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

PLANNING COMMISSION AGENDA
November 14, 2012
2:00 P.M.

Rob Rodriguez, *Chair Pro Tem*

Andrea Rodriguez
Jody R. Sherrill
Daniel D. Kossl
Donald Oroian
Kevin Love
George Peck
Zachary Harris

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

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

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

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

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

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

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

3. Roll Call

4. Citizens to be heard

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

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

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

Plats

6. **110072:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 31.632-acre tract of land to establish the **Wortham Oaks, Unit-10 (Enclave)**, generally located north of the intersection of Wortham Oaks Boulevard and Evans Road, outside San Antonio City limits. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

7. **110117:** Request by Centex Real Estate Corp., for approval of a major plat to replat a 5.283-acre tract of land to establish the **The Bluffs of Lost Creek, Unit 5D**, generally located west of the intersection of Paraiso Haven and Rio Bank, outside San Antonio City limits. Staff recommends **approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. **120126:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide establish a 24.438-acre tract of land to establish the **Wortham Oaks, Unit 9 (Enclave)**, generally located north of Evans Road west of Wortham Oaks Boulevard, outside San Antonio City limits. Staff recommends **approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **120141:** Request by Rogers 1604 Commercial, LTD., for approval of a major plat to subdivide a 16.045-acre tract of land to establish the **Vantage at Shavano Park**, generally located on the west side of Northwest Military Highway (F.M. 1535), north of Charles Anderson Loop 1604, within City Council District 8. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

10. **120197:** Request by the Methodist Healthcare Ministries of South Texas, Inc., for approval of a minor plat to replat a 7.490-acre tract of land to establish the **Wesley Health & Wellness Campus**, generally located north of the intersection of Berlin Avenue and Lenard Street, within City Council District 5. Staff recommends **approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)

11. **120211:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 7.669-acre tract of land to establish the **Hillcrest Subd. Unit 5B PH 1B**, generally located southeast of the intersection of Cagnon Road and Spurs Ranch, outside San Antonio City limits. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

12. **120320:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 6.072-acre tract of land to establish the **Solana Ridge Subdivision Unit 6A**, generally located south of the intersection of Calypso Dawn and Aphrodite Mist, within City Council District 4. Staff recommends **approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **120346:** Request by Warren Castillo, for approval of a minor plat to replat a .555-acre tract of land to establish the **Castillo Subdivision**, generally located east of Higgins Road, south of Viewcrest, within City Council District 10. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

14. **120458:** Request by Christopher Sandoval, for approval of a minor plat to replat a 0.518-acre tract of land to establish the **Timberwood Park Unit 24 BSL**, generally located on the south side of Shostakovich, east of Symphonic Hill, outside San Antonio City limits. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD) Plan

15. **PUD 12-006:** Request by Armadillo Construction Co., LTD, for approval of **The Waters Edge** a **Planned Unit Development (PUD) Plan,** generally located on the southwest corner Waters Edge Road and Cable Ranch Road, within City Council District 6. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Time Extension

16. **080100:** Request by Laredo OFR. LTD., for a one (1) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio Unified Development Code ("UDC"), for the **Sablechase Unit-4 Enclave Subdivision**, generally located on the east side of Old Fredericksburg Road, north of Ralph Fair Road, Outside San Antonio City Limits. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Variance

17. **TPV 12-005:** Request by the San Antonio Water System ("SAWS") for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **Western Wastershed Sanitary Sewer Relief Line-Lower Segment-Project 1,** to improve two (2) existing sewer lines generally located at the intersection of I.H. 35 and Edwards Schlundt Road and extends approximately 1.23 miles to the southwest terminating at Loop 410 west of Leon Creek, within City Council District 4. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transaction

18. Resolution authorizing the acquisition and disposition of real property, approximately 0.5122 acres of land area known as 1434 East Commerce and 323 Idaho located in New City Block 598 in Council District 2. (David A. McGowen, Real Estate Manager, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

Comprehensive Master Plan Amendments

19. **PA13001:** A request by S. Jason Westmoreland, for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 5.81 acres of land, located at 5240 Medical Drive, and legally described as NCB 17108, Block 1, Lot 5 from "Regional Center" to "Mixed Use Center", in City Council District 8. Staff recommendation pending. (Tyler Sorrells, AICP Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

20. **PA13002:** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the **Near Northwest Community Plan**, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres of land out of NCB 8349 located northeast of the intersection of Woodlawn Avenue from "Mixed Use" to "Community Commercial", in City Council District 7. Staff recommendation is approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

21. **PA13003:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the **Dignowity Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.64 acres of land, generally located at 1) 830 Nolan Street, 910 Nolan Street, 705 North Pine Street and 702 North Pine Street from "Neighborhood Commercial" to "Low Density Mixed Use"; 2) 1109 Nolan Street from "Public Institutional" to Low "Density Residential"; 3) 507 Burnet Street, 424 Lamar Street, 430 Lamar Street, 502 Lamar Street, 504 Lamar Street, 506 Lamar Street, 508 Lamar Street, 509 Lamar Street, 511 Lamar Street, 513 Lamar Street, 916 North Hackberry Street, 1003 North Hackberry Street, 1010 North Hackberry Street, 1011 North Hackberry Street, 1012 North Hackberry Street, 1017 North Hackberry Street, 1021 North Hackberry Street and the property located at the northeast corner of Burleson and Olive Streets, legally described as Lot A15, BLK 17, NCB 515 from "Low Density Residential" to "Low Density Mixed Use"; and, 4) 509 Burleson Street from "Neighborhood Commercial" to "Low Density Residential", in City Council District 2. Staff recommends approval. (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Department of Planning and Community Development)

Other Items

22. Briefing on the City South Management Authority Effectiveness Study and Economic Development Strategic Plan. (Christopher Looney, (210) 207-5889, christopher.looney@sanantonio.gov, Planning and Community Development Department)

23. Consideration of amendments to the Unified Development Code (UDC) sections 35-388, 35-424, 35-488, 35-497, 35-A101 and 35-B118 relative to Sexually Oriented Business use regulations, licensing and appeal procedures, penalties, definitions and application requirements. (Paul Wendland, III, (210) 207-8961, Paul.WendlandIII@sanantonio.gov, Office of the City Attorney)

24. Approval of the minutes for the October 24, 2012 Planning Commission meeting.

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

26. Adjournment.

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 6**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
110072

Project Name:
Wortham Oaks, Unit-10 (Enclave) Subdivision

Applicant:
Ronald W. Hagauer

Representative:
Pape-Dawson Engineers, Inc.
c/o W.R. Wood, P.E.

Owner:
Shaggy Development, LLC

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

Property Address/Location:
North of the intersection of Wortham Oaks Boulevard and Evans Road

MAPSCO Map Grid (Ferguson):
484 B-4

Tract Size:
31.632 acres

Council District:
ETJ

Notification:
Internet Agenda Posting
November 9, 2012

REQUEST

Approval of a major plat to subdivide a 31.632-acre tract of land to establish the **Wortham Oaks, Unit-10 (Enclave) Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 30, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one hundred eighteen (**118**) single-family residential lots, two (**2**) non-single family residential lots, and approximately one thousand six hundred twenty five (**1,625**) linear feet of public streets, and four thousand five hundred (**4,500)** linear feet of private streets.

B. Zoning

Zoning is not applicable because the property is located outside the city limits.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 29, 2012.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 25, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 460E, Century Oaks, accepted on August 7, 2012

III. RECOMMENDATION

Approval of the proposed **Wortham Oaks, Unit-10 (Enclave) Subdivision** Plat.

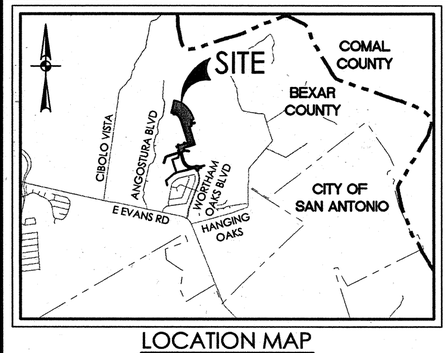
III. ATTACHMENTS

1. Proposed plat
2. SAWS request for review approval letter

PLAT NUMBER 110072

SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 5



LOCATION MAP

MAPSCO MAP GRID: 48584
NOT-TO-SCALE

GENERAL NOTES:

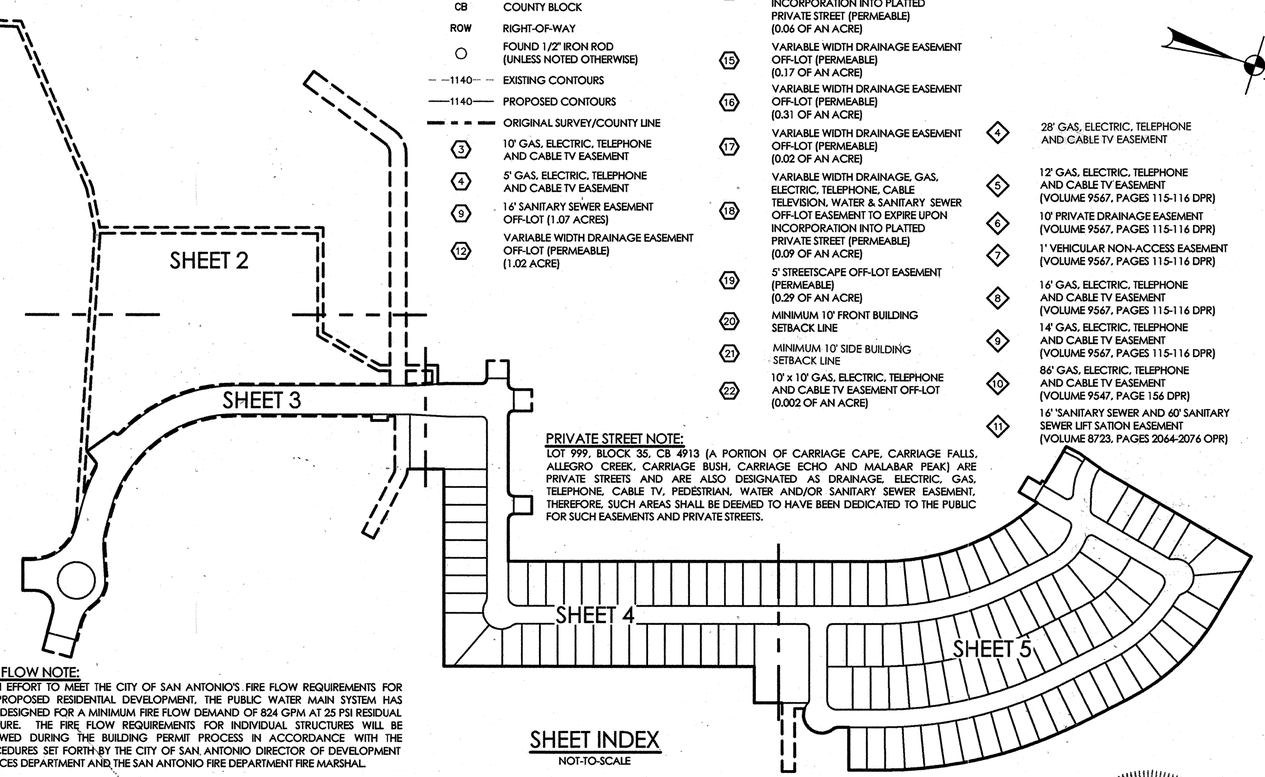
ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WORTHAM OAKS UNIT 10, (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

SETBACK NOTE:

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

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
RPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK
ROW	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
--1140--	EXISTING CONTOURS
—1140—	PROPOSED CONTOURS
— — —	ORIGINAL SURVEY/COUNTY LINE
(3)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(9)	16' SANITARY SEWER EASEMENT OFF-LOT (1.07 ACRES)
(12)	VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE) (1.02 ACRE)
(13)	VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (PERMEABLE) (0.07 OF AN ACRE)
(14)	VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (PERMEABLE) (0.06 OF AN ACRE)
(15)	VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE) (0.17 OF AN ACRE)
(16)	VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE) (0.31 OF AN ACRE)
(17)	VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE) (0.02 OF AN ACRE)
(18)	VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (PERMEABLE) (0.09 OF AN ACRE)
(19)	5' STREETSCAPE OFF-LOT EASEMENT (PERMEABLE) (0.29 OF AN ACRE)
(20)	MINIMUM 10' FRONT BUILDING SETBACK LINE
(21)	MINIMUM 10' SIDE BUILDING SETBACK LINE
(22)	10' x 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OFF-LOT (0.002 OF AN ACRE)
(1)	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOLUME 9547, PAGE 156 DPR)
(2)	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9547, PAGE 156 DPR)
(3)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9547, PAGE 156 DPR)
(4)	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5)	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116 DPR)
(6)	10' PRIVATE DRAINAGE EASEMENT (VOLUME 9567, PAGES 115-116 DPR)
(7)	1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9567, PAGES 115-116 DPR)
(8)	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116 DPR)
(9)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116 DPR)
(10)	86' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9547, PAGE 156 DPR)
(11)	16' SANITARY SEWER AND 60' SANITARY SEWER LIFT SATION EASEMENT (VOLUME 8723, PAGES 2064-2076 OPR)



SHEET INDEX

NOT-TO-SCALE

PRIVATE STREET NOTE:

LOT 999, BLOCK 35, CB 4913 (A PORTION OF CARRIAGE CAPE, CARRIAGE FALLS, ALLEGRO CREEK, CARRIAGE BUSH, CARRIAGE ECHO AND MALABAR PEAK) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 824 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:

1. A 31.632 ACRE TRACT OF LAND OUT OF A 215.22 ACRE TRACT IN DEED RECORDED IN VOLUME 14680, PAGES 1648-1661 AN OUT OF A 95.84 ACRE TRACT, A 1.426 ACRE TRACT IN DEED RECORDED IN VOLUME 14996, PAGES 167-192 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE F. VALDEZ SURVEY NUMBER 479, 3/4, ABSTRACT 768, COUNTY BLOCK 4913, C. CONTIS SURVEY NO. 500, ABSTRACT 158, COUNTY BLOCK 4912 AND THE S.A. & M.G. RAILROAD SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS.
2. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
3. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
4. DIMENSIONS SHOWN ARE SURFACE.
5. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

AQUIFER NOTE:

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

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
LOT 901, BLOCK 25, CB 4913 (0.20 OF AN ACRE), LOT 901, BLOCK 29, CB 4913 (0.02 OF AN ACRE), LOT 901, BLOCK 36, CB 4913 (0.73 OF AN ACRE) AND LOT 902, BLOCK 36, CB 4913 (0.78 OF AN ACRE) IS DESIGNATED AS A COMMON AREA/GREENSPACE (PERMEABLE).

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

C.P.S. NOTES:

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

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.

Rick Ward
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	120.00'	74°59'54"	N55°09'42"W	146.10'	157.08'
C2	37.50'	53°39'22"	S45°30'40"W	33.85'	35.12'
C3	82.50'	53°39'22"	N45°30'40"E	74.47'	77.26'
C4	534.00'	03°19'41"	N19°19'30"W	31.01'	31.02'
C5	15.00'	90°00'00"	N62°39'39"W	21.21'	23.56'
C6	15.00'	90°00'00"	N27°20'21"E	21.21'	23.56'
C7	15.00'	90°00'00"	S62°39'39"E	21.21'	23.56'
C8	15.00'	90°00'00"	N27°20'21"E	21.21'	23.56'
C9	15.00'	90°00'00"	S62°39'39"E	21.21'	23.56'
C10	657.00'	41°42'20"	N38°30'49"W	467.74'	478.23'
C11	585.00'	32°35'10"	S60°58'10"E	328.24'	332.71'
C12	1242.00'	27°00'56"	S31°10'07"E	580.21'	585.62'
C13	15.00'	40°44'57"	S38°02'08"E	10.44'	10.67'
C14	51.00'	150°48'49"	S16°59'48"W	98.71'	134.24'
C15	53.50'	27°39'25"	N86°10'03"E	25.57'	25.82'
C16	18.50'	27°39'25"	S86°10'03"W	8.84'	8.93'
C17	354.25'	75°00'00"	S55°09'39"E	431.31'	463.71'
C18	144.25'	18°33'49"	N78°03'26"E	46.53'	46.74'
C19	85.75'	58°40'58"	S81°52'59"E	84.04'	87.83'
C20	84.25'	40°07'09"	S72°36'05"E	57.80'	58.99'
C22	445.00'	47°17'32"	S41°18'25"E	356.97'	367.30'
C23	15.00'	52°38'43"	S10°16'30"W	13.30'	13.78'
C24	246.00'	08°32'47"	N32°19'28"E	36.66'	36.69'
C25	15.00'	25°06'51"	N40°36'30"E	6.52'	6.57'
C26	445.00'	11°25'47"	S83°38'38"E	88.62'	88.77'
C27	539.00'	01°16'38"	S23°18'07"E	12.01'	12.01'
C28	461.00'	06°16'47"	S20°48'02"E	50.50'	50.53'
C29	125.00'	74°59'54"	N55°09'42"W	152.19'	163.62'
C30	440.00'	13°18'29"	N86°00'25"W	101.97'	102.20'
C31	15.00'	72°35'45"	S64°20'57"W	17.76'	19.01'
C32	15.00'	100°07'38"	N13°27'57"W	23.00'	26.21'
C33	440.00'	45°52'07"	N40°35'43"W	342.91'	352.24'
C34	466.00'	06°16'46"	N20°48'02"W	51.05'	51.07'
C35	534.00'	06°16'46"	N20°48'02"W	58.50'	58.53'
C36	25.00'	90°00'00"	N27°20'21"E	35.36'	39.27'
C37	782.00'	27°00'56"	N31°10'07"W	365.32'	368.72'
C38	125.00'	49°12'47"	N69°16'59"W	104.10'	107.37'
C39	15.00'	73°22'23"	S49°25'26"W	17.92'	19.21'
C40	15.00'	118°54'43"	N46°43'07"W	25.84'	31.13'
C41	175.00'	34°28'57"	N88°56'00"W	103.74'	105.32'
C42	125.00'	34°28'57"	S88°56'00"E	74.10'	75.23'
C43	15.00'	61°05'17"	N43°16'53"E	15.25'	15.99'
C44	15.00'	40°44'57"	N07°38'13"W	10.44'	10.67'
C45	51.00'	171°29'59"	N57°44'18"E	101.72'	152.65'
C46	15.00'	40°37'32"	S56°49'29"E	10.41'	10.64'
C47	465.00'	32°27'40"	S60°54'25"E	259.94'	263.45'
C48	1122.00'	27°00'56"	S31°10'07"E	524.15'	529.04'
C49	51.00'	171°29'53"	S27°20'21"W	101.72'	152.65'
C50	15.00'	40°44'57"	N87°17'11"W	10.44'	10.67'
C51	15.00'	90°00'00"	S27°20'21"W	21.21'	23.56'
C52	15.00'	40°44'57"	S38°02'08"E	10.44'	10.67'
C53	51.00'	164°18'23"	S23°44'36"W	101.04'	146.25'
C54	15.00'	33°33'26"	S89°07'04"W	8.66'	8.79'
C55	15.00'	90°00'00"	S27°20'21"W	21.21'	23.56'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C56	534.75'	06°16'46"	S14°31'16"E	58.58'	58.61'
C57	465.25'	06°16'46"	S14°31'16"E	50.97'	50.99'
C58	359.25'	75°00'00"	S55°09'39"E	437.40'	470.26'
C59	149.25'	18°33'49"	N78°03'26"E	48.14'	48.36'
C60	80.75'	58°40'58"	S81°52'59"E	79.14'	82.70'
C61	89.25'	40°07'09"	S72°36'05"E	61.22'	62.49'
C62	50.00'	105°00'06"	S34°50'18"W	79.34'	91.63'
C63	832.00'	27°00'56"	N31°10'07"W	388.67'	392.30'
C64	175.00'	42°07'18"	N65°44'14"W	125.78'	128.65'
C65	15.00'	99°32'08"	N37°01'49"W	22.90'	26.06'
C66	25.00'	90°00'00"	N57°44'15"E	35.36'	39.27'
C67	415.00'	32°35'10"	S60°58'10"E	232.86'	236.02'
C68	1072.00'	27°00'56"	S31°10'07"E	500.79'	505.46'
C69	25.00'	90°00'00"	S27°20'21"W	35.36'	39.27'
C70	15.00'	90°00'00"	N62°39'39"W	21.21'	23.56'
C71	952.00'	27°00'56"	N31°10'07"W	444.73'	448.88'
C72	295.00'	32°35'10"	N60°58'10"W	165.52'	167.78'

LINE TABLE

LINE	BEARING	LENGTH
L1	S72°20'15"W	91.00'
L2	N17°39'45"W	27.40'
L3	S87°20'21"W	24.20'
L4	S61°46'28"W	118.47'
L5	S18°06'38"W	12.85'
L6	N61°39'27"E	113.59'
L7	N17°39'39"W	29.05'
L8	N71°19'01"W	45.00'
L9	N17°39'39"W	88.34'
L10	N72°20'21"E	52.90'
L11	N17°39'39"W	91.00'
L12	S72°20'21"W	50.00'
L13	N17°39'39"W	60.00'
L14	N72°20'21"E	66.00'
L15	N17°39'39"W	50.00'
L16	N72°20'21"E	60.00'
L17	S17°39'39"E	50.00'
L18	N17°39'39"W	50.00'
L19	N72°20'21"E	50.00'
L20	S17°39'39"E	50.00'
L21	N72°20'21"E	119.00'
L22	S12°44'15"W	60.47'
L23	N77°15'45"W	50.00'
L24	N12°44'15"E	40.00'
L25	N77°15'45"W	116.95'
L26	N08°48'32"E	42.48'
L27	N18°16'38"E	86.00'
L28	S44°40'35"E	148.25'

LINE TABLE

LINE	BEARING	LENGTH
L29	S17°39'39"E	90.05'
L30	S72°20'21"W	120.00'
L31	S17°39'39"E	32.82'
L32	S17°39'40"E	28.10'
L33	N72°20'20"E	176.35'
L34	S17°39'40"E	35.00'
L35	S72°20'20"W	192.14'
L36	S17°39'39"E	77.43'
L37	S72°20'21"W	101.71'
L38	S17°39'39"E	101.82'
L39	N72°20'20"E	0.58'
L40	S80°00'14"E	192.27'
L41	S10°54'36"W	35.00'
L42	N80°00'14"W	191.71'
L43	S72°20'20"W	148.83'
L44	S17°39'39"E	20.60'
L45	N72°20'21"E	12.12'
L46	S17°39'39"E	45.00'
L47	S72°20'21"W	12.12'
L48	N87°20'21"E	63.79'
L49	N68°46'32"E	88.06'
L50	N87°20'21"E	52.94'
L51	S02°39'39"E	5.00'
L52	N87°20'21"E	50.00'
L53	S02°39'39"E	80.75'
L54	S87°20'21"W	106.86'
L58	N17°39'39"W	33.37'
L59	N72°20'21"E	37.00'

LINE TABLE

LINE	BEARING	LENGTH
L60	S53°24'08"E	92.00'
L61	S72°20'21"W	37.00'
L62	N17°39'39"W	72.34'
L63	N72°20'21"E	33.05'
L64	S17°39'39"E	9.96'
L65	N17°39'45"W	27.40'
L66	S87°20'21"W	76.00'
L67	N12°44'15"E	70.35'
L68	S73°49'32"W	3.15'
L69	N71°41'31"W	1.44'
L70	S71°41'31"E	1.47'
L71	N73°49'32"E	47.33'
L72	S17°39'39"E	91.00'
L73	N87°20'21"E	63.79'
L74	N68°46'32"E	88.06'
L75	N87°20'21"E	52.94'
L77	S17°39'45"E	35.10'
L78	S77°15'45"E	2.04'
L79	N77°15'45"W	27.04'
L80	N83°40'41"W	16.34'
L81	N18°06'38"E	11.27'
L82	N77°15'45"W	10.00'
L83	N12°44'15"E	10.00'

SCALE: 1"= 300'
0' 300' 600' 900'

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

DATE OF PRINT: October 25, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W Hagauer
OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD HAGAUER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF October, A.D. 2012.

Jaime L Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JAIME L. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03-06-2013

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

WORTHAM OAKS, UNIT-10 (ENCLAVE)

Civil Job No. 5724-50; Survey Job No. 9192-10

Date: Oct 25, 2012, 1:26pm User ID: JRios
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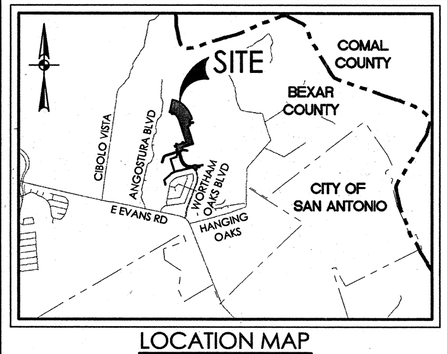


LOCATION MAP
MAPSCO MAP GRID: 485B4
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND, NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 110072

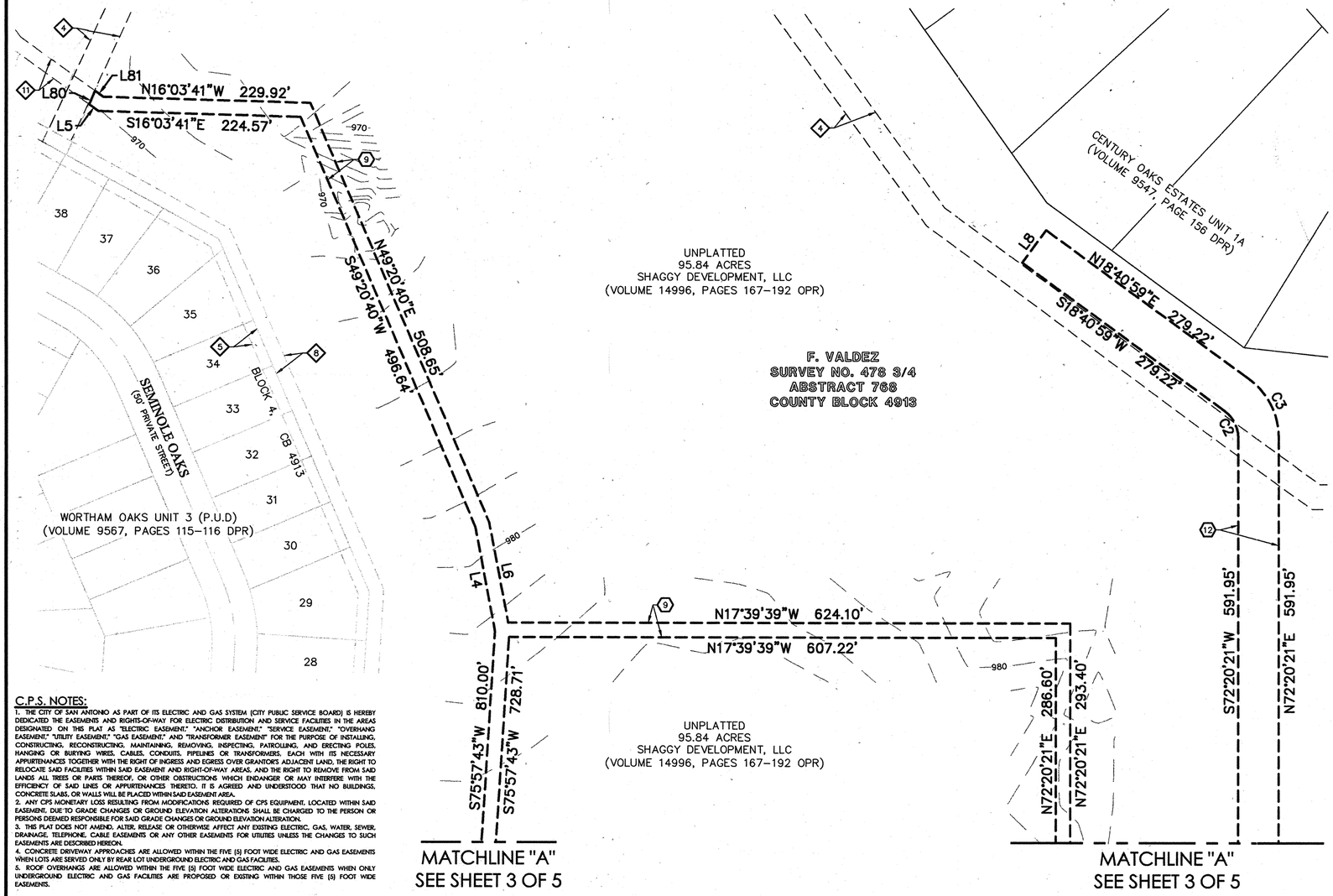
SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 5

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: October 25, 2012



STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W Hagauer

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD HAGAUER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, A.D. 2012.

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2013

Jaime L Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS W.R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

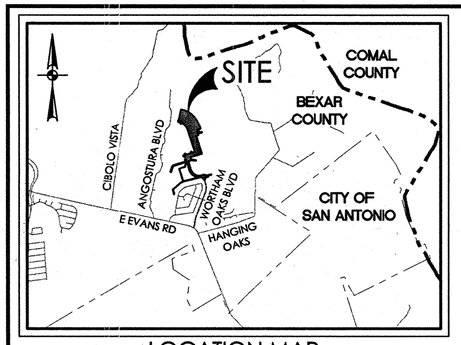
WORTHAM OAKS, UNIT-10 (ENCLAVE)
Civil Job No. 5724-50; Survey Job No. 9192-10
Date: Oct 25, 2012, 1:26pm User ID: JRios
File: P:\57\24\50\Design\Civil\Plat\PL572450.dwg

PLAT NUMBER 110072

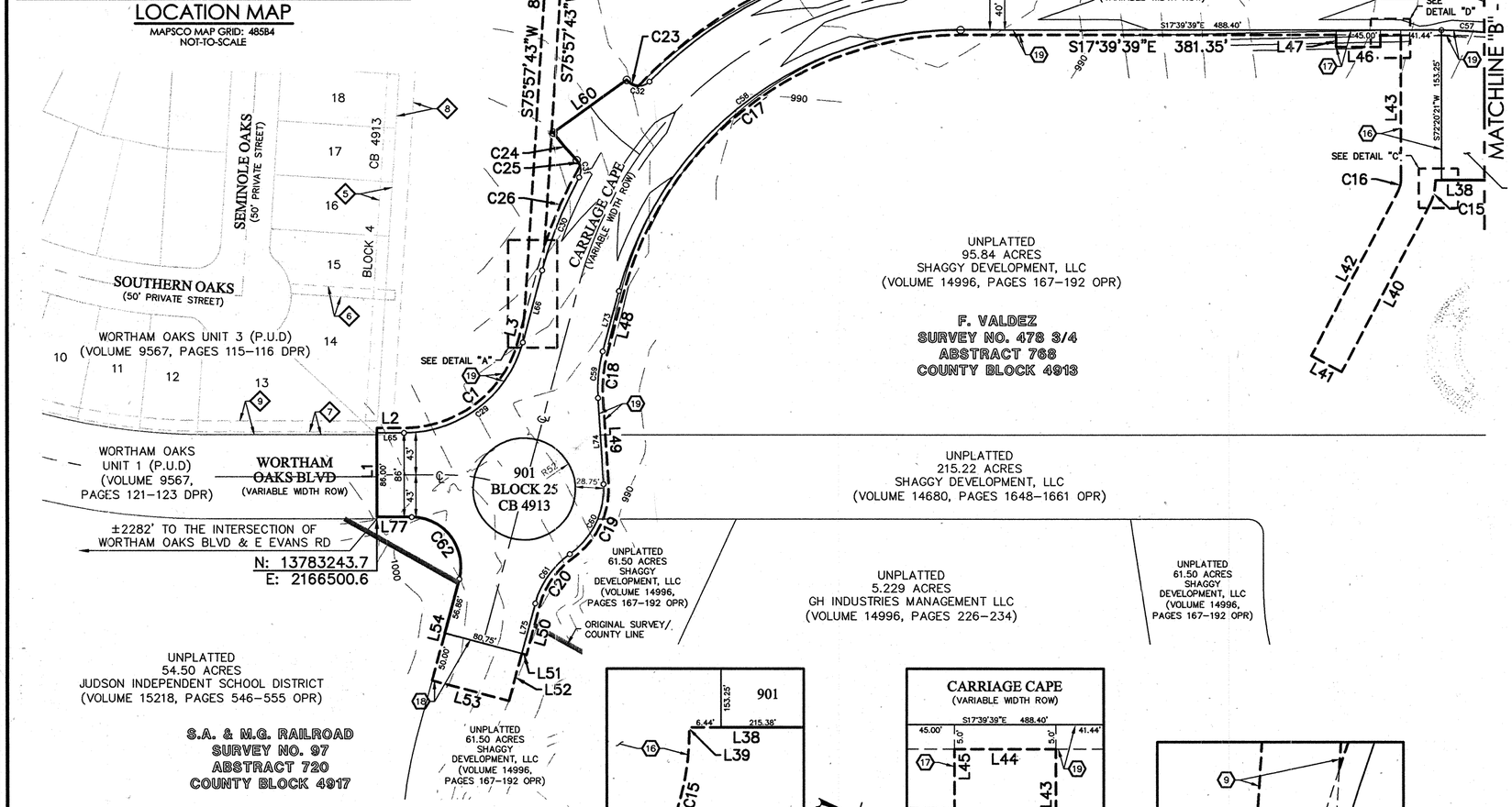
SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE)

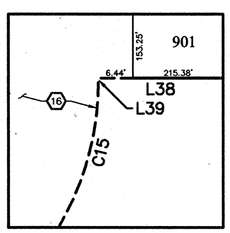
SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 5

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND, NOTES, CURVE AND LINE TABLE.

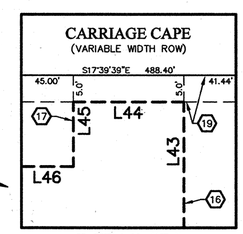


LOCATION MAP
MAPSCO MAP GRID: 485B4
NOT-TO-SCALE





DETAIL "C"
SCALE: 1"=20'



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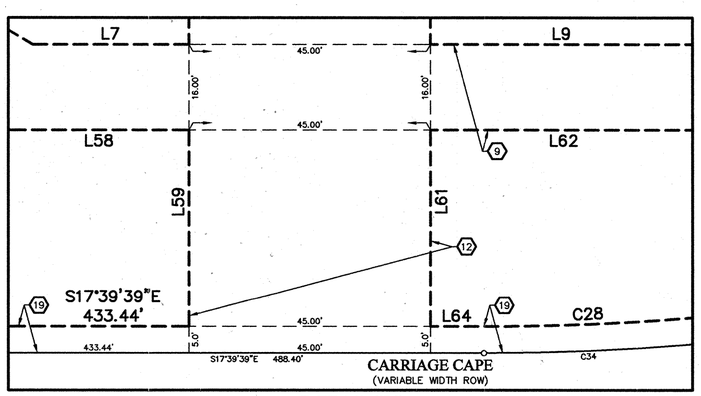
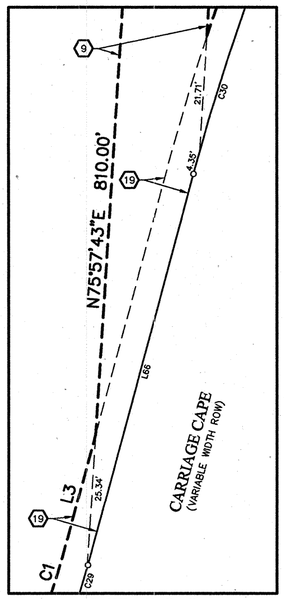
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



DETAIL "A"
SCALE: 1"=20'

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: October 25, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W. Hagauer

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD HAGAUER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF October, A.D. 2012.

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2013

Jaime L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S. NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS W.R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

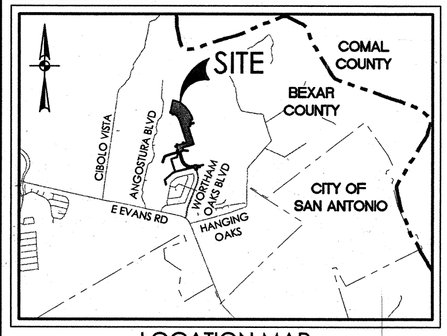
10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 3 OF 5

WORTHAM OAKS, UNIT-10 (ENCLAVE)

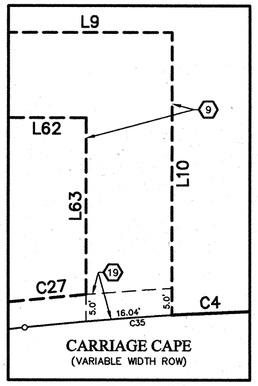
Civil Job No. 5724-50; Survey Job No. 9192-10

Date: Oct 25, 2012, 1:26pm User ID: JRios
File: P:\57\24\50\Design\Civil\Plat\PL572450.dwg



LOCATION MAP

MAPSCO MAP GRID: 485B4
NOT-TO-SCALE



DETAIL "F"

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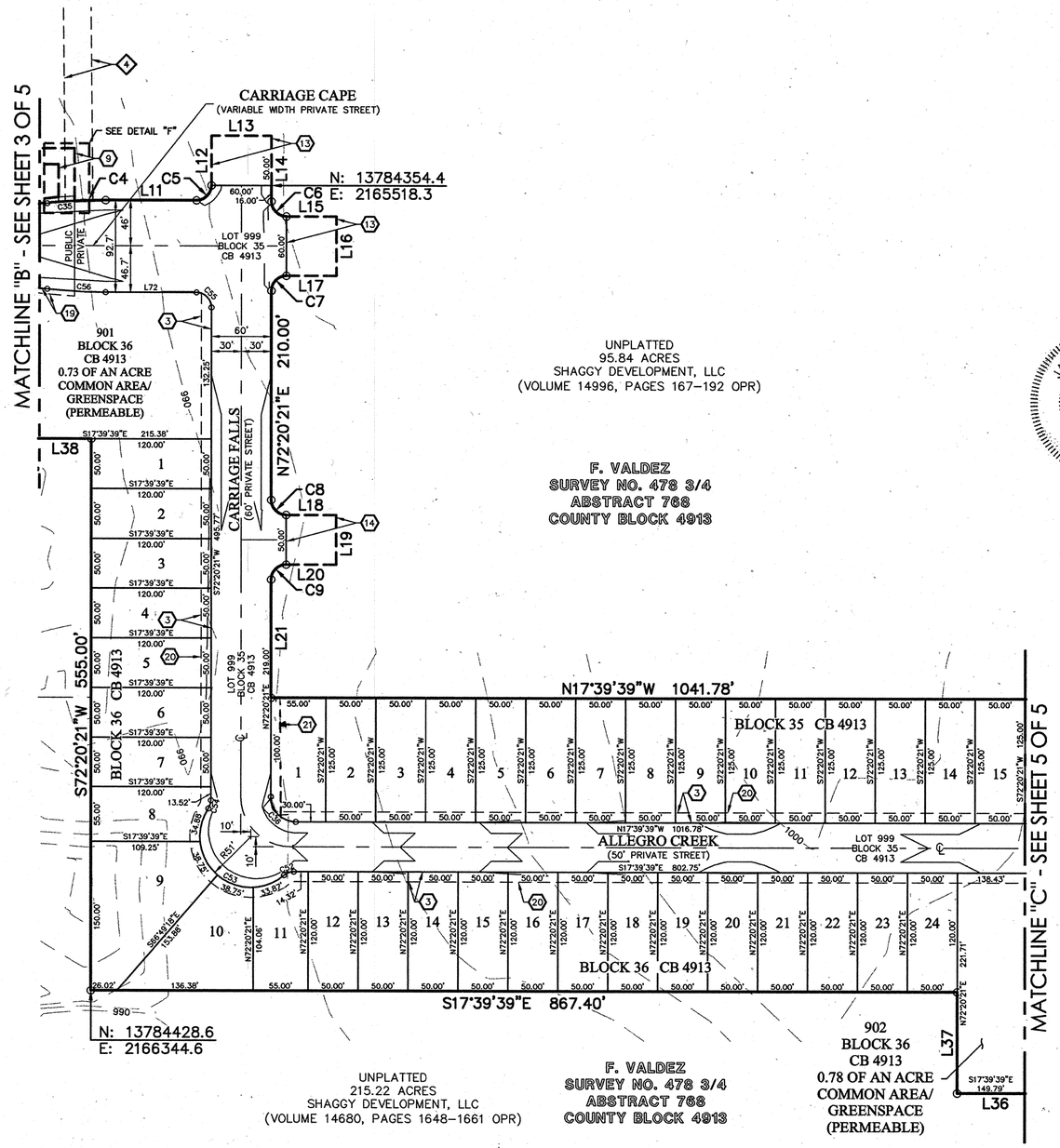

UNPLATTED
95.84 ACRES
SHAGGY DEVELOPMENT, LLC
(VOLUME 14996, PAGES 167–192 OPR)

F. VALDEZ
SURVEY NO. 478 3/4
ABSTRACT 768
COUNTY BLOCK 4913

UNPLATTED
215.22 ACRES
SHAGGY DEVELOPMENT, LLC
(VOLUME 14680, PAGES 1648–1661 OPR)

F. VALDEZ
SURVEY NO. 478 3/4
ABSTRACT 768
COUNTY BLOCK 4913

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND, NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 110072

SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 5

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: October 25, 2012

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OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

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JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2013

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS W.R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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10-25-12

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS DAVID A. CASANOVA 4251 REGISTERED PROFESSIONAL LAND SURVEYOR

WORTHAM OAKS, UNIT-10 (ENCLAVE)
Civil Job No. 5724-50; Survey Job No. 9192-10
Date: Oct 25, 2012, 1:25pm User ID: JRios
File: P:\37\24150\design\civil\Plat\PL572450.dwg

PLAT NUMBER 110072

SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-10 (ENCLAVE)

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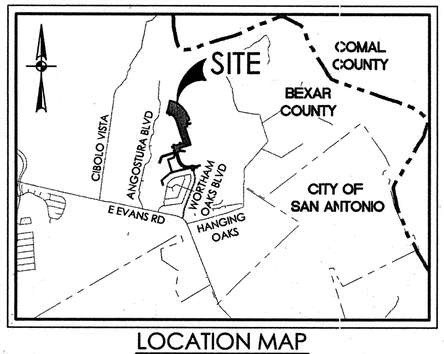
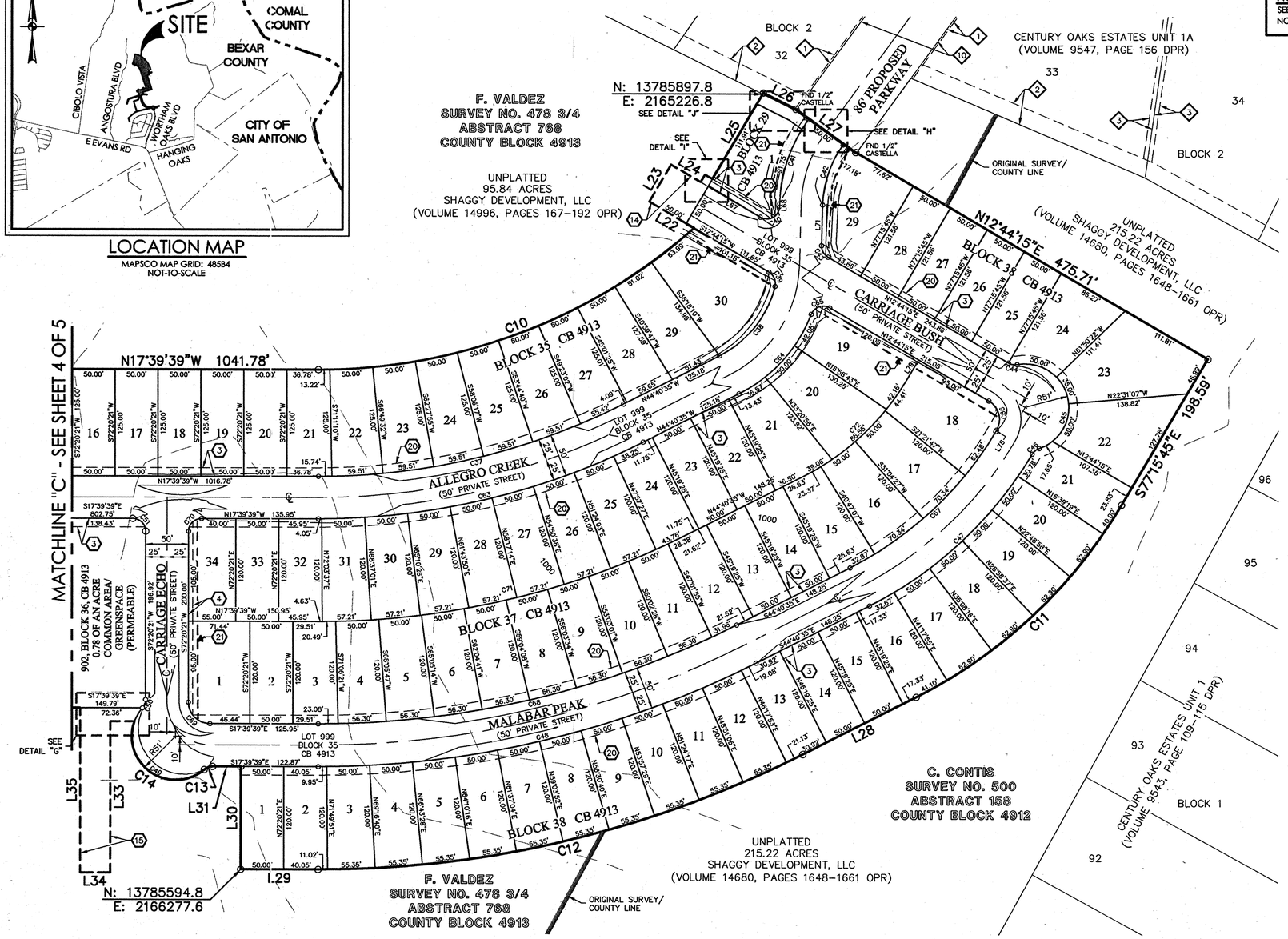


LOCATION MAP
MAPSCO MAP GRID: 485B4
NOT-TO-SCALE



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RONALD HAGAUER
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CHAIRMAN

BY: _____
SECRETARY

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Rick Wood
LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR

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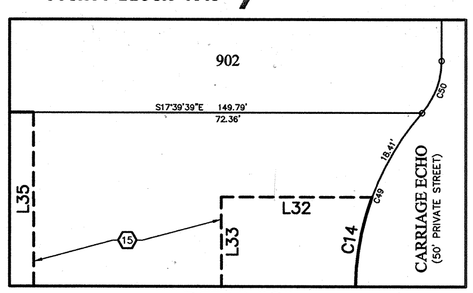
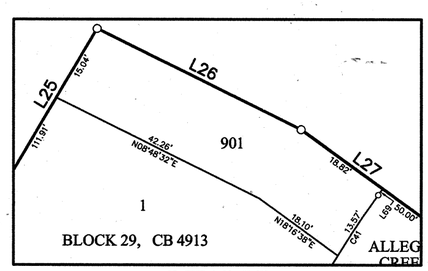


DETAIL "G"
SCALE: 1"=20'



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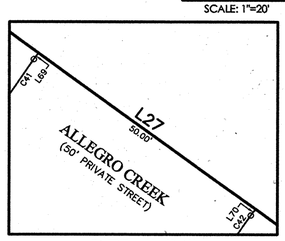

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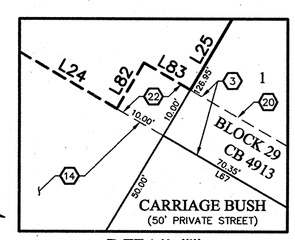


DETAIL "I"
SCALE: 1"=20'

SHEET 5 OF 5

WORTHAM OAKS, UNIT-10 (ENCLAVE)

Civil Job No. 5724-50; Survey Job No. 9192-10

Date: Oct 25, 2012, 1:25pm User ID: JRios
File: P:\57\24\50\Design\Civil\Plat\PL572450.dwg

San Antonio Water System

Attachment 2

March 7, 2011

Mr. Rick Wood, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1103001 - Request for review of **Wortham Oaks Unit 10 PUD, Plat No. 110072** located on north of Evans Road and Wortham Oaks intersection.

Dear Mr. Wood:

On March 1, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 35.09 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1862. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 29, 2009. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Wortham Oaks Unit 10 PUD, Plat No. 110072.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 7**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
110117

Project Name:
The Bluffs at Lost Creek, Unit 5D

Applicant:
Charles Marsh

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

Owner:
Centex Real Estate Corp.

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

Property Address/Location:
West of the intersection of Paraiso Haven and Rio Bank

MAPSCO Map Grid (Ferguson):
447 E-4

Tract Size:
5.283 acres

Council District:
ETJ

Notification:
Published in Daily Commercial Recorder on October 26, 2012
Two (2) notices were mailed to property owners within 200 feet within the subdivision.
Internet Agenda posting November 9, 2012

REQUEST

Approval of a major plat to replat a 5.283-acre tract of land to establish **The Bluffs of Lost Creek, Unit 5D**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 23, 2012

CASE HISTORY

Area being replatted is a 50-foot drainage easement out of The Bluffs of Lost Creek Subdivision, Unit 5C, recorded in Volume 9643, Page 92, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-two (**32**) single-family residential lots, two (**2**) non-single family residential lots and approximately nine hundred ten (**910**) linear feet of public streets.

B. Zoning

Zoning is not applicable because the property is located outside the city limits.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 10, 2012.

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 6, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 828-D, Lost Creek III, accepted on December 14, 2011

B. Notices

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

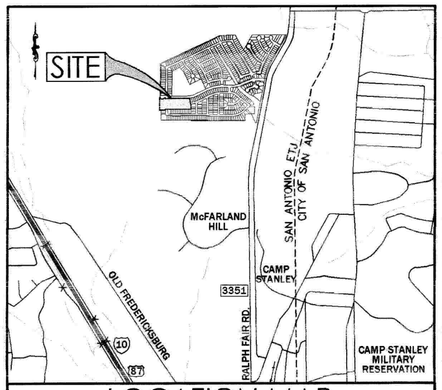
III. RECOMMENDATION

Approval of the proposed **The Bluffs of Lost Creek, Unit 5D** Replat.

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP

MAPSCO MAP GRID 447-E4 NOT TO SCALE

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

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

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

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

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

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE WITHIN THE BLUFFS OF LOST CREEK, UNIT 5D SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

THE MAINTENANCE OF OPEN SPACE (LOT 905 & 906, BLOCK 50) WITHIN THE BLUFFS OF LOST CREEK, UNIT 5D SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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.

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

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOTS 2, 3 AND 901, BLOCK 56, SABLECHASE SUBDIVISION, UNIT 1 (ENCLAVE), RECORDED IN VOLUME 9583, PAGES 110-113, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (CITY OF SAN ANTONIO PLAT ID NUMBER 060487).

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

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

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (83) 93.

BEARINGS ON THIS PLAT ARE REFERENCED TO PLAT OF THE BLUFFS OF LOST CREEK, UNIT 5B RECORDED IN VOLUME 9609, PAGES 111-112, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

*DENOTES FOUND MAG NAIL ON TOP OF ROCK WALL

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

PLAT NUMBER: 110117

REPLAT & SUBDIVISION PLAT

ESTABLISHING

THE BLUFFS OF LOST CREEK , UNIT 5D

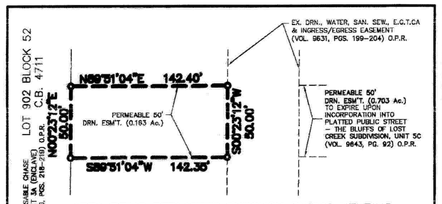
A 5.283 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

CUDE ENGINEERS

M.W. CUDE ENGINEERS, L.L.C.
1350 N. LOOP 1604 EAST, STE. 104
SAN ANTONIO, TEXAS 78232
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
TBPE FIRM #455
CHRISTOPHER R. DICE
PRJ. NO.: X2285.580



AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

REPLAT DESCRIPTION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PERMEABLE 50' DRAINAGE EASEMENT SHOWN ON PLAT OF THE BLUFFS OF LOST CREEK SUBDIVISION, UNIT 5C (VOL. 9643, PG. 92) O.P.R.

LEGEND

Ac.	= ACRES	PG.	= PAGE
B.S.L.	= BUILDING SETBACK LINE	PGS.	= PAGES
C1	= CURVE NUMBER	VAR.	= VARIABLE
CPS	= CITY PUBLIC SERVICE	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT		
DRN.	= DRAINAGE	VOL.	= VOLUME
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	WID.	= WIDTH
ESM'T.	= EASEMENT		= PROPOSED CONTOUR
EX.	= EXISTING		= STREET CENTERLINE
L1	= LINE NUMBER		= EXISTING GROUND MAJOR CONTOUR
NAD	= NORTH AMERICAN DATUM		= EXISTING GROUND MINOR CONTOUR
N.T.S.	= NOT TO SCALE		
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS		= EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

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

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

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

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

BY: Charles Marsh

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22ND DAY OF October A.D. 2012.

Rose Portillo

IN AND FOR THE STATE OF TEXAS

ROSE PORTILLO
My Commission Expires
August 19, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
JOSHUA M. CUDE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JOSHUA M. CUDE
101041
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

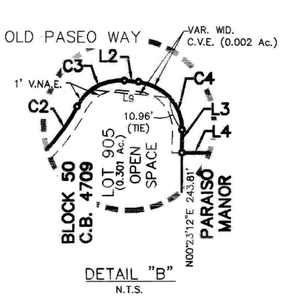
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.

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

Wayne Seewald

REGISTERED PROFESSIONAL LAND SURVEYOR

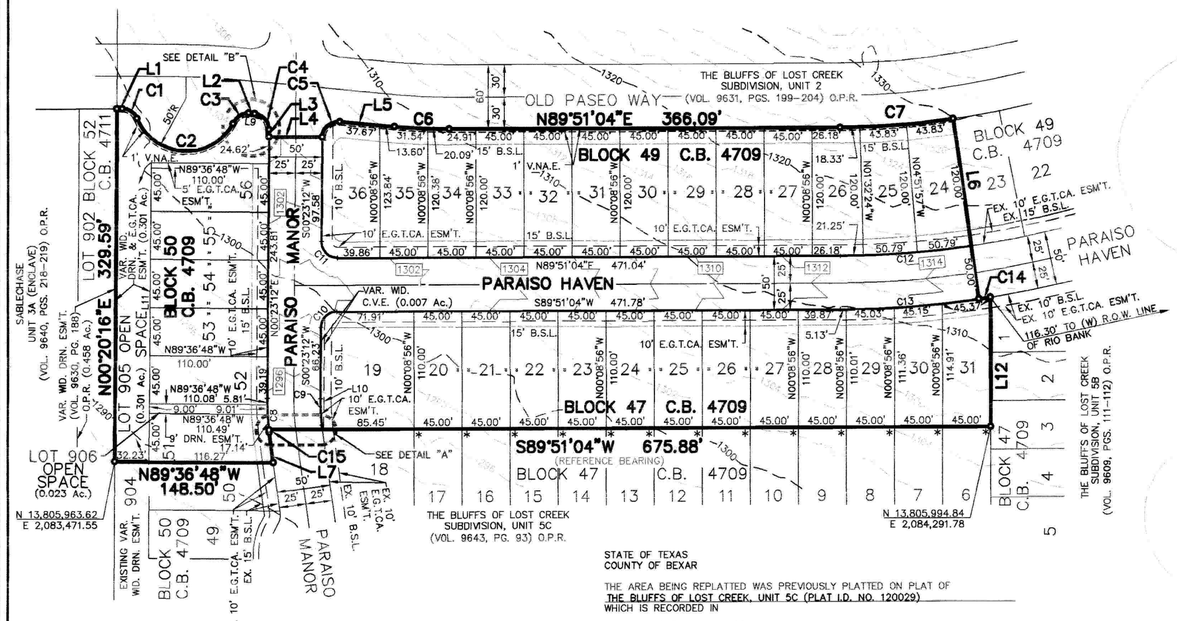
STATE OF TEXAS
REGISTERED
WAYNE A. SEEWALD
3695
PROFESSIONAL
LAND SURVEYOR

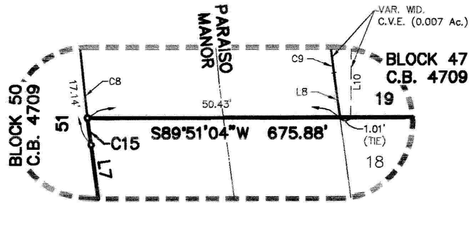


DETAIL "B"
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.88'	S89°54'39"E
L2	4.40'	S84°34'01"E
L3	7.06'	S00°23'12"W
L4	50.00'	S89°36'48"E
L5	51.27'	S84°34'01"E
L6	170.00'	S08°11'30"E
L7	28.24'	S07°45'12"E
L8	4.16'	S07°45'12"E
L9	24.54'	N83°50'25"W
L10	104.70'	S00°26'32"W
L11	279.00'	S00°23'12"W
L12	120.68'	S00°08'56"E

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15.00'	67°26'12"	17.65'	10.01'	S56°11'32"E	16.65'
C2	50.00'	130°50'37"	114.18'	109.32'	S87°53'45"E	90.94'
C3	15.00'	68°45'03"	18.00'	10.26'	N84°03'28"E	16.94'
C4	15.00'	84°57'13"	22.24'	13.73'	S42°05'28"E	20.28'
C5	15.00'	95°02'47"	24.88'	16.38'	N47°54'35"E	22.13'
C6	530.00'	05°34'55"	51.63'	25.84'	S87°21'28"E	51.61'
C7	755.00'	08°02'35"	105.99'	53.08'	N85°49'47"E	105.90'
C8	225.00'	07°29'58"	29.45'	14.75'	N03°21'47"W	29.43'
C9	175.00'	08°08'23"	24.86'	12.45'	S03°41'00"E	24.84'
C10	15.00'	89°27'53"	23.42'	14.86'	S45°07'08"W	21.11'
C11	15.00'	90°32'07"	23.70'	15.14'	S44°52'52"E	21.31'
C12	875.00'	08°02'35"	122.83'	61.52'	N85°49'47"E	122.73'
C13	925.00'	08°02'35"	129.85'	65.03'	S85°49'47"W	129.74'
C14	925.00'	00°40'14"	10.83'	5.41'	N81°28'23"E	10.83'
C15	225.00'	00°38'26"	2.52'	1.26'	S07°28'59"E	2.52'





DETAIL "A"
N.T.S.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE BLUFFS OF LOST CREEK, UNIT 5C (PLAT I.D. NO. 120029) WHICH IS RECORDED IN

VOLUME 9643, PAGE 92, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Charles Marsh

OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 22ND DAY OF October 2012.

Rose Portillo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: August 19, 2013

ROSE PORTILLO
My Commission Expires
August 19, 2013

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT 5D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY

OCTOBER 2012 SHEET 1 OF 1

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 8**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120126

Project Name:
Wortham Oaks, Unit-9 (Enclave)

Applicant:
Ronald W. Hagauer

Representative:
Pape-Dawson Engineers, Inc.
c/o Rick Wood, P.E.

Owner:
Shaggy Development, LLC.

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

Property Address/Location:
North of Evans Road west of
Wortham Oaks Boulevard

MAPSCO Map Grid (Ferguson):
485 B-5

Tract Size:
24.438 acres

Council District:
ETJ

Notification:
Internet Agenda posting November 9, 2012

REQUEST

Approval of a major plat to subdivide a 24.438-acre tract of land to establish **Wortham Oaks, Unit-9 (Enclave)**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 30, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty-three (**53**) single-family residential lots, four (**4**) non-single family residential lots and approximately two thousand three hundred ninety seven (**2,397**) linear feet of private streets.

B. Zoning

Zoning is not applicable because the property is located outside the city limits.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 29, 2012.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 10, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 460E, Century Oaks, accepted on August 7, 2012

III. RECOMMENDATION

Approval of the proposed **Wortham Oaks, Unit-9** (Enclave) Subdivision Plat

IV. ATTACHMENTS

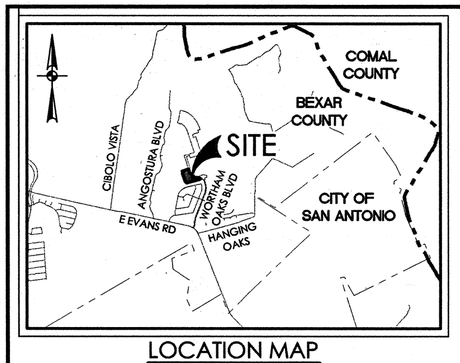
1. Proposed plat
2. Saws request for review approval letter

Attachment 1

PLAT NUMBER 120126

SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3



LOCATION MAP

MAPSCO MAP GRID: 485B5
NOT-TO-SCALE

SURVEYOR'S NOTES:

A 24.438 ACRE TRACT OF LAND ESTABLISHING LOTS 1-27, 901-902, BLOCK 25, LOTS 1-8, 901, BLOCK 27, AND LOTS 1-18, BLOCK 28, BEING OUT OF A 95.84 ACRE TRACT OF LAND IN DEED RECORDED IN VOLUME 14996, PAGES 167-192 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE F. VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS.

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

GENERAL NOTES:

ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WORTHAM OAKS UNIT 9, (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

SETBACK NOTE:

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

WATER QUALITY BASIN NOTE:

THE MAINTENANCE OF THE WATER QUALITY BASIN 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 BEXAR COUNTY.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR 56.9 ACRES OF THIS PROPERTY. THE ENGINEER RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 3.4 ACRES AND A VOLUME OF 7.3 ACRE FEET WILL BE REQUIRED FOR THIS USE. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE IN LOT 903, BLOCK 25, COUNTY BLOCK 4913 (8.08 ACRES) (PERMEABLE) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 824 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK
ROW	RIGHT-OF-WAY
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
– –1140– –	EXISTING CONTOURS
——1140——	PROPOSED CONTOURS
— — —	ORIGINAL SURVEY/COUNTY LINE
(2)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5)	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6)	VARIABLE WIDTH CLEAR VISION EASEMENT
(11)	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET OFF-LOT (PERMEABLE) (1.79 ACRES)
(12)	MINIMUM 10' FRONT BUILDING SETBACK LINE
(13)	MINIMUM 10' SIDE BUILDING SETBACK LINE
(14)	10' x 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OFF-LOT (0.002 OF AN ACRE)
(1)	16' SANITARY SEWER EASEMENT (WORTHAM OAKS, UNIT-10 (ENCLAVE) PLAT NO. 110072)
(2)	16' SANITARY SEWER EASEMENT (VOLUME 8723, PAGES 2064-2076, OPR) (VOLUME 15348, PAGES 773-781, OPR)
(3)	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(4)	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(5)	10' PRIVATE DRAINAGE EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(6)	1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(7)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(8)	VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT (VOLUME 9567, PAGES 115-116, DPR)
(9)	5' STREETSCAPE OFF-LOT EASEMENT (PERMEABLE) (0.29 OF AN ACRE) (WORTHAM OAKS, UNIT-10 (ENCLAVE) PLAT NO. 110072)
(10)	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9547, PAGES 156-157 DPR)
(11)	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

PRIVATE STREET NOTE:

LOT 999, BLOCK 35, CB 4913 (GYPSY WAY, GYPSY HAWK, GYPSY VIEW AND GYPSY HOLLOW) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

AQUIFER NOTE:

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

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. LOT 901, BLOCK 25, CB 4913 (0.46 OF AN ACRE), LOT 902, BLOCK 25, CB 4913 (1.55 ACRES), LOT 903, BLOCK 25, CB 4913 (8.09 ACRES) AND LOT 901, BLOCK 27, CB 4913 (0.23 OF AN ACRE) IS DESIGNATED AS A COMMON AREA/GREENSPACE (PERMEABLE).

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

C.P.S. NOTES:

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

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

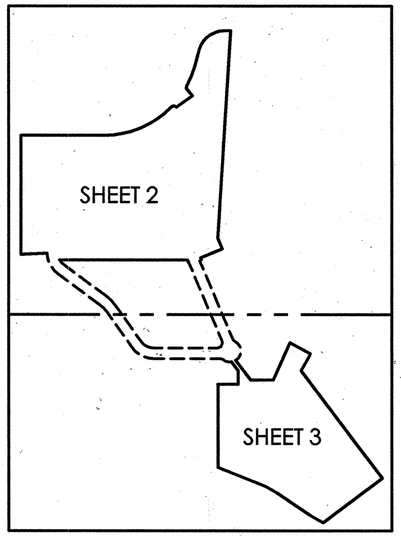
STATE OF TEXAS
W.R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR



INDEX MAP

SCALE: 1"= 500'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°24'08"E	92.00'
L2	N87°20'21"E	76.00'
L3	S17°39'45"E	27.40'
L4	S49°19'46"W	53.06'
L5	S34°54'45"W	115.42'
L6	S17°39'39"E	105.38'
L7	S11°19'20"W	108.93'
L8	N78°40'40"W	90.05'
L9	N12°39'14"E	68.33'
L10	N12°17'08"E	56.61'
L11	S17°39'39"E	95.00'
L12	N72°20'21"E	62.77'
L13	N34°54'45"E	52.55'
L14	S72°20'21"W	69.30'
L15	S75°57'43"W	85.04'
L16	S42°09'15"W	138.82'
L17	S75°57'43"W	108.43'
L18	S49°20'40"W	10.00'
L19	N40°39'20"W	10.00'
L20	S49°20'40"W	29.11'
L21	N49°20'40"E	29.11'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	45°52'07"	S40°35'43"E	342.91'	352.24'
C2	15.00'	100°07'38"	S13°27'57"E	23.00'	26.21'
C3	246.00'	08°32'47"	N32°19'28"E	36.66'	36.69'
C4	15.00'	72°35'45"	N64°20'57"E	17.76'	19.01'
C5	440.00'	13°18'29"	S86°00'25"E	101.97'	102.20'
C7	125.00'	74°59'54"	S55°09'42"E	152.19'	163.62'
C8	15.00'	40°44'58"	S28°58'12"W	10.44'	10.67'
C9	51.00'	121°56'36"	S69°34'01"W	89.19'	108.54'
C10	51.00'	48°49'22"	N01°19'23"W	42.15'	43.46'
C11	15.00'	40°44'58"	N02°42'49"E	10.44'	10.67'
C12	125.00'	54°50'41"	N09°45'41"E	115.14'	119.65'
C13	175.00'	18°30'03"	N27°56'00"E	56.26'	56.51'
C14	125.00'	51°22'06"	N44°22'02"E	108.35'	112.07'
C15	25.00'	112°59'41"	N74°09'30"W	41.69'	49.30'
C16	75.00'	54°50'41"	N09°45'41"E	69.08'	71.79'
C17	225.00'	18°30'03"	N27°56'00"E	72.34'	72.65'
C18	75.00'	25°13'51"	N31°17'54"E	32.76'	33.03'
C19	15.00'	86°22'38"	S60°50'58"E	20.53'	22.61'
C20	140.00'	31°09'35"	N60°22'55"E	75.20'	76.14'
C21	46.00'	12°12'51"	N50°54'33"E	9.79'	9.81'
C22	154.00'	20°25'06"	N46°48'25"E	54.59'	54.88'
C23	246.00'	22°00'08"	S47°35'56"W	93.89'	94.47'
C24	110.00'	38°11'30"	S77°41'45"W	71.97'	73.32'
C25	40.00'	20°49'46"	S86°22'36"W	14.46'	14.54'
C26	275.00'	26°37'03"	S62°39'11"W	126.61'	127.76'
C27	325.00'	17°03'26"	N57°52'23"E	96.40'	96.75'
C28	15.00'	84°03'45"	N24°22'14"E	20.09'	22.01'
C29	15.00'	90°00'00"	N62°39'39"W	21.21'	23.56'
C30	75.00'	02°17'16"	S71°11'43"W	2.99'	2.99'
C31	15.00'	90°00'00"	N27°20'21"E	21.21'	23.56'
C32	25.00'	90°00'00"	S62°39'39"E	35.36'	39.27'
C33	15.00'	91°19'27"	N28°00'14"E	21.46'	23.91'
C34	15.00'	86°22'38"	N60°50'58"W	20.53'	22.61'
C35	75.00'	51°22'06"	S44°22'02"W	65.01'	67.24'
C36	51.00'	194°29'34"	N74°09'30"W	101.19'	173.12'
C37	125.00'	02°17'16"	N71°11'43"E	4.99'	4.99'
C38	15.00'	40°44'57"	N51°57'52"E	10.44'	10.67'
C39	51.00'	171°29'53"	S62°39'39"E	101.72'	152.65'
C40	15.00'	40°44'57"	S02°42'49"W	10.44'	10.67'
C41	246.00'	30°32'55"	N43°19'32"E	129.61'	131.16'

SCALE: 1"= 500'
0' 500' 1,000' 1,500'

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

DATE OF PRINT: October 25, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W. Hagauer

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD HAGAUER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, A.D. 2012.

Jaime L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JAIME L. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03-06-2013

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 3

WORTHAM OAKS, UNIT-9 (ENCLAVE)

Civil Job No. 5724-55; Survey Job No. 9192-10

Date: Oct 25, 2012, 4:07pm User ID: JRios
File: P:\57\24\55\Design\Civil\Plat\PL572455.dwg

PLAT NUMBER 120126

SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3

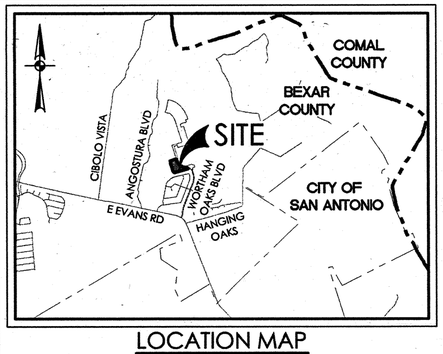
SCALE: 1"= 100'

0' 100' 200' 300'

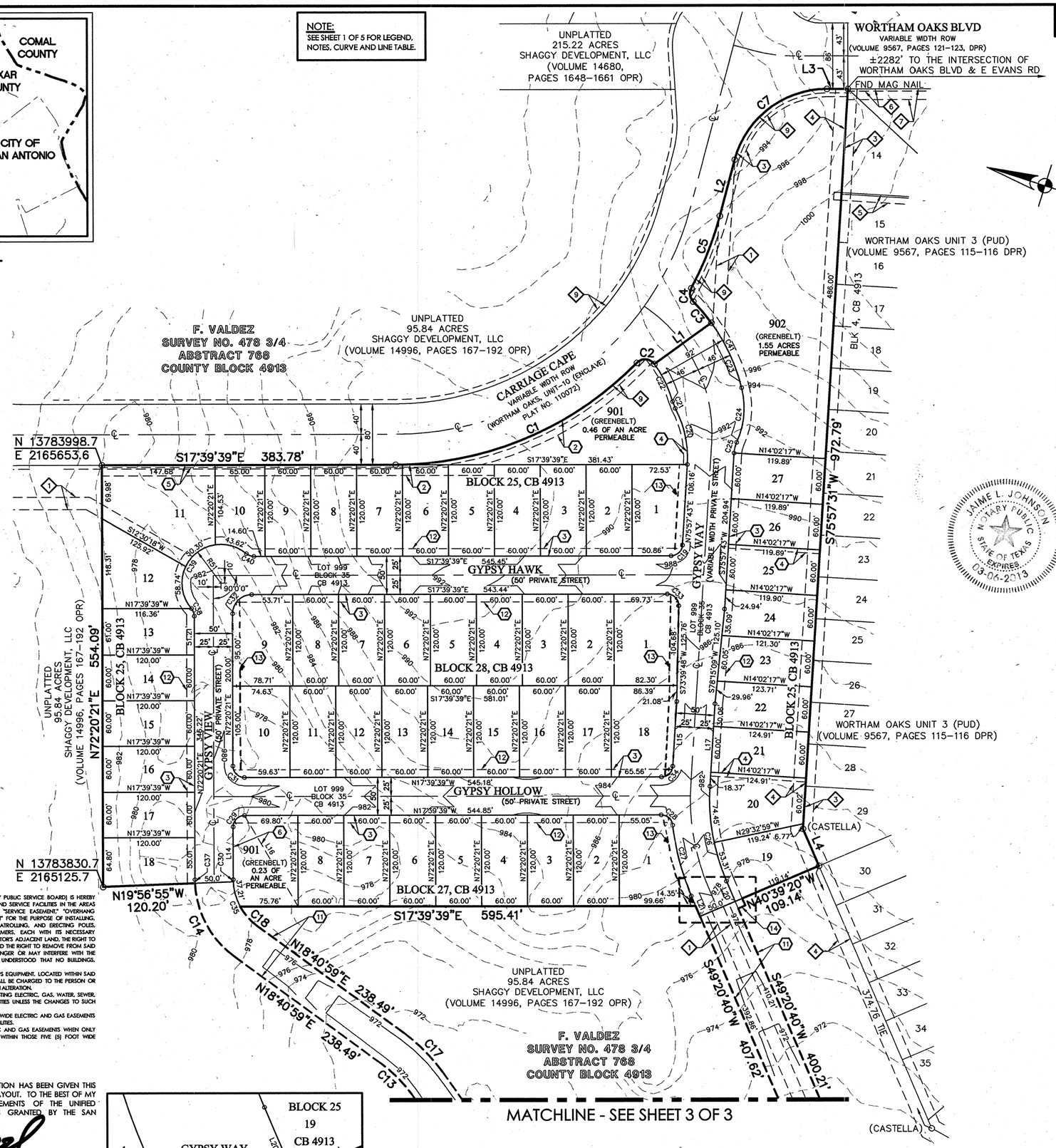
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

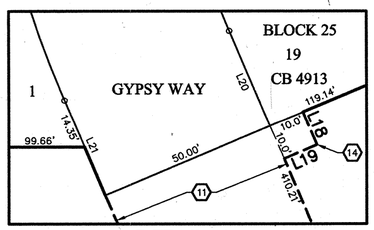
DATE OF PRINT: October 25, 2012

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND, NOTES, CURVE AND LINE TABLE.



LOCATION MAP
MAPSCO MAP GRID: 485B5
NOT-TO-SCALE





DETAIL "A"
SCALE: 1"=30'

STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W. Hagauer

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
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(210) 493-2811

STATE OF TEXAS
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Jaime L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JAIME L. JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-06-2013

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

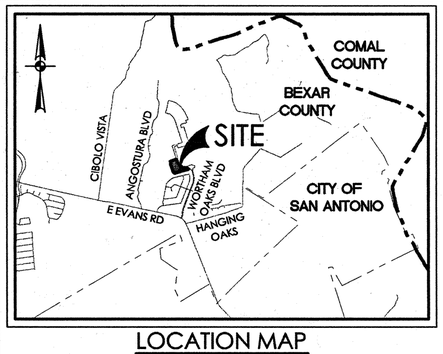
STATE OF TEXAS
DAVID A. CASANOVA
4251
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 3

WORTHAM OAKS, UNIT-9 (ENCLAVE)

Civil Job No. 5724-55; Survey Job No. 9192-10

Date: Oct 25, 2012, 4:06pm User ID: JRios
File: P:\57\24\55\Design\Civil\Plat\PL572455.dwg



LOCATION MAP

MAPSCO MAP GRID: 485B5
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND, NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120126

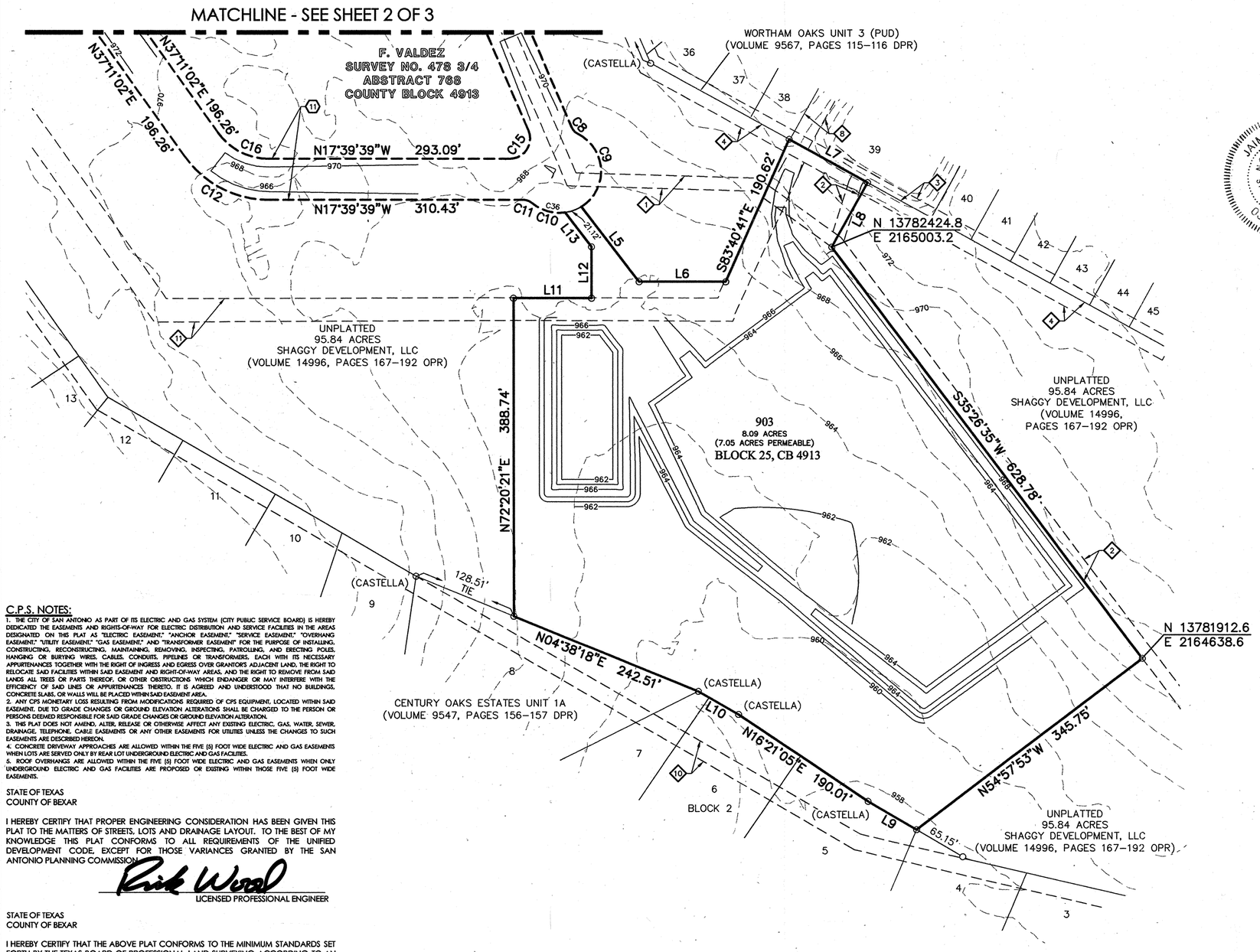
SUBDIVISION PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 3

SCALE: 1"= 100'
0' 100' 200' 300'

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

DATE OF PRINT: October 25, 2012



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STATE OF TEXAS
COUNTY OF BEXAR

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10-25-12
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID A. CANOVA
4251
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

Ronald W Hagauer

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC
RONALD HAGAUER
1202 W. BITTERS BUILDING 1, SUITE 1200
SAN ANTONIO, TEXAS 78216
(210) 493-2811

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD HAGAUER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, A.D. 20 12.

JAIME L. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03-06-2013

Jaime L Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT-9 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 3

WORTHAM OAKS, UNIT-9 (ENCLAVE)

Civil Job No. 5724-55; Survey Job No. 9192-10

Date: Oct 25, 2012, 4:06pm User ID: JRios
File: P:\37\24\55\Design\Civil\Plat\PL572455.dwg

Attachment 2

San Antonio Water System

March 21, 2012

Mr. Rick Wood, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1203001 - Request for review of **Wortham Oaks, Unit 9 PUD Subdivision, Plat No. 120126** located on the intersection of Wortham Oaks Blvd & Carriage Cape north of Evans Rd.

Dear Mr. Wood:

On March 13, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 24.45 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1914. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Wortham Oaks, Unit 9 PUD Subdivision, Plat No. 120126.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 9**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120141

Project Name:
Vantage at Shavano Park

Applicant:
Lloyd A. Denton, Jr.

Representative:
Big Red Dog Engineering Consulting
c/o Christopher A. Weigand, P.E.

Owner:
Rogers 1604 Commercial, LTD.

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

Property Address/Location:
On the west side of Northwest Military Highway (F.M. 1535), north of Charles Anderson Loop 1604

MAPSCO Map Grid (Ferguson):
515 B-3

Tract Size:
16.045 acres

Council District(s):
8

Notification:
Internet Agenda Posting
November 9, 2012

REQUEST

Approval of a major plat to subdivide a 16.045-acre tract of land to establish the **Vantage at Shavano Park Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 24, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (**2**) non-single family residential lots.

B. Zoning

"C-2 ERZD MLOD-1 AHOD" Commercial District Edwards Recharge Zone Military Lighting Overlay Airport Hazard Overlay District
"MF-18 ERZD MLOD-1 AHOD" Limited Density Multi-Family Edwards Recharge Zone Military Lighting Overlay Airport Hazard Overlay District

C. Major Thoroughfare

Northwest Military Highway (F.M. 1535), Primary Arterial Type A, 120-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 19, 2012.

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

In addition, subject property lies within the Camp Bullis 5 Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response: The compatibility with the Camp Bullis Installation was satisfied with the completion of the habitat compliance form and submittal of the surveys to U.S. Fish and Wildlife Services Ecological Services Office in Austin.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 21, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 538, Rogers Ranch, accepted on December 20, 1996

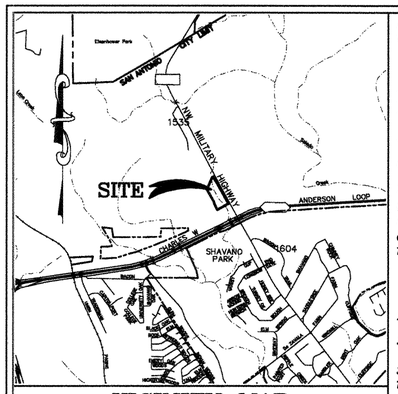
III. RECOMMENDATION

Approval of the proposed Vantage at Shavano Estates Park Subdivision Plat

IV. ATTACHMENTS

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

Attachment 1



VICINITY MAP

NOT TO SCALE MAPSCO PG# 515 GRID B3

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. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
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. SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
4. 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.
5. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
7. 1/2" IRON PIN WITH YELLOW CAP STAMPED "DAM 5348 PROP. COR." SET AT ALL PROPERTY CORNERS.

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.

CPS NOTES:

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SAWS AQUIFER NOTES:

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2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

PLAT NO. 120141

SUBDIVISION PLAT ESTABLISHING

VANTAGE AT SHAVANO PARK

BEING A 16.045 ACRE TRACT OF LAND OUT OF THE COLLIN McCRAE SURVEY NO. 391, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A 95.5564 ACRE TRACT OF LAND RECORDED IN VOLUME 7431, PAGE 129 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 4 AND LOT 5, BLOCK 1, N.C.B. 17700 SAN ANTONIO, BEXAR COUNTY, TEXAS.

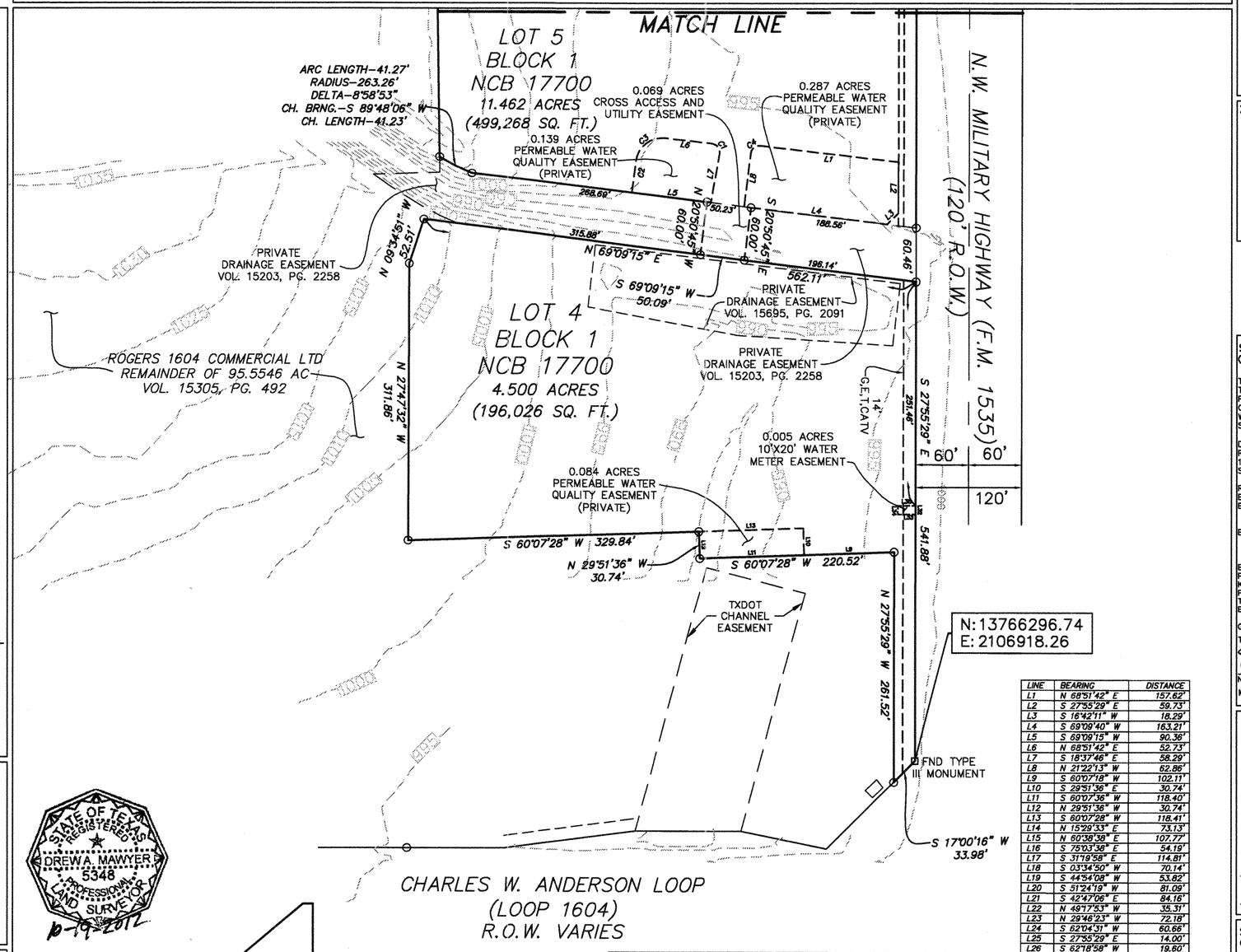
0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

D.A.MAWYER LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH:(210)325-0858

210.860.9224 WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING | CONSULTING
24165 IH-10 WEST, SUITE 217-410 (OFFICE)
SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. F-13847

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
□	IRON ROD WITH "SURVEYOR" CAP FOUND
⊗	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
	SURVEY CONTROL POINT
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
D.P.R.B.C.T.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R.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
G,E,T,CATV	GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT



LINE	BEARING	DISTANCE
L1	N 68°51'42" E	157.62'
L2	S 27°55'29" E	59.73'
L3	S 16°42'11" W	18.29'
L4	S 69°09'40" W	163.21'
L5	S 69°09'15" W	90.36'
L6	N 68°51'42" E	52.73'
L7	S 18°37'46" E	58.29'
L8	N 21°22'13" W	62.86'
L9	S 60°07'18" W	102.11'
L10	S 29°51'36" E	30.74'
L11	S 60°07'36" W	118.40'
L12	N 29°51'36" W	30.74'
L13	S 60°07'28" W	118.41'
L14	N 15°29'33" E	73.13'
L15	N 60°38'38" E	107.77'
L16	S 75°03'38" E	54.19'
L17	S 31°19'58" E	114.81'
L18	S 03°34'50" W	70.14'
L19	S 44°54'08" W	53.82'
L20	S 31°24'19" W	81.09'
L21	S 42°47'06" E	84.16'
L22	N 49°17'53" W	35.31'
L23	N 29°48'23" W	72.18'
L24	S 62°04'31" W	60.66'
L25	S 27°55'29" E	14.00'
L26	S 62°18'58" W	19.60'
L27	S 21°38'19" W	20.24'
L28	N 27°55'29" W	27.04'
L29	N 62°04'31" E	35.00'
L30	N 69°04'16" W	95.29'
L31	N 69°04'16" W	99.44'
L32	S 27°55'29" E	10.00'
L33	S 62°04'31" W	20.00'
L34	N 27°55'29" W	10.00'
L35	N 62°04'31" E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	16.15'	14.45'	S 64°53'02" E	92°30'32"
C2	3742.28'	38.21'	38.21'	N 20°50'45" W	00°35'06"
C3	30.00'	47.12'	42.43'	N 23°51'42" E	90°00'00"
C4	10.00'	15.75'	14.17'	N 23°44'45" E	90°13'55"

MINIMUM FINSHED FLOOR NOTE:

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

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204), NAD83,

SURVEY CONTROL:

THE COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204) NAD83.

TEXAS DEPARTMENT OF TRANSPORTATION:

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 THREE (3) ACCESS POINTS ALONG N.W. MILITARY HIGHWAY, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1451.76.

STATE OF TEXAS
COUNTY OF BEXAR

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

DREW A. MAWYER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR
10-19-2012

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.

CHRISTOPHER A. WEIGAND
LICENSED PROFESSIONAL
ENGINEER NO. 101323

STATE OF TEXAS
CHRISTOPHER A. WEIGAND
101323
LICENSED
PROFESSIONAL ENGINEER
10/19/12

SHEET 2
SHEET 1
DRAWING INDEX

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER:
ROGERS 1604 COMMERCIAL, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

ROGERS 1604 COMMERCIAL, LTD.
BY ITS SOLE GENERAL PARTNER:
BITTERBLUE, INC.

BY: _____
LLOYD A. DENTON, JR.
PRESIDENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 22 DAY OF OCTOBER 2012

Sarah E. Carrington
NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
BY: CHAIRMAN

_____
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

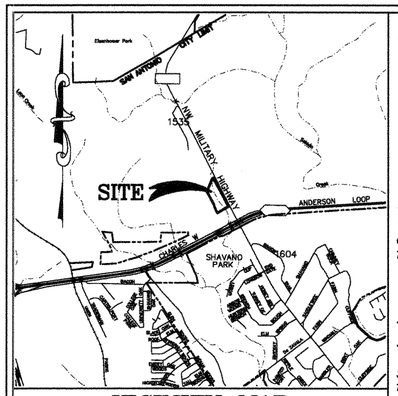
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2012 AT _____M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2012 AT _____M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE _____.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

C:\CLIENTS\DAM\BRD001\BRD001-PLAT-newest.dwg



VICINITY MAP

NOT TO SCALE MAPSCO PG# 515 GRID B3

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. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
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. SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
4. 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.
5. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
7. 1/2" IRON PIN WITH YELLOW CAP STAMPED "DAM 5348 PROP. COR." SET AT ALL PROPERTY CORNERS.

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.

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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: (NONE)

SAWS AQUIFER NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

PLAT NO. 120141

SUBDIVISION PLAT ESTABLISHING

VANTAGE AT SHAVANO PARK

BEING A 16.045 ACRE TRACT OF LAND OUT OF THE COLLIN McCRAE SURVEY NO. 391, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A 95.5564 ACRE TRACT OF LAND RECORDED IN VOLUME 7431, PAGE 129 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 4 AND LOT 5, BLOCK 1, N.C.B. 17700 SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

D·A·MAWYER
LAND SURVEYING
2700 ROLLING CREEK
SPRING BRANCH, TX 78070
PH:(210)325-0858

210.860.9224 WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING | CONSULTING
24165 IH-10 WEST, SUITE 217-410 (OFFICE)
SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. F-13847

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
□	IRON ROD WITH "SURVEYOR" CAP FOUND
	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
	SURVEY CONTROL POINT
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
D.P.R.B.C.T.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R.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
G,E,T,CATV	GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT

MINIMUM FINSHED FLOOR NOTE:

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

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204), NAD83,

SURVEY CONTROL:

THE COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204) NAD83.

TEXAS DEPARTMENT OF TRANSPORTATION:

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 TWO (2) ACCESS POINTS ALONG N.W. MILITARY HIGHWAY, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1451.76.

STATE OF TEXAS
COUNTY OF BEXAR

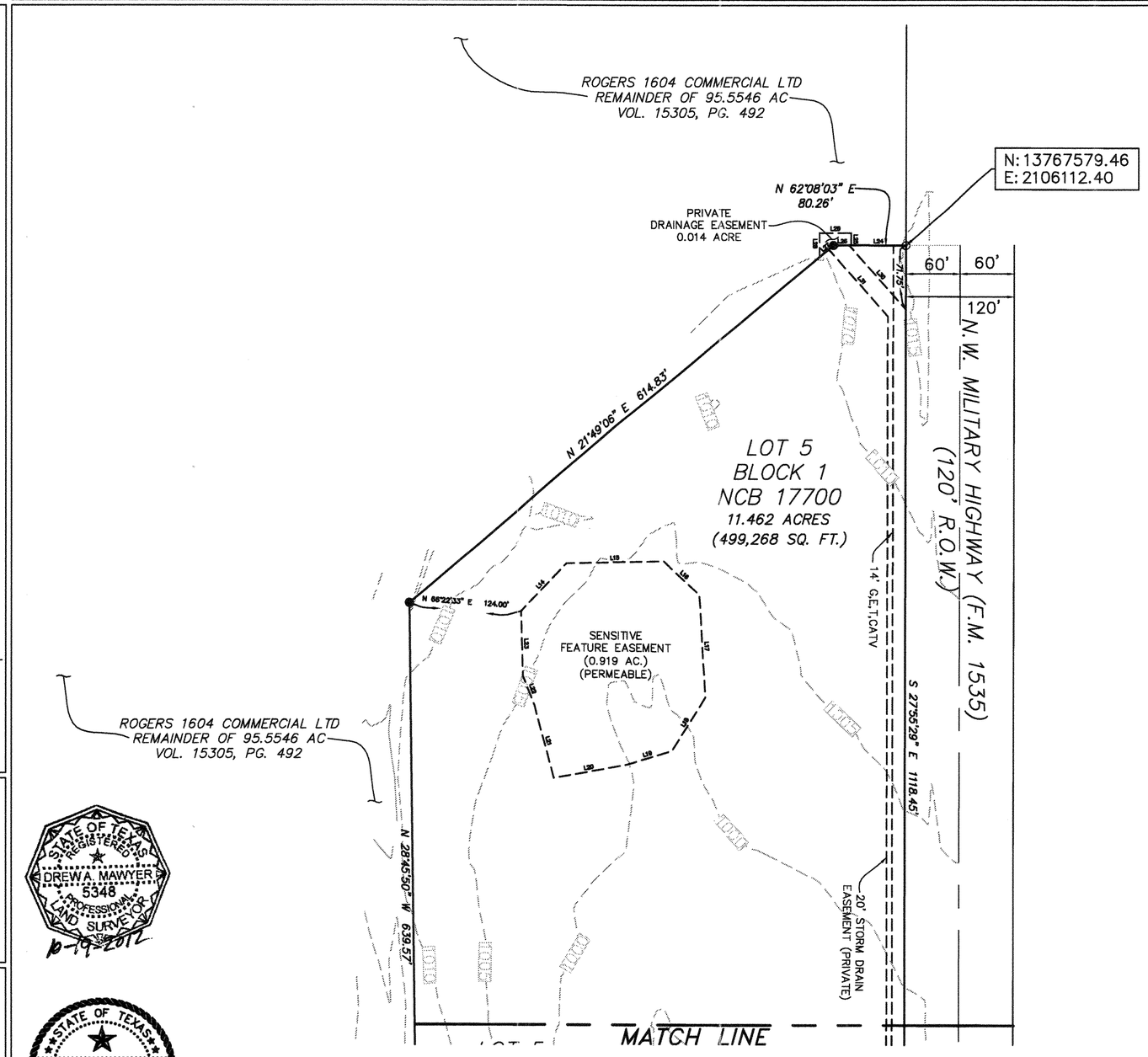
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

DREW A. MAWYER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5348

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.

CHRISTOPHER A. WEIGAND
LICENSED PROFESSIONAL
ENGINEER NO. 101323



STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER:
ROGERS 1604 COMMERCIAL, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

ROGERS 1604 COMMERCIAL, LTD.
BY ITS SOLE GENERAL PARTNER:
BITTERBLUE, INC.

BY: _____
LLOYD A. DENTON, JR.
PRESIDENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 23 DAY OF OCTOBER 2012.

NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

SARAH E CARRINGTON
My Commission Expires
August 2, 2016

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C:\CLIENTS\DAM\BRD001\BRD001-PLAT-newest.dwg

San Antonio Water System

Attachment 2

July 31, 2012

Mr. Chris Weigand, P.E.
Big Red Dog Engineering
24165 IH 10 West, Ste. 217-410
San Antonio, Texas 78257

RE: File No. 1205004 - Request for review of **Vantage at Shavano Park Subdivision, Plat No. 120141** located on west of N.W. Military Highway and north of Loop 1604.

Dear Mr. Weigand:

On May 25, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for multi-family residential and consists of approximately 15.735 acres located entirely within the EARZ. One significant recharge feature (F-5), a solution cavity, was observed on the site and will be preserved. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1932. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ**.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Vantage at Shavano Park Subdivision, Plat No. 120141.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO.** 10

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120197

Applicant:
Joseph Babb

Representative:
Pape-Dawson Engineers, Inc.
c/o Thomas Matthew Carter, P.E.

Owner:
Methodist Healthcare Ministries of South Texas, Inc.

Staff Coordinator:
Rudy Muñoz, Planner
(210) 207-5014
Rudy.Munoz@sanantonio.gov

Property Address/Location:
North of the intersection of Berlin Avenue and Lenard Street

MAPSCO Map Grid (Ferguson):
650 A-5

Tract Size:
7.490 acres

Council District:
5

Notification:
Published in Daily Commercial Recorder on October 26, 2012
80 notices were mailed to property owner within 200 feet within the subdivision
Internet Agenda posting November 9, 2012

REQUEST

Approval of a minor plat to replat a 7.490-acre tract of land to establish the **Wesley Health & Wellness Campus**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 23, 2012

CASE HISTORY

The area being replatted was previously platted as Lots 1 through 3, Block 1, NCB 13372, of the Wesley Subdivision, recorded in Volume 5140, Page 206; Lots 13 through 16 and 21 through 24, Block 1, NCB 7944, of the Columbia Heights Subdivision, recorded in Volume 105, Page 14, of the Deed and Plat Records of Bexar County, Texas. Also being a portion of Lenard Street closed and abandoned by Ordinance No. 2012-06-21-0488 recorded in Volume 15568, Pages 1953 through 1958 of the Official Public Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use
The proposed plat will consist of one (**1**) commercial lot.

B. Zoning
"MF-33 S AHOD" Multi-Family District with a specific use authorization for a daycare center, "C-2 NA AHOD" Commercial District Non-Alcoholic Sales Airport Hazard Overlay District

C. Services Available
SAWS Water and Sewer

D. Inter-jurisdictional Review
Letters of Certification (LOCs) were issued from all reviewing agencies on October 17, 2012.

E. Interdepartmental Review
LOCs were issued from all reviewing agencies on October 1, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices
To the present, staff received one (1) written response in opposition from a surrounding property owner.

III. RECOMMENDATION
Approval of the proposed **Wesley Health & Wellness Campus** Replat

IV. ATTACHMENT
1. Proposed plat

Attachment 1

PLAT NUMBER 120197

REPLAT ESTABLISHING
WESLEY HEALTH & WELLNESS CAMPUS

ESTABLISHING LOT 4, BLOCK 1, NCB 13372 BEING 7.490 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2 AND 3, BLOCK 1 OF THE WESLEY SUBDIVISION, RECORDED IN VOLUME 5140, PAGE 206 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OF LOTS 13-16, AND 21-24 OF THE COLUMBIA HEIGHTS SUBDIVISION, RECORDED IN VOLUME 105, PAGE 14 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LENARD STREET CLOSED AND ABANDONED BY ORDINANCE NO. 2012-06-21-0488, VOLUME 15568, PAGES 1953-1958 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ALL IN NEW CITY BLOCK 7973 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

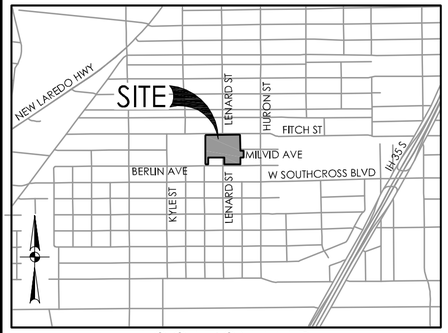
0' 100' 200' 300'

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

DATE OF PRINT: October 19, 2012

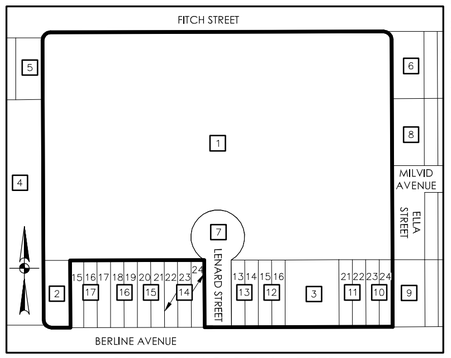
WESLEY HEALTH & WELLNESS CAMPUS

Civil Job No. 7070-20; Survey Job No. 7070-20



LOCATION MAP

MAPSCO MAP GRID: 650 A5
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 200'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-3, BLOCK 1 OF THE WESLEY SUBDIVISION RECORDED IN VOLUME 5140, PAGE 206, LOTS 13-16, AND 21-24 OF THE COLUMBIA HEIGHTS SUBDIVISION RECORDED IN VOLUME 105, PAGE 14, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LENARD STREET CLOSED AND ABANDONED BY ORDINANCE NO. 2012-06-21-0488 VOLUME 15568, PAGES 1953-1958 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOSEPH BABB
METHODIST HEALTHCARE MINISTRIES OF SOUTH TEXAS INC.
4507 MEDICAL DRIVE
SAN ANTONIO, TEXAS 78229
(210) 692-0567

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).

SAWS IMPACT FEE PAYMENT NOTE:

WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

SURVEYOR'S NOTES:

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

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°13'10"W	125.07'
L2	S00°13'10"E	125.07'
L3	S89°50'58"W	35.02'
L4	N89°50'58"E	10.00'
L5	N89°50'58"E	12.00'

CURVE TABLE

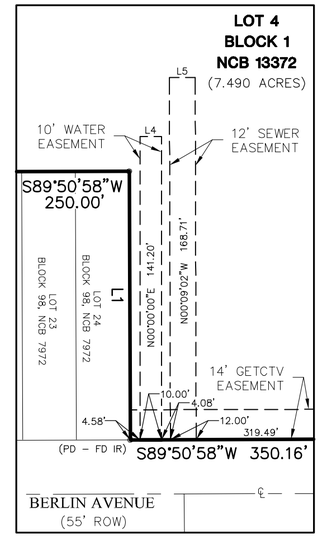
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°04'08"	N44°48'54"E	21.23'	23.58'
C2	15.00'	89°55'52"	S45°11'06"E	21.20'	23.54'
C3	15.00'	89°55'52"	N45°11'06"W	21.20'	23.54'

LEGEND

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

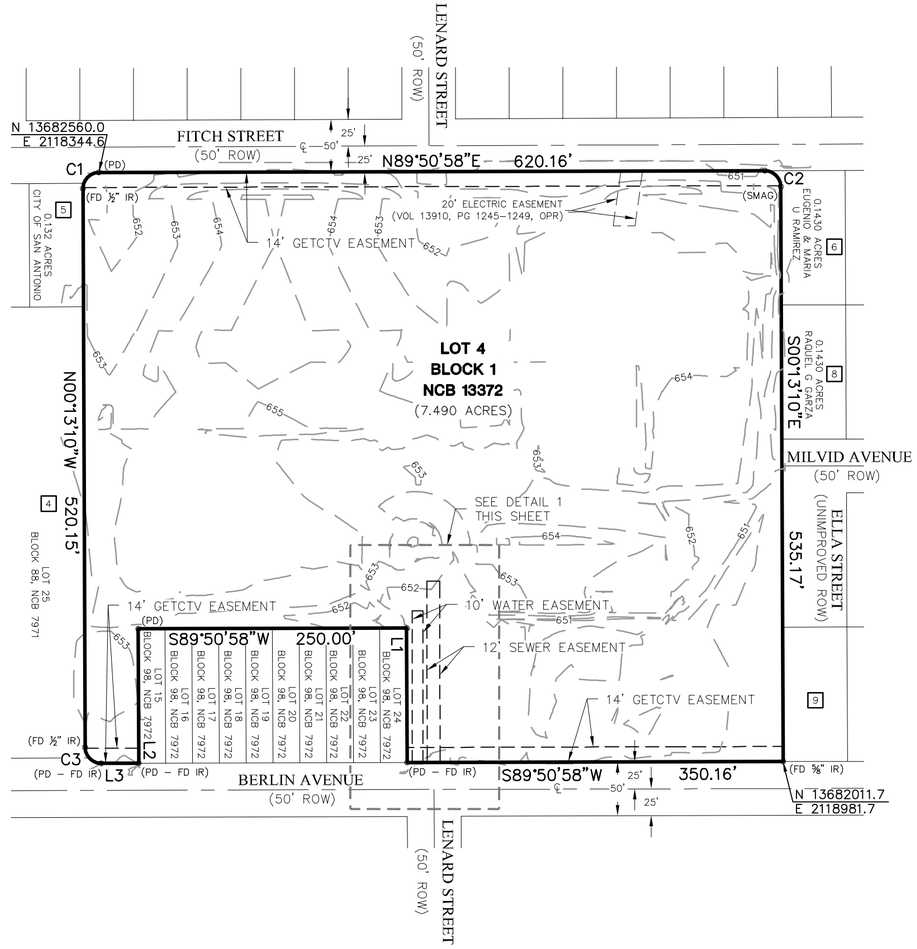
—— -1140- —— EXISTING CONTOURS

1. LOT 1, BLOCK 1, NCB 13372 WESLEY SUBDIVISION (VOL 5140, PG 206, DPR)
2. LOT 2, BLOCK 1, NCB 13372 WESLEY SUBDIVISION (VOL 5140, PG 206, DPR)
3. LOT 3, BLOCK 1, NCB 13372 WESLEY SUBDIVISION (VOL 5140, PG 206, DPR)
4. LOT 25, BLOCK 88, NCB 7971 COLUMBIA HEIGHTS ELEMENTARY SCHOOL SUBDIVISION (VOL 9543, PG 142-143, DPR)
5. UNPLATTED 0.132 ACRES CITY OF SAN ANTONIO (VOL 5071, PG 1555-1558, OPR)
6. 0.1430 ACRES EUGENIO & MARIA U RAMIREZ (VOL 3005, PG 156-159, OPR)
7. A PORTION OF LENARD STREET (0.319 ACRE) CLOSED & ABANDONED BY ORDINANCE NO. 2012-06-21-0488 (VOL 15568, PG 1953-1958, OPR)
8. 0.1430 ACRES RAQUEL G GARZA & VILLELA ROSA G GARZA (VOL 12844, PG 1439-1441, OPR)
9. 0.086 ACRES ISIDRO P GUZMAN A PORTION OF ELLA STREET CLOSED & ABANDONED BY ORDINANCE NO. SP-2000-08 (VOL 9201, PG 2189-2194, OPR)
10. LOT 23 & 24, BLOCK 108, NCB 7973 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
11. LOT 21 & 22, BLOCK 108, NCB 7973 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
12. LOT 15 & 16, BLOCK 108, NCB 7973 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
13. LOT 14 & 15, BLOCK 108, NCB 7973 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
14. LOT 22, 23, & 24, BLOCK 98, NCB 7972 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
15. LOT 20 & 21, BLOCK 98, NCB 7972 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
16. LOT 18 & 19, BLOCK 98, NCB 7972 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)
17. LOT 15, 16, & 17, BLOCK 98, NCB 7972 COLUMBIA HEIGHTS SUBDIVISION (VOL 105, PG 14-15, DPR)



DETAIL 1

SCALE: 1"= 50'



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOSEPH BABB
METHODIST HEALTHCARE MINISTRIES OF SOUTH TEXAS INC.
4507 MEDICAL DRIVE
SAN ANTONIO, TEXAS 78229
(210) 692-0567

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS_____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

Date: Oct 19, 2012, 8:41am User ID: AArrington
File: P:\70\70\20\Design\Civil\Plat\PL707020.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 11**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120211

Project Name:
Hillcrest Subd. Unit 5B PH 1B Subdivision

Applicant:
Charles Marsh

Representative:
Denham-Ramones Engineering and Associates, Inc.
c/o Paul W. Denham, P.E.

Owner:
Pulte Homes of Texas, L.P.

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

Property Address/Location:
Southeast of the intersection of Cagnon Road and Spurs Ranch

MAPSCO Map Grid (Ferguson):
646 B-2

Tract Size:
7.669 acres

Council District:
ETJ

Notification:
Internet Agenda Posting
November 9, 2012

REQUEST

Approval of a major plat to subdivide a 7.669-acre tract of land to establish the **Hillcrest Subd. Unit 5B PH 1B Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 30, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-four (**44**) single-family residential lots, one (**1**) non-single family residential lot, and approximately nine hundred fifty (**950**) linear feet of public streets.

B. Zoning

Zoning is not applicable because the property is located outside the city limits.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 12, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 17, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 787C, Hillcrest, accepted on September 26, 2012

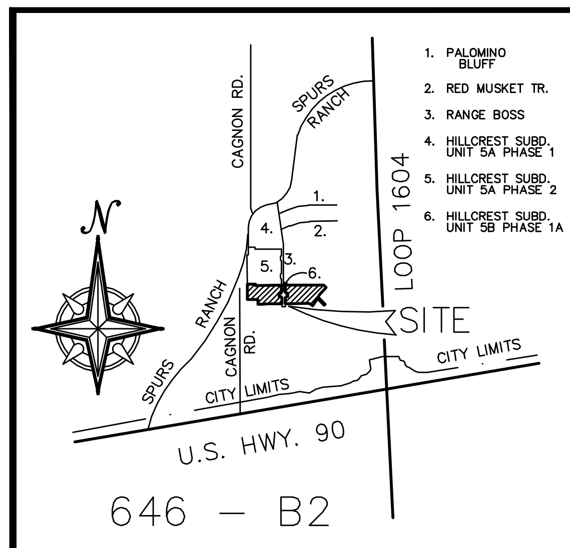
III. RECOMMENDATION

Approval of the proposed **Hillcrest Subd. Unit 5B PH 1B Subdivision** Plat.

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP

NOT TO SCALE

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASMENT — E.G.T.TV.E.
8.) UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASEMENT — U.S.W.C.V.E.
9.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11.) PROPOSED FINISHED CONTOUR — 910
12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
13.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
14.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN MONUMENTS SHOWN HEREON AT THE SOUTHEAST CORNER LOT 1 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 122 OF THE HILLCREST SUBDIVISION UNIT 5A PHASE 2, RECORDED IN VOLUME 9636, PAGE 184, D.P.R. AND CALLED S89°40'33"W THEREON.

MONUMENT NOTE:

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

PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 1 VOL. 9564, PGS. 128–131 D.P.R.
②	HILLCREST SUBDIVISION UNIT 3 VOL. 9572, PGS. 95–96 D.P.R.
③	HILLCREST SUBDIVISION UNIT 5A PHASE 2 VOL. 9636, PGS. 184 D.P.R.
④	HILLCREST SUBDIVISION UNIT 5B PHASE 1A PLAT I.D. No. 120210

"C.P.S. NOTES"

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

EDU NOTE:

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

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
5.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7.) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

PLAT No. 120211

SHEET 1 OF 2

44 LOTS

SUBDIVISION PLAT OF

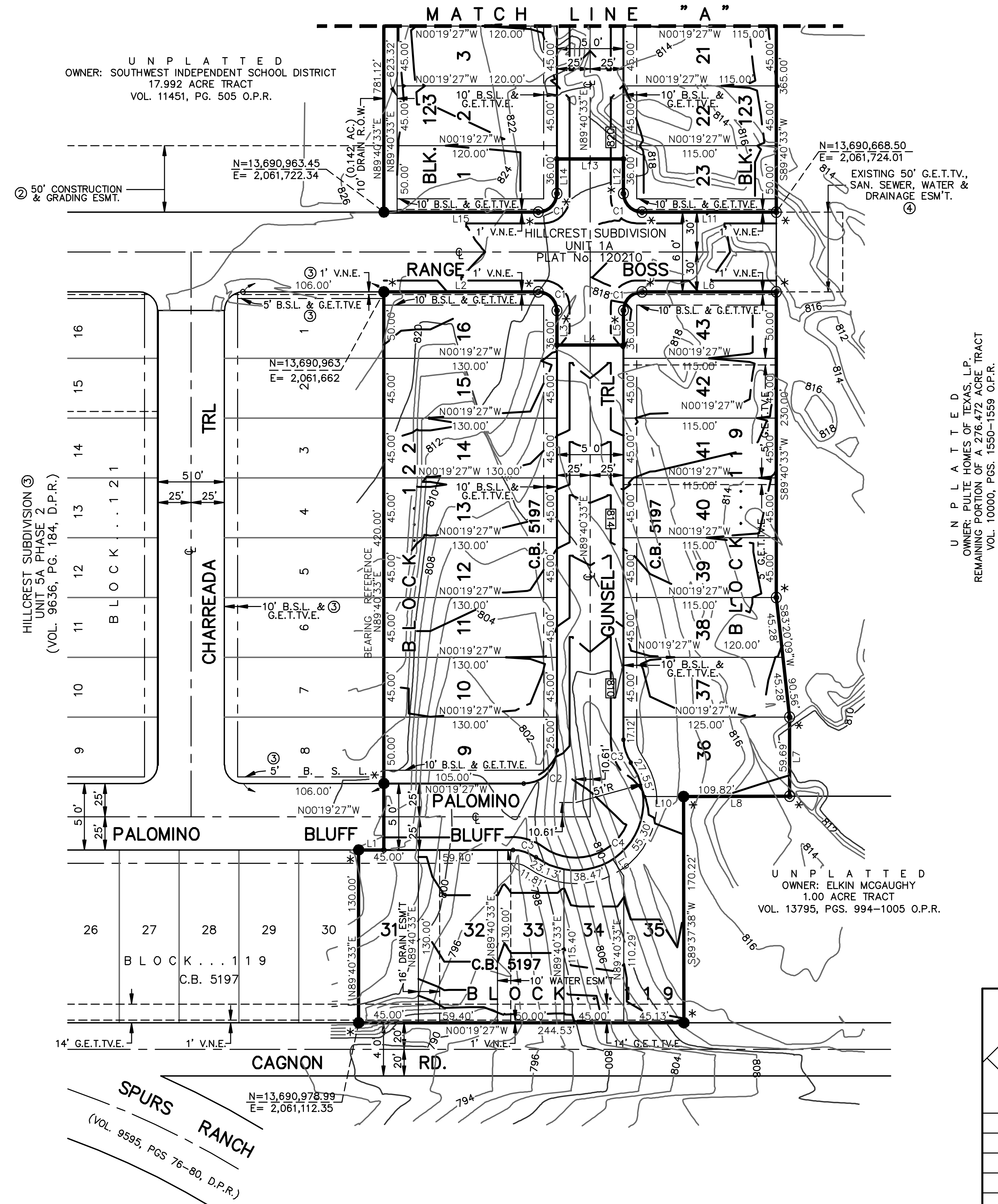
HILLCREST SUBD. UNIT 5B PH 1B

BEING A 7.669 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

BY: ______________________
CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS _________ DAY OF ______________________________ A.D. 20________

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HILLCREST SUBDIVISION UNIT 5B PHASE 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ______________ DAY OF ______________________________ A.D., 2012.

BY: ______________________________
CHAIRMAN

BY: ______________________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

________ DAY OF ______________ ,A.D. ________ AT ________M, AND DULY RECORDED THE

________ DAY OF ______________ ,A.D. ________ AT ________M, IN THE RECORDS OF

______________________________ OF SAID COUNTY, IN BOOK VOLUME ______________

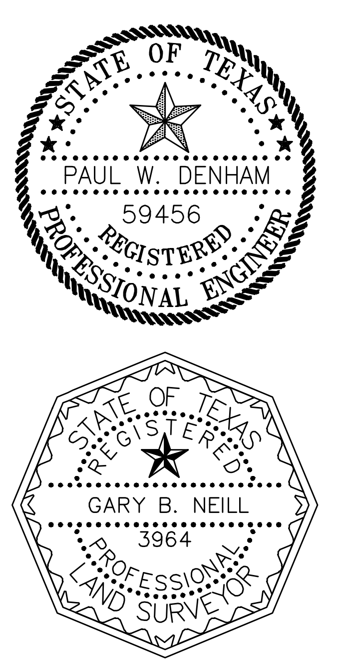
ON PAGE ____________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

________ DAY OF ______________ ,A.D. ________
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________________, DEPUTY

BUILDING SETBACK NOTE

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



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

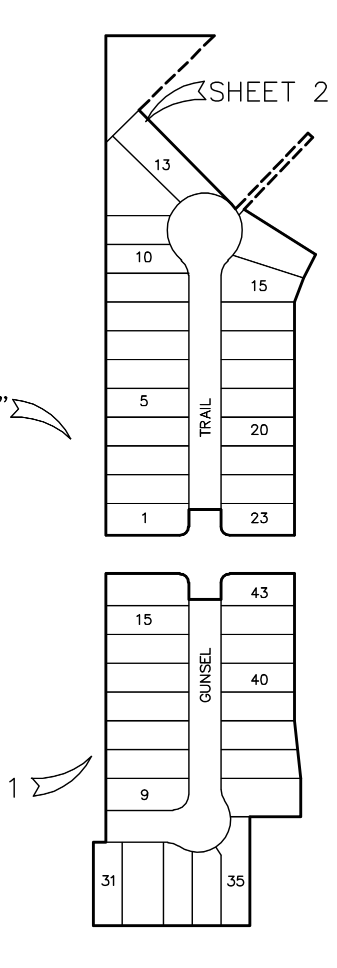
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	14.00'	14.00'	21.99'	19.80'
C2	90°00'00"	25.00'	25.00'	39.27'	35.36'
C3	36°08'23"	29.00'	9.46'	18.29'	17.99'
C4	162°16'45"	51.00'	327.16'	144.45'	100.78'
C5	52°08'50"	29.00'	14.19'	26.39'	25.49'
C6	96°47'08"	59.00'	66.44'	99.66'	88.23'
C7	187°30'31"	59.00'	899.12'	193.09'	117.75'
C8	13°29'23"	59.00'	6.98'	13.89'	13.86'
C9	16°17'35"	29.00'	4.15'	8.25'	8.22'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°19'27"E	19.00'
L2	S00°19'27"E	116.00'
L3	S89°40'33"W	26.00'
L4	S00°19'27"E	50.00'
L5	N89°40'33"E	26.00'
L6	S00°19'27"E	101.00'
L7	S89°40'33"W	59.69'
L8	N00°23'21"W	79.61'
L9	N56°36'48"E	15.00'
L10	S00°19'27"E	30.20'
L11	N00°19'27"W	101.00'
L12	N89°40'33"E	26.00'
L13	N00°19'27"W	50.00'
L14	S89°40'33"W	26.00'
L15	N00°19'27"W	116.00'
L16	S41°03'39"W	10.01'
L17	S63°16'11"E	41.16'
L18	S68°59'36"E	39.84'
L19	S22°18'09"W	10.11'
L20	N22°18'09"E	10.71'
L21	N46°39'47"W	11.39'
L22	N46°39'47"W	4.68'



INDEX MAP

1"=300'

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Date: Oct 22, 2012, 1:03pm User ID: RamonesJustin File: H:\Land Projects 3\Pulte-Hillcrest U5B, 1B\dwg\Hillcrest U5B1B.dwg

PLAT No. 120211

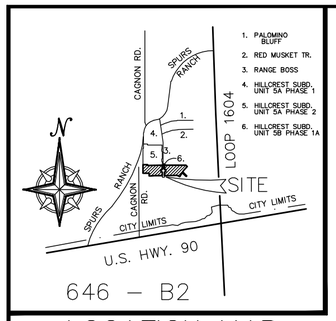
SHEET 2 OF 2

44 LOTS

SUBDIVISION PLAT
OF

HILLCREST SUBD.
UNIT 5B PH 1B

BEING A 7.669 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS.



LOCATION MAP

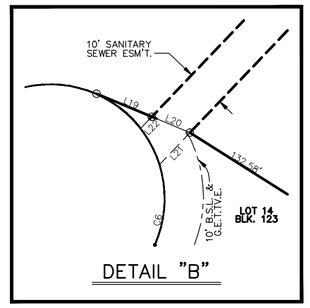
NOT TO SCALE

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT — E.G.T.TV.E.
8.) UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASEMENT — U.S.W.C.V.E.
9.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
11.) PROPOSED FINISHED CONTOUR — 910
12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
13.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D–RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
14.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN MONUMENTS SHOWN HEREON AT THE SOUTHEAST CORNER LOT 1 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 122 OF THE HILLCREST SUBDIVISION UNIT 5A PHASE 2, RECORDED IN VOLUME 9636, PAGE 184, D.P.R. AND CALLED S89°40'33"W THEREON.

"C.P.S. NOTES"

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



DETAIL "B"

EDU NOTE:

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

OTHER NOTES:

1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
5.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS–SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7.) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496–1985

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

BY: _____
CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HILLCREST SUBDIVISION UNIT 5B PHASE 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

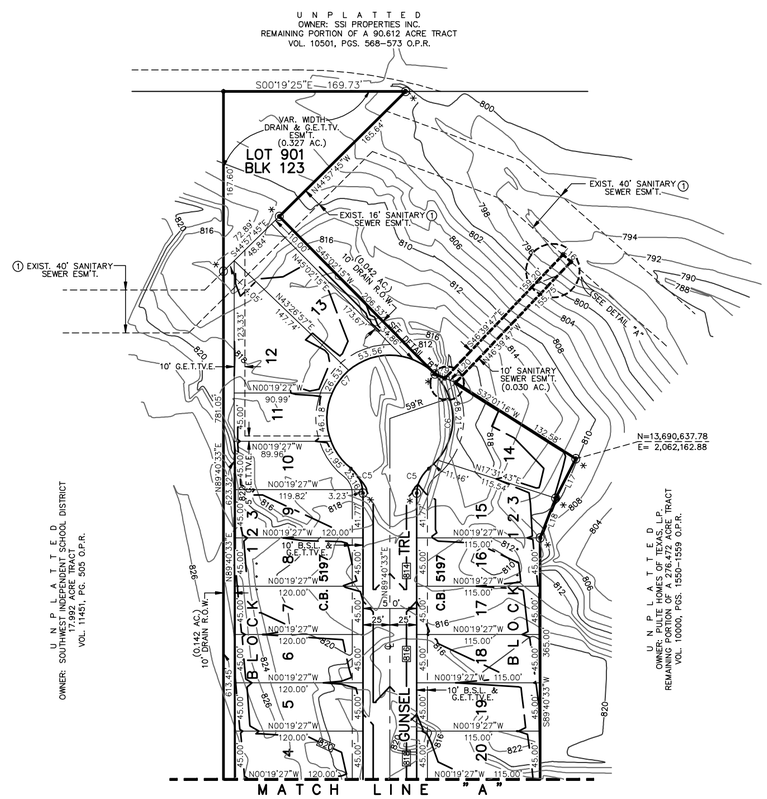
_____ DAY OF _____ ,A.D. _____ AT _____ M, IN THE RECORDS OF

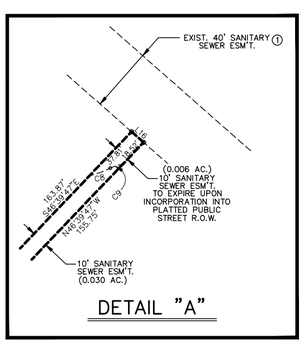
_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____, DEPUTY





DETAIL "A"

MONUMENT NOTE:

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

PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 1 VOL. 9564, PGS. 128–131 D.P.R.
②	HILLCREST SUBDIVISION UNIT 3 VOL. 9572, PGS. 95–96 D.P.R.
③	HILLCREST SUBDIVISION UNIT 5A PHASE 2 VOL. 9636, PGS. 184 D.P.R.
④	HILLCREST SUBDIVISION UNIT 5B PHASE 1A PLAT I.D. No. 120210

BUILDING SETBACK NOTE

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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

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

Date: Oct 22, 2012, 1:04pm User ID: RamonesJustin File: H:\Land Projects 3\Pulte-Hillcrest USB, 1B\dwg\Hillcrest USB1B.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 12**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120320

Project Name:
Solana Ridge Subdivision Unit 6A

Applicant:
Stephen G. Walkup

Representative:
Denham-Ramones Engineering, Inc.
c/o Paul W. Denham, P.E.

Owner:
Continental Homes of Texas, L.P.

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

Property Address/Location:
South of the intersection of Calypso Dawn and Aphrodite Mist

MAPSCO Map Grid (Ferguson):
647 E-8

Tract Size:
6.072

Council District:
4

Notification:
Internet Agenda posting November 9, 2012

REQUEST

Approval of a major plat to subdivide a 6.072-acre tract of land to establish the **Solana Ridge Subdivision Unit 6A**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 31, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty (**30**) single-family residential lots and approximately one thousand (**1,000**) linear feet of public streets.

B. Zoning

"R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 23, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 4, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 804-B, Solana Ridge, accepted on September 4, 2012

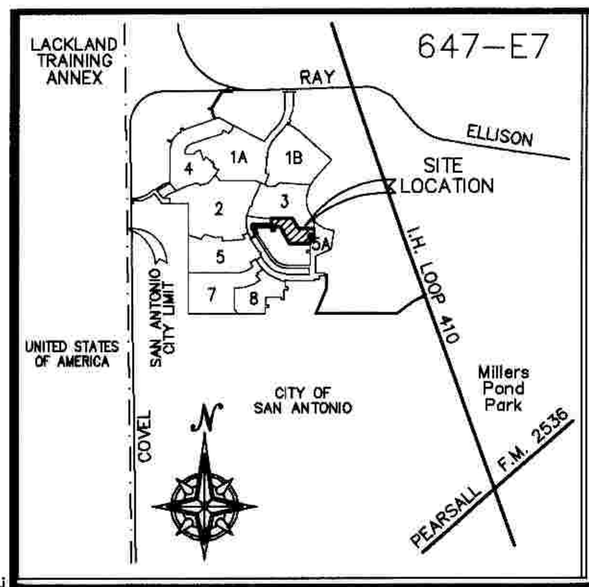
III. RECOMMENDATION

Approval of the proposed **Solana Ridge Subdivision Unit 6A** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP

NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

NOTES:

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3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
4. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 1/06/2009, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
5. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

EDU NOTE:

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

BUILDING SETBACK NOTE

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MONUMENT NOTE:

● = 1/2" I.R.F.

●* = 1/2" I.R.F. W/D-R E CAP

○* = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	SOLANA RIDGE SUBDIVISION UNIT 2 (VOL. 9565, PGS. 202-203 , D.P.R.)
②	SOLANA RIDGE SUBDIVISION UNIT 3 (VOL. 9568, PGS. 219-220, D.P.R.)
③	SOLANA RIDGE SUBDIVISION UNIT 5A (VOL. 9575, PGS. 18-19, D.P.R.)
④	SOLANA RIDGE SUBDIVISION UNIT 5 (VOL. 9569, PGS. 113-114, D.P.R.)

PLAT No. 120320

SHEET 1 OF 2

30 LOTS

SUBDIVISION PLAT OF

SOLANA RIDGE SUBDIVISION UNIT 6A

BEING 6.072 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

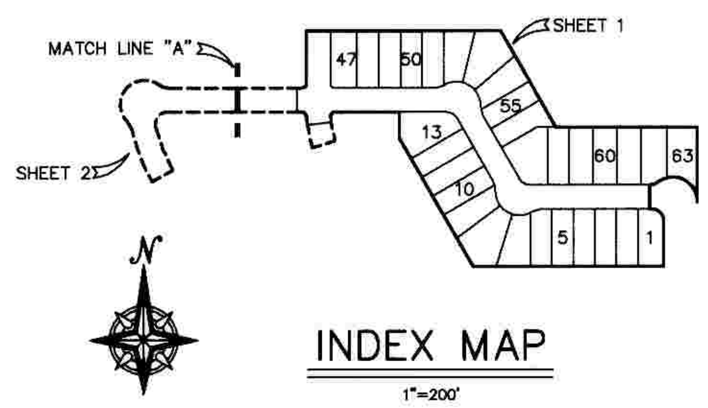
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) PROPOSED FINISHED CONTOUR — 900
8.) THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 0.9998315
ROTATION GRID TO PLAT IS 00°00'00"
9.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF LOTS 34 & 35, BLOCK 11, BETWEEN FOUND MONUMENTS SHOWN HEREON, AND SHOWN AS N89°52'34"W ON THE PLAT OF SOLANA RIDGE SUBDIVISION UNIT 3 RECORDED IN VOLUME 9568, PAGES 219-220, D.P.R. OF BEXAR COUNTY, TEXAS.
11.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
14.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
15.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
16.) 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.



INDEX MAP

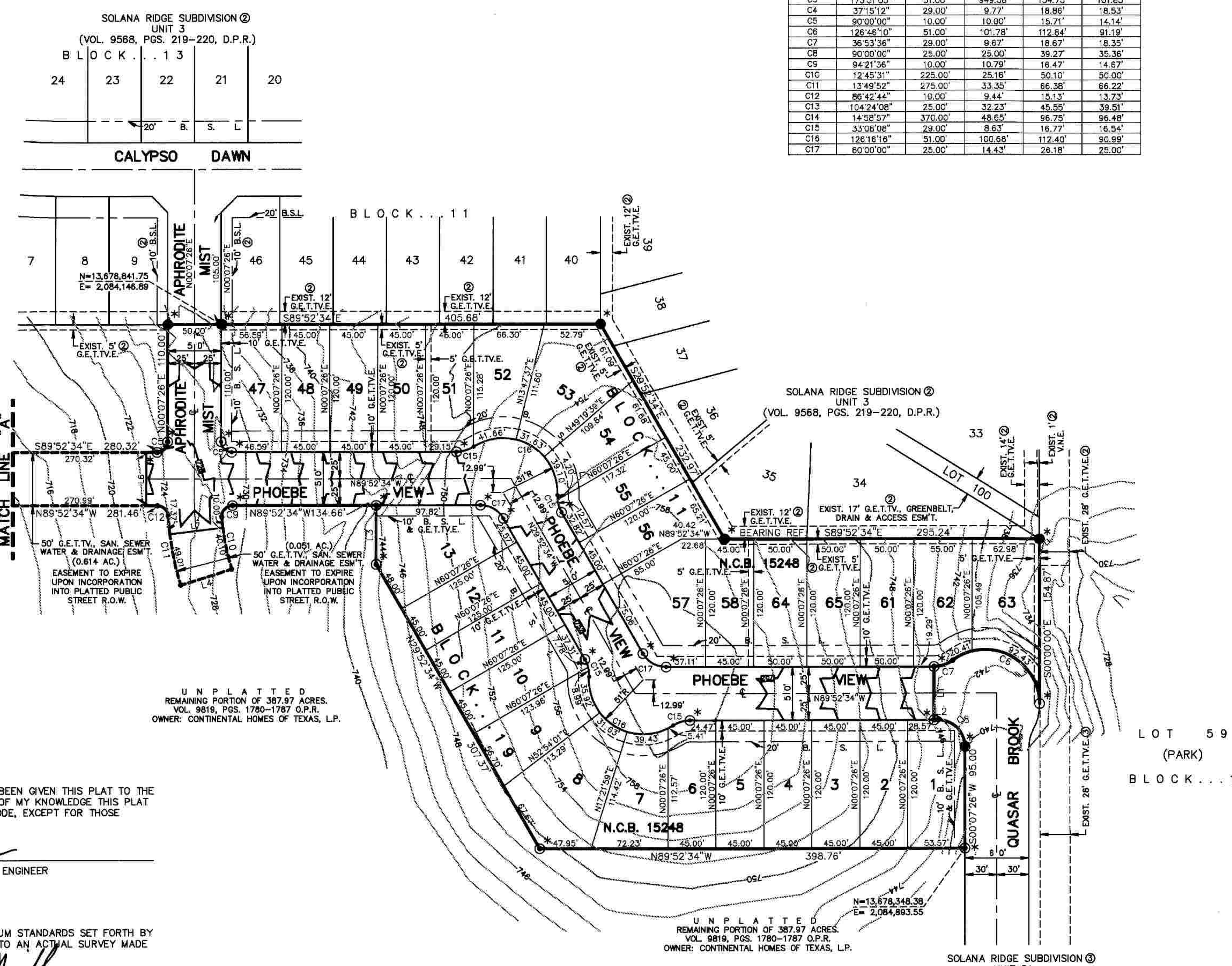
1"=200'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°07'26"W	50.00'
L2	S89°52'34"E	4.00'
L3	N00°07'26"E	55.57'
L4	S73°00'18"W	50.00'
L5	S60°44'20"W	50.00'
L6	S00°07'26"W	50.00'
L7	S83°13'02"W	50.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°02'34"	420.00'	59.19'	117.60'	117.22'
C2	33°15'22"	29.00'	8.66'	16.83'	16.60'
C3	173°51'05"	51.00'	949.58'	154.75'	101.85'
C4	37°15'12"	29.00'	9.77'	18.86'	18.53'
C5	90°00'00"	10.00'	10.00'	15.71'	14.14'
C6	126°46'10"	51.00'	101.78'	112.84'	91.19'
C7	36°53'36"	29.00'	9.67'	18.67'	18.35'
C8	90°00'00"	25.00'	25.00'	39.27'	35.36'
C9	94°21'36"	10.00'	10.79'	16.47'	14.67'
C10	12°45'31"	225.00'	25.16'	50.10'	50.00'
C11	13°49'52"	275.00'	33.35'	66.38'	66.22'
C12	86°42'44"	10.00'	9.44'	15.13'	13.73'
C13	104°24'08"	25.00'	32.23'	45.55'	39.51'
C14	14°58'57"	370.00'	48.65'	96.75'	96.48'
C15	33°08'08"	29.00'	8.63'	16.77'	16.54'
C16	126°16'16"	51.00'	100.68'	112.40'	90.99'
C17	60°00'00"	25.00'	14.43'	26.18'	25.00'

Denham-Ramones Engineering and Associates, Inc.
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX. 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
STEPHEN G. WALKUP, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 24th DAY OF October A.D., 2012.

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SOLANA RIDGE SUBDIVISION UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: ______
CHAIRMAN

BY: ______
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ , DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

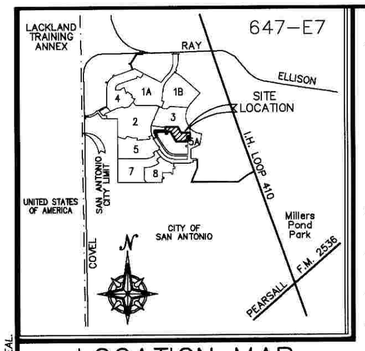
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS ★ PAUL W. DENHAM 59456 REGISTERED PROFESSIONAL ENGINEER

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

THIS DOCUMENT [illegible] SIGNATURE AND SEAL.

Date: Oct 23, 2012 7:46am User ID: RamonesAlyssa File: H:\Land Projects 3\CDC-Solana Ridge Unit 6A\dwg\Solana Ridge Unit 6A.dwg



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
4. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 1/06/2009, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
5. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

EDU NOTE:

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

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.

MONUMENT NOTE:

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

PLAT REFERENCE	
①	SOLANA RIDGE SUBDIVISION UNIT 2 (VOL. 9565, PGS. 202-203 , D.P.R.)
②	SOLANA RIDGE SUBDIVISION UNIT 3 (VOL. 9568, PGS. 219-220, D.P.R.)
③	SOLANA RIDGE SUBDIVISION UNIT 5A (VOL. 9575, PGS. 18-19, D.P.R.)
④	SOLANA RIDGE SUBDIVISION UNIT 5 (VOL. 9569, PGS. 113-114, D.P.R.)

PLAT No. 120320

SHEET 2 OF 2

30 LOTS

SUBDIVISION PLAT
OF

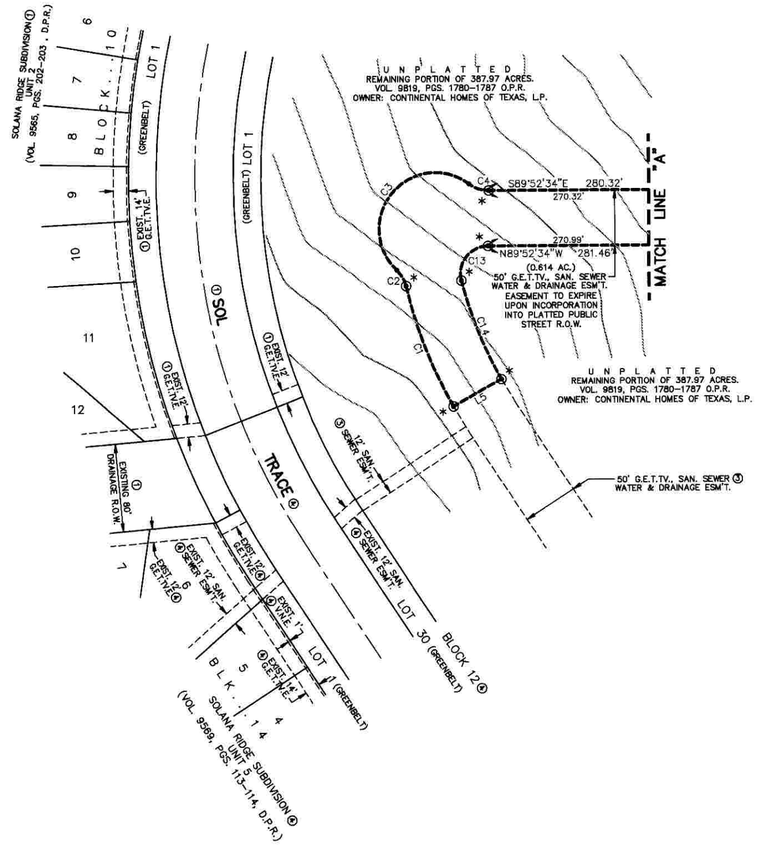
SOLANA RIDGE SUBDIVISION UNIT 6A

BEING 6.072 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

Denham-Ramones Engineering
and Associates, Inc.
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX. 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
STEPHEN G. WALKUP, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 24th DAY OF October A.D., 2012.

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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

THIS DOCUMENT WAS BROUGHT TO YOU BY THE DENHAM-RAMONES ENGINEERING PROFESSIONALS. FROM A WATER TRAP PLAN AND SPECIFICATIONS TO A DEVELOPED LAND PLAN, WE ARE THE PROFESSIONALS YOU NEED TO DEAL WITH. ENJOY THE PROCESS! DENHAM-RAMONES ENGINEERING, INC. 210-495-3100

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 13**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120346

Project Name:
Castillo Subdivision

Applicant:
Fransico Morales

Representative:
Rivera-Engineering
c/o Raymundo Rivera, P.E.

Owner:
Warren Castillo

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

Property Address/Location:
East of Higgins Road, south of Viewcrest

MAPSCO Map Grid (Ferguson):
518 E-7

Tract Size:
.555 acres

Council District:
10

Notification:
Published in Daily Commercial Recorder on October 25, 2012
Nine (9) notices were mailed to property owners within 200 feet within the subdivision and to the El Chaparral Fertile Valley and Northern Hills Neighborhood Associations
Internet Agenda posting November 9, 2012

REQUEST

Approval of a minor plat to replat a .555-acre tract of land to establish the **Castillo Subdivision**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 22, 2012

CASE HISTORY

Area being replatted is a portion of lot 1, Block G, NCB 15710 of the Fertile Valley Farms Subdivision, recorded in Volume 3377, Pages 76-78, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

"R-6" Residential Single-Family District

C. Services Available

SAWS Water and On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 1, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 17, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

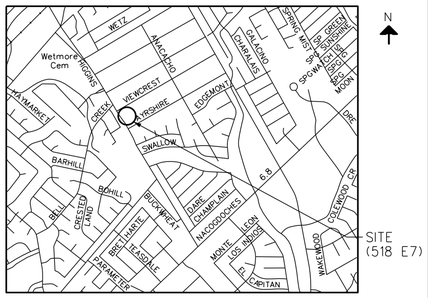
III. RECOMMENDATION

Approval of the proposed **Castillo Subdivision** Replat.

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP-MAPSCO 518 GRID E7 (NOT TO SCALE)

X/Y COORDINATE NOTE:
ALL X/Y COORDINATES IN TEXAS STATE PLANE- NAD 83.

ADDITIONAL NOTE:

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

SAWS NOTE:

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

WASTEWATER EDU NOTE:

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

DRAINAGE EASEMENT NOTE

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

MAINTENANCE NOTE

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

SAWS IMPACT FEE NOTE

NO IMPACT FEES WERE PAID AT THE TIME OF RECORDING OF THIS PLAT. SAWS IMPACT FEES MUST BE PAID PRIOR TO A WATER METER OR SEWER CONNECTION BEING SET.

CPS ENERGY NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OFINSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.

PLAT NO. 120346

REPLAT ESTABLISHING CASTILLO SUBDIVISION

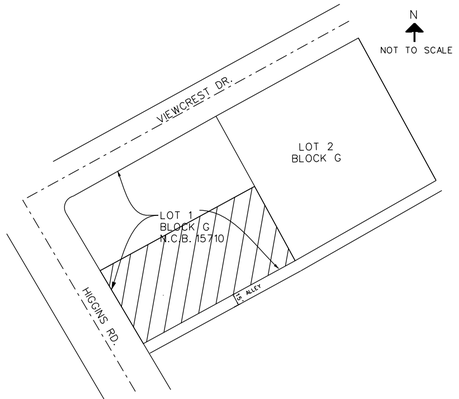
BEING A TOTAL OF .555 ACRES ESTABLISHING LOT 19, BLOCK G, NCB 15710, SAN ANTONIO, BEXAR COUNTY,TEXAS WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY,TEXAS.

0 25 50 100

N

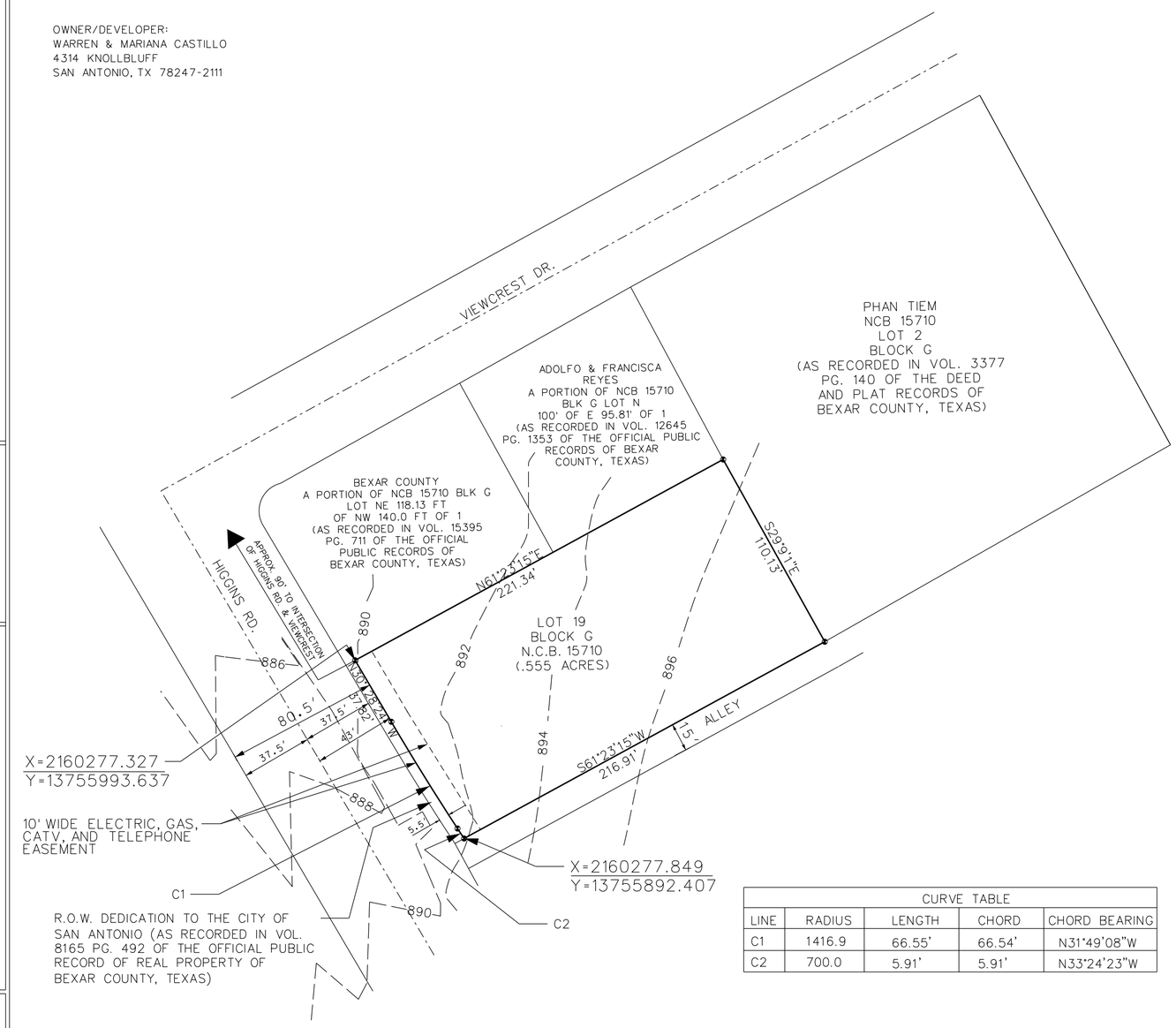
1"=50'

RIVERA-ENGINEERING
FIRM #8809
1814 N. PALMETTO AVE
SAN ANTONIO, TX 78208
PH. (210) 771-2662 (210) 885-2036
FAX. (210) 222-9339



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED, NCB 15710, BLK G, LOT S 110.18 FT OF E 222.44 FT OF 1 OUT OF THE FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OFTHE BEXAR COUNTY DEED AND PLAT RECORDS.



CURVE TABLE				
LINE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	1416.9	66.55'	66.54'	N31°49'08"W
C2	700.0	5.91'	5.91'	N33°24'23"W

LEGEND

- FOUND/SET IRON PIN
- EXISTING (AND FINAL) CONTOURS
- ELECTRIC, GAS, CATV, AND TELEPHONE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OFTHE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

_____
AGENT: FRANCISCO MORALES
353 THOMPSON PL.
SAN ANTONIO, TX 78225
(210) 421-5664

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____,20___.

_____
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
AGENT: FRANCISCO MORALES

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. 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. 20_____, AT _____ M AND DULY RECORDED THE _____DAY OF_____A.D. 20_____, AT_____M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME_____ ON PAGE_____IN TESTIMONY WHEREOF.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____DAY OF_____A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____,DEPUTY

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 14**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
120458

Project Name:
Timberwood Park Unit 24 BSL Subdivision

Applicant:
Christopher Sandoval

Representative:
GE Reaves Engineering, Inc.
c/o Anthony T. Recine III, P.E.

Owner(s):
Christopher & Christie Sandoval

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

Property Address/Location:
South side of Shostakovich, east of Symphonic Hill.

MAPSCO Map Grid (Ferguson):
450 B-7

Tract Size:
0.518 acres

Council District/ETJ:
ETJ

Notification:
Published in Daily Commercial Recorder October 26, 2012
Notices Mailed October 27, 2012
- 9 to property owners within 200 feet

Internet Agenda posting
November 9, 2012

REQUEST

Approval of a minor plat to replat a 0.518-acre tract of land to remove the 65-foot front building setback line on Lot 16, Block 107, County Block 4844, out of the **Timberwood Park Unit 24 BSL Subdivision**

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 23, 2012

CASE HISTORY

The area being replatted is a Lot 16, Block 107, County Block 4844 of the Timberwood Park Unit 24, recorded in Volume 9501, Page 98, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

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

C. Services Available

SAWS Water and Sewer.

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 19, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 19, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

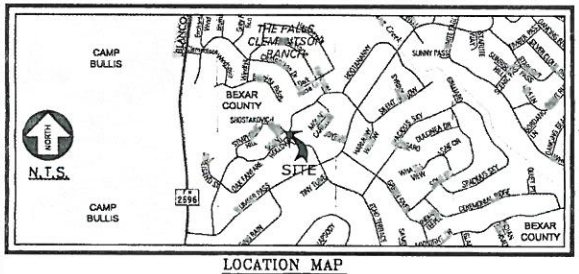
III. RECOMMENDATION

Approval of the proposed **Timberwood Park Unit 24 BSL** Replat.

IV. ATTACHMENT

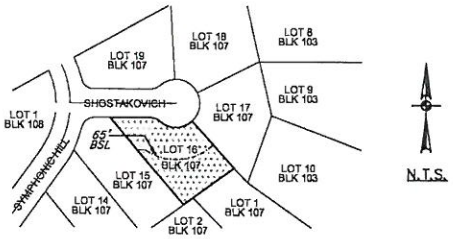
1. Proposed BSL plat

Attachment 1



LOCATION MAP

NOT TO SCALE / MASCO 2012 / PAGE: 450 / GRID: B7



AREA TO BE REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

LOT 16, BLOCK 107, C.B. 4844, TIMBERWOOD PARK UNIT 24, AS RECORDED IN VOLUME 9501, PAGE 98, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TIMBERWOOD PARK UNIT 24 WHICH IS RECORDED IN VOLUME 9501, PAGE 98, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING ON THIS PROPERTY.

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

_____
OWNER(S): CHRISTOPHER & CHRISTIE SANDOVAL
16102 TREERIDGE PL., SAN ANTONIO, TX 78247
(210) 846-4753

SWORN AND SUBCRIBED BEFORE ME THIS THE____DAY OF_____, 2012.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH PROPERTY LINE BEING S89°56'28"E.
5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES – SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).

6.) SAN. = SANITARY
●F.I.R. = FOUND 1/2" IRON ROD
○S.I.R. = SET 1/2" IRON ROD
ESM'T = EASEMENT
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
BSL = BUILDING SETBACK LINE
D.&P. = DEED AND PLAT RECORDS
N.T.S. = NOT TO SCALE
7.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

LEGEND

EXISTING CONTOURS

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.

_____
ANTHONY T. RECINE III
LICENSED PROFESSIONAL ENGINEER No. 94575

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2238

C.P.S. NOTES:

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

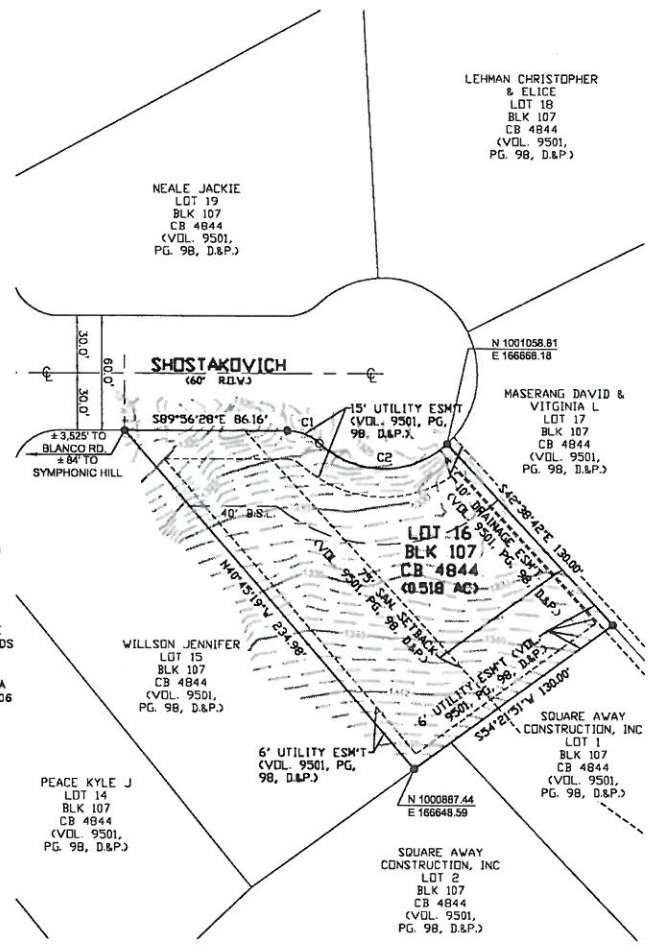
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

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

OWNER/DEVELOPER:
CHRISTOPHER & CHRISTIE SANDOVAL
16102 TREERIDGE PL.
SAN ANTONIO, TX 78247
(210) 846-4753

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	25.00'	42°49'18"	18.68'	S68°38'42"E	18.25'
C2	50.00'	85°25'00"	74.54'	S89°56'12"E	67.83'



REPLAT

PLAT NUMBER 120458

BUILDING SETBACK LINE PLAT OF

TIMBERWOOD PARK UNIT 24

BEING A TOTAL OF 0.518 ACRES THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 65' BUILDING SETBACK LINE FROM 65' TO 40' ON LOT 16, BLOCK 107, C.B. 4844, TIMBERWOOD PARK UNIT 24, AS RECORDED IN VOLUME 9501, PAGE 98, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

SCALE : 1" = 50'

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812
Texas Registration F-1808

GRE JOB NO.: 12-0619

DATE: 09/18/12

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER(S): CHRISTOPHER & CHRISTIE SANDOVAL

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT OF TIMBERWOOD PARK UNIT 24 HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D. 20___.

BY _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

THIS PLAT OF TIMBERWOOD PARK UNIT 24 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

DEVELOPMENT SERVICES
RECEIVED
2012 OCT 30 AM 10: 32

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 DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20 ____

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

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 15**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
PUD 12-006

Project Name:
Waters Edge PUD Plan

Applicant:
Armadillo Construction Co., LTD.

Representative:
Vickery and Associates, Inc.
c/o Kara J. Heasley, P.E.

Owner:
Jeff Czar

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

Property Address/Location:
The southwest corner of Waters Edge Road and Cable Ranch Road

MAPSCO Map Grid (Ferguson):
613 B-5

Tract Size:
10.01 acres

Council District:
6

Notification:
Fifty (50) notices were mailed to property owners within 200 feet.
Internet Agenda posting November 9, 2012

REQUEST

Approval of the **Waters Edge Planned Unit Development (PUD) Plan**

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

The possible actions the Planning Commission may make on this item are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

I. ANALYSIS

A. Proposed Uses

The proposed PUD Plan will consist of fifty nine (**59**) single-family residential lots, sixty-nine percent (**69%**) of open space, and approximately two thousand (**2,000**) linear feet of private streets.

B. Zoning

"PUD R-5 AHOD" Planned Unit Development Single-Family Residential Airport Hazard Overlay District.

The PUD zoning designation on the subject property was established by Ordinance No. 101316, which was approved on August 25, 2005.

C. Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	**Current Land Use**
North	R-5 AHOD	Single-family residential
South	MF33 AHOD	Apartments
East	RM-4 AHOD	Single-family residential
West	PUD R-5 AHOD	Vacant

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 25, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 22, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated applications

MDP 836, Lakeview, accepted on August 22, 2005

B. Evaluation Criteria

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Waters Edge PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

C. Notices

To the present, staff has not received a written response from the surrounding property owners.

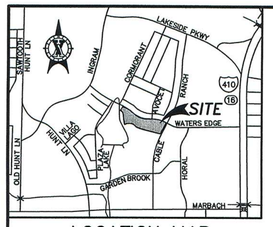
III. RECOMMENDATION

Approval of the proposed **Waters Edge Planned Unit Development (PUD)**

IV. ATTACHMENT

1. Proposed PUD Plan

Attachment 1



LOCATION MAP

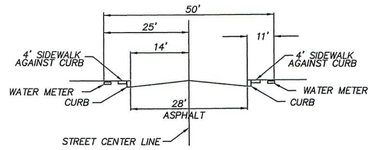
NOT TO SCALE

DEVELOPMENT SERVICES
RECEIVED
2012 OCT 17 PM 4:13

SCALE: 1"=100'

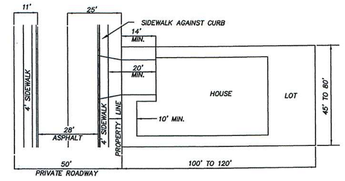
(IN FEET)
1 inch = 100' ft.

GRAPHIC SCALE



TYPICAL STREET SECTION

N.T.S.



TYPICAL LOT SITE PLAN

N.T.S.

ACREAGE/DENSITY SUMMARY					
GROSS AREA (AC.)	100 YEAR FLOODPLAIN AREA (AC.)	ATT EASEMENT (AC.)	NET ACREAGE (AC.)	NUMBER OF DWELLING UNITS (D.U.)	DENSITY (D.U./AC.)
10.01	0.0996	0.0230	9.8874	59	5.97

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	7.06
OPEN SPACE/PARK SPACE	0.51
PRIVATE STREETS	2.44
TOTAL	10.01

FLOOR AREA SUMMARY	
LAND USE	AREA (AC.)
FLOOR AREA PER LOT (AVERAGE)	2,300 SF
NUMBER OF LOTS	59
TOTAL FLOOR AREA OF BUILDINGS	135,700 SF
TOTAL DEVELOPMENT AREA	436,036 SF
PERCENTAGE OF FLOOR AREA COVERAGE	31.12%

NOTE:
THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE PER FEMA LOMR CASE# 10-06-3704P, EFFECTIVE DECEMBER 14, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER

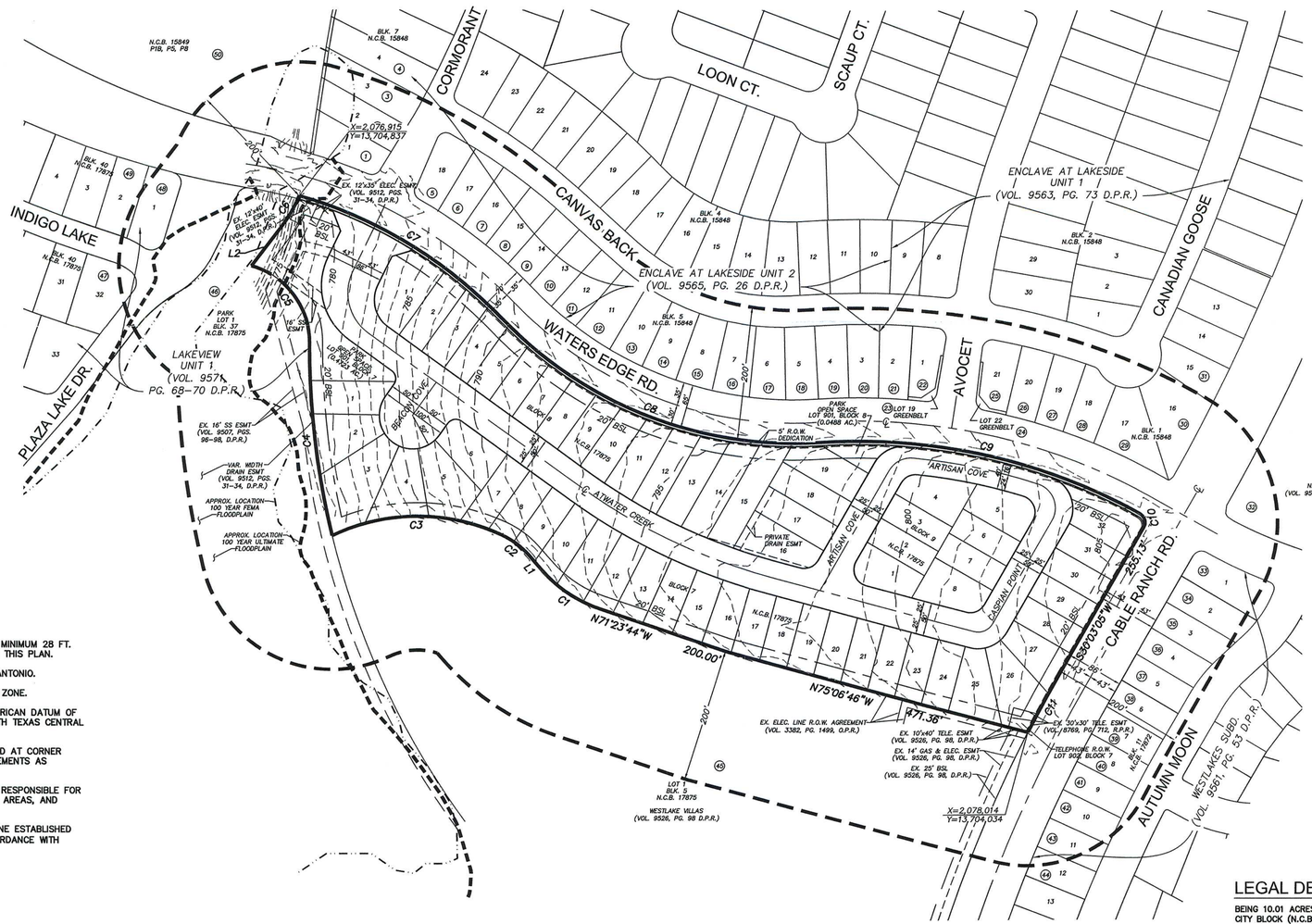
ENGINEER

LEGEND

- PUD BOUNDARY LIMITS
- 200' NOTIFICATION LINE
- (1) ADJACENT OWNER REFERENCE
- G,E,T,CA — GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
- B.S.L. — BUILDING SETBACK LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°21'42"E	29.84'
L2	S37°43'35"W	73.51'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	30°03'00"	200.00'	104.89'	53.68'	S56°22'14"E	103.70'
C2	23°59'33"	130.00'	54.44'	27.62'	N53°21'28"W	54.04'
C3	50°02'32"	300.00'	262.02'	140.03'	S89°37'29"W	253.77'
C4	13°53'45"	1200.00'	291.04'	146.24'	S6°49'12"E	290.32'
C5	74°24'53"	120.00'	155.85'	91.11'	N37°04'46"W	145.13'
C6	15°16'11"	200.02'	53.31'	26.81'	N30°05'30"E	53.15'
C7	30°34'54"	680.00'	362.95'	185.91'	N58°58'43"W	358.66'
C8	50°18'48"	602.26'	528.86'	282.85'	S68°50'40"E	512.04'
C9	33°00'25"	870.00'	501.19'	257.76'	N77°29'51"W	494.29'
C10	91°02'44"	15.00'	23.84'	15.28'	N15°28'17"W	21.41'
C11	2°40'52"	2081.08'	97.38'	48.70'	S28°42'39"W	97.37'



	Owner	Street	City, State Zip
1	Irma Sanchez	947 Cormorant	San Antonio, Texas 78245
2	Kelly Norris	943 Cormorant	San Antonio, Texas 78245
3	Abiodun Quadri	939 Cormorant	San Antonio, Texas 78245
4	Gabriel Rodriguez	935 Cormorant	San Antonio, Texas 78245
5	Victor Gomez	14292 Eastridge Drive	Whittier, CA 90602
6	Author James	8830 Canvas Back	San Antonio, Texas 78245
7	Kenneth Camargo	8826 Canvas Back	San Antonio, Texas 78245
8	Steven Meier	12724 Beech Tree Lane	Euless, Texas 76040
9	Jack Buenavista	1668 Brenner Way	San Diego, CA 92114
10	Jerry Teixiera	8814 Canvas Back	San Antonio, Texas 78245
11	Lynn Fernando	4234 Thunder Twice Street	Las Vegas, NV 89129
12	Evonne Lao	5219 Monet Court	Chino Hills, CA 91709
13	Marylou Paras	6707 Florence Place	Rancho Cucamonga, CA 91701
14	Rene Quintero	8734 Canvas Back	San Antonio, Texas 78245
15	Vincent Morales	8730 Canvas Back	San Antonio, Texas 78245
16	Emeterio Zaragoza	113 E Chapin Street	Morris, IL 60450
17	Enclave at Lakeside HOA	300 E Sonterra Blvd, Suite 350	San Antonio, Texas 78258
18	Diego Estala	8718 Canvas Back	San Antonio, Texas 78245
19	Edward Ramos	8714 Canvas Back	San Antonio, Texas 78245
20	Waller Living Trust	6601 Springpark Avenue, Apt. 4	Los Angeles, CA 90056
21	Continental Homes of TX I	3519 Paesanos Pkwy, #105	San Antonio, Texas 78231
22	Edward Pena	8702 Canvas Back	San Antonio, Texas 78245
23	Eagle Valley Homes, Ltd.	700 N St. Marys Street, Suite 1825	San Antonio, Texas 78205
24	Enclave at Lakeside HOA	300 E Sonterra Blvd, Suite 350	San Antonio, Texas 78258
25	Rodney Moore	11906 S Trojan Avenue	Los Angeles, CA 90047
26	Gilda Garcia	8614 Canvas Back	San Antonio, Texas 78245
27	Rosendo Covarrubias	8610 Canvas Back	San Antonio, Texas 78245
28	ASGR Property Holdings	507 S Main Avenue	San Antonio, Texas 78204
29	Luis Murguia	8602 Canvas Back	San Antonio, Texas 78245
30	Maggie Hoover	1030 Canadian Goose	San Antonio, Texas 78245
31	Laura Castillo	1026 Canadian Goose	San Antonio, Texas 78245
32	Gates of Capernum Apts L	17336 W Little York Road	Houston, Texas 77084
33	Juan Peguero	1103 Autumn Moon	San Antonio, Texas 78245
34	Damon Chen	401 S Norfolk Street, Apt. 318	San Mateo, CA 94401
35	Hershel Krinsky	1111 Autumn Moon	San Antonio, Texas 78245
36	Paul Murphy	2535 Beverly Avenue, Apt. E	Santa Monica, CA 90405
37	Christina Herrera	1119 Autumn Moon	San Antonio, Texas 78245
38	Barbara Bocklage	1123 Autumn Moon	San Antonio, Texas 78245
39	Monica Alexander	1127 Autumn Moon	San Antonio, Texas 78245
40	Jose Valdez	1131 Autumn Moon	San Antonio, Texas 78245
41	Kevin Cook	1135 Autumn Moon	San Antonio, Texas 78245
42	Frank Irek	1139 Autumn Moon	San Antonio, Texas 78245
43	Reynaldo Aranda	223 Zachry	San Antonio, Texas 78228
44	Loan Le	1207 Autumn Moon	San Antonio, Texas 78245
45	Bes Westlakes Fund	1551 N Tustin Avenue, Suite 200	Santa Ana, CA 92705
46	HOA of Lakeview, Inc.	1600 NE Loop 410, Suite 202	San Antonio, Texas 78209
47	Victor Carabello	1849 Calle Suenos	Glendale, CA 91208
48	HOA of Lakeview, Inc.	1600 NE Loop 410, Suite 202	San Antonio, Texas 78209
49	Ralph Porter	9007 Indigo	San Antonio, Texas 78245
50	Manouchehr Faily	935 Douglass Drive	McLean, VA 22101

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

CHAIRMAN — DATE

SECRETARY — DATE

NOTES:

1. ALL STREETS WITHIN THE PROJECT ARE PRIVATE STREETS WITH A MINIMUM 28 FT. OF PAVEMENT AND 11 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN.
2. THIS PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE SOUTH TEXAS CENTRAL ZONE.
5. A VARIABLE WIDTH SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
6. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS, COMMON AREAS, PARK AREAS, AND OPEN SPACES.
7. A PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA LOMR CASE# 10-06-3704P, EFFECTIVE DECEMBER 14, 2010.
8. ZONING – PUD R5
   USE – SINGLE FAMILY RESIDENTIAL
   MAX. ALLOWABLE DENSITY – 6 UNITS/ACRE
9. AVERAGE DWELLING UNIT = 2,300 SF (LIVING SPACE)
10. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (PUD) WITH PRIVATE STREETS. DEVELOPMENT WILL BE UN-GATED.
11. TOTAL OFF-STREET PARKING/STORAGE – NONE.
12. THIS PROJECT IS LOCATED IN THE N.I.S.D.
13. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLAT.
14. SIDEWALKS WILL BE CONSTRUCTED ON ADJACENT SIDES OF WATERS EDGE AND CABLE RANCH ROAD WITH THIS DEVELOPMENT.
15. THIS PROJECT IS CONNECTED TO MDP#836, LAKEVIEW.

PUD ID # 12-006

LEGAL DESCRIPTION:

BEING 10.01 ACRES OF LAND LOCATED IN THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NEW CITY BLOCK (N.C.B.) 17875, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 10.01 ACRE TRACT ALSO BEING OUT OF BLOCK 35, CABLE RANCH SUBDIVISION, RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER:

ARMADILLO CONSTRUCTION CO., LTD.
14200 NORTHBROOK DRIVE
SAN ANTONIO, TEXAS 78232
(210) 662-0066

ENGINEER:

VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
(210) 349-3271

UTILITY PURVEYORS:

WATER/SEWER: SAWS
GAS/ELECTRIC: CPS
TELEPHONE: AT&T
CABLE: TIME WARNER

NO.	DATE	DESCRIPTION
4		
3		
2		
1		

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO:
FILE LOCATION:

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice:(210) 349-3271 Fax:(210)349-2561

©2012

PREPARED FOR:

PLANNED UNIT DEVELOPMENT PLAN

WATERS EDGE PUD
City of San Antonio, Bexar County, Texas

DATE: JULY 2012

SCALE
Vertical 1"=200'
Horizontal NA
0 100 200 300

SHEET 1 OF 1

PROJ NO. 2385-002

DRAWING FILE NAME: N:\2385-002\Dwg\2D_PUD.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 16**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
080100

Project Name:
Sablechase Unit-4 Enclave

Applicant:
A. Bradford Galo

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

Owner:
Laredo OFR, Ltd.

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

Location:
On the east side of Old Fredericksburg Road north of Ralph Fair Road

MAPSCO Map Grid (Ferguson):
447 D-6

Tract Size:
40.985 acres

Council District:
ETJ

Notification:
Internet Agenda Posting November 9, 2012

REQUEST

A request for a one (1) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code UDC) for the **Sablechase Unit-4 Enclave Subdivision**.

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

- Drainage 10%
- Streets 10%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

The Director of the Development Services Department approved this plat on November 20, 2009.

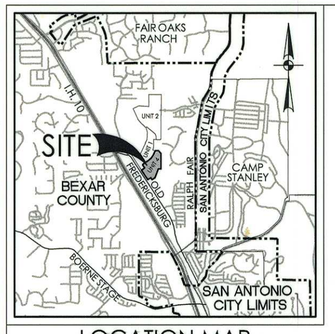
ATTACHMENTS

1. Proposed Plat
2. Applicant's Letter of Request

Attachment 1

PLAT No.: 080100

SABLECHASE, UNIT-4 (ENCLAVE)



LOCATION MAP

MAPSCO MAP GRID: 447D6
NOT-TO-SCALE

C.P.S. NOTE:

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW;
20' ELECTRIC EASEMENT, VOL 7838 PGS 1912-1916 OPR TO BE VACATED.

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

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

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

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

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

SURVEYOR'S NOTES:

1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (1996) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BURDENING THE PROPERTY.

5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1756-1770 OPR TO THE CITY OF FAIR OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 999).
SEE GENERAL NOTE 3.

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELTS (LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 901, BLOCK 54; AND LOTS 901, 902, BLOCK 55, COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.

5. LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

6. LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.

7. LOTS 902, 904 & 905, BLOCK 53, & LOT 901, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

8. LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

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

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

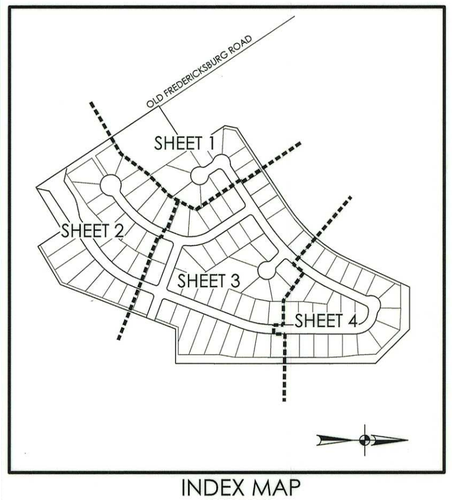
11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

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

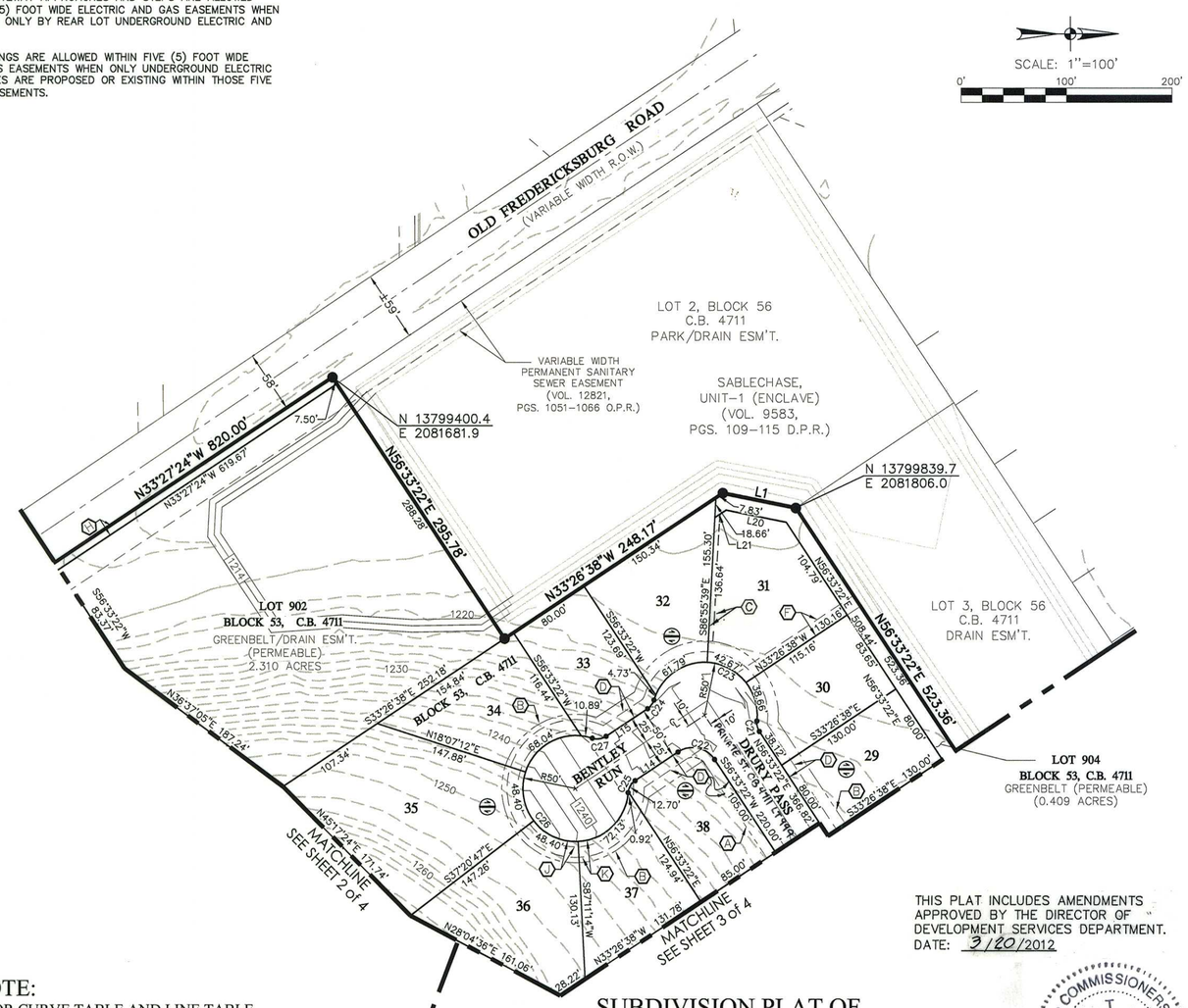
LEGEND:

A.P.# = ARBORIST PERMIT NUMBER
ESM'T = EASEMENT
C.B. = COUNTY BLOCK
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY COUNTY, TEXAS
(A) = 10' BUILDING SETBACK
(B) = 20' BUILDING SETBACK
(C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(E) = 1' VEHICLE NON-ACCESS EASEMENT
(F) = 12' SANITARY SEWER EASEMENT
(G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
(H) = 7.5' R.O.W. DEDICATION (0.1412 ACRES)
(J) = 5' PEDESTRIAN EASEMENT
(K) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
840 = FINISHED CONTOURS
(S) = PASSING SPACE (SEE NOTE)
(L) = 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.



INDEX MAP
NOT-TO-SCALE



SCALE: 1"=100'
0' 100' 200'

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 3/20/2012

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LAREDO OFR., LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Gato, 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 4th DAY OF November A.D. 20 09

NOTARY PUBLIC BEXAR COUNTY, TEXAS

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 29, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

NOTE:
1. FOR CURVE TABLE AND LINE TABLE SEE SHEET 2 OF 4.

OWNER/DEVELOPER:
LAREDO OFR., LTD.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

CITY OF SAN ANTONIO

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

SUBDIVISION PLAT OF
SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (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.
DATED THIS 20th DAY OF November A.D. 20 09

BY: CHAIRMAN

BY: SECRETARY

BEXAR COUNTY, TEXAS COMMISSIONERS' COURT

CERTIFICATE OF APPROVAL

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

DATED THIS 15th DAY OF December A.D. 20 09

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 4

JOB No.: 6425-08

Date: Nov 03, 2009, 5:03pm User ID: AProvost
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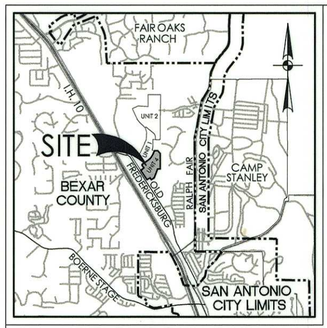

LOCATION MAP

MAPSCO MAP GRID: 447D6
NOT-TO-SCALE

C.P.S. NOTE:

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW;
20' ELECTRIC EASEMENT, VOL 7838 PGS 1912-1916 OPR TO BE VACATED.

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

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

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

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.

NOTE: LOTS DESIGNATED WITH THE SYMBOL (SW) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

SCALE: 1"=100'
0' 100' 200'

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELTS (LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 901, BLOCK 54; AND LOTS 901, 902, BLOCK 55, COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.

5. LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

6. LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.

7. LOTS 902, 904 & 905, BLOCK 53, & LOT 901, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

8. LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

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

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

11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

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

LEGEND:

A.P.# = ARBORIST PERMIT NUMBER
ESM'T = EASEMENT
C.B. = COUNTY BLOCK
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY COUNTY, TEXAS
(A) = 10' BUILDING SETBACK
(B) = 20' BUILDING SETBACK
(C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(E) = 1' VEHICLE NON-ACCESS EASEMENT
(F) = 12' SANITARY SEWER EASEMENT
(G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
(H) = 7.5' R.O.W. DEDICATION (0.1412 ACRES)
(J) = 5' PEDESTRIAN EASEMENT
(K) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
840 = FINISHED CONTOURS
(SW) = PASSING SPACE (SEE NOTE)
(L) = 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	456.67'	820.00'	234.43'	31°54'33"	450.80'	N40°36'06"E
C2	38.05'	100.00'	19.26'	21°48'05"	37.82'	N67°27'25"E
C3	38.05'	100.00'	19.26'	21°48'05"	37.82'	N67°27'25"E
C4	310.71'	500.00'	160.56'	35°36'18"	305.74'	N38°45'13"E
C5	348.00'	560.00'	179.82'	35°36'18"	342.42'	S38°45'13"W
C6	23.49'	15.00'	14.93'	89°44'19"	21.16'	S65°49'14"W
C7	23.63'	15.00'	15.07'	90°15'41"	21.26'	N24°10'46"E
C8	23.49'	15.00'	14.93'	89°44'19"	21.16'	S65°49'14"W
C9	23.63'	15.00'	15.07'	90°15'41"	21.26'	S24°10'46"E
C10	23.49'	15.00'	14.93'	89°44'19"	21.16'	S65°49'14"W
C11	19.98'	15.00'	11.79'	76°20'07"	18.54'	N31°08'33"W
C12	169.52'	240.00'	88.47'	40°28'08"	166.01'	N13°12'33"W
C13	180.38'	190.00'	97.64'	54°23'42"	173.68'	N06°14'47"W
C14	354.21'	570.00'	183.03'	35°36'18"	348.54'	S38°45'13"W
C15	323.14'	520.00'	166.98'	35°36'18"	317.97'	N38°45'13"E
C16	15.00'	15.00'	8.19'	57°16'46"	14.38'	S27°54'59"W
C17	303.32'	59.00'	37.91'	294°33'33"	63.78'	N33°26'38"W
C18	15.00'	15.00'	8.19'	57°16'46"	14.38'	N85°11'46"E
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	N11°33'22"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N78°26'38"W
C21	10.40'	15.00'	5.42'	39°42'54"	10.19'	N76°24'50"E
C22	39.27'	25.00'	25.00'	90°00'00"	35.36'	S11°33'22"W
C23	147.86'	50.00'	540.54'	169°25'49"	99.57'	N11°33'22"E
C24	10.40'	15.00'	5.42'	39°42'54"	10.19'	N53°18'05"W
C25	13.62'	15.00'	7.32'	52°01'12"	13.16'	S59°27'14"E
C26	247.87'	50.00'	39.04'	284°02'25"	61.54'	S56°33'22"W
C27	13.62'	15.00'	7.32'	52°01'12"	13.16'	N07°26'01"W
C28	164.75'	1015.00'	82.56'	09°18'01"	164.57'	N51°54'22"E
C29	537.43'	965.00'	275.88'	31°54'33"	530.51'	N40°36'06"E
C30	22.98'	15.00'	14.43'	87°46'28"	20.80'	S88°51'25"E
C31	13.62'	15.00'	7.32'	52°01'12"	13.16'	S18°57'35"E
C32	247.87'	50.00'	39.04'	284°02'25"	61.54'	N45°01'49"E
C33	13.62'	15.00'	7.32'	52°01'12"	13.16'	N70°58'47"W
C34	22.98'	15.00'	14.43'	87°46'28"	20.80'	N01°04'57"W
C35	321.66'	1015.00'	162.19'	18°09'27"	320.32'	N33°43'33"E
C36	11.17'	15.00'	5.86'	42°40'05"	10.91'	N03°18'47"E
C37	139.97'	53.00'	207.25'	151°18'38"	102.70'	N57°38'04"E
C38	28.55'	25.00'	16.06'	65°26'32"	27.03'	N57°22'05"E
C39	10.13'	15.00'	5.27'	38°42'21"	9.94'	S66°03'47"E
C40	186.54'	125.00'	115.56'	85°30'19"	169.71'	S42°39'48"E
C41	117.81'	75.00'	75.00'	90°00'00"	106.07'	S44°54'39"E
C42	202.08'	555.00'	102.17'	20°51'43"	200.97'	S10°31'13"W
C43	183.88'	505.00'	92.97'	20°51'43"	182.86'	S10°31'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.71'	N11°33'22"E
L4	71.12'	S11°33'22"W
L5	71.18'	S78°26'38"E
L6	99.68'	N56°33'22"E
L7	69.19'	N78°21'27"E
L8	104.04'	S20°57'05"W
L9	89.71'	N20°57'05"E
L10	69.99'	N20°57'05"E
L11	51.40'	S20°57'05"W
L12	13.71'	S56°33'22"W
L13	13.71'	N56°33'22"E
L14	48.77'	S33°26'38"E
L15	47.23'	N33°26'38"W
L16	59.54'	S44°58'11"E
L17	59.54'	N44°58'11"W
L18	9.88'	S89°54'39"E
L19	68.36'	N56°33'22"E
L20	58.28'	S11°33'22"W
L21	12.73'	S33°26'38"E

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LAREDO OFR., LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Gale, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF November A.D. 20 09

NOTARY PUBLIC BEXAR COUNTY, TEXAS

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S NOTES:

1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (1996) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BURDENING THE PROPERTY.

5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1756-1770 OPR TO THE CITY OF FAIR OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 999). SEE GENERAL NOTE 3.

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

OWNER/DEVELOPER:
LAREDO OFR., LTD.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

CITY OF SAN ANTONIO

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

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 3/20/2012

SUBDIVISION PLAT OF SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (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.
DATED THIS 20th DAY OF November A.D. 20 09

BY: CHAIRMAN

BY: SECRETARY

COMMISSIONERS' COURT
BEXAR COUNTY
TEXAS

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

CERTIFICATE OF APPROVAL

DATED THIS 15th DAY OF December A.D. 20 09

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SABLECHASE, UNIT-4 (ENCLAVE)

JOB No.: 6425-08

Date: Nov 03, 2009, 5:03pm User ID: AProvost
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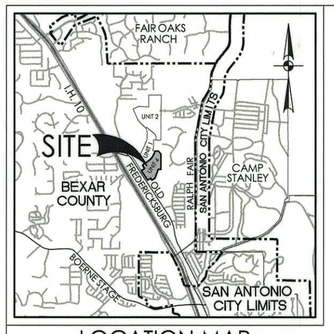
PLAT No.: 080100

SHEET 3 OF 4

SABLECHASE, UNIT-4 (ENCLAVE)



LOCATION MAP

MAPSCO MAP GRID: 447D6
NOT-TO-SCALE

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

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

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

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

NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELTS (LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 901, BLOCK 54; AND LOTS 901, 902, BLOCK 55, COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.

5. LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

6. LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.

7. LOTS 902, 904 & 905, BLOCK 53, & LOT 901, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

8. LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

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

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

11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

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

LEGEND:

A.P.# = ARBORIST PERMIT NUMBER
ESM'T = EASEMENT
C.B. = COUNTY BLOCK
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY COUNTY, TEXAS
(A) = 10' BUILDING SETBACK
(B) = 20' BUILDING SETBACK
(C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(E) = 1' VEHICLE NON-ACCESS EASEMENT
(F) = 12' SANITARY SEWER EASEMENT
(G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
(H) = 7.5' R.O.W. DEDICATION (0.1412 ACRES)
(J) = 5' PEDESTRIAN EASEMENT
(K) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
840 = FINISHED CONTOURS
(S) = PASSING SPACE (SEE NOTE)
(L) = 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

C.P.S. NOTE:

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW;
20' ELECTRIC EASEMENT, VOL 7838 PGS 1912-1916 OPR TO BE VACATED.

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

SURVEYOR'S NOTES:

1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (1996) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BURDENING THE PROPERTY.

5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1756-1770 OPR TO THE CITY OF FAIR OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 999). (SEE GENERAL NOTE 3)

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LAREDO OFR., LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Carlo, 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 4th DAY OF November A.D. 20 09

NOTARY PUBLIC BEXAR COUNTY, TEXAS

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 20, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

NOTE:
1. FOR CURVE TABLE AND LINE TABLE SEE SHEET 2 OF 4.

OWNER/DEVELOPER:
LAREDO OFR., LTD.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

CITY OF SAN ANTONIO

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 3/20/2012

SUBDIVISION PLAT OF
SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (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.
DATED THIS 20th DAY OF November A.D. 20 09

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

SHEET 3 OF 4

CERTIFICATE OF APPROVAL

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

DATED THIS 15th DAY OF December A.D. 20 09

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

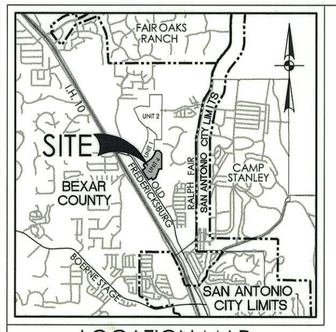
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

JOB No.: 6425-08

Date: Nov 03, 2009, 5:04pm User ID: AProvost
File: P:\64\25\06\Design\Civil\Plat\PL642508.dwg

PLAT No.: 080100



LOCATION MAP
MAPSCO MAP GRID: 447D6
NOT-TO-SCALE

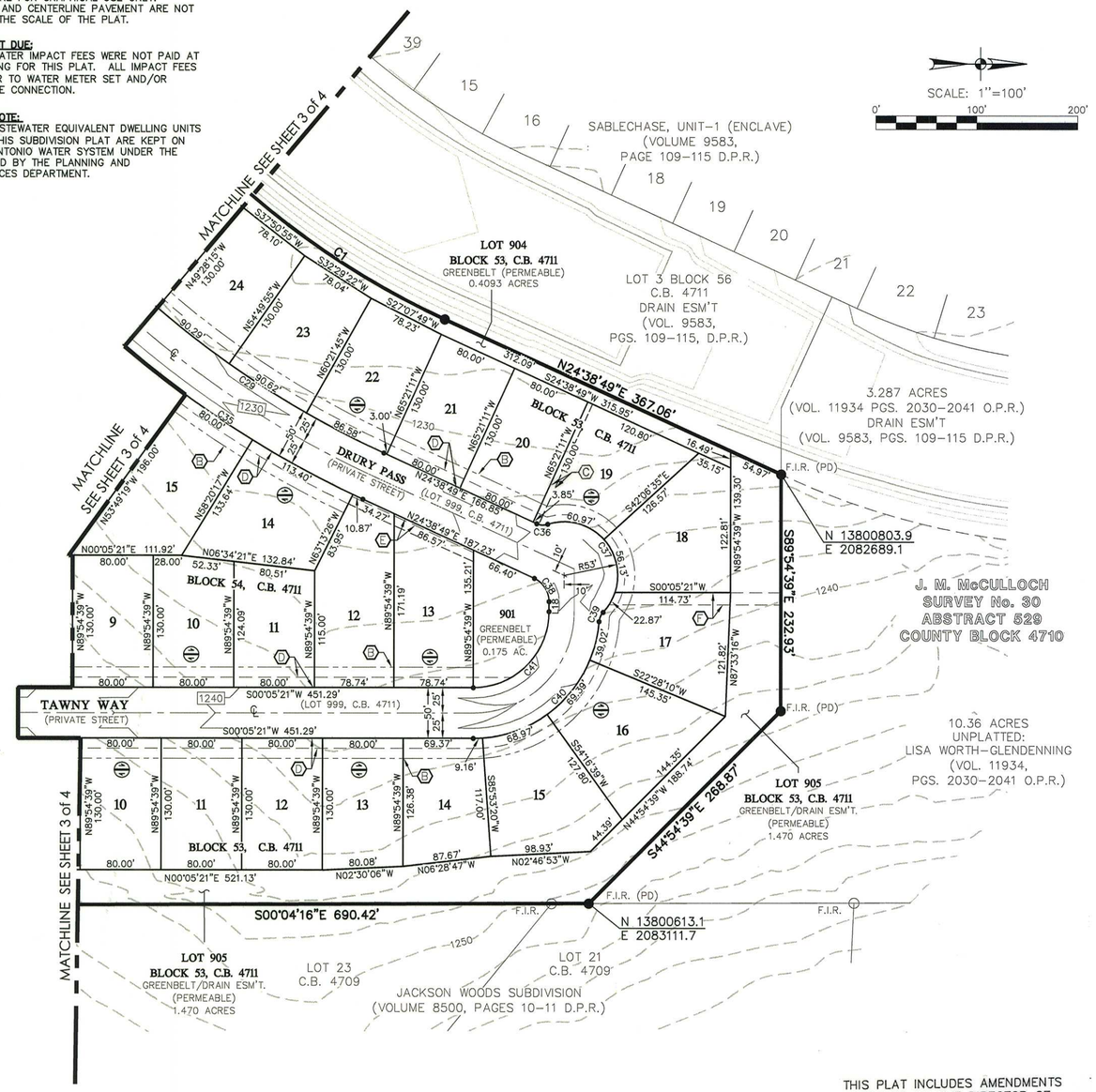
CLEAR VISION EASEMENT:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS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

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

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

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

NOTE: LOTS DESIGNATED WITH THE SYMBOL (SW) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.



GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELTS (LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 901, BLOCK 54; AND LOTS 901, 902, BLOCK 55, COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.

5. LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

6. LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.

7. LOTS 902, 904 & 905, BLOCK 53, & LOT 901, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

8. LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

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

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

11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

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

LEGEND:

A.P.# = ARBORIST PERMIT NUMBER
ESM'T = EASEMENT
C.B. = COUNTY BLOCK
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY COUNTY, TEXAS
(A) = 10' BUILDING SETBACK
(B) = 20' BUILDING SETBACK
(C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
(E) = 1' VEHICLE NON-ACCESS EASEMENT
(F) = 12' SANITARY SEWER EASEMENT
(G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
(H) = 7.5' R.O.W. DEDICATION (0.1412 ACRES)
(J) = 5' PEDESTRIAN EASEMENT
(K) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
840 = FINISHED CONTOURS
(SW) = PASSING SPACE (SEE NOTE)
(L) = 8' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

C.P.S. NOTE:

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW;
20' ELECTRIC EASEMENT, VOL 7838 PGS 1912-1916 OPR TO BE VACATED.

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

SURVEYOR'S NOTES:

1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (1996) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BURDENING THE PROPERTY.

5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1756-1770 OPR TO THE CITY OF FAIR OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 999). SEE GENERAL NOTE 3

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LAREDO OFR., LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Gold, 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 4th DAY OF November A.D. 20 09

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

ADRIENNE B. MARTINEZ
MY COMMISSION EXPIRES
September 26, 2013

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

NOTE:
1. FOR CURVE TABLE AND LINE TABLE SEE SHEET 2 OF 4.

OWNER/DEVELOPER:
LAREDO OFR., LTD.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

CITY OF SAN ANTONIO

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

SUBDIVISION PLAT OF SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (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, DATED THIS 20th DAY OF November A.D. 20 09

BY: CHAIRMAN

BY: P.E. SECRETARY

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
DATE: 3/20/2012

BEXAR COUNTY COMMISSIONERS COURT TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS 15th DAY OF December A.D. 20 09

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 4 OF 4

SABLECHASE, UNIT-4 (ENCLAVE)

JOB No.: 6425-08

Date: Nov 03, 2009, 5:04pm User ID: AProvost
File: P:\64\25\08\Design\Civil\Plat\PL642508.dwg

Attachment 2

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
2012 OCT 12 PM 2:36

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

October 10, 2012

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

Re: Sablechase, Unit-4 (Enclave)
Plat No. 080100

Dear Mr. Sanchez:

On behalf of the owner and developer of Sablechase Unit-4 (Enclave), Laredo OFR., Ltd., we are requesting a one-year Site Improvement Time Extension per Section 35-430(f)(2) of the Unified Development Code for site improvements associated with Sablechase Unit-4 (Enclave), (Plat No. 080100). The subdivision plat was approved by the Planning Commission on November 20, 2009.

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

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. Additional time was required for the developer to reduce the existing lot inventory in Sablechase Unit-1 and Unit-2 (Enclave), as well as to secure financial funding.

2. The construction of the infrastructure for this unit has commended; however, due to the large unit and rock terrain, the contractors, sub-contractors, and utility contractors are taking longer to complete the site improvements than anticipated. The streets have been excavated and wet utilities have been installed, as well as partial dry utilities.

3. Despite the national economic problems and construction delays, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to complete the infrastructure.

DEVELOPMENT SERVICES
RECEIVED

2012 OCT 12 PM 2:36

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

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

Cara C. Tackett, P.E.
Vice President

Enclosures

P:\64\25\08\Word\Letters\Extension Request Letter-121008.doc

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 17**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
TPV 12-005

Project Name:
The Western Watershed Sanitary Sewer Relief Line-Lower Segment-Project 1

Applicant:
San Antonio Water System

Representative:
Ford Engineering, Inc.
c/o Richard W. Hendricks, PE

Owner:
Kerry Avert, Agent

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

Property Address/Location:
The project starts at the intersection of I.H. 35 and Edwards Schlundt Road and extends approximately 1.23 miles to the southwest terminating at Loop 410 west of Leon Creek

MAPSCO Map Grid (Ferguson):
680 F-3

Tract Size:
1.23 miles of 96-inch sewer line

Council District(s):
4

Notification:
Internet Posting
November 9, 2012

REQUEST

A variance from Section 35-523(h) Tree Preservation 100-Year Floodplain and Environmentally Sensitive Areas of the UDC.

ANALYSIS

Proposed Use

The San Antonio Water System (SAWS) is constructing approximately six thousand six hundred (6,600) feet of a 96-inch sanitary sewer main from Loop 410 to Edward Schlundt Road in southwest San Antonio. At two (2) points along the alignment, where the main is to cross Leon Creek, depressed sewers or (inverted siphons) are being installed to convey wastewater flow under the stream. The project is being constructed to upsize the existing mains consisting of a fifty-four (54) inches and a sixty six (66) inches, to a single main.

Variance Request

On June 12, 2012, the applicant requested a variance from Section 35-523 – Tree Preservation (h) 100-Year Floodplain and Environmentally Sensitive Areas of the (UDC). The Development Services Department, Environmental Section has no objection to the granting of the variance as indicated in the attached report (**ATTACHMENT 4**).

RECOMMENDATION

Approval of the requested variance.

ATTACHMENTS

1. Variance Request Letter
2. Tree Affidavit
3. Construction Plats
4. Recommendation regarding Variance

Attachment 1

October 30, 2012

Administrative Exception / Variance Request Review
City of San Antonio
Development Services Department
Richard Carrizales, Planner
Clifton Morton, Development and Business Service Center
1901 South Alamo Street
San Antonio, TX 78204

RE: WESTERN WATERSHED RELIEF LINE - LOWER SEGMENT PROJECT 1
TREE PERMIT REQUEST (REVISED) FOR SAWS JOB NO. 09-2516
A/P NO: 1756867
UDC SECTION 35-523 (H)

Dear Mr. Carrizales,

We are replacing an existing 54-inch wastewater main that is aging and is at capacity. We plan to construct a replacement 96-inch main in the same trench by open cut construction to accommodate existing and future needs of the watershed.

The project is located in Bexar County on the southwest side of San Antonio. It starts approximately 0.3 miles northwest of the intersection of IH 35 South just north of the private road named Edwards Schlundt Road and extends approximately 1.23 miles to the southeast, terminating at Loop 410 West of Leon Creek. We will construct from the downstream portion on the north side of Loop 410 to just north of Edward Schlundt Road.

We have reviewed the UDC 35-523 (h); regarding the 100-Year Floodplain (s) and environmentally sensitive areas. The entire project is located within the 100 - Year Floodplain. However, our project is in the same alignment as the existing pipeline to help minimize impact to property owners by reducing the easement width needed. A larger diameter pipeline is needed to meet the capacity needs of the growing watershed. Presently the existing sewer collection main serves a population of approximately 368,000. We anticipate with future growth, that the new main will serve a population of 558,000 in the next 20 years. The new main will provide replacement infrastructure for the aged 1965 main. It will also provide additional capacity for future development.

The replacements main's design requires sufficient grade for the wastewater main to flow by gravity. Utilizing the surrounding topography provides the necessary grade for gravity flow. This is the least expensive and most appropriate means to convey the flow. Mitigation is not recommended or desirable within the floodplain and in particular the utility easement. Planted trees and their root systems may affect functionality of the wastewater main by separating pipes or crushing them over time.

Replacing aging infrastructure is a necessary function to provide improved service to our customers as well as ensuring the public's health, safety, and welfare is protected. In lieu of mitigation, we request a variance and suggest a payment to the tree mitigation fund as the best alternative for the project. Previously, we had transmitted our variance request on June 22, 2012.

Please note that we have worked closely with the City of San Antonio Tree Arborist, and his recommendations. We have accomplished the following to enhance the preservation of trees:

1. Following a site walk by a member of the Tree Arborist office, we reclassified some trees that had died or were in decline. This raised our preservation percentages.
    a. The revised preservation increased by approximately 34% or 252 inches from the previous plan. We have attached the revised preservation plans and a summary sheet highlighting the savings.
2. Trees that are considered invasive/exotic species such as ligustrum were also removed from the inventory.
3. Previously we had specified approximately 70,000 SY of hydro mulch to restore disturbed areas along project limits. As prescribed by the Arborist office, we have included a special Native American seed mix to restore disturbed areas along the entire project limits into our bid documents. We understand that a credit of 50% will be applied towards the mitigation requirements of the tree preservation plan that will help lower mitigation costs.
    a. Please refer to a section from the addendum highlighting the changes to the seeding specification.

We advertised this project on August 24, 2012 and plan to award November 6, 2012. We look forward to your favorable approval of the revised permit documents.

If you have any questions, or need additional information, please contact the Project Engineer, Ms. Julie Ann Simko, P.E. at (210) 233-3489 or julie.simko@saws.org .

Sincerely,

Kerry Averyt, PE.
Manager
Replacements and Improvements

Attachments:

1. Tree Preservation Plan from the Bid Documents
2. Revised Tree Preservation Plan and seeding revisions submitted by addendum
3. Spreadsheet summary of changes to tree preservation plan
4. Revised Tree Affidavit / Permit Application

Cc: Julie Ann Simko, P.E. Project Engineer (SAWS)
Roland Menchaca (SAWS)
Damien Herrera, P.E. (CDM Smith)
Richard Hendrix, P.E. (Ford Engineering, Inc.)
File

Attachment 2

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENT PROJECTS

TREE AFFIDAVIT / PERMIT APPLICATION

Date: 10-30-2012

Tree Permit # _____ A/P # _____ Permit Fee $ _____

_____ APPROVED _____ NOT APPROVED Inspector / Arborist _____ Date _____

Project Address/Location:	Northeast of the intersection of Loop 410 & Leon Creek going northwesterly to Edward Schlundt at Leon Creek	District:	4
Project Name:	Western Watershed Sewer Relief Line-(W_06) Lower Segment, Project 1	Proj. Mgr:	Julie A. Ferguson, P.E.
Est. Project Starting Date:	February 2013	Acres:	1.228
Project Type (New):	☐ Street ☐ Drainage X Utility ☐ Other (specify)		
Project Type (Existing):	☐ Street ☐ Drainage ☐ Utility ☐ Other (specify)		
Staff Contact:	Julie A. Simko, P.E.	Phone#: (210) 233-3489	Fax#: (210) 233-5279
Email Contact:	Julie.Simko@saws.org		
Consultant Contact:	Ford Engineering, Inc. Richard Hendrix, P.E.	Phone#: (210) 590-4777	Fax#: (210) 590-4940
Email Contact:	Richard@fordengineering.com		

☐ 1. has no Significant, Heritage, or Historic trees as defined in Article V, section 35-523 of the U.D.C. ***(Plan submittal not required)***

☐ 2. Has Significant, or Heritage trees, but this work will in no way cause damage to or the destruction of said trees. (***Plan submittal required with tree preservation plan, site plan indicating location of trees, and tree protection specifications***)

☐ 3. **Not Applicable**

X 4. has Significant, or Heritage trees, that will be removed. (***Plan submittal required with tree preservation plan, site plan indicating location of trees, tree protection specifications with tree inventory***)

Significant:

Total Diameter Inches	22	**Diameter Inches Preserved**	22	**% Preserved**	100

Small Species:

Total Diameter Inches		**Diameter Inches Preserved**		**% Preserved**	

Heritage:

Total Diameter Inches	362	**Diameter Inches Preserved**	240	**% Preserved**	66

Flood Plains:

Total Diameter Inches	1442	**Diameter Inches Preserved**	752	**% Preserved**	52

Please submit plans to: Environmental Review Division • 1901 South Alamo Street • San Antonio, Texas • 78205

Removals					
Tree Plan	Significant trees within floodplain to remove DBH (in)	Significant trees within easement to remove DBH (in)	Heritage to remove DBH (in)	totals	% Savings
final bid docs	344	681	158	1183	
Revised plan in addendum	250	440	122	812	
reduction in removals (in)	94	241	36		
total reduction in removals (in)			**371**	371	31.36%

Preservation					
Tree Plan	Significant trees within floodplain to remain DBH (in)	Significant trees within easement to remain DBH (in)	Heritage to remain DBH (in)	totals	% Savings
final bid docs	245	194	301	740	
Revised plan in addendum	317	435	240	992	
preservation increases (in)	72	241	-61		
total increase in preservation (in)			**252**	**252**	34.05%

Herbaceous Cover	Hydro mulch (SY)	Native Seeding (SY)
final bid docs	69,859.00	0
Revised plan in addendum	0	69,859.00
100% native seeding for credit of 50% on mitigation costs	n/a	x

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SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1

GENERAL

COVER SHEET
G-1 GENERAL NOTES
G-2 GENERAL / CIVIL LEGEND
G-2A SEQUENCE OF CONSTRUCTION
G-2B QUANTITIES SUMMARY
G-3 SURVEY CONTROL PLAN - OVERALL
G-4 SURVEY CONTROL PLAN - TEMPORARY BENCHMARK DETAILS

DEMOLITION

D-1 PAVEMENT REMOVAL AND REPLACEMENT PLAN
D-2 SIPHON DEMOLITION AND ABANDONMENT PLAN

CIVIL

C-1 OVERALL PROJECT KEY PLAN
C-2 PLAN AND PROFILE - BEGINNING TO STA 11+00
C-2A 66" RCP REHABILITATION PLAN AND PROFILE - BEGINNING TO STA 11+00
C-3 PLAN AND PROFILE - STA 11+00 TO STA 22+00
C-3A 66" RCP REHABILITATION PLAN AND PROFILE - STA 11+00 TO END
C-4 PLAN AND PROFILE - STA 22+00 TO STA 33+00 - SIPHON No 1
C-5 PLAN AND PROFILE - STA 33+00 TO STA 44+00
C-6 PLAN AND PROFILE - STA 44+00 TO STA 55+00 - IH 35 CROSSING
C-7 PLAN AND PROFILE - STA 55+00 TO END - SIPHON No 2
C-7A PARTIAL PLAN AND SECTION

CZ-1 CIVIL DETAILS I
CZ-2 CIVIL DETAILS II
CZ-3 CIVIL DETAILS III
CZ-4 CIVIL DETAILS IV
CZ-5 CIVIL DETAILS V

STRUCTURAL

S-1 JUNCTION BOX No 1 - OUTFALL PLANS
S-2 JUNCTION BOX No 1 - SECTIONS
S-3 SIPHON BOX 1A OUTLET BOX - STRUCTURAL PLANS AND SECTIONS
S-4 SIPHON BOX 1B INLET BOX - STRUCTURAL PLANS AND SECTIONS
S-5 JUNCTION No 2A OUTLET BOX - STRUCTURAL PLANS AND SECTIONS
S-6 JUNCTION No 2B INLET BOX - STRUCTURAL PLANS AND SECTIONS
S-7 SIPHON No 2A OUTLET BOX - STRUCTURAL PLANS AND SECTIONS
S-8 SIPHON No 2B INLET BOX - STRUCTURAL PLANS AND SECTION
S-8A DIVERSION BOX 3 AND 4 - STRUCTURAL PLANS AND SECTIONS
S-9 DIVERSION BOX 1 AND 2 - STRUCTURAL PLANS
S-10 DIVERSION BOX 1 AND 2 - STRUCTURAL SECTIONS

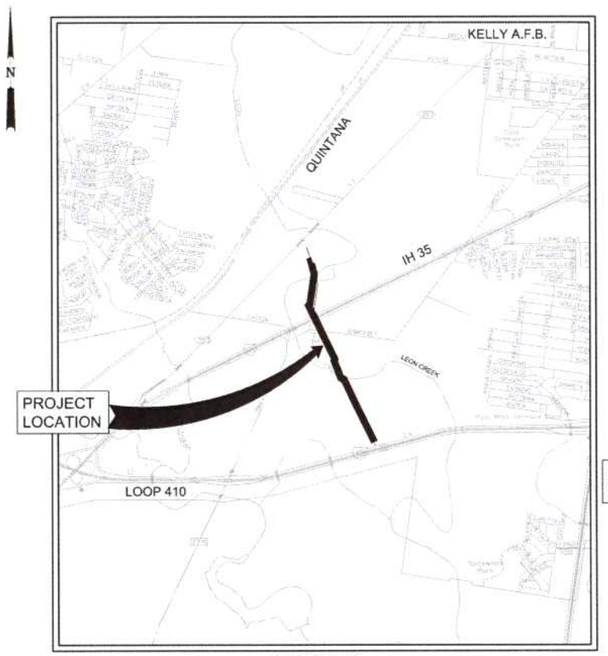
SZ-1 STRUCTURAL TYPICAL DETAILS I
SZ-2 STRUCTURAL TYPICAL DETAILS II

STORM WATER PREVENTION, PROTECTION AND TREE PRESERVATION

TP-1 STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN - SWPPP NARRATIVE
TP-2 STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN - TREE SUMMARY SHEET
TP-3 STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN - STA 1+00 TO 30+00
TP-4 STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN - STA 30+00 TO 60+00
TP-5 STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN - STA 60+00 TO 87+00
TP-6 STANDARD TREE PROTECTION DETAILS I
TP-7 STANDARD TREE PROTECTION DETAILS II
TP-8 STANDARD TREE PROTECTION DETAILS III
TP-9 STANDARD TREE PROTECTION DETAILS IV
TP-10 STANDARD TEMPORARY EROSION, SEDIMENTATION & WATER POLLUTION CONTROL MEASURES STANDARDS 1
TP-11 STANDARD TEMPORARY EROSION, SEDIMENTATION & WATER POLLUTION CONTROL MEASURES STANDARDS 2

TRAFFIC CONTROL

TC-1 TRAFFIC CONTROL PLAN



LOCATION MAP
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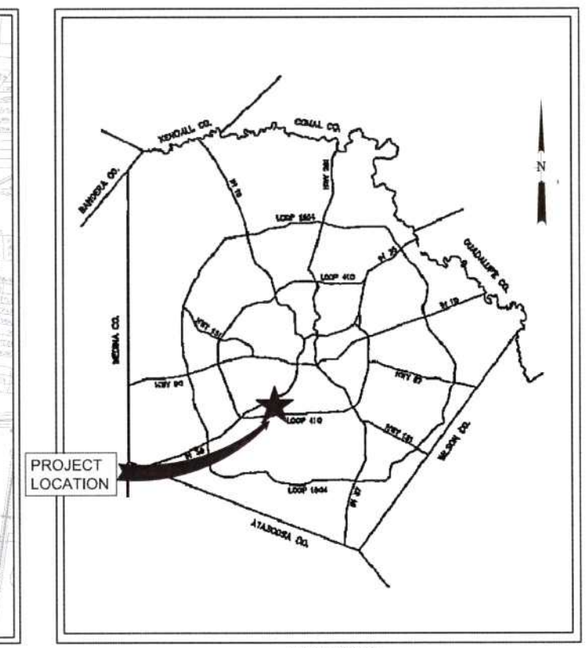

VICINITY MAP
N.T.S.

STATE OF TEXAS
DAMIEN J. HERRERA
87741
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY :

AUGUST 21, 2012
DATE

DAMIEN J. HERRERA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87741
PH. (210) 826-3200

AUGUST 2012

SAWS JOB NO. 12-2516
SAWS SOLICITATION NO. B-12-039-DD

CDM Smith

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com
TBPE No. F-1162

ISSUE No	DATE	CHKD	REMARKS

SAN ANTONIO, TEXAS

Water *Environment* *Transportation* *Energy* *Facilities*

CDMSMITH PROJECT No 73095

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Last Saved: Aug. 20, 12 - 10:55
Plot Date/Time: Aug. 21, 12 - 10:09:35

SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE -PROJECT 1 - Job No. 12-2516

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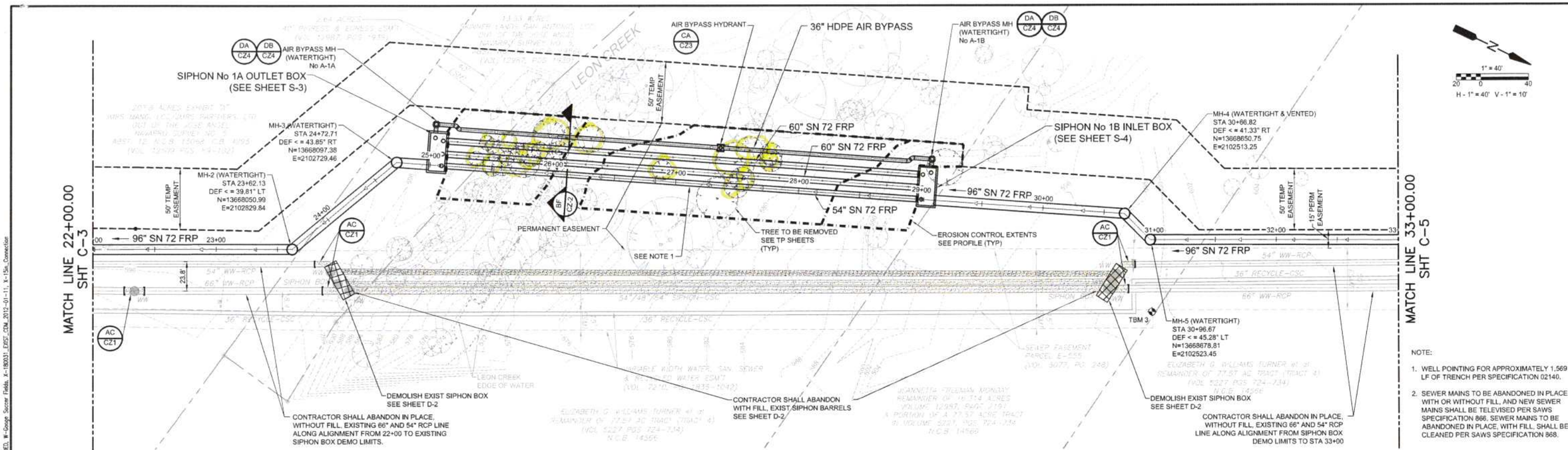
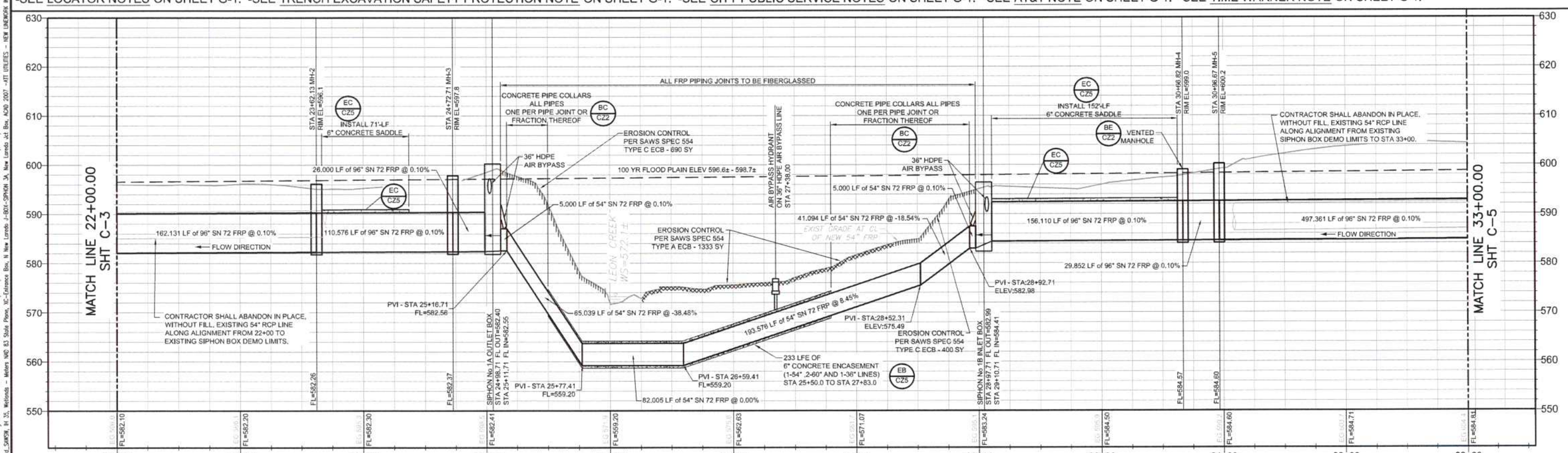


NOTE:

1. WELL POINTING FOR APPROXIMATELY 1,569 LF OF TRENCH PER SPECIFICATION 02140.
2. SEWER MAINS TO BE ABANDONED IN PLACE, WITH OR WITHOUT FILL, AND NEW SEWER MAINS SHALL BE TELEVISED PER SAWS SPECIFICATION 866. SEWER MAINS TO BE ABANDONED IN PLACE, WITH FILL, SHALL BE CLEANED PER SAWS SPECIFICATION 868.

-SEE LOCATOR NOTES ON SHEET G-1. -SEE TRENCH EXCAVATION SAFETY PROTECTION NOTE ON SHEET G-1. -SEE CITY PUBLIC SERVICE NOTES ON SHEET G-1. -SEE AT&T NOTE ON SHEET G-1. -SEE TIME WARNER NOTE ON SHEET G-1.



ISSUE No	DATE	CHKD	REMARKS

DESIGNED BY: RAMIREZ
DRAWN BY: SANDEFUR
SHEET CHK'D BY: RAMIREZ
CROSS CHK'D BY: HERRERA
APPROVED BY:
DATE: AUGUST 2012

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
Texas Registration Number F-3043

STATE OF TEXAS
DAMIEN J. HERRERA
87741
LICENSED
PROFESSIONAL ENGINEER
AUGUST 21, 2012

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED
SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

PLAN AND PROFILE
STA 22+00 TO STA 33+00
SIPHON No 1

SAWS PROJECT #12-2516
FILE NAME: C-PLPP101

SHEET No
C-4

SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE -PROJECT 1 - Project No 12-2516

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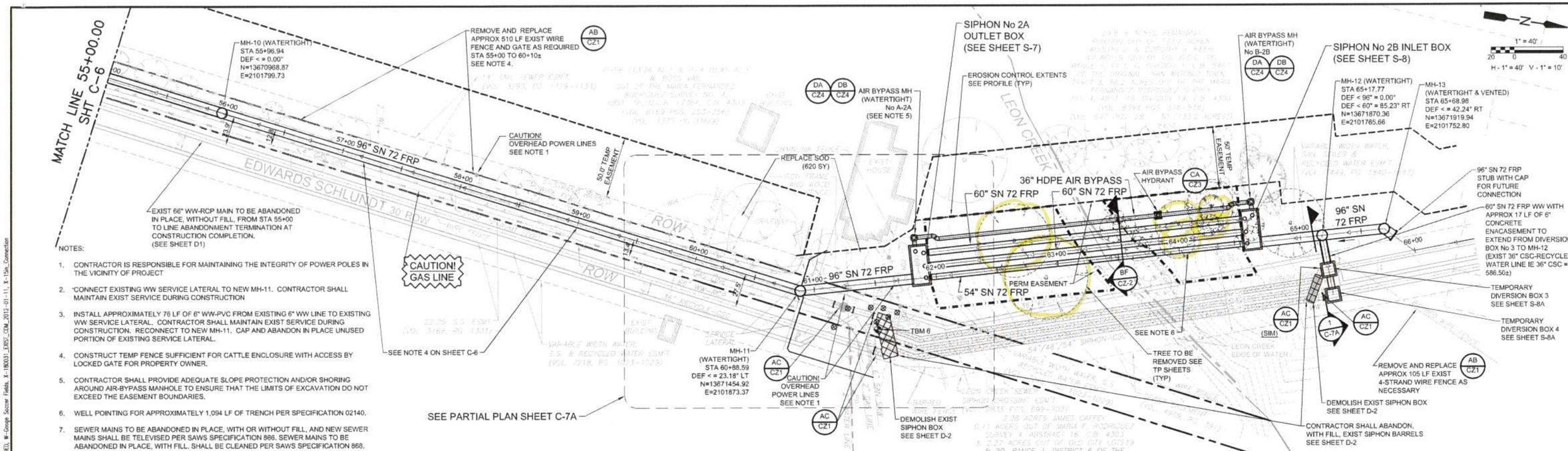

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF POWER POLES IN THE VICINITY OF PROJECT
2. CONNECT EXISTING WW SERVICE LATERAL TO NEW MH-11. CONTRACTOR SHALL MAINTAIN EXIST SERVICE DURING CONSTRUCTION
3. INSTALL APPROXIMATELY 76 LF OF 6" WW-PVC FROM EXISTING 6" WW LINE TO EXISTING WW SERVICE LATERAL. CONTRACTOR SHALL MAINTAIN EXIST SERVICE DURING CONSTRUCTION. RECONNECT TO NEW MH-11. CAP AND ABANDON IN PLACE UNUSED PORTION OF EXISTING SERVICE LATERAL.
4. CONSTRUCT TEMP FENCE SUFFICIENT FOR CATTLE ENCLOSURE WITH ACCESS BY LOCKED GATE FOR PROPERTY OWNER.
5. CONTRACTOR SHALL PROVIDE ADEQUATE SLOPE PROTECTION AND/OR SHORING AROUND AIR-BYPASS MANHOLE TO ENSURE THAT THE LIMITS OF EXCAVATION DO NOT EXCEED THE EASEMENT BOUNDARIES.
6. WELL POINTING FOR APPROXIMATELY 1,094 LF OF TRENCH PER SPECIFICATION 02140.
7. SEWER MAINS TO BE ABANDONED IN PLACE, WITH OR WITHOUT FILL, AND NEW SEWER MAINS SHALL BE TELEVISED PER SAWS SPECIFICATION 866. SEWER MAINS TO BE ABANDONED IN PLACE, WITH FILL, SHALL BE CLEANED PER SAWS SPECIFICATION 868.

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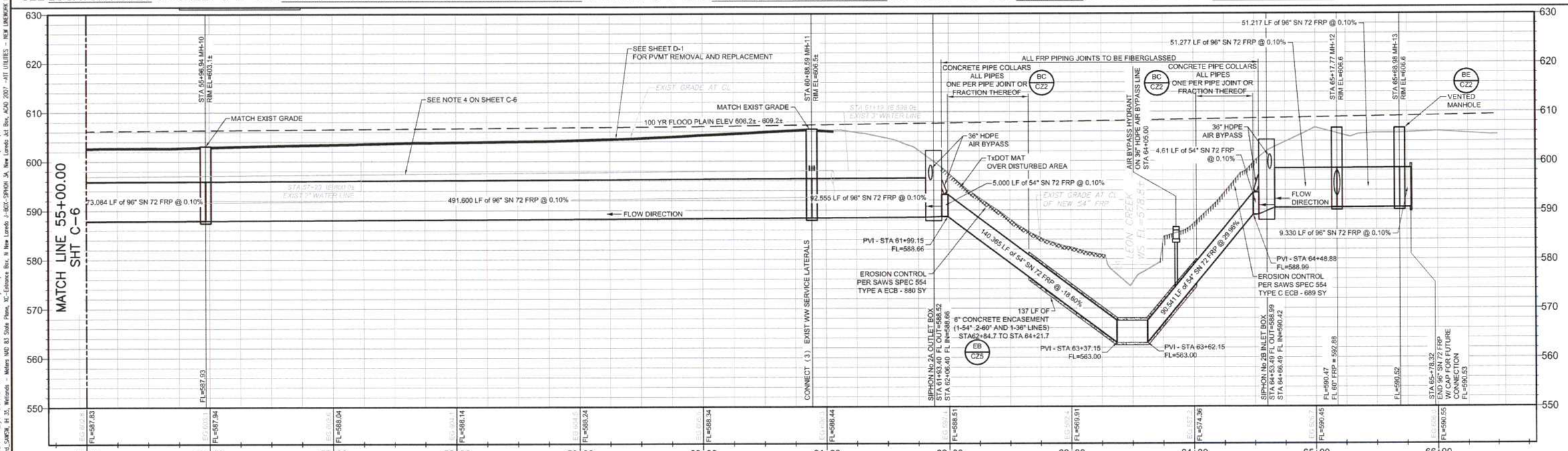

ISSUE No	DATE	CHKD	REMARKS

DESIGNED BY: RAMIREZ
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SHEET CHK'D BY: RAMIREZ
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APPROVED BY:
DATE: AUGUST 2012
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
Texas Registration Number F-3043

DAMIEN J. HERRERA 87741 LICENSED PROFESSIONAL ENGINEER TEXAS
AUGUST 21, 2012

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

PLAN AND PROFILE
STA 55+00 TO END
SIPHON No 2

SAWS PROJECT #12-2516
FILE NAME: C-PLPP101

SHEET No
C-7

S:\ACAD\73095\C-PLPP101 By: david w. sandefur Saved: 8/21/2012 3:15:21 PM Plotted: 8/23/2012 8:25:11 AM
XREFS:XT-EXPL101, XC-PLABOX, XC-Bond_SAWSW, IH 35, Wetlands - Meters NAD 83 State Plane, XC-Entrance Box, N New Laredo J-BOX-SIPHON 3A, New Laredo Jct Box, ACAD 2007 - ATT UTILITIES - NEW LINEWORK INCLUDED, W-Gouge Soccer Fields, X-18033 - EXPS"_CDM_2012-01-11, X-15m_Connection

Plotted - 8/23/2012 8:25:11 AM

EROSION AND SEDIMENTATION CONTROLS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

Western Watershed Relief Line - Lower Segment Project 1

Loop 410 to Edwards-Schlundt Rd., San Antonio, Texas

Project Latitude 29° 20' 04.80" N, Longitude -98° 34' 57.73" W

CONTACT AND PHONE NO.:

PROJECT DESCRIPTION:

Replacement of existing sanitary sewer mains and siphons.

MAJOR SOIL DISTURBING ACTIVITIES:

Major soil disturbing activities may include but are not limited to: right-of-way preparation, trench excavation, etc.

TOTAL PROJECT AREA (ACRES): ± 20

TOTAL AREA TO BE DISTURBED: ± 20

WEIGHTED RUNOFF COEFFICIENT: (AFTER CONSTRUCTION) 55

EXISTING CONDITION OF SOIL, VEGETATIVE COVER AND % OF VEGETATIVE COVER:

Good grass & scattered trees

DESCRIPTION OF WATER DISCHARGED NOT ASSOCIATED WITH CONSTRUCTION:

NAME OF RECEIVING WATERS: Lower Leon Creek (Classified Stream No. 1906)

IDENTIFY STORMWATER DISCHARGE POINTS:

A DESCRIPTION AND TIME FRAME FOR INSTALLATION OF STABILIZATION PRACTICES IN CONJUNCTION WITH CONSTRUCTION:

BMPs shown on plan sheets are to be installed prior to commencement of construction activities.

BMPs are to reduce sediments from construction activities.

SOIL STABILIZATION PRACTICES:

P HYDROMULCHING
__ TEMPORARY SEEDING
P PERMANENT PLANTING, SODDING OR SEEDING
__ MULCHING
__ SOIL RETENTION BLANKET
__ BUFFER ZONES
__ PRESERVATION OF NATURAL RESOURSES

OTHER:

DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY OR PERMANENTLY, SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME AND DONE WITHIN 21 DAYS.

STRUCTURAL PRACTICES:

T SILT FENCES
__ HAY BALES
__ GRAVEL FILTRATION BAGS
T ROCK BERMS
__ DIVERSION, INTERCEPTOR OR PERIMETER DIKES
__ DIVERSION, INTERCEPTOR OR PERIMETER SWALES
__ DIVERSION, DIKE AND SWALE COMBINATIONS
__ PAVED FLUMES
T ROCK BEDDING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
__ TIMBER MATTING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
__ CHANNEL LINERS
__ SEDIMENT TRAPS
__ SEDIMENT BASINS
__ STORM INLET SEDIMENT TRAP
__ STONE OUTLET SEDIMENT STRUCTURES
__ CURBS AND GUTTERS
__ STORM SEWERS
__ VELOCITY CONTROL STRUCTURES
__ GEOTEXTILES

OTHER:

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORMWATER MANAGEMENT) ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. Contractor shall limit vegetative and soil disturbance to essential construction sites only. 2. Install perimeter controls prior to construction. 3. Construction of the proposed work contained in contract and as outlined in general phasing of the project. 4. Project clean up. 5. Place hydromulch, topsoil, seed and sod per contract documents.

A DESCRIPTION OF MAINTENANCE PROCEDURES FOR CONTROL MEASURES USED:

STORMWATER MANAGEMENT:

The proposed sewer improvements were designed to maintain or in certain cases improve upon existing conditions in consideration of hydraulic design standards to convey stormwater in a manner that is protective of public safety and property. The control of erosion from construction is therefore inherent to the design.

A DESCRIPTION OF PERMANENT STORM WATER MANAGEMENT CONTROLS:

The design includes provisions for permanent erosion controls provided by revegetating disturbed areas.

OTHER EROSION AND SEDIMENTATION CONTROLS

MAINTENANCE:

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGEWAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION:

AN INSPECTION WILL BE PERFORMED BY THE CONTRACTOR EVERY 14 DAYS AS WELL AS AFTER EVERY 1 / 2" OR MORE OF RAIN (RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE CORRECTED BEFORE THE NEXT SCHEDULED INSPECTION.

WASTE MATERIALS:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL STATE AND LOCAL CITY SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING):

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, GASOLINE, MOTOR OIL, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION OR CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS AND MEETS REPORTING REQUIREMENTS, THE NATIONAL RESPONSE CENTER SHOULD BE CONTACTED AT 800-424-8802, AND ANY REQUIRED CHANGES MADE TO THE SWPPP. IN THE EVENT OF A LIFE THREATENING SPILL THE SAN ANTONIO FIRE DEPARTMENT SHOULD BE NOTIFIED AS WELL AS THE APPROPRIATE CITY INSPECTORS.

SANITARY WASTE

All sanitary waste will be collected from portable units as necessary, or as required by local regulations by a Licensed Sanitary Waste Management Contractor.

OFFSITE EXCAVATION SOURCE LOCATION

OFFSITE FILL SOURCE LOCATION

OFFSITE VEHICLE TRACKING

Off-site vehicle tracking of sediments and the generation of dust must be minimized. Excess sediments on roadways shall be removed on a regular basis as directed/approved by the Engineer.

T HAUL ROADS DAMPENED FOR DUST CONTROL.
T LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
T EXCESS DIRT ON ROAD TO BE REMOVED DAILY
T STABILIZED CONSTRUCTION ENTRANCE.

OTHER:

CERTIFICATION THAT SITE DISTURBANCE AND / OR DISCHARGES WILL NOT EFFECT LISTED ENDANGERED SPECIES AND THEIR HABITAT.
WHAT METHOD IS USED TO SATISFY THE ENDANGERED SPECIES REQUIREMENTS?

REMARKS:

DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT ENTERS RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, BODY OF WATER OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS POSSIBLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTION PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

ISSUE No	DATE	CHK'D	REMARKS

DESIGNED BY: MDS
DRAWN BY: MDS
SHEET CHK'D BY: RWH
CROSS CHK'D BY:
APPROVED BY: RWH
DATE: AUGUST 21, 2012
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
Texas Registration Number F-3043

FORD ENGINEERING INC.
ENGINEERING * PLANNING * DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-4940 TBPE NO. F-1162
www.fordengineering.com Project # 1800.3101

RICHARD W. HENDRIX 107385 LICENSED STATE OF TEXAS
8/21/12

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN
SWPPP NARRATIVE

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-1

H:\CIV_PROJ_SAWS\180031 01 WESTERN WATERSHED SEWER RELIEF DESIGN\DWG\180031_TREE_PRESERVATION PHASE 1 By: miles stanley Saved: 8/21/2012 9:09:42 AM Plotted: 8/21/2012 9:11:46 AM
XREFS:FD_SEALS_2010, 180031_EXIST, 180031_DESIGN, CDM_PROPOSED ALIGNMENT, COMBINED 540_650-651_700 TWEAKED CONTOURS, BESAR
SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516
Plotted - 8/21/2012 9:11:46 AM

SIGNIFICANT TREES WITHIN FLOODPLAIN TO REMOVE			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5405	HACK	11" hackberry	11
5407	HACK	17" hackberry	17
5408	LUG	cluster 22" ligustrum	22
5446	HUI	13" huisache	13
6984	HACK	10" hackberry	10
6987	HACK	10" hackberry	10
6990	UNK	cluster 6"x6"x7"x5"x2"x3"	7
6992	HACK	10"x11"x12" hackberry	12
6993	HACK	10" hackberry	10
6996	HACK	6"x8"x6"x10" hackberry	10
7017	HACK	19" hackberry	19
7018	MESQ	13"x19" mesquite	19
8228	HACK	11"x6" hackberry	11
8301	ASH	17" ash	17
8302	HACK	11" hackberry	11
8303	ASH	18" ash	18
8318	PEC	15 " pecan	15
8319	PEC	6" pecan	6
8421	PEC	7" pecan	7
8422	PEC	10" pecan	10
8423	PEC	6" pecan	6
8424	PEC	8" pecan	8
8426	PEC	12" pecan	12
8509	ELM	16" elm	16
8523	ML	7" mountain laurel	7
8530	MESQ	17"x12" mesquite	17
8531	HACK	18" hackberry	18
8536	PER	5" persimmon	5
TOTAL SIGNIFICANT INCHES TO REMOVE			344

SIGNIFICANT TREES WITHIN FLOODPLAIN TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5177	MESQ	10x15" mesquite	15
5360	HACK	12" hackberry	12
5362	HUI	18" huisache	18
5365	HACK	15" hackberry	15
6934	HACK	19" hackberry	19
6937	MESQ	7"x15x"6" mesquite	15
6938	HACK	14" hackberry	14
6939	MESQ	8"x14"x15" mesquite	15
6946	MESQ	10"x10"x8" mesquite	10
6975	MESQ	23" mesquite	23
8299	WILL	22" willow	22
8493	HACK	17" hackberry	17
8494	HACK	12" hackberry	12
8496	CYP	21" cypress	21
8499	MESQ	17" mesquite	17
		TOTAL	245

SIGNIFICANT TREES WITHIN EASEMENT TO BE REMOVED			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5160	HACK	14x10x12" hackberry	14
5161	HACK	15" hackberry	15
5291	PEC	17" pecan	17
5437	MESQ	12x9x7x7" mesquite	12
5460	HACK	11x14" hackberry	14
5461	HACK	12" hackberry	12
5462	HACK	18" hackberry	18
5468	MESQ	17" mesquite	17
5469	MESQ	20" mesquite	20
5541	HACK	12"x9" hackberry	12
5542	HACK	12"x10"x10" hackberry	12
5543	HACK	18" hackberry	18
5544	HACK	13"x11" hackberry	13
5545	HACK	12" hackberry	12
5546	HACK	10" hackberry	10
5547	COND	8"x6"x5" condolia	8
5548	HACK	14" hackberry	14
5549	COND	9" condolia	9
5550	PEC	8" pecan	8
5551	PEC	7" pecan	7
5553	HACK	16" hackberry	16
5569	HACK	10"x8" hackberry	10
5572	MESQ	11"x9"x14" mesquite	11
5573	HACK	11"x11" hackberry	11
5574	HACK	10" hackberry	10
5575	MESQ	16" mesquite	16
6568	PEC	20" pecan	20
6592	MESQ	22" mesquite	22
7015	MESQ	9"x12"x10"x7" mesquite	12
7023	HACK	10" hackberry	10
7024	HACK	10" hackberry	10
7030	ELM	6" elm	6
7033	HACK	14" hackberry	14
7060	ASH	10"x10"x5"x5" ash	10
7061	MESQ	9"x12" mesquite	12
8221	ELM	6" elm	12
8223	ELM	6" elm twin	6
8226	ELM	6" elm	6
8231	HACK	12" hackberry	12
8233	ELM	8" elm	8
8234	ELM	8" elm	8
8235	PEC	9" pecan	9
8237	HACK	13" hackberry	13
8304	WILL	11" willow	11
8315	PEC	16" pecan	16
8316	PEC	11" pecan	11
8317	PEC	12" pecan	12
8321	PEC	9" pecan	9
8322	PEC	6" pecan	6
8323	PEC	9" pecan	9
8533	HACK	10" hackberry	10
8534	MESQ	19" mesquite	19
11511	CYP	15" cypress	15
11512	CYP	9" cypress	9
11513	CYP	8" cypress	8
11521	PEC	10" pecan	10
11522	PEC	10" pecan	10
TOTAL SIGNIFICANT INCHES TO REMOVE			681

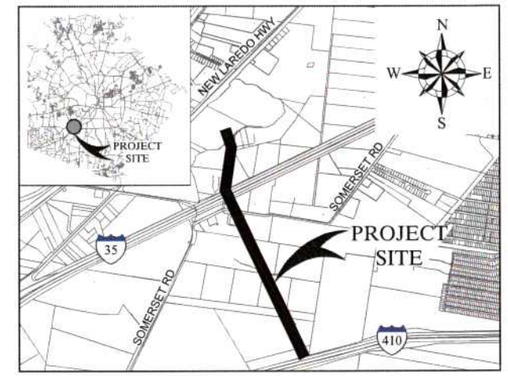
SIGNIFICANT TREES WITHIN EASEMENT TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
4225	ASH	10" ash	10
4226	WILL	8"x8"x10"x10"x10" willow	10
4239	ELM	12" elm	12
4251	WILL	10" willow	10
5264	HUI	12x10" huisache	12
5265	HUI	10"x10" huisache	10
5266	ELM	6" elm	6
5269	UNK	6" unknown	6
5270	UNK	7" unknown	7
5271	CYP	16" cypress	16
5272	CW	9" cottonwood	9
5274	HACK	15" hackberry	15
5290	PEC	11" pecan	11
5292	PEC	6" pecan	6
5464	HACK	13x10" hackberry	13
5552	HUI	12"x14" huisache	14
5623	PEC	17" pecan	17
5834	HUI	10"x9" huisache	10
TOTAL SIGNIFICANT INCHES TO REMAIN			194

HERITAGE TREES TO REMOVE (MITIGATE @ 1:1)			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5366	HACK	30" hackberry	30
5367	ASH	36" ash	36
7014	MESQ	28" mesquite	28
TOTAL HERITAGE INCHES TO REMOVE			94

HERITAGE TREES TO REMOVE (MITIGATE @ 3:1)			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
7077	PEC	30" pecan	30
7078	PEC	34" pecan	34
TOTAL HERITAGE INCHES TO REMOVE			64

HERITAGE TREES TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
4223	WILL	24" willow	24
4224	WILL	24"x20" willow	24
5273	ASH	35" ash	35
5282	PEC	35" pecan	35
5283	PEC	26" pecan	26
5624	PEC	30" pecan	30
5625	PEC	24" pecan	24
6972	ASH	36" ash	36
8351	PEC	32" pecan	32
8450	ELM	35" elm	35
TOTAL HERITAGE INCHES TO REMAIN			301

Tree Preservation Calculations	
Total Significant Inches Outside Floodplain:	22
Significant To Remain:	22
Significant To Remove:	0
Significant Preserved Outside Floodplain:	100%
Total Significant Inches Within Floodplain:	1464
Significant To Remain:	439
Significant To Remove:	1025
Significant Preserved Within Floodplain:	30%
Total Heritage Inches:	459
Total Heritage Remain:	301
Total Heritage Remove:	158
Total Heritage Preserved:	66%
Total Inches to Preserve:	
Significant Outside Floodplain: (40% Of Total)	9
Significant Within Floodplain: (80% Of Total)	1171
Heritage: (100% Of Total)	459
Total Inches to Mitigate:	
Significant (1:1):	732
Heritage (3:1):	192
Heritage (1:1)	94
Total Inches:	1018
Inches Planted:	0
Cost Per Inch	$200.00
Total Paid Into Tree Fund:	$203,600.00



LOCATION MAP
NOT TO SCALE

TREE PROTECTION & PRESERVATION GENERAL NOTES

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHES TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE TRIMMING AND PRUNING OF THE TREES AND/OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT BE LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (210-207-0278).
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT AL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
- XXX — TREE TO REMAIN
- XXX — TREE TO REMOVE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ROCK BERM

NOTE:

1. SEE SHEET G-4 FOR BENCHMARK LOCATION DETAILS.
2. SEE SHEETS TP-10 AND TP-11 FOR STORMWATER POLLUTION PREVENTION DETAILS.
3. SEE SHEETS TP-6 THROUGH TP-9 FOR TREE PRESERVATION DETAILS.

100 YEAR FLOODPLAIN NOTE:
PLAN VIEW AREAS SHOWN LIE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA PANEL No. 48029C0555F FOR BEXAR COUNTY EFFECTIVE SEPTEMBER 29, 2010 UNLESS OTHERWISE NOTED.

TREE PLANTING FOR MITIGATION OR ENHANCEMENT:
ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

IN ADDITION EXISTING PROTECTED TREES ON THE PROJECT ARE TO BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED AT A RATIO OF ONE (1) INCH PER INCH FOR SIGNIFICANT TREES AND AT A 3:1 INCH RATIO FOR HERITAGE TREES PER THE UNIFIED DEVELOPMENT CODE 35-523, TABLE 523-2.

ISSUE No	DATE	CHKD	REMARKS

DESIGNED BY: MDS
DRAWN BY: MDS
SHEET CHK'D BY: RWH
CROSS CHK'D BY:
APPROVED BY: RWH
DATE: AUGUST 21, 2012
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
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TEL: (210) 590-4777 FAX: (210) 590-4940 TBPE NO. F-1162
www.fordengineering.com Project # 1800.3101

RICHARD W. HENDRIX 107385 LICENSED PROFESSIONAL ENGINEER
8/21/12

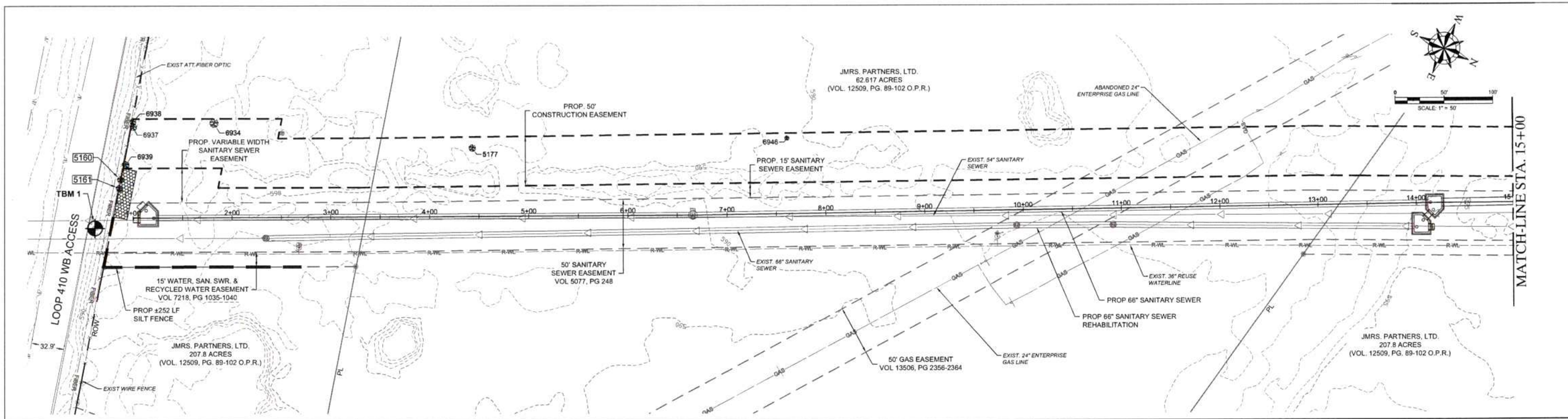
SAN ANTONIO WATER SYSTEM

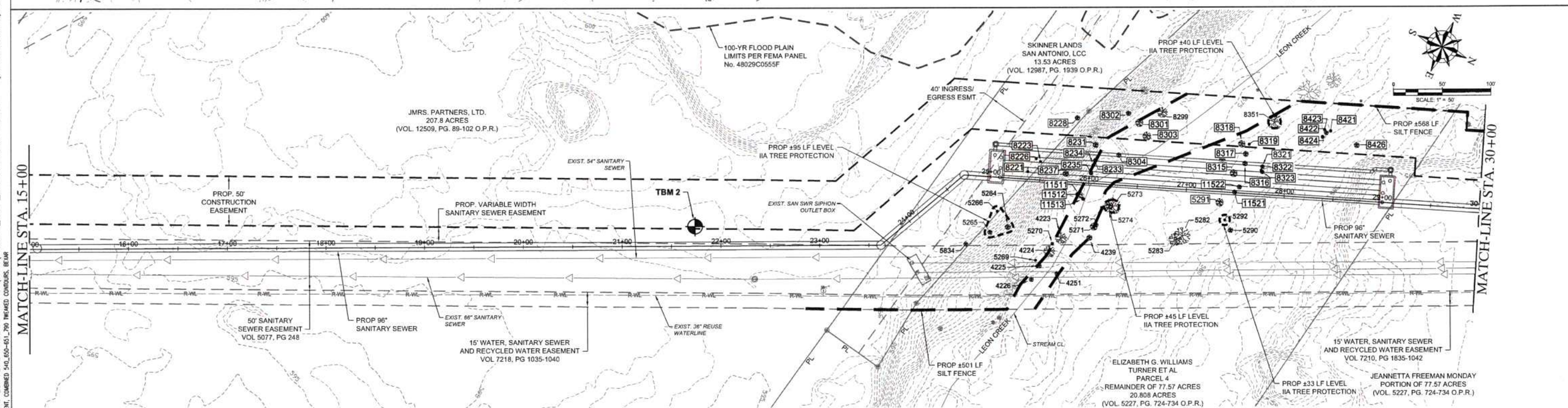
W6: WESTERN WATERSHED
SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION
& TREE PRESERVATION PLAN
TREE SUMMARY SHEET

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-2

H:\CIV_PROJ_SAWS\180031 01 WESTERN WATERSHED SEWER RELIEF DESIGN\DWG\180031_TREE_PRESERVATION PHASE 1 By: miles stanley Saved: 8/21/2012 9:14:43 AM Plotted: 8/21/2012 9:19:09 AM
XREFS:FEL_SEAL5_2010; 180031_EXIST; 180031_DESIGN; CDM_PROPOSED ALIGNMENT; COMBINED 540_650-651_750 TWEAKED CONTOURS; BEXAR
SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516
Plotted - 8/21/2012 9:19:09 AM





LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
- TREE TO REMAIN
- TREE TO REMOVE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ROCK BERM

TREE PLANTING FOR MITIGATION OR ENHANCEMENT:
ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

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100 YEAR FLOODPLAIN NOTE:
PLAN VIEW AREAS SHOWN LIE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA PANEL No. 48029C0555F FOR BEXAR COUNTY EFFECTIVE SEPTEMBER 29, 2010 UNLESS OTHERWISE NOTED.

NOTE:
1. SEE SHEET G-4 FOR BENCHMARK LOCATION DETAILS.
2. SEE SHEETS TP-10 AND TP-11 FOR STORMWATER POLLUTION PREVENTION DETAILS.
3. SEE SHEETS TP-6 THROUGH TP-9 FOR TREE PRESERVATION DETAILS.

ISSUE No	DATE	CHKD	REMARKS

DESIGNED BY: MDS
DRAWN BY: MDS
SHEET CHK'D BY: RWH
CROSS CHK'D BY:
APPROVED BY: RWH
DATE: AUGUST 21, 2012
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
Texas Registration Number F-3043

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-6940 TBPE NO. F-1162
www.fordengineering.com Project # 1800.3101

RICHARD W. HENDRIX 107385 LICENSED
8/24/12

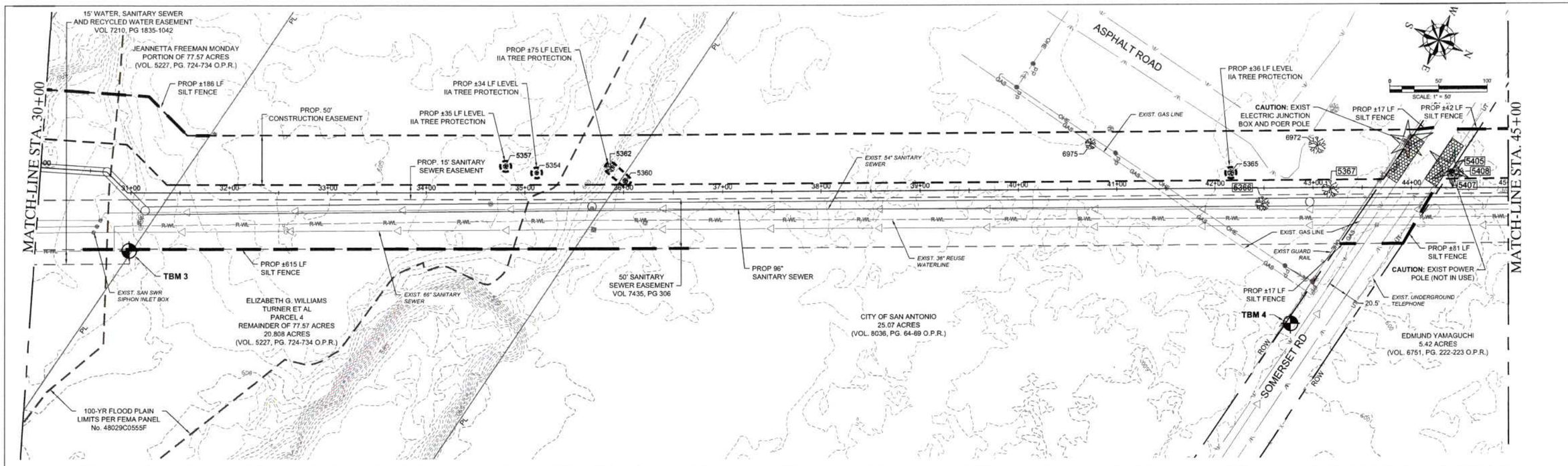
SAN ANTONIO WATER SYSTEM

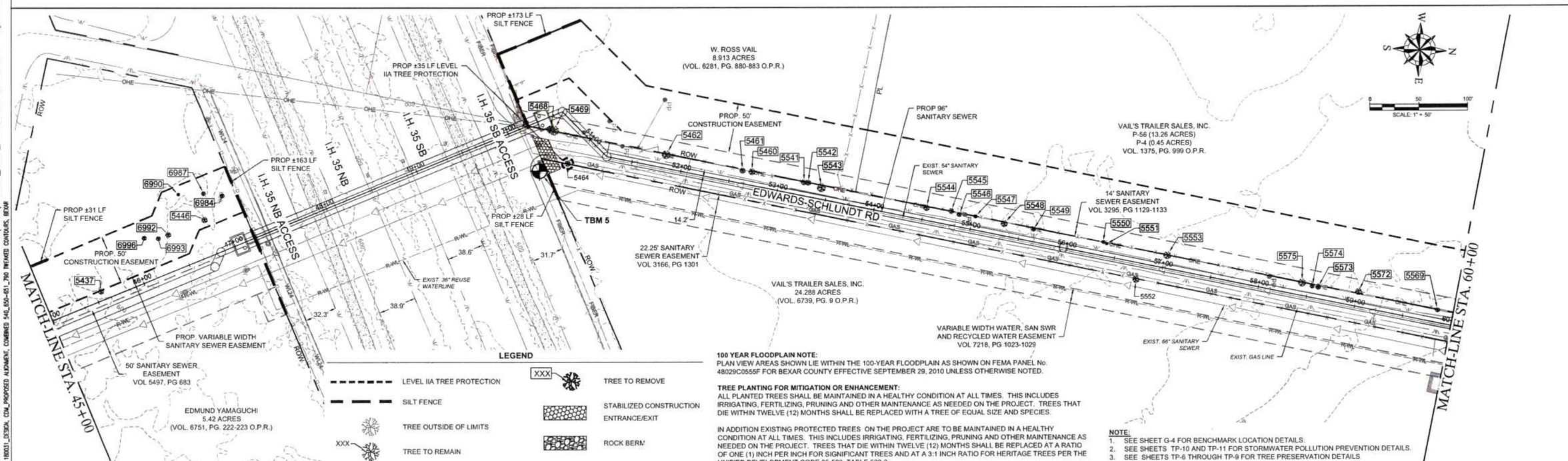
W6: WESTERN WATERSHED
SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION
& TREE PRESERVATION PLAN
STA 1+00 TO 30+00

SAWS PROJECT # 12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-3

H:\CIV_PROJ_SAWS\180031 01 WESTERN WATERSHED SEWER RELIEF DESIGN\DWG\180031_TREE_PRESERVATION PHASE 1 By: miles stanley Saved: 8/21/2012 9:14:43 AM Plotted: 8/21/2012 9:16:32 AM
XREFS:FD_SFAS_2010, 180031_EXIST, 180031_DESIGN, CDM_PROPOSED ALIGNMENT, COMBINED 540_650-651_790 TWEAKED CONTOURS, BEXAR
SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516
Plotted - 8/21/2012 9:16:32 AM





LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
- TREE TO REMAIN
- TREE TO REMOVE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ROCK BERM

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NOTE:
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3. SEE SHEETS TP-6 THROUGH TP-9 FOR TREE PRESERVATION DETAILS.

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RICHARD W. HENDRIX 107385 LICENSED PROFESSIONAL ENGINEER
8/21/12

SAN ANTONIO WATER SYSTEM
W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN
STA 30+00 TO 60+00

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-4

SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516

Plotted - 8/21/2012 9:16:57 AM

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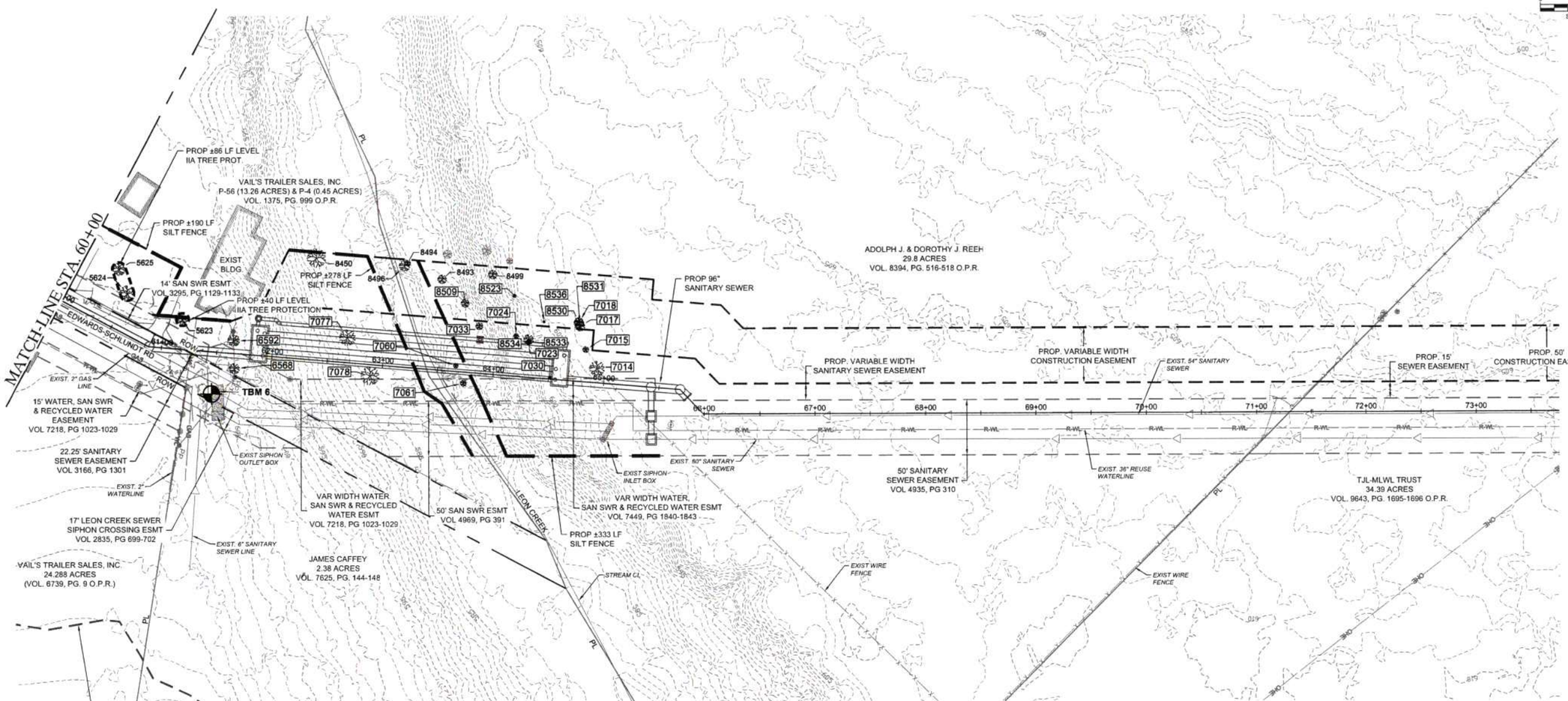
XREFS:FIL_SEALS_2010, 180031_EXIST, 180031_DESIGN, CDM_PROPOSED ALIGNMENT, COMBINED 540_650-651_790 INFORMED CONTOURS, BEXAR



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LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
- XXX TREE TO REMOVE
- XXX TREE TO REMAIN
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ROCK BERM

NOTE:
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8/21/12

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED
SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN
STA 60+00 TO 87+00

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-5

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XREFS:FEL_SEALS_2010, 180031_EXIST, 180031_DESIGN, CDM_PROPOSED ALIGNMENT, COMBINED 540_650-651_790 TWEAKED CONTOURS, BEXAR

SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516
Plotted - 8/21/2012 9:17:09 AM

SAN ANTONIO WATER SYSTEM
W6: Western Watershed Sewer Relief Line – Project I
SAWS Job No. 12-2516
Solicitation No. B-12-039-DD

ADDENDUM NO. 1
September 19, 2012

To Bidder of Record:

This addendum, applicable to work referenced above, is an amendment to the bidding documents and as such will be a part of and included in the Contract Documents. Acknowledge receipt of this addendum by entering the addendum number and issue date in the space provided in submitted copies of the proposal.

A. Mandatory Pre-Bid Conference Meeting Minutes:

1. **Pre-Bid Meeting Sign-in Sheet** (See Attached – 2 pages)

2. **Pre-Bid Meeting Minutes** - A copy of the Mandatory Pre-Bid Conference meeting minutes held on September 6, 2012 is attached for reference only.

B. Bidding and Contract Requirements:

1. **Invitation to Bidders** – Bids will not be accepted from any company not represented at the mandatory pre-bid meeting held on September 6, 2012 at 2:00 p.m. The following list is a record of the represented firms.

   - BRH-Garver Construction
   - Condie Construction Co.
   - Flowtite Pipe
   - Gajeske-Bypass Pumping (or Gajeske, Inc.)
   - Hobas Pipe USA
   - Huff & Mitchell
   - Insituform
   - Layne
   - Lewis Contractors
   - Merryman Excavation
   - Mountain Cascade
   - Oscar Renda Contracting
   - Pesado Construction
   - Rain for Rent
   - SER Construction
   - S.J. Louis Construction
   - Wright Construction

2. **BID PROPOSAL:** Remove in its entirety and replace with the revised "Bid Proposal" attached, noting the following changes:

- Page BP-9 and 10 – Pay Items 853.a, the words '60" FRP Reinforced Poly Manhole' will be replaced with '72" FRP Reinforced Poly Manhole'.

- Page BP-9 and 10 – Pay Items 853.b, the words '60" FRP Reinforced Poly Manhole' will be replaced with '72" FRP Reinforced Poly Manhole'.

- Page BP-9 and 10 – Pay Items 853.c, the words '60" FRP Reinforced Poly Manhole' will be replaced with '72" FRP Reinforced Poly Manhole'.

- Page BP-9 and 10 – Pay Items 853.d, the words '60" FRP Reinforced Poly Manhole' will be replaced with '72" FRP Reinforced Poly Manhole'.

- Page BP-11 – Pay Items 856, Remove the following language, "SN 72", from the description language.

- Page BP-11 – Pay Items 858, Change the quantity from 2,270.2 CY to 1479.7 CY.

3. **INSTRUCTIONS TO BIDDERS:** Page IB-7, replace Paragraph 23 with the following:

   23. To assist the San Antonio Water System Contracting Office in performing the bidder evaluation and subsequent recommendation of award, the apparent low bidder <u>must submit the following items with their bid packet the day of the bid opening.</u> Failure to provide the required information within the specific time may result in determining a non-responsive bidder:

   a) A complete financial statement for your organization that was prepared within the past 12 months, by an independent Certified Public Accountant, and a point of contact for your banking institution.

   b) An information packet on company showing experience, organization and equipment.

   c) A statement regarding ability to complete the project within the schedule taking into account existing commitments.

   d) Record of performance on three (3) similar projects as outlined in the SC 7.17 of the Special Conditions.

   e) A completed and signed W-9 Request for Taxpayer Identification Number and Certification form.

   2. *Reservation of Rights: SAWS reserves its right to ask for additional projects or clarification of information submitted to complete the review of or establish a bidder's record of performance.*

4. **ARTICLE IV. CONTRACT ADMINISTRATION**: Section 4.6, Subcontractors of the General Conditions shall be amended as follows:

   .2 CONTRACTRORS

   The Contractor shall perform the Work with its own organization on at least 40% of the total original contract price. The term to "perform the Work with its own organization" is defined herein as utilizing only:

- *Workers employed and paid directly by the Contractor or a wholly owned subsidiary of the contractor.*
- *Equipment owned by the contractor or its wholly owned subsidiary.*
- *Rented or leased equipment operated by the Contractor's, or its wholly owned subsidiaries, employees.*
- *For purposes of determining the value of the Work self performed, the amount shall include all materials incorporated into the Work where the majority of the value of the Work involved in incorporating the material is performed by the Contractor's own Organization, including wholly owned subsidiary; and*
- *Labor provided by staff leasing firms licensed under Chapter 91 of the Texas Labor code for non supervisory personnel if the contractor or wholly owned subsidiary maintains direct control over the labor.*

The remainder of this Section shall remain unchanged.

8. **ARTICLE V. CONTRACT RESPONSIBILITIES:** Section 5.4, Superintendent of the General Conditions shall be amended as follows:

   The Contractor shall keep on-site pursuant to this Project during its progress a competent full-time Superintendent who is a direct employee of the prime contractor and any necessary assistants, all satisfactory to the Owner.

   The appointment of a designee in lieu of a full time superintendent shall not be allowed as part of this provision, therefore any reference to "designee" shall not be applicable.

   The remainder of this section shall remain unchanged.

9. **BID PROPOSALCHECKLIST | BPC-1:** Remove in its entirety and replace with the revised "Bid Packet Checklist" attached.

10. **CONSTRUCTION PLANS | SHEET G-2B:** Remove in its entirety and replace with the revised "Sheet G-2B – Quantities Summary" attached.

11. **CONSTRUCTION PLANS | SHEET C-4:** Remove in its entirety and replace with the revised "Sheet C-4 – Plan and Profile STA 22+00 to STA 33+00 Siphon No. 1" attached.

12. **CONSTRUCTION PLANS | SHEET C-6:** Remove in its entirety and replace with the revised "Sheet C-6 – Plan and Profile STA 44+00 to STA 55+00 IH 35 Crossing" attached.

13. **CONSTRUCTION PLANS | SHEET C-7:** Remove in its entirety and replace with the revised "Sheet C-7 – Plan and Profile STA 55+00 to END Siphon No. 2" attached.

14. **CONSTRUCTION PLANS | SHEET CZ-5:** Remove in its entirety and replace with the revised "Sheet CZ-5 – Civil Detail V" attached.

15. **CONSTRUCTION PLANS | SHEET TP-2:** Remove in its entirety and replace with the revised "Sheet TP-2 – Stormwater Pollution Prevention & Tree Preservation Plan: Tree Summary Sheet" attached.

16. **CONSTRUCTION PLANS | SHEET TP-3:** Remove in its entirety and replace with the revised "Sheet TP-3 – Stormwater Pollution Prevention & Tree Preservation Plan: STA 1+00 to 30+00" attached. Revision clouds which appear but have no contents represent trees that have been deleted from the plan per tree inspector comments. The cloud is shown simply to indicate the location of the old tree symbol.

17. **CONSTRUCTION PLANS | SHEET TP-4:** Remove in its entirety and replace with the revised "Sheet TP-4 – Stormwater Pollution Prevention & Tree Preservation Plan: STA 30+00 to 60+00" will be deleted in its entirety and replaced. Revision clouds which appear but have no contents represent trees that have been deleted from the plan per tree inspector comments. The cloud is shown simply to indicate the location of the old tree symbol.

18. **CONSTRUCTION SPECIFICATIONS: SPECIFICATION SECTION SS520 HYDROMULCH SEEDING**: Delete this section in its entirety. The Contractor shall rely on the City of San Antonio Standard "Specification 520 – Hydromulching" which is already included in these specifications by reference.

19. **CONSTRUCTION SPECIFICATIONS: SPECIFICATION SECTION 520 HYDROMULCHING**, Paragraph 520.2.A, City of San Antonio Standard Specification: Replace references to Bermuda Grass Seed Mixture with "Caliche Mix – Native Seed Mix, Item #2860" as manufactured by Native American Seed; Junction, Tx; 1-800-728-4043; email: info@seedsource.com, or approved equal.

20. **CONSTRUCTION SPECIFICATIONS: SPECIFICATION SECTION 520 HYDROMULCHING**, Paragraph 520.4.D, City of San Antonio Standard Specification: Replace references to Bermuda grass seed mixture with "Caliche Mix – Native Seed Mix, Item #2860" as manufactured by Native American Seed; Junction, Tx; 1-800-728-4043; email: info@seedsource.com, or approved equal. The application rate for the seed mixture shall be as specified by the manufacturer.

C. Questions and Answers:

The following represent clarification on the Contract Documents:

1. The Tree Preservation Plan has been revised as noted above. Please refer to revised plan sheets attached to this Addendum.

2. Contractor is expected to use erosion control matting and other devices as necessary to control erosion at the creek crossings.

3. Contractor is to supply a copy of any agreement that he/she makes with private property owners to the "Owner" i.e. SAWS.

4. Sanitary sewer trench backfill shall be 98% compaction in accordance with the SAWS Construction Specification 804 - Excavation, Trenching, and Backfill.

5. The Construction Sequencing notes identify sequencing of bypass flows are suggested; but ultimately the Contractor is responsible for all flow management throughout the duration of the project.

The following represents answers to questions received by SAWS in writing:

1. Question: We are wondering whether or not SEWERLOCK has been placed on the "or equivalent" list for MANHOLE/SECURITY ACCESS product. Mr. Robert Cruz at SAWS has been provided all SEWERLOCK product information/specifications and yet we have had no communication with him about the status of SEWERLOCK's desire to be an approved(as equivalent) vendor. Could you please direct this to the appropriate individuals as we do not wish to miss an opportunity (as in this job) to supply our product on any job that is calling for manhole "locking"?

   Answer: This is not a requirement for this Project. Please contact the SAWS Standards Committee for additional information.

2. Question: Have soil borings been done for this project and available to the contractor? If borings have been done, can you provide information on where to review or download them?

   Answer: Yes. This information is available on the SAWS website. The link is as follows: http://www.saws.org/business_center/ContractSol/Drill.cfm?id=582&View=Yes

3. Question: Will an exact 96"ID for the 96"FRP be required to meet the design requirements of W6: Western Watershed Sewer Relief Line?

   Answer: 96" is the nominal inside diameter used in design. The actual inside pipe diameter shall not be less than 95".

4. Question: Sheet C-6 calls out for 321.2lf of 60" SN 72 Jack and Bore pipe thru the IH 35 ROW. It is typical that all flexible pipes (FRP) are encased inside a steel casing under any TxDOT ROW. Please see attached PDF outlining TxDOT requirements: "Casing shall consist of a pipe or other separate structure around and outside the carrier line". Will a steel casing be required as the carrier pipe for the FRP which is typical of all SAWS projects crossing a major roadway such as IH 35?

   Answer: Design constraints do not allow for a steel casing to be installed under IH-35. All jacking pipe under IH-35 shall be of the proper thickness and use the proper couplings to facilitate the site soil conditions.

5. Question: Please confirm the Tee Base necks are to be 48" in diameter and the FRP Manhole Risers are to be 60" in diameter. There seems to be a conflict between what is called out on Sheet CZ-2 and Sheet G-2B of the plans.

   Answer: Sheet G-2B, Items 853 a-d all consist of 60" FRP MH's on a TBase Fitting. The number 60" should be changed to 72" to correlate with the details shown on sheet CZ-2.

6. Question: As noted on the plans for the shallow cover areas, The use of concrete saddles are not recommended, because they (by design) create two different support conditions at the same location on a given pipe. For flexible pipe, a continuous & uniform modulus material for support (surround) is important to avoid stress concentrations and can eventually cause damage. For shallow cover areas, a concrete slab not in contact with the pipe that has a 4" to 6" stone or sand buffer can be used, or complete surround of the pipe can be done.

   Answer: The detail on sheet CZ-5 will be modified to show 4" of sand buffer to be installed between pipe saddle and FRP pipe.

7. Question: On the bid form, Line item 856, what is the tonnage rating for the Jacking pipe?

   Answer: The compressive strength and net wall thickness of the pipe shall provide a safety factor of at least 2.5 equating to 540 tons minimum.

8. Will Construction Materials Testing be needed for #B-12-039-DD W6 Western Watershed Sewer Relief Line Project? Or, will SAWS procure that service from a rotation list?

   Answer: The Contractor is responsible for performing the required testing at his/her own expense to demonstrate compliance with SAWS Contract Documents.

The remainder of the bid documents remains unchanged.

This Addendum, including this page, is six (6) pages in its entirety.

Each bidder is requested to acknowledge receipt of this Addendum No. 1 by his/her signature affixed hereto and to file same as an attachment to his/her bid.

9/19/12

Damien J. Herrera, P.E.
Project Manager
CDM Smith Inc.
Texas TBPE Registration No. F-3043

STATE OF TEXAS
DAMIEN J. HERRERA
87741
LICENSED
PROFESSIONAL ENGINEER

The Undersigned acknowledges receipt of this Addendum No. 1 and the bid submitted herewith is in accordance with the information and stipulation set forth.

Date **Signature of Bidder**

END OF ADDENDUM

SIGNIFICANT TREES WITHIN FLOODPLAIN TO REMOVE			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5405	HACK	11" hackberry	11
5407	HACK	17" hackberry	17
7017	HACK	19" hackberry	19
7018	MESQ	13"x19" mesquite	19
8228	HACK	11"x6" hackberry	11
8301	ASH	17" ash	17
8302	HACK	11" hackberry	11
8303	ASH	18" ash	18
8318	PEC	15 " pecan	15
8319	PEC	6" pecan	6
8421	PEC	7" pecan	7
8422	PEC	10" pecan	10
8423	PEC	6" pecan	6
8424	PEC	8" pecan	8
8426	PEC	12" pecan	12
8509	ELM	16" elm	16
8523	ML	7" mountain laurel	7
8530	MESQ	17"x12" mesquite	17
8531	HACK	18" hackberry	18
8536	PER	5" persimmon	5
		TOTAL	250

SIGNIFICANT TREES WITHIN FLOODPLAIN TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5177	MESQ	10x15" mesquite	15
5360	HACK	12" hackberry	12
5362	HUI	18" huisache	18
5365	HACK	15" hackberry	15
5446	HUI	13" huisache	13
6934	HACK	19" hackberry	19
6937	MESQ	7"x15x"6" mesquite	15
6938	HACK	14" hackberry	14
6939	MESQ	8"x14"x15" mesquite	15
6946	MESQ	10"x10"x8" mesquite	10
6975	MESQ	23" mesquite	23
6984	HACK	10" hackberry	10
6987	HACK	10" hackberry	10
6990	UNKNOWN	cluster 6"x6"x7"x5"x2"x3"	7
6992	HACK	10"x11"x12" hackberry	12
6993	HACK	10" hackberry	10
6996	HACK	6"x8"x6"x10" hackberry	10
8299	WILL	22" willow	22
8493	HACK	17" hackberry	17
8494	HACK	12" hackberry	12
8496	CYP	21" cypress	21
8499	MESQ	17" mesquite	17
		TOTAL	317

SIGNIFICANT TREES OUTSIDE FLOODPLAINTO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5354	MESQ	10" mesquite	10
5357	ASH	12" ash	12
		TOTAL	22

SIGNIFICANT TREES WITHIN EASEMENT TO BE REMOVED			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5160	HACK	14x10x12" hackberry	14
5161	HACK	15" hackberry	15
5291	PEC	17" pecan	17
5437	MESQ	12x9x7x7" mesquite	12
5468	MESQ	17" mesquite	17
5469	MESQ	20" mesquite	20
6568	PEC	20" pecan	20
6592	MESQ	22" mesquite	22
7015	MESQ	9"x12"x10"x7" mesquite	12
7023	HACK	10" hackberry	10
7024	HACK	10" hackberry	10
7030	ELM	6" elm	6
7033	HACK	14" hackberry	14
7060	ASH	10"x10"x5"x5" ash	10
7061	MESQ	9"x12" mesquite	12
8221	ELM	6" elm	12
8223	ELM	6" elm twin	6
8226	ELM	6" elm	6
8231	HACK	12" hackberry	12
8233	ELM	8" elm	8
8234	ELM	8" elm	8
8235	PEC	9" pecan	9
8237	HACK	13" hackberry	13
8304	WILL	11" willow	11
8315	PEC	16" pecan	16
8316	PEC	11" pecan	11
8317	PEC	12" pecan	12
8321	PEC	9" pecan	9
8322	PEC	6" pecan	6
8323	PEC	9" pecan	9
8533	HACK	10" hackberry	10
8534	MESQ	19" mesquite	19
11511	CYP	15" cypress	15
11512	CYP	9" cypress	9
11513	CYP	8" cypress	8
11521	PEC	10" pecan	10
11522	PEC	10" pecan	10
		TOTAL	440

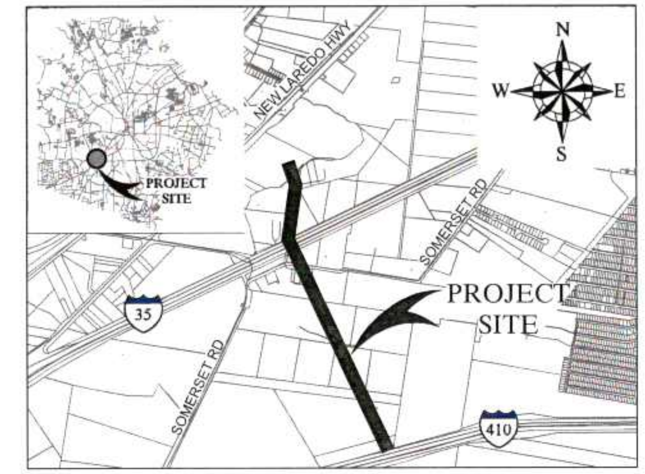
SIGNIFICANT TREES WITHIN EASEMENT TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
4225	ASH	10" ash	10
4226	WILL	8"x8"x10"x10"x10" willow	10
4239	ELM	12" elm	12
4251	WILL	10" willow	10
5264	HUI	12x10" huisache	12
5265	HUI	10"x10" huisache	10
5266	ELM	6" elm	6
5269	UNKNOWN	6" unknown	6
5270	UNKNOWN	7" unknown	7
5271	CYP	16" cypress	16
5272	CW	9" cottonwood	9
5274	HACK	15" hackberry	15
5290	PEC	11" pecan	11
5292	PEC	6" pecan	6
5460	HACK	11x14" hackberry	14
5461	HACK	12" hackberry	12
5462	HACK	18" hackberry	18
5464	HACK	13x10" hackberry	13
5541	HACK	12"x9" hackberry	12
5542	HACK	12"x10"x10" hackberry	12
5543	HACK	18" hackberry	18
5544	HACK	13"x11" hackberry	13
5545	HACK	12" hackberry	12
5546	HACK	10" hackberry	10
5547	COND	8"x6"x5" condolia	8
5548	HACK	14" hackberry	14
5549	COND	9" condolia	9
5550	PEC	8" pecan	8
5551	PEC	7" pecan	7
5552	HUI	12"x14" huisache	14
5553	HACK	16" hackberry	16
5569	HACK	10"x8" hackberry	10
5572	MESQ	11"x9"x14" mesquite	11
5573	HACK	11"x11" hackberry	11
5574	HACK	10" hackberry	10
5575	MESQ	16" mesquite	16
5623	PEC	17" pecan	17
5834	HUI	10"x9" huisache	10
		TOTAL	435

HERITAGE TREES TO REMOVE (MITIGATE @ 1:1)			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
5366	HACK	30" hackberry	30
7014	MESQ	28" mesquite	28
		TOTAL	58

HERITAGE TREES TO REMOVE (MITIGATE @ 3:1)			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
7077	PEC	30" pecan	30
7078	PEC	34" pecan	34
		TOTAL	64

HERITAGE TREES TO REMAIN			
POINT #	SPECIES	DESCRIPTION	DBH (IN)
4223	WILL	24" willow	24
4224	WILL	24"x20" willow	24
5282	PEC	35" pecan	35
5624	PEC	30" pecan	30
5625	PEC	24" pecan	24
6972	ASH	36" ash	36
8351	PEC	32" pecan	32
8450	ELM	35" elm	35
		TOTAL	240

Tree Preservation Calculations	
Total Significant Inches Outside Floodplain:	22
Significant To Remain:	22
Significant To Remove:	0
Significant Preserved Outside Floodplain:	100%
Total Significant Inches Within Floodplain:	1442
Significant To Remain:	752
Significant To Remove:	690
Significant Preserved Within Floodplain:	52%
Total Heritage Inches:	362
Total Heritage Remain:	240
Total Heritage Remove:	122
Total Heritage Preserved:	66%
Total Inches to Preserve:	
Significant Outside Floodplain: (40% Of Total)	9
Significant Within Floodplain: (80% Of Total)	1154
Heritage: (100% Of Total)	362
Total Inches to Mitigate:	
Significant (1:1):	402
Heritage (3:1):	192
Heritage (1:1)	58
Total Inches:	652
Inches Planted:	0
Cost Per Inch	$200.00
Total Paid Into Tree Fund:	$130,400.00



LOCATION MAP
NOT TO SCALE

TREE PROTECTION & PRESERVATION GENERAL NOTES

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHES TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE TRIMMING AND PRUNING OF THE TREES AND/OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT BE LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (210-207-0278).
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT AL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
- XXX TREE TO REMAIN
- XXX TREE TO REMOVE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ROCK BERM

NOTE:

1. SEE SHEET G-4 FOR BENCHMARK LOCATION DETAILS.
2. SEE SHEETS TP-10 AND TP-11 FOR STORMWATER POLLUTION PREVENTION DETAILS.
3. SEE SHEETS TP-6 THROUGH TP-9 FOR TREE PRESERVATION DETAILS.

100 YEAR FLOODPLAIN NOTE:
PLAN VIEW AREAS SHOWN LIE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA PANEL No. 48029C0555F FOR BEXAR COUNTY EFFECTIVE SEPTEMBER 29, 2010 UNLESS OTHERWISE NOTED.

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ISSUE No	DATE	CHKD	REMARKS
1	09/19/12	RWH	REVISED PER ADDENDUM 1

DESIGNED BY: MDS
DRAWN BY: MDS
SHEET CHK'D BY: RWH
CROSS CHK'D BY:
APPROVED BY: RWH
DATE: AUGUST 21, 2012
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

CDM Smith
1777 NE Loop 410, Suite 500
San Antonio, Texas 78217
Tel: (210) 826-3200
Texas Registration Number F-3043

FORD ENGINEERING INC.
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10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-4940 TBPE NO. F-1162
www.fordengineering.com Project # 1806.3101

STATE OF TEXAS
RICHARD W. HENDRIX
107385
LICENSED PROFESSIONAL ENGINEER
9/19/12

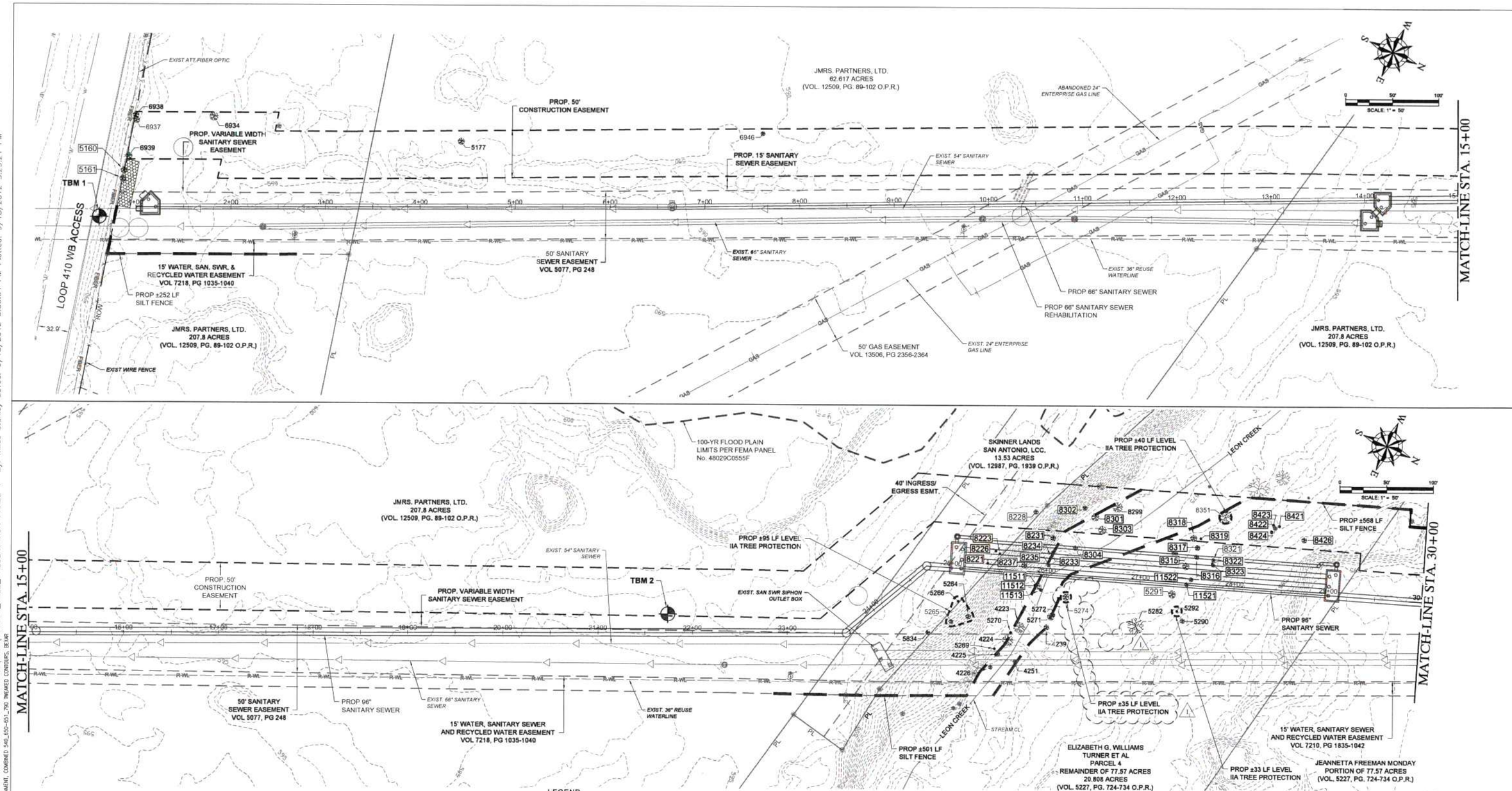
SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN
TREE SUMMARY SHEET

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1
SHEET No
TP-2

H:\CIV_PROJ_SAWS\180031 01 WESTERN WATERSHED SEWER RELIEF DESIGN\DWG\180031_TREE_PRESERVATION PHASE 1 By: miles stanley Saved: 9/18/2012 3:00:54 PM Plotted: 9/18/2012 3:28:58 PM
XREFS: FEI_SEALS_2010, 180031_EXIST, 180031_DESIGN, CDM_PROPOSED ALIGNMENT, COMBINED 340_650-651_790 TWEAKED CONTOURS, BEXAR
SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516 Plotted - 9/18/2012 3:28:58 PM



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RICHARD W. HENDRIX 107385 LICENSED PROFESSIONAL ENGINEER
9/19/12

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN

STA 1+00 TO 30+00

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1

SHEET No
TP-3

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SAWS - W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1 - Job No. 12-2516
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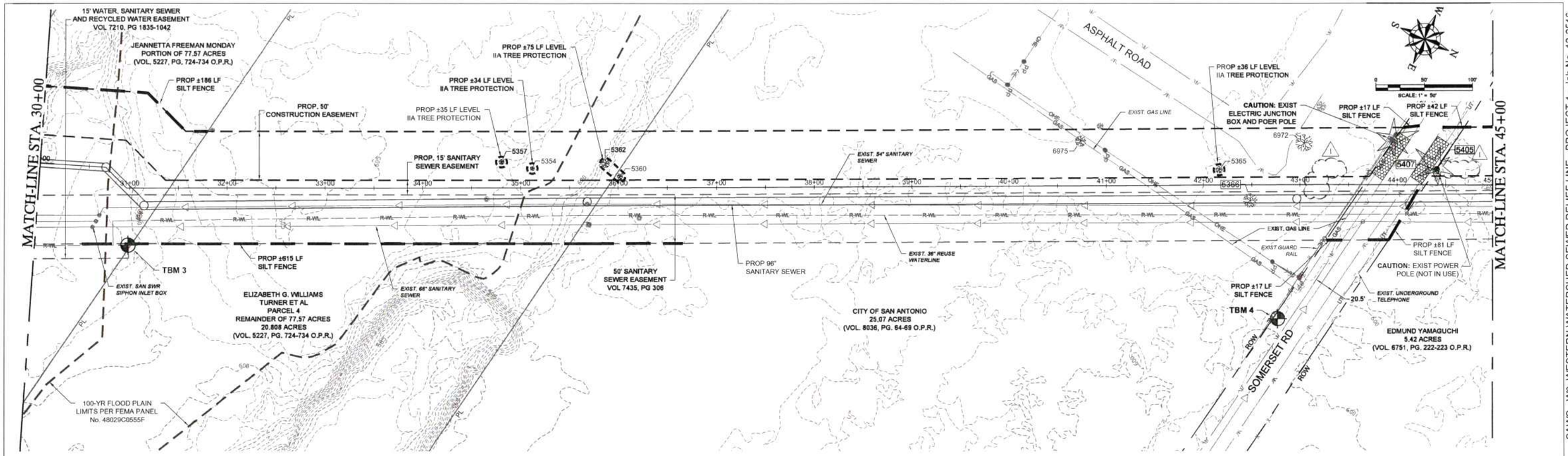

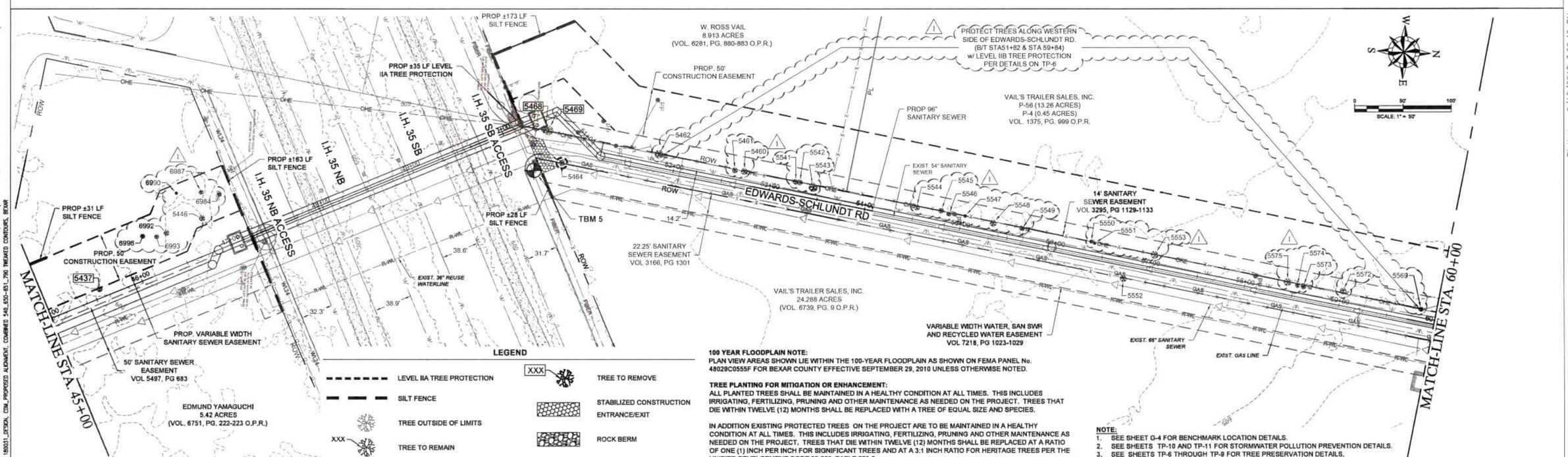

LEGEND

- LEVEL IIA TREE PROTECTION
- SILT FENCE
- TREE OUTSIDE OF LIMITS
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RICHARD W. HENDRIX 107385 LICENSED
9/19/12

SAN ANTONIO WATER SYSTEM

W6: WESTERN WATERSHED SEWER RELIEF LINE - PROJECT 1
PROJECT No 12-2516

STORMWATER POLLUTION PREVENTION & TREE PRESERVATION PLAN
STA 30+00 TO 60+00

SAWS PROJECT #12-2516
FILE NAME: 180031_TREE_PRESERVATION PHASE 1

SHEET No
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Plotted - 9/18/2012 3:29:46 PM

Attachment 4

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Western Watershed Sanitary Sewer Relief Line – Lower Segment
Address:	3903 North St. Mary's, SA, TX, 78212
A/P #/PPR #/Plat#:	A/P# 1756867
VR #:	TPV-12-005
VR Submittal Date:	October 30, 2012
VR Submitted by:	San Antonio Water System
Issue:	Below minimum preservation for significant and heritage trees in floodplains and Environmentally Sensitive Areas
Code Sections:	Unified Development Code (UDC), Section 35-523 (h).
By:	Mark Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Kerry Averyt's letter submitted October 30, 2012. Please refer to the attached map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), Tree Preservation – Refer to section (h) for 100-Year Floodplain(s) and Environmentally Sensitive Areas. Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.

The applicant wishes to go below the minimum preservation for significant and heritage trees in the floodplain for construction of the Western Watershed Sewer Relief Line. DSD staff does agree with the applicant's analysis to go below the minimum preservation requirements for floodplain for the following reasons:

1. To minimize tree removal and impacts to the floodplain the project design replaces the existing 54-inch wastewater line with a 96-inch main entirely within the existing alignment. The design eliminates the need to acquire additional easement that would remove more trees and further impact floodplain.

2. Significant and Heritage tree mitigation will met by a combination of payment into the Tree Mitigation Fund and re-seeding disturbed areas of the project with native seed mix. A total of 652 inches of mitigation will be accounted for.

3. Significant tree preservation for the project is 52% or 402 inches of mitigation. There are 4 heritage trees that will be removed totaling 250 inches. Heritage tree inches removed include 64 inches mitigated at 3:1 for a total of 192 inches (a 30" and 34" pecan) and 58 inches mitigated at 1:1 (a 30" hackberry and 28" mesquite) for a total of 250 inches mitigated for heritage trees.

4. Disturbed areas along the entire project limits will be re-seeded with a native seed mix (approximately 872,000 sq. ft.). The seed mix selected, Caliche Mix from Native American Seed, is for sites with extensive disturbance, highly compacted and soils that are nutrient poor. The species mix will grow together to hold down the soil then naturally rebuild the soil. The disturbed areas re-seeded with native seed mix will reduce total mitigation payment into the tree mitigation fund by 50%. Payment into the tree mitigation fund will be $65,200.00.

DSD staff feels the applicant's request for a variance is in the spirit of the Tree Ordinance and supports the request.

RECOMENDATION: Approval

Mark Bird
City Arborist
DSD –Environmental

Date 11/8/2012

Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering

11/8/2012
Date

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

John Jacks
Assistant Director
DSD

11-8-12
Date

CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT **AGENDA ITEM NO. 18**

Public Hearing:
Planning Commission
November 14, 2012

Petitioner:
David A. McGowen

Representative:
David A. McGowen

Staff Coordinator:
David A. McGowen
(210) 207-4081
david.mcgowen@sanantonio.gov

Property Address/Location:
1434 East Commerce and 323 Idaho, both at or near the southwest corner of the intersection of East Commerce and Hackberry Streets

Tract Size (acres):
0.5122 acres

Council District(s):
2

REQUEST

A resolution authorizing the acquisition and the disposition of two properties comprising 0.5122 acres of land area known as 1434 East Commerce and 323 Idaho located in New City Block 598 in Council District 2.

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTION

The acquisition by the City of the 1434 East Commerce and the 323 Idaho properties allows for the controlled development of a highly visible property at a key intersection in the City's near East Side. Disapproval of this request would prevent the City from managing the resources required to rehabilitate the property.

I. BACKGROUND

The two properties being considered for acquisition and disposition by the City have been in distressed condition for several years. The 1434 East Commerce property is on a highly visible corridor and the house located on the adjacent 323 Idaho property is likely in need of structural modification if it is to stay intact. Both properties are currently owned by Bexar County after having been conveyed via Sheriff's Deed in November 2011.

The Inner City TIRZ No. 11 issued a Request for Proposals (RFP's) for redevelopment projects within the TIRZ boundaries and, on October 5, 2012, the Board awarded the Sterling Building redevelopment (1434 East Commerce and 323 Idaho) an amount of $150,000 for acquisition and due diligence activities.

II. RECOMMENDATION

Staff recommends approval of this request to acquire and dispose of the 1434 East Commerce and 323 Idaho properties.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution
3. Powerpoint

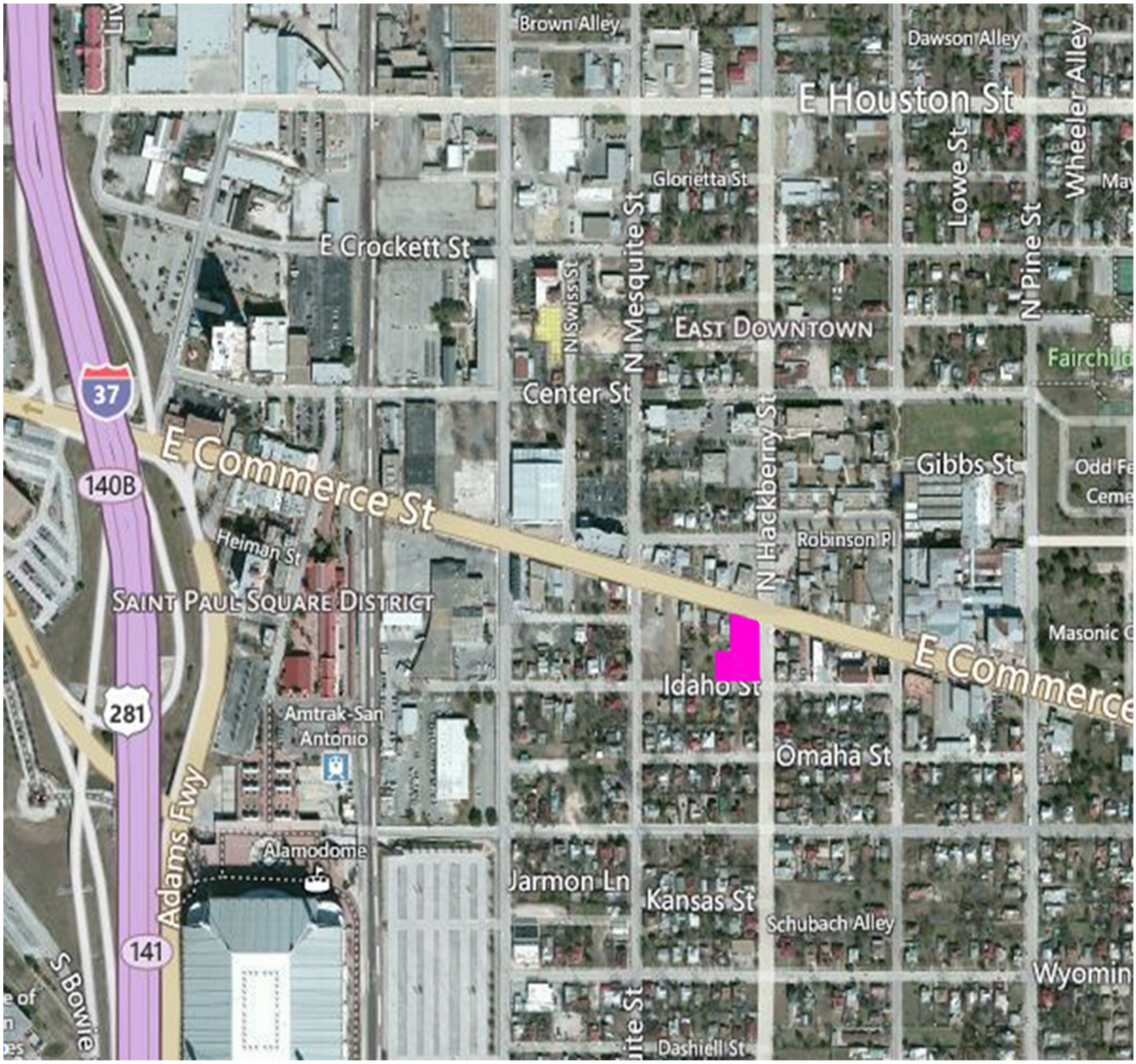


EXHIBIT A- Page 1 of 2

EXHIBIT A- Page 2 of 2

RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION AND DISPOSITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 0.5122 ACRES OF PROPERTY KNOWN AS 1434 EAST COMMERCE AND 323 IDAHO WITHIN NEW CITY BLOCK 598 IN CITY COUNCIL DISTRICT 2.

*** * * * ***

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

WHEREAS, The City desires to acquire and dispose of approximately 0.5122 acres of property in the near East Side known as 1434 East Commerce and 323 Idaho, located in New City Block 598 in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

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

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the above cited property.

PASSED AND APPROVED ON THIS 14th day of November 2012.

_____
Planning Commission Chair

Attest:

_____
Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT AGENDA ITEM NO. 19

Public Hearing:
Planning Commission
November 14, 2012

Case Number:
PA 13001

Applicant:
Jason Westmoreland

Representative:
Jason Westmoreland

Owner:
Legend San Antonio Medical Center, LLC

Staff Coordinator:
Tyler Sorrells, AICP, Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:
5240 Medical Drive

Legal Description:
NCB 17105 Blk 1 Lot 5

Tract Size:
5.80 acres

Council District(s):
District 8

Notification:
Published in Daily Commercial Recorder 10/26/2012
Notices Mailed 11/02/2012
- 10 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 41 to planning team members

Internet Agenda Posting 11/09/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Regional Center to Mixed Use Center.

RECOMMENDED ACTION

Approval of the proposed amendment from Regional Center to Mixed Use Center.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Sector Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use: The proposed plan amendment is consistent with the existing development pattern in the vicinity of the subject property. Additionally, the proposed plan amendment will provide additional housing opportunities for individuals wishing to live in proximity to the Medical Center and the employment opportunities it provides.

Transportation: Babcock Road and Medical Drive are arterial roadways. The proposed plan amendment is not anticipated to pose negative impacts to the established transportation infrastructure in the area.

Community Facilities: The proposed plan amendment is not anticipated to pose negative impacts to community facilities in the vicinity.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: September 16, 2010	**Update History:** N/A

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area with an established urban development pattern. The subject property, and its location in a developed urban area, would contribute toward the plan's vision of environmental preservation by accommodating development in an area with an intensive development pattern rather than in a less intensively developed area further from the urban core. The proposed Mixed Use Center land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of office and community-scaled commercial uses.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The subject property is located in the Medical Center area, which is a densely developed portion of the planning area. The proposed amendment, with its mix of residential uses, would provide additional housing opportunities for individuals wishing to live in proximity to their employers in the Medical Center area. This proximity would further reduce potential sprawl in parts of the planning area which are further from the urban core.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location in the Medical Center area, and its relative proximity to the urban core will serve to preserve the natural resources found in less developed portions of the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and also, as a land use classification, provide opportunity for future commercial development that would be compatible with adjacent office and commercial uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**

b. **Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**

c. **Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**

d. **Significantly alter recreational amenities such as open space, parks, and trails.**

The subject property is located in the Medical Center area. The land use fabric in this area is an established mix of commercial, office, and residential. Development corresponding to the Mixed Use

classification would be consistent with the existing development pattern in the area.

The subject property is immediately to the west of existing apartment complexes. Additionally, there are other residential developments in the general vicinity of the subject properties. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Also, the subject property is approximately eight miles south of Camp Bullis and is not anticipated to pose negative impacts to military operations.

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Regional Center	Vacant
North	Regional Center	Christus Santa Rosa Hospital, Diabetes Clinic
East	Regional Center	Apartments
South	Natural Tier, Regional Center	Zarzamora Creek, Nursing School, Asthma Clinic
West	Regional Center	Medical Offices

Land Use: The subject property is located approximately 550 feet east of the intersection of Babcock Road and Medical Drive. The subject property is classified as Regional Center in the North Sector Plan, as are the surrounding properties east of the intersection. The subject property abuts Zarzamora Creek which is classified as Natural Tier.

The proposed land use classification would serve to further the North Sector Plan Vision which calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location in an area with a more urban development pattern as well as its relative proximity to the urban core when compared to other portions of the planning area meets the Plan's intent to preserve natural resources throughout the planning area.

The Housing section of the plan calls for multi-family housing located adjacent or proximate to employment areas and transportation corridors. The subject property's location adjacency to the Medical Center, and the significant number of healthcare-related businesses contained within, would be consistent with the intent of this section. Additionally, both Medical Drive and Babcock Road are classified as arterials in the Major Thoroughfare Plan. The proposed amendment is further supported by **Goal HOU-2 High Density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.** The proposed plan amendment is also supported by **Land Use Strategy LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses, and single family attached and detached housing between Loop 1604 and Loop 410.**

Transportation: Babcock Road is classified as a Primary Arterial, Type A and Medical Drive is classified as a Secondary Arterial, Type A. The proposed plan amendment is not anticipated to propose negative impacts to the established transportation infrastructure in the area. There is a VIA bus stop on the subject property.

Community Facilities: The subject property is approximately 1,000 feet south of the San Antonio Medical Foundation Jogging Trail. The proposed plan amendment is not anticipated to pose a negative impact on the community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: MF-50
Corresponding Zoning Case: Z2013001
Zoning Commission Public Hearing Date: November 20, 2012

III. RECOMMENDATION

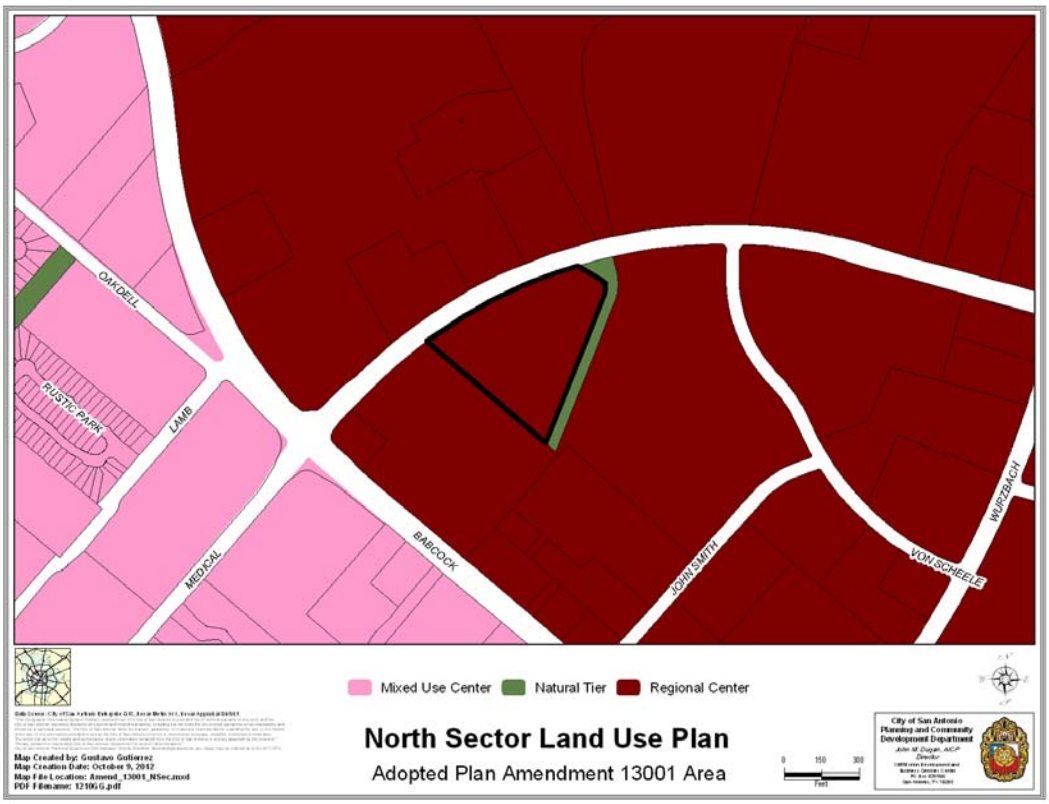
Approval. The proposed plan amendment would accommodate expansion of a land use that is compatible with development in the immediate vicinity of the subject property and is consistent with multiple goals in the adopted land use plan.

IV. ATTACHMENTS

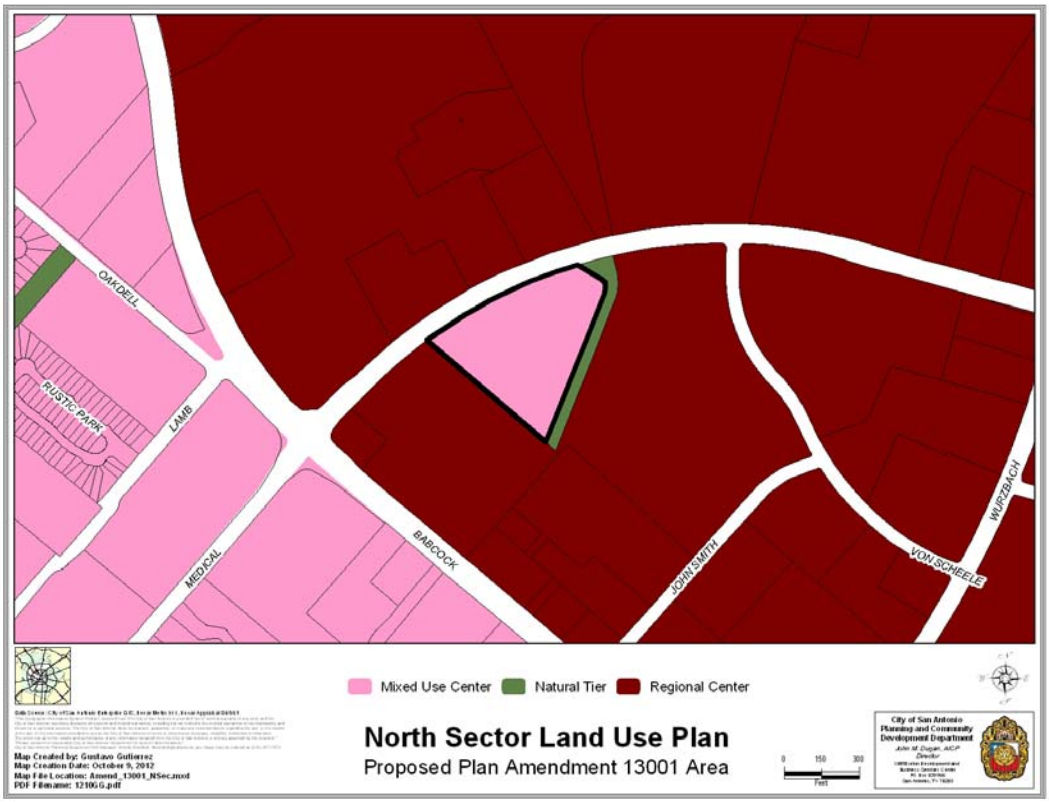
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

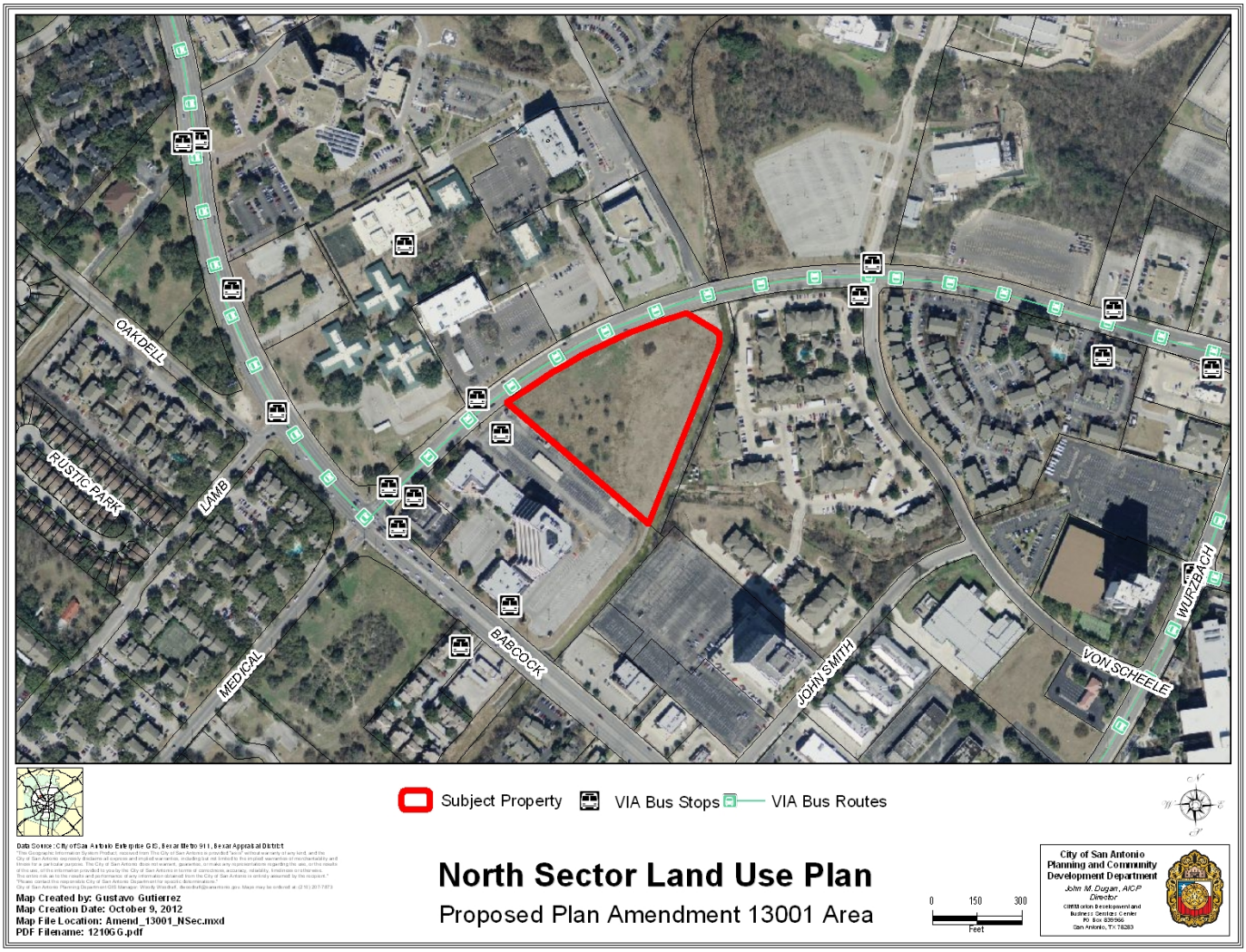
Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL CENTER TO MIXED USE CENTER FOR AN AREA OF APPROXIMATELY 5.80 ACRES LOCATED AT 5240 MEDICAL DRIVE.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2012 and **APPROVED** the amendment on November 14, 2012; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2012.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT AGENDA ITEM NO. 20

Public Hearing:
Planning Commission
November 14, 2012

Case Number:
PA 13002

Applicant:
Brown & Ortiz, P.C.

Representative:
Brown & Ortiz, P.C.

Owner:
Wal-Mart Real Estate Business Trust

Staff Coordinator:
Robert C. Acosta, Planner
(210) 207-01578
racosta@ sanantonio.gov

Address/Location:
Approximately 0.1377 acres of land out of NCB 8349 located northeast of the intersection of Woodlawn Avenue and Bandera Road

Legal Description:
Approximately 0.1377 acres of land out of NCB 8349 located northeast of the intersection of Woodlawn Avenue and Bandera Road

Tract Size:
0.1377 acres

Council District(s):
District 7

Notification:
Published in Daily Commercial Recorder 10/26/2012
Notices Mailed 11/1/2012
- 4 to property owners within 200 feet
- 1 to applicant
- 1 to registered neighborhood association within 200 feet
- 33 to planning team members

Internet Agenda Posting 11/9/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the future land use plan contained in the Near Northwest Community Plan from Mixed Use to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Near Northwest Community Plan to change the future land use designation of the subject property from Mixed Use to Community Commercial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Community Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Near Northwest Community Plan	
Plan Adoption Date: February 14, 2002	**Update History:** September 24, 2008
Goal 2 - Economic Development: Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night **Land Use Plan, pg. 46: Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials.** The proposed development is consistent with the above-stated objectives of the Near Northwest Community Plan.	

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Mixed Use	Vacant
North	Mixed Use	Vacant building
East	Mixed Use and High Density Residential	Vacant lot and Children's Shelter
South	General Urban Tier /West/Southwest Sector Plan	Commercial uses
West	Mixed Use	Medical building and commercial uses

Land Use: The subject property is located northeast of the intersection of Woodlawn Avenue and Bandera Road and within the boundaries of the Near Northwest Community Plan. The subject property is vacant land and has a vacant building to the north, a children's shelter to the east, a medical office to the west and commercial uses to the west and south. The Near Northwest Community Plan classifies the subject property and the areas to north, south, east and west as Mixed Use. The area further to the east is classified as High Density Residential. The West/Southwest Sector Plan classifies the properties to south as General Urban Tier. The applicant requests to change the future land use from Mixed Use to Community Commercial.

The applicant requests this plan amendment and associated zoning change to accommodate the relocation of an existing business that is part of the redevelopment of the Bandera Center from its current location to this site. The subject property is vacant land and is part of a larger tract that will be part of the redevelopment. It has a medical office building abutting it to the west, and commercial uses to the west and south. It has access to frontage of a major arterial and near the intersection of two major arterials. Its location, which includes a major commercial node and the general surrounding conditions which include a mix of commercial uses along Bandera Road make it appropriate for Community Commercial. The Community Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

The Mixed-Use classification provides for a concentrated blend of high-density residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets or where an existing commercial area has been established. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee

shops, cafes, shoe repair shops, gift shops) stores, specialty retails shops, hair salons, day care, drug stores, etc.), professional offices, and high-density residential uses.

The Community Commercial classification includes medium and high density land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drives through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Transportation: Bandera Road is a Primary Arterial Type A. Woodlawn Avenue and St. Cloud Road are Secondary Arterial Type B. Huisache Street is a local street. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There is a VIA bus stop at the corner of Woodlawn Avenue and Bandera Road. The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

Community Facilities: James Madison Elementary School is within walking distance. St. Mary's University and Woodlawn Park are in close proximity. The existing community facilities could support any additional demand, if any, generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2
Proposed Zoning: C-2 CD
Corresponding Zoning Case: Z2013021 CD
Zoning Commission Public Hearing Date: December 4, 2012

III. RECOMMENDATION

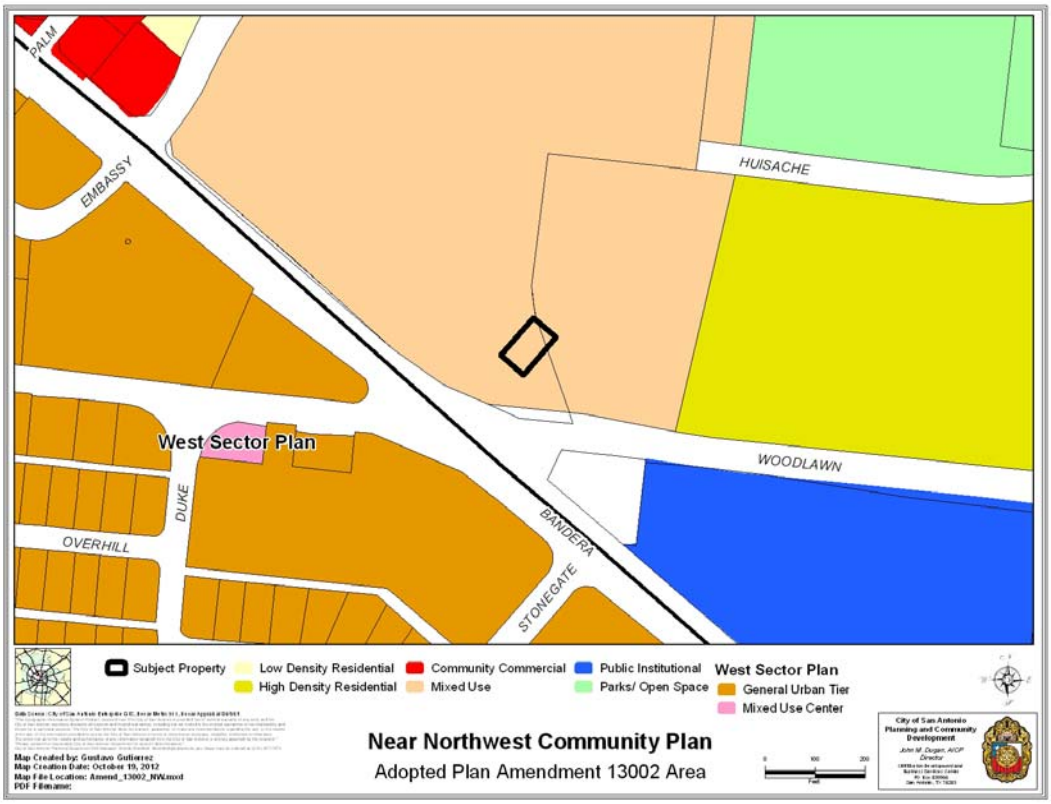
The subject property is vacant land and part of a larger tract that will be redeveloped. It has a medical office building abutting it to the west, and commercial uses to the west and south. It also has frontage on a major arterial; and the frontage is near the intersection of two major arterials. Its location, which includes a major commercial node and the general surrounding conditions which include a mix of commercial uses along Bandera Road make it appropriate for Community Commercial. The Community Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

IV. ATTACHMENTS

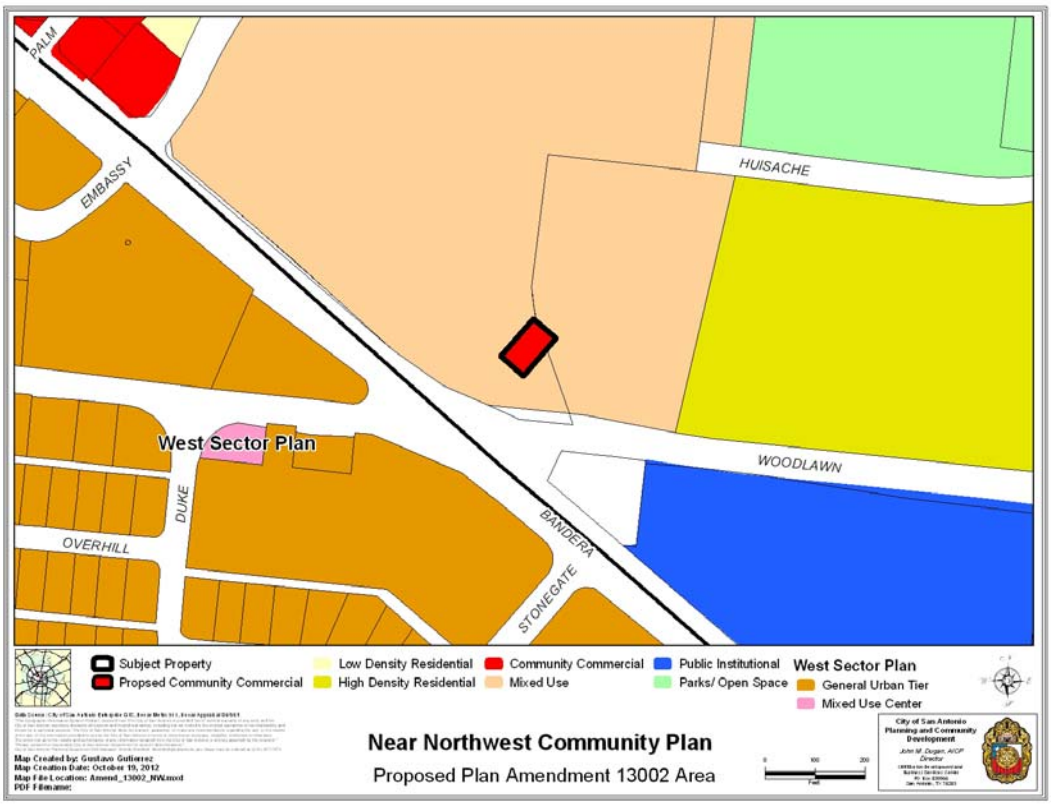
A. Plan Amendment Maps
B. Aerial Map

Attachment A

Land Use Plan as adopted:



Proposed Amendment:



Attachment B

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.1377 ACRES OF LAND OUT OF NCB 8349 LOCATED NORTHEAST OF THE INTERSECTION OF WOODLAWN AVENUE AND BANDERA ROAD.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2012 and **APPROVED** the amendment on November 14, 2012; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2012.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT AGENDA ITEM NO. 21

Public Hearing:
Planning Commission
November 14, 2012

Case Number:
PA 13003

Applicant:
City of San Antonio, Texas

Representative:
Department of Planning & Community Development

Owner:
Multiple Property Owners

Staff Coordinator:
John Osten, Senior Planner
(210) 207-2178
john.osten@sanantonio.gov

Property Address/Location:
See attached List A

Legal Description:
See attached List A

Tract Size:
6.64 acres

Council District(s):
District 2

Notification:
Published in Daily Commercial Recorder 10/26/2012
Notices Mailed 11/1/2012
- 187 to property owners within 200 feet
- Dignowity Hill Neighborhood Association
- 23 to planning team members

Internet Agenda Posting 11/9/2012

REQUEST

The City of San Antonio requests a Master Plan Amendment to change the Dignowity Hill Neighborhood Plan future land use classification for from Neighborhood Commercial, Public Institutional, Low Density Residential, and Neighborhood Commercial to Low Density Mixed Use, and Low Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the Dignowity Hill Neighborhood Plan to change the future land use classification of the subject property from Neighborhood Commercial, Public Institutional, and Low Density Residential to Low Density Mixed Use, and Low Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

Proposed land use changes are intended to create mixed-use redevelopment opportunities that are strategically located at intersections and near schools, parks and established commercial nodes. These proposed uses are consistent with the Dignowity Hill Neighborhood Plan vision and goals.

Transportation:

Majority of the proposed changes are located on North Hackberry Street, which is a Secondary Arterial Type B. The others are at the intersections, or very close to intersections, of local streets. This part of the city has an efficient grid street network.

Community Facilities:

Ella Austin Community Center is only one block, 160 yards, east and Lockwood Park is one block south of the majority of the subject parcels.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Dignowity Hill Neighborhood Plan	
Plan Adoption Date: December 3, 2009	**Update History:** N/A
Future Land Use Plan envisions a walkable, neighborhood-friendly and convenient retail and services for residents, and in-fill housing that matches the existing housing character. (Proposed land use changes to Low Density Mixed Use are consistent with the vision of Dignowity Hill Neighborhood Plan)	

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Multiple properties with various uses	Multiple properties with various uses
North	Varied	Varied
East	Varied	Varied
South	Varied	Varied
West	Varied	Varied

Land Use: The subject properties are located:

1) at the northeast corner of Burleson Street and Olive Street
2) the northeast corner of Burleson and Hackberry
3) multiple lots at the corner Lamar and Hackberry
4) corner lots of Pine and Nolan
5) the second lot from the northeast corner of North Cherry and Burnet

All of the aforementioned lots are classified as Low Density Residential and Neighborhood Commercial.

The proposed future land use plan changes are part of an ongoing comprehensive rezoning effort to change the zoning districts of an area within the Dignowity Hill Neighborhood Plan. The request for this plan amendment case is comprised of 25 lots, mostly located around intersections in the plan area.

The property located at northeast corner of Burleson and Olive, legally described as, Lot A15 Block 17 NCB 515, is a 1.5 acre vacant lot and is located north of the Ella Austin Community Center. This large parcel's current land use designation is Low Density Residential. There is High Density Residential land use classification (occupied by apartments) located at the southwest corner of the aforementioned intersection. The proposed classification of Low Density Mixed Use would facilitate the development of this intersection with Medium Density Residential and Neighborhood Commercial uses to maximize the benefits of the Community Center and adjacent Bowden Elementary School; giving direct access to future residents.

Seventeen out of 25 subject properties are located at the corner of North Hackberry and Lamar Streets. These lots are classified as Low Density Residential. They are located southeast of the existing High Density Residential uses and just a half-block west of the Ella Austin Community Center. By changing the subject properties' land use classification to Low Density Mixed Use, there will be a potential of locating various uses limited to Neighborhood Commercial and Medium Density Residential uses, which would create a vibrant, neighborhood scale node where a concentration of residents, commercial and public uses exist.

Four parcels located at the intersection of Nolan and Pine Streets are designated Neighborhood Commercial. By changing to Low Density Mixed Use, they will continue to allow Neighborhood

Commercial uses; however, will now allow medium-intensity residential uses to be incorporated into a future project. This will add flexibility to usage of these subject properties.

Property located at 1109 Nolan is currently classified as Public Institutional but is now being utilized as a single-family home. The property is adjacent to a Church to the west and was used as part of the church during the land use analysis of the planning process. Upon receiving a request of the property owners, staff is proposing to correct this honest mistake and change the land use classification of this property to Low Density Residential.

Similarly, the property at 509 Burleson Street has been classified as a part of a Neighborhood Commercial node; however, there is an existing Historic residential structure occupying this location. Upon receiving a request from the property owner, staff supports the idea of preserving this house with historic significance designation. Requested Low Density Residential would be appropriate for this location.

The last subject property is located at 507 Burnet Street where it abuts a parcel located on North Cherry Street with Low Density Mixed Use land use category. The subject property is classified as Low Density Residential and the owner of this vacant lot indicated his intension to develop this parcel with a commercial use. The southeast corner of North Cherry and Burnet, across from the subject property, is a City-owned and operated facility. Given the existence and concentration of non-residential uses at the intersection, changing the land use classification designation of this parcel from Low Density Residential to Low Density Mixed Use is appropriate.

Low Density Residential Development includes Single Family Residential Development on individual lots. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size. This form of development should be located away from major arterials. The neighborhood has varying densities included within the low density residential land use area. In recognition of these existing multifamily uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. It is also recommended that structures built as multifamily housing continue its multifamily use, even when located within the low density residential areas. If a structure was built as a single-family use and was later converted into a multifamily structure, it is recommended that the structure return to a single-family use.

Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include a convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores.

Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.

Transportation: The majority of the subject properties are located at various intersections throughout the plan area. This inner-city neighborhood was developed with grid street system, which is considered the most efficient type of road network, as is anticipated to ease any potential traffic increase since it provides many alternatives to facilitate traffic in and out of the neighborhood. Moreover, one of the overall goals of the Plan is to increase walkability in this neighborhood. The proposed land use changes will be consistent with this plan goal by providing higher concentration of residential uses as well as

neighborhood scale commercial uses at these strategic locations. Most of the parcels with proposed changes are located on North Hackberry Street which is a Secondary Arterial Type B.

Community Facilities: There are many community facilities that are near the subject properties. The Ella Austin Community Center, Bowden Elementary School, Lockwood and Dignowity Parks are within close proximity to the most of the subject properties (within 150 yards). The Grady Memorial Church of God In Christ church is adjacent to one of the subject properties. There are several other churches in the area as well. The Carver Community Center and Fairchild Park are south of the area and within walking distance of the subject properties. Proposed land use changes will complement the existing community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MF-33 H, RM-4 H HS, RM-4 H, C-2 H, RM-4 H, RM-4 CD H, C-3 H0
Proposed Zoning: IDZ H (uses permitted in NC and MF-18), R-6 H HS, IDZ H (uses permitted in NC and RM-6)
Corresponding Zoning Case: Z2013012 CD
Zoning Commission Public Hearing Date: November 20, 2012

III. RECOMMENDATION

Staff recommends approval of the aforementioned amendments to the Dignowity Hill Neighborhood Plan in an effort to implement to future land use map. The Low Density Mixed Use classification is consistent at strategic intersections where it can serve as both Neighborhood Commercial and up to Medium Density Residential uses. The location of these sites, being at the intersections of grid street network, will be efficient for future users and would facilitate traffic flow.

IV. ATTACHMENTS

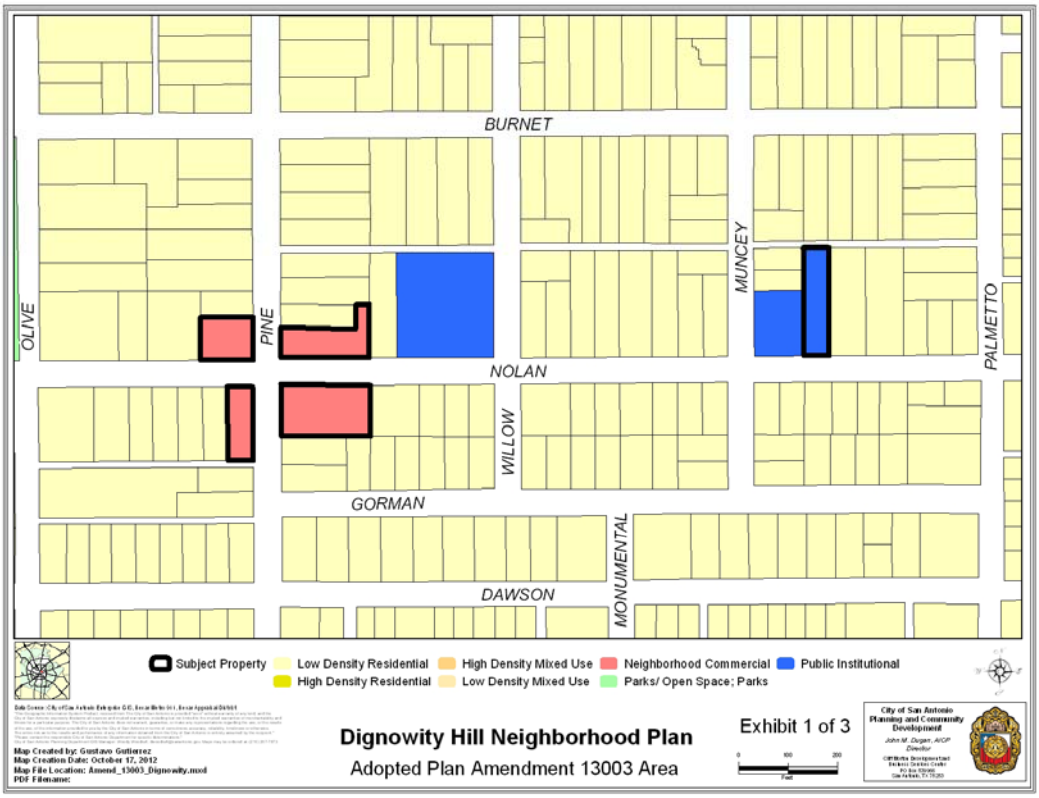
A. Plan Amendment Maps
B. Aerial Map

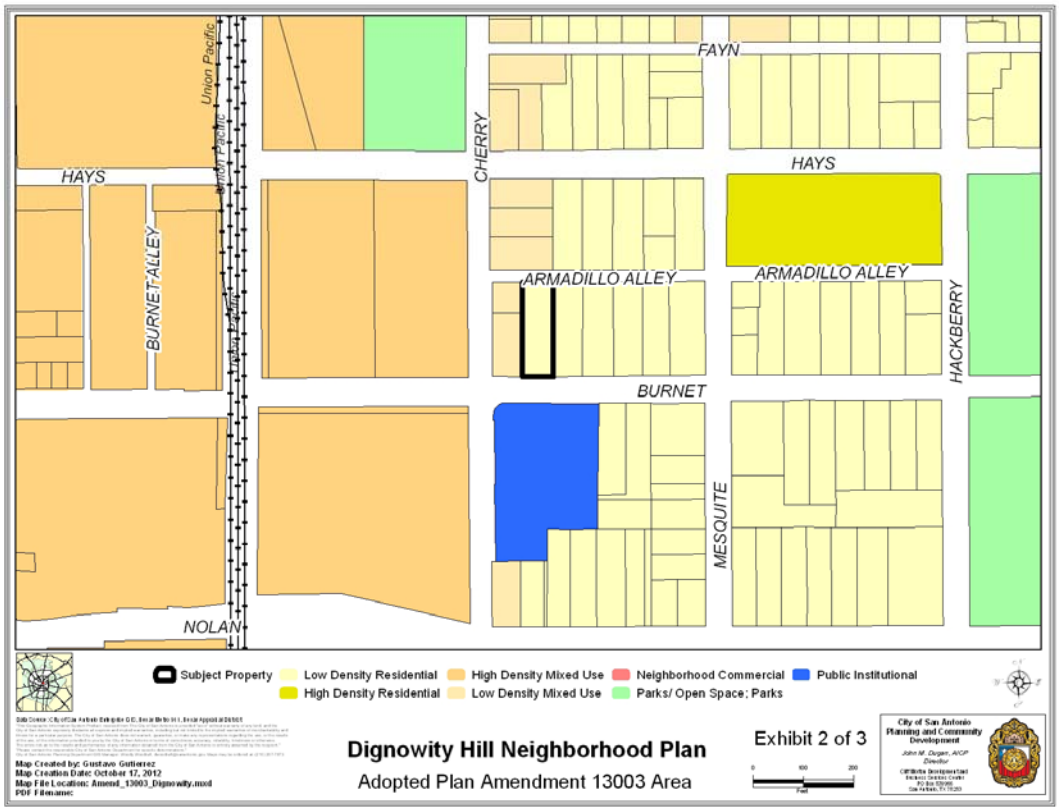
LIST A

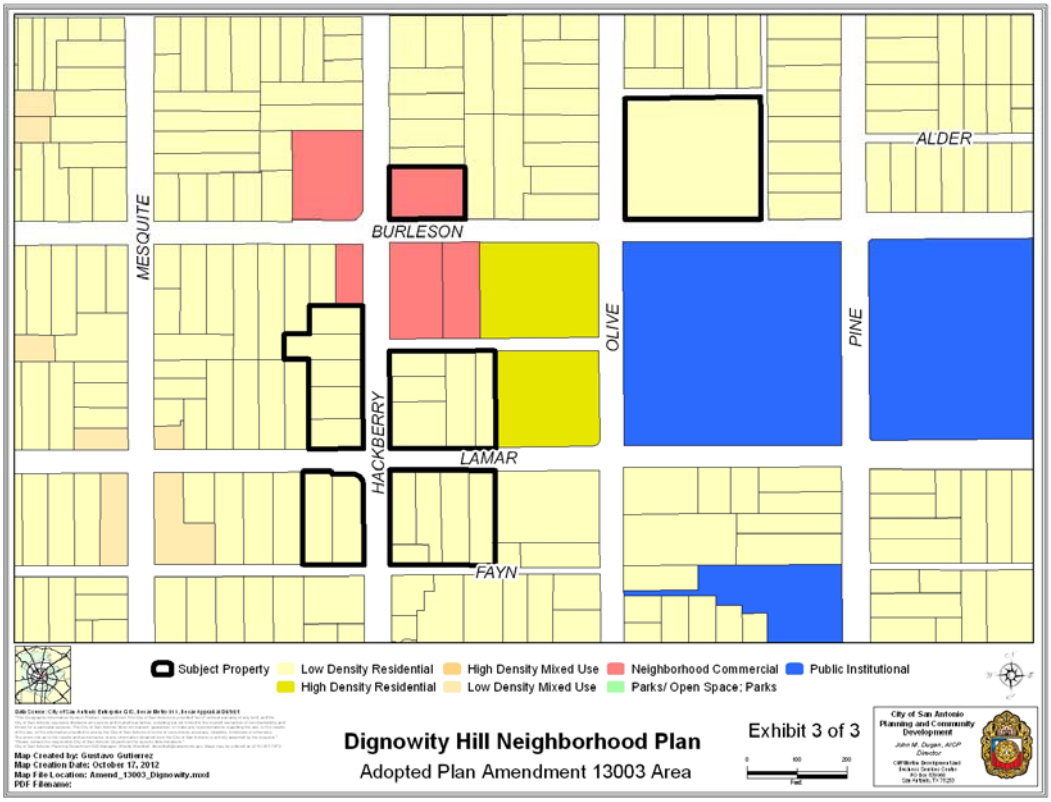
Subject Property	Legal Description	Land Use From	Land Use To
830 NOLAN STREET	NCB 563 BLK 7 LOT 7	NC	LDMU
910 NOLAN STREET	NCB 1666 BLK J LOT 1&2	NC	LDMU
705 NORTH PINE STREET	NCB 549 BLK 9 LOT S 83.5 FT OF 7 & 8	NC	LDMU
702 NORTH PINE STREET	NCB 1659 BLK G LOT 8 & S 4 FT & E 28.4 FT OF N 50 FT O	NC	LDMU
1109 NOLAN STREET	NCB 1665 BLK 1 LOT 18	PI	LDR
507 BURNET STREET	NCB 537 BLK 22 LOT 9	LDR	LDMU
916 NORTH HACKBERRY STREET	NCB 530 BLK 14 LOT A8 ARB A8	LDR	LDMU
430 LAMAR STREET	NCB 529 BLK 2 LOT 15	LDR	LDMU
424 LAMAR STREET	NCB 529 BLK 2 LOT 6	LDR	LDMU
508 LAMAR STREET	NCB 530 BLK 14 E 52 FT OF A2 OR E	LDR	LDMU
502 LAMAR STREET	NCB 530 BLK 14 LOT A1	LDR	LDMU
504 LAMAR STREET	NCB 530 BLK 14 W 52 FT EXC SW 21X37 FT OF A2 OR C	LDR	LDMU
506 LAMAR STREET	NCB 530 BLK 14 LOT D	LDR	LDMU
1003 NORTH HACKBERRY STREET	NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17	LDR	LDMU
509 LAMAR STREET	NCB 521 BLK 16 LOT S 93.07 FT OF 11 ARB 11A & 11C	LDR	LDMU
1007 NORTH HACKBERRY STREET	NCB 520 BLK 24 LOT S 66.39 FT OF N 116.39 FT OF 17 & 18	LDR	LDMU
1010 NORTH HACKBERRY STREET	NCB 521 BLK 16 LOT S 52.53 FT OF N 100 FT OF 11 ARB	LDR	LDMU
1011 NORTH HACKBERRY STREET	NCB 520 BLK 24 LOT N 50 FT OF 17 & 18 ARB A18	LDR	LDMU
511 LAMAR STREET	NCB 521 BLK 16 LOT W 61 FT OF 12	LDR	LDMU
513 LAMAR STREET	NCB 521 BLK 16 LOT E 40 FT OF 12	LDR	LDMU
1012 NORTH HACKBERRY STREET	NCB 521 BLK 16 LOT N 47.47 FT OF 11 ARB 11B	LDR	LDMU
1017 NORTH HACKBERRY STREET	NCB 520 BLK 24 LOT E 156.25 FT OF 10	LDR	LDMU
1021 NORTH HACKBERRY STREET	NCB 520 BLK 24 S 54.09 FT OF 7 & 8 ARB A8	LDR	LDMU
509 BURLESON STREET	NCB 514 BLK 18 LOT S 74.16 FT OF 1, 2 & 3	NC	LDR
	NCB 515 BLK 17 LOT A15	LDR	LDMU

Attachment 1

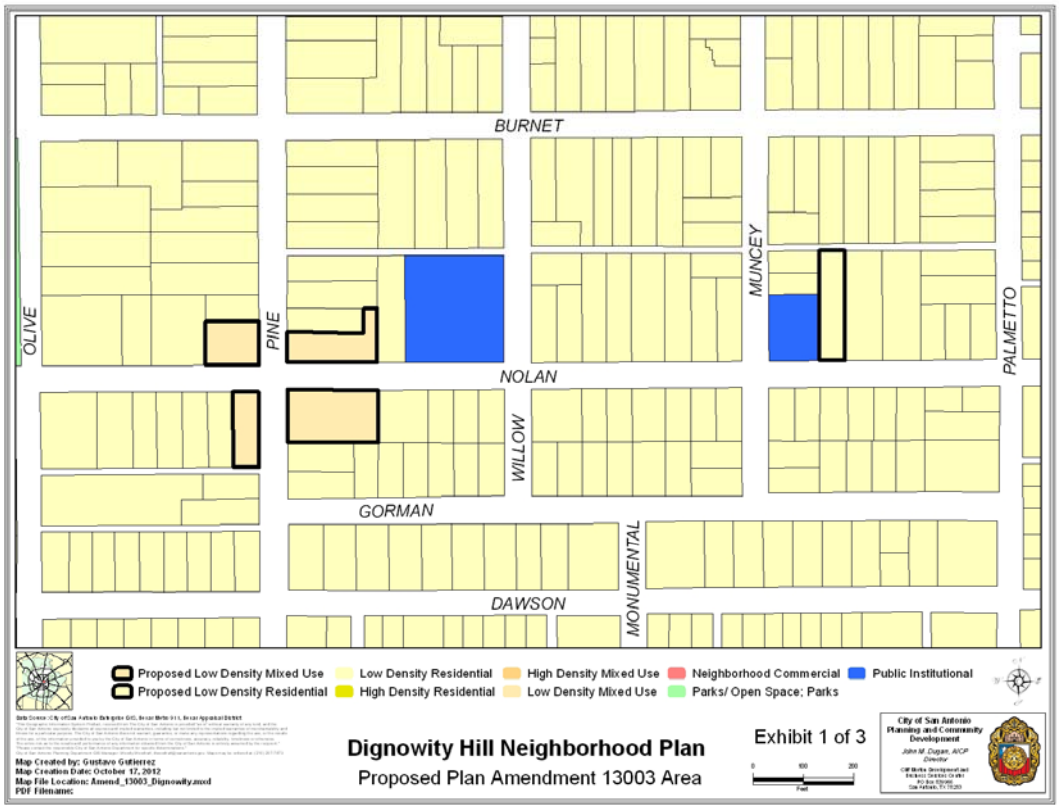
Future Land Use Plan as adopted:

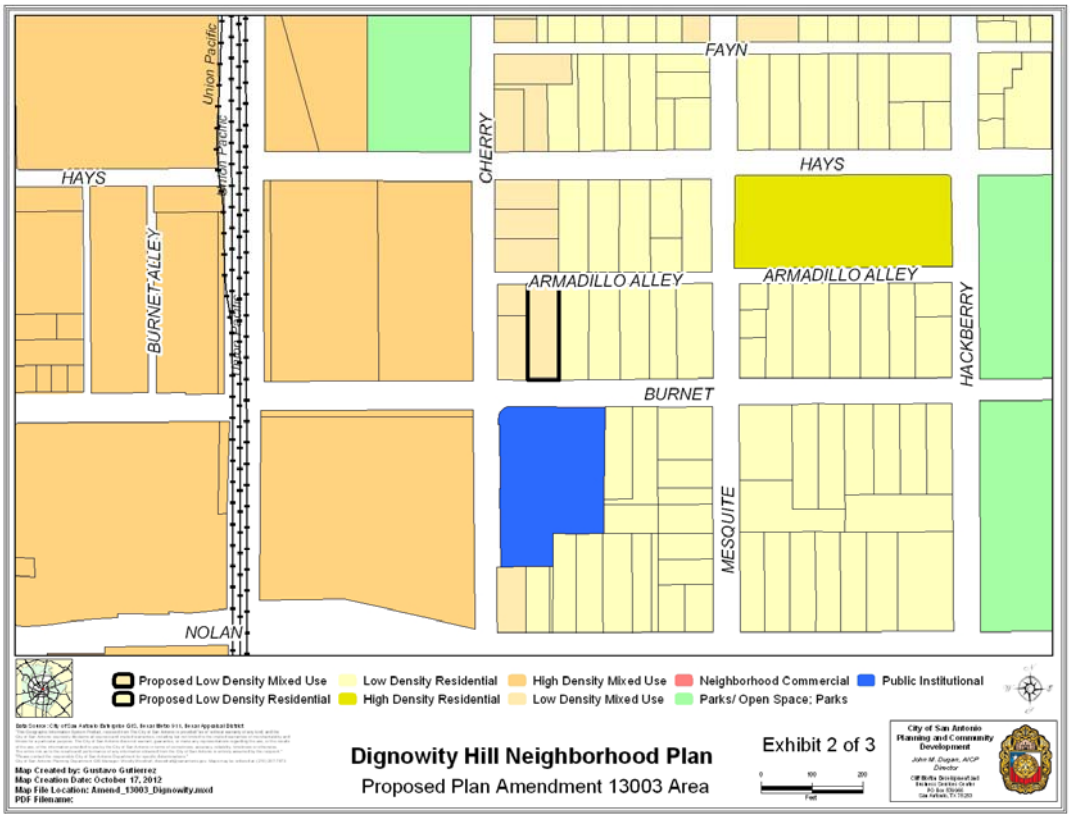


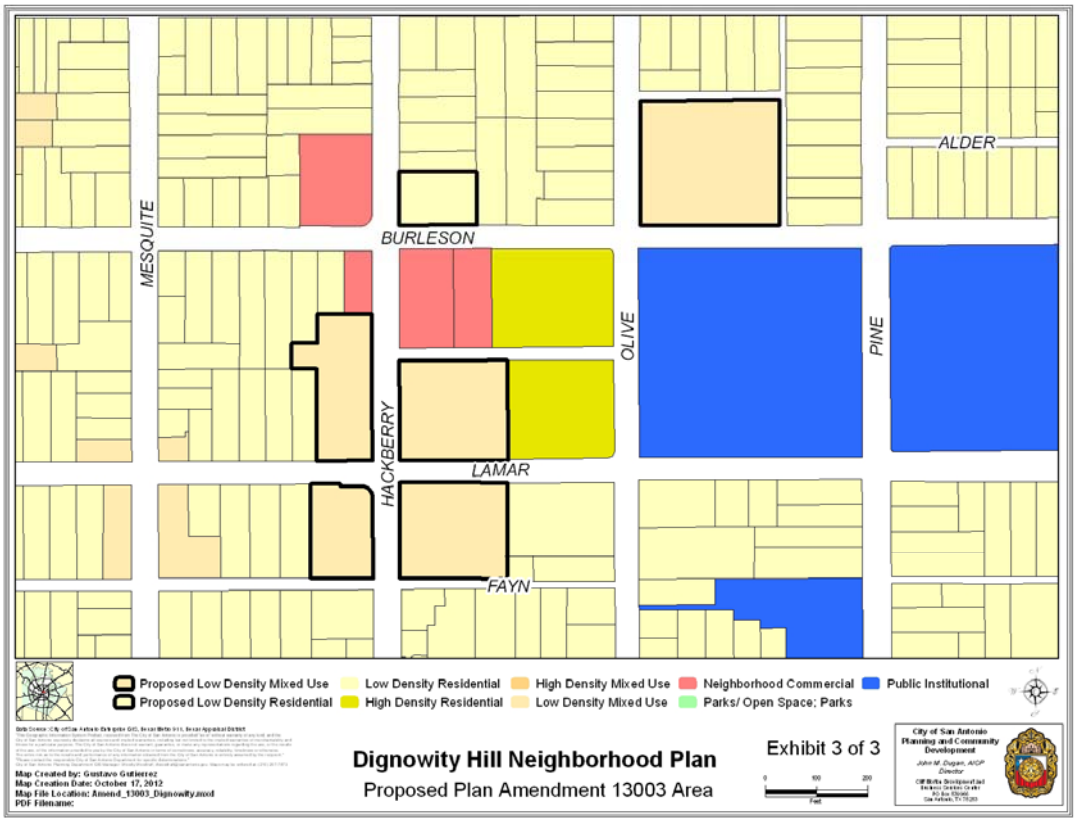




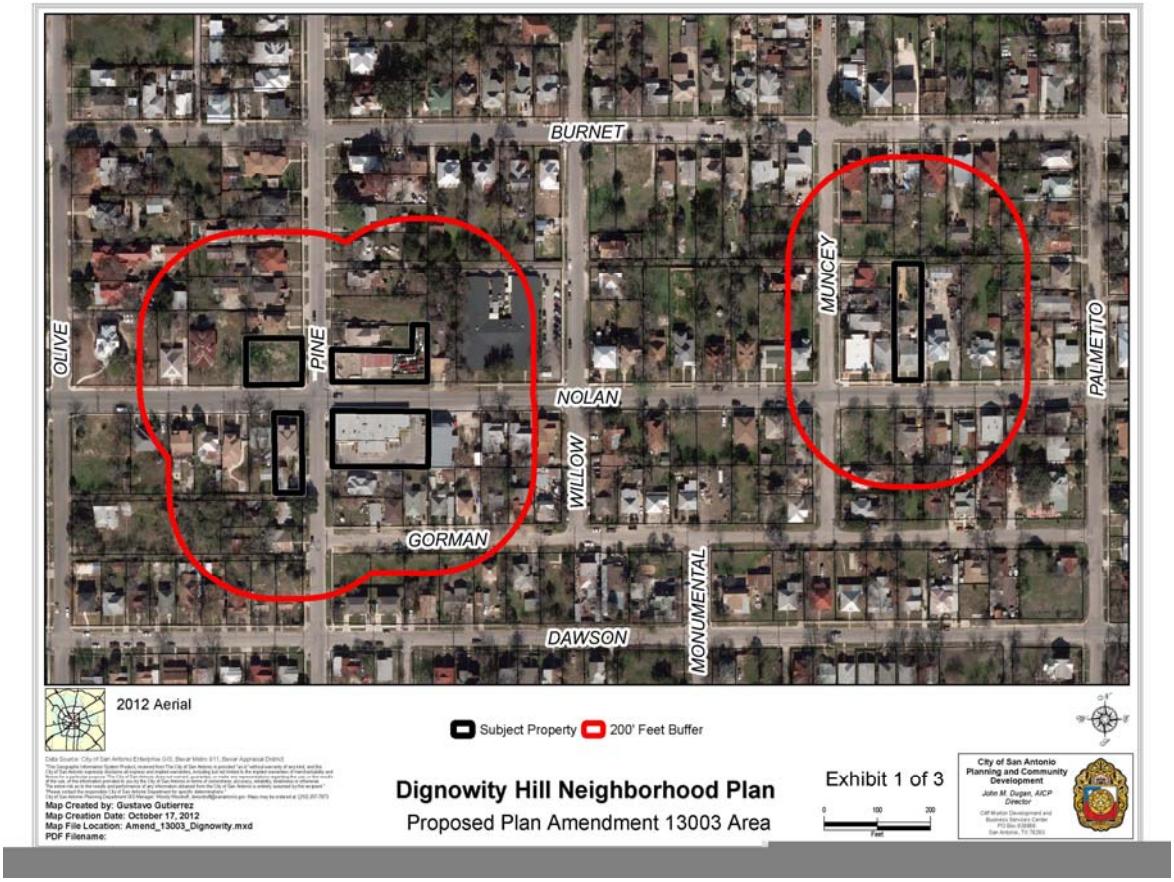
Proposed Amendment:

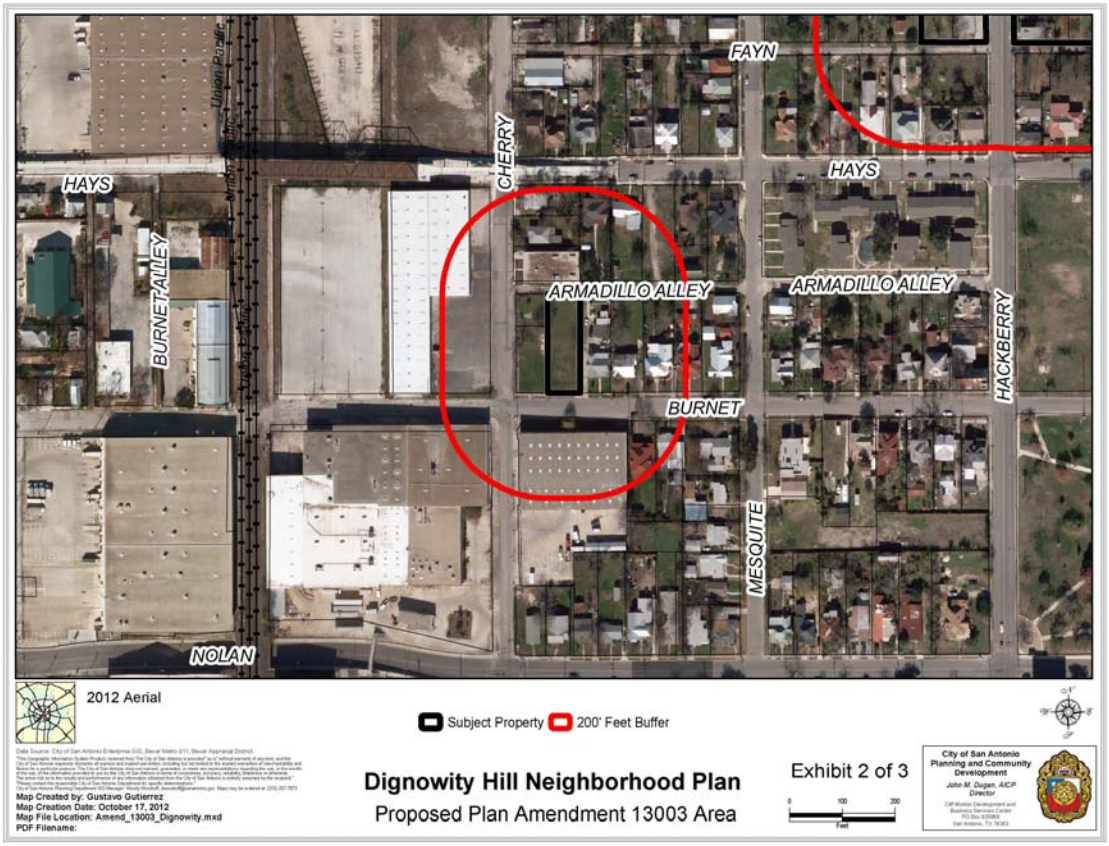



Union Pacific
Union Pacific
FAYN
CHERRY
HAYS
HAYS
BURNET ALLEY
ARMADILLO ALLEY
ARMADILLO ALLEY
HACKBERRY
BURNET
MESQUITE
NOLAN
Proposed Low Density Mixed Use
Proposed Low Density Residential
Low Density Residential
High Density Residential
High Density Mixed Use
Low Density Mixed Use
Neighborhood Commercial
Parks/ Open Space; Parks
Public Institutional
Map Created by: Gustavo Gutierrez
Map Creation Date: October 17, 2012
Map File Location: Amend_13003_Dignowity.mxd
PDF Filename:
Dignowity Hill Neighborhood Plan
Proposed Plan Amendment 13003 Area
Exhibit 2 of 3
City of San Antonio
Planning and Community Development
John M. Dugan, AICP
Director


ALDER
MESQUITE
BURLESON
OLIVE
PINE
HACKBERRY
LAMAR
FAYN
Proposed Low Density Mixed Use
Proposed Low Density Residential
Low Density Residential
High Density Residential
High Density Mixed Use
Low Density Mixed Use
Neighborhood Commercial
Parks/ Open Space; Parks
Public Institutional
Map Created by: Gustavo Gutierrez
Map Creation Date: October 17, 2012
Map File Location: Amend_13003_Dignowity.mxd
PDF Filename:
Dignowity Hill Neighborhood Plan
Proposed Plan Amendment 13003 Area
Exhibit 3 of 3
City of San Antonio
Planning and Community Development
John M. Dugan, AICP
Director

Attachment 2





2012 Aerial

Subject Property 200' Feet Buffer

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"The City of San Antonio (Seller) makes no and hereby disclaims all warranties of any kind, express or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient." For questions regarding this map, please contact the Development Services Department, City of San Antonio Planning Department GIS Manager: Wendy Woodruff, ,wwoodruff@sanantonio.gov. Maps may be ordered at (210) 207-7873

Map Created by: Gustavo Gutierrez
Map Creation Date: October 17, 2012
Map File Location: Amend_13003_Dignowity.mxd
PDF Filename:

Dignowity Hill Neighborhood Plan

Proposed Plan Amendment 13003 Area

Exhibit 3 of 3

0 125 250
Feet

City of San Antonio
Planning and Community Development
John M. Dugan, AICP
Director
CIP/Vision Development and Business Services Center
PO Box 839966
San Antonio, TX 78283

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DIGNOWITY HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL, LOW DENSITY RESIDENTIAL AND PUBLIC/ INSTITUTIONAL TO LOW DENSITY MIXED USE AND LOW DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 6.64 -ACRES LOCATED AT 916, 1003, 1007, 1010, 1011, 1012, 1017, AND 1021 NORTH HACKBERRY STREET, 830, 910, 1109 NOLAN STREET, 424, 430 ,502, 504, 506, 508, 509, 511, AND 513 LAMAR STREET, 702 AND 705 NORTH PINE STREET, 507 BURNET STREET, 509 BURLESON STREET AND THE PROPERTY LEGALLY DESCRIBED AS LOT A15, BLK 17, NCB 515.

WHEREAS, City Council approved the Dignowity Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on December 3, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2012 and **APPROVED** the amendment on November 14, 2012; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF JUNE 2012.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CITY SOUTH

STAFF REPORT **AGENDA ITEM NO. 22**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
N/A

Applicant:
N/A

Representative:
N/A

Owner:
N/A

Staff Coordinator:
Nina Nixon-Mendez, Planning Manager
(210) 207-2744
nina.nixon-mendez@sanantonio.gov

Property Address/Location:
N/A

Legal Description:
N/A

Tract Size:
N/A

Council District(s):
3, 4

Notification:
Internet Agenda Posting November 9, 2012

REQUEST

This is a briefing by the Department of Planning and Community Development on the final report of the City South Management Authority Effectiveness Study and the Economic Development Strategic Plan.

RECOMMENDED ACTION

This item is for briefing purposes only, and no action is required.

ALTERNATIVE ACTIONS

None.

SYNOPSIS OF ANALYSIS

The purpose of this item is to provide Planning Commission a briefing on the final report of City South Management Authority Effectiveness Study and Economic Development Strategic Plan.

I. ANALYSIS

The City South Management Authority, a political subdivision of the State of Texas, was established by the City of San Antonio in 2005 in order to encourage balanced growth by promoting sustainable development and economic growth in the 63 square mile City South area, located in the southernmost part of San Antonio as well as in unincorporated Bexar County. Senate Bill 1493, which became effective on September 1, 2011, requires that City South Management Authority study the effectiveness of the Authority, and that the board of directors submit a report to the legislature on the effectiveness of the Authority no later than December 31 of each even-numbered year.

A Request for Qualifications (RFQ) seeking the professional services of consultants to prepare an Effectiveness Study and Economic Development Strategic Plan for City South Management Authority was released on September 9, 2011. TXP, Inc. of Austin and New Braunfels was selected as the consultant by City Council on January 19, 2012, and a contract was awarded for the project. The City Council was briefed by staff on April 18, 2012, at a B Session on the study's scope and timeline.

As part of the process, TXP conducted stakeholder meetings with CSMA Board of Directors and the CSMA Effectiveness Study Committee, members of the real estate and development professions, public officials, employers, and other community stakeholders. On April 18 and May 14, 2012, TXP hosted community meetings at Southside I.S.D. High School to present the study's process, timeline, and an opportunity for public comment. This briefing will present the final report of the Effectiveness Study and Economic Development Strategic Plan and provide Planning Commission members an opportunity to address questions or comments to the Planning and Community Development Department.

II. SUPPLEMENTAL INFORMATION

The report will be available on the CSMA web site: www.cityofsanantonio.gov/CitySouth/

III. RECOMMENDATION

This item is for briefing purposes only, and no action is required.

CITY OF SAN ANTONIO

OFFICE OF THE CITY ATTORNEY

DEVELOPMENT SERVICES DIVISION

STAFF REPORT **AGENDA ITEM NO. 23**

Public Hearing:
Planning Commission
November 14, 2012

Application/Case Number:
N/A

Applicant:
City of San Antonio

Representative:
Office of the City Attorney
c/o Paul Wendland, III

Owner:
N/A

Staff Coordinator:
Paul Wendland, III, Assistant City Attorney
(210) 207-8961
Paul.wendlandiii@sanantonio.gov

Property Address/Location:
City-wide

Council District(s):
City-wide

Notification:
Internet Agenda Posting November 9, 2012

REQUEST

Consideration of amendments to the Unified Development Code (UDC) sections 35-388, 35-424, 35-488, 35-497, 35-A101 and 35-B118 relative to Sexually Oriented Business use regulations, licensing and appeal procedures, penalties, definitions and application requirements.

RECOMMENDED ACTION

Approval

ATTACHMENTS

1. Draft Ordinance

AN ORDINANCE

AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY AMENDING PROVISIONS REGARDING SEXUALLY ORIENTED BUSINESSES; AMENDING DEFINITIONS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

* * * * *

WHEREAS, the San Antonio City Council adopted the revised Unified Development Code (UDC) on September 22, 2005; and

WHEREAS, the Zoning Commission has recommended approval of those amendments pertaining to zoning issues; and

WHEREAS, the Planning Commission has recommended approval of those amendments pertaining to planning issues; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Code of San Antonio, Texas is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

* * * *

Chapter 35, Article III, Section 35-388 is amended as follows:

Sec. 35-388. - Sexually Oriented Business Regulations.

These regulations are authorized by V.T.C.A. Local Government Code Ch. 243.

(a) Applicability. These regulations shall apply to all sexually oriented businesses operating on or after the effective date of this chapter. Further, any sexually oriented business annexed by the city after the effective date of this chapter shall be subject to all the requirements of this section. Existing sexually oriented businesses shall refer to this section and to nonconforming use regulations (article VII, division 1 of this chapter) to determine their appropriate classification.

(b) Property Uses Requiring Separation. Notwithstanding any provision of this chapter to the contrary, it shall be a violation to use or occupy land or a building for the purpose of operating or maintaining a sexually oriented

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business within one thousand (1,000) feet from property (referenced within this section as “protected property," "protected use," or "protected zone") that is described as follows:

(1) Another sexually oriented business;

(2) Any property located within an "RP" or a residential zoning district boundary, whether temporary or permanent, or devoted to a residential use, including any land zoned for one (1) of the aforementioned residential uses which is also described as a planned unit development or traditional neighborhood development, but excluding airports;

(3) Any place of regular religious worship, including property used as a ~~devoted to~~ church, synagogue, mosque, or other religious worship facility ~~used primarily for religious worship~~;

(4) Any public or private elementary, secondary or high school; ~~or~~

(5) Any public park; or ~~.~~

(6) Any licensed child care facility.

(c) Method of Measurement and Survey Requirements.

(1) Sole Tenant. Measurements shall be in a straight line, without regard to intervening structures or objects, from the nearest property line of the lot on which the sexually oriented business is located, to the nearest property line of the protected properties described in the above subsection (a), which requires separation. This method of measurement shall apply to a sexually oriented business that ~~which~~ is the sole tenant within one (1) building located on one (1) platted lot.

(2) Multiple Tenants. Measurements shall be in a straight line, without regard to intervening structures or objects, from the nearest point of the occupied space of the sexually oriented business to the nearest property line of the protected property described in the above subsection (a) which requires separation. This method of measurement shall apply to a sexually oriented business that ~~which~~ is a tenant within a multiple tenant building.

(3) Easements Excluded. In calculating the distances described in subsections (b)(1) and (b)(2) above easements (such as right-of-way, drainage and utility easements) that are zoned as, or abut, a protected property classification, shall not be considered as part of the protected property.

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(4) Surveyor. A certified survey prepared by a licensed surveyor or licensed engineer showing distance measurements in accordance with (1) and (2) of this subsection shall be submitted to the director ~~of planning and development services~~ for all sexually oriented businesses as part of the application for the certificate of occupancy for the use. Any certificate of occupancy issued for a building or facility used to conduct a sexually oriented business without submission of the required survey shall be null and void.

(d) Downtown District Prohibition. In addition to the location restrictions of subsection (a), it shall be a violation to operate, own, manage, or maintain a sexually oriented business within the "D" Downtown zoning district boundary.

(e) Nonconforming Rights. See section 35-708 of this chapter.

(f)~~(1)~~Annexation. Any sexually oriented business annexed by the city after the effective date of this chapter shall be subject to all the requirements of this section.

(g)~~(f)~~Certificate of Occupancy. See subsection 35-424(c) for procedures for issuance of a certificate of occupancy for a sexually oriented business use.

(h)~~(g)~~Violations Subject to Criminal and Civil Penalties. See section 35-497 of this chapter.

* * * * *

Chapter 35, Article IV, Section 35-424 is amended as follows:

Sec. 35-424. - Ministerial Permits or Approvals.

STATEMENT OF PURPOSE

The purpose of this section is to prescribe procedures for permits that ~~which~~ do not require quasi-judicial or legislative notice or a public hearing. A public hearing is not required for permits set forth in this section for one (1) or more of the following reasons:

- *If required, public hearings have already been conducted relating to the permit application, and the permit application procedure is designed to ensure that the proposed use complies with a previously approved subdivision plat, master development plan, specific plan, comprehensive plan amendment, or conditional rezoning (e.g., building permit, certificate of occupancy).*
- *The proposed use is permitted by right in the applicable zoning district (e.g., building permit, certificate of occupancy).*
- *The proposed use is subject to expedited review in order to avoid an unconstitutional prior restraint on speech (e.g., sexually oriented businesses, signs) or because of federal law (e.g., telecommunications permits).*

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(a) Generally (Development Permits and Building Permits).

(1) Applicability. No development or development activity may be undertaken within any incorporated territory of the city unless all development permits applicable to the proposed development are issued in accordance with the provisions of this chapter. Permits are required for all development, unless otherwise excepted, to ensure compliance with the various adopted codes, standards and laws and to ensure consistency with the master plan and policies of the city.

(2) Initiation. The applicant shall file a complete application for a building permit with the director ~~of planning and development services~~ on a form prescribed by the director ~~department of planning and development services~~. If master development plan review is required in accordance with section 35-412 or 35-413 of this chapter, the approved master development plan shall be submitted with the application for a building permit. An application for a master development plan is available from the department of planning and development services. If the proposed development or development activity is not subject to master development plan review, the building permit application shall include the information required by Appendix "B" to this chapter. The director ~~of planning and development services~~ shall assist the applicant in determining which materials are required for a submittal. Building permit applications are required and available from the department of ~~planning and~~ development services.

(3) Completeness Review. The director ~~of planning and development services~~ shall review an application for completeness within two (2) working days. The appellate agency for purposes of completeness review (see subsection 35-402(c) of this chapter) shall be the board of adjustment.

(4) Decision. When the required materials are submitted to each respective department, the department of ~~planning and~~ development services shall review its application for conformance with applicable building codes and for conformance with this chapter. Within five (5) working days of receipt of a complete application, the director ~~of planning and development services~~ shall approve, approve with conditions, or deny the application for a building permit for purposes of this chapter.[4*] Applications which are denied shall have the reasons for denial, in writing, attached to the application. If the director ~~of planning and development services~~ fails to render a decision relating to the building permit application within this time period, the application shall be deemed approved. Such time periods shall not prevent the applicant and the city from agreeing to extend the city's response time contained in this subsection.

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[4]Note: This subsection does not apply to review of the building permit application for purposes of compliance with the building code in which case the department of ~~planning and~~ development services shall respond within thirty-five (35) days.

(5) Approval Criteria. The building permit shall be issued by the director only if the application complies with all applicable provisions of this chapter and any approved specific use authorization, conditional rezoning or master development plan.

(6) Subsequent Applications. Not applicable.

(7) Amendments. Any revision to an application for a building permit shall be processed in the same manner as the original application.

(8) Scope of Approval. The building permit shall be valid for a period of one hundred eighty (180) days in accordance with the International Building Code.

(9) Recording Procedures. An application for a building permit shall be maintained in the files of the department of ~~planning and~~ development services provided, however, that the applicant shall have the responsibility to maintain an original signed copy of the approved building permit.

(b) Certificate of Occupancy. Certificate of occupancy for improvements to the premises shall be issued in accordance with chapter 6 of the City Code and the International Building Code. No certificate of occupancy shall be issued if said development activities do not conform to the applicable zoning district boundary or the approved master development plan, subdivision plat, or other previously issued permit or development order. The director ~~of planning and development services~~ may issue a temporary certificate of occupancy pursuant to the building code. A certificate of occupancy shall not be required for a single-family dwelling unit, a child care facility which does not require a state license, or a home occupation.

(c) Zoning Determination ~~Certificate of Occupancy~~ for a Sexually Oriented Business use. (See Sexually Oriented Business Regulations)

(1) Applicability. No sexually oriented business use shall be commenced or established unless and until a zoning determination for the use ~~certificate of occupancy~~ has been issued by the director and a license for the use has been issued by the Chief of Police.

(2) Initiation. The applicant shall file a complete application for a zoning determination for the use with the director ~~of planning and development services~~. The application shall be on a form prescribed by the director

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and include the information prescribed by Appendix "B", Section 35-B118 ~~35-B117~~.

(3) Completeness Review. See subsection 35-424 (a)(3)~~ of this section~~. An applicant may appeal a determination by the director that an application is incomplete. The director shall schedule the appeal for hearing and decision at the next available regularly scheduled zoning board of adjustment meeting that will allow compliance with the Texas Open Meetings Act. The board of adjustment shall render its decision affirming or denying the decision ~~application~~ of the director within ten (10) days. If the board of adjustment fails to render its decision, the application shall be deemed complete and the director ~~of planning and development services~~ shall process the application as provided in subsection (4), below.

(4) Decision. The director ~~of planning and development services~~ shall either issue or deny an application for a zoning determination for the use ~~certificate of occupancy~~ or a building permit for a sexually oriented business not more than thirty (30) business days subsequent to the date of the applicant's submission of an application therefore. If granted, the applicant shall be notified of such action by certified mail, return receipt requested. If denied, the applicant shall be notified of such action and the reason(s) therefor by certified mail, return receipt requested. The issuance of a zoning determination ~~certificate of occupancy~~ shall not be withheld if the sexually oriented business is determined to be in compliance with all applicable sections of this chapter. The decision may be appealed pursuant to section 35-488 of this article.

(5) Approval Criteria. No zoning determination ~~certificate of occupancy~~ for a sexually oriented business use shall be issued or approved, and no sexually oriented business use shall be established, except in conformance with the sexually oriented business regulations ~~(section 35-391)~~ of this chapter.

(6) Subsequent Applications. No restriction on the submission of subsequent applications is imposed by this section.

(7) Amendments. Amendments to an application for a zoning determination ~~certificate of occupancy~~ authorizing a sexually oriented business use shall be processed in the same manner as the original application.

(8) Scope of Approval. The approval of a zoning determination for a sexually oriented business use ~~certificate of occupancy~~ shall expire and become null and void unless a certificate of occupancy for the premises or improvements to the premises is obtained from the building official within a period of six (6) months following the issuance of the zoning determination ~~thereof~~.

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(9) Recording Procedures. See subsection 35-424(a)(9)~~ (a)(9)~~ ~~of this section~~.

* * * * *

Chapter 35, Article IV, Section 35-488 is amended as follows:

Sec. 35-488. - Appeal Procedures for Sexually Oriented Businesses.

(a) Appeal to City Board.

(1) An applicant may appeal the denial of a certificate of occupancy for a sexually oriented business by the director ~~of planning and development services~~ if the reason for the denial is other than one based upon location of the business. Such appeals shall be made to the appropriate technical board or commission (i.e. plumbing board, electrical board, etc.) and in the manner prescribed in the applicable section of this chapter.

(2) An applicant may appeal the denial of a zoning determination for a sexually oriented business by the director if the reason for the denial is one based upon location of the business. Such appeal may be made ~~In the event that this chapter does not provide a specific avenue for appeal an applicant may appeal~~ to the zoning board of adjustment by letter mailed or delivered to said board and the secretary of the board shall schedule the appeal for hearing and decision at the next available regularly scheduled zoning board of adjustment meeting which will allow compliance with the Texas Open Meetings Act. The board, after a hearing at which all interested parties shall be afforded an opportunity to be heard, shall either affirm or overrule the decision of the director ~~of planning and development services~~. Provided, however, the request for appeal must be made not more than ten (10) business days subsequent to the receipt of the decision of the director ~~of planning and development services~~ by the applicant.

~~(b) Appeal to Court. Notwithstanding the provisions of this subsection, an applicant who is denied the certificate of occupancy requested under the provisions of this chapter, may petition to any lawfully established court having jurisdiction of the subject matter, without first appealing to any board, including the zoning board of adjustment.~~

* * * * *

Chapter 35, Article IV, Section 35-497 is amended as follows:

Sec. 35-497. - Sexually Oriented Businesses.

(a) A person commits an offense if the person ~~Any natural person or corporate~~

~~entity who~~ violates any provision of the sexually oriented business regulations in this chapter. ~~(section 35-388) shall be guilty of a~~ An offense under this section is a Class A ~~C~~ misdemeanor offense, and upon conviction thereof, shall be punished by:

(1) a fine not to exceed $4,000;

(2) confinement in jail for a term not to exceed one year; or

(3) both such fine and confinement.

~~a fine not to exceed two thousand dollars ($2,000.00).~~

(b) In addition to the criminal sanctions authorized by this section the subsection, the city attorney is authorized to bring a civil action in law or equity against any party who violates any provision of this section. The city attorney may bring a civil action against a party without first seeking criminal sanctions.

* * * * *

Chapter 35, Article VII, Section 35-708 is amended as follows:

Sec. 35-708. - Sexually Oriented Businesses.

STATEMENT OF PURPOSE

Commentary: Type A nonconforming use rights extend to those establishments granted such rights pursuant to the methodology established by Ordinance No. 82135, passed and approved April 27, 1995, and this chapter and are subject to section 35-706 of this chapter except for amortization at the direction of city council. Type B nonconforming use rights extend to all other establishments that were lawfully in operation either prior to the adoption of the sexually oriented business regulations ~~(section 35-391 of this chapter)~~ or outside of the city's corporate limits; but, as a result of the adoption of the sexually oriented business regulations ~~(section 35-391 of this chapter)~~, or annexation after the adoption of the sexually oriented business regulations ~~(section 35-391 of this chapter)~~, continued operation of the establishment is unlawful. A conforming use is one that is operating in a lawful manner consistent with the provisions of the sexually oriented business regulations ~~(section 35-391 of this chapter)~~.

(a) Establishment of Nonconforming Use Rights for Sexually Oriented Businesses.

(1) Type A Nonconforming Rights Pre-Dating Protected Use Within One Thousand (1,000) Feet. Any sexually oriented business legally operating on and after April 2, 1995, which is rendered nonconforming by the subsequent location of a protected use or a protected zone within the protected distance, shall have type A nonconforming use rights.

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(2) Type B Rights and Conforming Uses.

A. Each sexually oriented business hereafter subject to the sexually oriented business regulations (section 35-391 of this chapter) through annexation must, within ninety (90) days of such annexation, apply for one (1) of two (2) classes of property use rights hereby established, as part of the application for a new certificate of occupancy:

1. Type B nonconforming use rights of one-year duration from the date of issue of the certificate of occupancy; or

2. Conforming.

B. The ninety-day time period prescribed within this subsection for the establishment of use rights may be extended, and an application accepted after the expiration of ninety (90) days, if the director ~~of planning and development services~~ determines that the use existed prior to the date of annexation, the sexually oriented business was operating in compliance with all applicable laws, and the failure to timely file the application for one (1) of two (2) classes of property use was not a result of gross negligence or conscious indifference. The director shall render his decision within thirty (30) business days of receipt of the application and shall transmit said determination to the applicant by certified mail, return receipt requested. The applicant may appeal an adverse determination by filing a written notice of appeal with the city clerk within ten (10) days of the date of the decision of the director. The appeal must be filed by the applicant or an authorized agent of the applicant. The city clerk shall place said appeal on the city council agenda within sixty (60) days from the date notice is received.

C. Type B nonconforming rights shall not be lost by the subsequent establishment of a protected use or protected zone within one thousand (1,000) feet.

(b) Certificates of Occupancy Pursuant to Ordinance No. 82135. Any business that holds a certificate of occupancy issued for a sexually oriented business pursuant to the provisions of Ordinance No. 82135 of April 27, 1995 is not required to re-apply, and all such certificates of occupancy are hereby confirmed.

(c) Measurements. Measurements to determine if a sexually oriented business is conforming to type B nonconforming use shall be in the manner prescribed in the sexually oriented business regulations ~~(section 35-391 of this chapter)~~.

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(d) Amortization of Type B Nonconforming Use Rights Beyond One (1) Year.

(1) Amortization Hearing Before the Zoning City. The owner of a sexually oriented business that has been granted type B nonconforming use rights by the director ~~of planning and development services~~ may request a hearing before the city for a determination of a reasonable amortization period based upon the owner's investment and other generally accepted amortization factors in accordance with the appropriate provisions of section 35-706 of this chapter.

(2) Time Limit. The application for the hearing shall be made upon a form provided by the department ~~of planning and development services~~ and must be filed by the owner of the sexually oriented business with the zoning city on or before the date the type B nonconforming use rights would otherwise expire.

(3) Continuance of Nonconforming Rights. The filing of an amortization request shall continue the type B nonconforming use rights of a sexually oriented business to the date established by the city, who shall hear and determine the request after affording all interested parties an opportunity to be heard. If the city finds a reasonable amortization period is less than one (1) year, the period of nonconforming use rights may nevertheless continue for a minimum period of one (1) year from the date the type B nonconforming use certificate of occupancy is issued.

(4) Judicial Review. A person aggrieved by the finding of the city may petition the district court for review as provided by Texas law.

* * * * *

Chapter 35, Appendix A, Definitions and Rules of Interpretation, Section 35-A101 is amended as follows:

Sec. 35-A101. - Definitions and Rules of Interpretation

* * * * *

~~(1)~~ *Adult arcade* means any "premises" ~~place~~ to which members of the public or members of any club, group or association are admitted and ~~is~~ permitted ~~or invited, wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing~~ to use one or more arcade devices ~~are designed and maintained to show images to five (5) or fewer persons per machine or device at any one time, and where the images so displayed are distinguished or characterized by the depiction or description of specified sexual activities or specified anatomical areas~~.

~~(2)~~ *Adult bookstore* means an adult bookstore, adult novelty store, or adult video store where more than thirty (30) ~~twenty (20)~~ percent of its inventory (that is offered for sale, rental or viewing for any form of consideration to on-premises customers) or floor space consists of one (1) or more of the following:

(a) Books, magazines, or sound recordings, or printed, visual or audio material of any kind which are are characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities; or

(b) Non-contraceptive instruments, devices, toys, or paraphernalia designed for use in connection with specified sexual activities, books, magazines, pamphlets, pictures, drawings, photographs, motion picture films, or sound recordings, or printed, visual or audio material of any kind, which, because of the depiction or description of specified sexual activities in the materials offered for sale, is restricted to adults.

(c) Novelty items designed as sight gags, advertised as such and not designed or advertised for sexual activity, are not instruments or devices as defined and regulated herein.

~~*Adult bookstore*. A business enterprise which has a substantial or significant portion of its stock in trade in, or which has as its main purpose the offering for sale of books, magazines, pamphlets, pictures, drawings, photographs, motion picture films or sound recordings, or printed, visual or audio material of any kind, which are characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities; or a business establishment which offers for sale books, magazines, pamphlets, pictures, drawings, photographs, motion picture films, or sound recordings, or printed, visual or audio material of any kind, which entire business establishment, because of the depiction or description of specified anatomical areas or specified sexual activities in the materials offered for sale, is restricted to adults, or is advertised or promoted as being restricted to adults.~~

Adult Cabaret means an establishment that, as one of its primary business purposes, offers to customers live entertainment which is intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.

~~*Adult entertainment establishment*. A place of business where live entertainment is provided for patrons, or a portion of a business set aside for providing live entertainment to patrons, in which a significant portion of the entertainment is characterized by an emphasis on the exhibition, depiction, or description of specified anatomical areas or specified sexual activities; or a place where entertainment is provided to patrons wherein, because of the exhibition of specified anatomical areas or specified sexual activities, admittance is limited to adults, or admittance is advertised or promoted as being restricted to adults.~~

Adult mini-theater means any premises that is subject to regulation under Chapter 243 of the Local Government Code, as amended, to which members of the public or

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members of any club, group or association are admitted and permitted to use one or more 'mini-theatre devices.'

~~(4)~~ *Adult motel* means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, in any form of consideration, which provides patrons with closed-circuit television transmission, films, motion pictures, video cassettes, slides, or other photography reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas, and (b) which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising, including, but not limited to, newspapers, magazines, pamphlets, leaflets, radio, or television.

~~*Adult motion picture theater*. A business place where motion pictures are shown to paying customers when such place is used for presenting material having as its dominant theme, or distinguished or characterized by, an emphasis on the depiction or description of specified anatomical areas or specified sexual activities for observation by patrons, and where admittance to such showings is totally limited to adults.~~

~~*Adverse effect*. A negative change in the quality of the historical, architectural, archaeological, or cultural significance of a resource, or in the characteristics that qualify the resource as historically, architecturally, archaeologically or culturally important.~~

Adverse or Negative secondary effects means any one of the following conditions caused by the existence of or geographic proximity to a sexually oriented business:

(a) The existence of violations of law, including but not limited to: prostitution, promotion of prostitution, aggravated promotion of prostitution, compelling prostitution, obscenity, sale or distribution or display of material harmful to a minor, sexual performance by a child, employment harmful to children, possession or promotion of child pornography, public lewdness, indecent exposure, indecency with a child, sexual assault, aggravated sexual assault, pandering, loitering, trespass, or any violation of Chapter 481 of the Texas Health and Safety Code, criminal attempt to conduct a violation of law, criminal conspiracy to conduct a violation of law, or solicitation to conduct a violation of law.

(b) Diminution of surrounding property value.

(c) Unsanitary health conditions resulting from improper disposition of bodily secretions thereby posing a threat of spreading infection or disease.

(d) Those adverse secondary effects found to exist by the Texas Legislature at Section 243.001(a) of the Texas Local Government Code.

(e) Those adverse secondary effects described by the United States Fifth Circuit Court in *J&B Entm't, Inc. v. City of Jackson, Miss.*, 152 F.3d 362 (5th Cir. 1998) and by the United States Supreme Court in *City of Erie v. Pap's A.M.*, 529 U.S. 277 (2000) and by the City of Jackson, Mississippi and the City of Erie, Pennsylvania as described in the legal opinions therein.

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* * * * *

Arcade Device means any coin, currency or slug operated or electronically or mechanically controlled machine or device that dispenses or effectuates the dispensing of "entertainment" that is intended for the viewing of five or fewer persons in exchange for any payment of consideration.

* * * * *

~~(7)~~ *Massage parlor* means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment or manipulation of the human body which occurs as a part of, or in connection with, such treatment, manipulation, or service related thereto, exposes specified anatomical areas. The definition of a massage parlors shall not include the practice of massage in any licensed hospital, nor by a licensed massage therapist, hospital, licensed physicians, surgeons, chiropractor, osteopath, nurse, technician working under the supervision of a licensed physician, surgeon, chiropractor, or osteopath, nor by trainers of any amateur, semiprofessional or professional athlete or athletic team or school athletic program.

* * * * *

~~(9)~~ *Nude modeling studio* means any place where a person who, for money or any form of consideration, appears in a state of nudity or displays specified anatomical areas, to be observed, sketched, drawn, painted, sculptured, photographed, or otherwise depicted by other persons. This definition shall not include nude modeling by an adult that occurs in conjunction with art classes of a university, college, or any art class supervised by an art instructor paid by an arts school.

~~(13)~~ *Nude or nudity or state of nudity* means:

(a) The appearance of the bare buttock; anus; male genitals; female genitals; or entire female breast; or

(b) A state of dress which fails to completely and opaquely cover the buttock; anus; male genitals; female genitals; or entire female breast.

~~Nudity. Total absence of clothing or covering for the human body.~~

~~(10)~~ *Nudity attraction establishment* means any place of business where nudity or semi-nudity is regularly or routinely advertised as a characteristic of the business or which regularly attracts patrons with nudity or semi-nudity.

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~~*Partial nudity*. Exposure of the female breast or breasts, or exposure of the male or female pubic area or buttocks.~~

* * * * *

~~(14)~~ *Semi-nude or semi-nudity or state of semi-nudity* means a state of dress that ~~which~~ fails to completely and ~~fully~~ opaquely cover ~~the crevice of the human buttocks, genitals, pubic region, and the post puberty female breast areola.~~:

(a) Human genitals, pubic region or public hair; or

(b) Crevice of buttocks or anus; or

(c) Any portion of the female breast that is situated below a point immediately above the top of the areola; or

(d) Any combination of (a), (b), or (c).

* * * * *

~~(8) Sexual encounter establishment means any business or commercial establishment that, as of its primary business purposes, offers for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort for the purpose of specified sexual activities or the exposure of specified anatomical areas when one (1) or more of the persons is in a state of nudity or semi-nudity. The definition of sexual encounter establishment shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or medical professional, licensed by the state engages in medically approved and recognized therapy or treatment.~~

Sexually oriented business means an adult arcade, adult bookstore, ~~adult entertainment establishment,~~ adult motel, ~~adult motion picture theater,~~ adult mini-theater, massage parlor, sexual encounter establishment, nude modeling studio, nudity attraction establishment, or any establishment that, as one of its primary business purposes, offers a service, live entertainment or the selling, renting, or exhibiting of devices or any specified anatomical parts intended to provide sexual stimulation or sexual gratification to the customer and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas. Said term shall include any business that self-identifies itself as a sexually oriented business. ~~Includes any of the land uses defined as follows~~:

~~(3) Adult entertainment establishment means a nightclub, bar, restaurant "bottle club", "men's club", "gentlemen's club", "cabaret" or similar place of business, or portion thereof where live entertainment is provided for patrons, whether or not alcoholic beverages are served which features as a portion of the entertainment the exhibition, depiction, or description of specified anatomical areas or specified sexual activities; or a place where entertainment is provided to patrons wherein, because of the nudity or semi-~~

~~nudity of person(s) employed by or associated with the operation of the business, admittance is limited to adults, or admittance is advertised or promoted as being restricted to adults.~~

~~(5) Adult motion picture theater means a business place where one (1) or more films, videos, slides, motion pictures, or similar photographic reproductions are shown that have as a dominant theme, or are distinguished by, an emphasis on the depiction or description of specified sexual activities for observation by patrons or guests, and where admittance to such showings are restricted to adults.~~

~~(6) Adult theater means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features employees, volunteer patrons, or independent contractors, who appear nude or semi-nude and/or engage in specified sexual activity, or live performances which are characterized by exposure of specified anatomical areas or engagement in specified sexual activities.~~

~~*Additional definitions are as follows:*~~

~~(15) Negative secondary effects means any one (1) of the following conditions caused by geographic proximity to a sexually oriented business:~~

~~(a) Depreciation in surrounding property values; and/or~~

~~(b) Violations of law not limited to but including: indecent exposure, drug use, prostitution, pandering, exposing minors to harmful materials, possession and distribution of obscene materials, possession and distribution of controlled substances, public intoxication, disturbing the peace, and/or~~

~~(c) Adverse impact upon the City of San Antonio's central business district as a family oriented vacation destination.~~

The term 'sexually oriented business' shall not be construed to include:

(1) Any business operated by or employing licensed psychologists, licensed physical therapists, licensed athletic trainers, licensed cosmetologists, or licensed barbers performing functions authorized under the licenses held;

(2) Any business operated by or employing licensed physicians or licensed chiropractors engaged in practicing the healing arts; or

(3) Any retail establishment whose major business is the offering of wearing apparel for sale to customers.

~~(11)~~ *Specified anatomical areas* means failure to completely and opaquely cover: ~~the human genitals, crevice of buttocks, pubic region, anus, and the areola of the post puberty female breast.~~

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(a) Human genitals, pubic region or public hair; or
(b) Crevice of buttocks or anus; or
(c) Any portion of the female breast that is situated below a point immediately above the top of the areola; or
(d) Human male genitals in a discernibly erect state, even if completely and opaquely covered.
(e) Any combination of the foregoing

~~(12)~~ *Specified sexual activity* means actual and simulated human genitals in a state of sexual stimulation or arousal, even if completely and opaquely covered, actual or simulated human masturbation, sexual intercourse, sodomy, fellatio, cunnilingus, fondling or other erotic touching of human genitals, pubic region, buttock or female breast, and excretory functions as part of or in connection with the above described activity or any act of bestiality, sadomasochism or physical contact with a person's own or another person's specified anatomical area.

~~(13) Nude or nudity or state of nudity means a state of dress which fails to cover the human anus, genitals, pubic region, and the areola of the post puberty female breast.~~

~~(14) Semi-nude or semi-nudity or state of semi-nudity means a state of dress which fails to fully opaquely cover the crevice of the human buttocks, genitals, pubic region, and the post puberty female breast areola.~~

*** * * * ***

Sexually oriented business regulations. In addition to this chapter, ~~See section 35-391 of this chapter~~ see also Chapter 21 of the City Code of the City of San Antonio, Texas.

* * * * *

~~*Specified anatomical areas.* Any showing of either the adult or minor human male or female genitals, anus or pubic area with less than a full opaque covering, or the showing of the post-puberty female aerola with less than a full opaque covering.~~

* * * * *

~~*Specified sexual activities.* Acts of masturbation, sexual intercourse, homosexuality or lesbianism, sodomy, fellatio, sadomasochism or physical contact with a person's own or another person's specified anatomical areas.~~

* * * * *

Chapter 35, Appendix B, Application Submittal, Section 35-B118 is amended as follows:

Sec. 35-B118. - Sexually Oriented Business.

If the subject building or portion of the building is intended for future use or is currently used as a "sexually oriented business", then the following shall be submitted

attached to and made part of the application for certificate of occupancy and/or building permit:

(a) A certified survey map prepared by a state licensed surveyor or state licensed engineer which shows the required minimum distances from properties with protected uses or protected zoning; and

(b) A sworn affidavit stating the name and mailing address of all owner(s) of the planned, or existing, sexually oriented business; and

(c) If a corporate owner, the current name and street address of the corporate president and the registered agent for service on file with the Texas Secretary of State.

(d) It shall be a violation of this ordinance for an owner of a sexually oriented business to fail or refuse to submit the prerequisite certified survey map or to fail or refuse to register the names and addresses of the owner(s). Without both the certified survey map and owner identification, no valid certificate of occupancy and/or building permit can be issued. Upon discovery of the absence of or the incorrectness of either document, the certificate of occupancy and/or building permit shall be declared invalid by the director ~~of planning and development services~~.

(e) Permit/license issued by the Chief of Police

* * * * *

Chapter 35, Appendix C, Fee Schedule, Section 35-C107 is amended as follows:

Sec. 35-C107. - Sexually Oriented Businesses.

A "sexually oriented business certificate of occupancy fee" of six hundred fifty ($650) ~~five hundred seventy-five~~ dollars ~~($575.00)~~ shall be paid to the City of San Antonio with the submission of each application for a certificate of occupancy for a sexually oriented business to pay for the cost of review and verification of accuracy of the application, survey maps, ownership information, and conformance with other certificate requirements.

*** * * * ***

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective

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and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. Notice of these changes to the Unified Development Code shall require the publication in an official newspaper of general circulation in accordance with

SECTION 6. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

SECTION 7. This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this the _____ day of _____, 20__.

M A Y O R
Julián Castro

ATTEST:

_____
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

_____
Michael D. Bernard, City Attorney

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