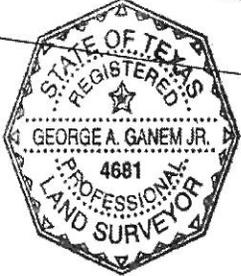
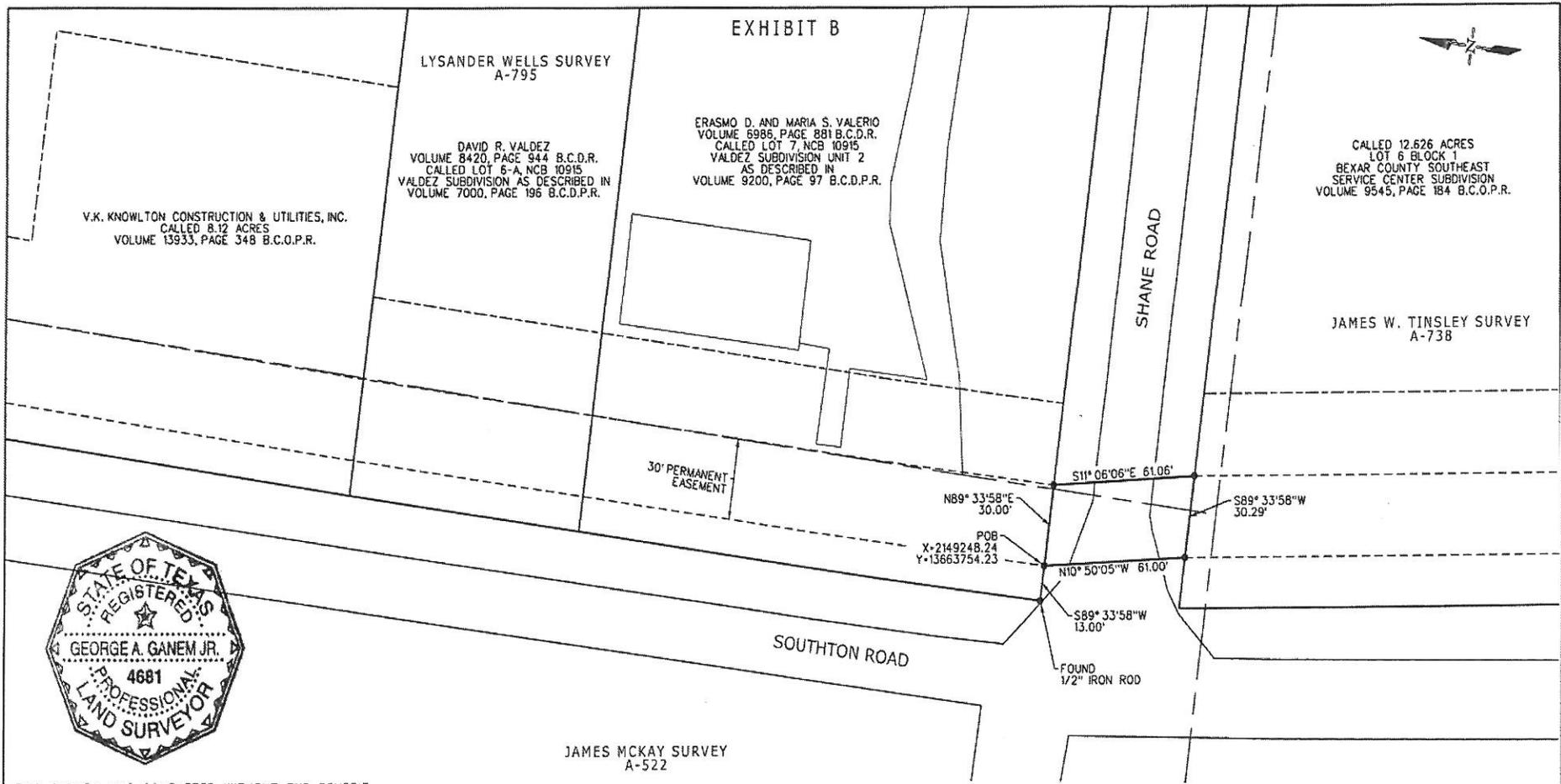
Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from survey information provided by NuStar Energy, L.P. and Percheron Surveying, LLC.

  
Ganem & Kelly Surveying, Inc.  
By: George A. Ganem, Jr.  
Registered Professional Land Surveyor  
Texas No. 4681

Date 01/16/2012





THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

BEARINGS ARE BASED ON GPS OBSERVATION NAD 83 TEXAS SOUTH CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN HEREON ARE GRID

THE ABOVE PLAT WAS PREPARED FROM SURVEY INFORMATION PROVIDED BY NUSTAR ENERGY L.P. AND PERCHERON SURVEYING, LLC.

*George A. Ganem Jr.*  
 GEORGE A. GANEM, JR. DATE 01/16/2012  
 GANEM & KELLY SURVEYING, INC.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NO. 4681

<b>30' WIDE PERMANENT EASEMENT</b>
TOTAL FOOTAGE: 60.58'
TOTAL RODS: 3.67
TOTAL ACRES: 0.04
TOTAL SQUARE FEET: 1,808.61

DRAWN BY	G&K/GKS	01-16-12
DRAWING APPR.	G&K/GKS	01-16-12
PROJECT APPR.		
ENG. APPR.		

SCALE: 1" = 50'
JOB NO: PC11-121
REVISION:
PREPARED BY: GANEM & KELLY SURVEYING, INC.
LAMAR STREET, SUITE 5 POINT CRAWFORD, TEXAS 77978 (361) 987-2011

**NuStar**  
Energy L.P.

2330 LOOP 1604 W  
SAN ANTONIO, TEXAS 78248  
Tel: (210) 918-2000  
1-800-531-7911

30' WIDE PIPELINE EASEMENT

CITY OF SAN ANTONIO  
SHANE ROAD

BEXAR COUNTY, TEXAS

## Exhibit B

---

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All of the Following Information from this Instrument Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

### **Memorandum of License Agreement** (Calumet // Shane Road)

---

This Memorandum of License Agreement is entered into between Licensee and the City of San Antonio (Licensor), under the authority of the Authorizing Ordinance.

**Authorizing Ordinance:**

**Project No.:** 1607

**Licensee:** Calumet San Antonio Refinery, LLC

**Licensee's Address:** 1 BDA Crossing, Suite 100, Brooks-City Base, Texas 78235

**Term:** 10 Years

**Premises:** A portion of the public right of way of Shane Road encroached on by Licensee within the Scope of the License as further described in the attached **Exhibit A**, which is incorporated herein for all purposes.

**Scope of License:** Installation, operation, maintenance, and repair of an 8" crude oil line and related facilities.

**Effective Date:** The effective date of the Authorizing Ordinance.

**Licensor's Address:** Director, Capital Improvement Management Services, City of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966

Licensor has granted a license to Licensee as described above. For more detailed terms, refer to the License Agreement.

The License is personal to Licensee and cannot be assigned or sublicensed except as provided in the License.

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

Licensors:  
City of San Antonio  
a Texas municipal corporation  
  
\_\_\_\_\_  
(Signature)

**Do not sign. This is merely an example of what the parties have agreed to deliver and accept at closing. This example is neither ready nor suitable to be signed.**

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Representative Capacity)

\_\_\_\_\_  
(Date)

**Approved As To Form:**

\_\_\_\_\_  
City Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me by \_\_\_\_\_, \_\_\_\_\_ of the City of San Antonio, a Texas municipal corporation, on behalf of that municipal corporation.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, in and for State of Texas

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

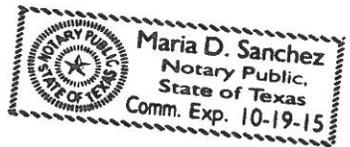
This instrument was this date acknowledged before me by Mike Milam,  
of Calumet San Antonio Refinery, LLC, on behalf of that entity and in the capacity stated.

Dated: 3/26/13

Maria D. Sanchez  
Notary Public, in and for State of Texas

**After Recording Return to:**

City of San Antonio  
Department of Capital Improvement Management Services  
P.O. Box 839966/2nd Floor, Municipal Plaza  
San Antonio, Texas 78283-3966  
Attn: Property Disposition Manager



**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THREE 10-YEAR LICENSE AGREEMENTS BETWEEN THE CITY AND CALUMET SAN ANTONIO REFINERY, LLC TO USE PUBLIC RIGHT-OF-WAYS AT OLD CORPUS CHRISTI ROAD (BETWEEN NCB 10927 AND NCB 10879), SHANE ROAD (NCB 10915) AND SOUTHTON ROAD (BETWEEN NCB 10917 AND NCB 10915) IN COUNCIL DISTRICT 3**

\* \* \* \* \*

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

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

WHEREAS, Calumet San Antonio Refinery, LLC filed an application requesting three 10-year License Agreements to use City public right-of-way for the placement of 8” pipeline underneath the road; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached applications seeking three 10-year License Agreement between the City and Calumet San Antonio Refinery, LLC for the use of public right-of-way located at Old Corpus Christi Road, Shane Road and Southton Road to operate and maintain its pipeline.

**SIGNED this 8th Day of May, 2013**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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



# CITY OF SAN ANTONIO

(CAPITAL IMPROVEMENTS MANAGEMENT SERVICES)

(REAL ESTATE/DISPOSITION)

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
May 8, 2013

**Special Project Number:**

1725

**Applicant:**

San Antonio Water System (SAWS)  
c/o Steve Craig/Bruce Haby

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
Mary.Fors@sanantonio.gov

**Property Address/Location:**

2518 21<sup>st</sup> Street

**Tract Size:**

2.96 acre

**Council District(s):**

5

**REQUEST**

A Resolution supporting and recommending City Council approve a request by the San Antonio Water System (SAWS) to declare as surplus and dispose of property located at 2518 21<sup>st</sup> Street in NCB 6777 located in Council District 5.

**RECOMMENDED ACTION**

Staff recommends **approval** of SAWS request to declare as surplus and dispose of property located at 2518 21<sup>st</sup> Street.

**SYNOPSIS OF ANALYSIS**

This request was canvassed throughout City departments and utility agencies in accordance with Municipal Code. The request received conditional approval, and SAWS has agreed to the conditions.

**ATTACHMENTS**

- Request for Council Action (RFCA)
- Board Resolution
- Letter of Agreement
- Map of 2518 21<sup>st</sup> Street (NCB 6777)
- Plat and Field Notes
- Resolution

[View RFCA Detail](#) [Continue](#)

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

Agenda Item #  
Council Meeting Date: 5/16/2013  
RFCA Tracking No: R-10384

---

**DEPARTMENT:** Capital Improvements  
Management Services

**DEPARTMENT HEAD:** Mike Frisbie (CIMS)

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 5

**SUBJECT:**  
Disposition: SAWS Sale of (former BexarMet) Surplus Property

**SUMMARY:**

Consideration of an ordinance authorizing the declaration as surplus and disposition of real property owned by the San Antonio Water System, located at 2518 21st Street in NCB 6777, in Council District 5.

**BACKGROUND INFORMATION:**

Ratepayers voted to dissolve BexarMet and consolidate it into the San Antonio Water System (SAWS) during the November, 2011 election. The U.S. Department of Justice cleared the election results in January, 2012 to allow the dissolution of the utility. BexarMet assets and liabilities were transferred to SAWS. The former BexarMet operations are being integrated into SAWS. SAWS real estate department has been identifying and evaluating the former BexarMet interests. SAWS has determined some of the property interests are not necessary for the operation of the system.

SAWS is a municipal owned utility. SAWS follows the same procedure under Municipal Code as City departments that want to declare property as surplus. The request is submitted to CIMS real estate which sends the request and exhibits to departments that provide services to, or construct infrastructure on the properties. The departments respond if there is a need for the property, or if the property can be disposed of. If the property has been determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared a 2.96 acre tract of land, more commonly known as the DSP Southside Primary Pump Station, located at 2518 21st Street as surplus to the system and authorized its disposal through Resolution 12-501 dated December 4, 2012.

The property has been canvassed through City departments and utility agencies and was determined to be surplus to the needs of the City.

**ISSUE:**

Consideration of an ordinance authorizing the declaration as surplus and disposition of real property owned by the San Antonio Water System, located at 2518 21st Street in NCB 6777, in Council District 5.

**ALTERNATIVES:**

City Council could choose not to approve this request, however that would prevent SAWS from disposing of property that is no longer necessary for the operation of the Water System and would require SAWS to continue maintaining the property.

**FISCAL IMPACT:**

There is no fiscal impact related to the sale of the surplus property since the property is controlled by SAWS.

If approved, SAWS will order appraisals to determine the fair market value of the property, then dispose of the property in accordance with Chapter 272 of the Local Government Code.

**RECOMMENDATION:**

The City of San Antonio's Planning Commission reviewed this request at its regular meeting on May 8, 2013.

Staff recommends approval of the declaration as surplus and authorization to dispose of real property owned by the San Antonio Water System located at 2518 21st Street in NCB 6777, located in Council District 5.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Board Resolution 12-501 DSP Primary Pump Station</a>	Board Res 12-501.pdf
<a href="#">Letter of Agreement DSP Primary Pump Station</a>	Letter of Agreement.pdf
<a href="#">Survey and Field Notes DSP Southside Primary Pump Station</a>	Survey_Field Notes.pdf
<a href="#">Map DSP Southside Primary Pump Station</a>	DSP Southside Primary Pump MAP.pdf

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

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING THREE TRACTS OF LAND IN BEXAR COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

THE PROPERTIES TO BE DECLARED SURPLUS ARE DESCRIBED BELOW AND MORE FULLY DESCRIBED IN ATTACHMENT II TO THIS RESOLUTION:

Property	Property Description
5103 Blanco Road	Being a tract of land approximately 0.175 acres acquired in June 4, 1979, 1946; located at 5103 Blanco Road near the intersection of Blanco Road and Burwood Lane
Blue Wing Road-Otillo Dam Site	Being a tract of land approximately 13.09 acres acquired in January 10, 1996; located at Blue Wing Road, including approximate 2.017 acre ingress/egress easement.
2518 SW 21 <sup>st</sup> Street	Being a tract of land approximately 2.96 acres acquired in May 13, 1946; located at 2518 SW 21 <sup>st</sup> Street

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, staff has determined need for the Properties are no longer necessary for the efficient operation of the System; and

**WHEREAS**, any easements or rights of way needed for the efficient operation of the System will be retained at the time of any future sale; and

**WHEREAS**, upon the sale of said Properties, the proceeds from said sale shall be deposited in the Gain/Loss Account for the Water Delivery System; and

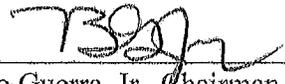
**WHEREAS**, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:**

1. That the Properties are hereby declared surplus to the needs of the System. Such real property is more particularly described in Attachment II, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 4th day of December, 2012.

  
\_\_\_\_\_  
Berto Guerra, Jr., Chairman

ATTEST:

  
\_\_\_\_\_  
Roberto Anguiano, Secretary

Attachments:

- I. Area Map
- II. Legal Descriptions of Properties



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

March 21, 2013

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

[Via Email: [Bruce.Haby@saws.org](mailto:Bruce.Haby@saws.org)]

Re: S.P. 1725 SAWS request to declare as surplus and dispose of an approximate 2.554 acre tract of land more commonly known as the DSP Southside Primary Pump Station located at 2518 21<sup>st</sup> Street.

Dear Mr. Haby,

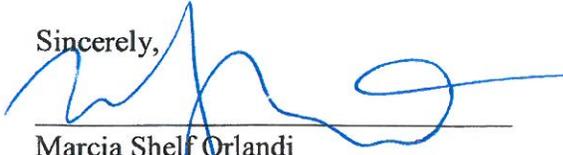
With reference to the captioned projects, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

- **CPS Energy:** Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and petitioner will agree to a perpetual access easement for any utilities for inspection, operation and maintenance purposes or petitioner may seek the relocation of the facilities with the express permission and coordination with CPS Energy at the sole expense of the petitioner.
- **Planning and Community Development:** Any proposed use that is not allowed by the current "R-6" zoning district shall require a plan amendment and a zoning amendment.
  - Kelly/South San PUEBLO Community Plan
  - Land Use: Parks
  - Zoning: "R-6" Single Family Residential
- **Public Works:** Contact & confirm with all utilities that there are no conflicts.

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

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

Sincerely,

  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

  
\_\_\_\_\_  
By

Vice President, Operations  
Title Services

Michael S. Brinkmann  
Print Name

4/2/2013  
Date





**Barrera Land Surveying**

7715 Mainland Drive, Suite 114  
San Antonio, Texas 78250  
(210) 444-9023  
(210) 444-9479 (fax)  
dbinsatx@yahoo.com

STATE OF TEXAS

COUNTY OF BEXAR

LEGAL DESCRIPTION

For  
2.554 Acre Tract

FIELD NOTES describing a 2.554 acre tract of land, being out of and part of a remaining portion of a 2.387 acre tract, Tract "B", as described in Volume 642, Page 313, Plat Records of Bexar County, Texas. Also, being out of and part of a remaining portion of a 0.167 acre tract, Tract "D", as described in Volume 642, Page 313, Plat Records of Bexar County, Texas. Said 2.554 acre tract of land, being more particularly described as follows:

- BEGINNING:** At a found ½" steel rod on the easterly right-of-way line of Southwest 21st Street for the northwest corner of said 2.554 acre tract;
- THENCE:** N 61°01'37" E, a distance of 23.31 feet, to a set ½" steel rod for a corner of this herein described tract;
- THENCE:** S 60°13'00" E, along the south right-of-way line of West Kirk Street, a distance of 436.64 feet, to a set ½" steel rod for a corner of this herein described tract;
- THENCE:** S 36°15'13" W, a distance of 235.00 feet, to a set ½" steel rod for a corner of this herein described tract;
- THENCE:** N 83°28'04" W, a distance of 301.98 feet, to a set ½" steel rod for a corner of this herein described tract;
- THENCE:** N 06°16'09" W, along the west right-of-way line of Southwest 21st Street, a distance of 362.92 feet, to the **POINT OF BEGINNING.**

Containing 2.554 acres of land (111,273 SQ.FT.) more or less.  
Survey prepared this date.

Date: 1-29-13



David Barrera, R.P.L.S. No. 5286



Job No. 007-13

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING A REQUEST BY THE SAN ANTONIO WATER SYSTEM TO DECLARE AS SURPLUS AND DISPOSE OF PROPERTY LOCATED AT 2518 21<sup>ST</sup> STREET, NCB 6777 LOCATED IN COUNCIL DISTRICT 5**

\* \* \* \* \*

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

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

WHEREAS, the San Antonio Water System filed an application requesting to declare as surplus and dispose of property located at 2518 21<sup>st</sup> Street; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application by the San Antonio Water System requesting the City declare property located at 2518 21<sup>st</sup> Street and authorize its disposal.

**SIGNED this 8th Day of May, 2013**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
May 8, 2013

**Case Number:**

PA 13031

**Applicant:**

Kaufman & Killen, Inc.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

Montesan, Ltd.

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

137 Catalpa

**Legal Description:**

Lot 23, Block 3, NCB 3081

**Tract Size:**

0.3610 acres

**Council District(s):**

District 9

**Notification:**

Published in Daily Commercial  
Recorder 4/5/2013  
Notices Mailed 4/11/2013

- 13 to property owners within 200 feet
  - Mahncke Park NA is the registered neighborhood association within 200 feet
  - 21 to planning team members
- Internet Agenda Posting 5/3/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Mahncke Park Neighborhood Plan future land use classification for the property subject to this application from Low Density Mixed Use to Compact Multifamily Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification from Low Density Mixed Use to Compact Multifamily Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

Proposed use is consistent with the plan's goals and objectives as it provides appropriate transition between high intensity uses along Broadway and single-family residential neighborhood.

**Transportation:**

Existing transportation infrastructure can accommodate the impact of the proposed land use.

**Community Facilities:**

Existing community facilities can accommodate the impact of the proposed land use.

**CASE HISTORY**

This case continued from April 24, 2013 Planning Commission public hearing.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Mahncke Park Neighborhood Plan	
<b>Plan Adoption Date:</b> September, 2001	<b>Update History:</b> March 25, 2011 (MidTown Brackenridge TIRZ Plan.)
<p><b>Goal 2: Encourage transition from commercial to residential uses which does not damage the character of the neighborhood.</b></p> <p>The proposed compact multi-family residential use will provide appropriate transition between non-residential uses along Broadway corridor to the west and single-family residential neighborhood to the east.</p>	
<p><b>Goal 10, Objective 10.2: Provide housing options for those that cannot or chose not to remain in single-family homes yet desire to live in Mahncke Park neighborhood.</b></p> <p>The proposed compact multi-family residential use will contribute to provide desired housing option for the neighborhood.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Low Density Mixed Use:</b> Provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a way manner that encourages walking to the different uses.</p> <p>Shared parking located to the rear of the structure, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping and a safe, attractive, and pedestrian bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.</p>	<p>MXD, TOD, IDZ, FBZD, UD, O-1, NC, C-1, R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, and MF-18</p>
<p><b>Compact Multifamily Residential:</b> Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums, exhibiting a high density that generally is greater than 14 dwelling units per acre. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.</p>	<p>MF-25, MF-33, MF-40, IDZ</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Mixed Use	Parking lot and undeveloped land
North	Mixed Use	Vacant land, residential and office
East	Parks/ Open Space, Low Density Residential	Neighborhood Park, Single-Family Homes, Private School
South	Low Density Mixed Use	Commercial
West	Low Density Mixed Use	Commercial

**Land Use:** The subject property is located between Broadway and Catalpa Street, immediately east of the Chipotle restaurant, across from the Witte Museum. The subject property is classified as Low Density Mixed Use in the Mahncke Park Neighborhood Plan and it is partially undeveloped, and partially used as a parking lot.

The Midtown Brackenridge TIRZ Plan identifies this area as Neighborhood Core in the Upper Broadway section. The general character of Neighborhood Core is similar to Urban Core, but is less intense and smaller in scale. These areas along Broadway are intended to be secondary nodes of higher intensity development including urban residential. New development and redevelopment should appropriately transition to adjoining residential neighborhoods. The main streets that connect to the neighborhoods should provide a pedestrian-friendly and neighborhood scale environment with wide sidewalks, street trees, and complementary landscape features.

The following are the recommended character defining elements within the Neighborhood Core area: Up to 6 stories high buildings, build-to zone of 5'-10' of the property line with sidewalks, parking is located behind the buildings, on-site parking between the front façade and the street edge is not permitted; on-street parking can count towards parking requirements. The use, height, and scale of the proposed multi-story residential building, is consistent with the adopted Mahncke Park Neighborhood Plan and the update included in the Midtown Brackenridge TIRZ Plan. New surface parking lots at street intersections can be acceptable with screening from the street.

Since the project is located on a block that has frontage on Broadway, a high degree of urban character should be expected. However, the subject property is also located at the intersection of Catalpa and Carnahan Streets, both local residential streets. This side of the block is facing neighborhood-scale open spaces and single-family houses to the east. Therefore, a transition between Broadway to the west and the neighborhood to the east is essential to protect the existing character of the neighborhood that is comprised of mostly single-family homes. A mid-rise multi-family residential structure is appropriate for this transitional purpose.

**Transportation:** Broadway is a Primary Arterial Type B, and it is owned by TXDOT. Catalpa and Carnahan are local streets, but this portion of these streets function as minor collectors. There is a bus stop at the corner of Broadway and Carnahan for multiple VIA bus routes. No negative impacts to transportation infrastructure in the vicinity of the subject properties are anticipated.

**Community Facilities:** The subject property is located directly across from a small neighborhood-scale park called Blue Grass Lawn Park. There are two other similar size parks on the adjacent blocks along Catalpa Street. The Circle School is located 500 feet east from the subject property. The Witte Museum is opposite side of Broadway and it is only 900 feet from the subject property. The Brackenridge Park and the San Antonio Zoo is within walking distance. No negative impacts to community facilities in the vicinity of the subject properties are anticipated.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** C-2 RIO-1 AHOD

**Proposed Zoning:** MF-50 RIO-1 AHOD.

**Corresponding Zoning Case:** Z2013113

**Zoning Commission Public Hearing Date:** May 21, 2013

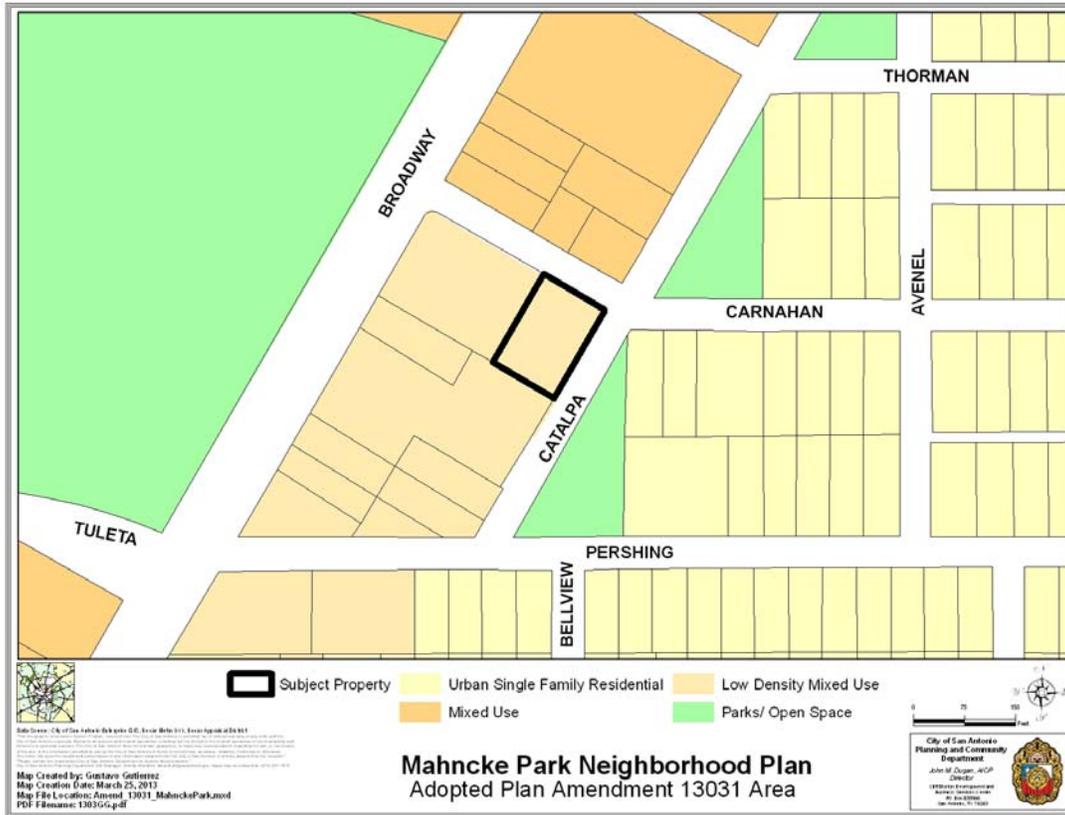
## **III. RECOMMENDATION**

Compact Multifamily Residential is consistent with the Mahncke Park Neighborhood Plan. Proposed mid-rise residential building is an appropriate transitional use between the high intensity uses along Broadway to the west and low density residential neighborhood to the east. It is recommended that the applicant should take the Midtown Brackenridge TIRZ Plan Neighborhood Core design elements into consideration in order to create a more urban environment with a structure close to the property line with sidewalks.

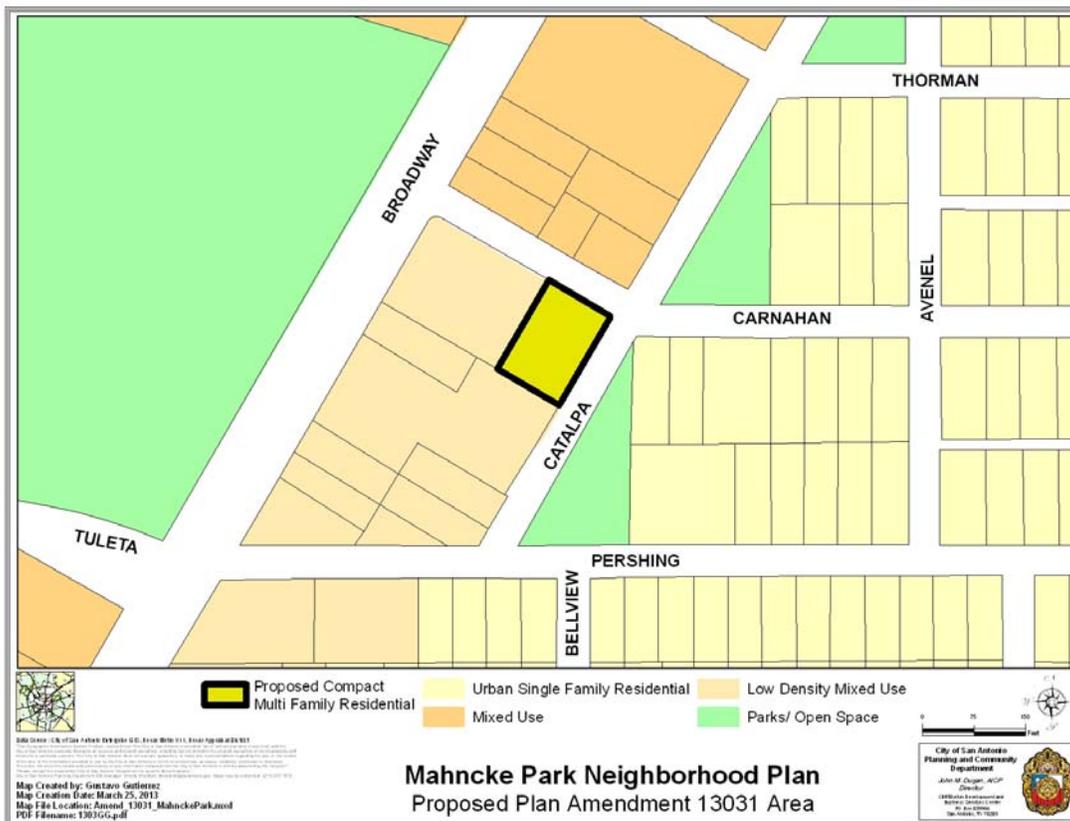
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY MIXED USE TO COMPACT MULTIFAMILY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 0.3610 -ACRES LOCATED AT 137 CATALPA STREET.**

**WHEREAS**, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Comprehensive Master Plan in September 2001; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 8, 2013 and **APPROVED** the amendment on May 8, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 8<sup>th</sup> DAY OF MAY 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM: 19

**Public Hearing:**

Planning Commission  
May 8, 2013

**Applicant/Representative:**

Rick Schroder, City Administrator  
City of Helotes

**Staff Coordinator:**

Christopher Looney, AICP  
Assistant Director  
(210) 207-5889  
[Christopher.Looney@sanantonio.gov](mailto:Christopher.Looney@sanantonio.gov)

**Property Address/Location:**

ETJ areas adjacent to the City of Helotes municipal limits in northwest Bexar County

**MAPSCO Map Grid (Ferguson) or**

**Legal Description (choose one):**

511, 512, and 546

**Tract Size:**

Approximately 8 square miles

**Council District(s):**

Subject Property is located in CoSA ETJ

**Notification:**

Internet Agenda Posting May 1, 2013

**Attachments:**

- A. Map
- B. Helotes Resolution

## SUMMARY

A request by the City of Helotes for the release of approximately 8 square miles (4,995 acres) of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Helotes. The subject areas are described as follows: (1) land generally located to the northwest of the City of Helotes and bisected by State Highway 16 (also known as Bandera Road); (2) land generally located to the west of the intersection of State Highway 16 (also known as Bandera Road) and Loop 1604; (3) land generally located to the south of the City of Helotes and bounded to the south by Galm/Shoenfield Road; and, (4) land generally located to the east of Government Canyon State Natural Area, in northwest Bexar County. *(Please see attached map).* Staff recommends **approval**.

## ALTERNATIVE ACTIONS

An alternative is an exchange of ETJ or municipal territory with the City of Helotes. *(Currently, there is not an area within Helotes's jurisdiction recommended by staff to be sought for an equivalent exchange.)*

## SYNOPSIS OF ANALYSIS

The request was evaluated based on the City's adopted Annexation Policies and criteria provides in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

## I. BACKGROUND

State law allows cities with populations from 5,000 to 24,999, such as Helotes, to have a one-mile ETJ (Helotes has approximately 7,000 residents.) Texas cities may expand their ETJ via population growth or by expanding their corporate limits and hence extending their ETJ area outward. Cities also may expand their ETJ to area contiguous to their existing ETJ beyond the distance allowed by state law, if the property owner requests to be added into their ETJ. State law also permits cities to seek the release of another city's existing ETJ area with the written consent from the releasing city's governing body.

In the current 83<sup>rd</sup> Texas Legislative session, Representative Lyle Larson introduced House Bill 397 which would require the City of San Antonio to release ETJ to the City of Helotes upon passage of a resolution by the City of Helotes. Senator Carlos Uresti filed the companion Senate Bill 1761.

Their request initially expressed a desire for territory extending along State Highway 16 from the Helotes city limits to the west of Highway 211 (approximately 3.5 miles from the Helotes city limits). Since then, during negotiations facilitated by Senator Uresti, Helotes revised their request to a geography that generally follows a one-mile perimeter around their city limits, to the south, and approximately 2 miles to the north along Highway 16, as more accurately depicted on the attached map. It would include developed subdivisions as well as larger vacant or lower density residential and some commercial properties south and north of their city limits.

The revised request excludes areas further northwest near Highway 211, north of Government Canyon State Natural Area, and adds territory south of the Helotes city limits to Shaenfield/Galm Road. The proposal also includes several smaller isolated, generally undeveloped properties east and west of Helotes. It does not include vacant tracts or the new school on the north side of Shaenfield/Galm Road, just east of Government Canyon State Natural Area. (The basis for one mile is that a city with the population of Helotes' would normally be allowed up to a one-mile ETJ area, which does not include any area within another city's existing ETJ.)

The revised area includes less aquifer recharge zone than the initial request, and no longer overlaps the Mabe Canyon Ranch / Lowder Tract which San Antonio recently purchased for conveyance to the Texas Department of Parks and Wildlife.

## **II. ISSUES AND ANALYSIS**

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other city departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County and SAWS.

### *Land use*

The City of San Antonio does not provide municipal services to unincorporated areas within its ETJ. Presently, San Antonio enforces subdivision platting, tree preservation, sign/billboard, historic preservation, nuisance ordinances and some water quality regulations within its ETJ. If the subject area is released from San Antonio's ETJ, all of San Antonio's above-mentioned ordinances would no longer apply. If it were subsequently annexed by Helotes, they would be responsible for full municipal services including police and fire protection, emergency medical services, code enforcement, and could extend their city codes and regulations to the area.

### *Subdivision Development*

Through our regulatory authority in the ETJ, San Antonio strives to maintain infrastructure and development standards compatible with our City standards in the event the area were to be annexed. Several dense residential developments are located within the subject area, some with minimal access points or connections.

There are several Master Development Plans (MDPs) approved within the subject area. Most are primarily for low-density single-family residential use and in some cases include small areas of commercial. Some of these are platted and built-out, and some include gated residential communities with private streets. Developers of these tracts are proceeding according to San Antonio's rules for subdivision layout and/or have had rights recognized (vested rights) and may need to make adjustments if the area is released to Helotes.

There is the potential for mostly residential growth in the subject areas based on current layout, roadway network and existing MDPs. Commercial growth areas would most likely occur along Highway 16 where the topography permits, plus nodal areas at intersections of major arterials including FM 1560 and Galm Road.

#### *Water/Waste Water*

The subject area is located within an area governed by SAWS' Certificate of Convenience and Necessity (CCN) for water and waste water (sewer) services. If the subject area is released, it is recommended that Helotes works closely with SAWS. A Municipal Utility District (MUD) actively provides water to the San Antonio Ranch subdivision, and residents are currently ratepayers to this district.

#### *Economic Development*

San Antonio currently does not hold any non-annexation agreements in the subject area; nor are there any pending economic development projects or project discussions underway for the area. This area remains a fast growing region of our county.

#### *Other Services*

Animal Care Services is currently developing an inter-local agreement with Bexar County; there would be minimal impact to its projected costs and number of calls analysis. CPS Energy provides electrical utility services in the subject area. Bexar County provides police protection/law enforcement. The Helotes Fire Department and Emergency Services District (ESD) 7 provides fire suppression services while Acadian Ambulance Services, a Bexar County contractor, provides emergency medical services (EMS). ESD 7 has a volunteer fire facility near Galm Road and FM 1560.

#### *Clear and Logical Planning Boundaries*

The Annexation Policies recommend logical boundaries in order to prevent confusion between jurisdictions and provide efficient service delivery. The proposed release is part a logical planning boundary as it is more concentrated around the existing city limits of Helotes.

Additionally, the subject area to the north is a "community of interest" for Helotes. Staff concurs that the subject area to the north is more closely identified with Helotes than San Antonio and can best be serviced by Helotes.

#### *Fiscal Impact*

The subject property is currently located within the San Antonio ETJ, where neither City property nor sales taxes are collected. Currently, San Antonio's Development Services Department collects fees for plats, MDPs and rights determinations processed for properties in the ETJ. If released to Helotes, Development Services would no longer receive those fees, but would also relieve the department of these additional applications to process. CPS Energy fees would continue to apply to the subject property.

*Protection of environmental resources*

Portions of the northern subject properties are located over the Edward Aquifer recharge and contributing zones. There is also endangered species habitat and heavily wooded tracts. Some portions also abut Government Canyon State Natural Area and others are near Rancho Diana and Scenic Canyon Parks. The City of Helotes has fairly comparable tree preservation regulations to those of San Antonio. Helotes indicated they would enforce rules in the subject area, as well as drought management and aquifer protection regulations.

Through voter-approved funding, San Antonio continues its efforts to protect the aquifer and endangered species habitat. Recent land acquisitions have been conveyed to Texas Parks and Wildlife for expansion of Government Canyon State Natural Area. Some of these areas have been annexed into San Antonio's city limits, with additional voluntary annexations forthcoming

Several of the existing residential subdivisions, either built-out or under development, have approved master tree preservation plans associated with their MDPs or plats. If released to Helotes, these subdivisions would proceed with development pursuant to Helotes' tree preservation and subdivision standards.

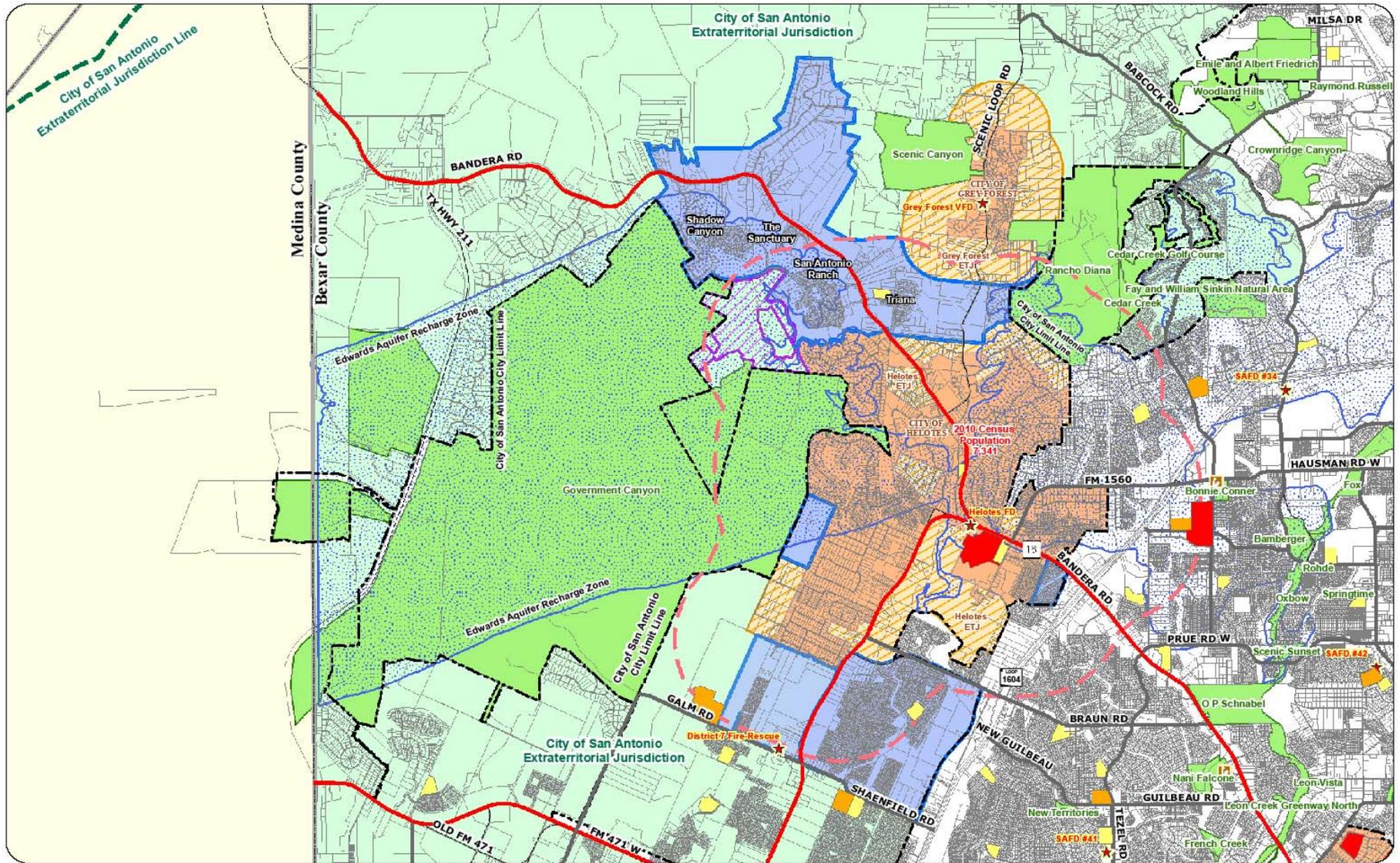
*Effects of cumulative ETJ releases*

San Antonio recognizes the need for its regional partner cities to remain economically viable in support of the overall economic health of the region. Considering San Antonio's city limits and ETJ extension west of Helotes, to include Government Canyon State Natural Area, release of the subject territory would not preclude San Antonio's further strategic growth westward as may be deemed necessary in the future.

**III. RECOMMENDATION**

The Department of Planning and Community Development recommends **Approval** of a release of ETJ to the City of Helotes as depicted on the attached map to the north, east, west, and south of Helotes as requested.

# ATTACHMENT I



**Map Scale:** 1" = 1/4 Mile  
 Date: 10/20/11  
 Prepared by: City of San Antonio, Planning & Economic Development Department  
 City of San Antonio, Planning & Economic Development Department  
 1001 North Loop West, Suite 1000  
 San Antonio, Texas 78207  
 Phone: (214) 522-3100  
 Fax: (214) 522-3100

- |   |                       |                      |  |                               |                |                |
|---|-----------------------|----------------------|--|-------------------------------|----------------|----------------|
| Mabe Canyon Ranch                                     | SAFD                  | Bexar County         | Park Boundaries                                    | Primary Arterial Type A 120'  | Public Schools | High School    |
| Helotes Proposed Annexation<br>Total of Parcels 5,704 | Edwards Recharge Zone | Cities and Towns     | Edwards Recharge Zone                              | Secondary Arterial Type A 86' | Elementary     | Special Campus |
| Helotes Proposed Addition<br>Total of Parcels 431     | City of San Antonio   | Cities and Towns ETJ | San Antonio Extraterritorial Jurisdiction Boundary | Libraries                     | Junior High    | Academies      |
| One Mile Buffer                                       |                       |                      |  | Junior/Senior High            |                |                |

## City of San Antonio City of Helotes Proposed Annexation Map

City of San Antonio  
 Planning & Economic Development Department  
 1001 North Loop West, Suite 1000  
 San Antonio, Texas 78207  
 Phone: (214) 522-3100  
 Fax: (214) 522-3100

**RESOLUTION NO. 289**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS (THE "CITY") REQUESTING THAT THE CITY OF SAN ANTONIO (THE "CoSA") RELEASE TO THE CITY PORTIONS OF CoSA EXTRATERRITORIAL JURISDICTION (THE "ETJ") WITHIN AND ABUTTING THE CURRENT CORPORATE LIMITS AND ETJ OF THE CITY; AUTHORIZING MAYOR THOMAS A. SCHOOLCRAFT TO NEGOTIATE AND EXECUTE DOCUMENTS AND AGREEMENTS NECESSARY FOR THE AFOREMENTIONED CoSA ETJ RELEASE TO THE CITY; APPROVING THE GEOGRAPHIC AREA OF THE ETJ RELEASE REQUEST; PROVIDING FOR SEVERABILITY; INCORPORATING RECITALS; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the San Antonio Ranch Homeowner's Association (the "HOA") petitioned the City Council of the City of Helotes, Texas (the "City") on November 24, 2008 and requested its "support and assistance in seeking release of San Antonio Ranch [from] the San Antonio ETJ and [its] vote bringing us into the Helotes ETJ;" and

**WHEREAS**, the City Council adopted Resolution No. 220 on January 22, 2009 "requesting that the City of San Antonio release San Antonio Ranch Subdivision from the City of San Antonio's ETJ"; and

**WHEREAS**, Mayor Schoolcraft and City Staff, acting in accordance with Resolution No. 220, have been unable, since January 2009, to negotiate the release of the aforementioned ETJ with the City of San Antonio and, consequently, enlisted the support of Representative Lyle Larson and Senator Carlos Uresti in filing H.B. 397 and S.B. 1761, respectively, during the 2013 Legislative Session; and

**WHEREAS**, the City Council recognizes that the City of Helotes is effectively landlocked by the City of San Antonio's corporate limits and ETJ and, therefore, is unable to ensure optimal economic growth and public health, safety, and welfare for future generations without the acquisition of ETJ from the City of San Antonio to, generally, the Northwest, East, and South of the City of Helotes; and

**WHEREAS**, residents and businesses located near the City of Helotes, but within the City of San Antonio's ETJ, would benefit, after the release of said ETJ to the City of Helotes, from the timelier and more efficient provision of emergency services and improved Texas Hill Country design standards for commercial development; and

**WHEREAS**, the City Council finds that the ETJ release request referenced within this Resolution is made in accordance with the City's Master Plan, as amended in January 2009, and in furtherance of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS THAT:**

**Section One. ETJ Release Request.** The City of Helotes requests that the City of San Antonio release to the City of Helotes approximately 10.25 square miles of City of San Antonio extraterritorial jurisdiction within and abutting the current corporate limits of the City of Helotes, attached hereto as Exhibit A.

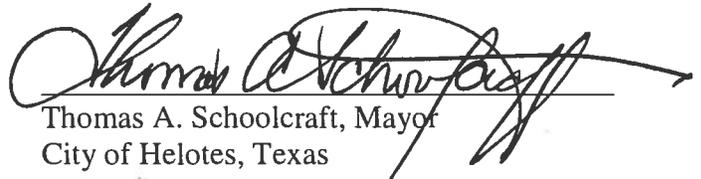
**Section Two. Authorization.** Mayor Thomas A. Schoolcraft is authorized to negotiate and execute any and all documents and agreements necessary to effectuate a release of approximately 10.25 square miles of City of San Antonio extraterritorial jurisdiction to the City of Helotes.

**Section Three. Severability.** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Resolution. The City Council hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

**Section Six. Findings.** The City Council finds all of the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

**Section Seven. Effective Date.** This Resolution shall be effective immediately upon the approval of the City Council.

**PASSED AND APPROVED this 25<sup>th</sup> day of April 2013.**

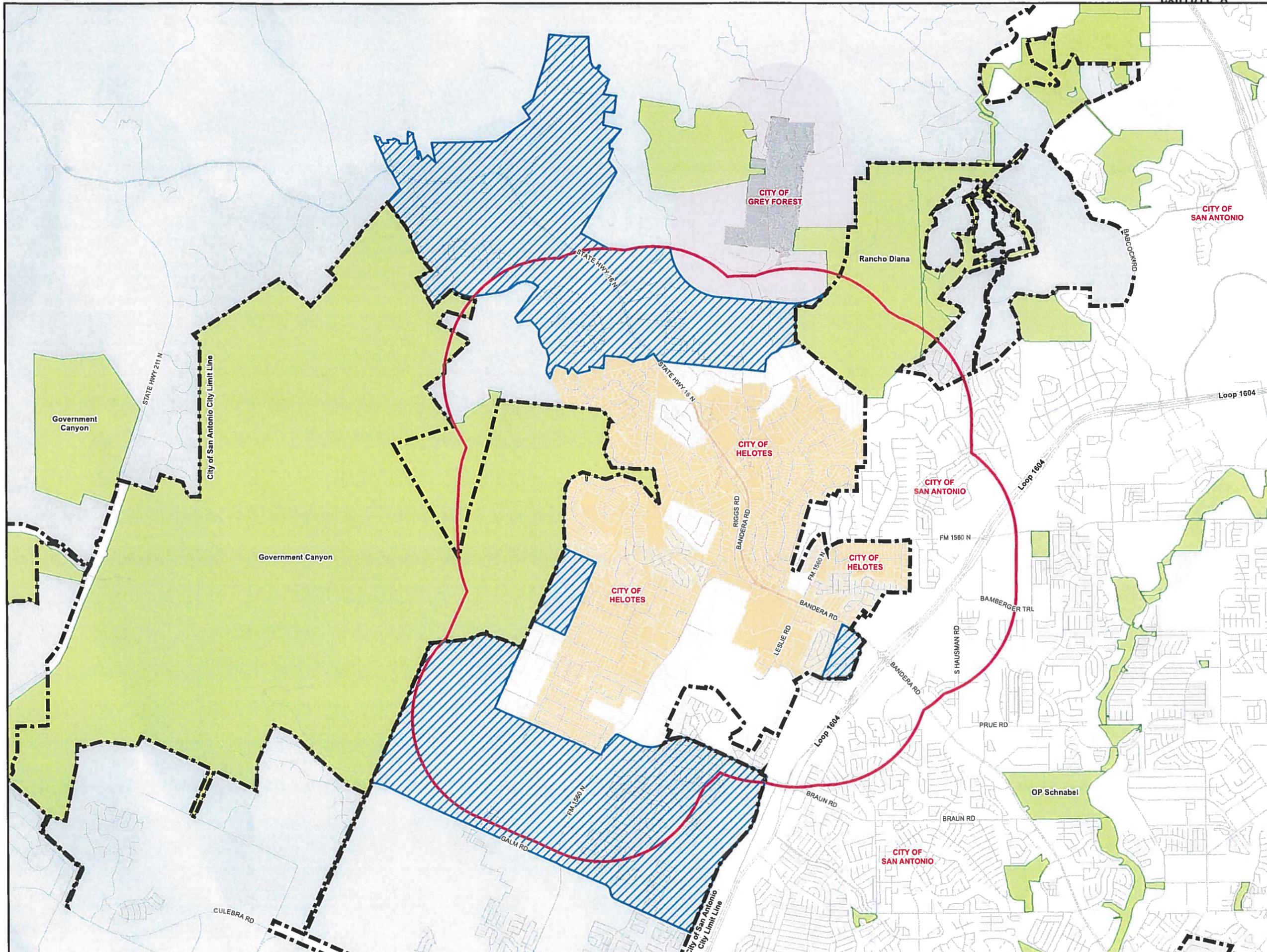
  
Thomas A. Schoolcraft, Mayor  
City of Helotes, Texas

**ATTEST:**

  
Grace Tamez, City Secretary  
City of Helotes, Texas



# CITY OF HELOTES PROPOSED ETJ PLAN AREA



### Legend

- City of Helotes Statutory One Mile ETJ (11,485 ac. / 17.95 sq. mi.)
- City of Helotes ETJ Plan Area (6,560 ac. / 10.25 sq. mi.)
- Park Area
- City of Grey Forest
- City of Helotes (4,307 ac. / 6.73 sq. mi.)
- City of Grey Forest ETJ
- City of Helotes ETJ (1,436 ac. / 2.24 sq. mi.)
- CosaBoundary
- Bexar County



1 inch equals 4,500 feet



April 19, 2013



engineers | architects | contractors

TBPE FIRM NO. F-366

Note: Parcel data was acquired through the Bexar County Appraisal District. Other city and town boundaries, ETJ boundaries, and park information was acquired from the City of San Antonio GIS Department.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**RESOLUTION NO.**

**RECOMMENDING THE RELEASE OF APPROXIMATELY 8 SQUARE MILES (4,995 ACRES) GENERALLY LOCATED NORTH AND NORTHWEST OF HELOTES' CURRENT CITY LIMITS, ALONG AND NORTH OF STATE HIGHWAY 16 (BANDERA ROAD), AND SOUTH FROM THE HELOTES CITY LIMITS TO GALM/SHANEFIELD ROAD, IN NORTHWEST BEXAR COUNTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO AS PETITIONED BY THE CITY OF HELOTES**

WHEREAS, the City of Helotes has requested the release of approximately 8 square miles (4,995 acres) from the extraterritorial jurisdiction (ETJ) of the City of San Antonio; and,

WHEREAS, the Texas Local Government Code allows cities to seek the release of a neighboring municipality's existing ETJ with the written consent of the releasing municipality's governing body; and,

WHEREAS, the release of some of the subject territory does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013, by not prohibiting strategic westward growth, as may be deemed necessary in the future; and,

WHEREAS, Annexation is not a viable option in the near future based on the location of subject area and the difficulty to currently provide municipal services; and,

WHEREAS, if subject area is placed in Helotes's ETJ, the City of Helotes would consider incorporating the area into their city limits and providing future municipal services to residents who are incorporated into the City of Helotes; and,

WHEREAS, the City of San Antonio recognizes the need for its regional partner cities to remain economically viable, in support of the overall economic health of the region; and,

WHEREAS, the Planning Commission has considered the request from the City of Helotes to release approximately 8 square miles from the City of San Antonio's ETJ; and,

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

SECTION 1: The Planning Commission recommends approval of the release of approximately 7.8 square miles (4,995 acres) of land from the Extraterritorial Jurisdiction of the City of San Antonio, as illustrated in Attachments A and B, to the City Council for adoption.

**PASSED AND APPROVED ON THIS 8<sup>th</sup> DAY OF MAY 2013.**

Attest:

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Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

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Executive Secretary  
San Antonio Planning Commission