

SAN ANTONIO PLANNING COMMISSION AGENDA



May 23, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossl

Donald Oroian

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

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-7245 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

1. PRELIMINARY ITEM(S):

A. Work session, 1:00 P.M., Tobin Room

- Review and discuss TAC applications (Development Services Department)
- Dignowity Hill Neighborhood Plan, Plan Implementation Rezoning Phase 1 update to the Planning Commission. (Department of Planning and Community Development)
- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 100343

Weston Oaks Unit 18

OCL 611 D-5

(On the west side of Grosenbacher Road, south of Potranco Road)

* Project is located in the Camp Bullis Notification Area.

B. 120023 Bridgepoint Units 5, 13 & 14 Enclave OCL 512 C-4
(East of the intersection of Foxen Way and Little Green Street)

REPLAT:

C. 120044 Morin 2 583 E-4
(On the east side of Exeter Street, south of U.S. Highway 81-Austin Hwy)

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

6. 100343 **Weston Oaks Unit 18** **OCL 611 D-5**
(On the west side of Grosenbacher Road, south of Potranco Road)
7. 120023 **Bridgepoint Units 5, 13 & 14 Enclave** **OCL 512 C-4**
(East of the intersection of Foxen Way and Little Green Street)
8. 120044 **Morin** **2 583 E-4**
(On the east side of Exeter Street, south of U.S. Highway 81-Austin Hwy)

PLATS:

9. 110145 **Lantana Crossing Unit B** **OCL 589 D-5**
(On the east side of F.M. 2538, west of Blacksmith Way)
10. 120060 **Halliburton – San Antonio** **OCL 752 D-3**
(East of the intersection of Loop 1604 and I.H. 37)

DEFERRALS:

11. 120158 **Lien HOA Temple** **2 584 F-2**
(North of the intersection of Excalibur Drive and Fratt Road)

INDIVIDUAL CONSIDERATION

COMPREHENSIVE MASTER PLANS:

26. **Case Number PA12042** - Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.4594 acres located at 5608 South Flores Street from Mixed Use to Regional Commercial. (Department of Planning and Community Development by Jacob Floyd)
27. **Case Number PA12043** - Public hearing and consideration of a resolution amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.47 acres located at 5731 and 5807 Rittiman Plaza from Community Commercial to Light Industrial (Department of Planning and Community Development by Tyler Sorrells)
28. **Case Number PA12044** - Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.032 acres located at 2002 Southcross from Low Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)
29. **Case Number PA12045** - Public hearing and consideration of a resolution amending the land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.00 acres located at 8682 Bandera Road from Medium Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

OTHER ITEMS:

30. Approval of the minutes for the May 9, 2012 Planning Commission meeting
31. Director's report - City Council Action Update (Planning Commission Items sent to Council)
32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
33. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION PLAT
AGENDA ITEM NO: 5A & 6 May 23, 2012

WESTON OAKS UNIT 18
SUBDIVISION NAME

MAJOR PLAT

100343
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 D-5

OWNER: Babcock Road 165, LTD, c/o Arthur Zuniga

ENGINEER: Denham-Ramones Engineers, c/o Paul W. Denham, P.E.

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: May 1, 2012

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

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 846-A, Weston Oaks, accepted on June 28, 2011

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

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

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval



111 D5

LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

- BUILDING SETBACK LINE
- VEHICULAR HIGH-ACCESS EASEMENT
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR EASEMENT
- PROPOSED FINISHED CONTOUR
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- D.P.R. = DEED AND PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- U.R.F. = IRON REBAR FOUND
- U.C.S. = IRON REBAR SET
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(83/NA89), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
- SCALE FACTOR IS 1.0007
- ROTATION ANG TO PLAT IS 0.00007
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONEN ENGINEERING AND ASSOCIATES INC TO MONUMENT ALL CORNERS OF PLATS AND IN THE SUBDIVISION WITH 1/2" REBAR AND 3" R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE EASTERMOST NORTH LINE OF TRACT 2 OF THE 341.7 ACRES TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 12772 PAGE 251-254, R.P.R. BETWEEN THE TWO MONUMENTS SHOWN HEREON, AND CALLED 18972227E.
- NO STRUCTURAL OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT THE SETBACKS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPE OR OTHER OBSTRUCTIONS, WHICH ARE IN THE CORNER SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MONUMENT NOTE:

- 1/2" U.R.F.
- 3" R.E. U.C.S. W.D.R.E.C.F.
- 1/2" U.C.S. W.D.R.E.C.F.

PLAT REFERENCE

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

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	180.00°	453.00'	78.00'	154.50'	153.53'
C2	86.2136°	23.00'	23.46'	37.68'	35.30'
C3	90.0000°	10.00'	10.00'	15.71'	14.14'
C4	47.2314°	28.00'	12.77'	24.07'	23.36'
C5	272.9230°	21.00'	48.59'	244.88'	68.83'
C6	47.3248°	28.00'	12.77'	24.07'	23.36'
C7	90.0000°	10.00'	10.00'	15.71'	14.14'
C8	90.0000°	20.00'	20.00'	31.42'	28.28'
C9	21.5833°	120.00'	24.82'	47.87'	47.58'
C10	74.5210°	10.00'	7.48'	12.15'	11.25'
C11	71.137°	824.99'	38.37'	78.57'	78.48'
C12	24.9228°	275.00'	126.81'	249.64'	247.68'
C13	113.923°	818.00'	80.49'	190.91'	129.67'
C14	113.9218°	10.00'	14.78'	18.53'	18.37'
C15	83.381°	25.00'	8.63'	11.26'	11.23'
C16	38.1823°	20.00'	6.46'	10.00'	10.00'
C17	16.2184°	21.00'	32.716'	144.43'	100.78'
C18	20.0824°	20.00'	9.46'	18.82'	17.86'
C19	32.4424°	20.00'	9.32'	18.09'	17.09'
C20	127.2007°	21.00'	280.31'	150.48'	100.10'
C21	32.4424°	20.00'	9.32'	18.09'	17.09'
C22	38.3811°	20.00'	6.58'	18.50'	18.18'
C23	188.4448°	21.00'	438.89'	148.47'	101.37'
C24	20.0824°	20.00'	9.46'	18.82'	17.86'
C25	42.2232°	120.00'	48.90'	82.63'	80.33'
C26	82.1802°	10.00'	10.00'	15.71'	14.14'
C27	90.0000°	10.00'	10.00'	15.71'	14.14'
C28	90.0000°	10.00'	10.00'	15.71'	14.14'
C29	47.2314°	10.00'	8.65'	12.52'	13.09'
C30	43.4147°	178.00'	20.17'	133.45'	128.83'
C31	82.3824°	20.00'	28.64'	40.66'	38.48'
C32	128.2121°	20.00'	37.89'	74.48'	78.30'
C33	43.0110°	488.00'	18.66'	33.30'	33.22'
C34	82.6253°	20.00'	20.00'	40.00'	40.00'
C35	121.381°	275.00'	6.18'	13.62'	13.60'
C36	312.524°	275.00'	18.13'	32.28'	32.22'

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

RESTORED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

RESTORED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

- "C.P.S. 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," "COMMON EASEMENT," "SERVICE EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND DIRECTION POLES, HANGING OR BURNING WIRE, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER QUARTERS 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 ENGINEER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO, IT IS AGREED AND UNDERSTOOD THAT NO MAINTENANCE, 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 AT TRENCH SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED BY THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING OTHER EASEMENTS OR APPURTENANCES, INCLUDING CABLE EASEMENTS OR ANY OTHER RIGHTS OF ACCESS, SERVICE, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER RIGHTS OF ACCESS.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AREAS WHEN LOTS ARE SERVED ONLY BY REAR LOTS UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- OTHER NOTES:**
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS. SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - SAWS 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.
 - CONTOURS SHOWN ARE FOR GENERAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAYMENTS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 - THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEE, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 30, BLK 10.)
 - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE DESIGN ARE FOR INFORMATION ONLY. IMPACT FEES ARE FOR INFORMATION ONLY.
 - 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 DESIGN FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO OFFICE OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BUILDING SETBACK NOTE

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

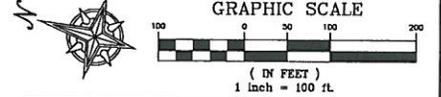
LINE TABLE

LINE #	LENGTH	BEARING
L1	71.53	S043°23'27"E
L2	48.91	S50°12'28"W
L3	55.00	N04°30'37"E
L4	80.34	N04°30'37"E
L5	26.87	S04°30'37"E
L6	50.00	S45°43'32"E
L7	50.00	S43°18'20"W
L8	50.00	N46°41'10"W
L9	9.77	N46°41'10"W
L10	50.00	N19°26'22"E
L11	50.00	S02°24'50"W
L12	9.77	S45°43'32"E
L13	50.00	S43°18'20"W
L14	50.00	N46°41'10"W
L15	9.77	N46°41'10"W
L16	45.00	N08°02'23"E
L17	13.82	S58°36'02"E
L18	45.00	S38°26'24"E
L19	50.00	N08°26'12"E
L20	5.00	N44°39'27"E
L21	5.00	S42°37'23"E
L22	130.17	S21°47'34"W
L23	35.50	N01°36'31"E
L24	31.22	N21°17'42"E
L25	58.84	S00°39'33"E
L26	45.00	S04°30'37"E

PLAT No. 100343
SHEET 1 OF 2

47 LOTS
REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTON OAKS
SUBDIVISION UNIT 18

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



1380 Pantheon Way, Suite 290
San Antonio, TX. 78232
Firm Registration Number: T.A.P.E. #-981 & T.A.P.L.S. 100327-00

OWNER/DEVELOPER:
BABCOK ROAD 165, LTD.
12770 CARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (868) 328-0242

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____
DULY AUTHORIZED AGENT: _____
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ARTHUR ZUNIGA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the CAPACITY HEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDENT 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 THE _____ DAY OF _____ A.D., 2012. THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

ATTEST: _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____ DEPUTY



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

Date: May 02, 2012, 2:10pm User: 05: Brian from File: H:\Current Projects\3142-Remplat-Gates Unit 18 (Weston Oaks)-1012.dwg



611 D5

LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

- | | |
|---|----------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | VALE |
| 3. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | E.T.C.T.V.E. |
| 4. ELECTRIC & CABLE TELEVISION EASEMENT | E.T.V.E. |
| 5. TELEPHONE & CABLE TELEVISION EASEMENT | T.V.E. |
| 6. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.C.T.V.E. |
| 7. CLEAR VISION EASEMENT | C.V.E. |
| 8. PROPOSED FINISHED CONTOUR | (720) |
| 9. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. | |
| 10. D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. | |
| 11. I.R.F. = IRON REBAR FOUND | |
| 12. U.S. = IRON REBAR SET | |
| 13. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(NAD83), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. | |
| 14. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONOS ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. | |
| 15. BEARING REFERENCE SOURCE IS THE EASTERNMOST NORTH LINE OF TRACT 2 OF THE 34.87 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 12772 PAGES 231-232, R.P.R. BETWEEN THE TWO MONUMENTS SHOWN HEREON, AND CALLED 189702727. | |
| 16. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF PROGRESS AND EGRESS OVER 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. | |

MONUMENT NOTE:

- ⊙ = 1/2" I.R.F.
- ⊙ = 1/2" I.R.F. R.P.R. E CAP
- ⊙ = 1/2" U.S. R.P.R. E CAP

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9818, PGS. 223-228 & VOL. 9820, PG. 1, D.P.R.

STATE OF TEXAS
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. HOLL

- "C.P.S. 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 DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "PHONE EASEMENT", "CABLE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, LADS WITH (2) NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND. THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH DRAGAGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BALANCE, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS OR IMPROVEMENTS OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS ENDORSING THIS PLAT DOES NOT ASSUME ANY LIABILITY, RELEASE OR CONVEYANCE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE COORDINATE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AND SAID CHANGES TO SUCH EASEMENTS SHALL BE REVIEWED BY THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF PROGRESS AND EGRESS OVER 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.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF PROGRESS AND EGRESS OVER 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.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF PROGRESS AND EGRESS OVER 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.

EDU NOTE:

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

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GROUND.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SANS". SANS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- SANS 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.
- FINISHED FLOOR ELEVATIONS FOR GARAGE USE PLAT, CUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- THE MAINTENANCE OF DRAINAGE EASEMENTS & ORDINANCES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSOCES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE

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

PLAT No. 100343

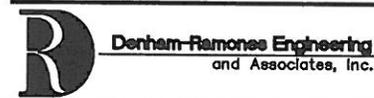
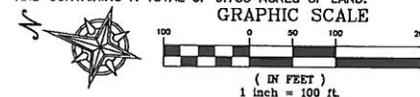
SHEET 2 OF 2

47 LOTS

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTON OAKS
SUBDIVISION UNIT 18**

BEING REPLAT OF 0.647 ACRES OF LAND OUT OF WESTON OAKS SUBDIVISION UNIT 1 RECORDED IN VOLUME 9619, PAGES 223-225 & VOLUME 9820 PAGE 1, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND 9.106 ACRES OF LAND OUT OF THE ANTONIO VASQUEZ SURVEY NO. 100 1/3, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 9.753 ACRES OF LAND.

GRAPHIC SCALE



1300 Pantheon Way, Suite 280 (210) 485-3100 Office
San Antonio, TX 78222 (210) 485-3822 Fax
Firm Registration Number: T.S.P.E. F-0911 & T.S.P.L.S. 10023700

OWNER/DEVELOPER:
BACOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 890-7600
FAX: (866) 328-0242

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, DRAINAGE 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
ARTHUR ZUNIGA
WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

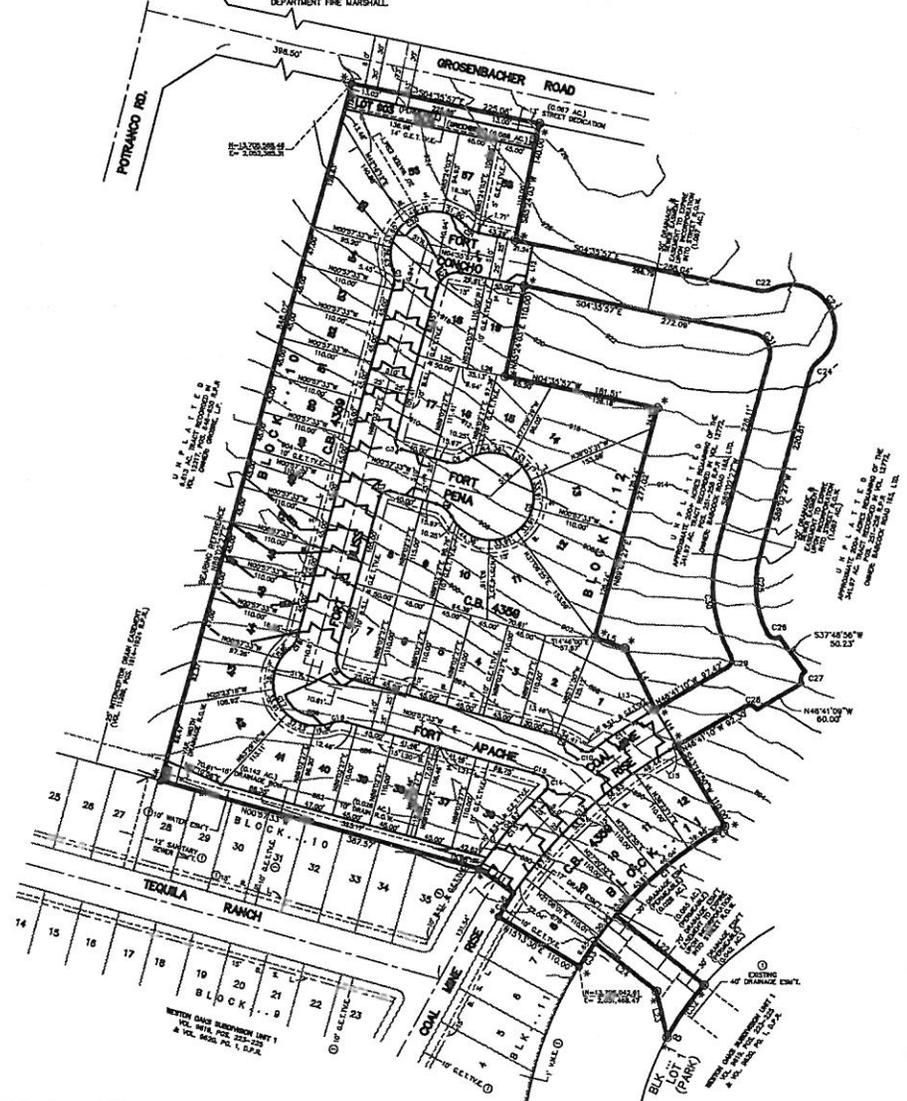
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND RECORDS OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON THIS _____ DAY OF _____ A.D. 2012. THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS _____ DAY OF _____ A.D. 2012.
ATTESTED:
COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____ CHAIRMAN
BY: _____ SECRETARY
STATE OF TEXAS
COUNTY OF 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 RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY



THIS DOCUMENT HAS BEEN PROCESSED FROM ORIGINAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. REE ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

DATE: MAY 03, 2012, 2:30pm User: GJ_Bairner/Plot File: K:\Users\Projects\2512-Subdiv Unit 18\Weston Oaks Unit 18\Map\Weston Oaks Unit 18.dwg Plotter: Caldas Unit 18.dwg Plotter: Caldas Unit 18.dwg

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

AGENDA ITEM NO: **5B & 7** May 23, 2012

BRIDGEPOINT UNITS
5, 13 & 14 ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

120023
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 512 C-4

OWNER: Estates of Alon Development Group, Ltd., c/o Israel Fogiel

ENGINEER: Vickrey & Associates, Inc., c/o Kara J. Heasley, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: May 1, 2012

Location: East of the intersection of Foxen Way and Little Green Street

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 004C-06, Bridgepoint, accepted on February 8, 2010

Proposed Use: Residential Single-Family

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **37.27**-acre tract of land that will consist of sixty-eight (**68**) single-family lots, two (**2**) non-single family lots, and three thousand one hundred eighty (**3,180**) linear feet of private streets.

DISCUSSION:

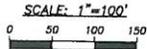
One (1) notice was mailed to the adjacent property owner within two hundred (200) feet of the subject property. To the present, staff has received no correspondence from the adjacent property owner.

STAFF RECOMMENDATION:

Approval

A REPLAT AND SUBDIVISION PLAT ESTABLISHING BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 5, C.B. 4557 (0.133 ACRE) OUT OF BRIDGEPOINT UNIT 1 SUBDIVISION, RECORDED IN VOLUME 9614, PAGES 209-211, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 37.14 ACRES OF LAND OUT OF THE PEDRO TREVIÑO SURVEY NO. 224, ABSTRACT 766, COUNTY BLOCK 4557 AND BEING A PORTION OF THAT CERTAIN 197.78 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12140, PAGE 325, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 37.27 ACRES OF LAND.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12840 Country Parkway San Antonio, Texas 78218-2004 Telephone: (210) 348-3271 Firm Registration No. F-199

ADDITIONAL NOTES: 1. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 FEET ABOVE THE FINISHED ADJACENT GRADE. 2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INTERFERE WITH THE DRAINAGE EASEMENTS SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 3. 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 COMMISSIONERS OF BEAR COUNTY. 4. THE OWNER OF THIS PLAT DOES NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS OR OTHER OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS TO SUCH DRAINAGE EASEMENTS. 5. BEAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES OR TRAFFIC ISLANDS.

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 AND HEREBY CONFIRMS AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, INTERSECTIONS, DRIVEWAYS, EASEMENTS, OPEN SPACES, AND OTHER AREAS THEREIN EXPRESSED.

OWNER/DEVELOPER: ESTATES OF ALON DEVELOPMENT GROUP, LTD. 12840 N. MILITARY HWY. EAST, SUITE 2200 SAN ANTONIO, TEXAS 78231 (210) 344-9200 ISRAEL FOGIEL, PRESIDENT DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL, 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 24th DAY OF April, A.D. 2012. KARA S. HEASLEY, Notary Public, State of Texas, Commission Expires 09-20-12

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ AT _____ 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. 2012.

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

THIS PLAT OF BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH THE CHARTER OF SAID CITY AND THE LOCAL LAWS AND ORDINANCES THEREIN, WITH THE EXCEPTION(S) (AND/OR VARIANCE(S)) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D. _____

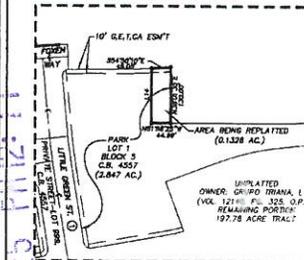
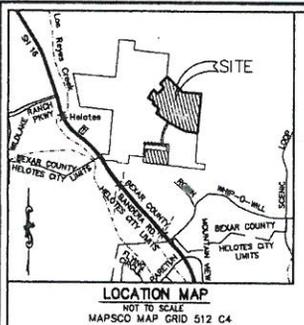
BY: _____ CHAIRMAN BY: _____ SECRETARY

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

- 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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UNDERGROUND EASEMENT", "UTILITY EASEMENT", "CONDUIT EASEMENT", "CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 INTERFERE WITH SAID FACILITIES, AND THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, ALTER, ENLARGE OR OTHERWISE AFFECT ANY EXISTING ELEC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 2. ANY CPS HAZARDOUS LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO URGENT CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID URGENT CHANGES OR GROUND ELEVATION ALTERATION. 3. ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS, PROVIDED THAT NO UNDERGROUND ELECTRIC AND GAS FACILITIES ARE LOCATED WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE STRABONS MARKED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDP NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN REDESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIVE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. NOTE: IMPACT FEE PAYMENT DUE WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- LEGEND: O SET 1/2" IRON ROD W/CHP STAMPED "VICKREY PROPERTY COR." @ FOUND 1/2" IRON ROD D.B.A. DEED RECORDS OF BEAR COUNTY, TEXAS O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS -75- EXISTING CONTOURS -75- PROPOSED CONTOURS G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV B.S.L. BUILDING SETBACK LINE A.C. ALLEYS E.S.M.T. EASEMENT R.O.W. RIGHT OF WAY W-A VEHICULAR NON-ACCESS ESMT P.C. EXISTING VOLUME P.L. PLATE P.E.D. PEDESTRIAN BLOCK B.L.B. COUNTY BLOCK 1 BRIDGEPOINT UNIT 1 (VOL. 9614, PGS. 209-211 D.P.R.) 2 BRIDGEPOINT UNIT 2 (VOL. 9618, PG. 150 D.P.R.)



UNPLATTED OWNER: OSELA SHANNIE TRAMA (VOL. 1211, PG. 325 D.P.R.) REMAINING PORTION 197.78 ACRE TRACT. UNPLATTED OWNER: OSELA SHANNIE TRAMA (VOL. 1211, PG. 325 D.P.R.) REMAINING PORTION 197.78 ACRE TRACT.



STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS BRIDGEPOINT UNIT 1 AS LOT 1, BLOCK 5, C.B. 4557, RECORDED IN VOLUME 9614, PAGES 209-211, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS. OWNER: ISRAEL FOGIEL, PRESIDENT DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 24th DAY OF April, 2012. KARA S. HEASLEY, Notary Public, State of Texas, My Commission Expires 9-20-12

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. Kara J. Heasley 4/19/2012 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO ACTUAL SURVEY MADE IN THE FIELD BY: VICKREY & ASSOCIATES, INC. BY: STEPHEN HORVATH, R.P.L.S. Stephen Horvath 4/16/12 REGISTERED PROFESSIONAL LAND SURVEYOR



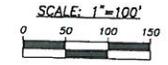
COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM HAD 83 SOUTH CENTRAL ZONE GRID WITH DISTANCES CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.000017.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM HAD 83 SOUTH CENTRAL ZONE HOLDING SAN ANTONIO COR STATION TXAN AND AUSTIN COR STATION TAU. 2624N Lat: N29°28'34.3400" Long: W90°34'35.88070" 2624E Lat: N30°76'42.0800" Long: W91°45'22.71300"

PLAT NO. 120023

A REPLAT AND SUBDIVISION PLAT ESTABLISHING BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 5, C.B. 4557 (0.133 ACRES) OUT OF BRIDGEPOINT UNIT 1 SUBDIVISION, RECORDED IN VOLUME 9814, PAGES 208-211; DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 37.14 ACRES OF LAND OUT OF THE PEDRO TRIVINO SURVEY NO. 224, ABSTRACT 766, COUNTY BLOCK DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12140, PAGE 325, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 37.27 ACRES OF LAND.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78218-2004 Telephone: (210) 349-3271 Fax: (210) 349-3271 Firm Registration No. F-109

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 AND HEREBY OFFERS AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE, EASEMENTS AND PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER ESTATES OF ALON DEVELOPMENT GROUP, LTD. 10003 N. MILITARY HWY. SUITE 2201 SAN ANTONIO, TEXAS 78231 (210) 344-8200

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, 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 24 DAY OF April, A.D. 2012.

KAREN S. HOPPER Notary Public, County of Bexar, Texas Comm. Exp. 09-09-12

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK 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 THIS DAY OF APRIL, 2012, 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.

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

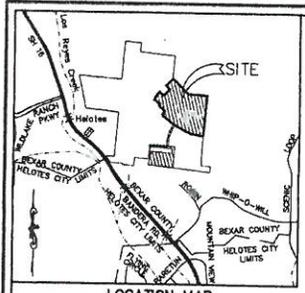
THIS PLAT OF BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE JUDICIAL OFFICER OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSIONER IN ACCORDANCE WITH THE TEXAS LAND AND REGULATORY ACT AND/OR WHERE APPLICABLE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

STATE OF TEXAS COUNTY OF BEAR COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF APRIL, 2012, AT M. AND DULY RECORDED THE DAY OF APRIL, 2012, AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF APRIL, 2012.

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO THE USE OF THE PUBLIC AND HEREBY OFFERS AS PRIVATE... 2. ANY CPS INFRASTRUCTURE LOCATED WITHIN SAID EASEMENT... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY PEAK LOT UNDERGROUND ELECTRIC AND GAS FACILITIES... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ADDITIONAL NOTES: THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER DRANTON'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 AS APPROVED. BEAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES OR TRAFFIC ISLANDS.

THE STRIPES IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW OF 100 GPM @ 20 PSI. RESIDUAL PRESSURE. THE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

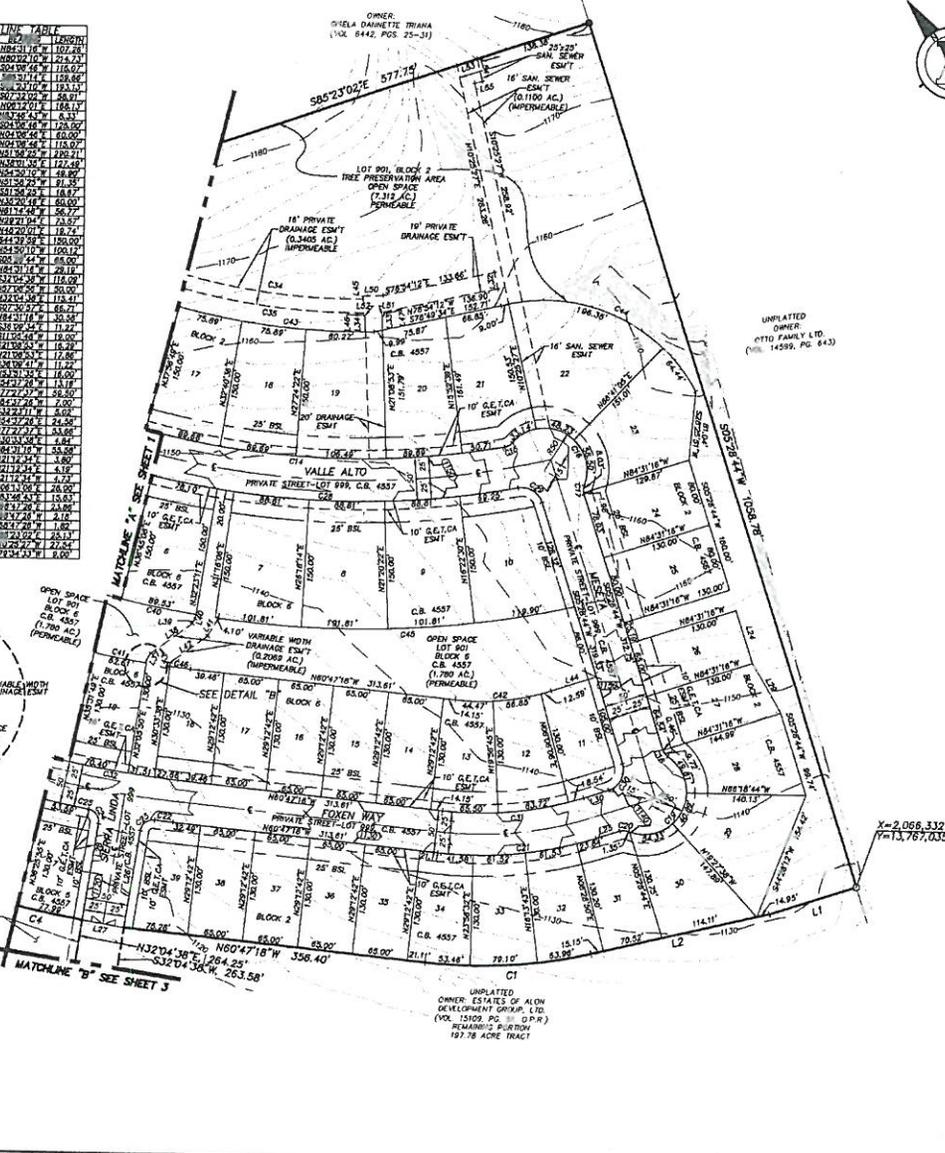


LOCATION MAP MAPSCO MAP GRID 512 C4

Table with columns: LOT#, AREA, ADJACENT, DISTANCE, etc. Lists lot details and adjacent lot information.

LEGEND: SET 1/2" IRON ROD WEAR STAMPED, FOUND 1/2" IRON ROD, DEED RECORDS OF BEAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, EXISTING CONTIGUOUS, PROPOSED CONTIGUOUS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, BUILDING SEWER LINE, ACRES, EASEMENT, RIGHT OF WAY, VEHICULAR NON-ACCESS ESMT, EXISTING CONTIGUOUS, VOLUME, PAGE, PROTECTOR, BLOCK, COUNTY BLOCK, BRIDGEPOINT UNIT 1, COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM HAD 83 SOUTH CENTRAL ZONE, GRID WITH DISTANCES OBTAINED BY SURFACE USUING A COMBINED SCALE FACTOR OF 1.00017.

Table with columns: LOT#, AREA, ADJACENT, DISTANCE, etc. Continuation of lot details table.



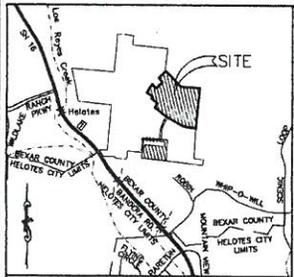
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. Licensed Professional Engineer. State of Texas, County of Bexar. KARA J. HEASLEY 4/12/2012. STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC. BY: STEPHEN HORVATH, M.P.L.S. Registered Professional Land Surveyor. STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC. BY: STEPHEN HORVATH, M.P.L.S. Registered Professional Land Surveyor.



PLAT NO. 120023

A REPLAT AND SUBDIVISION PLAT ESTABLISHING BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 5, C.B. 4557 (0.133 ACRE) OUT OF BRIDGEPOINT 1 SUBDIVISION, RECORDED IN VOLUME 9614, PAGES 209-211, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 37.14 ACRES OF LAND OUT OF THE PEDRO TREVIÑO SURVEY NO. 224, ABSTRACT 766, COUNTY BLOCK 4557 AND BEING A PORTION OF THAT CERTAIN 197.78 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12140, PAGE 325, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 37.27 ACRES OF LAND.



LOCATION MAP
NOT TO SCALE
MAPSCO MAP GRID 512 C4

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND DIRECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 EASY INTERFERENCE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS 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 OWNED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AFFECT, 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 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.

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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRAINING 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.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIVE 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 DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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.

- ADDITIONAL NOTES:**
- THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AS APPROVED. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS 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 ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO HAVE ANY IMPROVEMENTS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS, BEAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS.

2012 APR 25 PM 12:11

LEGEND

- SET 1/2" IRON ROD W/ CAP STAMPED "MONUMENT PROPERTY COR"
- FOUND 1/2" IRON ROD
- D.P.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- G.E./C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV
- BSL BUILDING SETBACK LINE
- ACRES
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- WH-A VEHICULAR NON-ACCESS ESMT
- EX EXISTING
- VOL. VOLUME
- PG. PAGE
- PRD. PREDECESSOR
- BLK. BLOCK
- CB. COUNTY BLOCK

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE WITH CORRECTIONS CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.00071.

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

DEED:
L&P- #272928.34306*
Loop- #96734.35.00078*

DEED:
L&P- #307814.00080*
Loop- #9774322.71309*

STATE OF TEXAS
COUNTY OF BEAR

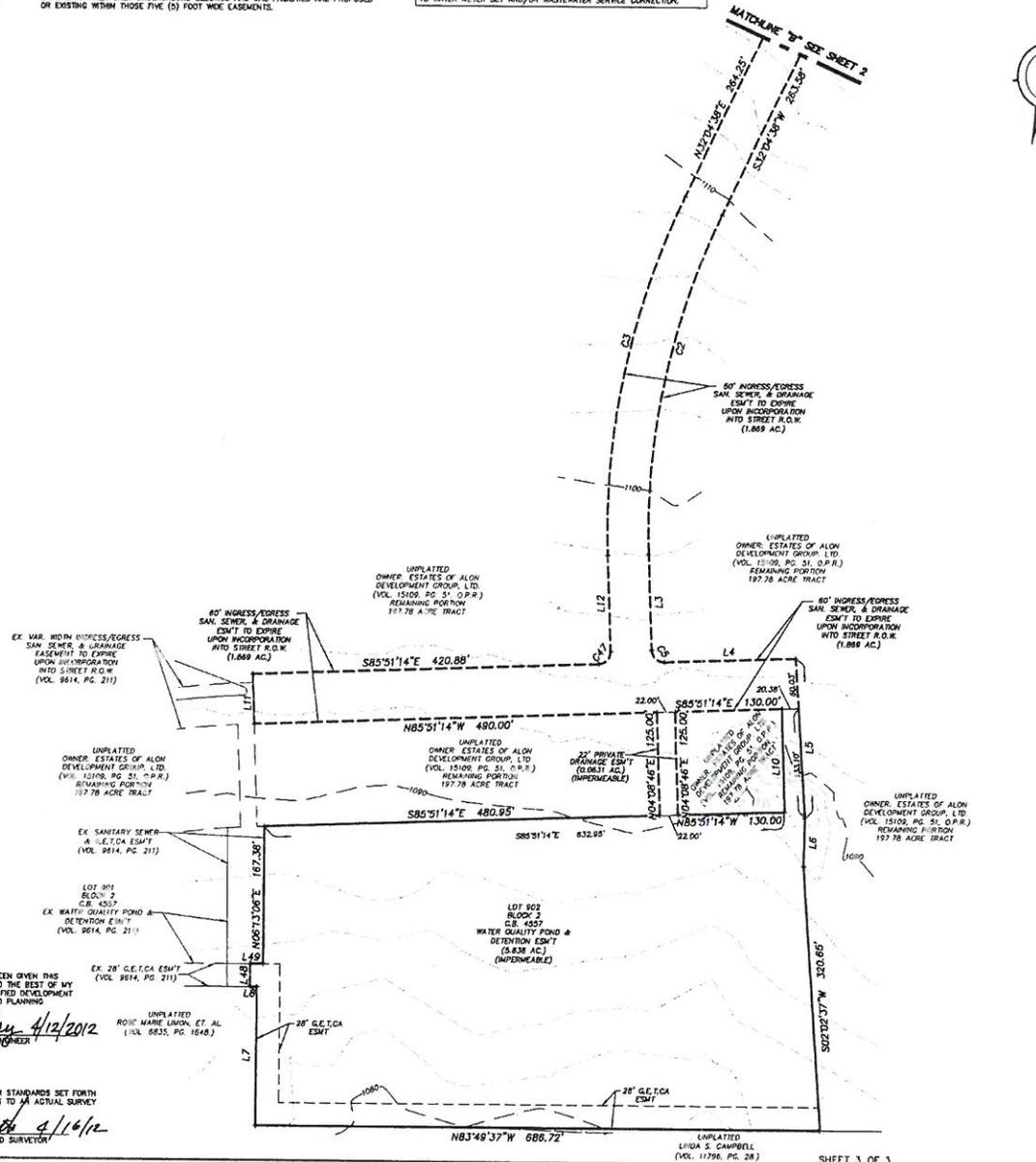
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VOCKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E. *Kara J. Heasley 4/12/2012*
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

VOCKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S. *Stephen Horvath 4/11/12*
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1"=100'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12340 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
Firm Registration No.: 7-159

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
UNPLATED OF ALON DEVELOPMENT GROUP, LTD.
10111 HILTIWAY, SUITE 2201
SAN ANTONIO, TEXAS 78201
(210) 344-9200

Israel Fogel
OWNER
ISRAEL FOGEL, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *ISRAEL FOGEL*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AS I HERETOBEFORE TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF April, A.D. 2012

Karen S. Hopper
KAREN S. HOPPER
Notary Public,
State of Texas
Comm. Exp. 09-20-12
NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK 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 _____ AT _____ 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 BRIDGEPOINT UNITS 5, 13 & 14 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OF TEXAS LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXPRESSIONS AND/OR VARIANCES(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 _____ AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. _____

BY: _____ DEPUTY



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND
SUBDIVISION PLAT
AGENDA ITEM NO: 5C & 8 May 23, 2012

MORIN

MINOR PLAT

120044
PLAT #

SUBDIVISION NAME

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 583 E-4

OWNER: Charles Morin

ENGINEER: CEC, c/o George W. Peck, Jr., P. E.

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Date filed with Planning Commission: May 1, 2012

Location: On the east side of Exeter Street, south of U.S. Highway 81 (Austin Highway)

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Proposed Use: Commercial

Major Thoroughfare: U.S. Highway 81 (Austin Hwy) is a freeway

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **1.494**-acre tract of land that will consist of one (1) non single-family lot.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
VACATE AND RESUBDIVISION
AGENDA ITEM NO: 9 May 23, 2012

LANTANA CROSSING UNIT B
SUBDIVISION NAME

MAJOR PLAT

110145
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 589 D-5

OWNER: Robert Harris

ENGINEER: Frank L. Grant, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: May 2, 2012

Location: On the east side of F.M. 2538, west of Blacksmith Way

Services Available: Green Valley Special Utility Water District and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential Single-Family

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **8.949**-acre tract of land that will consist of six (6) single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NO. 110145

VACATE AND RESUBDIVISION

PLAT "ESTABLISHING"

LANTANA CROSSING SUBDIVISION

UNIT B

Establishing Lots 21-26, Block 1, County Block 4019, 0.349 acres of land...



BUTZ LAND SURVEYING

2430 KUSMERE RD. ST. HELENA, TX. 75162-9718

PHONE: 210-667-1380 FAX: 210-667-1334

JOB NO. 04-144A DATE: 10/21/10 DRAWN BY: R.C.C.

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT...

STATE OF TEXAS COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF OCTOBER, A.D. 2010

STATE OF TEXAS COUNTY OF BEAR

THIS VACATE & RESUBDIVISION PLAT OF LANTANA CROSSING SUBDIVISION, UNIT B...

DATED THIS 25th DAY OF OCTOBER, A.D., 2010

BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PREVIOUS OFFICER OF THE COUNTY CLERK'S COURT OF BEAR COUNTY...

DATED THIS 25th DAY OF OCTOBER, A.D., 2010

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

STATE OF TEXAS COUNTY OF BEAR

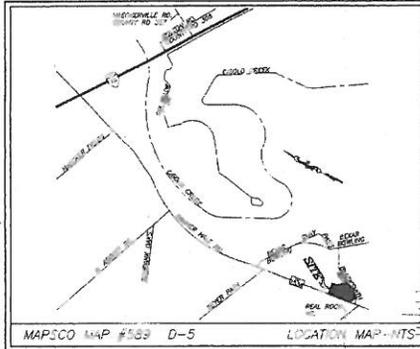
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

WILLIAMS ON FILE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 25th DAY OF OCTOBER, A.D., 2010

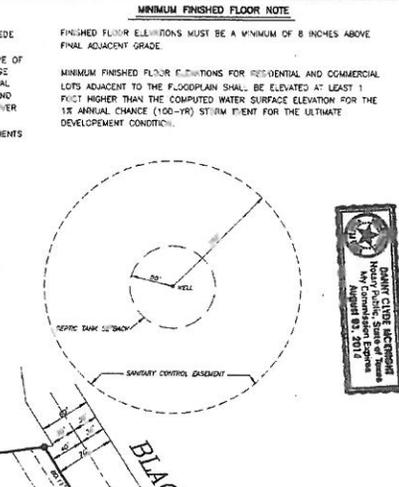
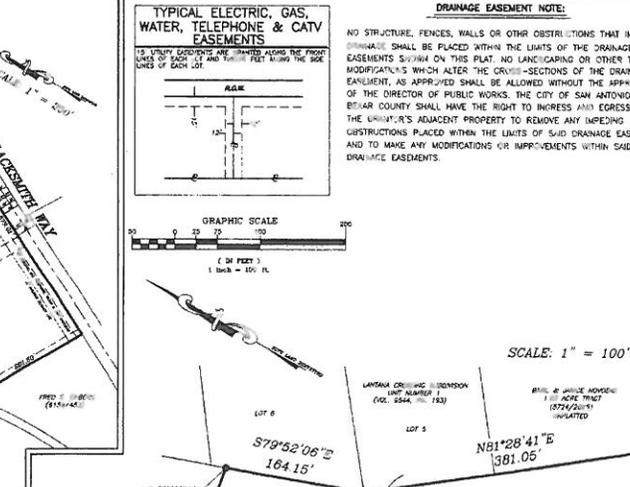
COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY



SURVEY NOTES: BEARINGS ARE BASED ON PLAT RECORDS IN VOLUME 4019... TYPICAL ELECTRIC, GAS, WATER, TELEPHONE & CATV EASEMENTS... DRAINAGE EASEMENT NOTE... MINIMUM FINISHED FLOOR NOTE... OWNER/DEVELOPER: ROBERT HARRIS...

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE...



AREA BEING VACATED THROUGH VACATING DECLARATION: Being Lot 20, Block 1, County Block 4019, of Lantana Crossing Subdivision, Unit Number 2, Bear County, Texas...



STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME UNDER MY SUPERVISION.

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...



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 May 23, 2012

HALLIBURTON – SAN ANTONIO
SUBDIVISION NAME

MAJOR PLAT

120060
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 752 D-3

OWNER: Halliburton Energy Services, Inc., c/o Woody Kemp Jr.

ENGINEER: Big Red Dog San Antonio LLC, c/o Christopher A. Weigand, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: May 7, 2012

Location: East of the intersection of Loop 1604 and I.H. 37

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Warehouse

Major Thoroughfare: Loop 1604 is a Freeway

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **149.6775**-acre tract of land that will consist of one **(1)** non-single family lot.

STAFF RECOMMENDATION:

Approval

RECEIVED



VICINITY MAP

SCALE: 1" = 2000' MAPS00 PG# 702 ORD D3/E3/23

LEGEND

- PROPERTY LINE
EXISTING PROPERTY LINES
EXISTING EASEMENTS
PROPOSED EASEMENTS
EXISTING CONTOURS
PROPOSED CONTOURS
GAS LINE
1/2" IRON ROD FOUND (UNLESS NOTED)
IRON ROD WITH "SURVEYOR" CAP FOUND
TODOT TYPE II BRASS DISC FOUND
1/2"-INCH IRON ROD WITH "WARD" CAP SET
CALCULATED POINT
SURVEY CONTROL POINT
POINT OF BEGINNING
VOLUME
PAGE
R.O.W.
RIGHT-OF-WAY
ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS

NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
2. THE 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.
3. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVINGS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC.
4. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
5. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PLEASABLE 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 BEAR COUNTY.
6. HARBOR FRESH FLOOR ELEVATION FOR LOT 4, C/SJ 4136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
7. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
EDJ NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. SANIS IMPACT FEE NOTE: IMPACT FEE PAYMENT DUES WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "DMS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES AND RIGHTS-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS 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 OPS MINORITY 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 ALTERATIONS.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. (NONE)

PLAT NO. 120060
SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
BEING A 148,8778 ACRE TRACT OF LAND LOCATED IN THE DOLORES CASANOVA SURVEY NO. 34, ABSTRACT NO. 120, THE EDWARD PRODUCE SURVEY NO. 34-1/2, ABSTRACT NO. 104, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14625, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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A Land Survey Company
PO Box 90876, Austin Texas 78769
www.4Wards.com (512) 554-3371

BIG RED DOG
ENGINEERING | CONSULTING
24165 W-110 WEST, SUITE 211-410 (OFFICE)
SAN ANTONIO, TEXAS 78227 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMONSTRATES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, PROPER ALL STREETS, ALLEYS, PAVEMENTS, SIDEWALKS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THIS PLAT AND CONSENTS THEREON TO THESE CONDITIONS.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
4800 BELLAIR BOULEVARD
HOUSTON, TEXAS 77022
(281) 876-3000
BY: [Signature]
DATE: 02/18/2012

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], 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 OPPORTY THEREIN STATED.

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IT HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS ___ DAY OF ___, A.D., 2012.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDENT 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 ___/___/2012 AND THAT AFTER DETERMINING IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

FILED THIS ___ DAY OF ___, A.D., 2012.
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___, A.D. 2012, AT ___ M. AND DULY RECORDED THIS ___ DAY OF ___, A.D. 2012, 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., 2012.

LINE TABLE
LINE # DIRECTION LENGTH
L2 N31°36'25"E 161.98'

LINE TABLE
LINE # DIRECTION LENGTH
L22 S15°25'22"W 91.69'

LINE TABLE
LINE # DIRECTION LENGTH
L42 N25°47'30"E 283.65'

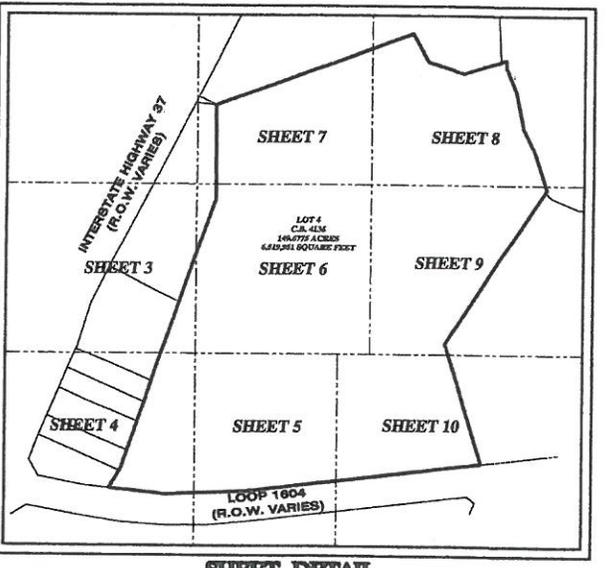
FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DFIRM PANEL 4802950735F, DATED SEPTEMBER 28, 2010 AND THE HOOKER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEDBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY FLOODPLAIN ADMINISTRATOR.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000158322534.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE 3/30/2011, STATIC DATA PROCESSED BY O.P.U.S. 4WARD CONTROL POINT WAS CHECKED TO TODOT CONTROL STATION 20161315, HAVING A PUBLISHED GRID COORDINATE & NAVD 83 ELEVATION OF N 13,627,405.001, E 2,172,075.886, ELEV. 442.873'.

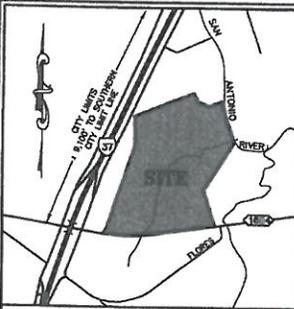
TODOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR(4) ACCESS POINTS ALONG LP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,630.75 FEET.

SETBACK NOTE:
A 25' BUILDING SETBACK LINE IS REQUIRED FROM ALL HIGH PRESSURE GAS LINES SHOWN ON THIS PLAT.



STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT conforms to the minimum standards set forth in the Texas Board of Professional Land Surveying according to an actual SURVEY MADE ON THE GROUND BY [Name].
JASON WARD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5811

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 LANDS; 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 A. Weiland
REGISTERED PROFESSIONAL ENGINEER NO. 101323



VICINITY MAP
SCALE: 1" = 2000' MAPSCO P09 762 GRID 03/E2/3

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- 500- EXISTING CONTOURS
- 500- PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "SURVEYOR" CAP FOUND
- 7X007 TYPE II BRASS DISC FOUND
- 1/2"-DIAM IRON ROD WITH "WARD" CAP SET
- CALCULATED POINT
- SURVEY CONTROL POINT
- POINT OF BEGINNING
- KOLLME PAGE
- R.O.W.
- ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
- DEED AND PLAT RECORDS, BEJAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T.
- OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS

12 MAY - 12 PM 11:36
LAND SURVEY

STATE OF TEXAS
COUNTY OF BEJAR

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

JASON WARD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 0811

STATE OF TEXAS
COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER DUE DILIGENCE CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STRONG, LOTS AND SURFACE LOCUS. 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 A. Herring
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 101323

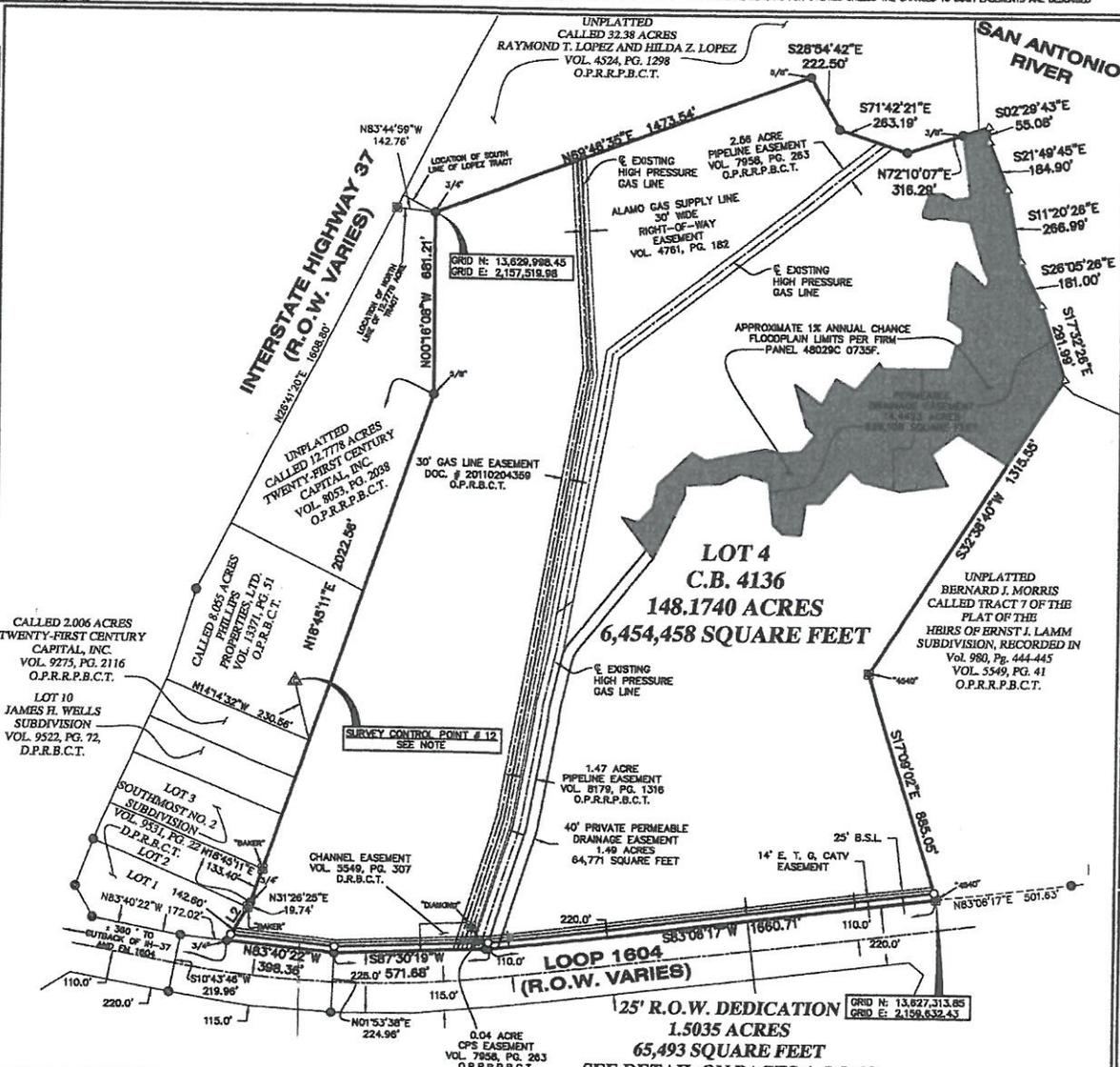
NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-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 BEJAR COUNTY SHALL HAVE THE RIGHT OF EASEMENTS.
- THE SETTINGS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEJAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. CONSTRUCTION IS COMPLETED PRIOR TO LOT SALES.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136 SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.

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

OPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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 ALTERATIONS.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW (NONE).



PLAT NO. 120060

SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
BEING A 148.775 ACRE TRACT OF LAND LOCATED IN THE DOLORES CASANOVA SURVEY NO. 34, ABSTRACT NO. 129, THE EDWARD FROBESER SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEJAR COUNTY, TEXAS, AS RECORDED IN VOLUME 46923, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.

0 600 1200
GRAPHIC SCALE: 1" = 300'

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www.4wardls.com (512) 554-3371

210.860.5224 WWW.BIGREDDOG.COM

BIG RED DOG
ENGINEERING | CONSULTING
24188 N. 10 WEST, SUITE 217-410 (OFFICE)
SAN ANTONIO, TEXAS 78227 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPOSES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN EXCLUSIVE OR PLANNED UNIT DEVELOPMENT, COMMON-AREA DRIVEWAYS, FENCES, UNDERCROSSLINGS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON, THE RIGHT OF THE SURFACE AND CONVEYANCE THEREOF HERETO.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
HOUSTON, TEXAS 77062
(832) 575-1000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Ward WHO IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE IDENTITY TO ME THAT HE DEPOSITED THE SIGN FOR THE FOREGOING AND CONVEYANCE THEREOF EXPRESSED AND IN THE CAPACITY THEREIN SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF April 2012.

Jason Ward
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEJAR

THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS (AND/OR THESE ADMINISTRATIVE EXCEPTIONS) AND/OR VARIANCES) WHICH HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

COUNTY CLERK OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEJAR COUNTY, TEXAS AND MEMBERS OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, SOLEMNLY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS ON THE ___ DAY OF _____, A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

MADE THIS ___ DAY OF _____, A.D. 2012.

JOHN JAMES BEAR COUNTY CLERK COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

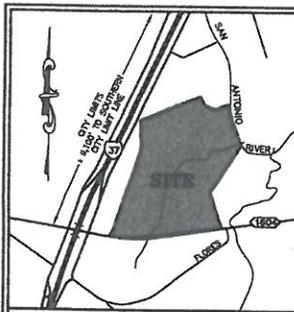
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF _____, A.D. 2012 AT _____ M. AND DULY RECORDED THE ___ DAY OF _____, A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITHIN MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

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

PAGE 2 OF 10





VICINITY MAP

SCALE: 1" = 300' MAPSCO PG# 752 GRID D3/E2/E3

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- 500' EXISTING CONTOURS
- 500' PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "SURVEYOR" CAP FOUND
- TADOT TYPE II BRASS DISC FOUND
- 1/2"-INCH IRON ROD WITH "WARD" CAP SET
- ▲ CALCULATED POINT
- ▲ SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- Vol. VOLUME
- PLAGE PLAT
- RIGHT-OF-WAY
- E.T. CATV ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
- D.P.R.P.B.C.T. DEED AND PLAT RECORDS, BEZAR COUNTY, TEXAS
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEZAR COUNTY, TEXAS
- S.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS, BEZAR COUNTY, TEXAS

NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEZAR COUNTY SHALL HAVE THE RIGHT OF EASEMENTS.
- THE EASEMENTS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEZAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEZAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEZAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEZAR COUNTY.

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

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOND) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR SURGING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS 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 LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH ANY CPS MONETARY LOSS RESULTING FROM REPAIRS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW (NONE).

PLAT NO. 120060

SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO

BEING A 148.5775 ACRE TRACT OF LAND LOCATED IN THE DOLORES CASANOVA SURVEY NO. 34, ABSTRACT NO. 128, THE EDWARD FROESCHE SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEZAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14925, PAGE 422 IN THE OFFICIAL PUBLIC RECORDS OF BEZAR COUNTY, TEXAS.

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ENGINEERING & CONSULTING
24189 HW-10 WEST, SUITE 217-110 OFFICE
SAN ANTONIO, TEXAS 78227 TEXAS REG. NO. F-13447

STATE OF TEXAS
COUNTY OF BEZAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, SUBSCRIBES TO THE USE OF THE PUBLIC DEEDY BEZAR COUNTY AS PART OF OR PART OF ANY OTHER PLAT OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, PARKWAYS, DRIVEWAYS, LANDSCAPE AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONFORMANCE THEREOF EXPRESSED.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
10505 BELLANE BOULEVARD
HOUSTON, TEXAS 77072
(281) 578-2000

BY: *[Signature]*

BY: *[Signature]*

MY COMMISSION EXPIRES: 2-18-2015

STATE OF TEXAS
COUNTY OF BEZAR

THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND/OR BEZAR ADMINISTRATIVE DECISION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEZAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEZAR COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEZAR COUNTY, TEXAS ON THE ___ DAY OF ___, A.D., 2012 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., 2012.

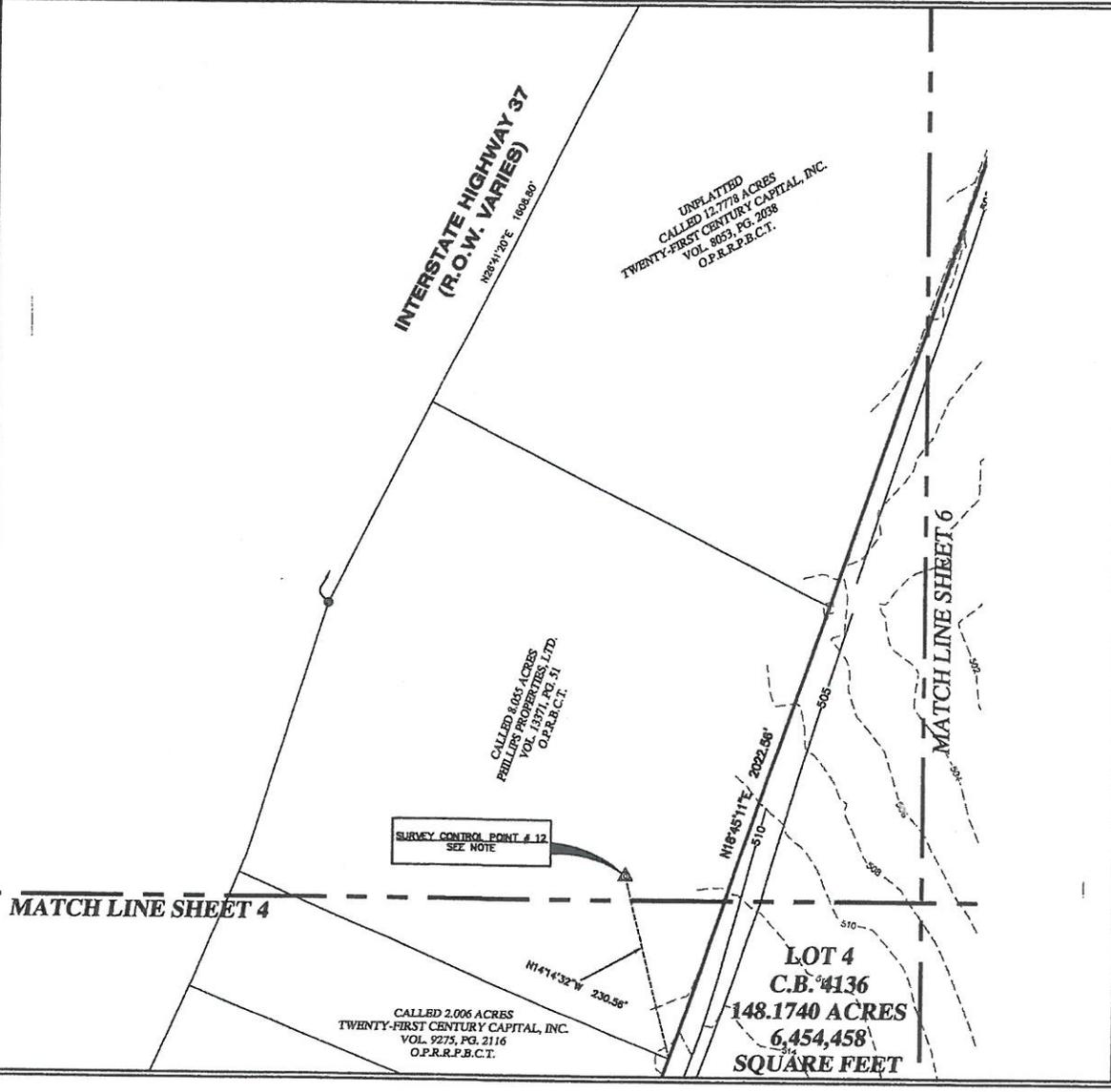
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEZAR

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., 2012 AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, A.D., 2012 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., 2012.

BY: _____ DEPUTY



RECEIVED

12 MAY - 7

LAND DEPT. SERVICE

STATE OF TEXAS
COUNTY OF BEZAR

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

[Signature]

JASON WARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 0911

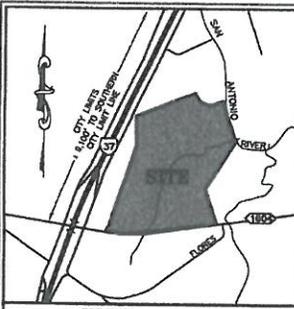
STATE OF TEXAS
COUNTY OF BEZAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND EASEMENTS HERETO, 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]

CHRISTOPHER A. HESBAND
LICENSED PROFESSIONAL
ENGINEER NO. 101323





NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 EASEMENTS.
- THE EASEMENTS 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.
- BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. CONSTRUCTION IS COMPLETED PRIOR TO LOT SALES.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. #136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. SHOWN IMPACT FEE NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:

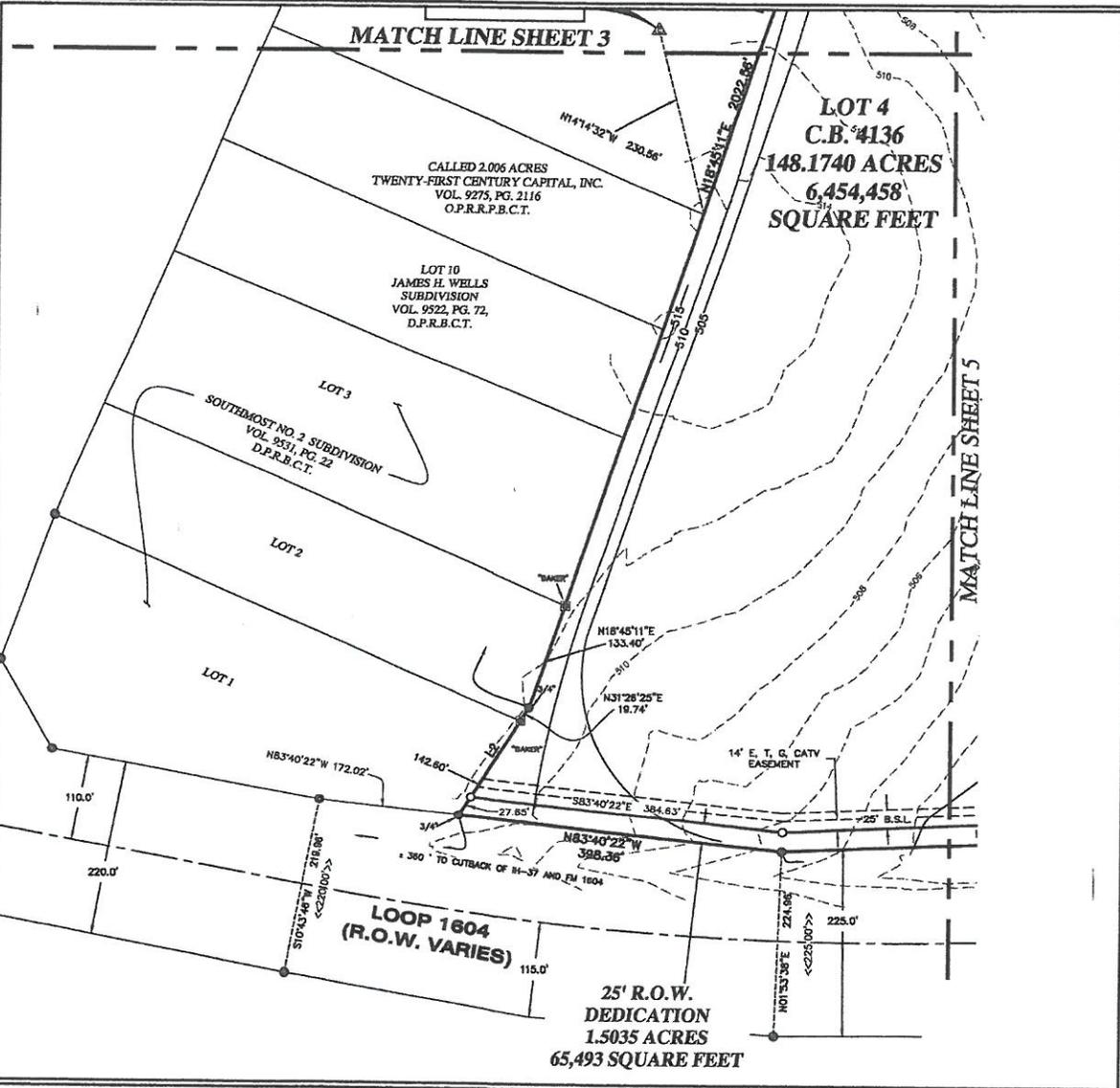
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DIRECTING POLES, TOWERS, 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 LOTS ALL TREES AND PLANTS THEREON, OR OTHER OBSTRUCTIONS WHICH SHOWN 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 GROUND CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GROUND CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAN DOES NOT ADOPT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. (NONE)

VICINITY MAP
SCALE: 1" = 2000' MAPSCO P04 782 GRID D3/E2/E3

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "SURVEYOR" CAP FOUND
- TWOOT TYPE II BRASS DISC FOUND
- 1/2"-NCH IRON ROD WITH "WARD" CAP SET
- CALCULATED POINT
- SURVEY CONTROL POINT
- POINT OF BEGINNING
- VOLUME
- PAGE
- R.O.W.
- R.O.W. CATY
- ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS

RECEIVED
12 MAY - 2012
LAND SURVEYING



STATE OF TEXAS
COUNTY OF BEAR

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

[Signature]
JASON WARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5011

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 LOCATED 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]
CHRISTOPHER A. WESSON
LICENSED PROFESSIONAL
ENGINEER NO. 101323

PLAT NO. 120080

SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
BEING A 148.6773 ACRE TRACT OF LAND LOCATED IN THE OLD QUINCY CASHANOVIA SURVEY NO. 34, ABSTRACT NO. 129, THE EDWARD FROBESSE SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14620, PAGE 462 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

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BIGREDDOG
ENGINEERING & CONSULTING
24163 H-10 WEST, SUITE 217-110 (OFFICE)
SAN ANTONIO, TEXAS 78227 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the PUBLIC, EXCEPT WHERE SHOWN OTHERWISE AS PROVIDED BY THE PLANNING COMMISSION OF BEAR COUNTY, TEXAS, THAT HE HAS EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IS NOT DECEIVED.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
10000 WILLIAMS BOULEVARD
HOUSTON, TEXAS 77036
(281) 678-3000

BY: *[Signature]*

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 EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IS NOT DECEIVED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF BEAR COUNTY, TEXAS, THIS 12th DAY OF MAY, 2012.

BEFORE PUBLIC:
BY COMMISSION OFFICER: *[Signature]*

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND THE PLANNING COMMISSION OF BEAR COUNTY, TEXAS HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH 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 APPLICABLE) THE PLANNING COMMISSION OF BEAR COUNTY, TEXAS, HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH THE PLANNING COMMISSION OF BEAR COUNTY, TEXAS.

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

BY: _____
BY: _____

STATE OF TEXAS
COUNTY OF BEAR

THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, THIS BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 2012 AT _____, AND DULY RECORDED IN VOLUME ____ OF _____, A.D., 2012 AT _____, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

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., 2012 AT _____, AND DULY RECORDED IN VOLUME ____ OF _____, A.D., 2012 AT _____, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

PAGE 4 OF 10





VICINITY MAP
SCALE: 1" = 2000' MAPSCO P09 762 GRD 03/EX/23

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "SURVEYOR" CAP FOUND
- 1/2" H-NCH IRON ROD WITH "WAND" CAP SET
- CALCULATED POINT
- ▲ SURVEY CONTROL POINT
- P.B. POINT OF BEGINNING
- VOL. VOLUME
- PAGE
- R.O.W. RIGHT-OF-WAY
- E. T. CATV ELECTRIC TELEPHONE, GAS, AND CABLE TELEVISION
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS
- D.P.A.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEKAR COUNTY, TEXAS
- D.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MERRILL CONFORMITY SET FORTH BY THE TERMS ISSUED BY PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

JASON WARD
5811
LICENSED PROFESSIONAL LAND SURVEYOR NO. 8911

STATE OF TEXAS
COUNTY OF BEKAR

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 BELIEF THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE IMPROVED DEVELOPMENT CODE, EXCEPT FOR THOSE WAIVERED BY THE SAN ANTONIO PLANNING COMMISSION.

Christopher A. Wiggins
LICENSED PROFESSIONAL ENGINEER NO. 101323

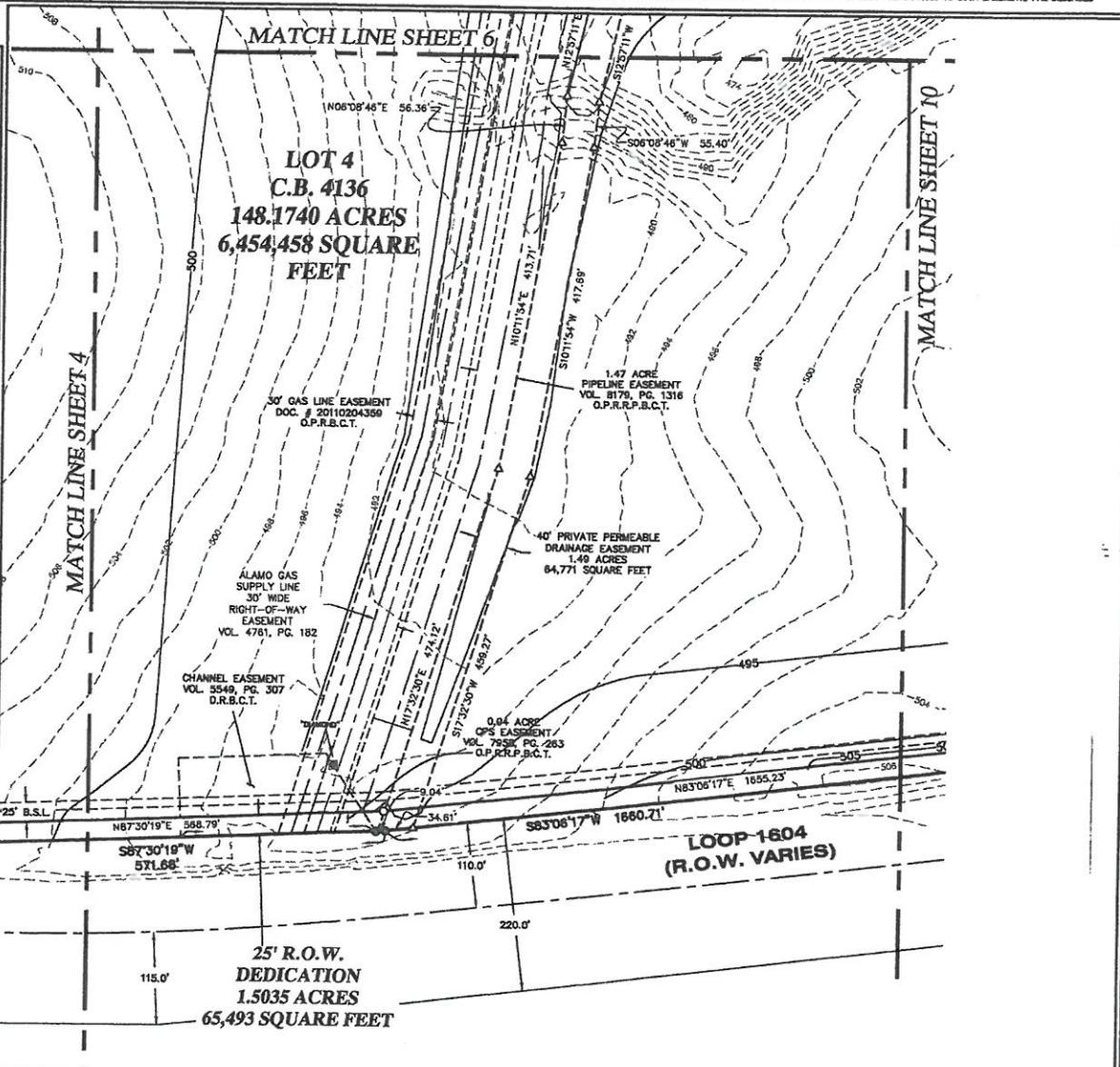
NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEKAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEKAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVES, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.

EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. WASTEWATER SERVICE CONNECTION.
SAWIS IMPACT FEE NOTE: IMPACT FEE PAYMENT DUES: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW (INCH).



PLAT NO. 120060

SUBDIVISION PLAT ESTABLISHING
HALLBURTON SAN ANTONIO
BEING A 148.1740 ACRE TRACT OF LAND LOCATED IN THE DOLORES CASANOVA SURVEY NO. 34, ABSTRACT NO. 128, THE EDWARD FROESCHE SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FABIAS SURVEY NO. 15, ABSTRACT NO. 7, IN BEKAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14929, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS.

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

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2418 JH-10 WEST, SUITE 217-410 (OFFICE)
SAN ANTONIO, TEXAS 78227 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEKAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, DESIRES TO USE THE PUBLIC DOMAIN AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

DEVELOPER/OWNER:
HALLBURTON ENERGY SERVICES, INC.
10550 BELLAIR FLOWERS
HOUSTON, TEXAS 77072
(281) 879-3000

BY: *[Signature]*
DATE: _____

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 DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL
THIS 24th DAY OF April, 2012.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF BEKAR

THIS PLAT OF HALLBURTON SAN ANTONIO HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH TITLE ON LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR WAIVER(S) HAVE BEEN GRANTED.

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

BY: _____
BY: _____
BY: _____

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEKAR COUNTY, TEXAS AND PROBING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT OF BEKAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT OF BEKAR COUNTY, TEXAS IS IN ACCORDANCE WITH TITLE ON LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR WAIVER(S) HAVE BEEN GRANTED.

WITNESSED THE SEVERAL, SIGNED, AND REGULATIONS GOVERNING SAID COURT, AND THIS PLAT IS HEREBY APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY CLERK, BEKAR COUNTY, TEXAS
COUNTY CLERK, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

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., 2012, AT _____ A.M. AND DULY RECORDED IN _____ VOLUME _____, A.D., 2012, AT _____ A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

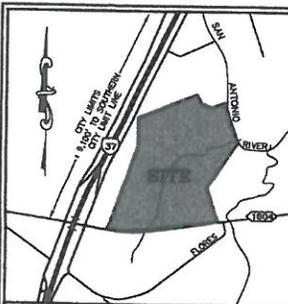
COUNTY CLERK, BEKAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 5 OF 10

RECEIVED
MAY -7 PM 11:35
LAND DEVELOPMENT SERVICES





VICINITY MAP

SCALE: 1" = 2000' MAPSCO P64 732 GRID D3/E2/E3

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - 500' EXISTING CONTOURS
- - - 500' PROPOSED CONTOURS
- - - GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "SURVEYOR" CAP FOUND
- ⊙ 7/8" IRON ROD WITH "WARD" CAP SET
- CALCULATED POINT
- ▲ SURVEY CONTROL POINT
- ▽ POINT OF BEGINNING
- VOLUME
- P&G T. CATV
- D.P.R.P.B.C.T.
- O.P.R.P.B.C.T.
- O.P.R.B.C.T.

RECEIVED
 12 MAY - 7 PM
 LAND DEVELOPMENT SERVICES

NOTES:

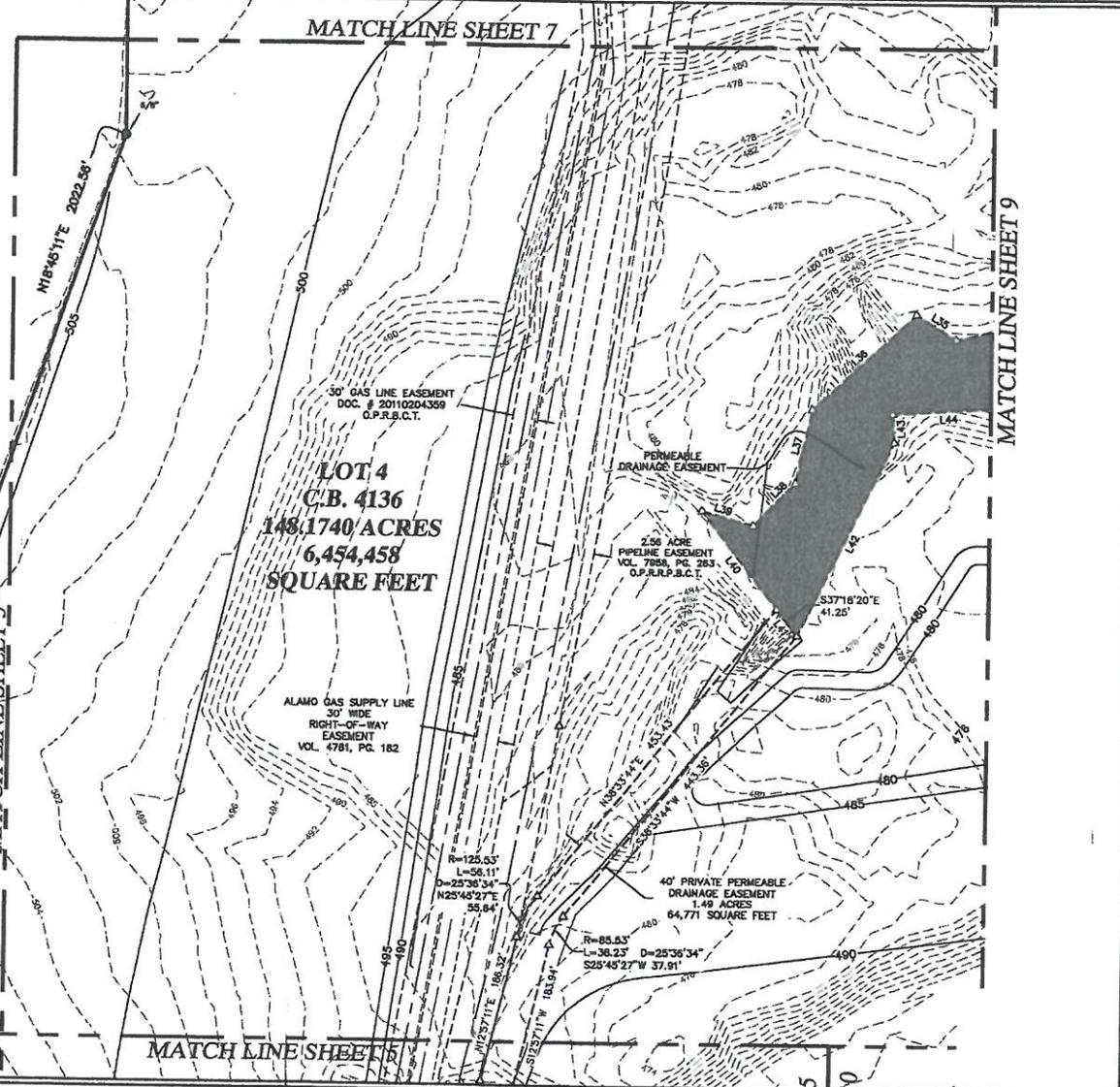
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
- THE SETBACKS IMPOSED ON THE PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEXAR COUNTY HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GROUNDWATER, 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.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

EDUJ NOTES:

THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. SAWS IMPACT FEE NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAN. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPIS 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 PLAN AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 LINES ALL TREES AND 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OR FUTURE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPIS 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 PLAN DOES NOT AVOID, 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 DEEMED BELOW. (INDEX)



STATE OF TEXAS
 COUNTY OF BEXAR

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

Jason Ward
 JASON WARD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5811

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 DEPARTMENT.

Christopher A. Wesland
 CHRISTOPHER A. WESLAND
 LICENSED PROFESSIONAL
 ENGINEER NO. 101223



PLAT NO. 120080

SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
 BEING A 148,174/100 ACRES TRACT OF LAND LOCATED IN THE DOLORES CASANOVA SURVEY NO. 34, ABSTRACT NO. 128, THE EDWARD FROEGESE SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2 IN BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14924, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0 100 200
 50 150
 GRAPHIC SCALE: 1" = 100'

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 www.4Wardis.com (512) 554-3371

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BIG RED DOG
 ENGINEERING | CONSULTING
 24108 HWY-10 WEST, SUITE 217-410 OFFICE
 SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. F-15847

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized representative, consents TO THE USE OF THE PUBLIC, EXCEPT AS FAR AS PROVIDED BY PART OF AN INCLUDE OR PLANNED LANE DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, INTERSECTIONS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON PENDING FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

DEVELOPER/OWNER:
 HALLIBURTON ENERGY SERVICES, INC.
 11500 BELLAIR BOULEVARD
 HOUSTON, TEXAS 77072
 (281) 979-2000

BY: *Jason Ward*
 JASON WARD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 BY COMMISSION EXPIRES: 2-19-2012

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jason Ward* WHOSE IDENTITY 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 12 DAY OF MAY, 2012.

NOTARY PUBLIC,
 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH CHAPTER 100, LOCAL LAWS AND REGULATIONS, AND/OR SPECIFIC ADMINISTRATIVE EXCEPTEDS AND/OR VARIANCES WHICH HAVE BEEN GRANTED.

DATED THIS 12 DAY OF MAY, A.D., 2012.

BY: _____
 COUNTY CLERK

BY: _____
 DEPUTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THE 12 DAY OF MAY, 2012, AT 10:00 A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 120080 ON PAGE 6 OF 10 IN CONFORMANCE WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAID COUNTY, AND THE PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

FILED THIS 12 DAY OF MAY, A.D., 2012.

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

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12 DAY OF MAY, A.D., 2012, AT 10:00 A.M. AND ONLY RECORDED ON THE 12 DAY OF MAY, A.D., 2012, AT 10:00 A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 120080 ON PAGE 6 OF 10.

IN TESTIMONY WHEREOF, WITNESSED BY MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR

FILED THIS 12 DAY OF MAY, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

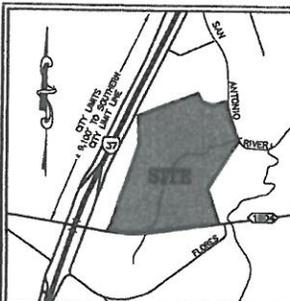
BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR

FILED THIS 12 DAY OF MAY, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



VICINITY MAP

SCALE: 1" = 2000' MAPS001 P04 752 GRID 03/EZ/LS

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - 500' EXISTING CONTOURS
- - - 500' PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (LINEAS NOTED)
- ⊗ IRON ROD WITH "SURVEYOR" CAP FOUND
- ⊙ TADOT TYPE II BRASS DISC FOUND
- ⊙ 1/2"-INCH IRON ROD WITH "WARD" CAP SET
- △ CALCULATED POINT
- ▲ SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- VOLUME PAGE
- R.O.W. RIGHT-OF-WAY
- E, T, CATV ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEJAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS
- O.P.A.B.C.T. OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

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:

SHOWN WARD
LICENSED PROFESSIONAL
LAND SURVEYOR NO. 0811

STATE OF TEXAS
COUNTY OF BEJAR

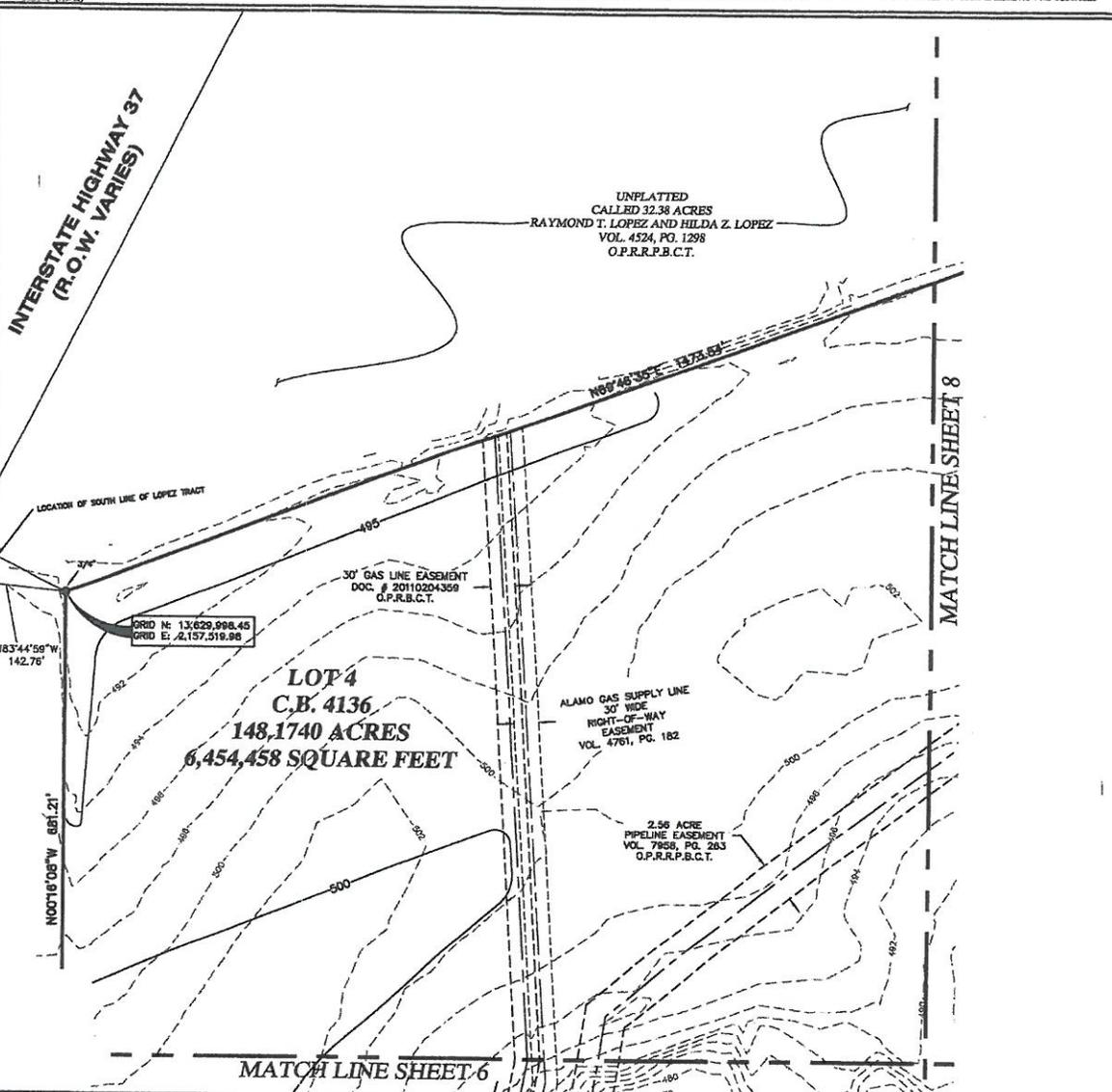
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SLOPES, LOTS AND DRAINAGE LOCATIONS, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE WHEREAS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CHRISTOPHER A. WARD
LICENSED PROFESSIONAL
ENGINEER NO. 101323

- NOTES:**
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT OF EASEMENTS.
 - THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - BEJAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
 - THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.
 - MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136, SHALL BE ELATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
 - THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.

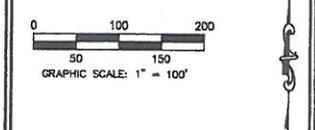
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. SALES IMPACT FEE NOTE: IMPACT FEE PAYMENT DUES: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPLIANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. (NONE)



PLAT NO. 120080

SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
BEING A 148.0775 ACRE TRACT OF LAND LOCATED IN THE WARDLOR CASAROVA SURVEY NO. 34, ABSTRACT NO. 1229, THE EDWARD FROBESER SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEJAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14822, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



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24160 H-10 WEST, SUITE 217-410 (OFFICE)
SAN ANTONIO, TEXAS 78247 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, has been advised of the PUBLIC COUNTY AGENCIES DESIGNATED AS PART OF THE PLAT OR PLANNED UNIT DEVELOPMENT, FOREIGN ALL STATES, ALIENS, PROBATE, TRADEMARKS, DOMESTIC AND PUBLIC PLACES THEREABOUTS SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
16200 WILLIAMS BOLLARD
HOUSTON, TEXAS 77060
(281) 875-2000

BY: *[Signature]*

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 PRESENCE OF ME AND TWO OTHER PERSONS KNOWN UNDER MY HAND AND SEAL
THIS 24 DAY OF APRIL 2012

MY COMMISSION EXPIRES 02-18-2015

STATE OF TEXAS
COUNTY OF BEJAR

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

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

IDENTIFICATION OF APPLICANT:
THE UNDERSIGNED COUNTY CLERK OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, BEJAR COUNTY, TEXAS, AND I HEREBY APPROVED THIS PLAT FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 2012, AT _____ O'CLOCK _____ P.M. IN ACCORDANCE WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAID, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEJAR COUNTY, TEXAS COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

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. 2012 AT _____ M. AND ONLY RECORDED THE ____ DAY OF _____ A.D. 2012, 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., 2012.

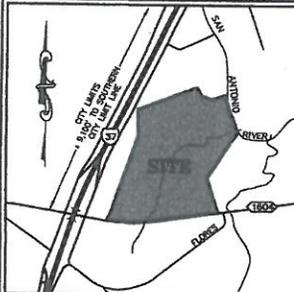
COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED

12 MAY - 7 PM 4:00
LAND DEVELOPMENT SERVICE





VICINITY MAP

SCALE: 1" = 2000' MAPSCO P01 762 GRID D3/E2/E3

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - 500' EXISTING CONTOURS
- - - 100' PROPOSED CONTOURS
- - - GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊗ IRON ROD WITH "SURVEYOR" CAP FOUND
- ⊙ TADOT TYPE II BRASS DISC FOUND
- 1/2" IRON ROD WITH "HARD" CAP SET
- CALCULATED POINT
- SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PAGE PAGE
- R.O.R. RIGHT-OF-WAY
- E.C.T. CATV
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EASEMENTS.
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAIL ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

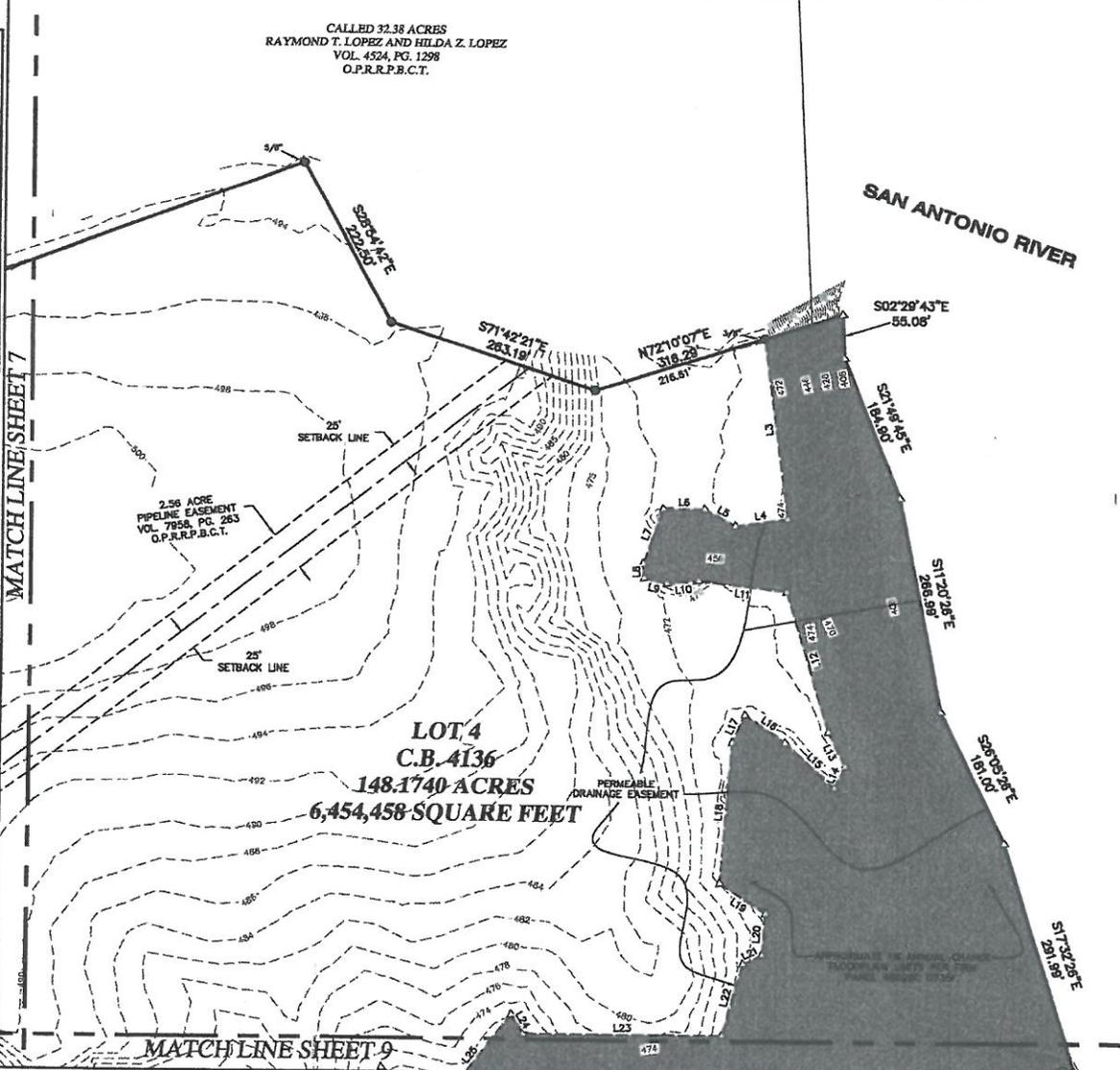
CP'S NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "DAS EASEMENT" AND "TRANSFEROR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, IMPROVING, INSPECTING, MAINTAINING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADVANCED 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 DANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CP'S MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CP'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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DECLARED BELOW (None).

PLAT NO. 120060

SUBDIVISION PLAT ESTABLISHING HALLIBURTON SAN ANTONIO

BEING A 148.8770 ACRE TRACT OF LAND LOCATED IN THE DOLINEY CASKANOVIA SURVEY NO. 34, ABSTRACT NO. 129, THE EDWARD PROGRESS SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCOISCO PARIAS SURVEY NO. 15, ABSTRACT NO. 2 IN BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14625, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



RECEIVED

12 MAY 2012 4:06

LAND SURVEY

MATCHLINE SHEET 7

MATCHLINE SHEET 9



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MENSURAL SURVEYING ACT FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PURSUING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

Jason Ward
JASON WARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5811



STATE OF TEXAS
COUNTY OF BEXAR

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

Christopher A. Hedrick
CHRISTOPHER A. HEDRICK
LICENSED PROFESSIONAL
ENGINEER NO. 101323

4WARD Land Surveying
A Land Surveying Company
PO Box 90876, Austin Texas 78708
www.4Wards.com (512) 554-3371

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24165 H-16 WEST, SUITE 211-410 (OFFICE)
SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DEUTY AUTHORIZED AGENT, DESIGNATED TO THE USE OF THE PUBLIC, HEREBY IDENTIFIED AS FINDER OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FURNISHES ALL SURVEYING, MEASUREMENTS, OWNERS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PLANNING AND CONSTRUCTION THEREON EXPRESSED.

DEVELOPER/OWNER:
HALLIBURTON ENERGY SERVICES, INC.
16255 BELLAIR BOULEVARD
HOUSTON, TEXAS 77022
(281) 971-1000

BY: *Frank J. P.*
FRANK J. PETERSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5811

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPROVED THE ABOVE PLAT AND 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

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE ON THIS 12th DAY OF MAY, 2012.

Chris Hedrick
CHRISTOPHER A. HEDRICK
REGISTERED PROFESSIONAL
ENGINEER NO. 101323

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF _____ A.D. 2012 AT _____ M. AND DAELY RECORDED THE ___ DAY OF _____ A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 2012.

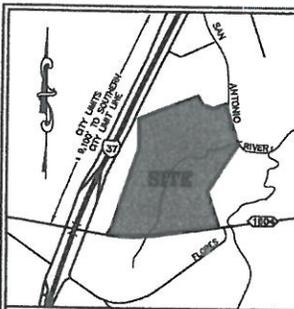
BY: _____ DEPUTY

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. 2012 AT _____ M. AND DAELY RECORDED THE ___ DAY OF _____ A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 2012.

BY: _____ DEPUTY



NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EASEMENTS.
2. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
4. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY ASSIGNMENTS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
5. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 4, C.B. 4136, SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
7. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

EDU NOTES:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. SAWS IMPACT FEE NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

GPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "DAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, WIRING OR BURNING 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 AND PLANTS THEREON, 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 GPS MONUMENT LOGS RESULTING FROM MODIFICATIONS REQUIRED BY GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. (NONE)

PLAT NO. 120060

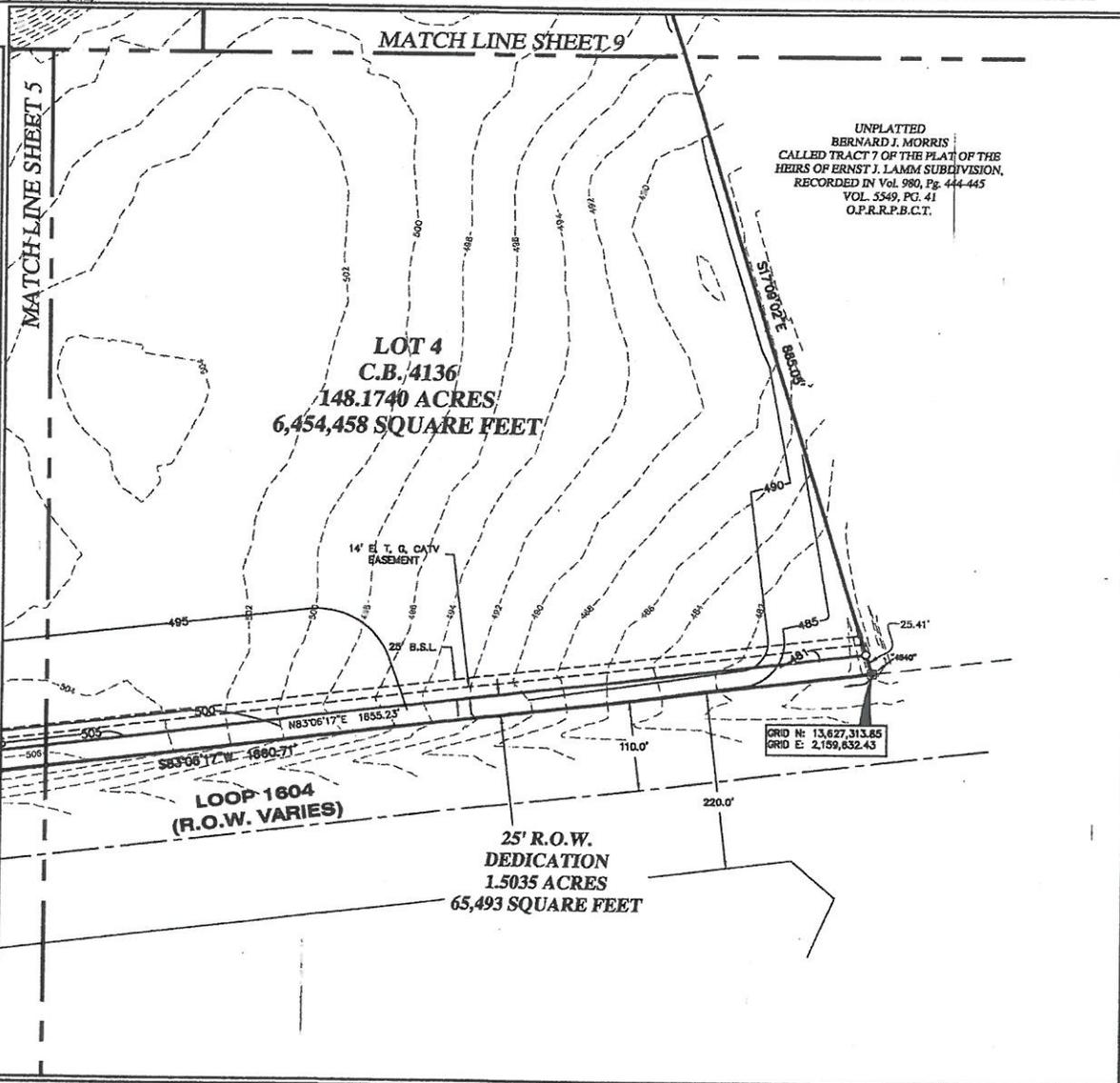
SUBDIVISION PLAT ESTABLISHING
HALLIBURTON SAN ANTONIO
 BEING A 140.6776 ACRE TRACT OF LAND LOCATED IN THE DOLORES CASANOWA SURVEY NO. 34, ABSTRACT NO. 125, THE EDWARD PROGRESSE SURVEY NO. 34-1/2, ABSTRACT NO. 1044, AND THE FRANCISCO PARLAS SURVEY NO. 15, ABSTRACT NO. 2, IN BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 14922, PAGE 442 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

VICINITY MAP
 SCALE: 1" = 2000' MAPSCO P09 702 ORD 03/EX/3

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- 500- EXISTING CONTOURS
- 500- PROPOSED CONTOURS
- GAS LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "SURVEYOR" CAP FOUND
- TIPOUT TYPE II BRASS DISC FOUND
- 1/2"-NICH IRON ROD WITH "WARD" CAP SET
- CALCULATED POINT
- ▲ SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- VL VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- E. & G. CITY ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION
- D.P.R.B.C.S. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- D.P.R.P.E.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

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 2 MAY -7 PM 4:36
 LAND DEVELOPMENT SERVICES



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BIG RED DOG
 ENGINEERING | CONSULTING
 24160 -110 WEST, SUITE 217-110 OFFICE
 SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. F-12847

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, COUNTY OR CITY, OR PART OF AN INCORPORATED OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, TRAILS, COURTESY, EASEMENTS AND PUBLIC PLACES THROUGH SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON DESCRIBED.

DEVELOPER/OWNER:
 HALLIBURTON ENERGY SERVICES, INC.
 11020 BELLAIR BOULEVARD
 HOUSTON, TEXAS 77036
 (281) 875-0000

BY: *[Signature]*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREON DESCRIBED AND IN THE CAPACITY THEREOF.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, ON THIS 23rd DAY OF MAY, 2012.

COUNTY CLERK

BY: *[Signature]*

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF HALLIBURTON SAN ANTONIO HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR OTHER ADMINISTRATIVE EXCEPTIO(N)S AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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, SOLEMNLY HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND IS IN CONFORMITY WITH THE STATUTES, LAWS, AND REGULATIONS OF SAID COUNTY, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DIED THIS ___ DAY OF _____, A.D. 2012.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

CERTIFY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF _____, A.D. 2012 AT _____ M. AND DULY RECORDED THE ___ DAY OF _____, A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME OR PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
 COUNTY OF BEXAR

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

JASON WARD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5811

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SURVEY, LOTS AND CONFORMS TO ALL REQUIREMENTS OF THE LIMITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]

CHRISTOPHER A. BESSARD
 LICENSED PROFESSIONAL
 ENGINEER NO. 101323

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 11 May 23, 2012

LIEN HOA TEMPLE

SUBDIVISION NAME:

120158

PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 584 F-2

OWNER: Tung Van Nguyen

ENGINEER: Paul M. Morawski, P.E.

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Location: North of the intersection of Excalibur Drive and Fratt Road

Zoning: "R-6" Residential Single-Family
"AHOD" Airport Hazard Overlay District

Proposed use: Church

APPLICANT'S PROPOSAL:

To defer platting for one (1) non-single family lot consisting of **3.310** acres.

APPLICANT'S REQUEST:

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

STAFF RECOMMENDATION:

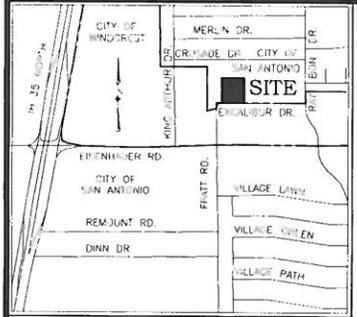
The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

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

PLAT NO. 120158

PLAT ESTABLISHING:
**LIEN HOA TEMPLE
SUBDIVISION**

LOT 50, NEW CITY BLOCK 12190, RECORDED
IN VOLUME 12629, PAGE 1456, OF THE
DEED RECORDS OF BEXAR COUNTY, TEXAS



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE 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, PARALLELING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR WIRES 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 PATHS THEREOF, OR OTHER CONSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 ELEVATIONS ALTERATION.

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

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

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

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

OWNER/DEVELOPER
SAN ANTONIO LEIN HOA DAO TRANG
161 DINN DR.
SAN ANTONIO, TEXAS 78218

- LEGEND:
- = FND 1/2" IRON ROD
 - = SET 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 UNLESS OTHERWISE NOTED.
 - ✕ = SET "X" DN CONC.
 - = FND FENCE POST
 - R.D.V. = RIGHT-OF-WAY
 - 750- = EXISTING CONTOURS

- NOTES:
- 1.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2).
 - 2.) 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 3.) BASIS OF ALIGNMENT FOR THIS PLAT IS THE MONUMENTATION FOUND.
 - 4.) CITY OF SAN ANTONIO GIS MAPPING FOR COORDINATES WERE USED FOR THIS PLAT.
 - 5.) DISTANCE ARE U.S. SURVEY FEET.

STATE OF TEXAS
COUNTY OF BEXAR

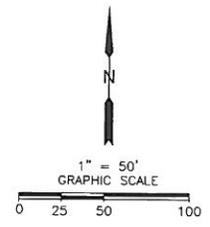
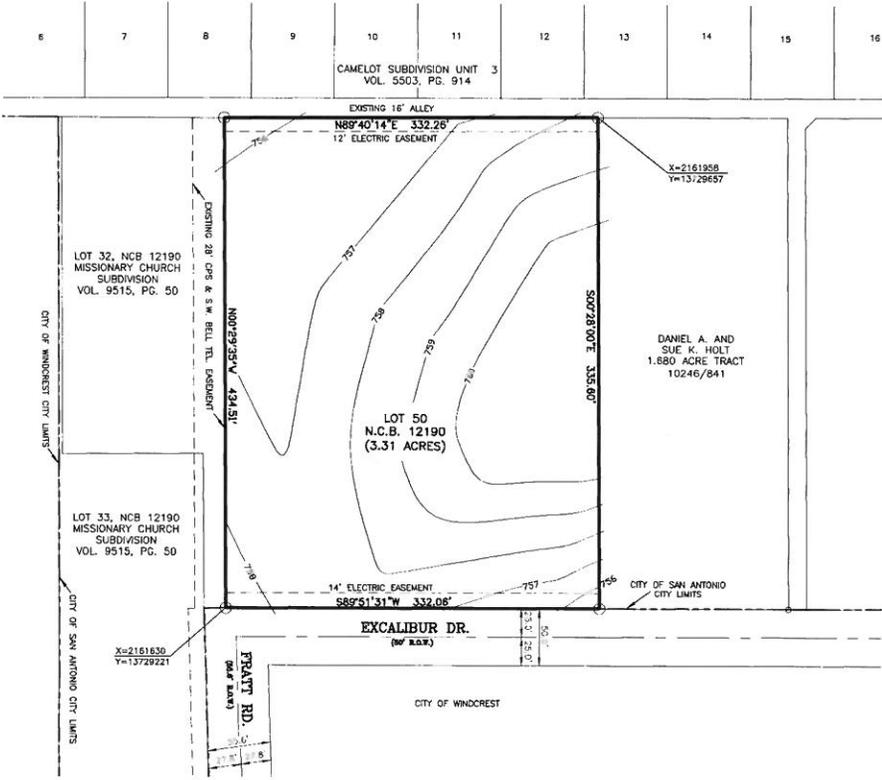
I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

RALPH G. RESER, RPLS NO. 6000
REGISTERED PROFESSIONAL LAND SURVEYOR
701 EVANS AVE.
SAN ANTONIO, TX 78209

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.

PAUL M. MARAWSKI, P.E. NO. 46209
REGISTERED PROFESSIONAL ENGINEER
8606 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
TMM P-11533



LAND DESIGN GROUP
CAD SERVICES AND PLAT PROCESSING
6606 KIRK LANE, SAN ANTONIO, TX 78240
(210)725-9657 FAX-(210)493-1925
RALPH G. RESER, CST RPLS
LAND SURVEYING SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

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

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWING ME TO BE THE PERSONS WHOSE NAMES
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 2012

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF LIEN HOA SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____ AD 2012

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

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

BY: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 12 May 23, 2012

CARMONA HILLS UNIT 2
SUBDIVISION NAME

070348
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 679 E-1

OWNER: KB Home Lone Star, Inc., c/o Joseph C. Hernandez

ENGINEER: Turner Collie & Braden, Inc., c/o David P. Beales

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Location: West of the intersection of Carmona Pass and Cenizo Pass

Plat status: The Planning Commission approved this plat on July 25, 2007, a two (2) year time extension was granted on July 14, 2010. To the present, the plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with Section 35-430 (f)(2) of the Unified Development Code (UDC).

DISCUSSION:

The applicant has indicated that construction has not commenced, but they have been delayed due to the economic downturn. The applicant, in good faith, has promised to commence the work within the year. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

2010 JUN - 3 AM 10:23

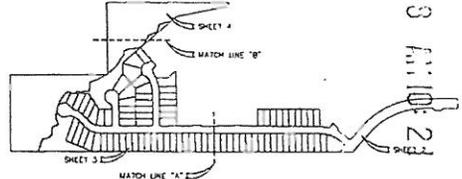
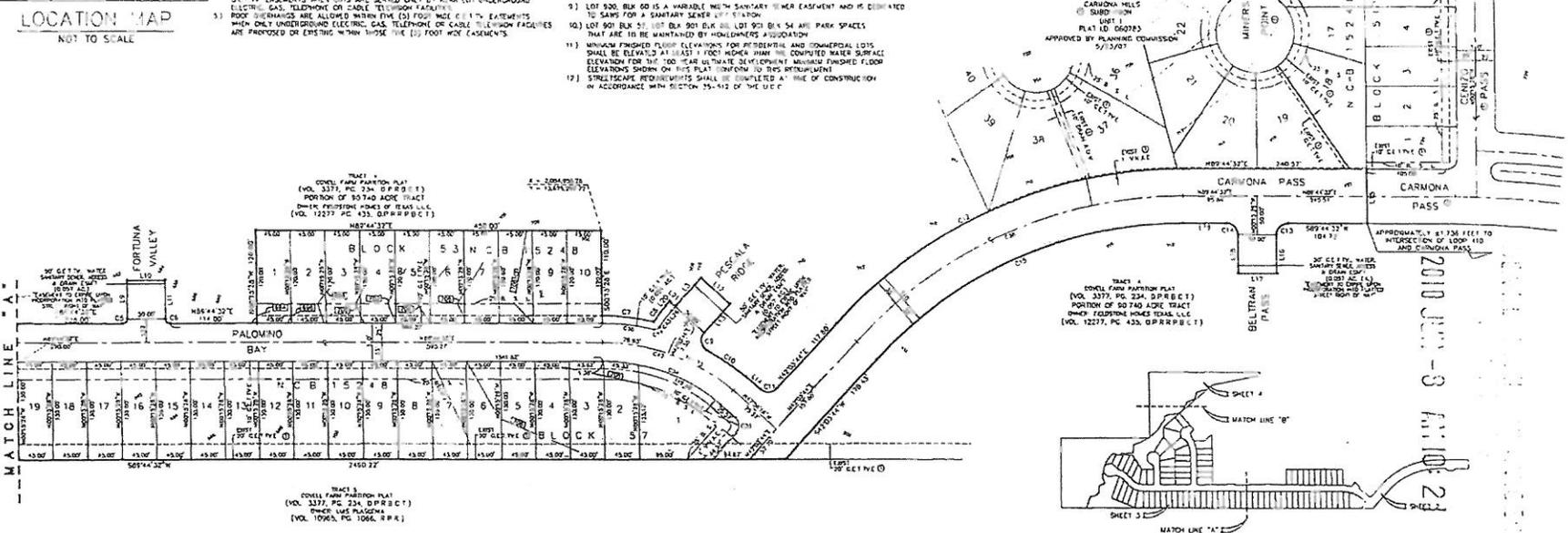


LOCATION MAP NOT TO SCALE

- NOTES AND LEGEND**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS IN PUBLIC SERVICE AREAS IS HEREBY DESIGNATED THE EASEMENTS AND A 10' WIDE STRIP FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC AND GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFERRER EASEMENT". THE PURPOSE OF ESTABLISHING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, SUPPORTING, PARALLELING, AND LINES POLES, HANGING OR BURNING METAL CABLES, CONDUITS, PIPES, LINES, TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH POINTS OF ACCESS AND OTHER GRANTORS ACCORDING TO THE RIGHT TO INSTALL SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENLARGE OR HURT IN SIZE OR THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF IS AS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - THE CITY ENGINEER HAS REVIEWED THE PROPOSED SPECIFICATIONS FOR THE EQUIPMENT LOCATED WITHIN SAID EASEMENTS, BUT TO GRADE CHANGES OR ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ELEVATION ALTERATION.
 - THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION, TELEPHONE OR OTHER UTILITY EASEMENTS OR RIGHTS UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CURB CUT DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CITY EASEMENTS WHERE SUCH ARE SERVED ONLY BY SEAM-LOT UNDERGROUNDS, ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - POSSIBLE EASEMENTS WHERE SUCH ARE SERVED ONLY BY SEAM-LOT UNDERGROUNDS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.

- GENERAL NOTES**
- THE VALUE OF THE TWO SETS OF ENGINEERING'S SHOWN HEREIN WERE OBTAINED WITH USUAL RESOURCES, WEATHER WITH REFERENCE TO DRAINAGE, MAINTENANCE AND REPAIR FACILITIES IN THE CITY OF SAN ANTONIO, TEXAS, AND THE CITY ENGINEER'S OFFICE. SCALE FACTOR IS 1/8"=1'-0".
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 3 INCHES ABOVE FINISHED ADJACENT GRADE.
 - INDUMENTATION AS SHOWN ON THE PLAN IS FOR PERSONS AND TO MONUMENT ALL CORNERS OF PLATS AND LOTS IN THE SUBDIVISION. THE COMPLETION OF CONSTRUCTION OF THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE COMPLETION OF CONSTRUCTION OF THE SUBDIVISION.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CITY EASEMENTS WHERE SUCH ARE SERVED ONLY BY SEAM-LOT UNDERGROUNDS, ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - POSSIBLE EASEMENTS WHERE SUCH ARE SERVED ONLY BY SEAM-LOT UNDERGROUNDS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.
 - THE NUMBER OF WASTE-WATER EQUIPMENT UNITS (EQUIV) PAID FOR THIS SUBDIVISION PLAN ARE LISTED ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ASSIGNED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - A PORTION OF CARMONA HILLS SUBDIVISION UNIT 2 IS LIMITED WITHIN THE CITY OF SAN ANTONIO, TEXAS, TO THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE COMPLETION OF CONSTRUCTION OF THE SUBDIVISION.
 - STREETSCAPE IMPROVEMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 15-112 OF THE U.T.C.

- LEGEND**
- BUILDING SETBACK LINE
 - ELECTRIC OVERHEAD A CABLE TELEVISION EASEMENT
 - GAS EASEMENT
 - LANDSCAPE A WATER/SEWER LATERAL EASEMENT
 - APPROVED FINISHED CONTOUR
 - BEIR
 - EXISTING
 - EASEMENT
 - SEWER
 - SEMI-CIRCULAR HIGH ACCESS EASEMENTS
 - OWNER'S OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEAR COUNTY, TEXAS, OF RECORD
 - OWNER'S OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, OF RECORD
 - APPROVED 100 YEAR FLOOD PLAIN PER APPROVED LEAD
 - ANNUAL FINISHED FLOOR ELEVATION
 - CONCRETE PAVEMENT PLANT TRAIL LINES



INDEX MAP SCALE 1" = 400'

SHEET 2 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 2

A 27.899 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 425, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488 C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.H. 4313, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF CARMONA HILLS SUBDIVISION, UNIT 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2007

BY _____ SECRETARY

STATE OF TEXAS, COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. _____, AT _____ M. AND O.U.F. RECEIVED THE _____ DAY OF _____, A.D. _____, AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

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

COUNTY CLERK BEXAR COUNTY, TEXAS

DEPUTY

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAMATICALLY BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN AND LANDSCAPE OR OTHER TYPE OF MODIFICATIONS WHICH AFFECT THE PROVISIONS OF THE DRAINAGE EASEMENTS AS APPROVED. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF ACCESS TO ALL DRAINAGE EASEMENT PROPERTY TO REMOVE ANY OBSTRUCTION. THIS INCLUDES PLACING WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT 1' AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

PERMEABLE AREA NOTE:
ALL CULVERTS SUCH AS DRAINAGE CONNECTION, GREENWAYS, LANDSCAPE AND OPEN SPACE SHALL BE PLACED WITHIN PERMEABLE AREAS SAID PERMEABLE AREAS SETBACK NOTE:
THE SETBACKS SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, LLC
2232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PRECISION SURVEYORS
6600 F. R. BLVD., SUITE 180-S (210) 296-2117
SAN ANTONIO, TEXAS 78213
PHONE: 60023249

TCB
TCB, INC.
6800 PARK TEN BLVD.
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

STATE OF TEXAS
COUNTY OF BEXAR

OWNER: FIELDSTONE HOMES OF TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

PLAT AUTHORIZED AGENT: ROBERT BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHO KNOWS ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2007

ARTHUR LEE WRIGHT
BY COMMISSION EXPIRES
NOVEMBER 19, 2009



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

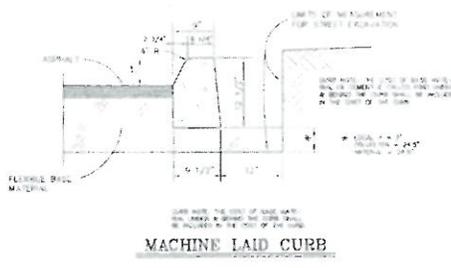


STATE OF TEXAS
COUNTY OF BEXAR

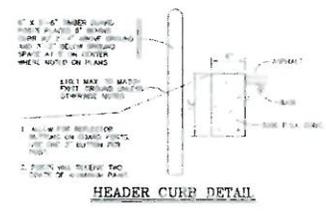
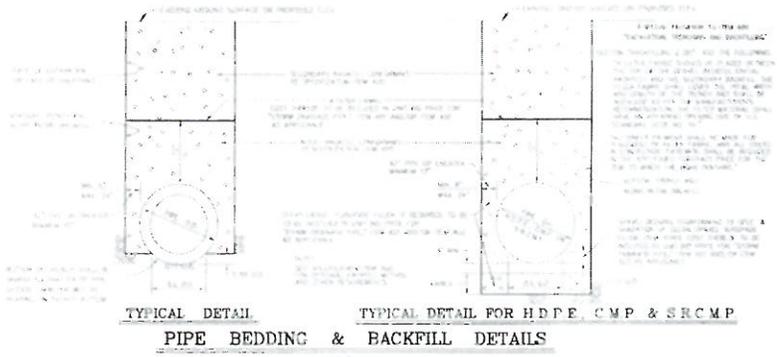
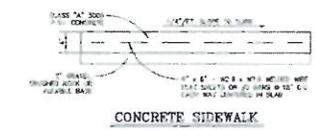
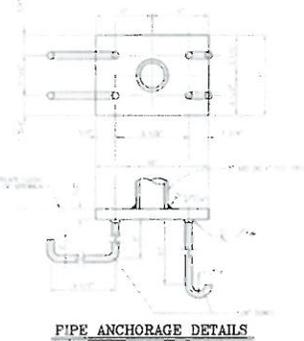
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTED TO BE CITY OF SAN ANTONIO, TEXAS, AND THE CITY ENGINEER'S OFFICE. SCALE FACTOR IS 1/8"=1'-0".



1. GUTTER PROTECTION SHALL BE 1" MINIMUM OF THE CURBING AND NOT BE NEARER TO THE CURB THAN 1" UNLESS OTHERWISE NOTED.
2. CURB SHALL BE 4" HIGH AND 12" WIDE.
3. GUTTER SHALL BE 4" HIGH AND 12" WIDE.
4. SLOPES SHALL BE 1:1 UNLESS OTHERWISE NOTED.



STREET & DRAIN PLANS

CARMONA HILLS SUBDIVISION

UNIT 2

TCB | AECOM

2

9



DEVELOPMENT SERVICES
DEPARTMENT

2012 APR 16 A 10:08

DIRECTOR'S OFFICE

March 27, 2012

Roderick J. Sanchez
Director of Planning & Development Services
City of San Antonio
1901 South Alamo St.
San Antonio, TX 78283-3966

RE: SUBDIVISION PLAT TIME EXTENSION REQUEST – CARMONA HILLS UT 2 – PLAT #070348

Dear Mr. Sanchez,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a one year time extension for the completion of improvements and subdivision plat approval for Carmona Hills Subdivision Unit 2, plat #070348, which was approved by the City of San Antonio Planning Commission on July 24, 2007. This project consists of 81 single family lots, located within the corporate boundaries of the City of San Antonio and is contained in Carmona Hills MDP No. 049-06. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for both water and sewer services.

We ask that you will consider and grant our request for a one year time extension for the completion of improvements. The challenging economic climate, as well as the downturn in the housing market and home sales, delayed the start of construction. KB Home plans to bid the project and begin development of this unit within one year.

Thank you for your time and consideration and we hope to get a favorable response to our request for a one year extension. Please contact me if you need any additional information. Enclosed is a copy of the subdivision plat and the \$300 extension fee.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Hernandez'.

Joseph C. Hernandez
KB Home Central Texas Division
Manager – Land Development
4800 Fredericksburg Rd.
San Antonio, TX 78229
210-301-2886
jchernandez@kbhome.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 May 23, 2012

MATHEWS RAYMUNDO
SUBDIVISION NAME

080357
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 D-5

OWNER: Clark A. Boeken

ENGINEER: Pate Engineers, Inc., c/o Jeffery McKinnie, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Location: On the east side of U.S. Highway 281, north of Bulverde Road

Plat status: The Planning Commission approved this plat on May 27, 2009. To the present, the plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant has indicated that they have received bids for the improvements, but the project has been delayed due to the economic downturn. This is a single lot project that only involves a sewer main extension. The percentages of improvements completed are as follows:

- Sanitary Sewer 0%

STAFF RECOMMENDATION:

Approval



LOCATION MAP NOT TO SCALE

CITY PUBLIC SERVICE NOTES: THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOUND BY...

ANY SPECIFIC NOTES RESULTING FROM INSPECTIONS PERFORMED BY THE CITY ENGINEER, LOCATED WITHIN THE...

THIS PLAT DOES NOT INCLUDE ANY OTHER UTILITY LINES OR FACILITIES WHICH ARE NOT SHOWN ON THE...

NOTE: CONCRETE FOUNDATIONS ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS CORRIDORS...

NEAR OVERHEAD LINES ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS CORRIDORS WHEN ONLY...

SAFETY AND OTHER NOTES: WATERWAYS, DRAINAGE, EROSION CONTROL, AND OTHER FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE 10' FOOT WIDE...

GENERAL PLATTING NOTES: THE STATE PLANNING COMMISSIONS - COUNTY GENERAL PLANNING COMMISSION...

1. TO BE OPEN TO SURFACE WATER, MULTI-COMPARTMENT OR SINGLE TUNNEL CONDUITS...

2. TO BE OPEN TO SURFACE WATER, MULTI-COMPARTMENT OR SINGLE TUNNEL CONDUITS...

CITY OF SAN ANTONIO NOTES: THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOUND BY...

INDIVIDUAL PROPERTY NOTES: NEAR OVERHEAD LINES ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS CORRIDORS...

ROOF NOTES: THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN ADEQUATE DRAINAGE SYSTEM WITHIN THE PROPERTY...

1. MINIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY SHALL BE REGULATED AS DIRECTED BY...

2. ALL STRUCTURES AND ACCESSORIES TO BE CONSTRUCTED WITHIN THE CORRIDORS SHALL BE APPROVED BY...

3. ALL STRUCTURES AND ACCESSORIES TO BE CONSTRUCTED WITHIN THE CORRIDORS SHALL BE APPROVED BY...

4. THIS PLAT IS SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL FOR A 10' WIDE AREA OF A 10' WIDE AREA.



LEGEND table with columns for symbols and descriptions: EASEMENT, RIGHT OF WAY, BEAR COUNTY DEEDS AND PLAT RECORDS, etc.

STATE OF TEXAS COUNTY OF BEAR THE COMMISSIONERS OF THE PUBLIC UTILITY COMMISSION...

CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON...



PATE ENGINEERS logo and contact information: 8209 B.I. 10 Drive - Suite 440 (East Austin), Texas 78720. OFFICE: (512) 340-0411 FAX: (512) 340-2864

SUBDIVISION PLAT OF MATHEWS-RAYMUNDO

BEING 0.9825 ACRE OF LAND, DESCRIBED AS 0.9825 ACRE OF LAND BY DEED, RECORDED IN VOLUME 12141, PAGE 1768, BEAR COUNTY DEED RECORDS, TEXAS AND BEING OUT OF THE DOWDALURE COLLEGE SURVEY NO. 416, ABSTRACT NO. 286, COUNTY BLOCK 4884, BEAR COUNTY, TEXAS.

THE PLAT OF MATHEWS-RAYMUNDO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION. DATED THIS DAY OF A.D. 20

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 UTILITY LAYOUTS TO THE BEST OF MY KNOWLEDGE...



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.



OWNER/DEVELOPER: CLARE BURKAS, 8800 L. COUNTRY I AND SAN ANTONIO, TX 78212, PH: (512) 261-5012

DEVELOPER SERVICES 2012 MAY 12 11:25:56

PATE ENGINEERS 20090507 10:30:20 AM 080357 4 x 11 (Rev. 5/1/09)

DEVELOPMENT SERVICES
DEPARTMENT

2012 MAY 10 P 12:46

DIRECTOR'S OFFICE

May 2, 2012
Revised May 9, 2012

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

Reference: Mathews-Raymundo
Plat No. 080357

Dear Mr. Sanchez:

On behalf of the owner and developer of Mathews-Raymundo, Mr. Clark Boeken, we are requesting a three-year time extension per Section 35-430(f) of the Unified Development Code. The subdivision plat was approved by the Planning Commission on May 27, 2009.

The owner has demolished an existing structure on the property and has received bids for the necessary sanitary sewer improvements.

The reasons for the delay in the completion of the requirements necessary to record the plat are:

1. The economic downturn and its impact on the retail and office industry, has left a large inventory of empty, unused commercial space. This has delayed the ability for the owner to secure a tenant to occupy new commercial space.
2. Despite the economic conditions, our client still considers this property an attractive location for new commercial uses. Our client is still actively seeking tenants for the future building and believes the recovering economy will generate those tenants in the coming years.

Enclosed is the required \$300 filing fee to process this time extension request. Also attached is an 8-1/2" x 11" reduction of the approved subdivision plat. If you require any additional information, please do not hesitate to contact our office.

Very Truly Yours,

PATE ENGINEERS, INC.
TBPE F-002726



Jeffrey McKinnie, P.E.
Project Manager

**CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission

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

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

SUBJECT: S. P. No. 1545—Request to declare as surplus to the needs of the City of San Antonio and sell a 0.0425 of an acre tract of land out of Lot 25, Block 22, NCB 559 located on Eda Street

DATE: May 9, 2012

PETITIONER: Hearst Newspapers, LLC
d/b/a San Antonio Express-News
Attn: John Chavana
301 Avenue E
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on May 23, 2012.

BACKGROUND

San Antonio Express-News (Petitioner) is requesting a license to use an unimproved tract of City-owned real property on Eda Street in Council District 2 as shown on Exhibit A. The property is a 0.0425 of an acre (1,849 square feet) parcel of land out of Lot 25, Block 22, NCB 559. The Petitioner owns the adjacent warehouse located at 122 Eda Street, which is used for newsprint and record storage. Warehouse doors are on Eda Street and are the only access for their 18-wheeler trucks. The subject parcel is needed in order to fully accommodate this access.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. The consensus was approval of the project.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

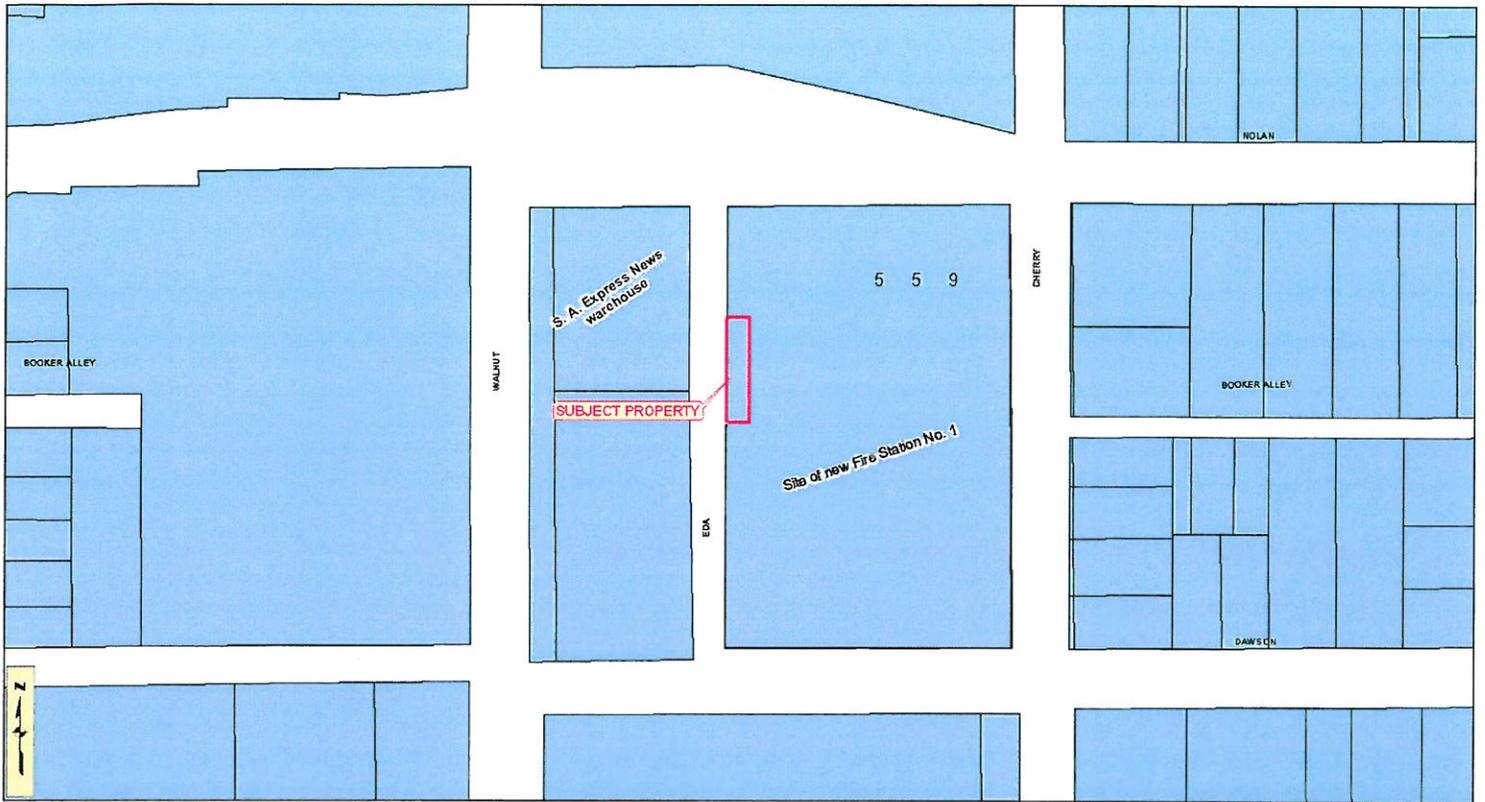


Exhibit A

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND HEARST NEWSPAPERS, LLC, D/B/A SAN ANTONIO EXPRESS-NEWS TO USE AN UNIMPROVED 0.0425 ACRE PARCEL OF LAND OUT OF LOT 25, BLOCK 22, NCB 559, LOCATED ON EDA STREET IN COUNCIL DISTRICT 2.

* * * * *

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, San Antonio Express-News filed an application requesting a 10-year License Agreement to use an unimproved 0.0425 acre (1,849 sq. ft.) parcel of land out of Lot 25, Block 22, NCB 559 located on Eda Street in Council District 2; and

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

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

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

SIGNED this 23rd day of May, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

**CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission

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

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

SUBJECT: S. P. No. 1582—Request to close, vacate, and abandon an improved 0.261 acre portion of Humphrey Avenue Public Right of Way located between Margaret and North Pine Streets

DATE: May 7, 2012

PETITIONER: The San Antonio Children’s Museum
c/o Kaufman & Killen Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on May 23, 2012.

BACKGROUND

The San Antonio Children’s Museum (Petitioner) is requesting the closure, vacation and abandonment of an improved portion of Humphrey Avenue Public Right of Way located between Margaret and North Pine Streets as shown on attached Exhibit A. The requested closure encompasses only 0.261 of an acre, which is 11,369 square feet. Aside from the Petitioner, there is only one other abutting property owner, who has consented to the subject closure. If approved, the subject property will be combined with the petitioner’s property to facilitate the construction of a new museum as shown on attached design plan. The proposed closure would allow for a cohesive Children’s Museum campus, which will facilitate the safe passage of employees and guests.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

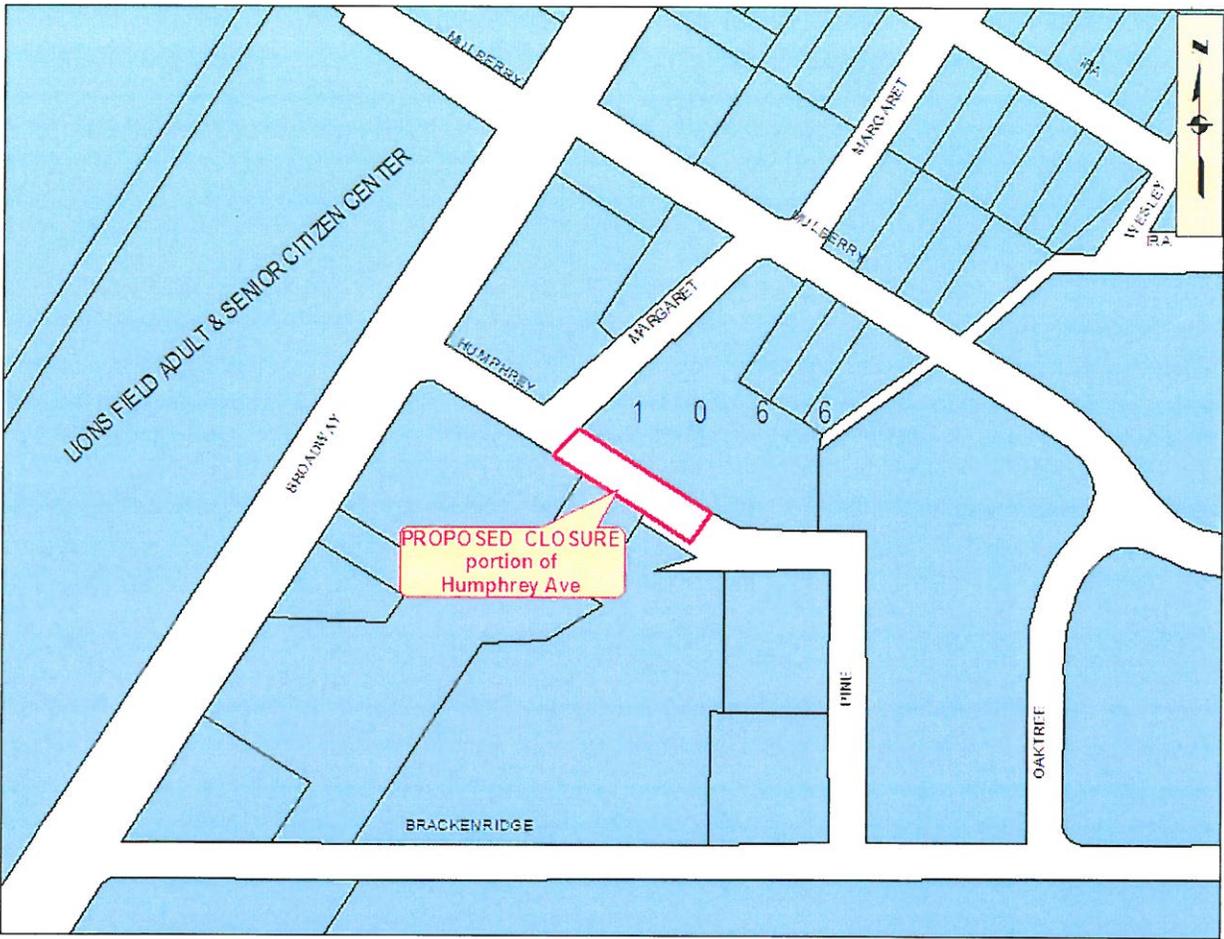


Exhibit A



SAN ANTONIO CHILDREN'S MUSEUM

Concept MasterPlan | 06.20.11

Craig McMahon

Architects, Inc.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN IMPROVED 0.261 ACRE PORTION OF HUMPHREY AVENUE PUBLIC RIGHT OF WAY RUNNING NORTHWESTERLY AND SOUTHEASTERLY LOCATED BETWEEN MARGARET AND NORTH PINE STREETS ADJACENT TO NCB 1066, IN COUNCIL DISTRICT 2, AS REQUESTED BY THE SAN ANTONIO CHILDREN'S MUSEUM.

* * * * *

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

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

WHEREAS, The San Antonio Children's Museum filed an application requesting closure of an improved 0.261 acre portion of Humphrey Avenue Public Right of Way running northwesterly and southeasterly located between Margaret and North Pine Streets, adjacent to NCB 1066 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of an improved 0.261 acre portion of Humphrey Avenue located between Margaret and North Pine Streets.

SIGNED this 23rd day of May, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D. *ME*
Assistant Director, Capital Improvements Management Services

SUBJECT: S.P. 1630-1639 NuStar requests for use of ten public right-of-ways to install piping under the roadway for its San Antonio Supply Expansion Pipeline Project

DATE: May 7, 2012

PETITIONER: NuStar Logistics, L.P.
San Antonio, Texas

Staff is requesting that this item be placed on the Planning Commission meeting agenda of May 23, 2012.

BACKGROUND

Petitioner is requesting license agreements for use of ten public right-of-ways to install piping under Binz-Engleman Rd., Interstate Dr., Springfield Rd., Corner Pkwy., Centerpiece Dr., Cotton Belt Rd., Dietrich Rd., Lula Mae Dr., Stout Dr., and Pop Gunn.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

[View RFCA Detail](#) [Continue](#)

CITY OF SAN ANTONIO
Request for Council Action

Agenda Item #
Council Meeting Date: 5/31/2012
RFCA Tracking No: R-9144

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
License Public ROW, Ten Locations

SUMMARY:

Ordinances authorizing ten 10-year License Agreements with NuStar Logistics, L.P. for use of public right-of-way, located under Binz-Engleman Rd. (NCB 12201), Interstate Dr. (NCB 17501), Springfield Rd. (NCB 10599), Corner Pkwy. (NCB 10597), Centerpiece Dr. (NCB 10597), Cotton Belt Rd. (NCB 18010), Dietrich Rd. (NCB 18010), Lula Mae Dr. (NCB 12865), Stout Dr. (NCB 16776), and Pop Gunn Dr. (NCB 12867) to install piping under the roadway for its San Antonio Supply Expansion Pipeline project located in Council District 2.

BACKGROUND INFORMATION:

NuStar Energy, L.P. is a publicly traded partnership based in San Antonio. NuStar is in the process of developing the San Antonio Supply Pipeline Project. NuStar will connect its Flint Hills Resources Terminal at 498 Pop Gunn Drive to its Motiva Enterprises, LLC terminal located at 510 Petroleum Drive, approximately 3.5 miles. NuStar will install 8-inch common carrier pipe to transport oil, natural gas, petroleum, any of the products of the foregoing, or other substances necessary for the operation and maintenance of the Pipeline. Petroleum pipelines are the safest method of overland transportation according to the National Transportation Safety Board. This project will eliminate between 80-100 trucks daily off of this route.

ISSUE:

This ordinance authorizes ten 10-year License Agreements with NuStar Logistics, L.P. for use of public right-of-way, located under Binz-Engleman Rd. (NCB 12201), Interstate Dr. (NCB 17501), Springfield Rd. (NCB 10599), Corner Pkwy. (NCB 10597), Centerpiece Dr. (NCB 10597), Cotton

Belt Rd. (NCB 18010), Dietrich Rd. (NCB 18010), Lula Mae Dr. (NCB 12865), Stout Dr. (NCB 16776), and Pop Gunn Dr. (NCB 12867) to install piping under the roadway for its San Antonio Supply Expansion Pipeline project located in Council District 2.

ALTERNATIVES:

City Council could choose not to approve this request; however that would delay or prevent NuStar from installing the pipeline which is a safer mode of transportation and will eliminate up to 100 trucks on the route daily.

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 appraisals by TRC Solutions, Inc., dated April, 2012.

The City will collect the following license fees for a 10-year license to use public right-of-way under:

- Binz-Engleman Rd., 3,066.41 square feet, \$9,919.45.
- Interstate Dr., 2,334.14 square feet, \$7,158.64.
- Springfield Rd.-Corner Pkwy. intersection, 5,486.87 square feet, \$12,455.14.
- Centerpiece Dr., 2,404.83 square feet, \$4,274.17.
- Cotton Belt Rd., 3,000.37 square feet, \$3,565.81.
- Dietrich Rd., 2,957.51 square feet, \$3,090.37.
- Lula Mae Dr., 2,503.76 square feet, \$2,971.51.
- Stout Dr., 2,005.29 square feet, \$3,275.27.
- Pop Gunn, 2,020.90 square feet, \$3,176.82.

The revenues from this agreement will be deposited in the General Fund in accordance with the FY 2012 Adopted Budget.

RECOMMENDATION:

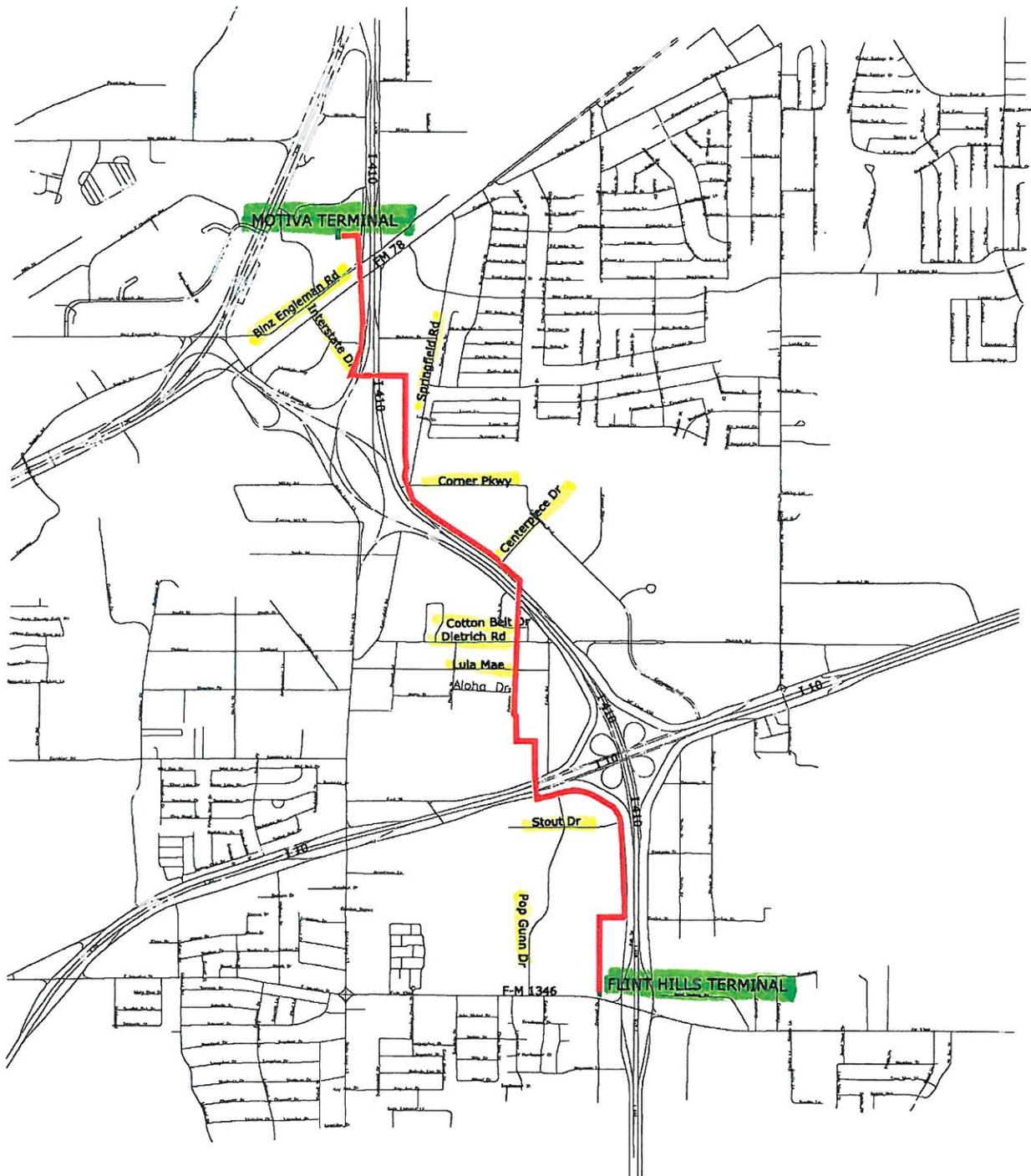
The City of San Antonio's Planning Commission reviewed this request at its regular meeting on May 23rd.

Staff recommends approval of these ordinances authorizing the License Agreements between the City and NuStar for use of public right-of-way, located under Binz-Engleman Rd. (NCB 12201), Interstate Dr. (NCB 17501), Springfield Rd. (NCB 10599), Corner Pkwy. (NCB 10597), Centerpiece Dr. (NCB 10597), Cotton Belt Rd. (NCB 18010), Dietrich Rd. (NCB 18010), Lula Mae Dr. (NCB 12865), Stout Dr. (NCB 16776), and Pop Gunn Dr. (NCB 12867) to install piping under the roadway for its San Antonio Supply Expansion Pipeline project.

ATTACHMENT(S):

File Description	File Name
Binz-Engleman-Survey	Survey_FieldNotes_Binz_Engleman.pdf
Centerpiece-Survey	Survey_FieldNotes_Centerpiece.pdf

Corner-Springfield-Survey	Survey_FieldNotes_Corner_Springfield.pdf
Cottonbelt-Survey	Survey_FieldNotes_CottonBelt.pdf
Dietrich-Survey	Survey_FieldNotes_Dietrich.pdf
Interstate-Survey	Survey_FieldNotes_Interstate.pdf
Lula Mae-Survey	Survey_FieldNotes_LulaMae.pdf
Pop Gunn-Survey	Survey_FieldNotes_PopGunn.pdf
Stout-Survey	Survey_FieldNotes_Stout.pdf
Overview Map	NuStar_Overview_1.pdf
Binz-Engleman Map	Binz Engleman_Map.pdf
Centerpiece Map	CenterpieceDriveMap.pdf
Corner Pkwy. Map	CornerParkwayMap.pdf
Springfield Map	SpringfieldRoadMap.pdf
Cotton Belt Map	Cotton Belt_Map.pdf
Dietrich Map	Dietrich_Map.pdf
Lula Mae Map	Lula Mae_Map.pdf
Pop Gunn Map	Pop Gunn_Map.pdf
Stout Map	Stout_Map.pdf
Interstate Map	Interstate_Map.pdf



PREPARED FOR:



2330 Loop 1604 W
 San Antonio, Texas 78248
 Tel: (210) 918-2000
 1-800-531-7911

**NuStar Expansion Project
 Proposed Pipeline Layout
 San Antonio, Texas**

DRAWN BY : G.K.S.	SCALE: AS NOTED
CHECKED BY: V.E.F.	DATE: 01/24/2012
APPROVED BY: V.E.F.	JOB NO. PC11-121



GANEM & KELLY SURVEYING, INC.
 111 EAST MAIN STREET
 EDNA, TEXAS 77957
 (361) 782-3736
 LAMAR STREET, SUITE 5
 POINT COMFORT, TEXAS 77978
 (361) 987-2011

FIRM NO.	F-9183
REVISED	
SHEET NO.	1 OF 1



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

May 2, 2012

NuStar Logistics, L.P.
2330 North Loop 1604 West B2-308H
San Antonio, Texas 78248

[Via Email: denise.skinner@nustarenergy.com]

[Email: victorf@gksurveying.com]

Re: NuStar requests to install Refined Petroleum Products pipeline underneath ten City right-of-ways located at Binz Engleman, Interstate Dr., Springfield Rd., Corner Pkwy., Centerpiece Dr., Cotton Belt, Dietrich Rd., Lula Mae, Stout Dr., and Pop Gunn Dr.

Dear Ms. Skinner,

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 requests subject to the following conditions:

ALL RIGHT-OF-WAY CROSSINGS:

CPS Energy - Overhead Engineering: At all crossings, pole shoring charges may apply should digging be closer than 5 feet to the pole(s). Sign markers must be placed at each crossing or when construction is at the 5 foot mark from CPS Energy poles.

CPS Energy - Communication Infrastructure Engineering: Communication cable is all overhead in this area. It should not be affected unless a structure has to be moved to accommodate the pipeline, in which case if a structure that has communications on it has to be moved CPS Energy will need to be compensated for the associated communications work.

Development Services: Provided proper permits are obtained.

Public Works - Right of Way: Contact & confirm with all utilities that there are no conflicts.

Public Works - Storm Water Engineering: Must obtain all proper permit required by City of San Antonio.

Public Works - Traffic Engineering: 1) Obtain ROW permits. 2) Provide proper Traffic Control Plans and Detour Plans for Roadway closure. 3) Provide early (72 hours in advance) guidance/information to residents thru Dynamic Messaging Sign (DMS) Boards.

San Antonio Water System (SAWS): NuStar Logistics will take every precaution to avoid damage to the SAWS infrastructure. Any damage occurring to SAWS' infrastructure during construction or maintenance of NuStar Logistics' pipeline will be repaired or replaced to SAWS standards by NuStar Logistics. SAWS will not be responsible for damage to NuStar Logistics'

pipeline that may occur during SAWS' regular or emergency maintenance or construction activities.

RIGHT-OF-WAY SPECIFIC COMMENTS FROM CPS ENERGY - GAS ENGINEERING

Binz-Engleman Rd.: Gas Engineering does not object to the proposed crossing of Binz-Engleman or Old Seguin Rd. where CPS Energy has an existing 8-inch steel gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at the Old Seguin Rd. location:

Call for locates.

Pot hole the existing 8-inch gas line using non destructive methods and 72 hours prior to pot holing contact Joel Settles, NACE Coating Inspector, Corrosion Control Section with CPS Energy to verify findings (210-353-6917).

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 8-inch main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 8-inch line.

Interstate Dr.: Gas Engineering does not object to the proposed crossing of Interstate Dr. where CPS Energy has an existing 4-inch plastic gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this location:

Call for locates.

Pot hole the existing 4-inch plastic gas main using non destructive methods to determine the depth of said main.

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

Corner Parkway: Gas Engineering does not object to the proposed crossing of Corner Parkway where CPS Energy has an existing 4-inch plastic gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this location:

Call for locates.

Pot hole the existing 4-inch plastic gas main using non destructive methods to determine the depth of said main.

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

Cotton Belt Rd.: Gas Engineering does not object to the proposed crossing of Cotton Belt Rd. where CPS Energy has an existing 4-inch plastic gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this location:

Call for locates.

Pot hole the existing 4-inch plastic gas main using non destructive methods to determine the depth of said main.

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

Dietrich Rd.: Gas Engineering does not object to the proposed crossing at the intersection of Dietrich Rd. and Colzona Rd. where CPS Energy has an existing 8-inch and two 4-inch steel gas mains. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this intersection:

Call for locates.

Pot hole the existing 8-inch and two 4-inch steel gas mains using non destructive methods and 72 hours prior to pot holing contact Joel Settles, NACE Coating Inspector, Corrosion Control Section with CPS Energy to verify findings (210-353-6917).

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 8-inch and both 4-inch steel gas mains.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 8-inch and two 4-inch steel gas mains.

Solid Waste Department: Must permit Solid Waste Management Department equipment the use of Dietrich Road to service customers in this area.

Lula Mae Dr.: Gas Engineering does not object to the proposed crossing of Lula Mae Dr. where CPS Energy has an existing 2-inch plastic gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this location:

Call for locates.

Pot hole the existing 2-inch plastic gas main using non destructive methods to determine the depth of said main.

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 2-inch plastic main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 2-inch plastic main.

Solid Waste Department: Must permit Solid Waste Management Department equipment the use of Dietrich Road to service customers in this area.

Pop Gunn Dr.: Gas Engineering does not object to the proposed crossing of Pop Gunn Dr. where CPS Energy has an existing 4-inch plastic gas main. However, it is agreed and understood that this consent is given ONLY upon the understanding that NuStar Logistics will comply with the following activities prior to commencing any work at this location:

Call for locates.

Pot hole the existing 4-inch plastic gas main using non destructive methods to determine the depth of said main.

If they decide to install the proposed 8" Refined Petroleum Products Pipeline by open trench then it must maintain a minimum of 3 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

If the proposed 8" Refined Petroleum Products Pipeline is install by boring as designated then they must maintain a minimum of 5 feet of clearance from outside diameter of the proposed facility to the outside diameter of our existing 4-inch plastic main.

CPS Energy - Underground & Networking Engineering:

Centerpiece Dr.: There is streetlight secondary cable in the area. Caution should be used not to hit it.

Capital Improvements Management Services: Petitioner agrees to remit the **total fee of \$50,387.18** which includes the license fees of \$49,887.18 and a recording fee of \$50.00 per license agreement.

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

Title

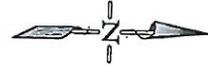
Print Name

Date

FEE SCHEDULE PER LICENSE AGREEMENT

	Binz-Engleman	Interstate Dr	Springfield Rd	Corner Pkwy	Centerpiece	
Year 1	\$826.20	\$596.25	\$695.40	\$342.00	\$356.00	FMV
Year 2	\$859.25	\$620.10	\$723.22	\$355.68	\$370.24	Year 1 * 1.04
Year 3	\$893.62	\$644.90	\$752.14	\$369.91	\$385.05	Year 2 * 1.04
Year 4	\$929.36	\$670.70	\$782.23	\$384.70	\$400.45	Year 3 * 1.04
Year 5	\$966.54	\$697.53	\$813.52	\$400.09	\$416.47	Year 4 * 1.04
Year 6	\$1,005.20	\$725.43	\$846.06	\$416.10	\$433.13	Year 5 * 1.04
Year 7	\$1,045.41	\$754.45	\$879.90	\$432.74	\$450.45	Year 6 * 1.04
Year 8	\$1,087.22	\$784.62	\$915.10	\$450.05	\$468.47	Year 7 * 1.04
Year 9	\$1,130.71	\$816.01	\$951.70	\$468.05	\$487.21	Year 8 * 1.04
Year 10	\$1,175.94	\$848.65	\$989.77	\$486.77	\$506.70	Year 9 * 1.04
	\$9,919.45	\$7,158.64	\$8,349.05	\$4,106.09	\$4,274.17	\$33,807.40
	Cotton Belt	Dietrich	Lula Mae	Stout	Pop Gunn	
Year 1	\$297.00	\$257.40	\$247.50	\$272.80	\$264.60	FMV
Year 2	\$308.88	\$267.70	\$257.40	\$283.71	\$275.18	Year 1 * 1.04
Year 3	\$321.24	\$278.40	\$267.70	\$295.06	\$286.19	Year 2 * 1.04
Year 4	\$334.08	\$289.54	\$278.40	\$306.86	\$297.64	Year 3 * 1.04
Year 5	\$347.45	\$301.12	\$289.54	\$319.14	\$309.54	Year 4 * 1.04
Year 6	\$361.35	\$313.17	\$301.12	\$331.90	\$321.93	Year 5 * 1.04
Year 7	\$375.80	\$325.69	\$313.17	\$345.18	\$334.80	Year 6 * 1.04
Year 8	\$390.83	\$338.72	\$325.69	\$358.99	\$348.20	Year 7 * 1.04
Year 9	\$406.47	\$352.27	\$338.72	\$373.35	\$362.12	Year 8 * 1.04
Year 10	\$422.72	\$366.36	\$352.27	\$388.28	\$376.61	Year 9 * 1.04
	\$3,565.81	\$3,090.37	\$2,971.51	\$3,275.27	\$3,176.82	\$16,079.78
				TOTAL License Fees		\$49,887.18
	Recording Fees: \$50.00 per agreement (10 agreements)					\$500.00
				TOTAL AMOUNT DUE		\$50,387.18

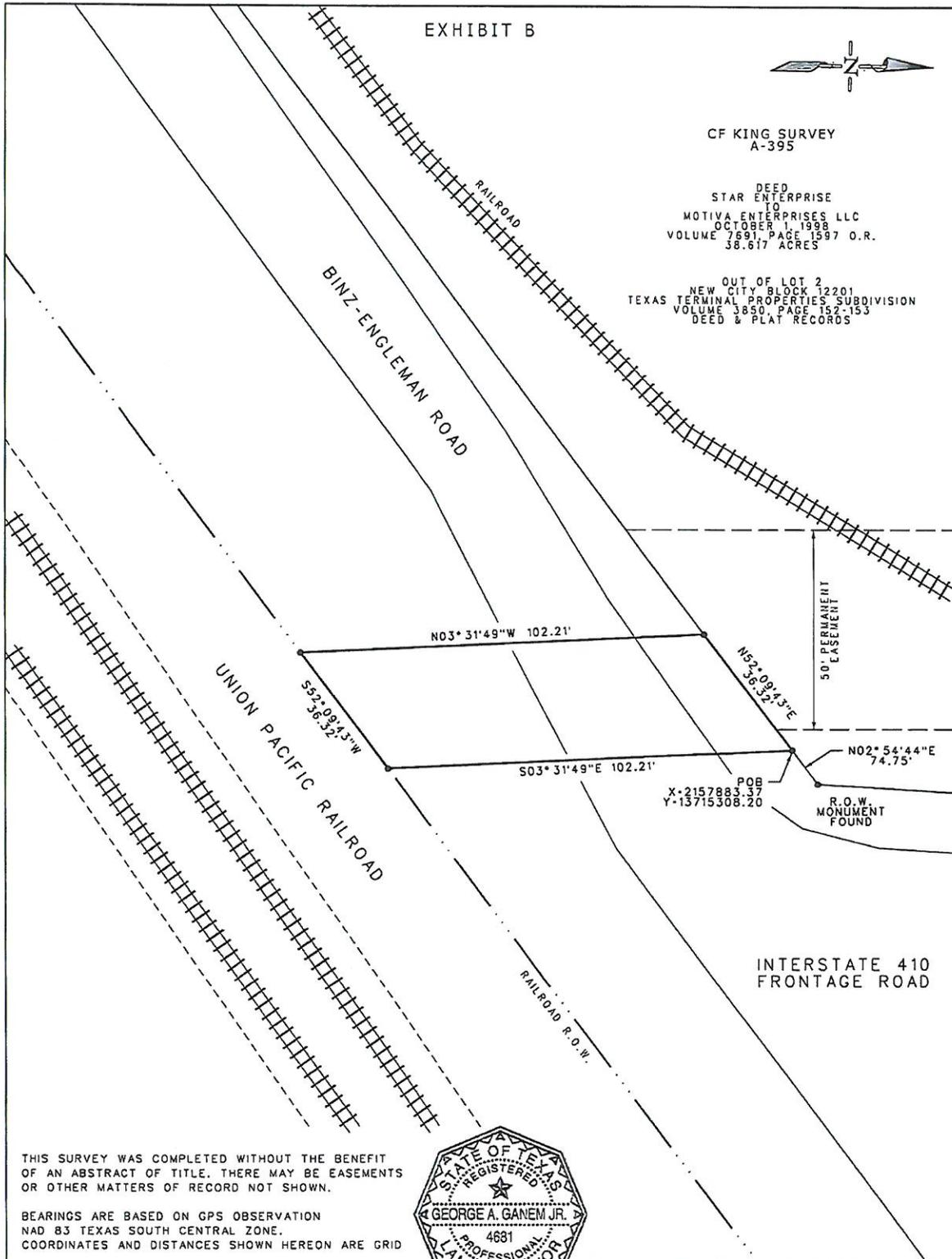
EXHIBIT B



CF KING SURVEY
A-395

DEED
STAR ENTERPRISE
TO
MOTIVA ENTERPRISES LLC
OCTOBER 1, 1998
VOLUME 769, PAGE 1597 O.R.
38.617 ACRES

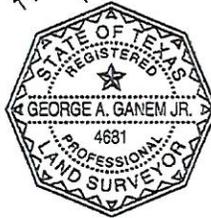
OUT OF LOT 2
NEW CITY BLOCK 22201
TEXAS TERMINAL PROPERTIES SUBDIVISION
VOLUME 3850, PAGE 152-153
DEED & PLAT RECORDS



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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem, Jr. 4/20/2010

GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-050
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 102.21'
TOTAL RODS: 6.19
TOTAL ACRES: 0.070
TOTAL SQUARE FEET: 3,066.41



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

30' WIDE PIPELINE EASEMENT
SSE-TX-BEX-050
CITY OF SAN ANTONIO
BINZ-ENGLEMAN ROAD
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC.	DWG. NO. PC10-186
CHECKED BY: G.A.G.	DATE: 03/04/2012		111 EAST MAIN STREET EDNA, TEXAS 77957 (361) 782-3736	LAMAR STREET, SUITE 5 POINT COMFORT, TEXAS 77978 (361) 987-2011
APPROVED BY: G.A.G.	JOB NO. PC10-186			REVISION:

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 CF King Survey, Abstract No. 395, Bexar County, Texas and being out of Binz-Engleman 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 northwest right-of-way line of Binz-Engleman Road and the southeast line of a 38.617 acre tract described in Volume 7691, Page 1597 Official Public Records of said county for the northeast corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,157,883.37 and Y = 13,715,308.20 and being located South 02° 54' 44" West a distance of 74.75 feet from a right-of-way monument at the southeast corner of said 38.617 acre tract;

THENCE South 03° 31' 49" East and crossing Binz-Engleman Road for a distance of 102.21 feet to a point in the southeast right-of-way line of Binz-Engleman Road and the northwest right-of-way line of the Union Pacific Railroad for the southeast corner of the herein described pipeline easement;

THENCE South 52° 09' 43" West with the northwest right-of-way line of the Union Pacific Railroad and the southeast right-of-way line of Binz-Engleman Road for a distance of 36.32 feet to a point for the southwest corner of the herein described pipeline easement;

THENCE North 03° 31' 49" West and crossing Binz-Engleman Road for a distance of 102.21 feet to a point in the northwest right-of-way line of Binz-Engleman Road and the southeast line of a 38.617 acre tract for the northwest corner of the herein described pipeline easement;

THENCE North 52° 09' 43" East with the northwest right-of-way line of Binz-Engleman Road and the southeast line of said 38.617 acre tract for a distance of 36.32 feet to the **POINT OF BEGINNING**, Containing 3,066.41 square feet or 0.070 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Binz-Engleman Road Tract for a distance of 102.21 feet or 6.19 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/22/2012



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT BINZ-ENGLEMAN ROAD (NCB 12201) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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 application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Binz-Engleman Rd., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission

EXHIBIT B

CF KING SURVEY
A-396



INTERSTATE DRIVE

SPECIAL WARRANTY DEED
CROW-RIO PAZ, L.T.O.
TO
RIO-PAS INVESTMENTS, INC.
VOLUME 5250, PAGE 0587, O.P.R.
TRACT 1: 21.9311 ACRES

INTERSTATE BUSINESS PARK, UNIT-4
LOT 1, BLOCK 3
VOLUME 1501, PAGE 57-58
DEED & PLAT RECORDS
PLAT NO. 070725

SPECIAL WARRANTY DEED
CROW-RIO PAZ, L.T.O.
TO
RIO-PAS INVESTMENTS, INC.
VOLUME 5250, PAGE 0587, O.P.R.
TRACT 2: 13.1705 ACRES

INTERSTATE BUSINESS PARK, UNIT-3
LOT 1, BLOCK 2
VOLUME 1501, PAGE 201
DEED & PLAT RECORDS
PLAT NO. 030111

30' BUILDING SETBACK

30' BUILDING SETBACK

30' TEMPORARY
WORKSPACE

30' PERMANENT
EASEMENT

N86°33'02"W
14.27'
RADIUS-15.00'
LENGTH-23.51'
DELTA-89°49'10"
CHORD-N44°05'56"W
21.18'

N02°54'44"E 74.75'

S86°33'02"E
14.96'

30' PERMANENT
EASEMENT

RADIUS-15.00'
LENGTH-23.50'
DELTA-89°43'50"
CHORD-N48°38'07"E
21.17'

S03°06'34"W 103.96'

1/2" IRON ROD
FOUND

POB
X-2157926.68
Y-13713810.23

INTERSTATE 410 FRONTAGE ROAD

JOSEPH W. GARRATY SURVEY
A-258

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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem Jr.
GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-036.17
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 74.75'
TOTAL RODS: 4.53
TOTAL ACRES: 0.054
TOTAL SQUARE FEET: 2,334.14



2330 LOOP 1504 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

30' WIDE PIPELINE EASEMENT
SSE-TX-BEX-036.17
CITY OF SAN ANTONIO
INTERSTATE DRIVE
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'
CHECKED BY: G.A.G.	DATE: 03/04/2012
APPROVED BY: G.A.G.	JOB NO. PC10-186



GANEM & KELLY SURVEYING, INC.
111 EAST MAIN STREET LANAR STREET, SUITE 5
EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978
(361) 782-3736 (361) 987-2011

DWG. NO. PC10-186
REVISION:

**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 CF King Survey, Abstract No. 396, Bexar County, Texas and being out of Interstate Drive, City of San Antonio and this 30 foot wide pipeline easement being more particularly described by metes and bounds as follows;

BEGINNING at a existing ½ inch iron rod at a point of intersection of the west right-of-way line of Interstate 410 Frontage Road with south right-of-way line of Interstate Drive at a northeast corner of a 21.9311 acre tract described in Volume 5250, Page 0587 Official Public Records of said county for the southeast corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,157,926.68 and Y = 13,713,810.23;

THENCE with the curved south right-of-way line of Interstate Drive to the left, said curve having a radius of 15.00 a delta angle of 89° 49' 10", a long chord of 21.18 feet which bears North 44° 05' 56" West for an arc distance of 23.51 feet to a point of curvature in said line;

THENCE North 86° 33' 02" West with the south right-of-way line of Interstate Drive and the north line of said 21.9311 acre tract for a distance of 14.27 feet to a point for the southwest corner of the herein described pipeline easement;

THENCE North 02° 54' 44" East and crossing Interstate Drive for a distance of 74.75 feet to a point in the north right-of-way line of Interstate Drive and the south line of a 13.1705 acre tract described in Volume 5250, Page 0587 of the Official Records of said county for the northwest corner of the herein described pipeline easement;

THENCE South 86° 33' 02" East with the north right-of-way line of Interstate Drive and the south line of said a 13.1705 acre tract for a distance of 14.96 feet to a point of curvature in said line;

THENCE with said curve to the left, said curve having a radius of 15.00 a delta angle of 89° 45' 50", a long chord of 21.17 feet which bears North 48° 38' 07" East for an arc distance of 23.50 feet to a point in the west right-of-way line of Interstate 410 Frontage Road and the east line of said 13.1705 acre tract for the northeast corner of the herein described pipeline easement;

THENCE South 03° 06' 34" West with the west right-of-way line of Interstate 410 Frontage Road and crossing Interstate Drive for a distance of 103.96 feet to the **POINT OF BEGINNING**, Containing 2334.14 square feet or 0.054 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Interstate Drive Tract for a distance of 74.75 feet or 4.53 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 1/24/2012



SSE-TX-BEX-036.17
City of San Antonio
Interstate Drive Tract
NuStar Energy, L.P.
PC10186

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT INTERSTATE DR. (NCB 17501) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

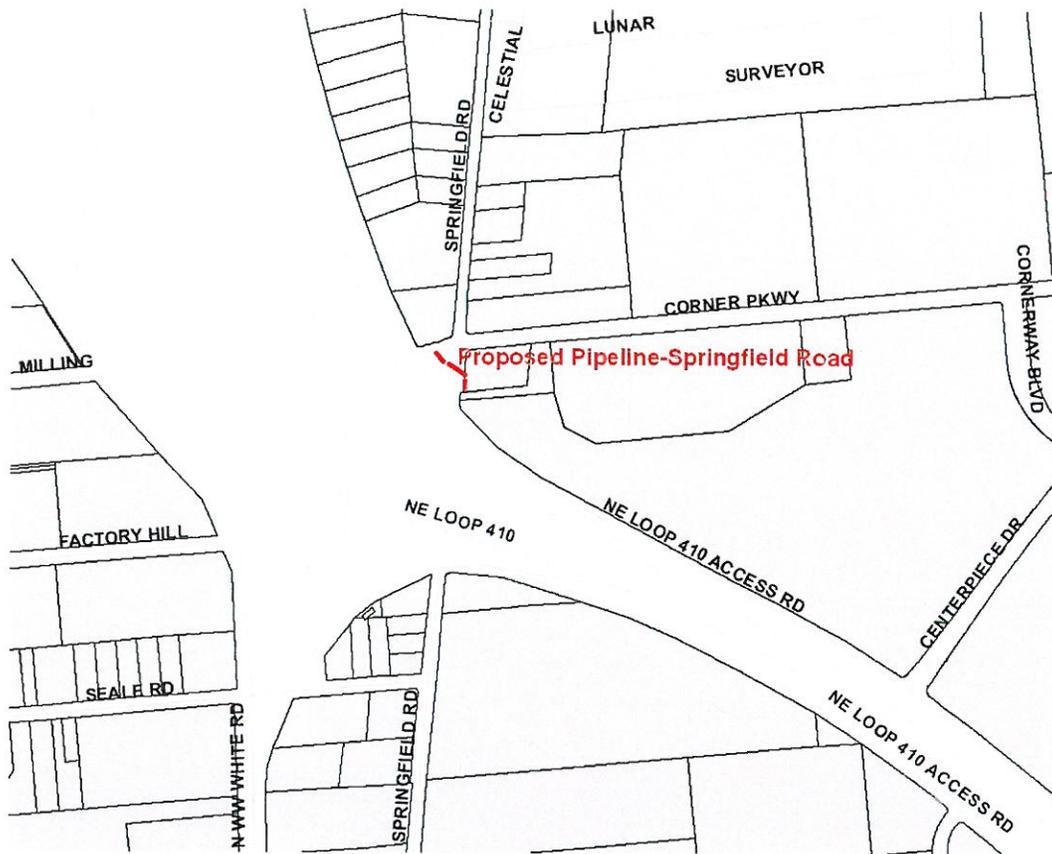
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Interstate Dr., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

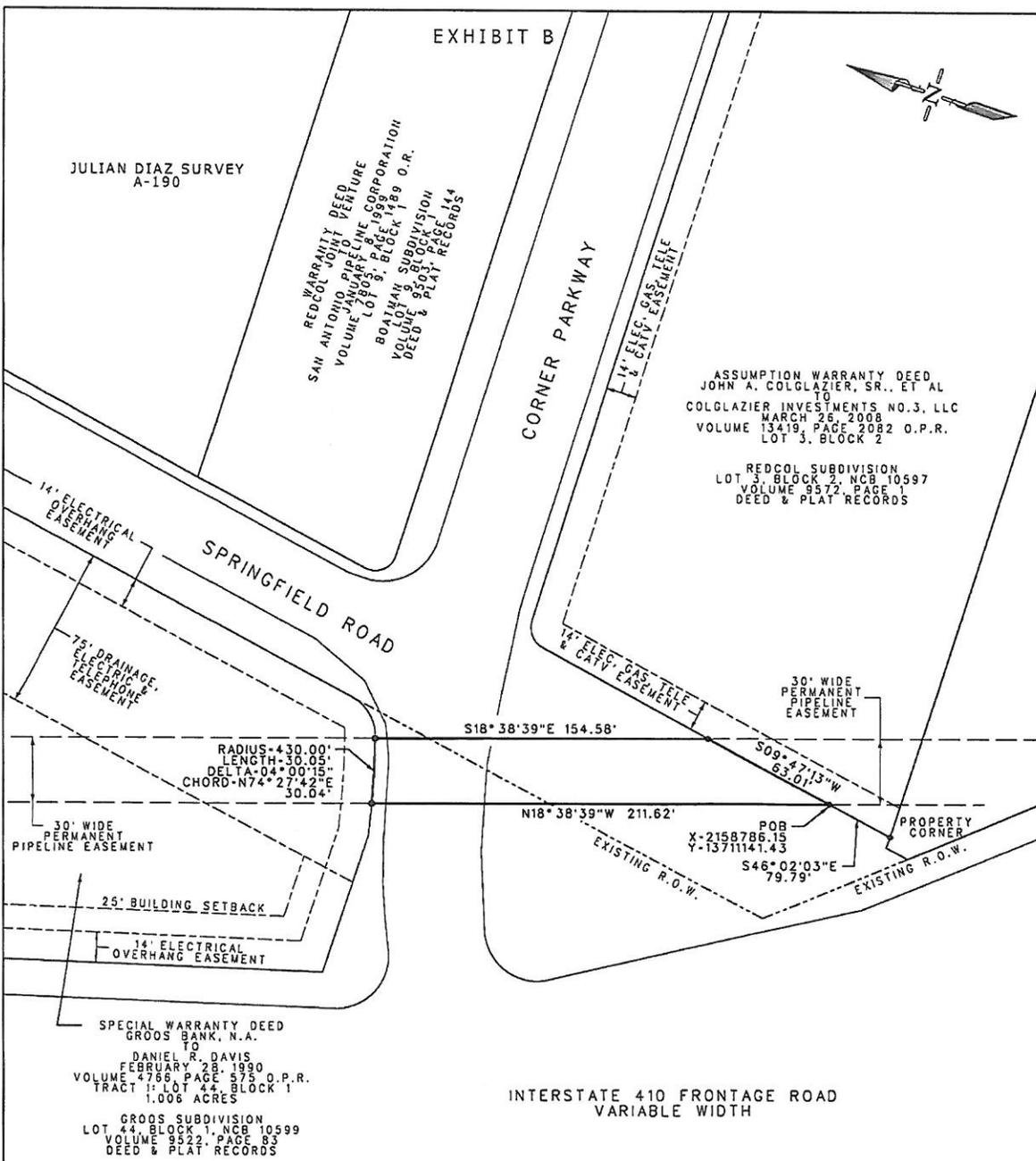
Attest:

Executive Secretary
San Antonio Planning Commission



Springfield Road – Proposed Pipeline

EXHIBIT B



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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem Jr. 4/20/2010
 GEORGE A. GANEM, JR.
 GANEM & KELLY SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-036.02
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 182.83'
TOTAL RODS: 11.08
TOTAL ACRES: 0.126
TOTAL SQUARE FEET: 5,486.87



2330 LOOP 1604 W
 SAN ANTONIO, TEXAS 78248
 Tel: (210) 918-2000
 1-800-531-7911

30' WIDE PIPELINE EASEMENT
 SSE-TX-BEX-036.02
 CITY OF SAN ANTONIO
 SPRINGFIELD ROAD
 BEXAR COUNTY, TEXAS

DRAWN BY : C.K.S.	SCALE: 1" = 60'		GANEM & KELLY SURVEYING, INC. 111 EAST MAIN STREET LAMAR STREET, SUITE 5 EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978 (361) 782-3736 (361) 987-2011	DWG. NO. PC10-186
CHECKED BY : G.A.G.	DATE: 03/04/2012			REVISION:
APPROVED BY : G.A.G.	JOB NO. PC10-186			

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 Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Springfield Road and Corner Parkway, 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 west line of Lot 3, Block 2 of the Redcol Subdivision as recorded in Assumption Warranty Deed dated March 26, 2008 from John A. Colglazier, Sr. et al to Colglazier Investments No. 3, L.L. C. and recorded in Volume 13419, Page 2082 of the Official Public Records of said county and the east right-of-way line of Springfield Road for the southeast corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,158,786.15 and Y = 13,711,141.43, and being located North 46° 02' 03" West a distance of 79.79 feet from the southwest corner of said Lot 3, Block 2 of Redcol Subdivision;

THENCE North 18° 38' 39" West and crossing said Springfield Road and Corner Parkway for a distance of 211.62 feet to a point in the north right-of-way line of Corner Parkway and the south line of a 1.006 acre tract described as Tract 1: Lot 44, Block 1 of Groos Subdivision in Volume 4766, Page 575 of the Official Public Records of said county for the northwest corner of the herein described pipeline easement;

THENCE with a curve to the left along the south line of said 1.006 acre tract and north right-of-way line of Corner Parkway, said curve having a radius of 430.00 a delta angle of 04° 00' 15", a long chord of 30.04 feet which bears North 74° 27' 42" East for an arc distance of 30.05 feet to a point for the northeast corner of the herein described pipeline easement;

THENCE South 18° 38' 39" East and crossing Corner Parkway and Springfield Road for a distance of 154.58 feet to a point in the east right-of-way line of Springfield Road and the west line of said Lot 3, Block 2 of Redcol Subdivision for the southeast corner of the herein described pipeline easement;

THENCE South 09° 47' 13" West with the west line of said Lot 3, Block 2 of Redcol Subdivision and east right-of-way line of Springfield road for a distance of 63.01 feet to the **POINT OF BEGINNING**, Containing 5,486.87 square feet or 0.126 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Springfield Road Tract for a distance of 182.83 feet or 11.08 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/22/2012



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT SPRINGFIELD RD. (NCB 10599) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

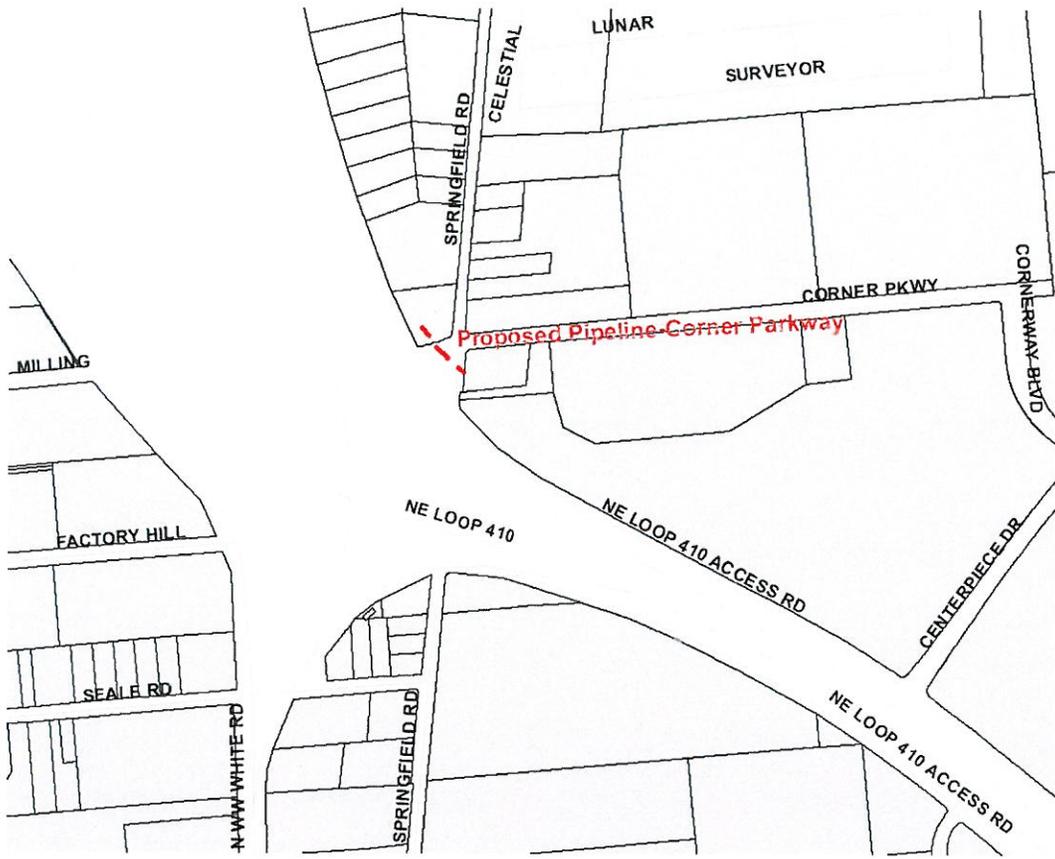
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Springfield Rd., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

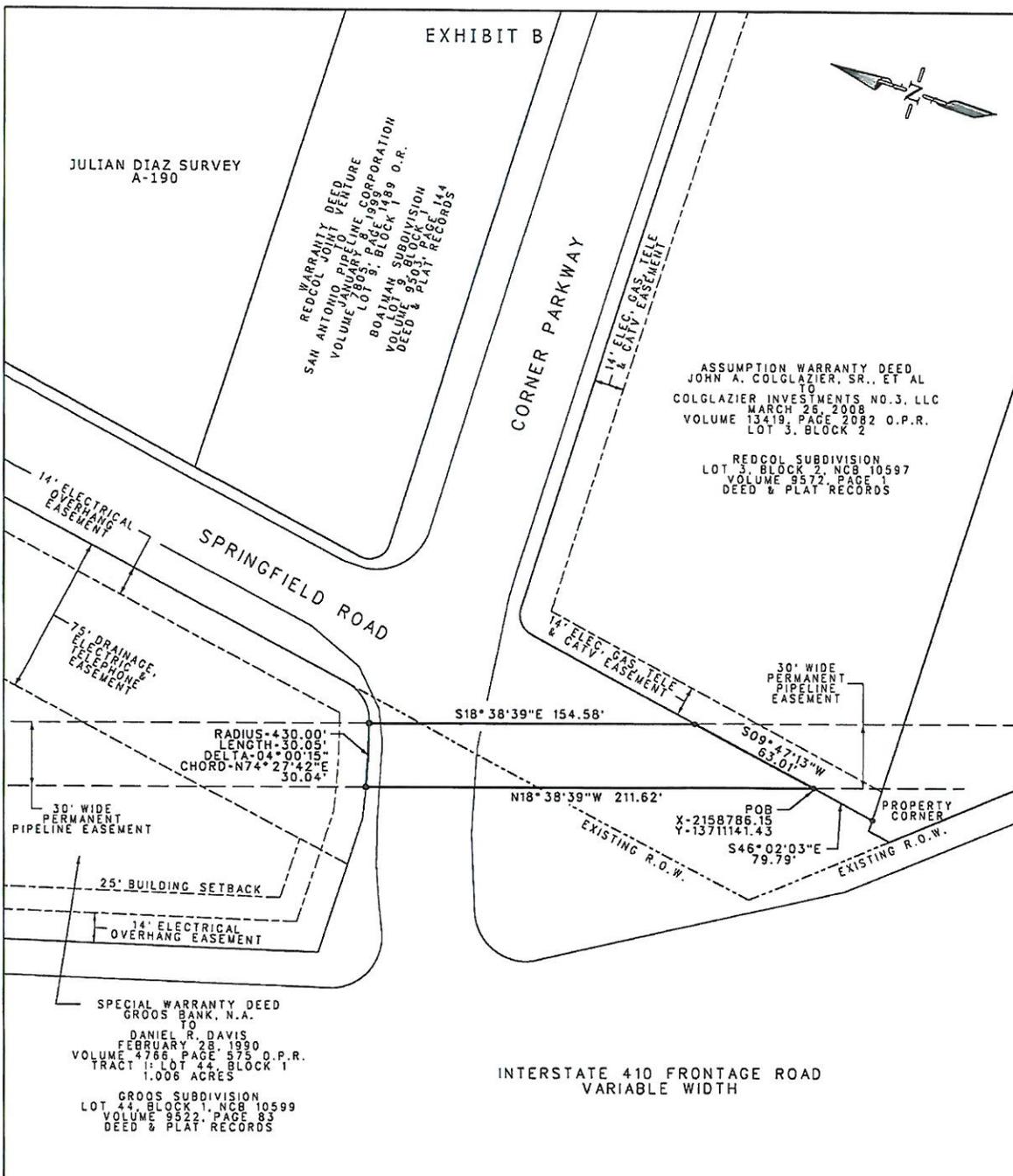
Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



Corner Parkway – Proposed Pipeline



SPECIAL WARRANTY DEED
GROOS BANK, N.A.
TO
DANIEL R. DAVIS
FEBRUARY 28, 1990
VOLUME 4766 PAGE 575 O.P.R.
TRACT 1; LOT 44, BLOCK 1
1.006 ACRES

GROOS SUBDIVISION
LOT 44, BLOCK 1, NCB 10599
VOLUME 9522, PAGE 83
DEED & PLAT RECORDS

INTERSTATE 410 FRONTAGE ROAD
VARIABLE WIDTH

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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem Jr. 4/20/2010
GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-036.02
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 182.83'
TOTAL RODS: 11.08
TOTAL ACRES: 0.126
TOTAL SQUARE FEET: 5,486.87



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

30' WIDE PIPELINE EASEMENT
SSE-TX-BEX-036.02
CITY OF SAN ANTONIO
SPRINGFIELD ROAD
BEXAR COUNTY, TEXAS

DRAWN BY : C.K.S.	SCALE: 1" = 60'		GANEM & KELLY SURVEYING, INC.	DWC. NO. PC10-186
CHECKED BY: C.A.G.	DATE: 03/04/2012		111 EAST MAIN STREET EDNA, TEXAS 77957 (361) 782-3736	REVISION:
APPROVED BY: G.A.G.	JOB NO. PC10-186		LAMAR STREET, SUITE 5 POINT COMFORT, TEXAS 77978 (361) 987-2011	

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 Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Springfield Road and Corner Parkway, 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 west line of Lot 3, Block 2 of the Redcol Subdivision as recorded in Assumption Warranty Deed dated March 26, 2008 from John A. Colglazier, Sr. et al to Colglazier Investments No. 3, L.L. C. and recorded in Volume 13419, Page 2082 of the Official Public Records of said county and the east right-of-way line of Springfield Road for the southeast corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,158,786.15 and Y = 13,711,141.43, and being located North 46° 02' 03" West a distance of 79.79 feet from the southwest corner of said Lot 3, Block 2 of Redcol Subdivision;

THENCE North 18° 38' 39" West and crossing said Springfield Road and Corner Parkway for a distance of 211.62 feet to a point in the north right-of-way line of Corner Parkway and the south line of a 1.006 acre tract described as Tract 1: Lot 44, Block 1 of Groos Subdivision in Volume 4766, Page 575 of the Official Public Records of said county for the northwest corner of the herein described pipeline easement;

THENCE with a curve to the left along the south line of said 1.006 acre tract and north right-of-way line of Corner Parkway, said curve having a radius of 430.00 a delta angle of 04° 00' 15", a long chord of 30.04 feet which bears North 74° 27' 42" East for an arc distance of 30.05 feet to a point for the northeast corner of the herein described pipeline easement;

THENCE South 18° 38' 39" East and crossing Corner Parkway and Springfield Road for a distance of 154.58 feet to a point in the east right-of-way line of Springfield Road and the west line of said Lot 3, Block 2 of Redcol Subdivision for the southeast corner of the herein described pipeline easement;

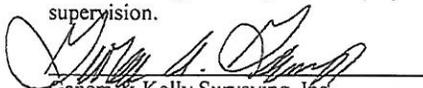
THENCE South 09° 47' 13" West with the west line of said Lot 3, Block 2 of Redcol Subdivision and east right-of-way line of Springfield road for a distance of 63.01 feet to the **POINT OF BEGINNING**, Containing 5,486.87 square feet or 0.126 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Springfield Road Tract for a distance of 182.83 feet or 11.08 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date *7/22/2010*



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT CORNER PKWY. (NCB 10597) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

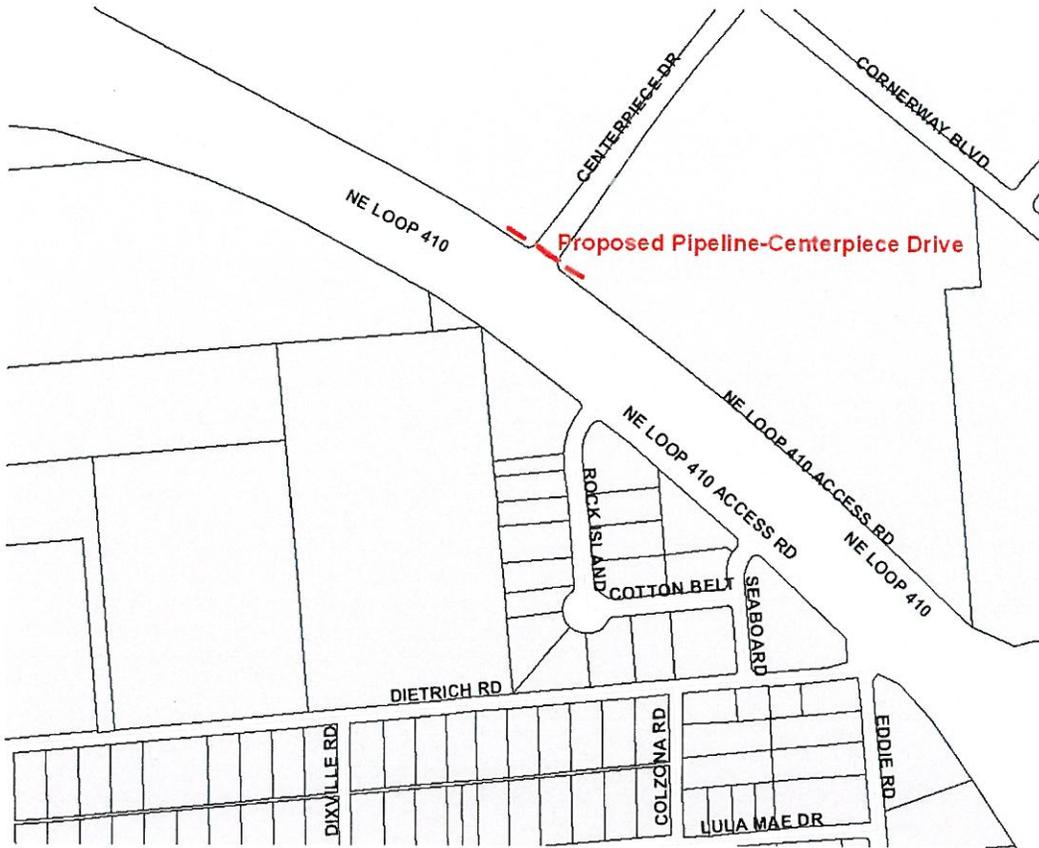
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Corner Pkwy., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

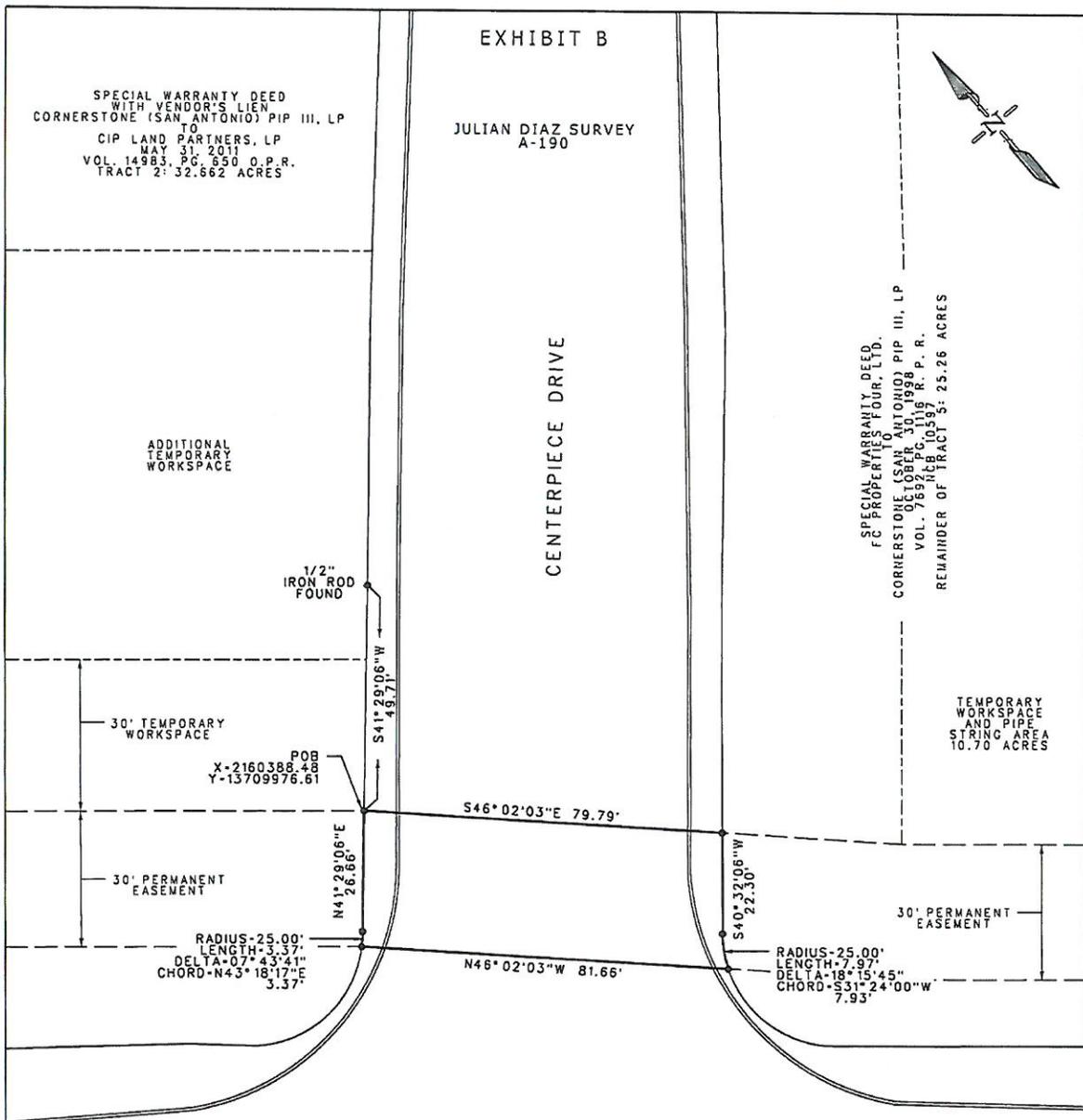
Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



Centerpiece Drive



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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem, Jr.
 GEORGE A. GANEM, JR.
 GANEM & KELLY SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 4881

TRACT NO. SSE-TX-BEX-035
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 80.04'
TOTAL RODS: 4.85
TOTAL ACRES: 0.055
TOTAL SQUARE FEET: 2,404.83



2330 LOOP 1604 W
 SAN ANTONIO, TEXAS 78248
 Tel: (210) 918-2000
 1-800-531-7911

30' WIDE PIPELINE EASEMENT
 SSE-TX-BEX-035
 CITY OF SAN ANTONIO
 CENTERPIECE DRIVE
 BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC. 111 EAST MAIN STREET LAMAR STREET, SUITE 5 EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978 (361) 782-3736 (361) 987-2011	DWG. NO. PC10-186
CHECKED BY: G.A.G.	DATE: 03/04/2012			REVISION:
APPROVED BY: G.A.G.	JOB NO. PC10-186			

**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 Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Centerpiece Drive, 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 northwest right-of-way line of Centerpiece Drive and the southeast line of a 32.662 acre tract described in Volume 14983, Page 650 Official Public Records of said county for the most northerly corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,160,388.48 and Y = 13,709,976.61;

THENCE South 46° 02' 03" East and crossing said Centerpiece Drive for a distance of 79.79 feet to a point in the southeast right-of-way line of Centerpiece Drive and northwest line of the remaining portion of a 25.26 acre tract described in Volume 7692, Page 1116 of the Official Public Records of said county for the most easterly corner of the herein described pipeline easement;

THENCE South 40° 32' 06" West with the southeast right-of-way line of Centerpiece Drive and the northwest line of the remaining portion of said 25.26 acre tract for a distance of 22.30 feet to the point of curvature in said line;

THENCE with said curve to the left said curve having a radius of 25.00 a delta angle of 18° 15' 45", a long chord of 7.93 feet which bears South 31° 24' 00" West for an arc distance of 7.97 feet to a point for the most southerly corner of the herein described pipeline easement;

THENCE North 46° 02' 03" West and crossing Centerpiece Drive for a distance of 81.66 feet to a point in the curved northwest right-of-way line of Centerpiece Drive and the southeast line of the aforementioned 32.662 acre tract for the most westerly corner of the herein described pipeline easement;

THENCE with said curve to the left said curve having a radius of 25.00 a delta angle of 07° 43' 41", a long chord of 3.37 feet which bears North 43° 18' 17" East for an arc distance of 3.37 feet to a point of tangency in said line;

THENCE North 41° 29' 06" East with the northwest right-of-way line of Centerpiece Drive and the southeast line of said 32.662 acre tract for a distance of 26.66 feet to the **POINT OF BEGINNING**, Containing 2404.83 square feet or 0.055 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Centerpiece Drive Tract for a distance of 80.04 feet or 4.85 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/20/2012



SSE-TX-BEX-035
City of San Antonio
Centerpiece Drive Tract
NuStar Energy, L.P.
PC10186

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT CENTERPIECE DR. (NCB 10597) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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 application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Centerpiece Dr., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



COTTON BELT

EXHIBIT B

JULIAN DIAZ
ABSTRACT 190



COTTON BELT DRIVE

POB
X-2160686.93
Y-13708828.34

1/2" IRON ROD FOUND

N01°02'44"E 60.01'

S89°47'05"W 50.01'

N89°47'05"E 50.01'

EXISTING PIPELINE

S01°02'44"W 60.01'

SPECIAL WARRANTY DEED AND BILL OF SALE
CANADA LIFE INSURANCE CO. OF AMERICA
TO
HOMBURG HOLDINGS (CO) INC.
NOVEMBER 1, 1990
VOL. 4975, PG. 1614 R. P. R.
LOT 5, BLOCK 1, NCB 18010,
PONDEROSA PARK SUBDIVISION

SPECIAL WARRANTY DEED
RIVER CITY MORTGAGE CO., LTD.
TO
JOHN L. KASPER & NORMA JEAN KASPER
NOVEMBER 22, 1995
VOL. 6945, PG. 1296 R. P. R.
LOT 6, BLOCK 2, NCB 18011,
PONDEROSA PARK SUBDIVISION

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 AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



George A. Ganem Jr. 4/20/2010
GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-031
50' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 60.01'
TOTAL RODS: 3.64
TOTAL ACRES: 0.069
TOTAL SQUARE FEET: 3,000.37



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

50' WIDE PIPELINE EASEMENT
SSE-TX-BEX-031
CITY OF SAN ANTONIO
COTTON BELT DRIVE
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC. 111 EAST MAIN STREET LAMAR STREET, SUITE 5 EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978 (361) 782-3736 (361) 987-2011	DWG. NO. PC10-186
CHECKED BY: G.A.G.	DATE: 04/09/2012			REVISION:
APPROVED BY: G.A.G.	JOB NO. PC10-186			

EXHIBIT A
SSE-TX-BEX-031
50 FOOT WIDE
PIPELINE EASEMENT
LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF BEXAR

BEING a 50 foot wide pipeline easement situated in the Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Cotton Belt Drive, City of San Antonio and this 50 foot wide pipeline easement being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod in the north right-of-way line of Cotton Belt Drive at the southwest corner of Lot 6, Block 2, NCB 18011 of the Ponderosa Park Subdivision and also being that same tract described in Special Warranty Deed dated November 22, 1996 from River City Mortgage Co., LTD to John L. Kasper & Norma Jean Kasper and recorded in Volume 6945, Page 1296 of the Real Public Records of said County, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,160,686.93 and Y = 13,708,828.34;

THENCE North 89° 47' 05" East with the north right-of-way line of Cotton Belt Drive and the south line of said Lot 6, Block 2, NCB 18011 of the Ponderosa Park Subdivision for a distance of 50.01 feet to a point for the northeast corner of the herein described pipeline easement;

THENCE South 01° 02' 44" West and crossing said Cotton Belt Drive for a distance of 60.01 feet to point in the south right-of-way line of Cotton Belt Drive and the north line of Lot 5, Block 1, NCB 18010 Ponderosa Park Subdivision and also being that same tract of land described in Special Warranty Deed and Bill of Sale dated November 1, 1990 from Canada Life Insurance Co. of America to Homburg Holdings (Co) Inc. and recorded in Volume 4975, Page 1614 of the Real Public Records of said county for the southeast corner of the herein described pipeline easement;

THENCE South 89° 47' 05" West with the south right-of-way line of Cotton Belt Drive and the north line of said Lot 5, Block 1, NCB 12865 Ponderosa Park Subdivision for a distance of 50.01 feet to a point at the northwest corner of said Lot 5, Block 1, NCB 12865 Ponderosa Park Subdivision for the southwest corner of the herein described pipeline easement;

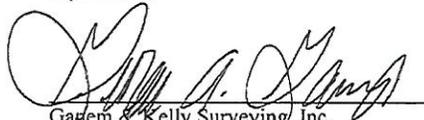
THENCE North 01° 02' 44" East and crossing Cotton Belt Drive for a distance of 60.01 feet to the **POINT OF BEGINNING**, Containing 3000.37 square feet or 0.069 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Cotton Belt Drive Tract for a distance of 60.01 feet or 3.64 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/20/2010



SSE-TX-BEX-031
City of San Antonio
Cotton Belt Drive Tract
NuStar Energy, L.P.
PC10186

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT COTTON BELT RD. (NCB 18010) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

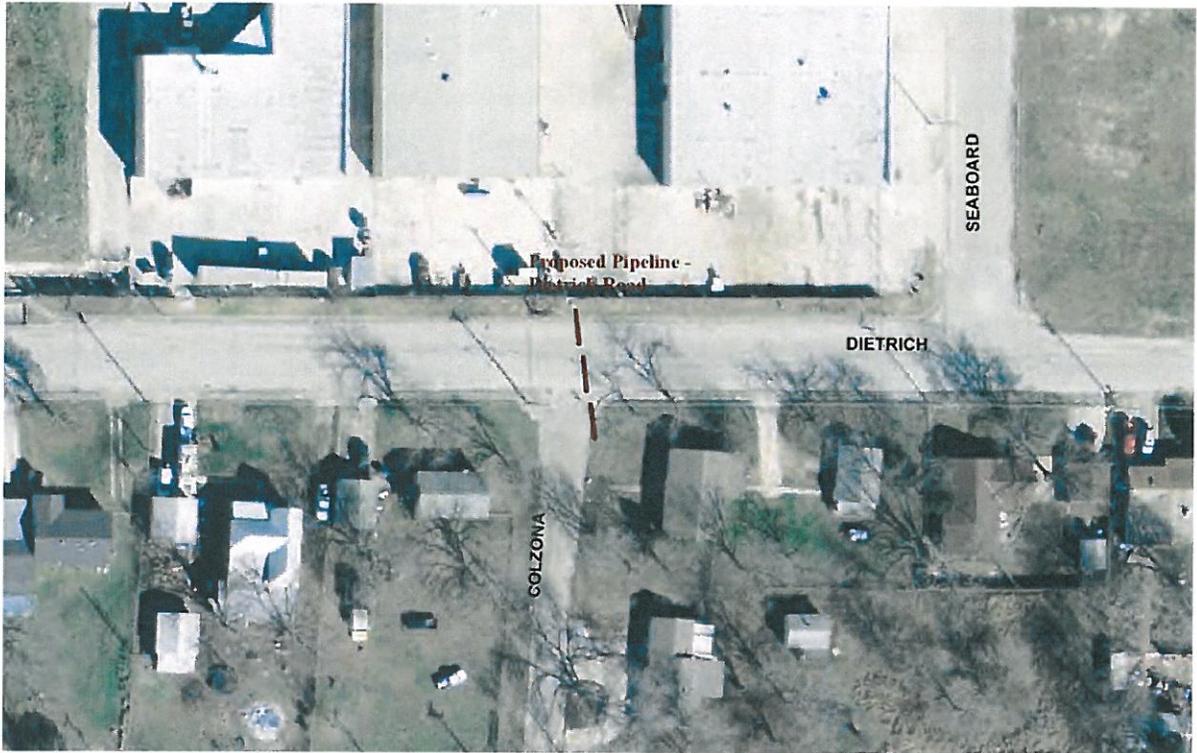
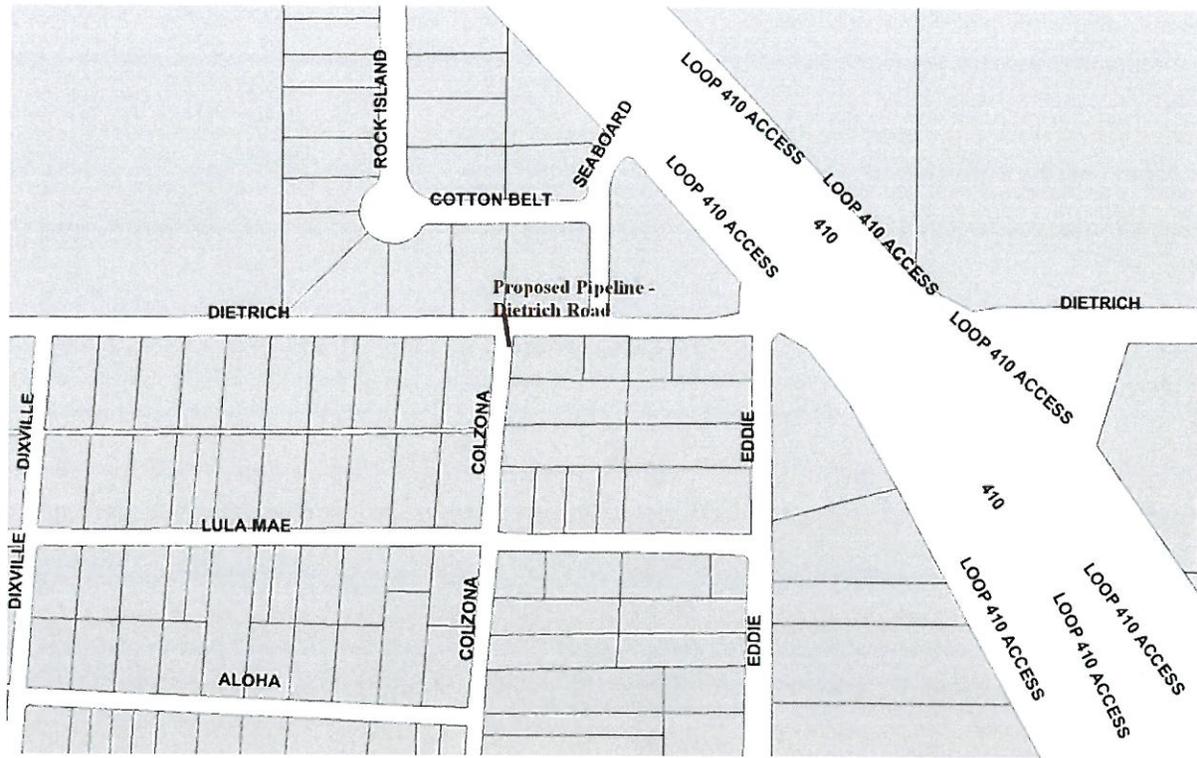
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Cotton Belt Rd., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

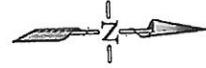
Executive Secretary
San Antonio Planning Commission



DIETRICH ROAD

EXHIBIT B

JULIAN DIAZ
ABSTRACT 190



GONZALES ROAD

1/2" IRON ROD FOUND

POB
X-2160682.02
Y-13708559.49

EXISTING PIPELINE

N02°00'16"E 51.95'

S89°43'12"W 50.04'

N89°43'12"E 50.04'

S02°00'16"W 51.95'

DIETRICH ROAD

WARRANTY DEED
LUCILLE A. CANNON
TO
MARION L. COLBATH
JUNE 22, 1993
VOL. 5700, PG. 1662 R. P. R.

LOT 1, BLOCK 9, NCB 12865
SAVE & EXCEPT EAST 100'
HENRY F. HEIN SUBD. #7
VOL. 2805, PG. 93 D. R.

SPECIAL WARRANTY DEED
AND BILL OF SALE
CANADA LIFE INSURANCE CO. OF AMERICA
TO
HOMBURG HOLDINGS (CO) INC.
NOVEMBER 1, 1990
VOL. 4975, PG. 1614 R. P. R.

LOT 5, BLOCK 1, NCB 18010,
PONDEROSA PARK SUBDIVISION

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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

George A. Ganem, Jr. 4/20/2012

GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681



TRACT NO. SSE-TX-BEX-029
50' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 51.95'
TOTAL RODS: 3.15
TOTAL ACRES: 0.080
TOTAL SQUARE FEET: 2,957.51



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

50' WIDE PIPELINE EASEMENT
SSE-TX-BEX-029
CITY OF SAN ANTONIO
DIETRICH ROAD
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC.	DWG. NO. PC10-186
CHECKED BY : G.A.G.	DATE: 04/09/2012		111 EAST MAIN STREET EDNA, TEXAS 77957	REVISION:
APPROVED BY : G.A.G.	JOB NO. PC10-186		POINT COMFORT, TEXAS 77978 (361) 782-3736	(361) 987-2011

EXHIBIT A
SSE-TX-BEX-029
50 FOOT WIDE
PIPELINE EASEMENT
LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF BEXAR

BEING a 50 foot wide pipeline easement situated in the Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Dietrich Road, City of San Antonio and this 50 foot wide pipeline easement being more particularly described by metes and bounds as follows;

BEGINNING at an existing ½ iron rod in the north right-of-way line of Dietrich Road at the southwest corner of Lot 5, Block 1, NCB 18010 Poderosa Park Subdivision described in Special Warranty Deed and Bill of Sale dated November 1, 1990 from Canada Life Insurance Co. of America to Homburg Holdings (Co), Inc. and recorded in Volume 4975, Page 1614 of the Real Public Records of said county 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 = 2,160,682.02 and Y = 13,708,559.49;

THENCE North 89° 43' 12" East with the north right-of-way line of Dietrich Road and the south line of said Lot 5, Block 1, NCB 18010 Poderosa Park Subdivision for a distance of 50.04 feet to a point for the northeast corner of the herein described pipeline easement;

THENCE South 02° 00' 16" West and crossing said Dietrich Road for a distance of 51.95 feet to a point in the south right-of-way line of Dietrich Road and the north line of Lot 1, Block 9, NCB 12865 Henry F. Hein Subdivision #7 recorded in Volume 2805, Page 93 of the Deed Records of said county and also being that same tract described in Warranty Deed dated June 22, 1993 from Lucille A. Cannon to Marion L. Colbath and recorded in Volume 5700, Page 1662 of the Real Public Records of said county for the southeast corner of the herein described pipeline easement;

THENCE South 89° 43' 12" West with the south right-of-way line of Dietrich Road and the north line of the remaining portion of said Lot 1, Block 9, NCB 12865 Henry F. Hein Subdivision #7 and crossing part of Gonzales Road for a distance of 50.04 feet to a point in Gonzales Road for the southwest corner of the herein described pipeline easement;

THENCE North 02° 00' 16" East and crossing Dietrich Road for a distance of 51.95 feet to the **POINT OF BEGINNING**, Containing 2957.51 square feet or 0.060 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Dietrich Road Tract for a distance of 51.95 feet or 3.15 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date

4/20/2010



SSE-TX-BEX-029
City of San Antonio
Dietrich Road Tract
NuStar Energy, L.P.
PC10186

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT DIETRICH RD. (NCB 18010) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

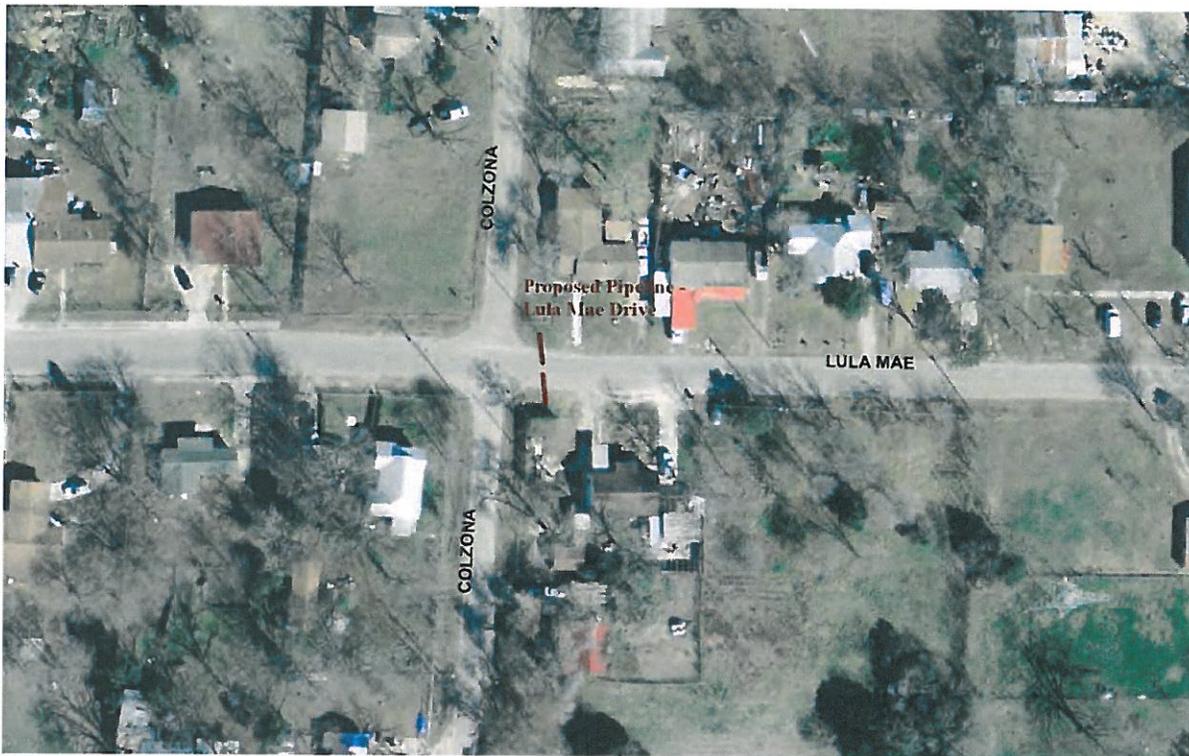
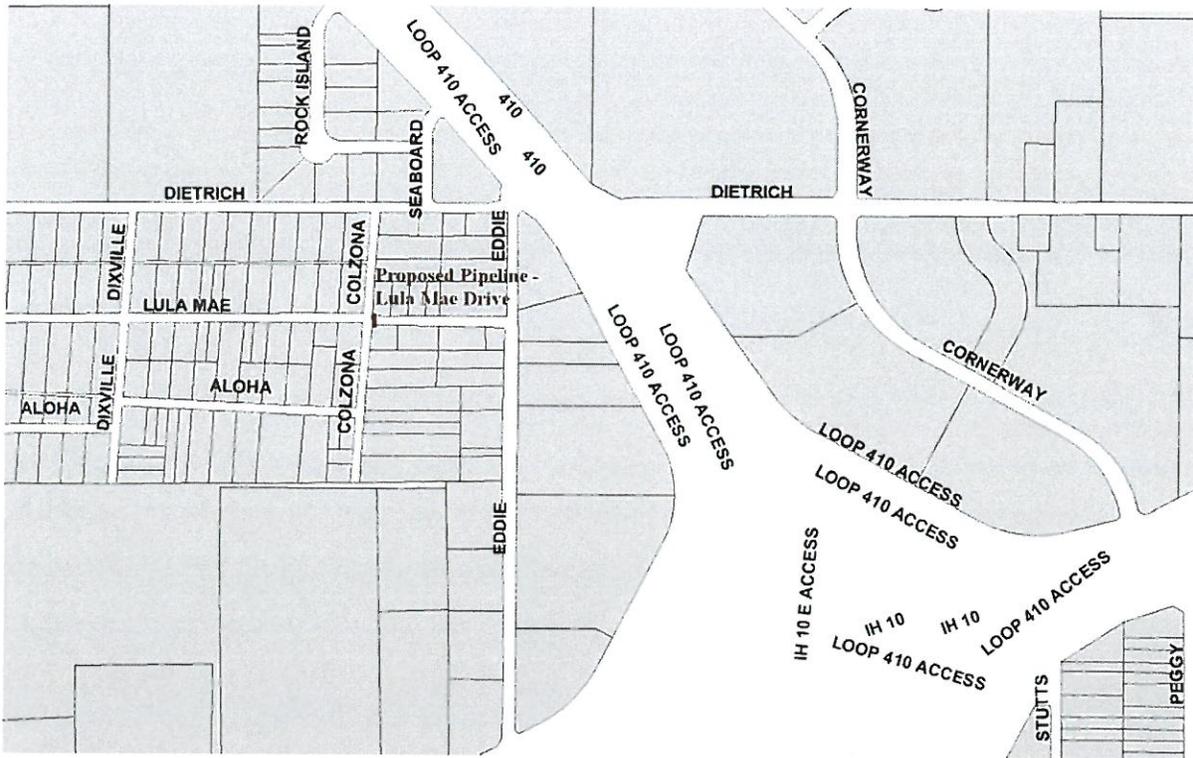
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Dietrich Rd., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

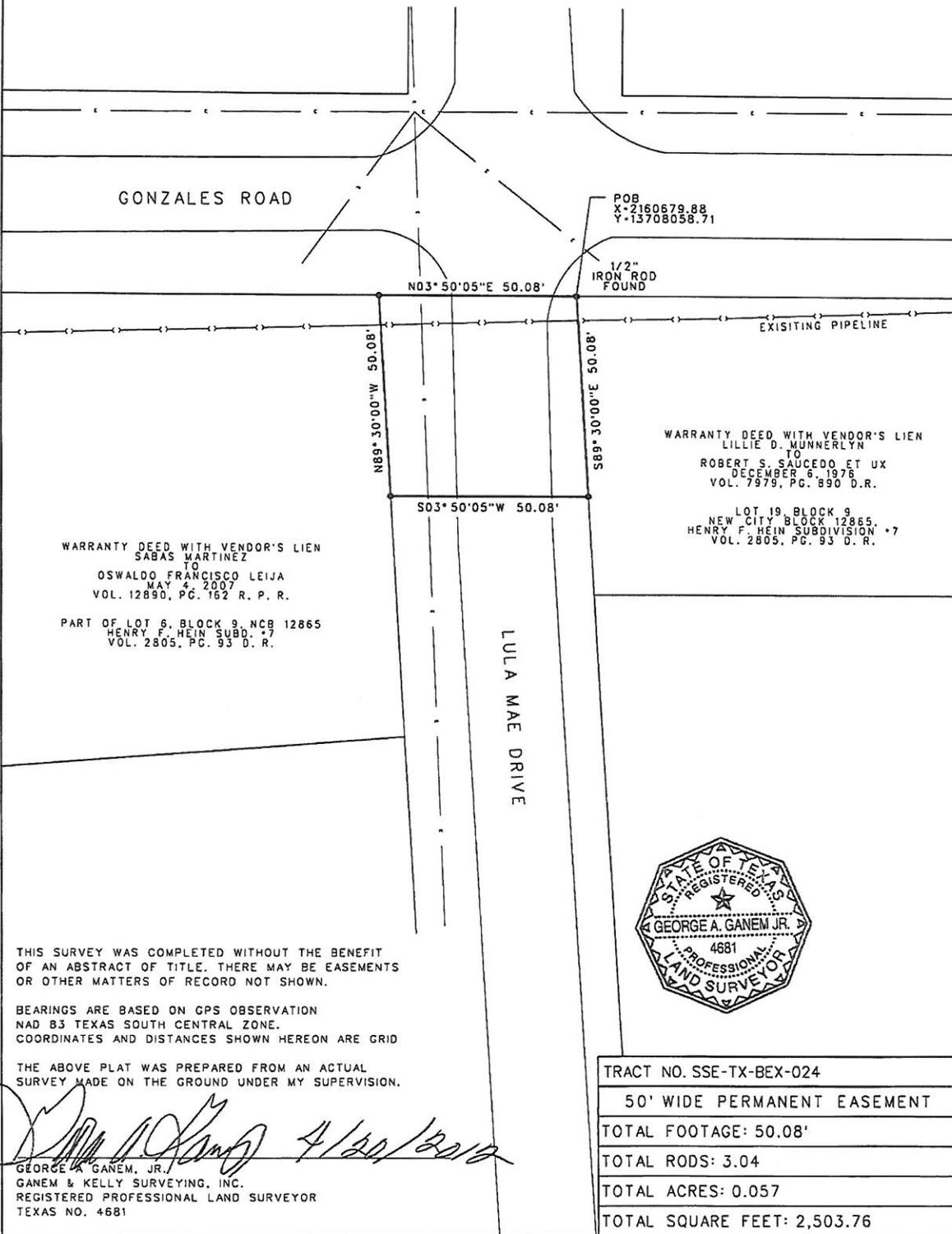
Executive Secretary
San Antonio Planning Commission



LULA MAE DRIVE

EXHIBIT B

JULIAN DIAZ
ABSTRACT 190



WARRANTY DEED WITH VENDOR'S LIEN
SABAS MARTINEZ
TO
OSWALDO FRANCISCO LEIJA
MAY 4, 2007
VOL. 12890, PG. 162 R. P. R.

PART OF LOT 5, BLOCK 9, NCB 12865
HENRY F. HEIN SUBD. #7
VOL. 2805, PG. 93 D. R.

WARRANTY DEED WITH VENDOR'S LIEN
LILLIE D. MUNNERLYN
TO
ROBERT S. SAUCEDO ET UX
DECEMBER 6, 1978
VOL. 7979, PG. 890 D.R.

LOT 19, BLOCK 9
NEW CITY BLOCK 12865,
HENRY F. HEIN SUBDIVISION #7
VOL. 2805, PG. 93 D. R.

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 AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

George A. Ganem, Jr. 4/20/2012

GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681



TRACT NO. SSE-TX-BEX-024
50' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 50.08'
TOTAL RODS: 3.04
TOTAL ACRES: 0.057
TOTAL SQUARE FEET: 2,503.76



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

50' WIDE PIPELINE EASEMENT
SSE-TX-BEX-024
CITY OF SAN ANTONIO
LULA MAE DRIVE
BEXAR COUNTY, TEXAS

DRAWN BY : C.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC.	DWG. NO. PC10-186
CHECKED BY: C.A.G.	DATE: 04/09/2012		111 EAST MAIN STREET EDNA, TEXAS 77957 (361) 782-3736	LAMAR STREET, SUITE 5 POINT COMFORT, TEXAS 77978 (361) 987-2011
APPROVED BY: C.A.G.	JOB NO. PC10-186		REVISION:	

EXHIBIT A
SSE-TX-BEX-024
50 FOOT WIDE
PIPELINE EASEMENT
LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF BEXAR

BEING a 50 foot wide pipeline easement situated in the Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Lula Mae Drive, City of San Antonio and this 50 foot wide pipeline easement being more particularly described by metes and bounds as follows:

BEGINNING at an existing ½ inch iron rod at the intersection of the east right-of-way line of Gonzales Road with the north right-of-way line of Lula Mae Drive at the south west corner of Lot 19, Block 9, New City Block 12865 of the Henry F. Hein Subdivision #7 as recorded in Volume 2805, Page 93 of the Deed Records of said county and also being that same tract described in Warranty Deed with Vendor's Lien dated December 6, 1976 from Lillie D. Munnerlyn to Robert S. Saucedo et ux and recorded in Volume 7979, Page 890 of the Deed Records of said County, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,160,679.88 and Y = 13,708,058.71;

THENCE South 89° 30' 00" East with the south line of said Lot 19, Block 9, New City Block 12865 of the Henry F. Hein Subdivision #7 and the north right-of-way line of Lula Mae Drive for a distance of 50.08 feet to a point for the northeast corner of the herein described pipeline easement;

THENCE South 03° 50' 05" West and crossing said Lula Mae Drive for a distance of 50.08 feet to a point in the south right-of-way line of Lula Mae Drive and the north line of Lot 6, Block 9, NCB 12865 Henry F. Hein Subdivision #7 also being that same tract of land described in Warranty Deed with Vendor's Lien dated May 4, 2007 from Sabas Martinez to Oswaldo Francisco Leija and recorded in Volume 12890, Page 162 of the Real Public Records of said county for the southeast corner of the herein described pipeline easement;

THENCE North 89° 30' 00" West with the south right-of-way line of Lula Mae Drive and the north line of said Lot 6, Block 9, NCB 12865 Henry F. Hein Subdivision #7 for a distance of 50.08 feet to a point of intersection in the east right-of-way line of Gonzales Road with the south right-of-way line of Lula Mae Drive at the northwest corner of said Lot 6, Block 9, NCB 12865 for the southwest corner of the herein described pipeline easement;

THENCE North 03° 50' 05" East and crossing Lula Mae Drive for a distance of 50.08 feet to the **POINT OF BEGINNING**, Containing 2503.76 square feet or 0.057 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Lula Mae Drive Tract for a distance of 50.08 feet or 3.04 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/20/2012



SSE-TX-BEX-024
City of San Antonio
Lula Mae Drive Tract
NuStar Energy, L.P.
PC10186

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT LULA MAE DR. (NCB 12865) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

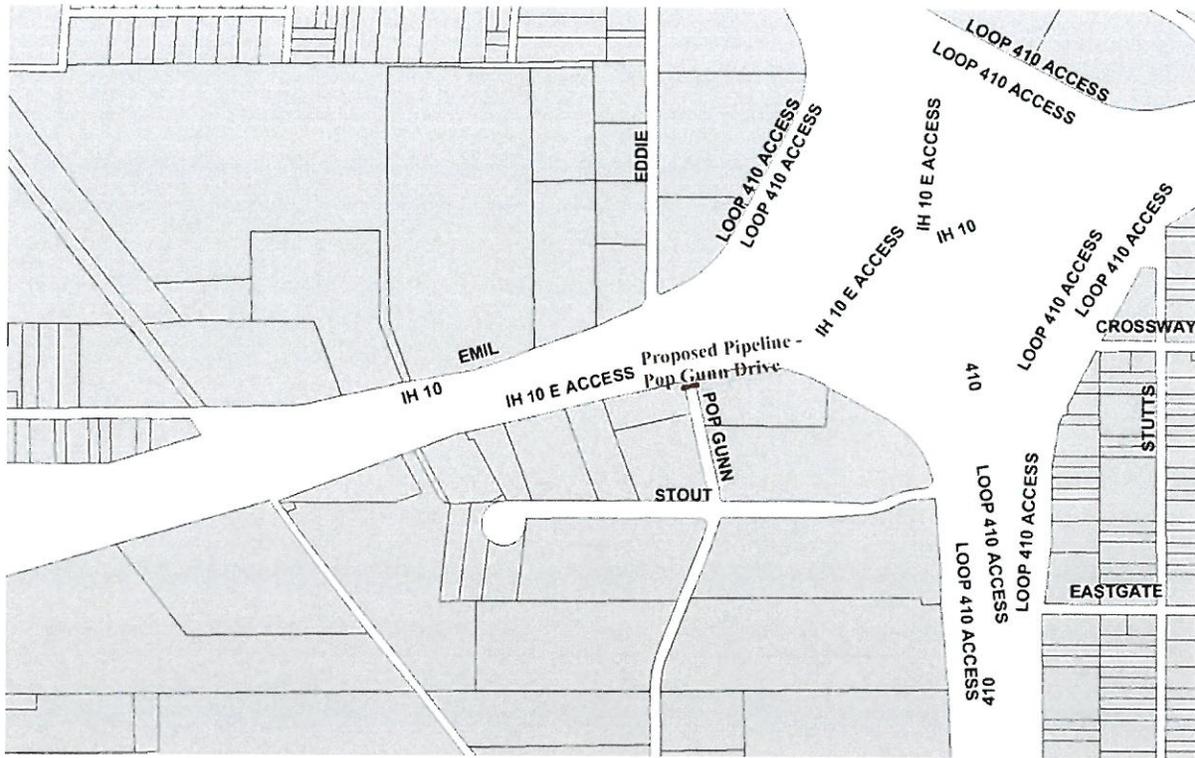
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Lula Mae Dr., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



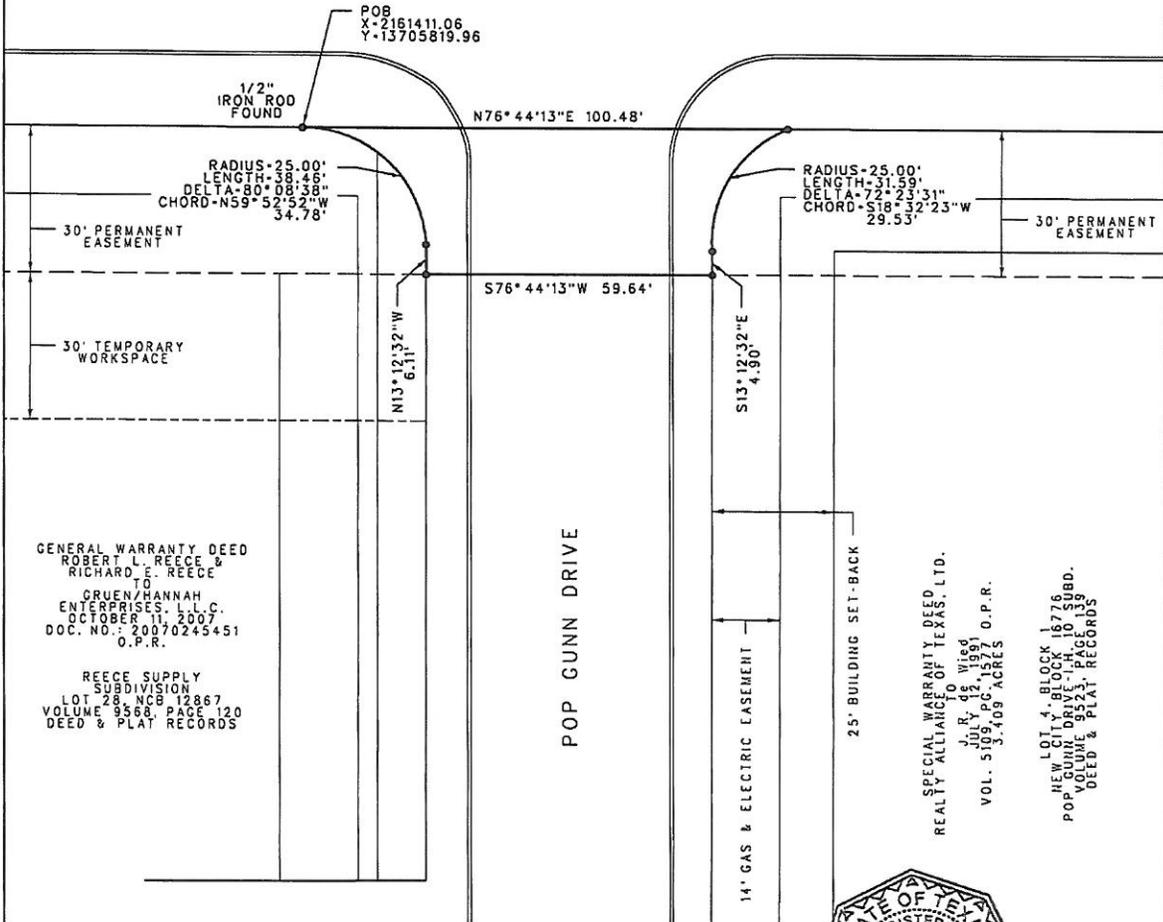
POP GUNN DRIVE

EXHIBIT B

JULIAN DIAZ SURVEY
A-190



INTERSTATE HIGHWAY 410



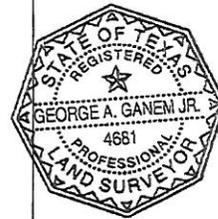
GENERAL WARRANTY DEED
ROBERT L. REECE &
RICHARD E. REECE
TO
GRUEN/HANNAH
ENTERPRISES, L.L.C.
OCTOBER 11, 2007
DOC. NO.: 20070245451
O.P.R.

REECE SUPPLY
SUBDIVISION
LOT 28 NCB 12867
VOLUME 956, PAGE 120
DEED & PLAT RECORDS

POP GUNN DRIVE

SPECIAL WARRANTY DEED
REALTY ALLIANCE OF TEXAS, LTD.
TO WIFE
JULY 12, 1991
VOL. 5109, PG. 1577 O.P.R.
3.409 ACRES

LOT 4, BLOCK 1, 16776
POP GUNN DRIVE - 1/4 TO SUBD.
VOLUME 9523, PAGE 139
DEED & PLAT RECORDS



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 AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

George A. Ganem, Jr. 4/20/2012

GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-010
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 63.00'
TOTAL RODS: 3.82
TOTAL ACRES: 0.046
TOTAL SQUARE FEET: 2,020.90



2330 LOOP 1804 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

30' WIDE PIPELINE EASEMENT
SSE-TX-BEX-010
CITY OF SAN ANTONIO
POP GUNN DRIVE
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'		GANEM & KELLY SURVEYING, INC. 111 EAST MAIN STREET LAMAR STREET, SUITE 5 EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978 (361) 782-3736 (361) 987-2011	DWG. NO. PC10-186
CHECKED BY: G.A.G.	DATE: 03/04/2012			REVISION:
APPROVED BY: G.A.G.	JOB NO. PC10-186			

**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 Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Pop Gunn Drive, City of San Antonio and this 30 foot wide pipeline easement being more particularly described by metes and bounds as follows;

BEGINNING at an existing ½ inch iron rod at a point of intersection of the south right-of-way line of Interstate Highway 410 and the curved westerly right-of-way line of Pop Gunn Drive at the northeast corner of Lot 28, NCB 12867 of Reece Supply Subdivision described in Volume 9568, Page 120 of the Deed and Plat Records of said county 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 = 2,161,411.06 and Y = 13,705,819.96;

THENCE North 76° 44' 13" East with the south right-of-way line of Interstate Highway 410 and crossing Pop Gunn Drive for a distance of 100.48 feet to a point of intersection at the curved easterly right-of-way line of Pop Gunn Drive with the south right-of-way line of Interstate 410 at the northwest corner of a 3.409 acre tract described in Volume 5109, Page 1577 of the Official Public Records of said county for the northeast corner of the herein described pipeline easement;

THENCE with the curved easterly right-of-way line of Pop Gunn Drive to the left, said curve having a radius of 25.00 a delta angle of 72° 23' 31", a long chord of 29.53 feet which bears South 18° 32' 23" West for an arc distance of 31.59 feet to a point of curvature in said line;

THENCE South 13° 12' 32" East and continuing with the east right-of-way line of Pop Gunn Drive for a distance of 4.90 feet to a point for the southeast corner of the herein described pipeline easement;

THENCE South 76° 44' 13" West and crossing Pop Gunn Drive for a distance of 59.64 feet to a point in the west right-of-way line of Pop Gun Drive and the east line of said Lot 28, NCB 12867 of Reece Supply Subdivision for the southwest corner of the herein described pipeline easement;

THENCE North 13° 12' 32" West west right-of-way line of Pop Gun Drive for a distance of 6.11 feet to a point of curvature in said line;

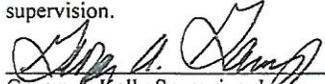
THENCE with said curve to the left, said curve having a radius of 25.00 a delta angle of 80° 08' 38", a long chord of 34.78 feet which bears North 59° 52' 52" West for an arc distance of 38.46 feet to the **POINT OF BEGINNING**, Containing 2020.90 square feet or 0.046 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Pop Gunn Drive Tract for a distance of 63.00 feet or 3.82 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/20/2010



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT POP GUNN DR. (NCB 12867) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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:

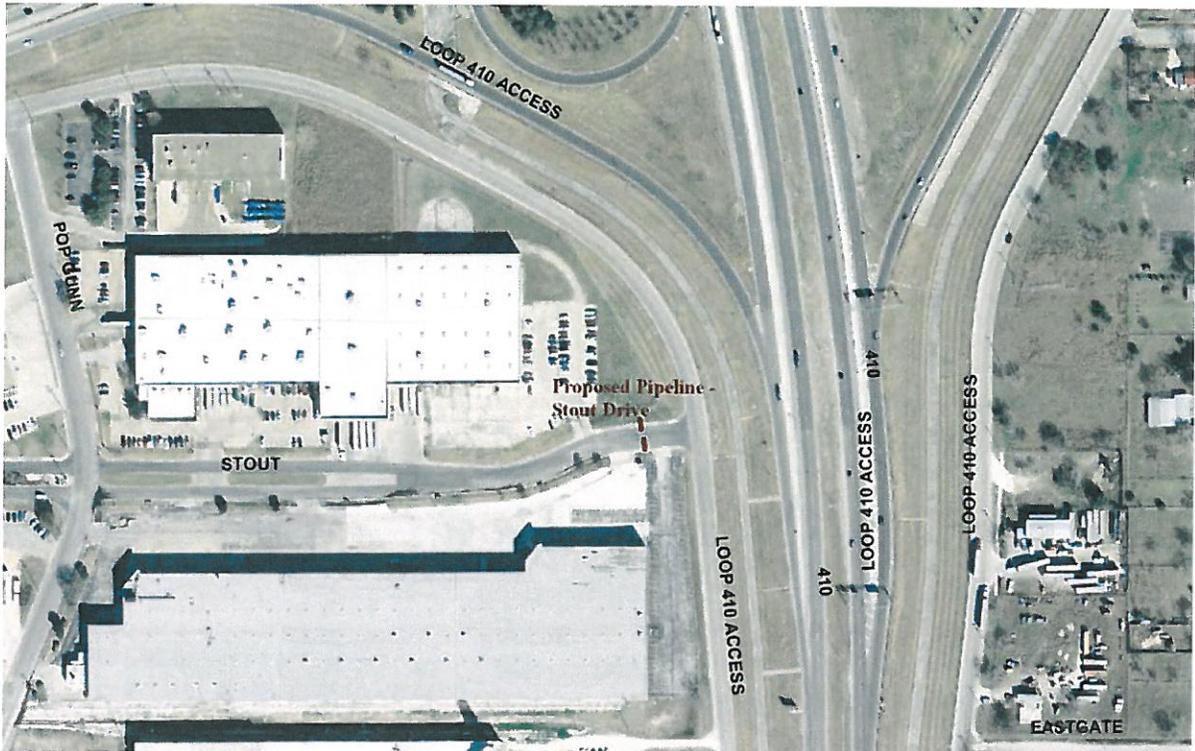
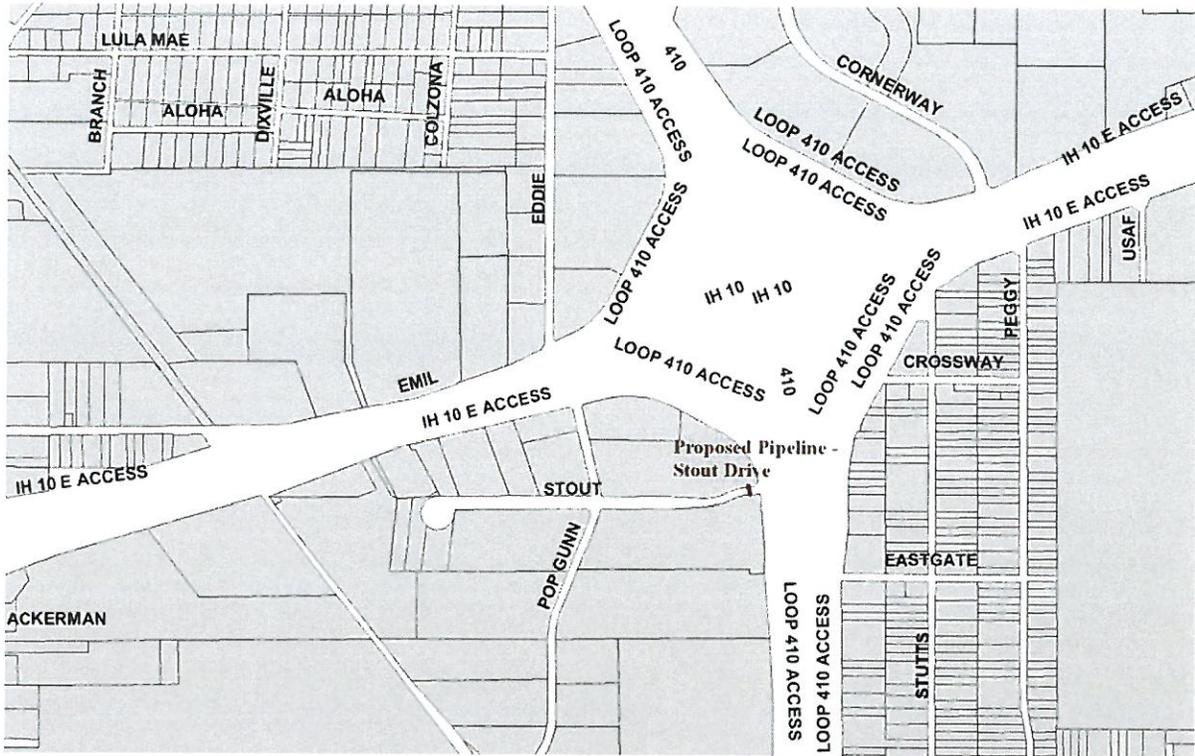
SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Pop Gunn Dr., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



STOUT DRIVE

EXHIBIT B

JULIAN DIAZ SURVEY
A-190

SPECIAL WARRANTY DEED
HILL LEASING PARTNERS, L.T.O.
TO
CFH-FTAX LIMITED PARTNERSHIP
MAY 12, 1999
VOL. 7971, PG. 1484, O. P. R.
8.433 ACRES

REMAINDER OF
LOT 1, BLOCK 1, NCB 16776
INTERCHANGE EAST INDUSTRIAL PARK
UNIT 2
VOLUME 8500, PAGE 87
DEED & PLAT RECORDS

RADIUS-20.00'
LENGTH-39.26'
DELTA-101°01'27"
CHORD-N38°57'40"E
30.87'

N87°59'37"E
6.48'

INTERSTATE HIGHWAY 410

RADIUS-455.00'
LENGTH-61.28'
DELTA-07°42'58"
CHORD-S08°15'13"E
61.23'

RADIUS-425.00'
LENGTH-39.22'
DELTA-05°17'13"
CHORD-N07°00'21"W
39.20'

STOUT DRIVE

N05°21'26"W
2.181'

5/8" IRON ROD FOUND

S05°21'26"E
2.4.02'

S89°43'03"W
30.12'

POB
X-2162821.95
Y-13705273.39

30' PERMANENT EASEMENT

SPECIAL WARRANTY DEED
PROLOGIS LIMITED PARTNERSHIP-IV
TO
PROLOGIS-MACQUARIE TEXAS LP
DECEMBER 21, 2002
VOL. 9762, PG. 956 R. P. R.
TRACT I: 9.078 ACRES

LOT 2, BLOCK 2, NCB 16777,
INTERCHANGE EAST
INDUSTRIAL PARK UNIT 2A
VOLUME 8900, PAGE 27
DEED & PLAT RECORDS

SPECIAL WARRANTY DEED
PROLOGIS LIMITED PARTNERSHIP-IV
TO
PROLOGIS-MACQUARIE TEXAS LP
DECEMBER 21, 2002
VOL. 9762, PG. 956 O.P.R.
TRACT II: 0.878 ACRE



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 AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

George A. Ganem, Jr.
4/20/2012
GEORGE A. GANEM, JR.
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

TRACT NO. SSE-TX-BEX-007
30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 61.78'
TOTAL RODS: 3.74
TOTAL ACRES: 0.046
TOTAL SQUARE FEET: 2,005.29



2330 LOOP 1604 W
SAN ANTONIO, TEXAS 78248
Tel: (210) 918-2000
1-800-531-7911

30' WIDE PIPELINE EASEMENT
SSE-TX-BEX-007
CITY OF SAN ANTONIO
STOUT DRIVE
BEXAR COUNTY, TEXAS

DRAWN BY : G.K.S.	SCALE: 1" = 30'
CHECKED BY : G.A.G.	DATE: 03/04/2012
APPROVED BY : G.A.G.	JOB NO. PC10-186



GANEM & KELLY SURVEYING, INC.
111 EAST MAIN STREET LAMAR STREET, SUITE 5
EDNA, TEXAS 77957 POINT COMFORT, TEXAS 77978
(361) 782-3736 (361) 987-2011

DWG. NO.	PC10-186
REVISION:	

**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 Julian Diaz Survey, Abstract No. 190, Bexar County, Texas and being out of Stout Drive, 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 of intersection of the west right-of-way line of Interstate Highway 410 and the south right-of-way line of Stout Drive at the northeast corner of a 9.078 acre tract described in Volume 9762, Page 956 of Official Public Records of said county for the southeast corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of $X = 2,162,621.95$ and $Y = 13,705,273.39$;

THENCE South $89^{\circ} 43' 03''$ West with the north line of said 9.078 acre tract and the south right-of-way line of Stout Drive for a distance of 30.12 feet to a point for the southwest corner of the herein described pipeline easement;

THENCE North $05^{\circ} 21' 26''$ West for a distance of 21.61 feet to a point of curvature in said line;

THENCE with said curve to the left said curve having a radius of 425.00 a delta angle of $05^{\circ} 17' 13''$, a long chord of 39.20 feet which bears North $07^{\circ} 00' 21''$ West for an arc distance of 39.22 feet to a point in the north right-of-way line of Stout Drive and the south line of a 8.433 acre tract described in Volume 7971, Page 1484 of the Official Public Records of said county for the northwest corner of the herein described pipeline easement;

THENCE North $87^{\circ} 59' 37''$ East with the north right-of-way line of Stout Drive and the south line of said 8.433 acre tract for a distance of 6.48 feet to a point of curvature in said line;

THENCE with said curve to the left, said curve having a radius of 20.00 a delta angle of $101^{\circ} 01' 27''$, a long chord of 30.87 feet which bears North $38^{\circ} 57' 40''$ East for an arc distance of 35.26 feet to a point in the east line of said 8.433 acre tract and west right-of-way line of Interstate Highway 410 for the northeast corner of the herein described pipeline easement;

THENCE with the westerly curved right-of-way line of Interstate Highway 410, said curve having a radius of 455.00 a delta angle of $07^{\circ} 42' 58''$, a long chord of 61.23 feet which bears South $08^{\circ} 15' 13''$ East for an arc distance of 61.28 feet to the point of tangency in said line;

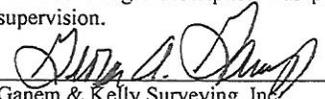
THENCE South $05^{\circ} 21' 26''$ East for a distance of 24.02 feet to the **POINT OF BEGINNING**, Containing 2005.29 square feet or 0.046 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Stout Drive Tract for a distance of 61.78 feet or 3.74 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from actual survey made on the ground under my supervision.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 4/20/2012



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT STOUT DR. (NCB 176776) TO PLACE 8" COMMON CARRIER PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" common carrier 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 application seeking a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Stout Dr., for the placement of common carrier pipeline.

SIGNED this 23rd Day of May, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12042

Council District: 3

Anticipated City Council Meeting Date: August 2, 2012

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **South Central San Antonio Community Plan**
 Plan Approval Date: August 19, 1999
 Plan Update(s): October 26, 2005 (Land Use Plan Update)
 The applicant requests to amend the Future Land Use Plan designation *from Mixed Use to Regional Commercial*.

Background Information:

Applicant: Louis C. Garcia
Owner: Louis C. Garcia
Property Location: 5608 South Flores Street
Acreage: 0.4594
Current Land Use of site: Vacant Commercial Building
Adjacent Land Uses:

- N: designated Mixed Use and Low Density Residential; occupied by auto repair, single family homes, and a church
- E: designated Mixed Use and Low Density Residential; occupied by single family homes
- S: designated Mixed Use and Low Density Residential; occupied by a botanica, pet store, and single family homes
- W: designated Mixed Use and Low Density Residential; occupied by vacant commercial buildings, Fire Station No. 21, a thrift store, and offices

Issue:

LAND USE ANALYSIS:

The subject property is located on the northeast corner of the intersection of South Flores Street and Belden Avenue, approximately 300 feet north of East Southcross Boulevard. The subject property is currently classified as Mixed Use, as are the adjacent properties that front South Flores Street. The interior lots, removed from South Flores Street, are designated Low Density Residential land use.

The current Mixed Use classification offers a concentrated blend of uses including, among others, residential, retail, service, office, and entertainment uses in a greater density to foster a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or throughout the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

The applicant's request is to change the future land use classification to Regional Commercial. This classification encourages high density land uses that draw its customer base from a larger region, such as automotive repair shops, home improvement centers, and automobile dealerships. Regional Commercial uses are typically located at intersections of major arterial roadways and interstate highways, along mass transit systems, or where an existing commercial area has been established. Commercial nodes of this type are typically 20-acres or greater in area.

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

The South Central San Antonio Community Plan identifies economic development strategies to accomplish the objective of the plan to develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting business to employ and provide goods/services to residents. Strategy 1.1 calls to improve the quality of commercial corridors, including South Flores Street. Further, the 2005 update to the South Central San Antonio Community Plan specifically identifies that mixed uses are desired along the corridors within the plan, including South Flores Street.

The properties along South Flores Street to the north and south of the subject property are designated as Mixed Use, adjacent to which are Low Density Residential neighborhoods. The requested Regional Commercial classification is incompatible with the adjacent neighborhoods and inconsistent with the goal of promoting mixed use corridors along South Flores Street and other corridors within the plan. The proposed amendment will interrupt the continuous mixed use corridor along South Flores Street that is reflective of the community desire, as expressed through the plan.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Flores Street is designated as a Secondary Arterial Type B roadway.

Other streets: Belden Avenue is a local street.

Public Transit: Several VIA bus stops are located on the adjacent blocks, served by routes 43 and 515.

Comments: Secondary Arterials support the Primary Arterial system by providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity. Regional Commercial land use is inappropriate for streets of this level and would be appropriately located along a primary arterial roadway near its intersection with an expressway.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Fire Station Number 21 is located across South Flores Street, at the intersection of Robert E. Lee Street and South Flores Street. Trinity Lutheran Church is north of the subject property, at the intersection of South Flores Street and Compton Avenue. Harlandale Baptist Church is south of the subject property, along East Southcross Boulevard. Adams Elementary is southwest of the subject property at 135 East Southcross Boulevard.

Comments: The proposed amendment is not anticipated to significantly impact existing community facilities.

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

Recommendation:

DEPARTMENT RECOMMENDATION:

Approval Denial Alternate Recommendation:

The subject property is located at the intersection of a Secondary Arterial roadway and a local street, which is not a suitable location for Regional Commercial. Rather, this location is ideally suited for Mixed Use given the adjacent Low Density Residential neighborhoods and established mixed commercial development pattern along the South Flores Corridor. Additionally, the size of the subject property is insufficient to accommodate land uses of an intensity desired within a Regional Commercial node, which are typically 20 acres or greater in area. Approval of Regional Commercial would be inconsistent with the goals and recommendations identified by the South Central San Antonio Community Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 23, 2012

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

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2012

No. Notices mailed 10 days prior to Public Hearing: 26 to owners of property within 200 feet; 16 to planning team members; and 1 to applicant/property owner.

Registered Neighborhood Association(s) Notified: No registered neighborhood associations are located within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: No application has been filed.

Current zoning district: C-2 NA

Proposed zoning district: C-3

Zoning Commission Public Hearing Date: N/A

Approval

Denial

Department of Planning and Community Development Staff:

John Dugan, AICP

Director

Rudy Nino, AICP

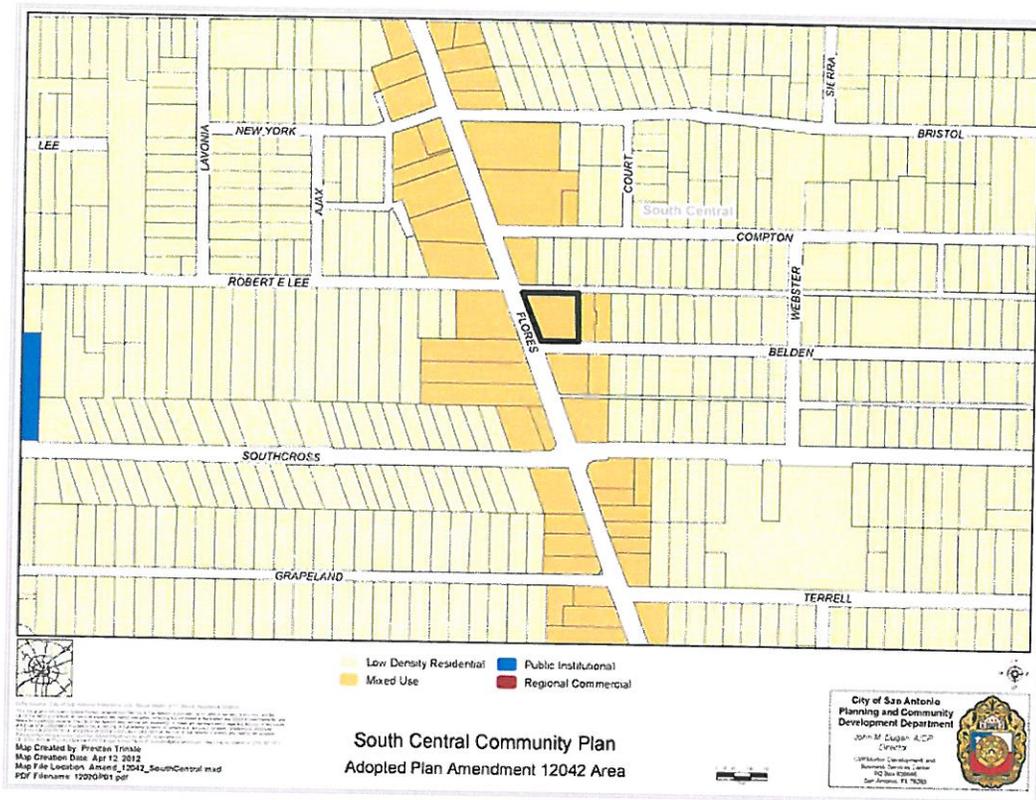
Planning Manager

Case Manager: Jacob Floyd

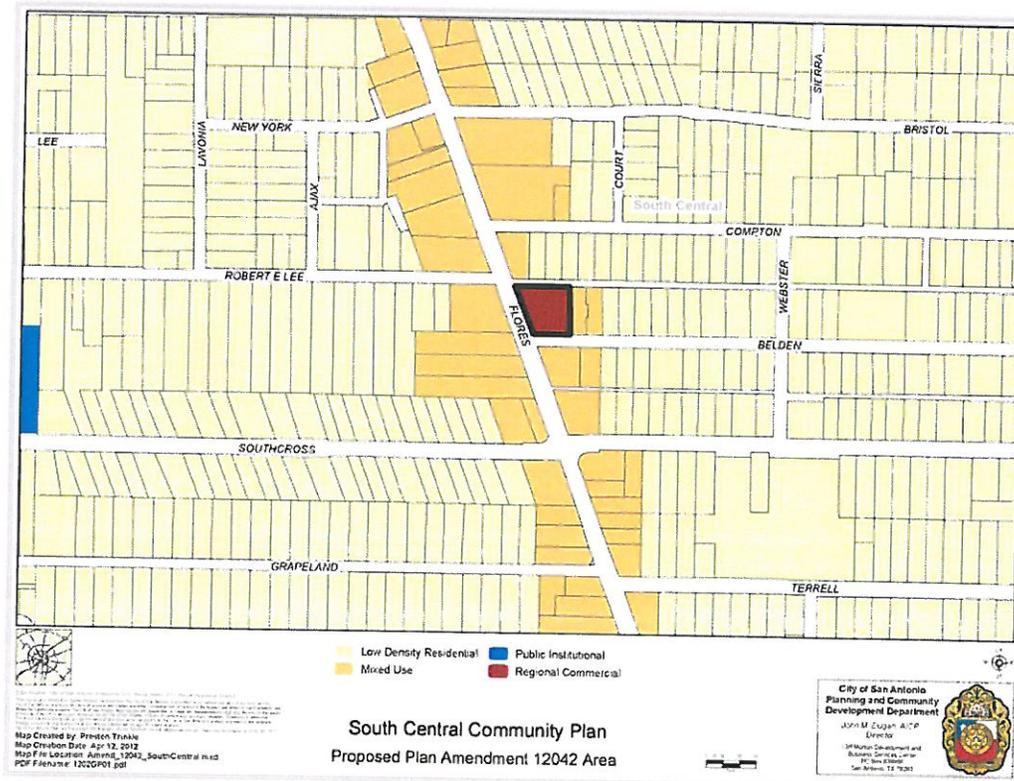
Senior Planner

Phone No.: (210) 207-8318

Future Land Use Plan as adopted:



Proposed Amendment:





Agenda Item 27

PA 12043

Tyler Sorrells

(210) 207-7395

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

Plan Amendment Application Case No.: PA 12044

Council District: 3

Anticipated City Council Meeting Date: **August 2, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **South Central San Antonio Community Plan**

Plan Approval Date: August 19, 1999

Plan Update(s): October 26, 2005

The applicant requests to amend the Future Land Use Plan designation *from Low Density Residential to Community Commercial.*

Background Information:

Applicant: Brown and Ortiz, PC

Owner: Hasta La Vista, LLC

Property Location: 2002 Southcross Boulevard

Acreage: 2.032

Current Land Use of site: Vacant

Adjacent Land Uses:

N: designated Low Density Residential; occupied by a single family home

E: designated Low Density Residential; occupied by a single family home

S: designated Low Density Residential; occupied by a single family home

W: designated Low Density Residential; occupied by a single family home

Issue:

LAND USE ANALYSIS:

The subject property is a 2.032 acre parcel located at 2002 Southcross Boulevard. The current land use designation is Low Density Residential. Adjacent properties to the north, south, east, and west are also classified as Low Density Residential.

The subject property is currently classified as Low Density Residential. Low Density Residential is composed of single-family houses on individual lots. Accessory dwelling units are appropriate for properties in this land use classification. Certain non-residential uses, such as schools, places of worship, and parks are also appropriate and should be centrally located to facilitate accessibility. Low Density Residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.

Community Commercial accommodates uses including cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics. These uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building with the exception of one row of parking facing the street. All off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls.

The property is located in an established residential area with residentially developed properties. *Objective 2 – Housing*, of the 1999 South Central San Antonio Community Plan, (pg. 15) encourages the construction of new housing within the planning area. Additionally, *Strategy 2.1 – Infill Housing* identifies the community’s desire to construct all types of infill housing on vacant lots throughout the planning area. Retaining the adopted Low Density Residential land use classification would support

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

Objective 2 and Strategy 2.1. The proposed amendment would conflict with Goal 1 (pg. 16) which calls for the enhancement and maintenance of the existing residential character found throughout the South Central San Antonio planning area.

The proposed Community Commercial land use classification would place commercial development in the midst of an established residential area which would disrupt the established residential character of the immediate vicinity. The community plan recommends Community Commercial uses be placed at nodes on arterials at major intersections or where an existing commercial area has been established. The subject property, located mid-block and in an established residential neighborhood, is an inappropriate location for the types of intensive commercial uses accommodated by the Community Commercial classification. A more appropriate location for Community Commercial uses would be approximately 820 feet to the east at the intersection of Southcross Boulevard and New Braunfels Avenue.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Southcross Boulevard is a Secondary Arterial Type A with 86' feet of right-of-way.

Other streets: Stratford Court and Junior Street are local streets.

Public Transit: There is a VIA stop at the intersection of Imogene Drive and Southcross Boulevard, approximately two hundred feet east of the subject property

Comments: Although the property is along Southcross Boulevard which is classified as an Arterial roadway Stratford Court dead-ends into the subject property and Monticello Court provides access to the southern portion of the subject property. Access to the subject property could be provided via these local streets which, based on the configuration of the subject property, could facilitate cut-through traffic transiting the residential area that is in proximity to the subject parcel which could pose negative impacts on immediately adjacent residential properties.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: There are no public facilities within the general vicinity of the subject property.

Comments: The proposed plan amendment is anticipated to pose minimal impact to public facilities in the planning area.

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

Recommendation:

DEPARTMENT RECOMMENDATION:

Approval Denial Alternate Recommendation:

The South Central San Antonio Community Plan calls for the maintenance and enhancement of existing residential areas within the planning area as well as the utilization of vacant lots for infill residential development. Retention of the existing Low Density Residential classification would support the goals of the plan. Additionally, the subject property is located in an established residential area. Uses accommodated by Community Commercial land use category may pose negative impacts to the residential property owners in the immediate vicinity of the subject property. Also, the larger area could be faced with a higher potential of cut-through traffic due to the unique transportation infrastructure configuration near the subject property.

Retention of the existing Low Density Residential classification is supported by the following goals contained in the South Central San Antonio Community Plan.

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

Neighborhood Development/Environment

Goal : Maintain and build on the old-fashioned neighborhood character of South Central San Antonio

Objective 2 – Housing

Encourage the rehabilitation of existing homes and the construction of new housing.

Strategy 2.1 – Infill Housing

Construct all types of infill housing on vacant lots throughout the entire planning area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 23, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2012

No. Notices mailed 10 days prior to Public Hearing: 40 to owners of property within 200 feet; 16 to planning team members; 1 to applicant; 1 to neighborhood associations

Registered Neighborhood Association(s) Notified: Hot Wells Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012119

Current zoning district: MF-33

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: June 5, 2012

Approval

Denial

Department of Planning and Community Development Staff:

John Dugan, AICP

Director

Christopher Looney, AICP

Assistant Director

Rudy Nino, AICP

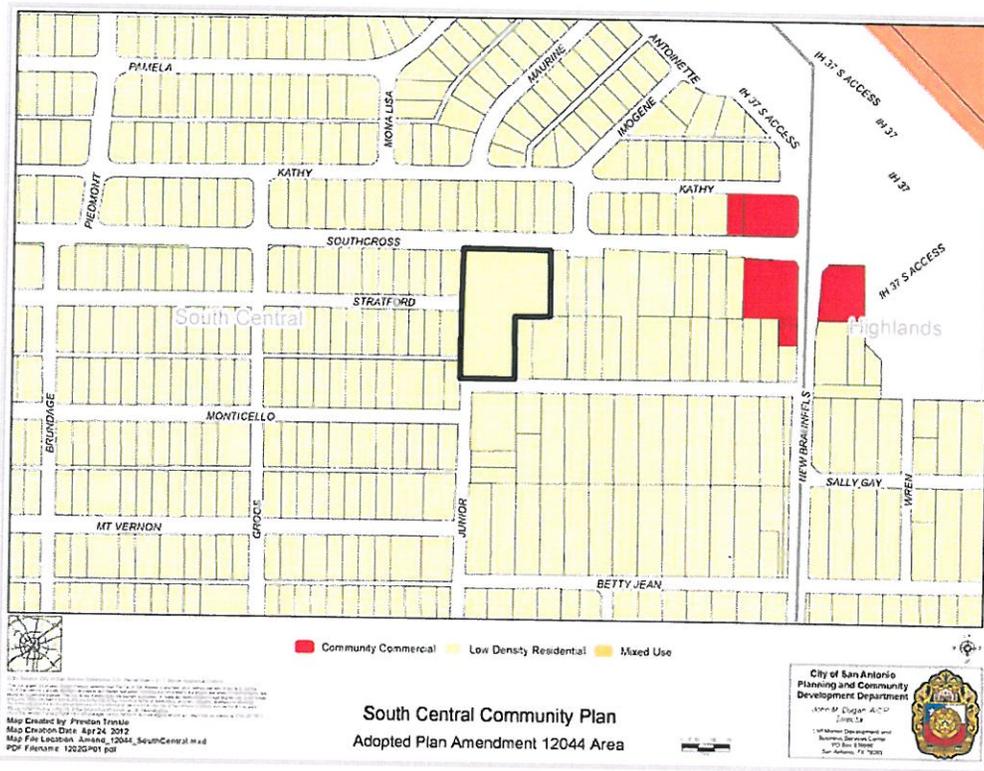
Planning Manager

Case Manager: Tyler Sorrells, AICP

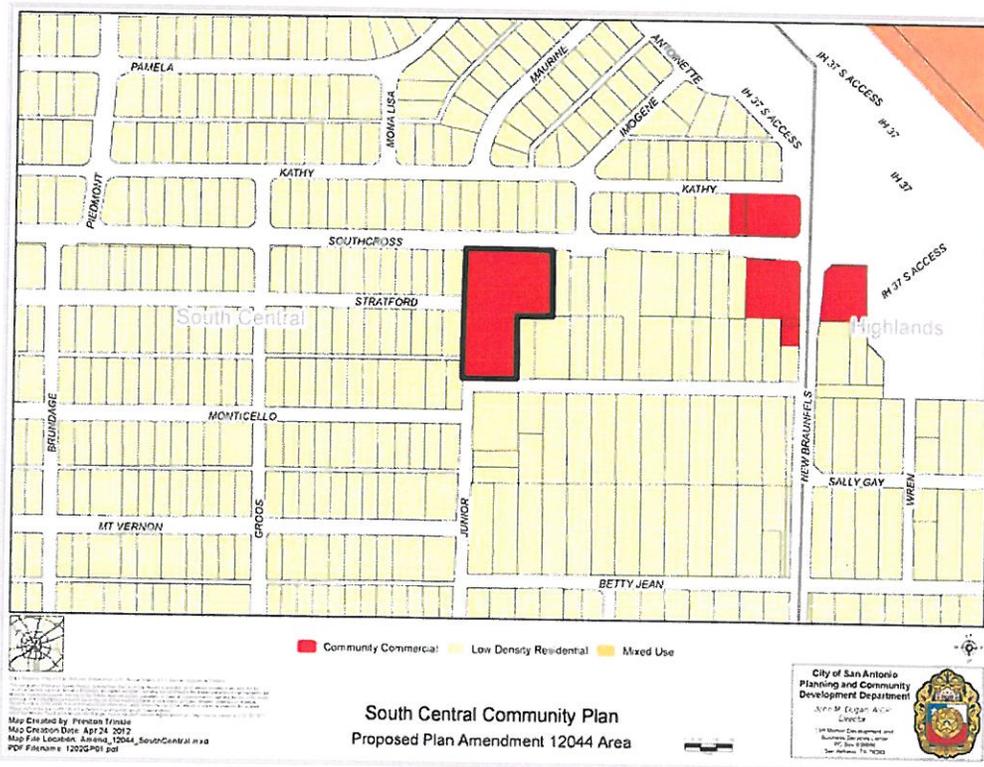
Planner

Phone No.: 207-7395

Future Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial

South Central Community Plan
Proposed Plan Amendment 12044 Area

Map Created by: Preston Trinkle
Map Creation Date: Apr 24, 2012
Map File Location: Amend_12044_SouthCentral.mxd
PDF Filename: 1202GP01.pdf

City of San Antonio
Planning and Community
Development Department
John M. Duggan, AICP
Director
City of San Antonio
Planning and Community
Development Department
PO Box 928666
San Antonio, TX 78293



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

Plan Amendment Application Case No.: PA 12045

Agenda Item 29

Council District: 7

Anticipated City Council Meeting Date: **August 2, 2012**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Huebner/Leon Creeks Community Plan**

Plan Approval Date: August 21, 2003

Plan Update(s): August 20, 2009 (Land Use Plan Update)

The applicant requests to amend the future Land Use Plan classification *from Medium Density Residential to Community Commercial.*

Background Information:

Applicant: Brown & Ortiz, P.C.

Owner: Peter Martino

Property Location: 8682 Bandera Road

Acreage: 2.0

Current Land Use of site: Single-Family Home

Adjacent Land Uses:

N: designated Medium Density Residential; occupied by a single-family home

E: designated Medium Density Residential and Low Density Residential; currently a vacant lot and occupied by a single-family home

S: designated Medium Density Residential; currently a vacant lot and occupied by a single-family home

W: designated Public Institutional in the Northwest Community Plan; currently a vacant lot

Issue:

LAND USE ANALYSIS:

The subject property is located northeast of the intersection of Bandera Road and Perservation, and is located within the Huebner/Leon Creeks Community Plan. The subject property contains a single-family home and is located in an area that includes a diverse range of uses, as stated above. The Huebner/Leon Creeks Community Plan classifies the properties to the north, south and east as Medium Density Residential. Properties to the west are within the Northwest Community Plan and classified as Public Institutional.

Medium Density Residential includes single family residential development on individual lots such as, townhomes and zero lot line configurations, as well as, multi-family residential uses such as, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed eighteen dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The applicant requests to change the future land use classification of the subject property to Community Commercial. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally,

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

all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

The applicant requests this plan amendment and associated zoning change in order to construct a community commercial development. The subject property is classified as Medium Density Residential and is located between the intersection of Bandera Road and Guilbeau Road, both major arterials, and is just south of the intersection of Bandera Road and Bresnahan, which calls for a major Community Commercial node. Its location along a major arterial, and the general environment which includes a mix of Community Commercial uses along Bandera Road, make it appropriate for the Community Commercial classification. The Community Commercial classification on the subject property supports the Huebner/Leon Creeks Community Plan that encourages a mix of commercial development on the areas business corridors.

Additionally, the remaining 2 acres of the subject property will remain as medium density residential and serve as buffer between the community commercial and low density residential to the east. Also, the property directly south of the subject property and across the street was recently re-zoned C-1.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Bandera Road is designated as a Primary Arterial Type A and Guilbeau Road is designated as a Secondary Arterial Type A.

Other streets: Perservation Street and Knights Peak are local streets.

Comments: There is a VIA bus stop on the corner of Bandera and Bresnahan. The existing transportation infrastructure has the capacity to support traffic generated by the requested land use change.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The Maverick Public Library and Fire Station 49 are within walking distance. Falcone Park and Leon Creek Greenway are also nearby.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The subject property is classified as Medium Density Residential and is located between the intersection of Bandera Road and Guilbeau Road, both major arterials, and is just south of the intersection of Bandera Road and Bresnahan, which calls for a Community Commercial node. Its location along a major arterial, and the general environment which includes a mix of Community Commercial uses along Bandera Road, make it appropriate for the Community Commercial classification. The Community Commercial classification on the subject property supports the Huebner/Leon Creeks Community Plan that encourages a mix of commercial development on the areas business corridors.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 23, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2012

No. Notices mailed 10 days prior to Public Hearing: 12 to owners of property within 200 feet; 18 to Planning Team members, 1 to applicant and 2 to neighborhood associations.

Registered Neighborhood Association(s) Notified: No registered neighborhood association is located within 200 ft. Abe Lincoln and Wildwood Residents Neighborhood Associations are within a half mile and were notified.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012118

Current zoning district: R-6

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: June 5, 2012

Approval

Denial

Planning and Community Development Department Staff:

John Dugan, AICP

Director

Rudy Nino, AICP

Planning Manager

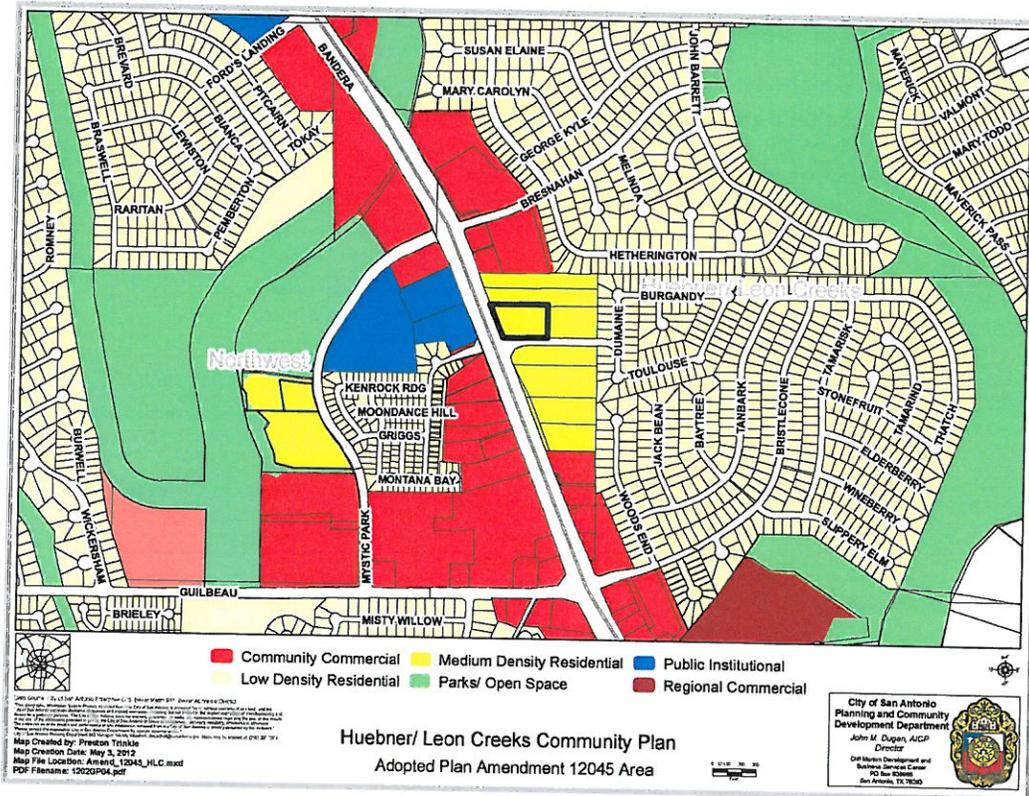
Case Manager: Robert C. Acosta

Planner

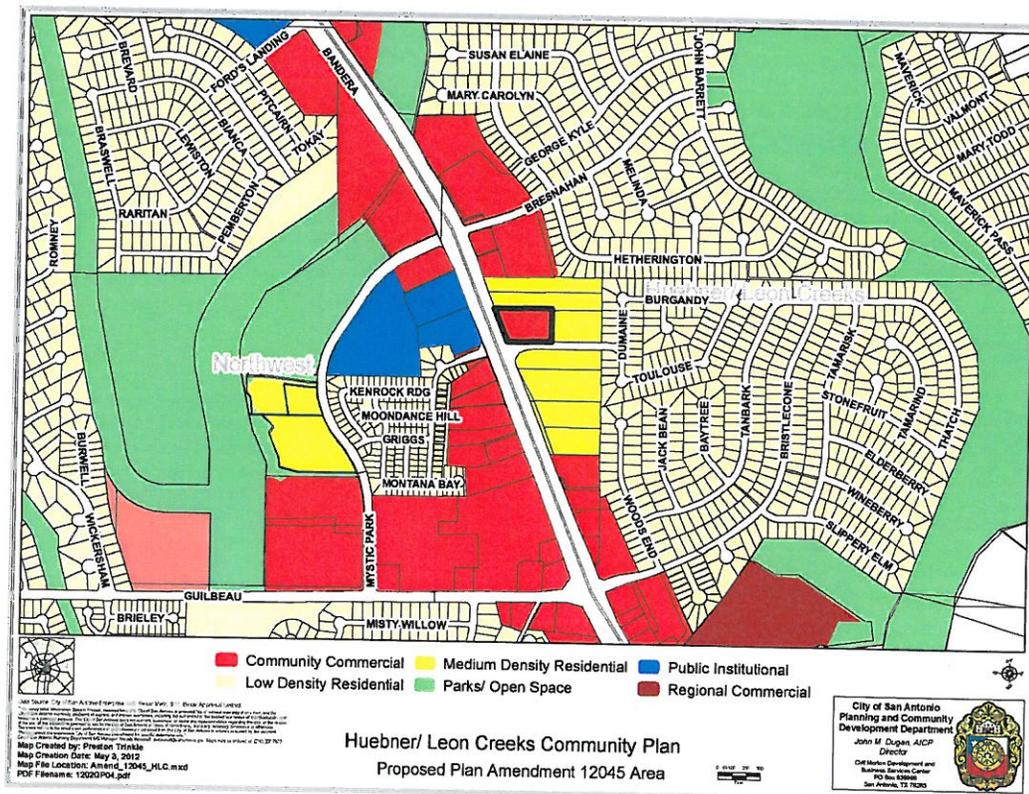
Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



P/C AGENDA FOR May 23, 2012

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Weston Oaks Unit 18	Babcock Road 165, LTD	Arthur Zuniga	
5B & 7	Bridgepoint Units 5, 13 & 14 Enclave	Estates of Alon Development Group, Ltd.	Israel Fogiel	
5C & 8	Morin		Charles Morin	
9	Lantana Crossing Unit B		Robert Harris	
10	Halliburton - San Antonio	Halliburton Energy Services, Inc.	Woody Kemp, Jr.	
11	Lien Hoa Temple		Tung Van Nguyen	
12	Carmona Hills Unit 2	KB Home Lone Star, Inc.	Joseph C. Hernandez	
13	Mathews Raymundo		Clark A. Boeken	
14	SP 1545	Capital Improvements Management Services		
15	SP 1582	Capital Improvements Management Services		
16-25	SP 1630-1639	Capital Improvements Management Services		
26	PA12042	Planning and Community Development		
27	PA12042	Planning and Community Development		
28	PA12043	Planning and Community Development		
29	PA12044	Planning and Community Development		