SAN ANTONIO PLANNING COMMISSION AGENDA

November 23, 2011
2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst — Lynda Billa Burke
Marcello Diego Martinez — Jody R. Sherrill
Rob Rodriguez

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

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

1. **PRELIMINARY ITEM:**

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

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

		Council District	Ferguson Index #
REPLATS W/ WRITTEN NOTIFICATION:			
A. 110036	**Alamo Ranch Unit 44D Phase 3A PUD** (Southwest of Alamo Ranch Parkway and Del Webb Boulevard)	**OCL**	**577 B-5**
B. 110206	**Hillcrest Unit 6A Phase 1** (West of the intersection of Dewlap Trail and Trail Way Boulevard)	**OCL**	**646 A-1**
C. 120004	**Trinity Oaks Unit 3A.1 PUD*** (South of the intersection of Rustic Brook and Cascade Mist)	**OCL**	**451 E-6**

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEM 6-8 HELD ABOVE:

6.	110036	**Alamo Ranch Unit 44D Phase 3A PUD** (Southwest of Alamo Ranch Parkway and Del Webb Boulevard)	**OCL 557 B-5**
7.	110206	**Hillcrest Unit 6A Phase 1** (West of the intersection of Dewlap Trail and Trail Way Boulevard)	**OCL 646 A-1**
8.	120004	**Trinity Oaks Unit 3A.1 PUD*** (South of the intersection of Rustic Brook and Cascade Mist)	**OCL 451 E-6**

PLATS:

9.	110105	**Two Creeks Unit 6A PUD*** (West of the intersection of Low Creek and Shuman Creek)	**OCL 479 C-1**
10.	110315	**Amber Creek Unit 5A** (North of the intersection of U.S. Highway 90 and Piccolo Creek)	**4/OCL646 E-3**
11.	060700	**Valley View Unit 7** (rescind) (West of the intersection of Binz-Engleman Road and Sunview Valley)	**OCL 586 A-6**
12.	110317	**Valley View 7A** (West of the intersection of Binz-Engleman Road and Sunview Valley)	**OCL 586 A-6**

TIME EXTENSIONS:

13.	070370	**Escondido North Unit 3** (North of Texas Palm Drive and Favero Cove)	**OCL 586 C-6**
14.	080112	**Laredo Springs Unit 1D** (Extension of Wilderness Oak between Alpine Lodge and Mountain Lodge)	**OCL 483 C-2**
15.	080273	**151 Development Unit 1** (On the south side of Culebra Road, east of Alamo Parkway)	**OCL 577 E-2**

16. 080276 **151 Development Unit 4** OCL 577 D-4
(On the west side of Alamo Parkway, north of Alamo Ranch)

17. 080353 **Preserve at Medina River Unit 13** 4 714 F-3
(On the south side of Watson Road, west of State Highway 16)

INDIVIDUAL CONSIDERATION

PLATS:

18. 110181 **River Rock Ranch Unit 2C Phase 2 PUD *** (pending) OCL 447 B-8
(West of the intersection of River Ranch and Silver Rock)

VARIANCE and APPEAL:

19. FPV 12-001 **Wheatley Heights Sports Complex** (flood plain variance) 2 618 C-5
(East of IH 10, south of Tamarak Drive)

LAND TRANSACTIONS:

20. **S.P. No. 1536** Request to close, vacate and abandon a portion of a 10 foot wide alley Public Right of Way located between North Main Avenue and Ogden Street. (Capital Improvements Management Services Department, by Martha Almeria)

21. Request to acquire real property for City use, the properties are located at the intersection of Dakota and Connelly Streets. (Capital Improvements Management Services Department, by David McGowen)

22. Consideration for authorizing and right of way acquisition to the City of San Antonio for the Zarzamora at Brady Intersection Improvement Project. (Public Works Department by Carmen Rivas)

23. Resolution Recommending Council Authorization to Acquire Parcels of Land for the Linear Creekway Parks Development Project. Proposed Land Acquisitions Include approximately 26 acres of land located in Council Districts 3, 6, and 9 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project. (Parks and Recreation Department by Brandon Ross)

COMPREHENSIVE MASTER PLANS:

24. **PA11051** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8 acres out of Lot 3 Block 20 NCB 16883 located northeast of the intersection of Loop 1604 and Hausman Road from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

25. **PA12002** - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 19.095 acres generally located at the southeast corner of Uhr Lane and Thousand Oaks Drive, and further described as NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C, from Public/Institutional land use and Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

26. **PA12005 -** Public hearing and consideration of a resolution amending the land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2662 acres located at 2111 N. Pan Am Expressway from Medium Density Residential land use to Mixed Use land use. (Planning and Community Development Department by Gary Edenburn)

OTHER ITEMS:

27. Approval of the minutes for the November 9, 2011 Planning Commission meeting

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

29. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

30. **ADJOURNMENT**

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION AND SUBDIVISION

AGENDA ITEM NO: 5A & 6 November 23, 2011

ALAMO RANCH
UNIT-44D PHASE 3A, PUD — MAJOR PLAT — 110036
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 B-5
OWNER: Pulte Homes of Texas, L.P., by Charles Marsh
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Rudy Muñoz, Planner (207-5014)

Date filed with Planning Commission: November 15, 2011

Location: Southwest of Alamo Ranch Parkway and Del Webb Boulevard

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 808-D, Alamo Ranch, accepted on May 25, 2006
PUD 06-023, Alamo Ranch-Del Webb Phase 2, approved on November 8, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

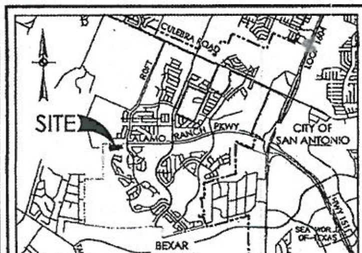
To plat **8.42** acres consisting of **38** single family lots, **1** non-single family lot and **1,061** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 23, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

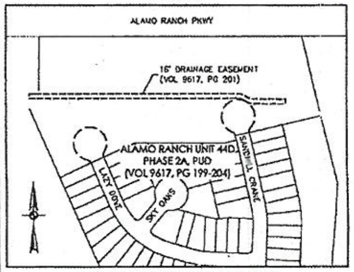
STAFF RECOMMENDATION:

Approval



LOCATION MAP

MAPSCO MAP GRID: 577B5
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' DRAINAGE EASEMENT - PERMEABLE (0.332 ACRE) OF THE ALAMO RANCH UNIT 44D PHASE 2A, PUD RECORDED IN VOLUME 9617, PAGES 199-201 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 44D PHASE 2A, PUD, PLAT # 090054 WHICH IS RECORDED IN VOLUME 9617, PAGE(S) 199-201, 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 OF THIS PROPERTY.

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

[signature]
OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1354 NORTH LOOP 1604 EAST, SUITE 108
SAN ANTONIO, TX 78232
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF August A.D. 2011.

Rose Portillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/19/13

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
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 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.

EDU NOTE:

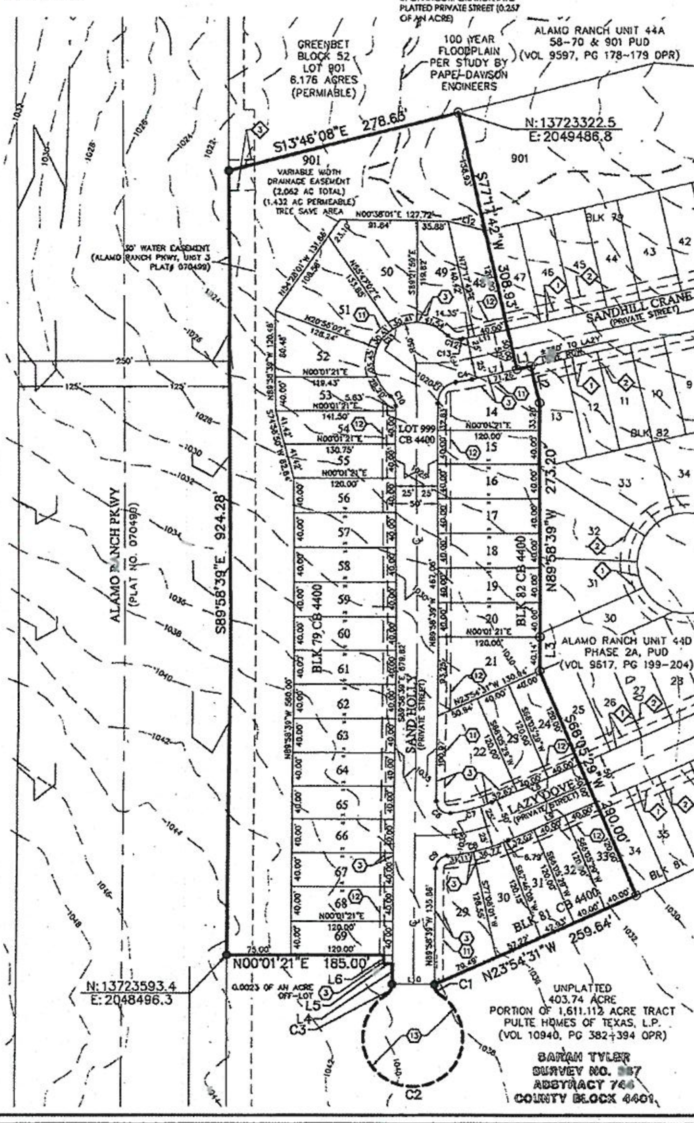
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

LEGEND

BLK BLOCK
BSL BUILDING SETBACK LINE
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
(PUD) PLANNED UNIT DEVELOPMENT
ROW RIGHT-OF-WAY
VOL VOLUME
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
--1140-- EXISTING CONTOURS
—1140— PROPOSED CONTOURS
— — (100-YR) FLOODPLAIN PER STUDY BY PAPE-DAWSON ENGINEERS
(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT PUBLIC
(11) 10' BUILDING SETBACK LINE
(12) 15' BUILDING SETBACK LINE
(13) ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (0.257 OF AN ACRE)
◇1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT PUBLIC (VOL 9617, PG 199-204, DPR)
◇2 20' BUILDING SET BACK LINE (VOL 9617, PG 199-204, DPR)
◇3 VARIABLE WIDTH DRAINAGE EASEMENT (PLAT # 070499)



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°16'46"	S61°22'58"W	14.38'	15.00'
C2	59.00'	294°33'33"	N00°01'21"E	63.78'	303.32'
C3	15.00'	57°16'46"	S81°20'16"E	14.38'	15.00'
C4	225.00'	4°55'47"	N10°14'25"W	19.35'	19.36'
C5	25.00'	82°12'08"	N48°52'35"W	32.87'	35.87'
C6	15.00'	97°23'09"	S41°19'46"W	22.54'	25.50'
C7	175.00'	16°32'43"	S15°38'10"E	50.36'	50.53'
C8	225.00'	19°00'54"	N14°24'05"W	74.35'	74.67'
C9	15.00'	85°05'02"	N47°26'08"W	20.28'	22.27'
C10	15.00'	52°01'12"	N64°00'45"E	13.18'	13.62'
C11	50.00'	190°14'06"	S46°52'49"E	99.60'	166.01'
C12	15.00'	59°53'35"	S18°17'27"W	14.98'	15.68'
C13	175.00'	1°02'58"	S12°10'49"E	3.21'	3.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°42'18"E	16.92'
L2	S77°17'42"W	44.65'
L3	N89°31'36"W	40.14'
L4	S89°58'39"E	24.19'
L5	N00°01'21"E	10.00'
L6	S89°58'39"E	10.00'
L7	N12°42'18"W	54.35'
L8	S23°54'31"E	112.62'
L9	N23°54'31"W	112.62'
L10	N00°01'21"E	60.00'
L11	S12°42'18"E	54.35'
L12	S14°20'15"W	44.91'

RECEIVED
11 SEP -2 PM 2:05
LAND DEVELOPMENT SERVICES DIVISION

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.

FINISHED FLOOR NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 44D PHASE 3A, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HILL COUNTRY RETREAT COMMUNITY ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 79, AND LOT 901, BLOCK 79.

DRAINAGE EASEMENT NOTE:

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

SETBACK NOTE:

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

ROSE PORTILLO
My Commission Expires
August 19, 2013

PLAT NUMBER 110036

REPLAT & SUBDIVISION PLAT ESTABLISHING

ALAMO RANCH UNIT 44D PHASE 3A, PUD

A 8.420 ACRE TRACT OF LAND COMPRISED OF ALL OF A 16' DRAINAGE EASEMENT OF THE ALAMO RANCH UNIT 44D PHASE 2A, PUD, RECORDED IN VOLUME 9617, PAGE 199-201 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 7.828 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4400, IN 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: August 12, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1354 NORTH LOOP 1604 EAST, SUITE 108
SAN ANTONIO, TX 78232
(210) 496-1985

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 17 DAY OF August, A.D. 2011.

Rose Portillo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 44D PHASE 3A, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________ DAY OF ________________, A.D. 20 ______.

BY: ______________________________ CHAIRMAN

BY: ______________________________ SECRETARY

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 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

ALAMO RANCH UNIT 44D PHASE 3A, PUD

Civil Job No. 6782-55; Survey Job No. 9130-04

PLANNING COMMISSION

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

AGENDA ITEM NO: 5B & 7 November 23, 2011

HILLCREST
UNIT 6A PHASE 1 — MAJOR PLAT — 110206
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 A-1
OWNER: Pulte Homes of Texas, L.P., by Charles Marsh
ENGINEER: Denham-Ramones Engineering and Associates, Inc., by Paul W. Denham, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 31, 2011

Location: West of the intersection of Dewlap Trail and Trail Way Boulevard

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 787B, Hillcrest Subdivision, accepted on June 6, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **9.455** acres consisting of **50** single family lots, **1** non-single family lot and **2,015** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 23, 2011. Nineteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

PLAT No. 110206

SHEET 1 OF 3

50 LOTS

REPLAT & SUBDIVISION PLAT OF

HILLCREST SUBDIVISION UNIT 6A PHASE 1

BEING A REPLAT OF 1.283 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PGS. 7–8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.172 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 AND CONTAINING A TOTAL OF 9.455 ACRES OF LAND.

GRAPHIC SCALE

100 0 50 100 200

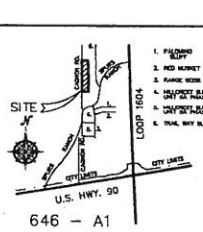
(IN FEET)

1 inch = 100 ft.

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, LP.
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–8161 & T.B.P.L.S. 100237-00



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.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON–ACCESS EASEMENT ——— V.N.E.
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.G.T.T.V.E.
8.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10.) PROPOSED FINISHED CONTOUR ——— 210 ———
11.) 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°00'10"
12.) 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.
13.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 8, BLOCK 110 AND THE FOUND MONUMENT WHICH BEARS S89°40'33"W ~ 0.84' FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 113, AND IS SHOWN AS N00°19'27"W ON THE PLAT OF HILLCREST SUBDIVISION UNIT 4 RECORDED IN VOLUME 9592, PAGES 7–8 D.P.R.

"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 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.T.V. 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 6 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.) BEXAR METROPOLITAN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER SERVICE CONNECTION.
8.) IMPACT FEE PAYMENT DUE: 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.
9.) ALL GREENBELTS ARE ALSO DRAINAGE, WATER, & SEWER EASEMENTS.
10.) 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 PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE

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

MONUMENT NOTE:
● = 1/2" U.S.F. W/CARTER BURGESS CAP
▲ = 1/2" U.S.F. W/D–R E CAP
○ = 1/2" U.S. W/D–R E CAP

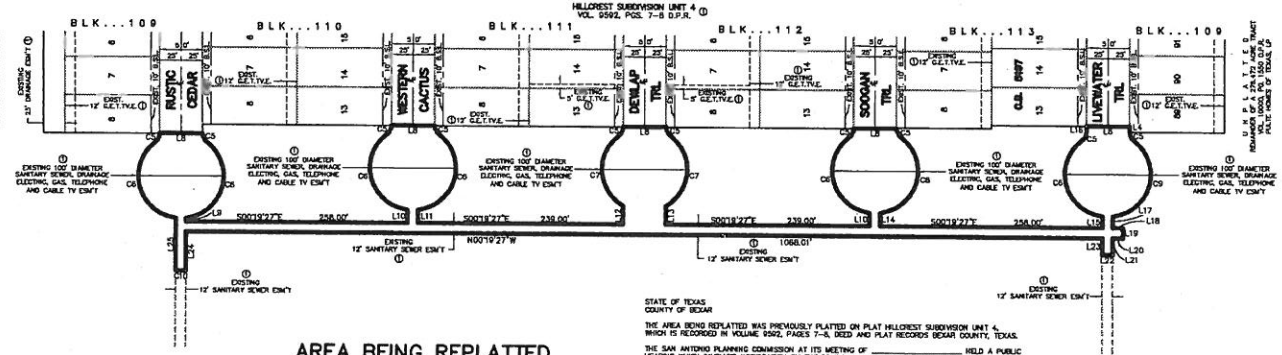
PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 4 VOL. 9592, PGS. 7–8 D.P.R.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°40'33"E	11.23'
L2	N89°40'33"E	0.84'
L3	N89°40'33"E	4.00'
L4	S89°40'33"W	6.79'
L5	N89°40'33"E	76.00'
L6	S89°40'33"W	76.00'
L7	S89°40'33"W	50.00'
L8	S00°19'27"E	50.00'
L9	S89°40'33"W	4.30'
L10	N89°40'33"E	15.53'
L11	S89°40'33"W	15.53'
L12	N89°40'27"E	21.86'
L13	S89°40'33"W	21.87'
L14	S89°48'51"W	15.53'
L15	N89°40'33"E	13.62'
L16	N89°40'33"E	6.76'
L17	S89°48'36"W	13.62'
L18	S00°19'27"E	12.00'
L19	S89°40'33"W	12.00'
L20	N00°19'27"W	11.99'
L21	S89°32'21"W	19.00'
L22	N00°19'27"W	12.00'
L23	N89°32'21"E	19.00'
L24	S89°40'33"W	44.65'
L25	N89°40'33"E	80.65'
L26	S89°29'33"W	79.65'
L27	S89°29'33"W	71.51'
L28	S89°22'23"E	13.61'
L29	S03°54'56"W	13.21'
L30	N00°19'27"W	78.68'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'
C2	90°00'00"	5.00'	5.00'	7.85'	7.07'
C3	47°32'45"	29.00'	12.77'	24.07'	23.36'
C4	185°05'30"	51.00'	1147.03'	164.75'	101.90'
C5	52°27'26"	14.00'	6.99'	12.82'	12.37'
C6	132°32'49"	50.00'	122.41'	115.70'	92.28'
C7	112°27'35"	50.00'	74.77'	98.14'	83.13'
C8	135°31'13"	50.00'	122.28'	118.26'	92.56'
C9	136°32'04"	50.00'	122.32'	118.28'	92.57'
C10	13°30'46"	51.00'	6.84'	12.03'	12.00'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PAGES 7 & 8, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HILLCREST SUBDIVISION UNIT 4, WHICH IS RECORDED IN VOLUME 9592, PAGES 7–8, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

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 PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2011.

_____
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

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

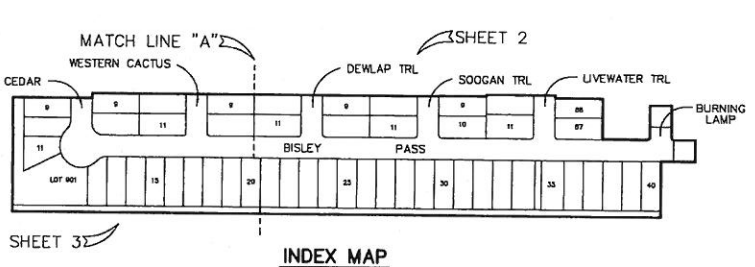
STATE OF TEXAS
REGISTERED
PAUL W. DENHAM
59456
PROFESSIONAL ENGINEER

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



INDEX MAP

1"=200'

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

ATTESTED:

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

THIS PLAT OF HILLCREST SUBDIVISION UNIT 6A PHASE 1 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., 2011.

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 _____

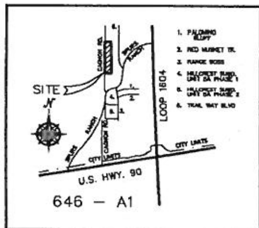
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DEVELOPMENT SERVICES
RECEIVED
2011 OCT 25 PM 2:42

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 25, 2011, 10:32am User ID: BobaTom File: N:\Land Projects 3\Pulte–Hillcrest Unit1\dwg\Hillcrest Unit1.dwg



LOCATION MAP

NOT TO SCALE

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2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
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COMBINED SCALE FACTOR IS 1.00017
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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:

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OTHER NOTES:

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2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
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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.
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PLAT No. 110206

SHEET 2 OF 3

50 LOTS

REPLAT & SUBDIVISION PLAT OF

HILLCREST SUBDIVISION UNIT 6A PHASE 1

BEING A REPLAT OF 1.283 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PGS. 7–8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.172 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 AND CONTAINING A TOTAL OF 9.455 ACRES OF LAND.

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

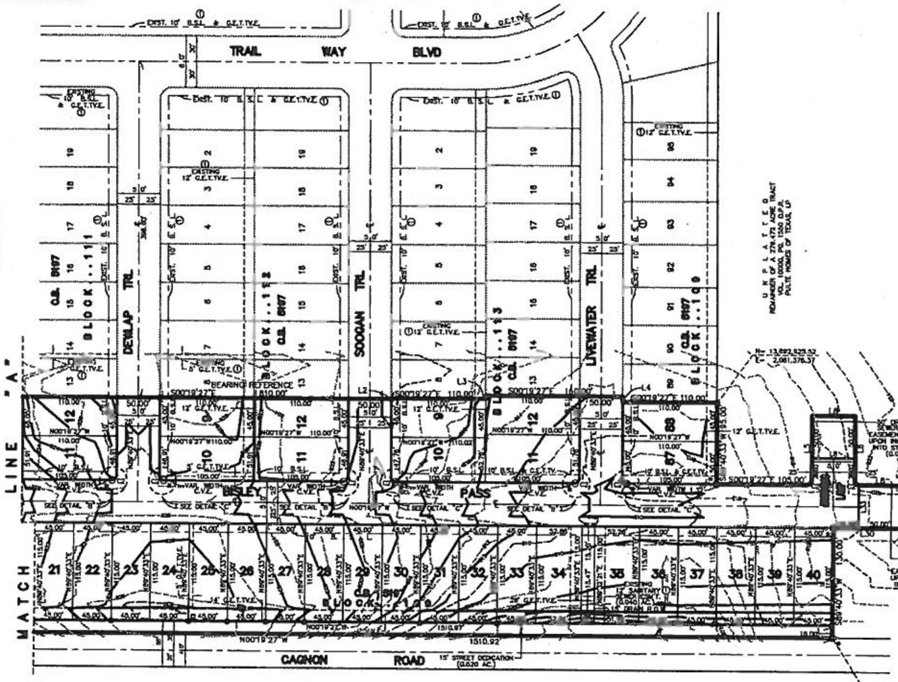
Denham-Ramones Engineering and Associates, Inc.

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-8161 & T.B.P.L.S. 100237.00

MONUMENT NOTE:
● – 1/2" I.R.F. W/CARTER BURGESS CAP
●* – 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 4 VOL. 9592, PGS. 7–8 D.P.R.
②	CHAMPIONS PARK UNITS 5 & 6 VOL. 9571, PGS. 184–186 D.P.R.

HILLCREST SUBDIVISION UNIT 4 VOL. 9592, PGS. 7–8 D.P.R. ①



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DEVELOPMENT SERVICES RECEIVED
2011 OCT 25 PM 2:42

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 PAUL W. DENHAM 59456 REGISTERED PROFESSIONAL ENGINEER

____
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.

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

____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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:

DULY AUTHORIZED AGENT ________________
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., 2011.

____
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 ON ____________ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ____________ A.D. 20____

ATTESTED:

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

THIS PLAT OF HILLCREST SUBDIVISION UNIT 6A PHASE 1 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., 2011.

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

Date: Oct 25, 2011, 10:31am User ID: BolesTom File: H:\Land Projects 3\Pulte-Hillcrest U6A1\dwg\Hillcrest U6A1.dwg

PLAT No. 110206

SHEET 3 OF 3

50 LOTS

REPLAT & SUBDIVISION PLAT

OF

HILLCREST SUBDIVISION UNIT 6A PHASE 1

BEING A REPLAT OF 1.283 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PGS. 7–8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.172 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 AND CONTAINING A TOTAL OF 9.455 ACRES OF LAND.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

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

Denham-Ramonez Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 (210) 496–3100 Office
San Antonio, Tx. 78232 (210) 496–3122 Fax
Firm Registration Number: T.B.P.E. F–8161 & 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:

DULY AUTHORIZED AGENT _____
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., 2011.

_____
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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

ATTESTED:

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

THIS PLAT OF HILLCREST SUBDIVISION UNIT 6A PHASE 1 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., 2011.

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

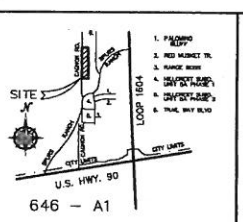
_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ 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



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.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.G.T.T.V.E.
8.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
10.) PROPOSED FINISHED CONTOUR ——— 910 ———
11.) 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°00'10"
12.) 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.
13.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 8, BLOCK 110 AND THE FOUND MONUMENT WHICH BEARS S89°40'33"W ~ 0.84' FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 113, AND IS SHOWN AS N00°19'27"W ON THE PLAT OF HILLCREST SUBDIVISION UNIT 4 RECORDED IN VOLUME 9592, PAGES 7–8 D.P.R.

"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 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.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

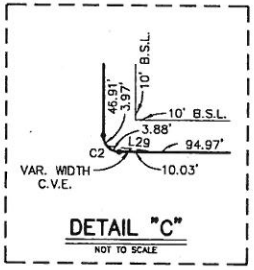
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE HOPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 PERIMETABLE 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.) BEXAR METROPOLITAN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER SERVICE CONNECTION.
8.) IMPACT FEE PAYMENT DUE: 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.
9.) ALL GREENBELTS ARE ALSO DRAINAGE, WATER, & SEWER EASEMENTS.
10.) 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 PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE

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



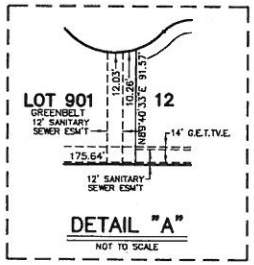
DETAIL "C"

NOT TO SCALE

MONUMENT NOTE:

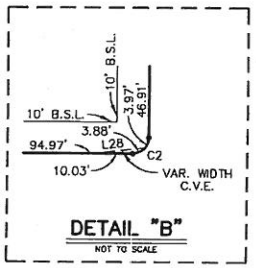
● = 1/2" I.R.F. W/CARTER BURGESS CAP
▲ = 1/2" I.R.F. W/D–R E CAP
○ = 1/2" I.R.S. W/D–R E CAP

PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 4 VOL. 9592, PGS. 7–8 D.P.R.
②	CHAMPIONS PARK UNITS 5 & 6 VOL. 9571, PGS. 184–186 D.P.R.



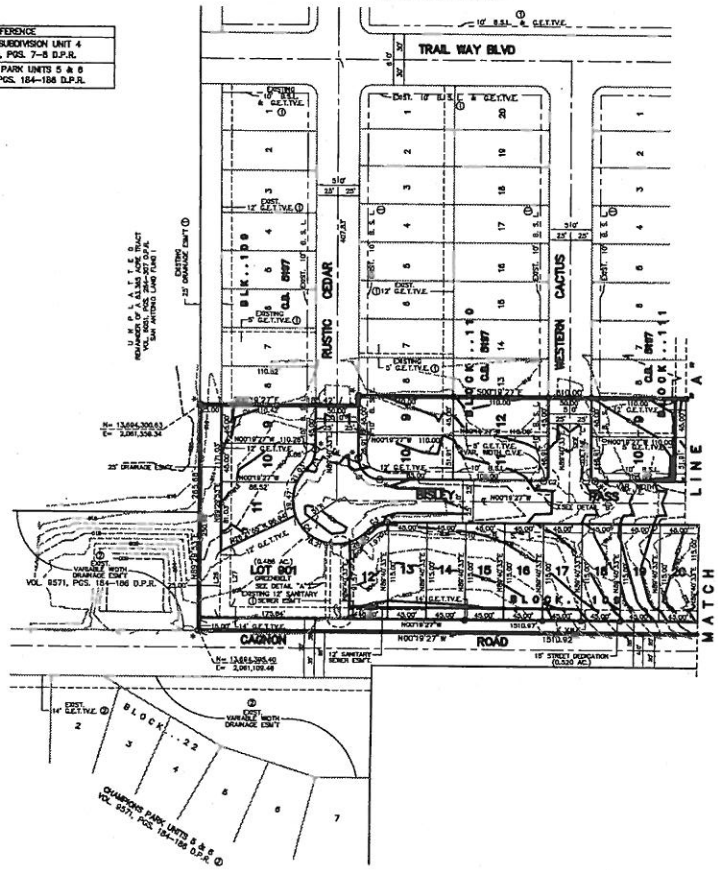
DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE



STATE OF TEXAS
COUNTY OF BEXAR

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_____
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

DEVELOPMENT SERVICES
RECEIVED
2011 OCT 25 PM 2:42

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Date: Oct 25, 2011, 10:21am User ID: RobertSam File: N:\Land Projects 3\Pulte–Hillcrest UNIT\Dwg\Hillcrest UNIT.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH WRITTEN NOTIFICATION AND SUBDIVISION
AGENDA ITEM NO: 5C & 8 November 23, 2011

TRINITY OAKS, UNIT-3A.1 PUD — MAJOR PLAT — 120004
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 E-6
OWNER: Trinity Oaks S.A. Ltd., by James H. Japhet
ENGINEER: Macina, Bose, Copeland and Associates, Inc., by Robert A. Liesman, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 31, 2011

Location: South of the intersection of Rustic Brook and Cascade Mist

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 721A, Dela Vega, accepted on December 2, 2003
PUD 03-021E, Trinity Oaks, approved on September 29, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **6.4760** acres consisting of **29** single family lots, **2** non-single family lots and **955** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 23, 2011. Five notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

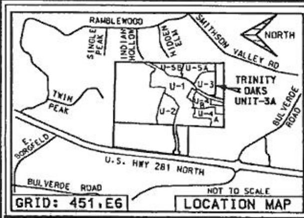
Approval

120004

REPLAT AND SUBDIVISION PLAT OF TRINITY OAKS, UNIT-3A.1

PLANNED UNIT DEVELOPMENT

BEING 6.4760 ACRES CONSISTING OF 6.1815 ACRES OF LAND OUT OF A 145.7320 ACRE TRACT OF LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOLV PROPERTIES RECORDED IN VOLUME 8321 PAGE 1770-1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY No. 416, ABSTRACT 266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS AND A 14' WIDE DRAINAGE EASEMENT (0.1913 Ac.), A 5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT (0.0885 Ac.) AND A 20'x 32' WATERLINE & DRAINAGE EASEMENT (0.0147 Ac.) BEING OUT OF A 12.8764 ACRE TRACT DESCRIBED IN CONVEYANCE TO LEE HAGAN PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP, IN VOLUME 10884, PAGE 1283 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY No. 416, ABSTRACT No. 266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

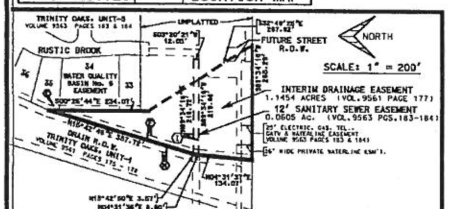


DEVELOPER / OWNER

TRINITY OAKS S.A. LTD.
3619 PAESANOS PKWY., SUITE #210
SAN ANTONIO, TEXAS 78231
TELEPHONE No. (210) 448-0800

SCALE: 1"=100'

BEARINGS BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 24, 2003



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A INTERIM DRAINAGE EASEMENT (1.1454 ACRES), TRINITY OAKS, UNIT-1, SUBDIVISION, (I.D. NO. 030381) AND A 12' WIDE SANITARY SEWER EASEMENT (0.0605 Ac.), TRINITY OAKS, UNIT-3 SUBDIVISION, (I.D. NO. 040282) RECORDED IN VOLUME 9561 PAGES 177-178 AND VOLUME 9563 PAGES 183-184, RESPECTIVELY, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TRINITY OAKS, UNIT-1 P.U.D. SUBDIVISION (I.D. NO 030381) AND TRINITY OAKS, UNIT-3 P.U.D. SUBDIVISION (I.D. NO 040282), RECORDED IN VOLUME 9561, PAGES 177-178 AND VOLUME 9563, PAGES 183-184, RESPECTIVELY, 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 OF THIS PROPERTY.

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

OWNER
OWNER'S DULY AUTHORIZED AGENT

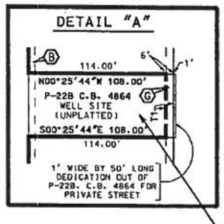
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF OCTOBER A.D. 2011

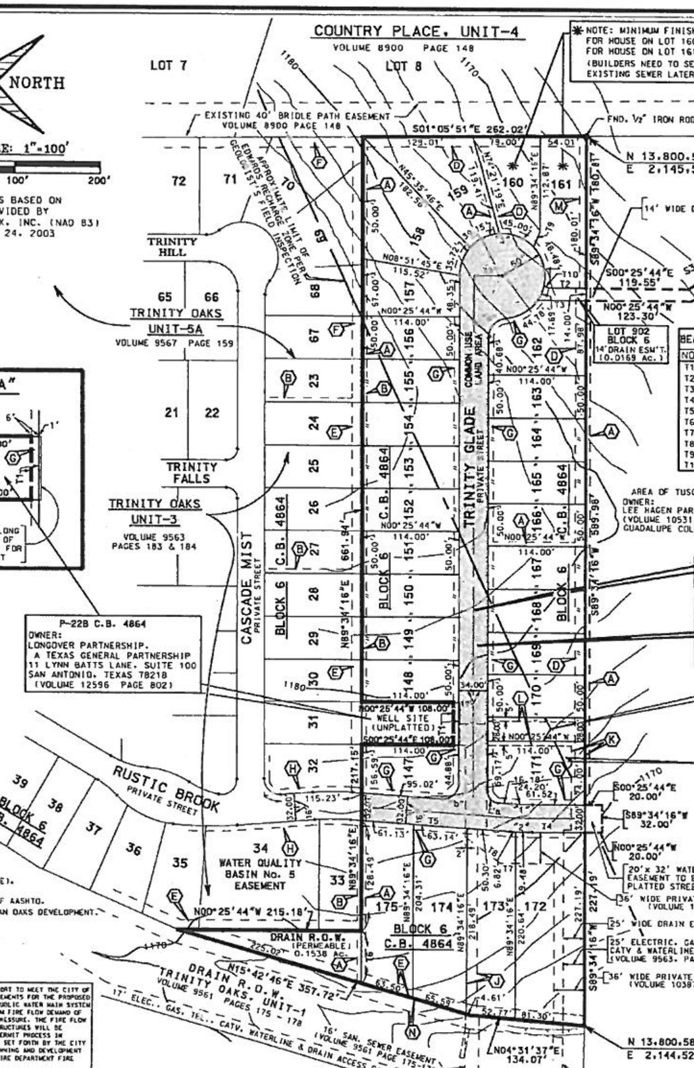
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR. Notary Public, State of Texas My Comm. Exp. 09-18-2013

NOTES:

1. LOT 999, BLOCK 6, C.B. 4864, (PRIVATE STREETS) UNIT-3A.1 CONTAINS 0.8295 Ac. FOR A TOTAL OF 5.2227 Ac. AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE BACK OF SIDEWALK.
4. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
6. THE MAINTENANCE OF PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN TRINITY OAKS, UNIT-3A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE). NO PERMANENT STRUCTURES BETWEEN 3' AND 8' IN HEIGHT ABOVE ADJACENT PAVEMENT GRADE, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT AS OUTLINED IN THE LASTEST VERSION OF AASHTO.
8. FOR WPAP PURPOSE THIS PROJECT AREA HAS BEEN INCLUDED IN IMPERVIOUS COVER CALCULATIONS FOR THE ADJACENT TUSCAN OAKS DEVELOPMENT.
9. IRON ROD WITH MBC CAP SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.
10. 29 SINGLE FAMILY RESIDENTIAL LOTS AND 2 NON-SINGLE FAMILY LOT ESTABLISHED.





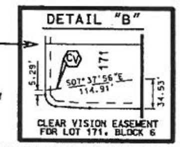
*NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR HOUSE ON LOT 160 = 1175.0 & FOR HOUSE ON LOT 161 = 1175.4 (BUILDERS NEED TO SEE AND CONSIDER EXISTING SEWER LATERAL GRADES)

BEARING & DISTANCE TABLE		
NO.	BEARING	DIST.
T1	N89°34'16"E	50.00'
T2	N00°25'44"W	43.62'
T3	N00°25'44"W	56.16'
T4	N00°25'44"W	61.52'
T5	N03°20'21"E	174.57'
T6	N89°34'16"E	62.28'
T7	N00°25'44"W	17.93'
T8	N35°32'16"E	50.74'
T9	N69°17'15"W	20.00'
T10	N20°46'21"E	6.06'

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CH. DIST.
a	13.00'	86°14'55"	12.17'	19.57'	S46°27'18"W	17.77'
b	18.00'	93°46'05"	19.22'	29.46'	S43°33'42"E	26.28'
c	23.00'	84°29'51"	20.89'	33.92'	N48°10'48"W	30.93'
1	368.00'	03°46'05"	12.10'	24.20'	N01°27'18"E	24.20'
2	400.00'	03°46'05"	13.16'	26.31'	N01°27'19"E	26.30'
3	50.00'	264°29'51"	- -	230.82'	S41°49'12"W	74.02'

LEGEND:

EXIST.	----	EXISTING
ELEC.	----	ELECTRIC
TEL.	----	TELEPHONE
CATV	----	CABLE TELEVISION
SAN. SWR.	----	SANITARY SEWER
ESM'T.	----	EASEMENT
R.O.W.	----	RIGHT-OF-WAY
BLDG.	----	BUILDING
C.B.	----	COUNTY BLOCK
(A)	----	5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
(B)	----	5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOLUME 9563 PAGES 183 & 184)
(C)	----	5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOLUME 9567 PAGE 159)
(D)	----	12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
(E)	----	12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (VOLUME 9563 PAGES 183 & 184)
(F)	----	12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (VOLUME 9567 PAGE 159)
(G)	----	6' SIDEWALK/PEDESTRIAN, ELECTRIC, GAS, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
(H)	----	6' SIDEWALK, ELECTRIC, GAS, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT (VOLUME 9563 PAGES 183 & 184)
(I)	----	12' SANITARY SEWER EASEMENT (VOLUME 9563 PAGES 183 & 184)
(J)	----	12' SANITARY SEWER EASEMENT
(K)	----	16' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (VOLUME 9563 PAGES 183 & 184)
(L)	----	28' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (VOLUME 9563 PAGES 183 & 184)
(M)	----	8' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
(N)	----	16' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOLUME 9563, PAGES 183-184)
(CV)	----	CLEAR VISION LINE (INTERSECTION SIGHT DISTANCE) SEE NOTE #7
(O)	----	5' INTERCEPTOR DRAINAGE EASEMENT: TO INDICATE NEED FOR CONSTRUCTION OF DRAINAGE SWALE TO PROTECT HOME ON LOT #160



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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER LLOYD A. DENTON, JR., LONGOVER PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP (FOR 1' DEDICATION OUT OF P-22B, C.B. 4864 FOR PRIVATE STREET R.O.W. & 6' WIDE SIDEWALK, ELEC., GAS, WATERLINE, SAN. SEWER & DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF October A.D. 20 11

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SHERYL URESTI Notary Public State of Texas 07-07-2014

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER JAMES H. JAPHET PRESIDENT FOR TRINITY OAKS SA LTD & HAGAN LEE PARTNERSHIP

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. JAPHET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF OCT A.D. 20 11

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR. Notary Public, State of Texas

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

EDWARDS RECHARGE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITH 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. 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.

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 ROBERT A. LIESMAN 44131 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: JOE EDWARD HIGLE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED JOE EDWARD HIGLE 4788 PROFESSIONAL LAND SURVEYOR

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 AS PER SAWS REGULATION (15.4.5.3).

WASTEWATER 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."

DRAINAGE 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 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.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
TEXAS REGISTERED ENGINEERING FIRM F-784
www.mbcengineers.com 30180-1480 TEL. No. (210) 545-1122

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 HAS BEEN 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 TRINITY OAKS, UNIT-3A.1 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
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 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., 20 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

San Antonio Water System

RECEIVED
11 OCT 24 PM 3:33
LAND DEVELOPMENT SERVICES DIVISION

October 17, 2011

Mr. Robert A. Liesman, P.E.
Macina Bose Copeland & Assoc.
1035 N Central Parkway
San Antonio, Texas 78232

RE: File No. **1110004** - Request for review of **Trinity Oaks Unit 3A.1, Plat No. 120004** located on southeast intersection of Trinity Park and Highway 281 North.

Dear Mr. Liesman:

On October 17, 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 6.476 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 7, 2011 File No. 192.

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 December 8, 2010. At the time of this request, it is unknown if a 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 Trinity Oaks Unit 3A.1 , Plat No. 120004.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LMR

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 9 November 23, 2011

TWO CREEKS,
UNIT-6A PUD
SUBDIVISION NAME

MAJOR PLAT

110105
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 479 C-1
OWNER: Bitterblue/Two Creeks Phase VI, Ltd., by Lloyd A. Denton, Jr.
ENGINEER: Pape Dawson Engineers, by Rick Wood, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: November 10, 2011

Location: West of the intersection of Low Creek and Shuman Creek

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 814-B Two Creeks, accepted on September 14, 2006
PUD 05-18B Two Creeks, approved on October 11, 2006

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **20.525** acres consisting of **42** single family lots, **1** non-single family lot, and **1,951** linear fee of private streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has the following concerns, which reiterates prior comments, see attached

letter. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the endangered species survey to USFWS Ecological Services Office in Austin;
- Will comply with the dark sky lighting measures of July 22, 2008 Bexar County Court Order.

The applicant's engineer acknowledged receiving the Military's letter and indicated they will forward the letter to the property owner.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Christina Williams at (Christina_williams@fws.gov or 512-490-0057 ext. 235)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

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

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110105

SUBDIVISION PLAT OF TWO CREEKS, UNIT-6A (PUD)

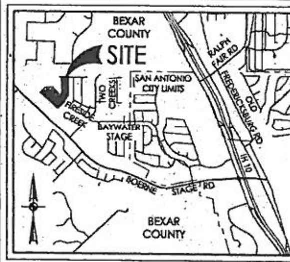
A 20.525 ACRE TRACT OF LAND COMPRISED OF ALL OF THAT 19.63 ACRE TRACT AS DESCRIBED IN CONVEYANCE TO BITTERBLUE/TWO CREEKS PHASE VI, LTD. IN DEED RECORDED IN VOLUME 15049, PAGES 1863-1884 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 0.27 OF AN ACRE AND 0.63 OF AN ACRE TRACTS OUT OF THE WESTERN REMAINDER PORTION OF THAT 205.22 ACRE TRACT CONVEYED TO FRED AND VIRGINIA NEWMAN IN DEED RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. SAID 19.63 ACRE TRACT CONTAINING A 4.650 ACRE TRACT OUT OF THAT 6.68 ACRE TRACT, A 0.862 ACRE TRACT OUT OF THAT 7.60 ACRE TRACT AND ALL OF A 0.4821 ACRE TRACT, SAID 6.68, 7.60 AND 0.4821 ACRE TRACTS PREVIOUSLY CONVEYED TO BITTERBLUE/TWO CREEKS PHASE 1 LTD IN DEED RECORDED IN VOLUME 12284, PAGES 1904-1921 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ALL OUT OF THE GEORGE M PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712 OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

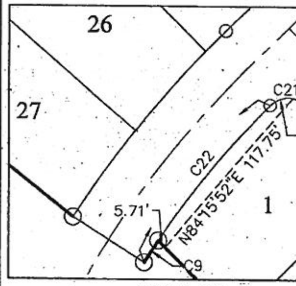
0' 100' 200' 300'

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

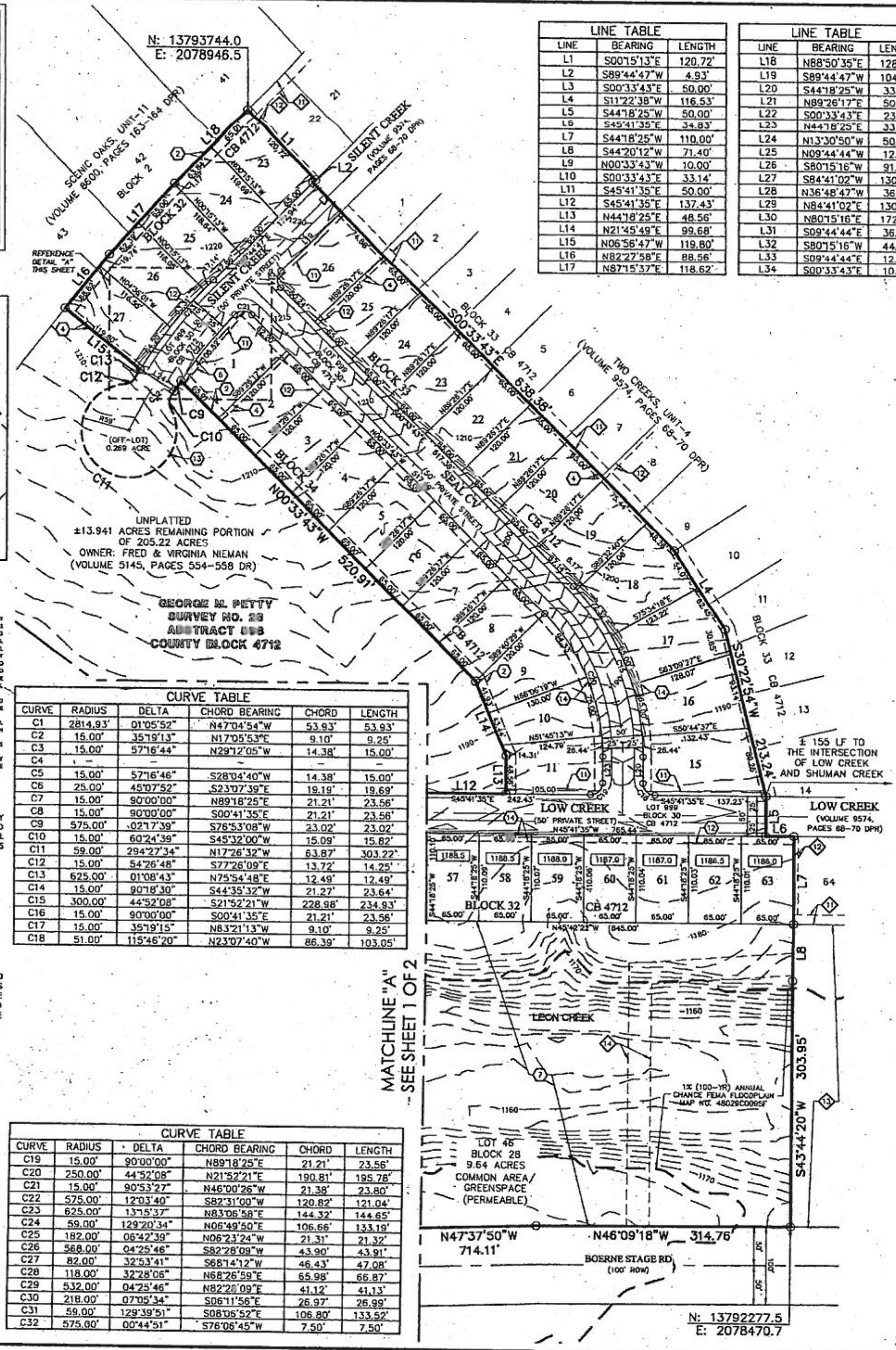
DATE OF PRINT: November 3, 2011



LOCATION MAP
MAPSCO MAP GRID: 479C1
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"= 50'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'13"E	120.72'
L2	S89°44'47"W	4.93'
L3	S00°33'43"E	50.00'
L4	S11°22'38"W	116.53'
L5	S44°18'25"W	50.00'
L6	S45°41'35"E	34.83'
L7	S44°18'25"W	110.00'
L8	S44°20'12"W	71.40'
L9	N00°33'43"W	10.00'
L10	S00°33'43"E	33.14'
L11	S45°41'35"E	50.00'
L12	S45°41'35"E	137.43'
L13	N44°18'25"E	48.56'
L14	N21°45'49"E	99.68'
L15	N06°56'47"W	119.80'
L16	N82°27'58"E	88.56'
L17	N87°15'37"E	118.62'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N88°50'35"E	128.85'
L19	S89°44'47"W	104.92'
L20	S44°18'25"W	33.56'
L21	N89°26'17"E	50.00'
L22	S00°33'43"E	23.14'
L23	N44°18'25"E	33.56'
L24	N13°30'50"W	50.00'
L25	N09°44'44"W	12.86'
L26	S80°15'16"W	91.70'
L27	S84°41'02"W	130.28'
L28	N36°48'47"W	36.01'
L29	N84°41'02"E	130.28'
L30	N80°15'16"E	172.13'
L31	S09°44'44"E	36.00'
L32	S80°15'16"W	44.43'
L33	S09°44'44"E	12.86'
L34	S00°33'43"E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2814.93'	01°05'52"	N47°04'54"W	53.93'	53.93'
C2	15.00'	35°19'13"	N17°05'53"E	9.10'	9.25'
C3	15.00'	57°16'44"	N29°12'05"W	14.38'	15.00'
C4	–	–	–	–	–
C5	15.00'	57°16'46"	S28°04'40"W	14.38'	15.00'
C6	25.00'	45°07'52"	S23°07'39"E	19.19'	19.69'
C7	15.00'	90°00'00"	N89°18'25"E	21.21'	23.56'
C8	15.00'	90°00'00"	S00°41'35"E	21.21'	23.56'
C9	575.00'	02°17'39"	S76°53'08"W	23.02'	23.02'
C10	15.00'	60°24'39"	S45°32'00"W	15.09'	15.82'
C11	59.00'	294°27'34"	N17°26'32"W	63.87'	303.22'
C12	15.00'	54°26'48"	S77°26'09"E	13.72'	14.25'
C13	625.00'	01°08'43"	N75°54'48"E	12.49'	12.49'
C14	15.00'	90°18'30"	S44°35'32"W	21.27'	23.64'
C15	300.00'	44°52'08"	S21°52'21"W	228.98'	234.93'
C16	15.00'	90°00'00"	S00°41'35"E	21.21'	23.56'
C17	15.00'	35°19'15"	N63°21'13"W	9.10'	9.25'
C18	51.00'	115°46'20"	N23°07'40"W	86.39'	103.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	15.00'	90°00'00"	N89°18'25"E	21.21'	23.56'
C20	250.00'	44°52'08"	N21°52'21"E	190.81'	195.78'
C21	15.00'	90°53'27"	N46°00'26"W	21.38'	23.80'
C22	575.00'	12°03'40"	S82°31'00"W	120.82'	121.04'
C23	625.00'	13°15'37"	N83°06'58"E	144.32'	144.65'
C24	59.00'	129°20'34"	N06°49'50"E	106.66'	133.19'
C25	182.00'	06°42'39"	N06°23'24"W	21.31'	21.32'
C26	568.00'	04°25'46"	S82°28'09"W	43.90'	43.91'
C27	82.00'	32°53'41"	S68°14'12"W	46.43'	47.08'
C28	118.00'	32°28'06"	N68°26'59"E	65.98'	66.87'
C29	532.00'	04°25'46"	N82°28'09"E	41.12'	41.13'
C30	218.00'	07°05'34"	S06°11'56"E	26.97'	26.99'
C31	59.00'	129°39'51"	S08°06'52"E	106.80'	133.52'
C32	575.00'	00°44'51"	S76°06'45"W	7.50'	7.50'

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 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

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: LLOYD A. DENTON JR.
NFP PARTNERSHIP
11 LYNN BATTS LANE, SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF NOVEMBER A.D. 2011

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

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.

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

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 JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

REGISTERED 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.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
BITTERBLUE/TWO CREEKS PHASE VI, LTD.,
A TEXAS LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTNER: BITTERBLUE, INC., A TEXAS CORPORATION
11 LYNN BATTS LANE, SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF November A.D. 2011

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 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 ON ______________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ______________ A.D. 20 ______

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

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

DATED THIS ________ DAY OF ______________, A.D. 20 ______

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

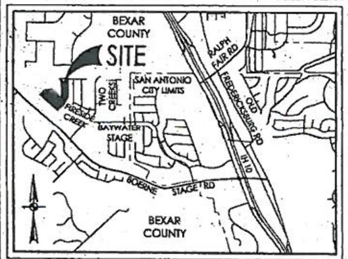
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

Date: Nov 03, 2011, 11:28am User ID: JDeLaRosa
File: P:\56\05\25\Design\Civil\Plat\PL560525.dwg



LOCATION MAP

MAPSCO MAP GRID: 479C1
NOT-TO-SCALE

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.

DRAINAGE EASEMENT NOTE:

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

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0095F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE-ELEVATION.

EDU NOTE:

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

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY 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.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
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

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: LLOYD A. DENTON, JR.
NFP PARTNERSHIP
11 LYNN BATTS LANE, SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF November A.D. 2011.

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

Sarah E. Carrington
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.

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

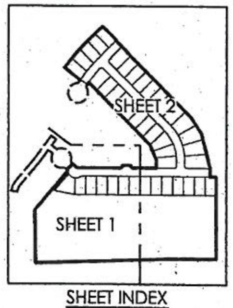
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

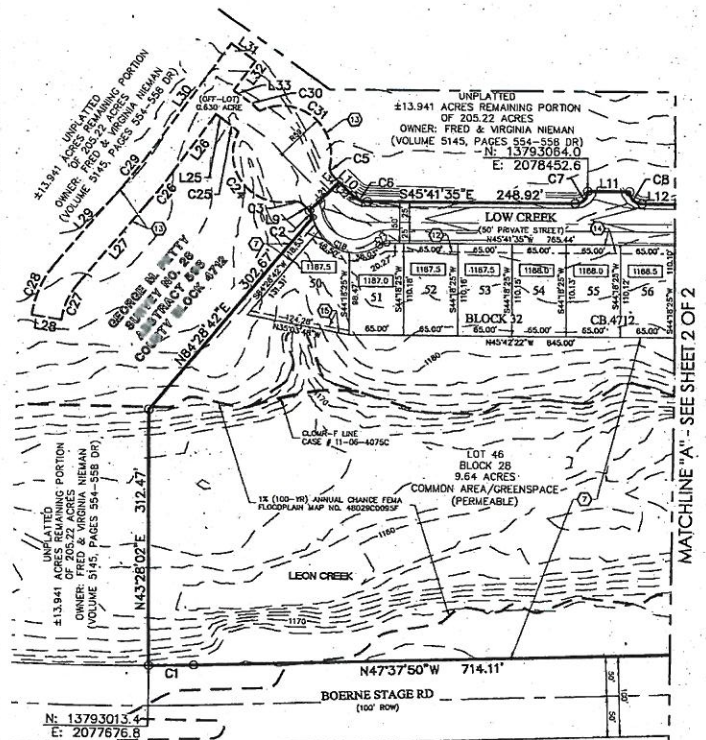
LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK
O	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
– –1140– –	EXISTING CONTOURS
—1140—	PROPOSED CONTOURS
— —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOOD ZONE
1234.5	FINISHED FLOOR ELEVATION (DUE TO FLOODPLAIN)
(2)	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6)	VARIABLE WIDTH CLEAR VISION EASEMENT
(7)	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(11)	MINIMUM 5' SIDE BUILDING SETBACK LINE
(12)	MINIMUM 10' FRONT BUILDING SETBACK LINE
(13)	VARIABLE WIDTH TURN-AROUND, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET.
(14)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(15)	5' PRIVATE DRAINAGE EASEMENT
◇11	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 68-70 DPR)
◇12	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 68-70 DPR)
◇13	VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9574, PAGES 68-70 DPR)
◇14	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 68-70 DPR)



SHEET INDEX

NOT-TO-SCALE



LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MAINTENANCE NOTE:

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

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.

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 1500 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.

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.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

PLAT NUMBER 110105

SUBDIVISION PLAT OF TWO CREEKS, UNIT-6A (PUD)

A 20.525 ACRE TRACT OF LAND COMPRISED OF ALL OF THAT 19.63 ACRE TRACT AS DESCRIBED IN CONVEYANCE TO BITTERBLUE/TWO CREEKS PHASE VI, LTD. IN DEED RECORDED IN VOLUME 15049, PAGES 1863-1884 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 0.27 OF AN ACRE AND 0.63 OF AN ACRE TRACTS OUT OF THE WESTERN REMAINDER PORTION OF THAT 205.22 ACRE TRACT CONVEYED TO FRED AND VIRGINIA NEWMAN IN DEED RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. SAID 19.63 ACRE TRACT CONTAINING A 4.650 ACRE TRACT OUT OF THAT 6.68 ACRE TRACT, A 0.862 ACRE TRACT OUT OF THAT 7.60 ACRE TRACT AND ALL OF A 0.4821 ACRE TRACT. SAID 6.68, 7.60 AND 0.4821 ACRE TRACTS PREVIOUSLY CONVEYED TO BITTERBLUE/TWO CREEKS PHASE I LTD IN DEED RECORDED IN VOLUME 12284, PAGES 1904-1921 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ALL OUT OF THE GEORGE M PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712 OF 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: November 3, 2011

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: LLOYD A. DENTON, JR.
BITTERBLUE/TWO CREEKS PHASE VI, LTD.,
A TEXAS LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTNER: BITTERBLUE, INC., A TEXAS CORPORATION
11 LYNN BATTS LANE, SUITE 101
SAN ANTONIO, TX 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF NOVEMBER A.D. 2011

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

Sarah E. Carrington
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 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

2011 NOV -7 PM 4:17 (stamp)

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

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 1 OF 2

TWO CREEKS, UNIT-6A (PUD)
Civil Job No. 5605-25; Survey Job No. 5605-25

Date: Nov 03, 2011, 11:28am User ID: JDeLaRosa
File: P:\56\05\25\Design\Civil\Plat\PL560525.dwg

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 30, 2011

Mr. Larry Odis
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

RE: Two Creeks Unit 6A
Plat #110105

Dear Mr. Odis:

Please accept this letter acknowledging receipt of the following documents pertaining to the above referenced project:

- Army Comment Letter Regarding the Two Creeks Development

The above information will be provided to the owners for consideration with future development plans.

We appreciate your help and look forward to working with you in the future. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

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

Caleb Chance, P.E.
Project Manager

P:\56\05\25\Word\Letters\110630a1.doc

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

JUL 0 9 2009

Office of the Commander

Roderick J. Sanchez,
Director, Planning and Development Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's June 23, 2009 notification on Rights Determination 09-06-008 Two Creeks, a 281 acre single family housing development (771 lots) about one mile west of Camp Bullis near the Ralph Fair Rd Exit on IH-10. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that parts of the tract are heavily wooded with old growth juniper and oak. We also note that about half of the 281 acre housing tract has already been cleared.

The tract is within the Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:

Printed on Recycled Paper

1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 10 November 23, 2011

AMBER CREEK
UNIT-5A — MAJOR PLAT — 110315
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4 and Outside San Antonio City Limits
FERGUSON MAP GRID: 646 E-3
OWNER: KB Home Lone Star, Inc., by Joe C. Hernandez
ENGINEER: Vickrey & Associates, Inc., by Kara J. Heasley, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: November 9, 2011

Location: North of the intersection of U.S. Highway 90 and Piccolo Creek

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: MH Manufactured Housing District
Outside San Antonio City Limits

Plat is associated with:
MDP 038A-06 Amber Creek, accepted on September 15, 2011

Proposed Use: Residential

Major Thoroughfare: U.S. Highway 90 is a freeway.

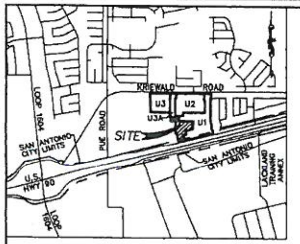
APPLICANT'S PROPOSAL:

To plat **7.639** acres consisting of **44** single family lots, **1** non-single family lot, and **1,125** linear feet of private streets.

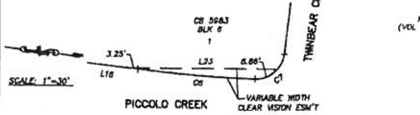
STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES
RECEIVED
2011 NOV -7 PM 4:23

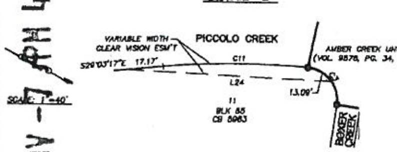


LOCATION MAP
NOT TO SCALE
MAPSCO 646 E2,E3



DETAIL "A"

DETAIL "B"



DETAIL "C"

LEGEND

○	SET 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR."
●	FOUND 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR."
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
--765--	EXISTING CONTOURS
—(765)—	PROPOSED CONTOURS
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
BSL	BUILDING SETBACK LINE
AC	ACRES
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
VN-A	VEHICULAR NON-ACCESS ESMT
EX	EXISTING
VOL.	VOLUME
PG.	PAGE
PED	PEDESTRIAN
BLK	BLOCK
CB	COUNTY BLOCK

ADDITIONAL NOTES:
A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
B. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
C. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS.
D. 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 REVISIONS THEREOF.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: JOHN E. DEHAN, R.P.L.S.
[signature] 11/3/11
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN E. DEHAN
6042
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E.
[signature] 11/3/11
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
KARA J. HEASLEY
92590
LICENSED PROFESSIONAL ENGINEER

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG U.S. HWY 90 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 188.04 FEET.

SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 75°02'40" W.

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

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 VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

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

IMPACT PAYMENT DUE:
BEXARMET WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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 @ 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISION OBSTRUCTIONS, E.G. OBSTRUCTIONS, WALL, FENCES & VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET OR 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 REVISIONS THEREOF.

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", "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.
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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

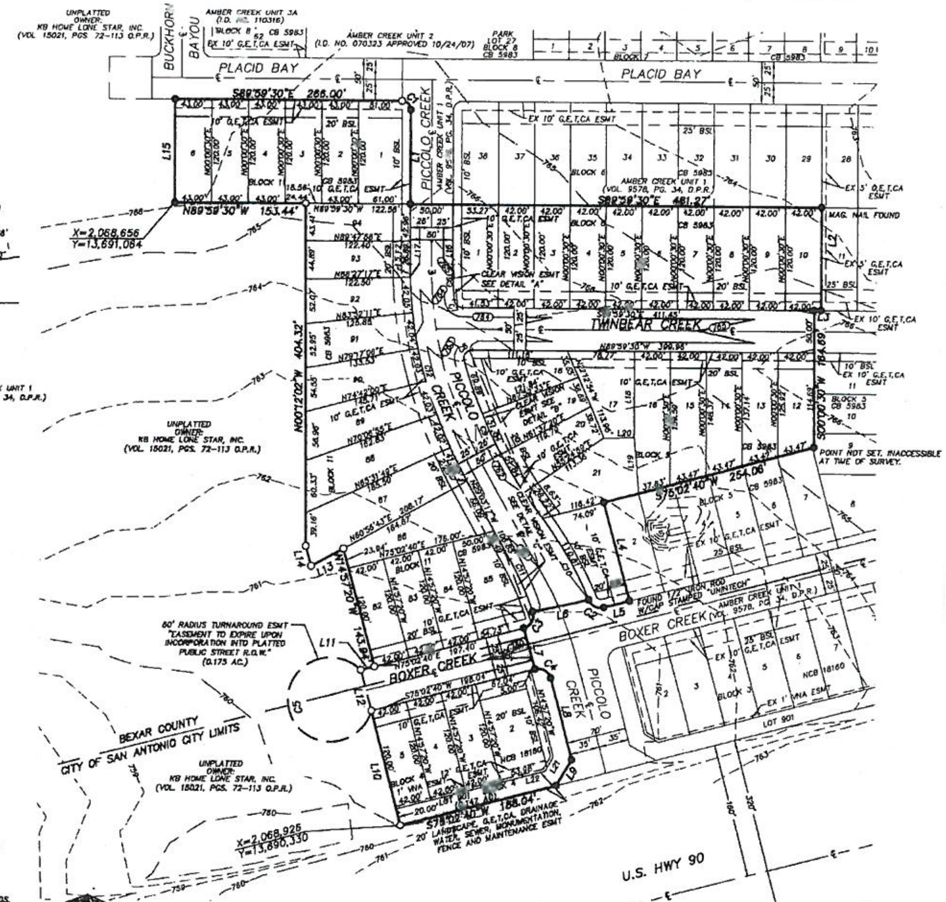
PLAT NO. 110315

SUBDIVISION PLAT ESTABLISHING
AMBER CREEK SUBDIVISION UNIT 5A

BEING 7.839 ACRES OUT OF A 33.17 ACRE TRACT OUT OF THE W. BOYLE SURVEY NO. 308, ABSTRACT NO. 78, NEW CITY BLOCK 18180, COUNTY BLOCK 5983, SAN ANTONIO, BEXAR COUNTY, TEXAS, CONVEYED FROM FIELDSTONE HOMES TEXAS, LLC TO KB HOME LONE STAR, INC., A TEXAS CORPORATION IN SPECIAL WARRANTY DEED DATED JUNE 28, 2011 RECORDED IN VOLUME 15021, PAGES 72-113, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
0 50 100 150

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
Firm Registration No.: F-159



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	[illegible]20"	10.00'	15.71'	10.0[illegible]	S[illegible]	14.14'
C2	[illegible]07"	15.00'	21.84'	13.19'	N53[illegible]W	19.61'
C3	93°28'48"	15.00'	24.47'	15.94'	[illegible]16'17"W	21.85'
C4	90°[illegible]	[illegible]	23.56'	15.00'	[illegible]7'20"E	21.21'
C5	300[illegible]	5[illegible]00'	261.80'	28.87'	N1[illegible]W	60.00'
C6	04°5[illegible]	47[illegible]	41[illegible]	[illegible]	[illegible]E	41.05'
C7	[illegible]	10.[illegible]	14.84'	9.17'	[illegible]E	13.52'
C8	[illegible]	10.00'	16.10'	12.73'	[illegible]W	14.73'
C9	24°[illegible]	475.00'	201.80'	102.44'	S[illegible]31'31"E	2[illegible]0'
C11	11°45'43"	135.00'	12.44'	6.10'	S20°T[illegible]E	111.08'
C1[illegible]	1[illegible]°7'1"	[illegible]5.00'	67.85'	33.92'	N22°44'42"W	67.56'
C1[illegible]	29°03'17"	125.00'	265.30'	136.06'	N11°31'25"W	264.46'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°[illegible]30"W	110.00'
L2	S[illegible]0'30"W	120.00'
L3	[illegible]59'30"W	8.[illegible]
L4	[illegible]57'[illegible]E	120.00'
L5	S[illegible]42"W	31.28'
L6	S[illegible]01"W	67.16'
L7	S14°51'42"E	50.00'
L8	S14°57'[illegible]E	100.00'
L9	S30[illegible]40"W	33.36'
L10	N14°57'20"W	110.00'
L11	N75°32'40"E	8.67'
L12	S14°57'20"E	50.00'
L13	S00°[illegible]43"W	40.30'
L14	N14°5[illegible]20"W	25.49'
L15	N[illegible]2[illegible]0"E	110.00'
L16	S[illegible]W	[illegible]
L17	[illegible]	[illegible]
L18	N[illegible]30"E	114.45'
L19	[illegible]24"W	65.14'
L20	[illegible]E	30.[illegible]
L21	[illegible]W	[illegible]
L22	[illegible]40"W	1[illegible]
L23	[illegible]E	[illegible]
L24	[illegible]	[illegible]

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
KB Home Lone Star, L.P.,
a Texas Limited Partnership
By: KBSA, Inc., its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

[signature]
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ, 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 3rd DAY OF November, A.D. 20 11

SHARON MERCER BARNES
Notary Public, State of Texas
My Commission Expires
August 26, 2014

[signature]
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 ON ____________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ____________ A.D. 20 ____

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

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

DATED THIS ________ DAY OF ____________ A.D. ________

BY: ____________
CHAIRMAN

BY: ____________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

JOB No. 2005-05-05
DATE OF PREPARATION: 11/03/11
N:\2005-05\dwg\Sh_plat5A.dwg

PLANNING COMMISSION
RESCIND

AGENDA ITEM NO: 11 November 23, 2011

VALLEY VIEW UNIT 7
SUBDIVISION NAME

060700
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 A-6
OWNER: KB Home Lone Star, Inc., by Joseph C. Hernandez
ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: West of the intersection of Binz-Engleman Road and Sunview Valley

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 789C, Valley View Subdivision, accepted on October 24, 2011

Proposed Use: Residential

Major Thoroughfare: Binz-Engleman Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

APPLICANT'S PROPOSAL:

To request the Planning Commission to rescind the plat approval of January 10, 2007. The reason for this request is a lot reconfiguration encompassing a portion of the previously approved plat. The applicant's intent is to subsequently plat the two (2) remaining phases in the near future.

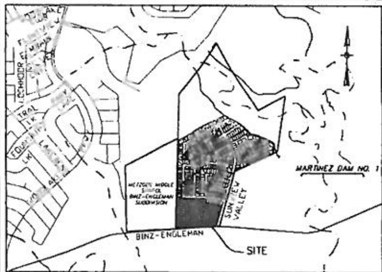
DISCUSSION:

The lot reconfiguration reduces the number of previously platted lots from 99 to 26 and proposes to be replaced by the Valley View Subdivision Unit-7A, 110317. The new plat follows this item on the agenda. Further, this plat was granted a three (3) year site improvement time extension to expire on January 9, 2013; however, will expire upon approval of this request.

STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES
RECEIVED
2011 NOV 14 PM 3:39

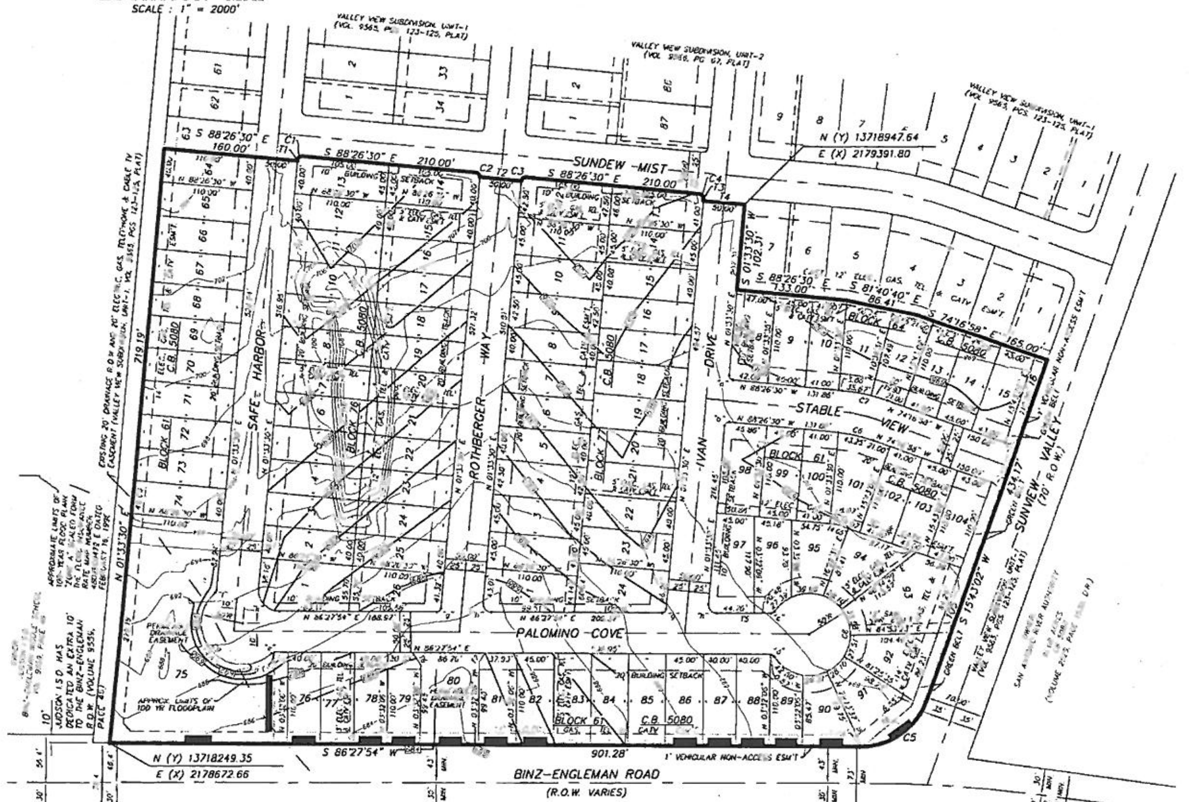


LOCATION MAP
SCALE : 1" = 2000'

CURVE TABLE						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	5.00'	7.85'	7.07'	N 4[illegible]'33'[illegible]" E
C2	5.00'	90°00'00"	5.00'	7.85'	7.07'	S 43°[illegible]'30" E
C3	[illegible]	90°[illegible]	5.00'	7.85'	7.07'	N 45°33'30" E
C4	[illegible]	90°00'00"	5.00'	7.85'	7.07'	S 43°26'30" E
C5	65.00'	79°44'51"	60.35'	104.[illegible]'	98.41'	S 51°05'[illegible]" W
C6	175.00'	14°09'33"	21.73'	43.2[illegible]'	43.14'	N 81°21'44" W
C7	225.00'	14°09'33"	27.94'	55.[illegible]'	55.46'	N 81°21'44" W
C8	50.00'	293°53'19"	—	256.47'	54.55'	N 03°[illegible]" W
C9	50.00'	181°46'36"	—	158.63'	99.99'	N 45°59'18" W
"a"	5.00'	90°[illegible]'30"	5.00'	7.85'	7.07'	N 43°2[illegible]'30" W
"b"	5.00'	9[illegible]'20"	5.00'	7.85'	7.07'	N 46°33'30" E
"c"	5.00'	[illegible]	2.71'	4.97'	4.27'	N [illegible] E
"d"	5.00'	55°56'38"	2.71'	4.97'	4.27'	N 65°02'47" W
"e"	5.00'	4[illegible]'0'30"	1.99'	3.78'	3.69'	N 64°47'37" E
"f"	5.00'	4[illegible]'30"	1.99'	3.78'	3.62'	N 23°13'45" E
"g"	5.00'	84°[illegible]'24"	4.57'	7.41'	[illegible]	N 44°[illegible]'42" E
"h"	10.00'	133°05'36"	[illegible]	16.60'	14.76'	N 45°5[illegible]" W
"i"	15.00'	90°00'00"	15.00'	23.56'	21.21'	N 67°41'[illegible]" E
"j"	15.00'	[illegible]00"	15.00'	23.56'	21.21'	N 29°[illegible]'58" W
"k"	25.00'	95°05'36"	27.33'	41.49'	36.89'	N 45°59'18" W

LINE TABLE		
NO.	BEARING	LENGTH
T1	N 01°[illegible]" E	1.21'
T2	S [illegible]°26'30" E	50.00'
T3	S 01°33'[illegible]" W	2.69'
T4	S [illegible]'30" E	[illegible]
T5	N [illegible]°27'54" E	65.23'
T6	N 3[illegible]°13'30" W	17.45'
T7	N [illegible]'18" E	12.2[illegible]'
T8	N [illegible]°?7'53" E	[illegible]

SCALE: 1" = 100'



PLAT NO. 060700

SUBDIVISION PLAT
ESTABLISHING

VALLEY VIEW SUBDIVISION, UNIT-7

BEING 14.99 ACRES OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS. SAID 14.99 ACRES BEING OUT OF A 155.17 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10511, PAGE 1131 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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

____

OWNER: FIELDSTONE HOMES TEXAS, L.L.C.
RICKE GARRETT, ASSISTANT SECRETARY
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TX 78258

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 THEREON STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ________, A.D. _____

____
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.

____
EDUARDO I. DESCAMPS
REGISTERED PROFESSIONAL ENGINEER #40825

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 UNDER MY SUPERVISION.

____
DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR #4251

THIS PLAT OF VALLEY VIEW SUBDIVISION, UNIT-7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ______________, A.D. ______.

BY: _______________________
CHAIRMAN

BY: _______________________
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE 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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____________ DAY OF ________________ 2004
ATTESTED.

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _______________________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ________, A.D. ______ 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

MINIMUM FINISH FLOOR ELEVATIONS		
LOT	BLOCK	ELEVATION
76	61	688.50
77	61	688.00
78	61	687.50
79	61	687.00
81	61	685.80
82	61	686.00

NOTES

1. ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAPS STAMPED "OVERBY DESCAMPS" UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993) US SURVEY FEET, NGS STATION SAN ANTONIO R.R.P. PID NO. AY2157, (Y)= 13726365.18, (X)= 2103179.12.
4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5. BEXAR COUNTY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN EASEMENTS OF ANY KIND. DRAINAGE AND GREEN BELT EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (LOTS 75, 80, 105 BLOCK 61, AND LOT 16 BLOCK 64)
6. 15' STREET DEDICATION WAS GIVEN WITH VALLEY VIEW UNIT-1 PLAT NO. 040226 (VOLUME 9565, PAGES 123-125).
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

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.

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

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION 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 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.

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

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

ALL OF THE UTILITY FACILITIES FOR THIS SUBDIVISION ARE UNDERGROUND INCLUDING ELECTRIC, GAS, TELEPHONE AND CATV.

OVERBY DESCAMPS ENGINEERS
CIVIL & ENVIRONMENTAL & SURVEYING
11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) [illegible]-3520
Fax: (210) 828-3399
ode@overbydescamps.com
JOB NO. 0486.07

November 1, 2011

DEVELOPMENT SERVICES
RECEIVED
2011 NOV -7 PM 3:26

Mr. Roderick Sanchez, ACP
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Valley View Unit 7
Plat No. 060700
Rescission of Plat Approval

Dear Mr. Sanchez:

Please consider this letter our request to apply for a rescission of the plat approval of Valley View Unit 7, Plat No, 060700. The subdivision plat was approved by the City of San Antonio Planning Commission on January 10, 2007 and was granted for time extension that validates the force and effect until January 9, 2013.

We are filing a new plat called Valley View Unit 7A, Plat No. 110317 to partly replace the old subdivision plat. Consecutive platting and construction of the remaining phases, as per the amended MDP 789-C will soon follow.

Valley View Subdivision Unit 7A, Plat No. 110317 is anticipated to be approved by the Planning Commission on November 23, 2011. We assume that this application of rescission of the old plat will be considered and approved to establish the force and effect of Valley View Unit 7A Subdivision.

Enclosed with this letter is a reduced copy of each subject subdivision plat.

Your consideration to this application is greatly appreciated. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
KB Home

Joseph Hernandez
Director

P:\78\19\03\Word\Letters\111101a1.doc

KB HOME 4800 FREDERICKSBURG RD SAN ANTONIO, TX 78229
TEL 210 349 1111 FAX 210 375 1011 www.kbhome.com

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 12 November 23, 2011

VALLEY VIEW UNIT-7A — MAJOR PLAT — 110317
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 A-6
OWNER: KB Home Lone Star, Inc., by Joseph C. Hernandez
ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: November 9, 2011

Location: West of the intersection of Binz-Engleman Road and Sunview Valley

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 789C, Valley View Subdivision, accepted on October 24, 2011

Proposed Use: Residential

Major Thoroughfare: Binz-Engleman Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

APPLICANT'S PROPOSAL:

To plat **4.196** acres consisting of **24** single family lots, **2** non-single family lots and **725** linear feet of public streets.

STAFF RECOMMENDATION:

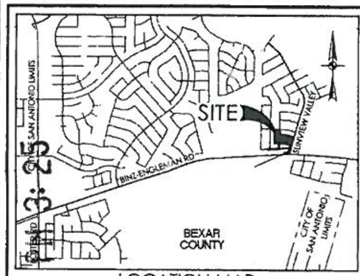
Approval

DEVELOPMENT SERVICES
RECEIVED
2011 NOV -7 PM 3:25

PLAT NUMBER 110317

SUBDIVISION PLAT OF VALLEY VIEW SUBDIVISION UNIT-7A

A 4.196 ACRE TRACT OF LAND OUT OF A 14.992 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR INC. RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 586A6
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SS	SANITARY SEWER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

—1140— EXISTING CONTOURS
—1140— PROPOSED CONTOURS

- (1) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (2) 12' 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)
- (12) 20' BUILDING SETBACK LINE
- (13) 10' BUILDING SETBACK LINE
- ◇1 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9565, PG 123-125, DPR)
- ◇2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9565, PG 123-125, DPR)
- ◇3 20' BUILDING SETBACK LINE (VOL 9565, PG 123-125, DPR)
- ◇4 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9565, PG 123-125, DPR)
- ◇5 10' BUILDING SETBACK LINE (VOL 9565, PG 123-125, DPR)
- ◇6 SIGHT CLEARANCE EASEMENT (VOL 9565, PG 123-125, DPR)

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

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

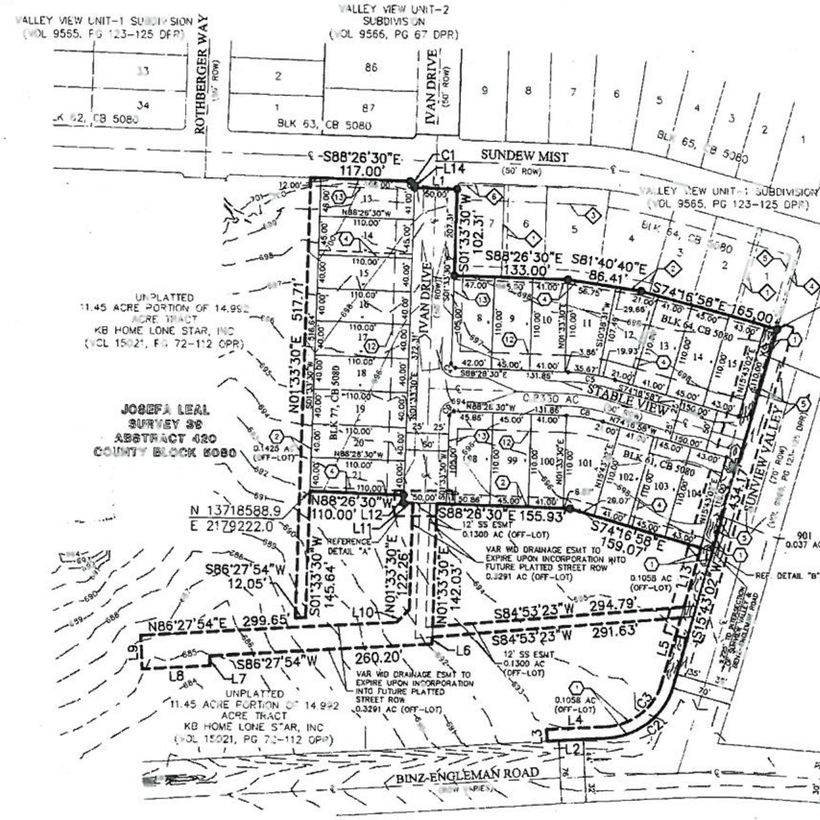
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL 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.

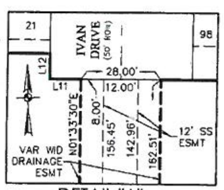
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR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

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	90°00'00"	S43°26'30"E	7.07'	7.85'
C2	85.00'	70°44'51"	S51°05'29"W	98.41'	104.96'
C3	71.00'	70°44'51"	N51°05'28"E	82.21'	87.67'
C4	5.00'	90°00'00"	S43°26'30"E	7.07'	7.85'
C5	225.00'	14°09'33"	S81°21'44"E	55.46'	55.60'
C6	15.00'	90°00'00"	N60°43'02"E	21.21'	23.56'
C7	15.00'	90°00'00"	N29°16'58"W	21.21'	23.56'
C8	175.00'	14°09'33"	N81°21'44"W	43.14'	43.25'
C9	5.00'	90°00'00"	S46°33'30"W	7.07'	7.85'

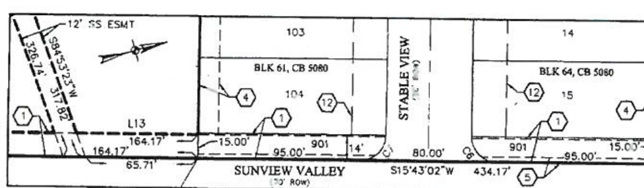
LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°26'30"E	50.00'
L2	S86°27'54"W	68.85'
L3	N03°32'06"W	14.00'
L4	N86°27'54"E	68.85'
L5	N15°43'02"E	80.29'
L6	S01°33'30"W	8.40'
L7	S03°32'06"E	11.00'
L8	S86°27'54"W	79.70'
L9	N03°32'06"W	39.00'
L10	N44°00'42"E	21.60'
L11	N88°26'30"W	11.00'
L12	N01°33'30"E	9.00'
L13	S15°43'02"W	71.04'
L14	S01°33'30"W	2.69'

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





DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

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: November 1, 2011

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

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.

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

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

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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.

[signature]
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.

[signature] 11-1-11
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 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

[signature]
OWNER/DEVELOPER: JOSEPH C. HERNANDEZ
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ 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 2nd DAY OF November, A.D. 20 11.

SHARON MERCER BARNES
Notary Public, State of Texas
My Commission Expires
August 26, 2014

[signature]
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 ON ______________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______________ A.D. 20 ______.

______________ COUNTY JUDGE, BEXAR COUNTY, TEXAS

______________ COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY VIEW SUBDIVISION UNIT 7-A 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

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 November 23, 2011

ESCONDIDO NORTH UNIT 3 — **SUBDIVISION NAME**

070370 — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 C-6
OWNER: Escondido North, LP, by Rhonda M. Oliver
ENGINEER: Pape-Dawson Engineers, Inc., by Cara C. Tacket, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: North of Texas Palm Drive and Favero Cove

Plat status: The Planning Commission approved this plat on December 19, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

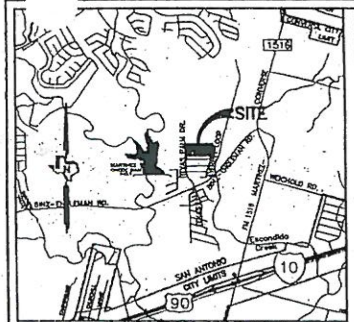
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

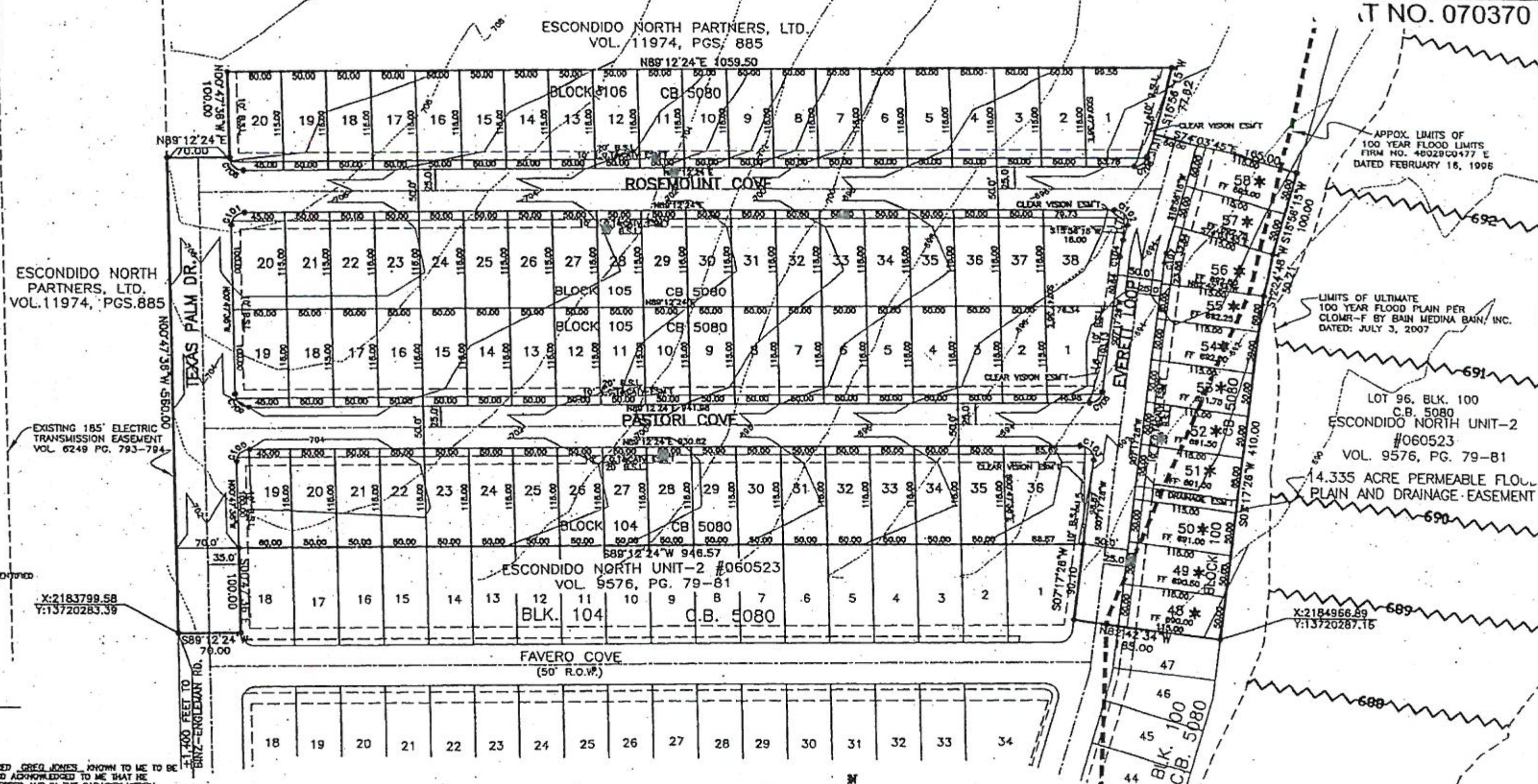
PLAT NO. 070370



LOCATION MAP #586/C6
NOT TO SCALE

LEGEND

- ● 1/2" IRON ROD SET
- ■ TxDOT MONUMENT FOUND
- ○ 1/2" IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- EGT&CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR



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, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ESCONDIDO NORTH PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP
2525 C STREET, STE. 600
ANCHORAGE, ALASKA 99500-3330

ITS GENERAL PARTNER: CIRI TEXAS, LLC

BY: ______________________
GREG JONES
PRESIDENT, CIRI TEXAS, LLC

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October, 2008.

____
NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 31, 2009

DIAN HOBER
MY COMMISSION EXPIRES July 31, 2009

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.

______________________ 3/5/08
WILLIAM T. FEY, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91777

STATE OF TEXAS
WILLIAM T. FEY
91777
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:

______________________ 3/5/08
ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398
1709 GRANDSTAND DR.
SAN ANTONIO, TEXAS 78238

STATE OF TEXAS
REGISTERED
ARMANDO A. ARANDA
1398
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES
1.) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS ETC. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREA. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

2.) 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.

DRAINAGE NOTE:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH AFTER 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

IMPACT FEE PAYMENT DUE:
BEXAR/MET WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID AT TIME OF METER SET.

WASTEWATER EDU NOTE:
THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR WITH 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.

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

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.

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 EASE- MENT, 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF ______________, 20___.

ATTESTED

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

0 100 200
GRAPHICAL SCALE 1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L5	114.03	S01°30'44"W
L6	82.10	N18°19'28"E
L7	31.57	N02°22'17"E
L8	102.06	N21°38'44"E

* LOTS 48-58 BLOCK 100, LIE WITHIN THE THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0477, DATED FEBRUARY 16, 1996. A FEMA CLOMR FLOOD PLAIN STUDY HAS BEEN PREPARED BY BAIN MEDINA BAIN, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA FLOOD PLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOT SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C100	23.56	15.00	90°00'00"	S44°12'24"W	21.21
C101	23.56	15.00	90°00'00"	S44°12'24"W	21.21
C102	27.94	15.00	106°43'51"	N37°25'40"W	24.07
C103	25.68	15.00	98°05'02"	N41°45'05"W	22.66
C104	18.88	125.00	8°38'49"	S11°38'51"W	18.85
C105	21.45	15.00	81°54'58"	N48°14'55"E	19.67
C106	19.18	15.00	73°16'09"	N52°34'20"E	17.90
C107	11.32	75.00	8°38'49"	S11°38'51"W	11.31
C108	23.56	15.00	90°00'00"	S45°47'36"E	21.21
C109	23.56	15.00	90°00'00"	S45°47'36"E	21.21

SUBDIVISION PLAT ESTABLISHING
ESCONDIDO NORTH UNIT-3 SUBDIVISION

BEING A 15.832 ACRE TRACT OF LAND OUT OF THE ESCONDIDO NORTH PARTNERS, LTD TRACT OF LAND AS RECORDED IN VOLUME 11974, PAGE 885, OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND THE SA JBDI, LTD. TRACT OF LAND AS RECORDED IN VOLUME 10543, PAGE 1554, OF THE BEXAR COUNTY REAL PROPERTY RECORDS, AND BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT 420.

K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-706-9133 FAX: 210-298-5237

THIS PLAT OF ESCONDIDO NORTH UNIT-3 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF ______________ A.D. 2008.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY ______________________, DEPUTY

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

September 20, 2011

Mr. Roderick Sanchez
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Escondido North, Unit 3
Plat No. 070370

Dear Mr. Sanchez:

On behalf of the owner and developer of Escondido North, Unit-3, Escondido North, LP, we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The subdivision plat was approved by the Planning Commission on December 19, 2008.

The economic down turn and its impact on the housing industry resulted in the delay of the site improvements for the above referenced subdivision. However, clearing and lot grading for lots adjacent to the Escondido Creek Floodplain has begun. Our client is still planning with serious intent to pursue the development of the planned community.

Enclosed is the $300 filing fee required to process this request and a reduced copy of the approved plat. If additional information is required, please do not hesitate to contact our office.

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

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

Attachment

P:\71\87\110920a1.doc

RECEIVED
11 OCT 24 PM 2:41
LAND DEVELOPMENT
SERVICES DIVISION

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 14 November 23, 2011

LAREDO SPRINGS UNIT 1D
SUBDIVISION NAME

080112
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 483 C-2
OWNER: 281 Canyon Partners, LTD, by W. T. Field
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: Extension of Wilderness Oak between Alpine Lodge and Mountain Lodge

Plat status: The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The applicant also states that this is a Bexar County project and their participation is through right-of-way dedication and monetary contribution. The percentages of improvements completed are as follows:

- Streets 100%
- Drainage 100%
- Sidewalk 0%
- Water/Sewer not required for site

STAFF RECOMMENDATION:

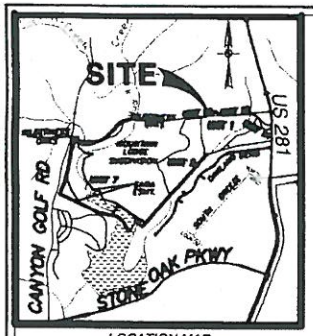
Approval

DEVELOPMENT SERVICES
RECEIVED
2011 OCT 20 PM 3:35

PLAT NO. 080112

SHEET 1 OF 1

LAREDO SPRINGS SUBDIVISION, UNIT-1D



LOCATION MAP
N.T.S.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS MUST BE ROTATED 0° 16' 13" COUNTERCLOCKWISE TO MATCH N.A.D.83 WITH THE REFERENCE BEARING BEING THE WEST LINE OF MOUNTAIN LODGE, UNIT 6A1 RECORDED IN VOLUME 9543, PAGE 73 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM FD BASE (DSE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

GENERAL NOTES:

1. FINISHED CONTOURS SHOWN HERE ARE BASED UPON ULTIMATE FINISHED GRADE FOR FULL STREET R.O.W.

MAXIMUM IMPERVIOUS AREA: 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.

BUILDING PERMITS: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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, WIRING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR OTHER APPLIANCES, 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.

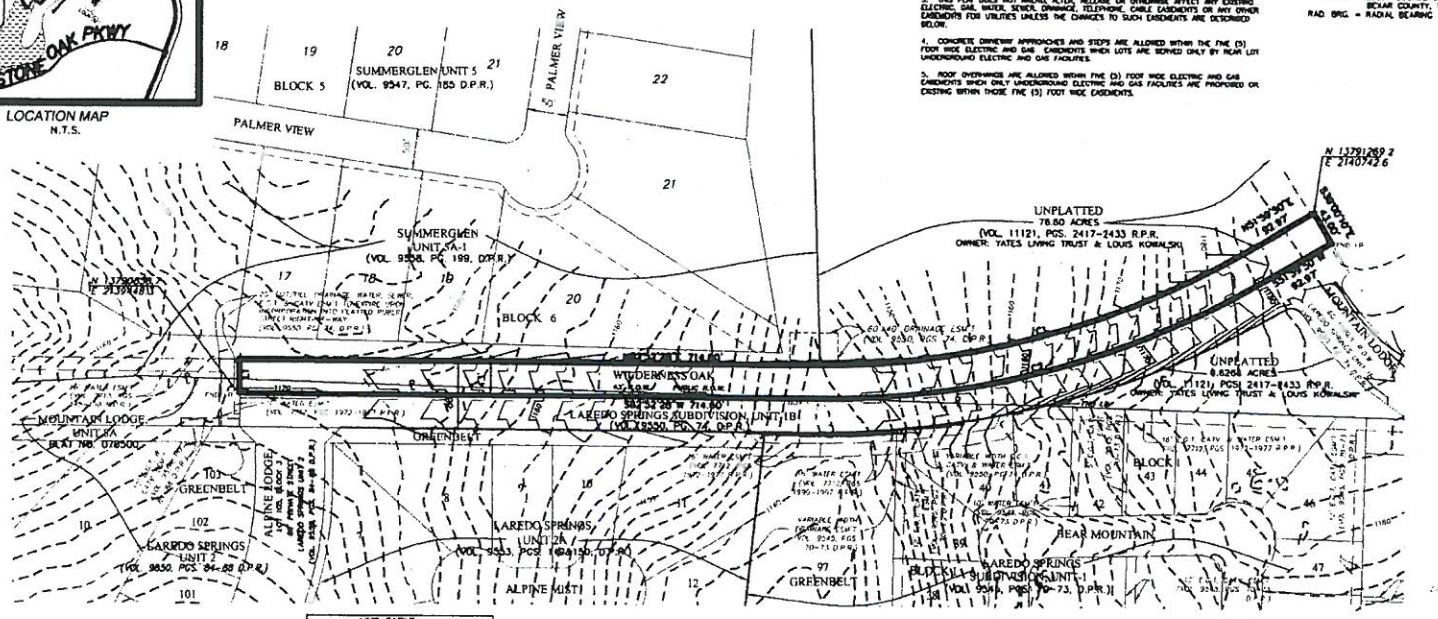
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

LEGEND

ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
R.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING



LINE TABLE		
LINE	LENGTH	BEARING
L1	43.00'	N07°07'32"W

CURVE TABLE						
CURVE	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT	LENGTH
C1	1057.00	30°52'38"	N87°26'09"E	562.76	291.91	569.63
C2	1100.00	30°52'38"	S87°26'09"W	585.65	303.79	592.60

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

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: 281 CANYON PARTNERS, LTD.
DULY AUTHORIZED AGENTS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

OWNER/DEVELOPER:
281 CANYON PARTNERS, LTD.
2505 N. PLANO ROAD, SUITE 3000
RICHARDSON, TEXAS 75082

PAPE-DAWSON ENGINEERS
210 EAST RANDOLF | SAN ANTONIO, TEXAS 78216 | PHONE: (210) 375-9000 FAX: (210) 375-9010

SUBDIVISION PLAT OF
LAREDO SPRINGS SUBDIVISION, UNIT-1D
(ENCLAVE)

BEING A 1.371 ACRE TRACT OF LAND (PUBLIC STREET RIGHT OF WAY) OUT OF A 522.6 ACRE TRACT OF LAND, A 474.1 ACRE TRACT OF LAND, AND A 362.8 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENTS RECORDED RESPECTIVELY IN VOLUME 7918, PAGES 1115-1127, VOLUME 5596, PAGE 1692, AND VOLUME 7141, PAGES 424-433, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE BEATY, SCALE AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926 IN BEXAR COUNTY, TEXAS AND A VARIABLE WIDTH DRAINAGE EASEMENT ANNOTATED TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET RIGHT-OF-WAY OUT OF LAREDO SPRINGS, UNIT 1B, SUBDIVISION PLAT AS RECORDED IN VOLUME 9550, PAGE 74 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING A PORTION OF WILDERNESS OAKS.

THIS PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 1 OF 1

SUBDIVISION RULE NOTE:
THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND IS SUBJECT TO CHAPTER 34, ARTICLE III, DIVISION 1 OF THE SAN ANTONIO CITY CODE ENTITLED "WATER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY RESIDENTIAL ACTIVITY WITH AN ENHANCED AQUIFER PROTECTION PLAN (THE SOLE POLLUTION ABATEMENT PLAN OF "SPECIAL" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR EARZ) WITHOUT WRITTEN APPROVAL HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

IMPACT FEE NOTE:
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.

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 THAT SAID PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ 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. 4568.16

Date: Oct 11, 2011, 11:03am User ID: ACruz
File: M:\4568\07\Design\Cad\Plat\07116-Pt-4568.16.dwg

PAPE-DAWSON ENGINEERS

DEVELOPMENT SERVICES
RECEIVED
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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 17, 2011

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

Re: Laredo Springs Unit 1D
Plat No. 080112

Dear Mr. Sanchez:

On behalf of the developer of the above referenced plat, 281 Canyon Partners, Ltd., we are requesting a three year Site Improvement Time Extension per Section 35-430(f)(2) of the Unified Development Code for Laredo Springs Unit 1D. The Planning Commission approved the subdivision plat on December 10, 2008.

Sidewalk is the only remaining improvements not completed for the site improvements of the project. The streets and drainage improvements were completed. The economic downturn and its impact on the housing industry affected the construction and completion of the sidewalk.

The developer also participates in the improvements of the extension of Wilderness Oaks, a Bexar County project. His participation to the road and bridge improvement of the project includes right-of-way dedication and monetary contribution that will be funded in escrow to be disbursed for construction fees. The developer's fund under escrow included an allowance to complete the sidewalk installation at Laredo Springs Unit 1D. The project is expected to begin construction early next year immediately upon the award of contractors.

Enclosed is the $300 filing fee required to process this request, an application form and an 8½" 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

Alfonso Chua, P.E.
Vice President

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 November 23, 2011

151 DEVELOPMENT, UNIT-1
SUBDIVISION NAME

080273
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-2
OWNER: 151 Development, L.P., by Robert Trautmann
ENGINEER: Pape-Dawson Engineers, Inc., by Al Chua, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the southside of Culebra Road, east of Alamo Parkway

Plat status: The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

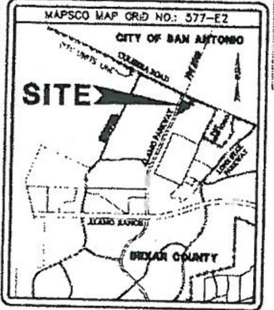
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets N/A
- Drainage 0%
- Sidewalks N/A
- Water infrastructure N/A
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

EXPIRES 12/10/2011



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

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

2. 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.

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

4. 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.

5. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 865 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

6. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOTS 901 & 902 WILL BE PRIVATELY MAINTAINED BY THE 151 DEVELOPMENT, UNIT-1 COMMERCIAL DEVELOPMENT ASSOCIATION.

7. * LOTS 126 & 130 OF BLOCK 15, C.B. 4413 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0235 DATED JANUARY 4, 2002. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOOD PLAIN STUDY 4-07-08-2058R HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR STRUCTURES CONSTRUCTED ON THOSE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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

9. LOT 901 & LOT 902, BLOCK 15, C.B. 4413 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.

10. LOT 901 SHALL SERVE AS A COMMON ACCESS EASEMENT FOR LOTS 121, 125-127, & LOT 130, BLOCK 15, CB 4413

11. LOTS 126 & 130 FINISHED FLOOR ELEVATIONS TO BE VERIFIED BY ENGINEER DUE TO ADJACENT FLOOD PLAIN.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. 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 NOT ELIGIBLE FOR DIRECT ACCESS TO F.M. 471
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

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: JAMES TRAUTMANN
151 DEVELOPMENT, L.P.

STATE OF TEXAS

COUNTY OF BEXAR

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

____
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.

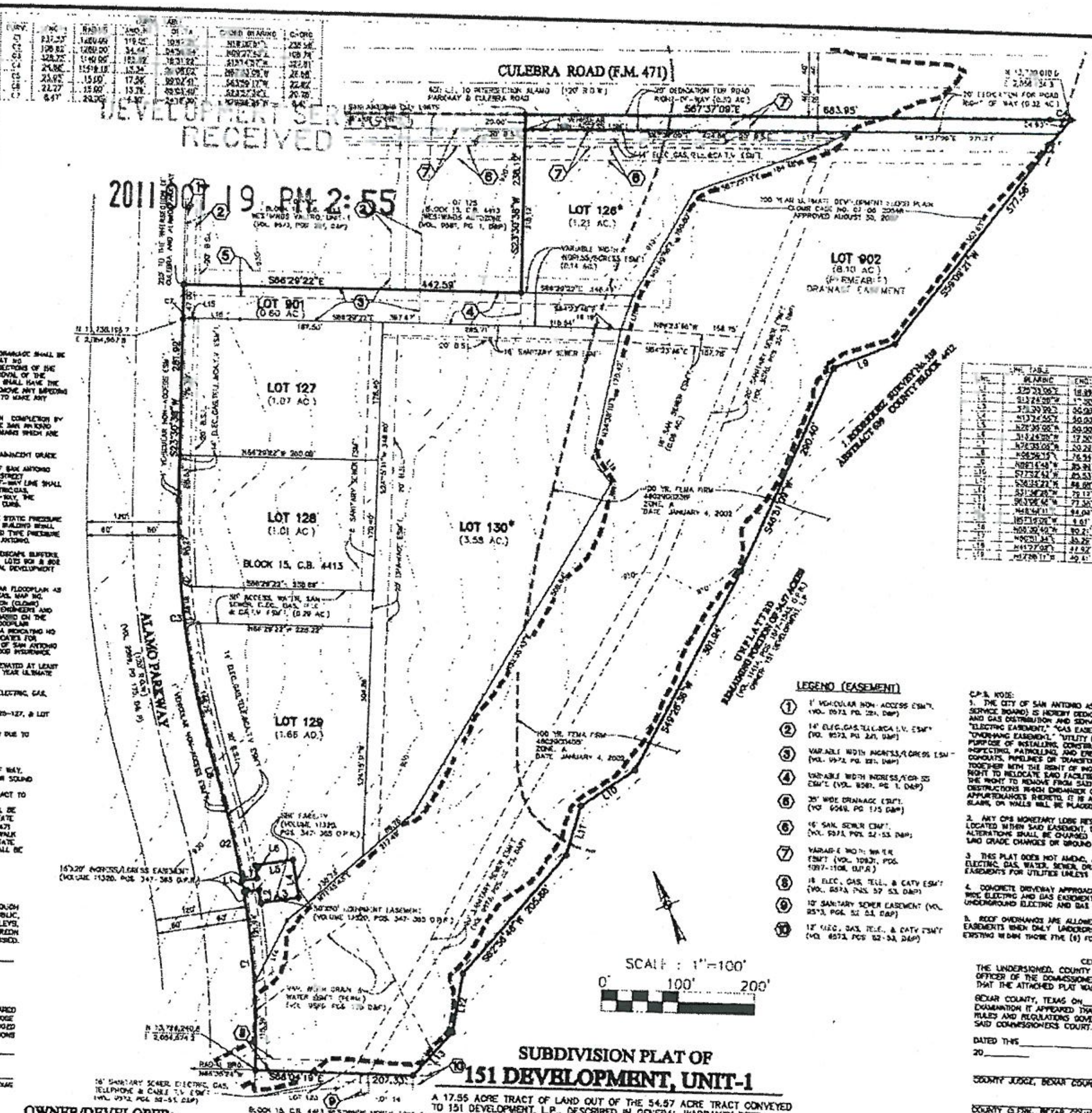
____
LICENSED PROFESSIONAL ENGINEER

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



LEGEND (EASEMENT)

1. 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 9573, PG. 231, D&P)
2. 14' ELEC., GAS, TELE. & CA.T.V. ESM'T (VOL. 9573, PG. 231, D&P)
3. VARIABLE WIDTH INGRESS/EGRESS ESM'T (VOL. 9573, PG. 231, D&P)
4. VARIABLE WIDTH INGRESS/EGRESS ESM'T (VOL. 9581, PG. 1, D&P)
5. 35' WIDE DRAINAGE ESM'T. (VOL. 9569, PG. 175 D&P)
6. 16' SAN. SEWER ESM'T. (VOL. 9573, PGS. 52-53, D&P)
7. VARIABLE WIDTH WATER ESM'T (VOL. 10931, PGS. 1097-1108, O.P.R.)
8. 18' ELEC., GAS, TELE., & CATV ESM'T (VOL. 9573, PGS. 52-53, D&P)
9. 10' SANITARY SEWER EASEMENT (VOL. 9573, PGS. 52-53, D&P)
10. 12' ELEC., GAS, TELE., & CATV ESM'T (VOL. 9573, PGS. 52-53, D&P)

SCALE: 1"=100'

0' 100' 200'

SUBDIVISION PLAT OF

151 DEVELOPMENT, UNIT-1

A 17.55 ACRE TRACT OF LAND OUT OF THE 54.57 ACRE TRACT CONVEYED TO 151 DEVELOPMENT, L.P., DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11414, PAGES 1517-1543 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J. RODRIGUEZ SURVEY NUMBER 338, ABSTRACT 639, COUNTY BLOCK 4412 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ______ 151 DEVELOPMENT, UNIT-1 ______ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____________ DAY OF ____________ A.D. 20______

BY: _______________________
CHAIRMAN

BY: _______________________
SECRETARY

OWNER/DEVELOPER:
151 DEVELOPMENT, L.P.
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255
TEL. NO. (210) 854-2636

PAPE-DAWSON ENGINEERS

PLAT NO. 080273

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

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.

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

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.

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POET.
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.

LEGEND

ELEC = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG = RADIAL BEARING
F.F. = FINISHED FLOOR
5' ESM'T. = 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.

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.
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.

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 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

Robert Trautmann
23960 Scenic Loop Rd.
San Antonio, Texas 78255
Phone (956) 237-0364

DEVELOPMENT SERVICES
RECEIVED
2011 NOV 14 PM 3:11

November 11, 2011

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

Re: 151 Development, Unit 1
Plat No. 080273

Dear Mr. Sanchez:

The undersigned partner/developer of 151 Development, Unit 1 Subdivision, Plat No. 080273, requests a three year Site Improvement Time Extension per Section 35-430 (f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on December 10, 2008.

The economic downturn and its impact on the real estate industry resulted in the delay of the site improvement of the referenced subdivision. We did, however, clear utility easements during the first quarter of 2009. We also worked the eastern property line of lot 902 and final embankment by dirt fill is in place based on the LOMR study currently being reviewed by FEMA for final approval.

We did not move forward with other construction schedules due to dormant sales of lots within the developed subdivisions. We plan to pursue the development of this unique master planned community as soon as the real estate market shows progress.

If additional information is required, please do not hesitate to contact our office.

Sincerely,

Robert Trautmann
151 Development, L.P.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 16 November 23, 2011

151 DEVELOPMENT UNIT 4
SUBDIVISION NAME

080276
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-4
OWNER: 151 Development, L. P. by Robert Trautmann
CASE MANAGER: Donna L. Camacho, Planner (207-5016)

Location: On the west side of Alamo Parkway, north of Alamo Ranch

Plat status: The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

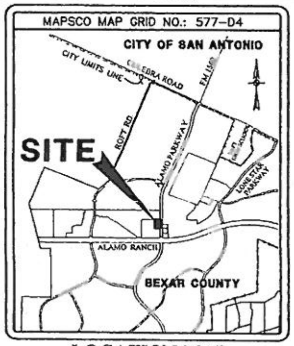
The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water/Sewer not required for site

STAFF RECOMMENDATION:

Approval

PLAT NO. 080276



LOCATION MAP

NOT TO SCALE

DEVELOPMENT SERVICES RECEIVED

2008 NOV 13 PM 3 03

GENERAL NOTES:

1. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

2. THE SETBACK 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.

3. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE UDC 35-506(d)(5)

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

5. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN 151 DEVELOPMENT, UNIT-4, SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

7. THE OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS UDC 35-506 (r)

7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE ADJACENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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: JAMES TRAUTMANN
151 DEVELOPMENT, L.P.

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James Trautmann, 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 28th DAY OF October A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

NORMA J. DEL TORO
Notary Public, State of Texas
My Commission Expires
December 14, 2011

STATE OF TEXAS

COUNTY OF ______

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: STEPHEN PRESTON
(0.169 ACRE INGRESS/EGRESS ESM'T ONLY)
STERLING SUBURBAN, L.P.

STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN PRESTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF OCT A.D. 2008

NOTARY PUBLIC Dallas COUNTY, TEXAS

B.A. KEERTHI KUMAR
Notary Public, State of Texas
My Commission Expires 01-26-12

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 — ALFONSO R. CHUA, JR. — 84556 — LICENSED PROFESSIONAL ENGINEER

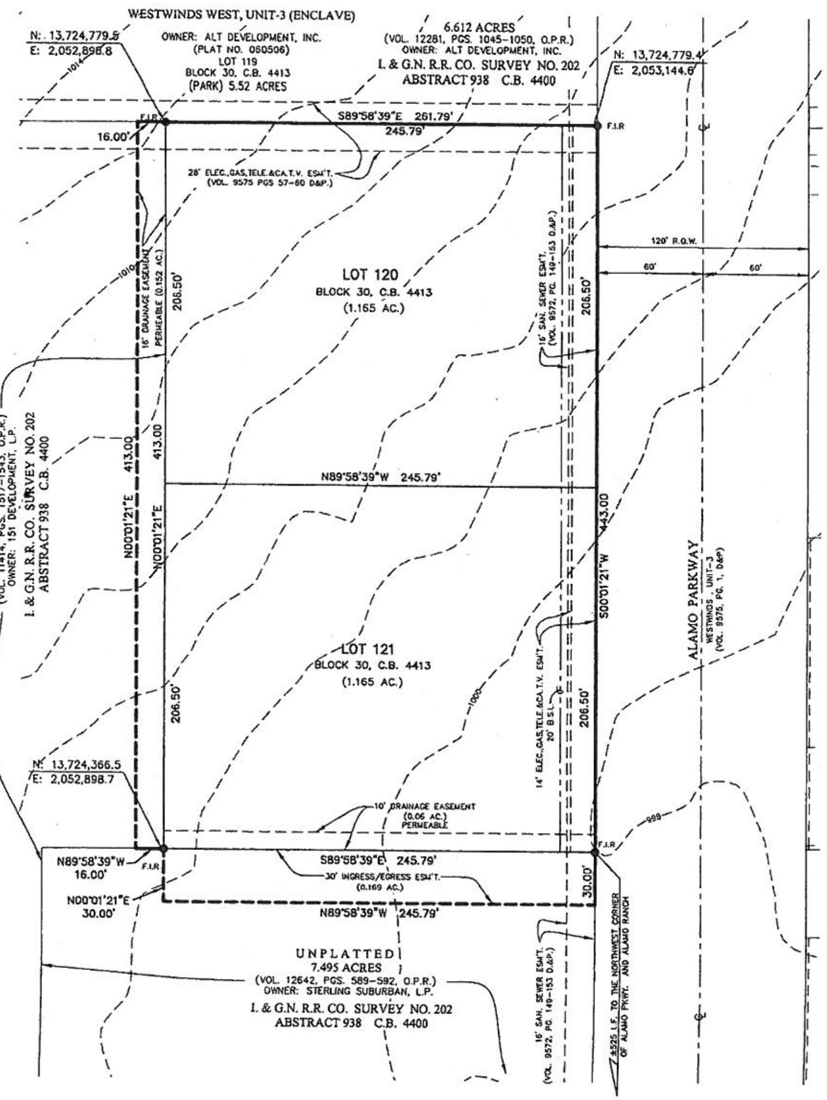
STATE OF TEXAS

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 — JOHN DERRICK R.C. — 5826 — PROFESSIONAL LAND SURVEYOR



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.

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.

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.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
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.

LEGEND

- ELEC = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TELEVISION
- ESM'T = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- N.C.B. = NEW CITY BLOCK
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- RAD. BRG. = RADIAL BEARING
- SAN.SWR. = SANITARY SEWER
- F.F. = FINISHED FLOOR
- 5' ESM'T. = 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.

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.
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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.

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 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

SUBDIVISION PLAT OF
151 DEVELOPMENT, UNIT-4

A 2.65 ACRE TRACT OF LAND BEING OUT OF A 13.44 ACRE TRACT CONVEYED TO 151 DEVELOPMENT, L.P., DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11414, PAGES 1517-1543 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF 151 DEVELOPMENT, UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______
CHAIRMAN

BY: ______
SECRETARY

OWNER/DEVELOPER:
151 DEVELOPMENT, L.P.
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255
TELE. NO. (210) 854-2636

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

SHEET 1 OF 1

JOB NO. 6504-06

Robert Trautmann
23960 Scenic Loop Rd.
San Antonio, Texas 78255
Phone (956) 237-0364

November 17, 2011

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

Re: 151 Development, Unit 4
Plat No. 080276

Dear Mr. Sanchez:

The undersigned partner/developer of 151 Development, Unit 4 Subdivision, Plat No. 080276, requests a three year Site Improvement Time Extension per Section 35-430 (f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on December 10, 2008.

The economic downturn and its impact on the real estate industry resulted in the delay of the site improvement of the referenced subdivision. We did, however, clear utility easements during the first quarter of 2009.

We did not move forward with other construction schedules due to dormant sales of lots within the developed subdivisions. We plan to pursue the development of this unique master planned community as soon as the real estate market shows progress.

If additional information is required, please do not hesitate to contact our office.

Sincerely,

Robert Trautmann
151 Development, L.P.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 17 November 23, 2011

PRESERVE AT
MEDINA RIVER, UNIT-13
SUBDIVISION NAME

080353
PLAT #

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 714 F-3
OWNER: Presto Properties, LLC., by Fermin Rajunov
ENGINEER: Pape-Dawson Engineers, Inc., by Al Chua, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the southside of Watson Road, west of State Highway 16

Plat status: The Planning Commission approved this plat on November 26, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water/Sewer not required for this site

Furthermore, in accordance with UDC 35-412(i)(1)(A) Scope of Approval, plats requesting time extensions cannot be used to validate a Master Development Plan. However, the validity of the MDP can be obtained based on expenditures, per this section.

STAFF RECOMMENDATION:

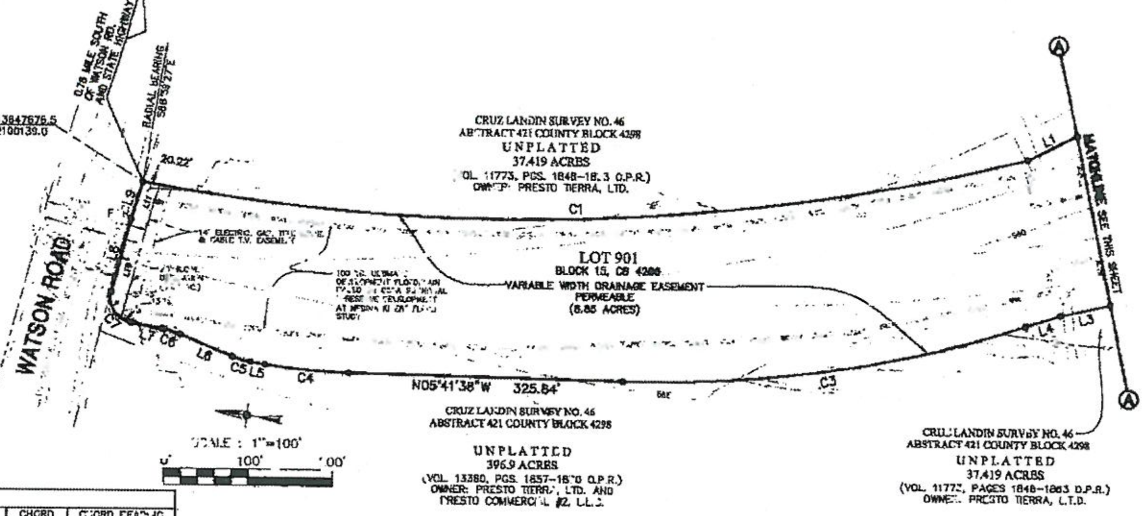
Approval

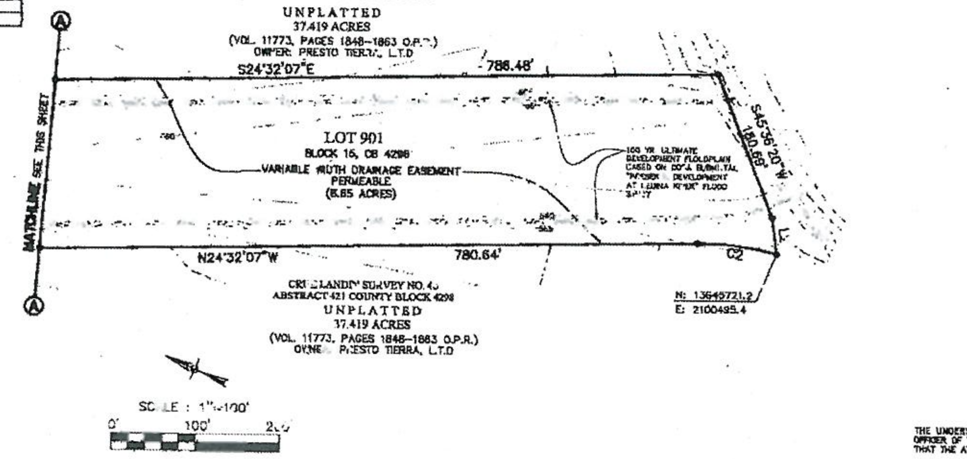
LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	6?.81'	[illegible]
L2	4?.12'	?19°28'54"W
L3	6?.23'	N19°46'18"W
L4	43.03'	?24°32'07"W
L5	17.55'	N02°16'47"E
L6	83.97'	N14°59.0?"E
L?	36.10'	N02°43'14"E
L8	39.10'	S81°38'54"E
L9	?4.97'	?78°47'58"E
L10	118.89'	S81°38'54"E
L11	47.13'	?78°47'58"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	10?7.84'	2547.00'	536.17'	23°48'35"	1018.37'	?08°52'44"E
C?	95.15'	325.00'	47.92'	16°?6'26"	94.81'	N18°06'54"W
C3	483.??	1??0.00'	243.?3'	18°50'29"	481.?3'	N15°0?'54"W
C4	100.20'	720.00'	50.18'	07°58'2?"	100.1?'	N01°42'26"W
C?	22.1?'	100.00'	11.13'	1?°??'14"	22.13'	N0?°??'??"E
C6	21.34'	10?.00'	10.71'	12°?3'4?"	21.30'	N08°52'07"E
C7	?0.0?'	30.00'	33.08'	95°35'??"	44.?5'	N50°33'10"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: PRESTO TIERRA, LTD., a Texas Limited Partnership
by PRESTO G.P., L.L.C.
FERMIN RAJUNOV, MANAGER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Fermin Rajunov, 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 10th DAY OF Nov. A.D. 20 08

DIAN HUBER MY COMMISSION EXPIRES July 31, 2009

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: PRESTO COMMERCIAL #2, L.L.C., a Texas Limited Partnership
FERMIN RAJUNOV, MANAGER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Fermin Rajunov, 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 10th DAY OF Nov.

DIAN HUBER MY COMMISSION EXPIRES July 31, 2009

NOTARY PUBLIC BEXAR COUNTY, 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
ALFONSO R. CHUA, JR.
84556
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
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
PRESTO COMMERCIAL #2, L.L.C.,
and PRESTO TIERRA, LTD.,
by PRESTO G.P., L.L.C.
103 BILTMORE SUITE 210
SAN ANTONIO, TEXAS 78213
PHONE: (210) 366-1466
FAX: (210) 366-1901

PAPE-DAWSON ENGINEERS

PLAT NO. 080353

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," "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.
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.

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF LOT 901, BLOCK 15 WITHIN THE PRESERVE AT MEDINA RIVER, UNIT-13, SHALL BE THE RESPONSIBILITY OF THE PRESERVE AT MEDINA RIVER HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. LOT 901, BLOCK 15 WITHIN THE PRESERVE AT MEDINA RIVER, UNIT-13 SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT.

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

SURVEYOR'S NOTES:

1. MONUMENTS ARE CAPS STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PUEI.
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.

LEGEND

F = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
SAN. SWR. = SANITARY SEWER

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 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

SUBDIVISION PLAT OF PRESERVE AT MEDINA RIVER, UNIT-13

AN 8.92 ACRE TRACT OF LAND BEING OUT OF THAT 37.419 ACRE TRACT CONVEYED TO PRESTO TIERRA, LTD. IN A GENERAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11773, PAGES 1848-1863 AND THAT 396.9 ACRE TRACT CONVEYED TO PRESTO TIERRA, LTD. AND PRESTO COMMERCIAL #2, L.L.C. AS TENANTS IN COMMON IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 13380, PAGES 1857-1870 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE CRUZ LANDIN SURVEY NUMBER 46, ABSTRACT 421, COUNTY BLOCK 4298, BEXAR COUNTY, TEXAS.

THIS PLAT OF PRESERVE AT MEDINA RIVER, UNIT-13 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20 ______

BY: ______ CHAIRMAN

BY: ______ SECRETARY

SHEET 1 OF 1

PRESERVE AT MEDINA RIVER, UNIT-13

SHEET 1 OF 1

JOB NO. 71306 UNIT-13

DEVELOPMENT SERVICES
RECEIVED

2011 OCT 21 PM 3:20

Presto Tierra LTD.
Presto Properties, LLC
103 Biltmore Suite 210
San Antonio, Texas 78213

October 20, 2011

Mr. Roderick Sanchez, Director
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Preserve at Medina River, Unit 13
Plat No. 080353

Dear Mr. Sanchez:

The undersigned developer of Preserve at Medina River, Unit 13, Plat No. 080353 request a three-year Site Improvement Time Extension per Section 35-430(f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on November 26, 2008.

The economic down turn and its impact to the real estate industry resulted in the delay of the site improvement of the above referenced subdivision. Related improvement of the subject subdivision is solely a drainage channelization to convey the ultimate runoff resulting from the future single-family development. The drainage excavation had started two years ago but the activity was suspended when single-family marketing declined abruptly. We plan to pursue the development as soon as the real estate market shows progress.

Enclosed is the $300 filing fee required to process this request, a copy of the plat and Time Extension Application form executed accordingly. If additional information is required please do not hesitate to contact our office.

Sincerely,

Fermin Rajunov
Presto Tierra LTD, Presto Properties, LLC.

Attachment

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 18 November 23, 2011

RIVER ROCK RANCH P.U.D.,
UNIT 2C, PHASE 2 — MAJOR PLAT — 110181
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 B-8
OWNER: Green Land Ventures, LTD, by Dana Green
ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Raymond Tarin, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Pending

Location: West of the intersection of River Ranch and Silver Rock

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 036A-06, River Rock Ranch, accepted on December 10, 2010
PUD 06-033A, River Rock Ranch, approved December 10, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **11.981** acres consisting of **38** single family lots, **1** non-single family lot and **2,023** linear feet of private streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has the following concerns, which reiterates prior comments, see attached letter. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the endangered species survey to USFWS Ecological Services Office in Austin;

- Will comply with the dark sky lighting measures of July 22, 2008 Bexar County Court Order.

The applicant's engineer acknowledged receiving the Military's letter.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Christina Williams at (Christina_williams@fws.gov or 512-490-0057 ext. 235)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

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

STAFF RECOMMENDATION:

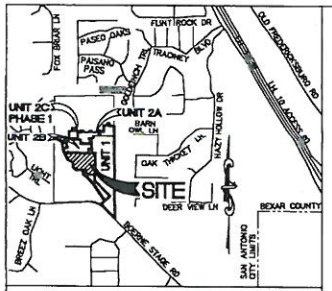
Pending

PLAT NO. 110181

SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH P.U.D.
UNIT 2C, PHASE 2

BEING A 11.981 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707–711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658–662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE
GRID NO. 447 B8

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0095E, EFFECTIVE DATE FEBRUARY 15, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658–662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIC INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

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

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

7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

8) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

9) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

10) 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 FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FOURTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

11) THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

12) THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MTR ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 21, 2010 CASE NO. 10-06-0377P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS NOTES:

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

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

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

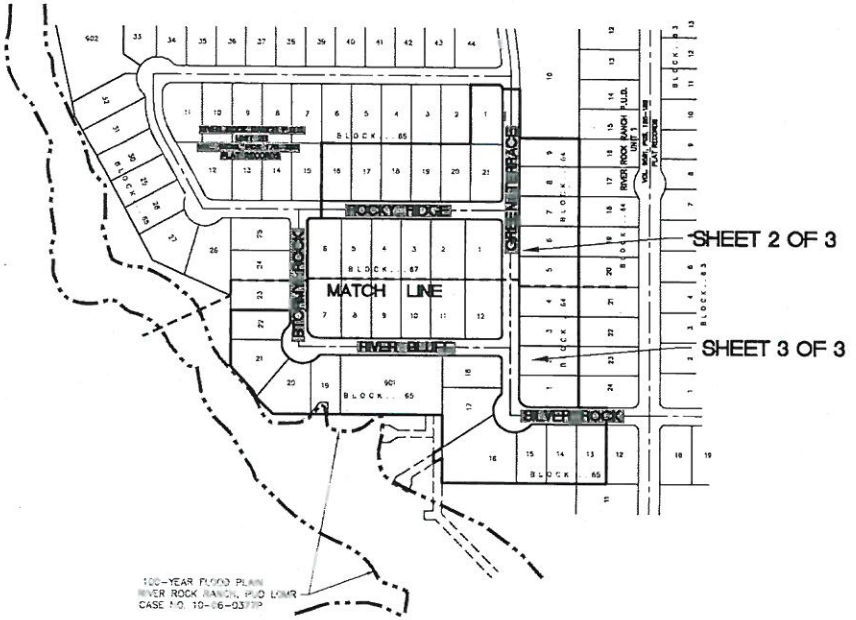
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.G.A.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

* NONE AFFECTED

LEGEND

464	EXISTING CONTOUR
[464]	PROPOSED CONTOUR
E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESMT.	EASEMENT
①	RIVER ROCK RANCH P.U.D. UNIT 1 VOL. 9581, PGS. 155–159
②	RIVER ROCK RANCH P.U.D. UNIT 2B VOL. 9620, PGS. 178–180
③	RIVER ROCK RANCH P.U.D. UNIT 2 VOL. 9618, PGS. 28–32
F.F.E.	FINISH FLOOR ELEVATION
	MATCHLINE
	FEMA FLOOD PLAIN EFFECTIVE DATE: FEBRUARY 15, 1996
	RIVER ROCK RANCH, PUD CLOMR CASE NO. 07-08-2096R
	STREET CENTERLINE



200 0 100 200

SCALE: 1" = 200'

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

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:

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 _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2C, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____
CHAIRMAN

BY _____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, A.D. _____.

ATTESTED 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. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

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

RAYMOND TARIN JR.
LICENSED PROFESSIONAL ENGINEER NO. 87080
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

OWNER / DEVELOPER
GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

2011 APR 12 PM 4:44

DEVELOPMENT SERVICES
RECEIVED

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.00	S88°41'37"E
L2	40.00	S88°41'37"E
L3	115.00	S01°18'23"W
L4	140.00	S88°41'37"E
L5	65.00	S88°41'37"E
L6	38.73	N01°18'23"E
L7	23.90	S88°06'56"W
L8	23.90	N01°18'23"E
L9	23.90	N58°53'36"E
L10	77.37	N01°18'23"E
L11	56.36	N43°41'37"W
L12	17.29	N25°28'45"W
L13	78.07	N41°26'55"W
L14	133.13	N01°18'23"E
L15	22.56	N88°41'37"W
L16	40.00	N01°18'23"E
L17	34.24	N41°03'15"E
L18	18.72	S88°41'37"E
L19	28.11	N01°18'23"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	10.00	15.71	N43°41'37"W	14.14
C2	90°00'00"	10.00	15.71	S46°18'23"W	14.14
C3	90°00'00"	10.00	15.71	N46°18'23"E	14.14
C4	90°00'00"	10.00	15.71	N43°41'37"W	14.14
C5	90°00'00"	10.00	15.71	N46°18'23"E	14.14
C6	90°00'00"	10.00	15.71	N43°41'37"W	14.14
C7	48°11'23"	10.00	8.41	N23°24'04"E	8.18
C8	186°22'46"	50.00	162.65	S43°41'37"E	99.85
C9	48°11'23"	10.00	8.41	S87°13'41"W	8.18
C10	90°00'00"	25.00	39.27	S43°41'37"E	35.36
C11	48°11'23"	10.00	8.41	S87°13'41"W	8.18
C12	186°22'46"	50.00	162.65	S43°41'37"E	99.85
C13	48°11'23"	10.00	8.41	N23°24'04"E	8.18
C14	90°00'00"	25.00	39.27	S43°41'37"E	35.36

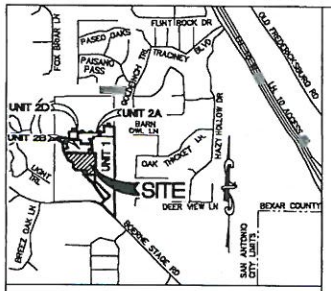
SHEET 1 OF 3

PLAT NO. 110181

SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH P.U.D.
UNIT 2C, PHASE 2

BEING A 11.981 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707–711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 858–862, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE
GRID NO. 447 B8

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0308E, EFFECTIVE DATE FEBRUARY 18, 1998, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 858–862, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIC INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

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

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

7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

8) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

9) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

10) 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 FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FOURTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

11) THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

12) THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MTR ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 21, 2010 CASE NO. 10-06-0377P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND 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 THE RIGHT TO TRIM OR REMOVE TREES TO KEEP CLEAR 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 GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

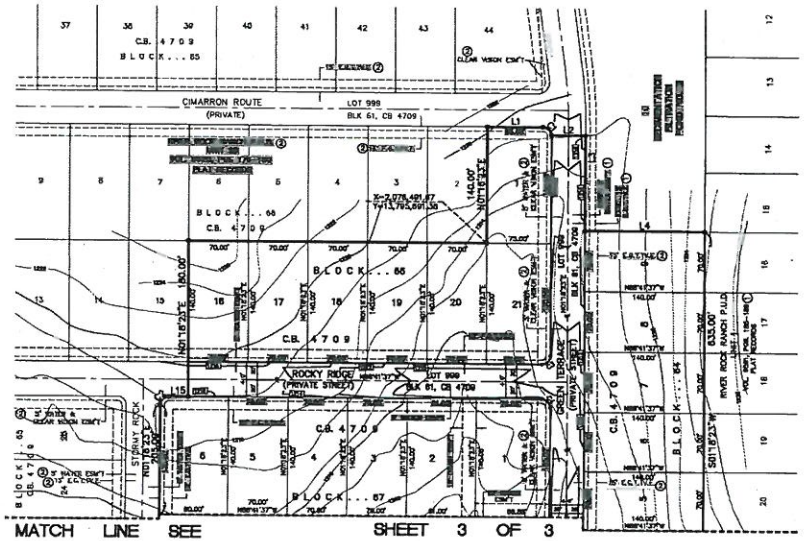
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A.T.V. EASEMENTS WHEN ONLY UNDERGROUND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

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

* NONE AFFECTED

LEGEND

864	EXISTING CONTOUR
860	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESMT.	EASEMENT
①	RIVER ROCK RANCH P.U.D. UNIT 1 VOL. 9581, PGS. 185–189
②	RIVER ROCK RANCH P.U.D. UNIT 2B VOL. 9620, PGS. 179–180
③	RIVER ROCK RANCH P.U.D. UNIT 2 VOL. 9619, PGS. 29–33
F.F.E.	FINISH FLOOR ELEVATION
	MATCHLINE
	FEMA FLOOD PLAIN EFFECTIVE DATE: FEBRUARY 18, 1998
	RIVER ROCK RANCH, PUD CLOMR CASE NO. 07-08-2086R
	STREET CENTERLINE



SCALE: 1" = 200'

MTR · Engineers · Surveyors · Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100 TEL: (210) 696-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 696-5085

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

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 _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2C, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____
CHAIRMAN

BY _____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, A.D. _____.

ATTESTED 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. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 696-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

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

RAYMOND TARIN JR.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)696-5051

OWNER / DEVELOPER

GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

DEVELOPMENT SERVICES
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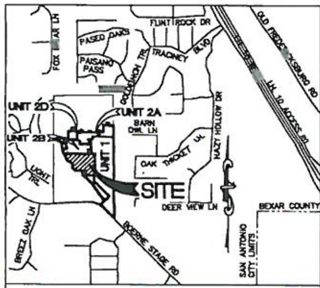
2011 APR 13 PM 4:41

PLAT NO. 110181

SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH P.U.D.
UNIT 2C, PHASE 2

BEING A 11.981 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707–711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658–682, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP — NOT TO SCALE, GRID NO. 447 B8

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0085E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

2) EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658–682, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIX INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.'

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

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

7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

8) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

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10) 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 FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 FOURTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

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

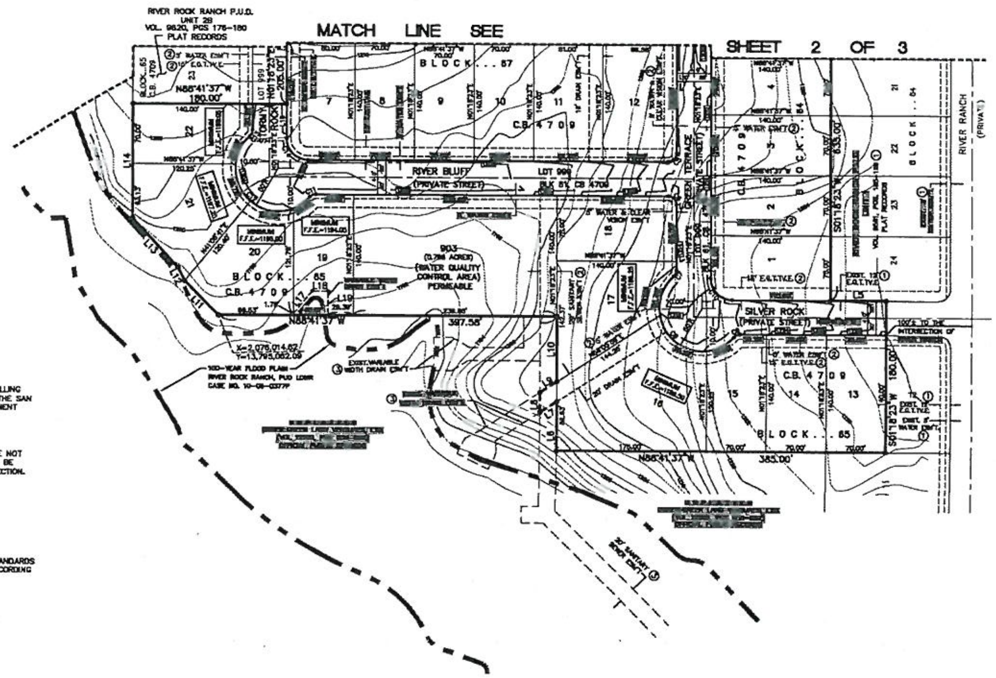
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

LEGEND

—864—	EXISTING CONTOUR
[864]	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
①	RIVER ROCK RANCH P.U.D. UNIT 1 VOL. 9581, PGS. 185–189
②	RIVER ROCK RANCH P.U.D. UNIT 2B VOL. 9620, PGS. 176–180
③	RIVER ROCK RANCH P.U.D. UNIT 2 VOL. 9619, PGS. 28–32
F.F.E.	FINISH FLOOR ELEVATION
- - - - - - - - - -	MATCHLINE
— — — — —	FEMA FLOOD PLAIN EFFECTIVE DATE: FEBRUARY 16, 1996
—— - - ——	RIVER ROCK RANCH, PUD CLOMR CASE NO. 07-06-2058R
—— - ——	STREET CENTERLINE

SCALE: 1" = 200'



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

OWNER / DEVELOPER

GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

DEVELOPMENT SERVICES RECEIVED
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WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____
RAYMOND TARIN JR.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

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:

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 __________

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2C, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ______ DAY OF ______ A.D. ______

BY ____________________
CHAIRMAN

BY ____________________
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF ____________, A.D. ______.

____
ATTESTED 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. 20____ AT ____ __M. AND DULY RECORDED THE ______ DAY OF ______ A.D. 20____ AT ____ __M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______ A.D 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

Office of the Commander

JUL 27 2009

Roderick J. Sanchez,
Director, Planning and Development Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's July 15, 2009 notification on 090245 River Rock Ranch PUD Unit 2, a 41.145 acre single-family development (127 lots) within the 5-mile Camp Bullis Awareness Zone. We provide the following comments.

Developing the tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that part of the tract is heavily wooded with old growth juniper and oak.

The tract is approximately 2.1 miles west of the Installation and is within Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: 1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US

Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 19 November 23, 2011

WHEATLEY HEIGHTS SPORTS COMPLEX #FPV 12-001

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 618 C-5
OWNER: Eastside Christian Action Group, by Frank Dunn
ENGINEER: Pape-Dawson Engineers, Inc., by Jason Diamond, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: East of IH 10, south of Tamarak Drive

Proposed Use: Sports Complex

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirements in conjunction with the building permit process.

DISCUSSION:

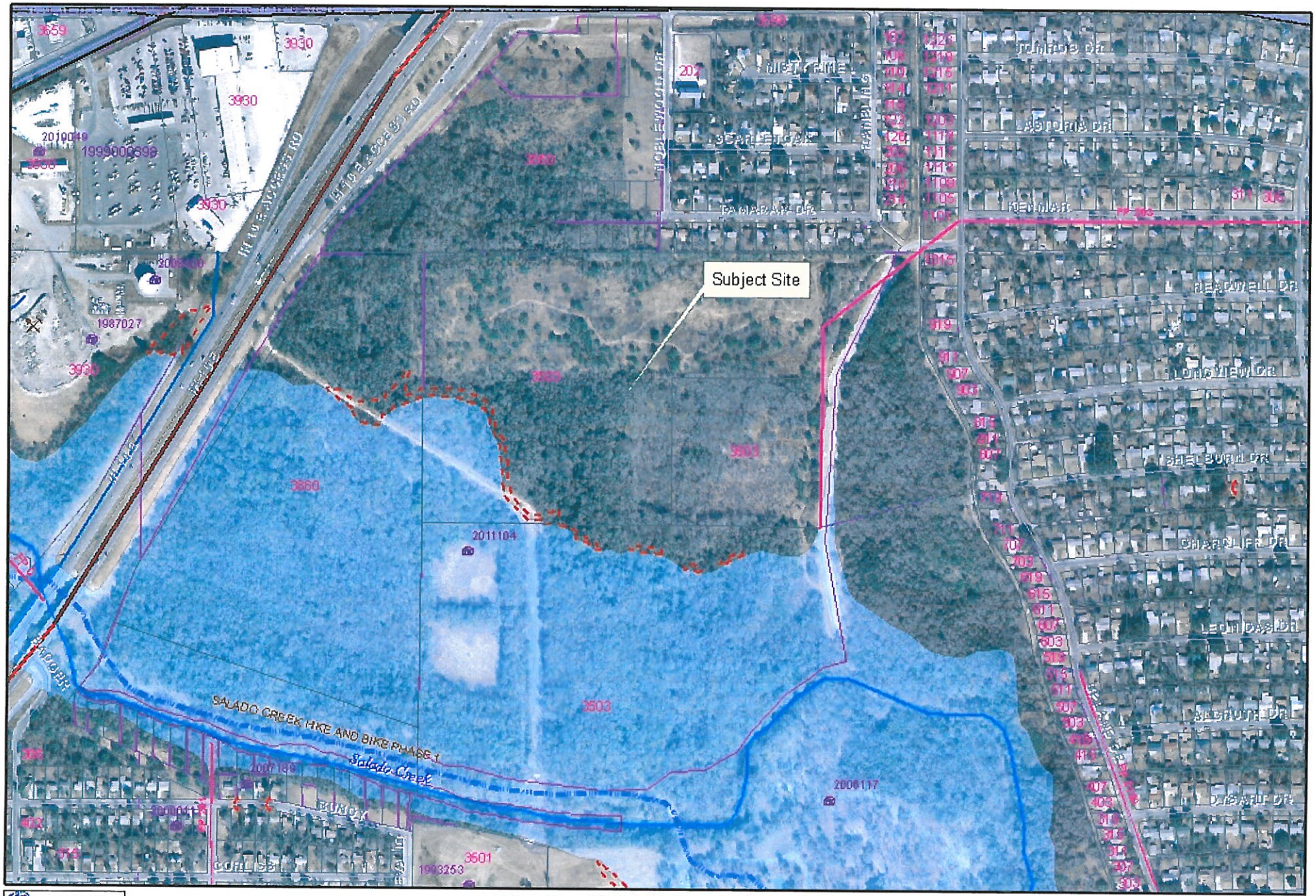
The Department of Public Works cited 35-F124(f)(20) and (21) of the Unified Development Code regarding that 1% annual chance floodplain reclamation or storage lost within the creek is offset by comparable excavation within the same creek floodplain. The Director of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

- The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank area with shallow flooding depths of 1 to 3 feet. Therefore, there will not be an adverse impact to the 1% annual chance water surface elevations within Salado Creek.

- The sports complex is to serve a public purpose for the local community. This facility will be used by the local and private school districts for competitive events such as football and soccer.



Wheatley Heights Sports Complex

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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October 12, 2011

Mr. John Jacks
Interim Assistant Director
City of San Antonio
Development Services Department
P. O. Box 839966
San Antonio, TX 78283-3966

Re: Wheatley Heights Sports Complex
Subdivision Variance related to UDC Chapter 35, Appendix F

Dear Mr. Jacks:

We are requesting permission for the Wheatley Heights Sports Complex (WHSC) project to depart from the requirements of Section 35-F124(d) and to allow development under Sections 35-F124(f)(20), and 35-F124(f)(21) of the Unified Development Code (UDC), which pertain to loss of floodplain storage volume due to development within the 1% annual chance floodplain.

The WHSC initiative will include a 4,000-seat stadium for football and track-and-field events in the north phase, soccer fields and an administrative and maintenance building in the south phase, and associated paved parking areas to serve both phases. The North Phase of the WHSC project is located on a portion of Martin Luther King (MLK) Park owned by the City of San Antonio. The South Phase of the WHSC project is located within the Wheatley Heights neighborhood on property within the 1% annual-chance floodplain that has been purchased by the City of San Antonio as part of the floodplain buyout program. A License Agreement between the City of San Antonio and Eastside Christian Action Group (ECAG) and a Grant and Development Agreement between Bexar County and ECAG initiated development of the WHSC project. The goal of the WHSC initiative, as supported by the City of San Antonio and Bexar County, is to use the flood prone areas in MLK Park and adjacent to the Wheatley Heights neighborhood to create a regional multi-sport youth and amateur sports complex in southeast Bexar County.

The north and south phases of WHSC are both located in areas subject to flooding from Salado Creek. As a result, portions of the proposed development will fall within the 1% annual-chance FEMA floodplain. Improvements that will be located within the floodplain include portions of the proposed parking areas in the north and south phases, as well as a

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proposed maintenance building (with finished floor set 1' above water surface elevations) and soccer fields in the south phase. The construction of these improvements requires grading and placement of fill within the 1% annual-chance floodplain.

In accordance with Article IV, Section 35-483, Subdivision Variances of the UDC, we hereby request approval of the variance from Section 35-F124(d) and to allow development under Sections 35-F124(f)(20), and 35-F124(f)(21) of the UDC, pertaining to loss of floodplain storage due to development within the 1% annual-chance floodplain. We offer the following reasons based on the outlined approved criteria requirements of the UDC:

1. ***The variance will not be contrary to the spirit and intent of this chapter and the specific regulations from which a variance is requested:***

   The primary intent of Sections 35-F124(d), 35-F124(f)(20), and 35-F124(f)(21) of the UDC is to require compensatory storage for development in floodplain areas subject to low velocities (less than 3 feet per second) or shallow depths (less than 3 feet) because those areas provide "storage" for floodwater which can result in an attenuation of peak flow volume. The WHSC development located within the 1% annual-chance floodplain consists of parking lots, soccer fields, and an administrative/maintenance building. Efforts were made to reduce the amount of fill grading required in the floodplain. A hydraulic analysis was performed to analyze the impact of fill placement on floodplain elevations. The hydraulic analysis was taken from the recent countywide Digital Flood Insurance Rate Map (DFIRM) flood study conducted by the San Antonio River Authority (SARA). The analysis was truncated to only the portions of Salado Creek adjacent to the WHSC project.

   Utilizing HEC-RAS version 4.1.0, a proposed conditions model was created using the existing DFIRM hydraulic model and revising the DFIRM cross-sections to reflect any grading associated with the WHSC project. The result of this hydraulic modeling indicates that the proposed improvements within the floodplain do not produce an increase in the water surface elevations compared to the existing conditions 1% annual-chance flows.

   The existing DFIRM cross-sections were analyzed to determine the amount of cross-sectional area lost due to placement of fill for the WHSC. The maximum loss of cross-sectional area occurred at hydraulic cross-section 69685 and reflected a loss of 236 square feet out of approximately 13,316 square feet, or a 1.8% reduction in flow area at the worst case cross-section. The reduction in flow area appears to be minor given the size of the Salado Creek floodplain at this point. Unsteady flow routing for the 180

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square mile contributing watershed was not performed, but it is apparent that the proposed fill associated with this project is a small fraction of the available floodplain volume in Salado Creek adjacent to and upstream of the WHSC.

2. ***The hardship relates to the applicant's land, rather than personal circumstance:***

The WHSC project is a publicly funded project receiving construction funding via a grant and development agreement between ECAG and Bexar County. The project receives funding from the County via the County Venue Tax. In an effort to maximize the use of these public funds, ECAG entered into a license agreement with the City of San Antonio to use City owned property for the WHSC in lieu of purchasing a site elsewhere. The sites identified for use by the City were the northern portion of MLK Park and the areas of the Wheatley Heights subdivision adjacent to Salado Creek. These sites have large areas that are currently within the 1% annual-chance floodplain. The entire south phase was part of the City's floodplain buyout program to purchase homes determined to be within the floodplain. The floodplain limits are not impacted by the proposed sports complex, or the proposed grading within the floodplain that is required to make use of the site. If the variance is not granted, then the public monies intended for improvements to the sports facility will have to be used towards compensatory excavation instead of the construction of the sports facilities for the community.

3. ***The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:***

As stated in Item 1 above, the proposed development has no impact on the 1% annual chance floodplain elevation, and, therefore, no adverse impact on public safety.

3. ***The public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:***

The Wheatley Heights Sports Complex project will create sports facilities in an underserved area of San Antonio, providing the youth population in the adjacent areas with better access to sports programs, facilities, and equipment. The Wheatley Heights Sports Complex will also serve as a catalyst to attract local, state, and national competitions which, in turn, will bring local and out-of-town visitors to this area of the City and serve to help stimulate economic growth. As stated in Item 1 above, the amount of fill proposed for the WHSC project is a very small portion of the available storage volume in the Salado Creek floodplain, and based on hydraulic modeling there is no increase in the floodplain water surface elevation based on the proposed fill. The

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budgetary costs associated with providing compensatory excavation, as required in 35-F124 of the UDC, will better serve public interest if they are reallocated to improving the proposed sports facilities in order to maximize their potential benefit.

4. ***The proposed exception complies with all other standards of subsection 35-F124 to the extent practicable:***

   The proposed exception complies with all other applicable standards of Section 35-F124, to the extent practicable.

The proposed subdivision variance will not adversely impact the health, safety, or welfare of the public. We therefore request your consideration and approval of this subdivision variance. A copy of the Storm Water Management Plan and floodplain exhibit for this project are attached.

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

Cara C. Tackett, P.E.
Vice President

Attachments

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CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

November 1, 2011

Frank Dunn
Eastside Christian Action Group
210 South Grimes, Ste. 115
San Antonio, TX 78203

Re: Floodplain Variance
Wheatley Heights Sports Complex
FPV# 12-001

Dear Mr. Dunn *or*
Current Eastside Christian Action Group Administrator;

Our department has been in review of the flood study and plats #100108 and #110022 associated with the Wheatley Heights Sports Complex. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
    - Appendix F, Subdivision C, Section 35-F124 (f) (20) & (21) which states that 1% annual chance floodplain reclamation or storage lost within the creek is offset by comparable excavation within the same creek floodplain.

2. A variance to the above UDC section will be required prior to Public Works approval on any final certificates of occupancy associated with the building permit AP# M1674955.

3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F124(F) (20) and (21) because:
    - The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there is no adverse impact to the 1% annual chance water surface elevations or velocities within Salado Creek.

    - The proposed improvements associated with the sports complex are to serve a public purpose. This facility will be used by the local private and public school districts for competitive events such as football and soccer.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a floodplain development permit.

If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,

Nefi Garza, PE, CFM
Assistant Director of Public Works

Attm(s): Exhibit 1-Vicinity Map

cc: Jason Diamond, P.E., Pape-Dawson Engineers, Inc.
City of San Antonio, Planning Commission

CITY OF SAN ANTONIO
PUBLIC WORKS
Interdepartmental Correspondence

TO: **Amy Hartman, Chairperson**
City of San Antonio Planning Commission

FROM: **Nefi Garza P.E., CFM, Assistant Director of Public Works**

COPIES TO: **Jason Diamond, P.E., Pape-Dawson Engineers, Inc.**

SUBJECT: **Floodplain Variance FPV# 12-001**
SWE# 14501-Wheatley Heights Sports Complex Flood Study

DATE: **November 1, 2011**

The Department of Public Works Storm Water Engineering has reviewed the flood study and associated plats for the Wheatley Heights Sports Complex as submitted by Pape-Dawson Engineers, Inc. on behalf of their client Frank Dunn.

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:

- Appendix F, Subdivision C, Section 35-F124 (f) (20) and (21) which states that 1% annual chance (100-year flood) floodplain reclamation or storage lost within the creek is to be offset by comparable excavation within the same creek floodplain.

Public Works supports the variances because:

- The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there will not be an adverse impact to the 1% annual chance water surface elevations within Salado Creek.
- The sports complex is to serve a public purpose for the local community. This facility will be used by the local and private school districts for competitive events such as football and soccer.

If the Variance is approved by the Planning Commission, Public Works Department Storm Water Engineering Division will issue a floodplain development permit for work associated with this project. If you have additional questions, please contact Sabrina Santiago (210) 207-0182 or via email at sabrina.santiago@sanantonio.gov.

Attm(s) #: Exhibit 1-Vicinity Map

Agenda Item #20

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

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

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

SUBJECT: S. P. No. 1536—Request to close, vacate and abandon a portion of a 10 foot wide alley Public Right of Way located between North Main Avenue and Ogden Street

DATE: November 3, 2011

PETITIONER: Alamo Colleges
c/o Bain Medina Bain Eng.
Attn: Carl Bain, P.E.
7073 San Pedro Ave.
San Antonio, TX 78216

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on November 23, 2011.

BACKGROUND

Petitioner is requesting the closure, vacation, abandonment and sale of an unimproved 10 foot-wide alley Public Right of Way (0.029 acres) located between North Main Avenue and Ogden Street adjacent to NCB 1729 as shown on attached Exhibit A. The petitioner, Alamo Colleges, owns the abutting properties and would like to obtain this portion of alley in order to facilitate development of the area. A new building will be built along with parking spaces.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

CMA

Exhibit 'A'

S. P. No. 1536

Petitioner: Alamo Colleges

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

July 14, 2011

Alamo Colleges
c/o Bain Medina Bain
Attn: Carl Bain, P.E.
7073 San Pedro Ave.
San Antonio, TX 78216

Re: S. P. No. 1536--Request to close, vacate and abandon a 10 foot-wide alley Public Right of Way located between North Main Avenue and Ogden Street adjacent to NCB 1729

Dear Mr. Bain:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT
The site must be assembled with petitioner's property and platted in accordance with Code.

OFFICE OF HISTORIC PRESERVATION
All demolitions in the City of San Antonio require approval of the Office of Historic Preservation.

CITY PUBLIC SERVICE ENERGY
Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities, and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination of City Public Service Energy and at the sole expense of the petitioner.

Existing 8 inch steel gas main in alley will require ten (10) foot easement, the boundaries of which can mirror the boundaries of the existing alley right of way or, if more practical, can be adjusted slightly to allow the main to be centered within the ten (10) foot easement.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

P1

- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of $13,850.00, which includes the appraised value of $13,800.00 for the Public Right of Way and $50.00 for recordation of documents.* This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement and the closure fee we will continue processing your request.*

Sincerely,

Mike Etienne, Ph.D.
Assistant Director
CIMS Real Estate

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Alamo Colleges

By

John W. Strybos
Print Name

Associate Vice Chancellor of Facilities Operation and Construction Management
Title

9/26/2011
Date

City of San Antonio
Capital Improvements Management Services Department

November 23, 2011
Agenda Item #

Request to close, vacate and abandon a portion of a 10 foot-wide alley Public Right of Way

Petitioner: Alamo Colleges

Planning Item

- Petitioners are requesting the closure, vacation and abandonment of a portion of a 10 foot-wide alley Public Right of Way (0.029 acres) located between North Main Avenue and Ogden Street, adjacent to NCB 1729, located in Council District 1.

Background

Purpose:

- The petitioner owns the abutting properties, which they plan to develop.
- If the proposed closure is approved, it will be incorporated with the petitioners' property.

Exhibit A - Map

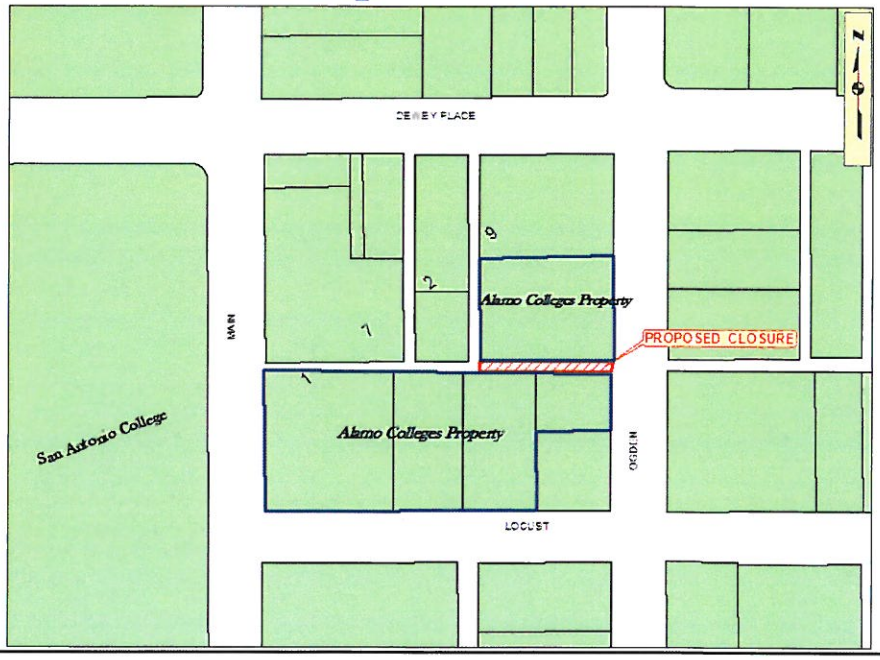


Exhibit B - Aerial

Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- 39 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- returned in favor.
- returned in opposition.

Fiscal Impact

Financial Impact:

- The City will collect $13,850.00 as consideration for closure, vacation and abandonment of this Public Right of Way.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED PORTION OF A 10 FOOT-WIDE ALLEY PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY BETWEEN NORTH MAIN AVENUE AND OGDEN STREET ADJACENT TO NCB 1729 IN COUNCIL DISTRICT 1, AS REQUESTED BY ALAMO COLLEGES.

* * * * *

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

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

WHEREAS, Alamo Colleges filed an application requesting closure of an unimproved portion of a 10 foot-wide alley Public Right of Way running westerly and easterly located between North Main Avenue and Ogden Street adjacent to NCB 1729 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of an unimproved portion of a 10 foot-wide alley located between North Main Avenue and Ogden Street.

SIGNED this 23rd day of November, 2011.

_____

AMELIA HARTMAN, *Chair*

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Agenda Item #21

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: Mike Etienne, Assistant Director, Real Estate Section ME

COPY: Steve Hodges, Property Acquisition Division, File

SUBJECT: Request to Acquire Real Property for City Use
Properties at Intersection of Dakota and Connelly Streets

DATE: October 27, 2011

PETITIONER: City of San Antonio
Attn: David McGowen
114 W. Commerce Street, Room 202
San Antonio, TX 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on November 23, 2011.

BACKGROUND

Petitioner has entered into discussions with St. Philip's College for a partnership involving the acquisition of 8 (eight) properties at the intersection of Dakota and Connelly Streets in Council District 2 and as shown in attached Exhibit "A". Petitioner will fund the rehabilitation of the former Good Samaritan building at 1602 Dakota Street. Petitioner will lease the Good Samaritan building to St. Philip's for the creation of a Veterans Outreach and Training Center (VOTC) to be administered by the college. The remaining properties will be used to accommodate the space needs of the VOTC. The staff at St. Philip's is in the process of develping the construction program for the center.

The properties to be acquired are as follows:

- 1520 Dakota Street
- 1602 Dakota Street
- 1604 Dakota Street
- 1610 Dakota Street
- 208 Connelly Street
- 218 Connelly Street
- 220 Connelly Street
- 120 Connelly Street

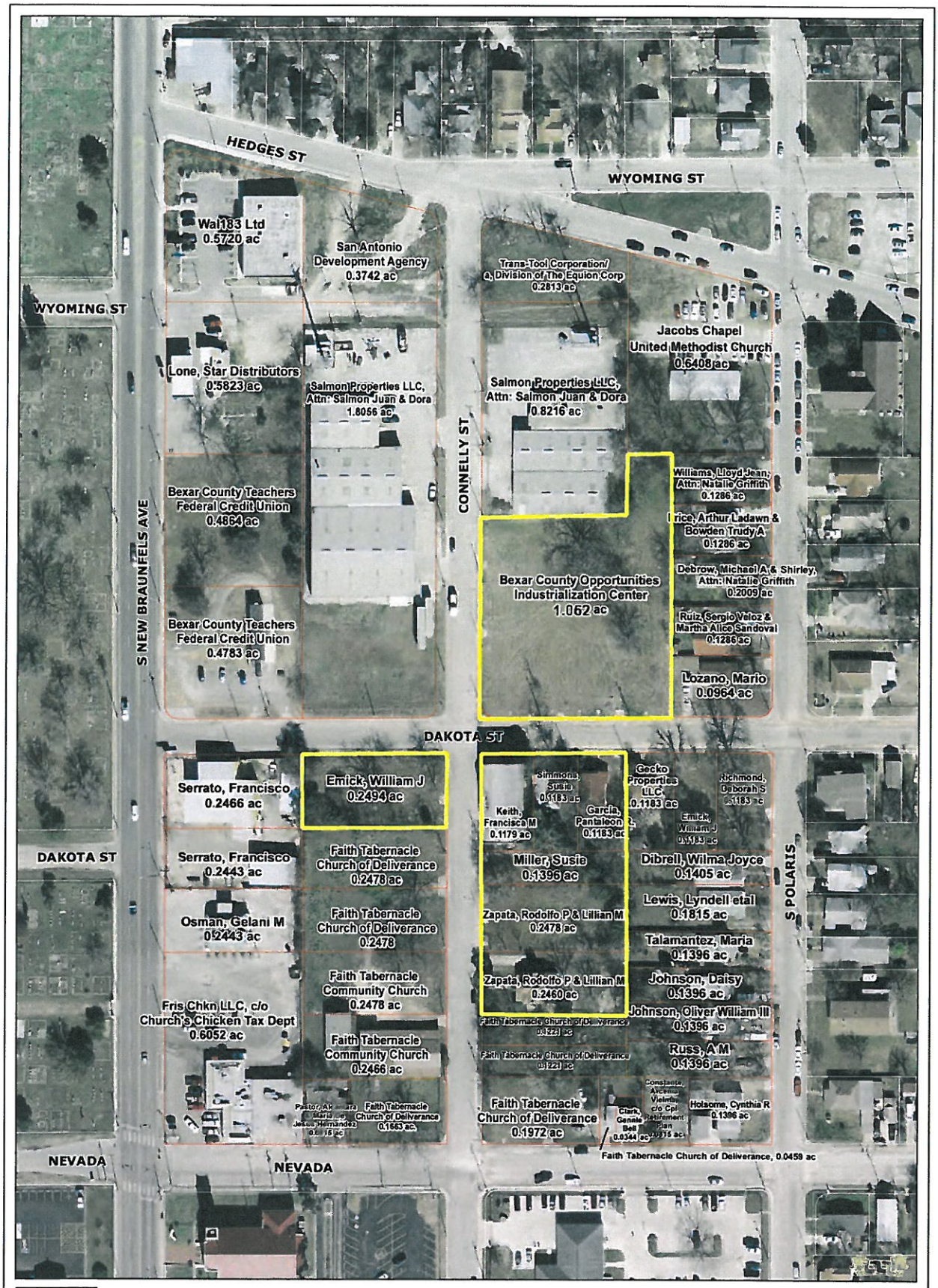
COORDINATION AND FINANCIAL IMPACT

The funds required for the acquisition of the subject properties were allocated within the 2010 Budget as the Eastside Workforce and Development Center. City staff is currently in the process of negotiating the market value of the subject properties with their respective owners.

CONCLUSION AND RECOMMENDATION

Staff recommends that Planning Commission consider this request, and if appropriate cause the attached resolution to be executed.

Attachments: Exhibit "A"
Resolution



Property of Interest

Exhibit "A"

N
W E
S

1 inch = 100 feet
0 25 50 100 Feet

City of San Antonio
Capital Improvements
Management Services
Technical Services
Director Mike Frisbie, P.E.
Municipal Plaza Building
114 West Commerce Street
San Antonio, TX 78205

Planning Commission

November 23, 2011

Agenda Item 21

Acquisition of Property for the Veterans Outreach and Training Center (VOTC)

Partnership between the City of San Antonio and St. Philip's College

Background

- $2 Million was approved as part of the City's 2010 budget for Education and Workforce Development
- The money was to be used for capital costs associated with providing services
- Staff is proposing that the Good Samaritan building and surrounding properties be acquired, the building renovated, and parking added to serve the facility
- In order to reduce long term costs and meet a need in our community, the City is partnering with St. Philip's College to provide services to veterans at the location

Background

- Services to be provided by St. Philip's College:
  - Offer a veteran-specific orientation to ease the initial transition into college and/or the workforce
  - Identify and assist veterans and dependents that are job-ready upon separation
  - Direct veterans to education and training for skills upgrade
  - Provide counseling to assist in integration to civilian life
  - Claims assistance

Site Map

- 1520 Dakota
- 1602 Dakota
- 1604 Dakota
- 1610 Dakota
- 208 Connelly
- 218 Connelly
- 220 Connelly
- 120 Connelly

Good Samaritan Building

- Originally built as the Corinth Baptist Church in approximately 1915
- Converted in 1948 to a hospital for African-Americans in response to segregation and the need for services for the city's African-American residents
- Property is in distressed condition and is proposed for rehabilitation

Conclusion

- Development of the VOTC program in conjunction with St. Philip's College addresses an important need in San Antonio
- The project will place a currently underutilized property into working condition
- Staff recommends the approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF 2.2993 ACRES OF LAND LOCATED AT OR NEAR THE INTERSECTION OF DAKOTA AND CONNELLY STREETS IN 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 has entered into negotiations with property owners to purchase land consisting of 2.2993 acres of land area to be rehabilitated into a campus for the Veterans Outreach and Training Center located at 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 City-owned property.

PASSED AND APPROVED ON THIS 23rd day of November 2011.

_____
Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

Agenda Item # 22

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission

FROM: Majed A. Al-Ghafry, Director of Public Works 11/9/2011

COPIES TO: Mike Rogers, Assistant Director of Public Works

SUBJECT: Zarzamora at Brady Intersection Improvement Project

DATE: November 8, 2011

PETITIONER: City of San Antonio
c/o Public Works Dept.
114 W. Commerce St., 9th Floor
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on November 23, 2011.

Summary:

An ordinance authorizing the acquisition through negotiation or condemnation of fee simple title for two parcels of privately owned real property located in N.C.B. 6312 and N.C.B. A - 62, in the City of San Antonio in Council District 2. These parcels are needed for the Intersection Improvement Project, 2012 Infrastructure Management Program project; declaring it to be a public project; and declaring a public necessity for the acquisition; and authorizing expenditures to a dollar amount to be finalized after appraisal available and payable to the selected title company for land and closing costs.

Background Information:

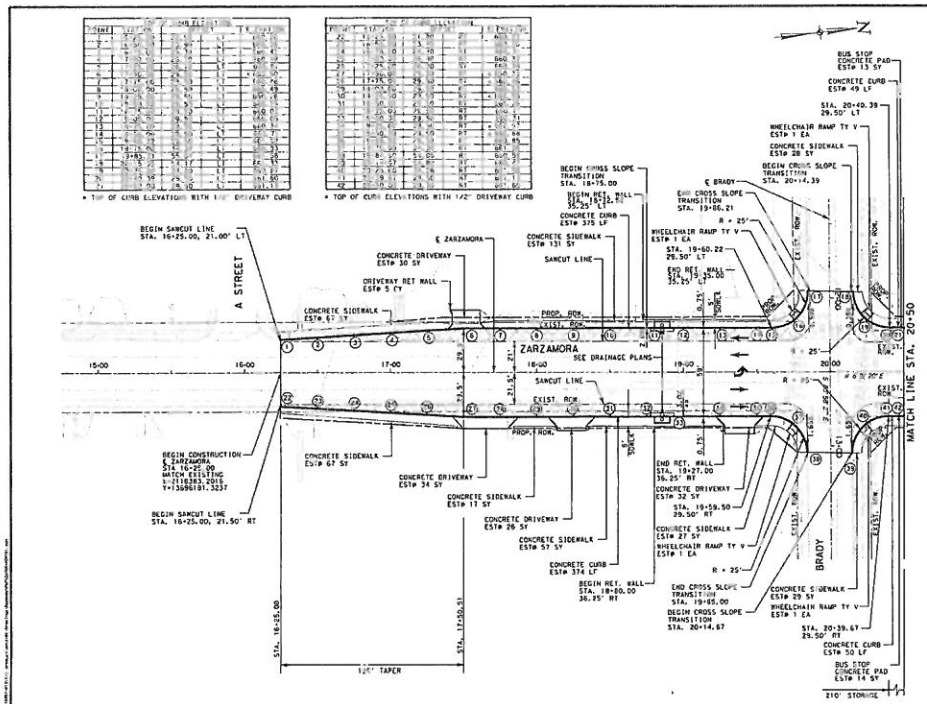
The Intersection Improvement Project at Zarzamora and Brady, a 2012 Infrastructure Management Program Traffic Intersection Project, will improve level of service at the intersection of Zarzamora and Brady. The acquisition of these parcels is necessary for providing enough right of way for the construction of the left turn lanes. Project construction is anticipated to begin in May 2012 and is estimated to be completed in September 2012.

Issue:

Property acquisition is a required component to complete the Intersection Improvement Project at Zarzamora and Brady. Through this action, City Council authorizes the acquisition of these parcels of privately owned real property through negotiation or condemnation proceedings in the event the City is unable to acquire it through negotiation. There are no houses located on these properties that the City is acquiring.

Alternatives:

City Council could choose not to acquire the properties needed for this project; however, this action would result in potentially unfriendly condition for pedestrian crossing at the intersection of Zarzamora and San Fernando



LEGEND

- EXISTING ROW
- PROPOSED ROW
- TOPO
- ALIGNMENT
- ROADWAY
- TRAFFIC FLOW
- SAWCUT LINE
- WIDENING
- CONCRETE BUS PAD

NOTES:

1. CONTRACTOR TO MATCH EXISTING ELEVATION FOR ROADWAY WIDENING.
2. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
3. CONTRACTOR IS TO CONTACT THE CITY ARBORIST ON THE LOCATION OF NEW TREES. PHONE NO. (210)207-0278.
4. SAWCUT, REMOVAL & REPLACEMENT OF EXISTING PAVEMENT TO BE SUBSIDIARY TO VARIOUS BID ITEMS.
5. WORK NEEDED TO REPAIR EXISTING PAVEMENT DURING REMOVAL AND REPLACEMENT OF CURB TO BE SUBSIDIARY TO ITEM SOD-CONCRETE CURB.
6. CROSS SLOPE TRANSITIONS SHOWN ARE FOR NEW PAVEMENT. SEE LEVEL-UP DETAIL SHEET FOR CROSS-SLOPE OF LEVEL-UP.
7. THE CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL. THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FEATHERS REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

INTERIM REVIEW ONLY

Lockwood, Andrews & Newnam, Inc. ID No. 26-14

SCALE
HORIZ: 1" = 50'

Lockwood, Andrews & Newnam, Inc.

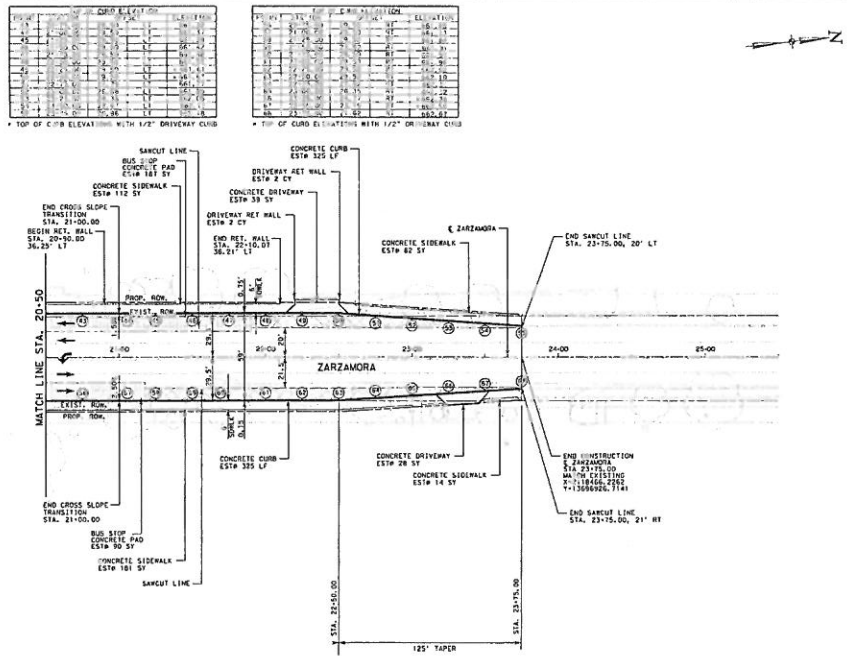
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT BRADY

PLAN LAYOUT 27

SHEET 1 OF 2

E SUBMITTAL	PROJECT NO.:		DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:	SHEET NO. OF



LEGEND

- EXISTING ROW
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INTERIM REVIEW ONLY

SCALE
HORIZ: 1" = 50'

Lockwood, Andrews & Newnam, Inc.

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT BRADY

PLAN LAYOUT 28

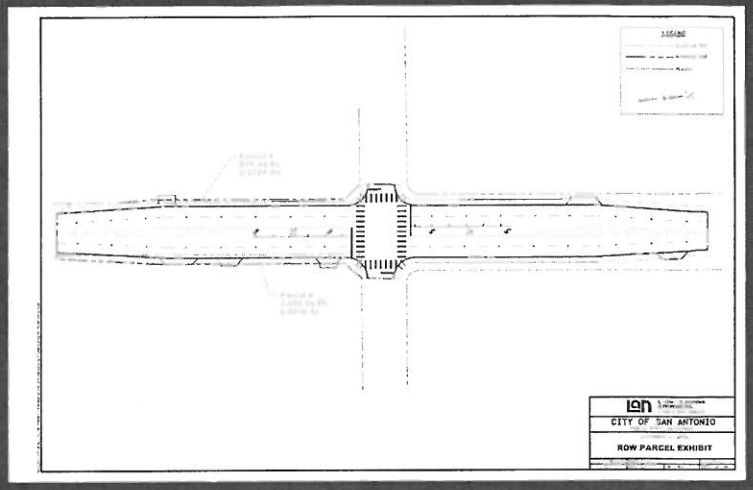
SHEET 2 OF 2

% SUBMITTAL	PROJECT NO.:		DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:	SHEET NO. OF

Zarzamora at Brady Intersection Improvement Project

Reason for Dedication

- Dedication of right of way to the City of San Antonio located for the Zarzamora at Brady Intersection Improvement Project.
- Right of way needed to widen the intersection.
- Project will widen the intersection of Zarzamora at Brady



Right of Way Acquisition for Zarzamora at Brady Intersection Improvement

Agenda Item #23

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Planning Commission

FROM: Xavier D. Urrutia, Director of Parks and Recreation

COPIES: File

SUBJECT: Land Acquisitions for Leon Creek, Salado Creek and the Medina River Greenway Projects

DATE: November 4, 2011

The Parks and Recreation Department is requesting approval of a resolution recommending that City Council authorize the acquisition of approximately 26 acres of land located in NCB 11493, NCB 17261, and NCB 11166 in City Council Districts 3, 6, and 9 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Development Project, all properties being in the City of San Antonio, Bexar County, Texas.

The proposed acquisitions are part of the Proposition 3 Parks Development and Expansion Venue Project approved by voters in May 2000 and the Proposition 2 Parks Development Expansion Venue Project approved by voters in May 2005.

These acquisitions are consistent with policy adopted by the City Council for the acquisition of properties along Leon Creek and Salado Creek as funded by sales tax initiatives and the adopted Parks and Recreation Strategic System Plan. The acquisitions are also consistent with Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

Leon Creek

1) 9 acres out of NCB 11493 located within Council District 6.

Salado Creek

1) 1 acre out of NCB 17261 located within Council District 9.

Medina River

1) 16 acres out of NCB 11166 located within Council District 3.

The proposed acquisitions are necessary for the implementation of the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects approved by voters in May 6, 2000 and May 7, 2005, respectively. These acquisitions consist primarily of flood plain property.

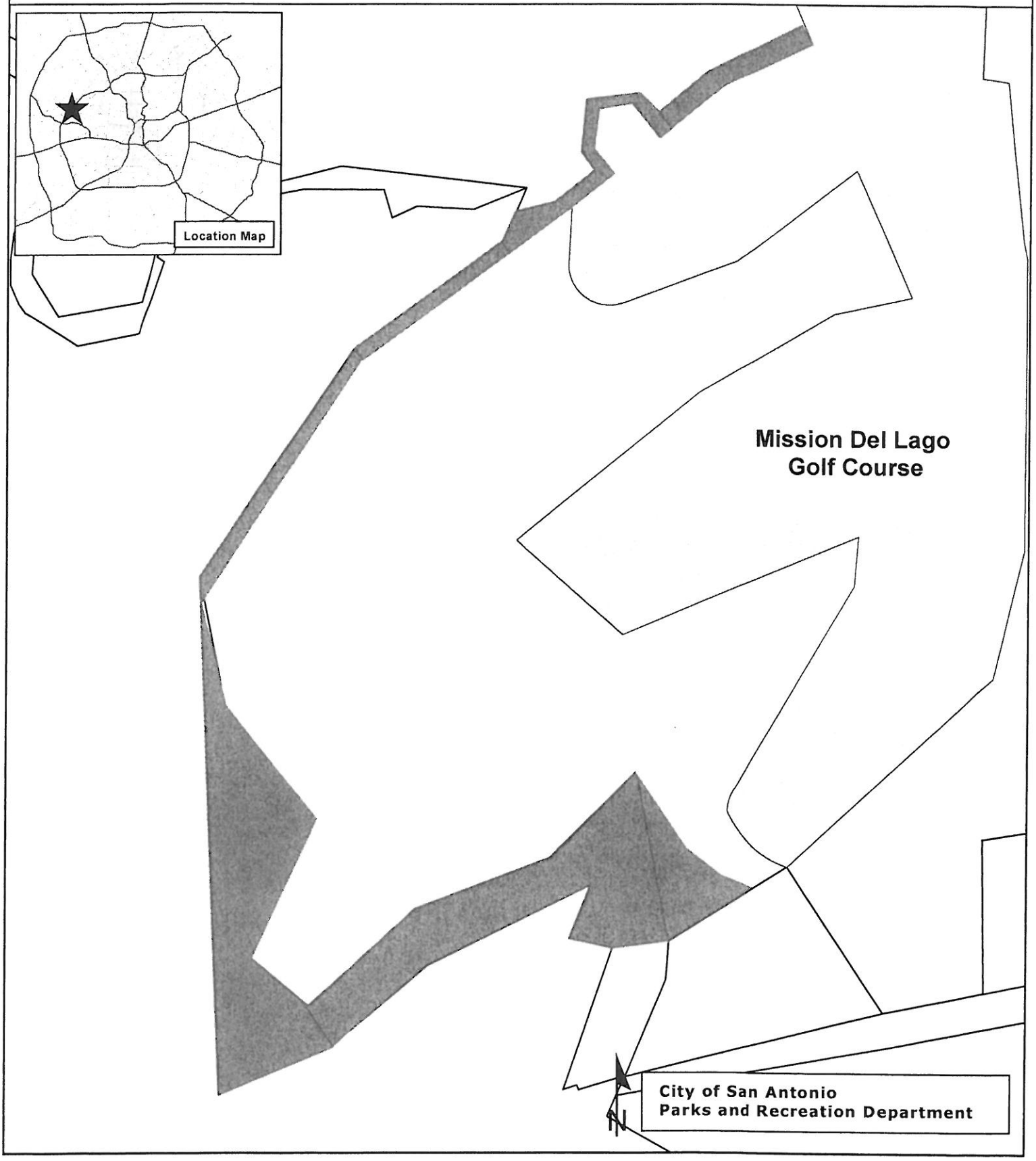
Pending a recommendation by Planning Commission, staff is scheduled to present this item to City Council on Dec 15, 2011.

Xavier D. Urrutia
Director of Parks and Recreation Department

Attachment 1 - Properties List		
NCB	Estimated Acreage	Council District
11166	16.0	3
17261	0.5	9
17261	0.5	9
11493	9.0	6
TOTAL	**26.0**	

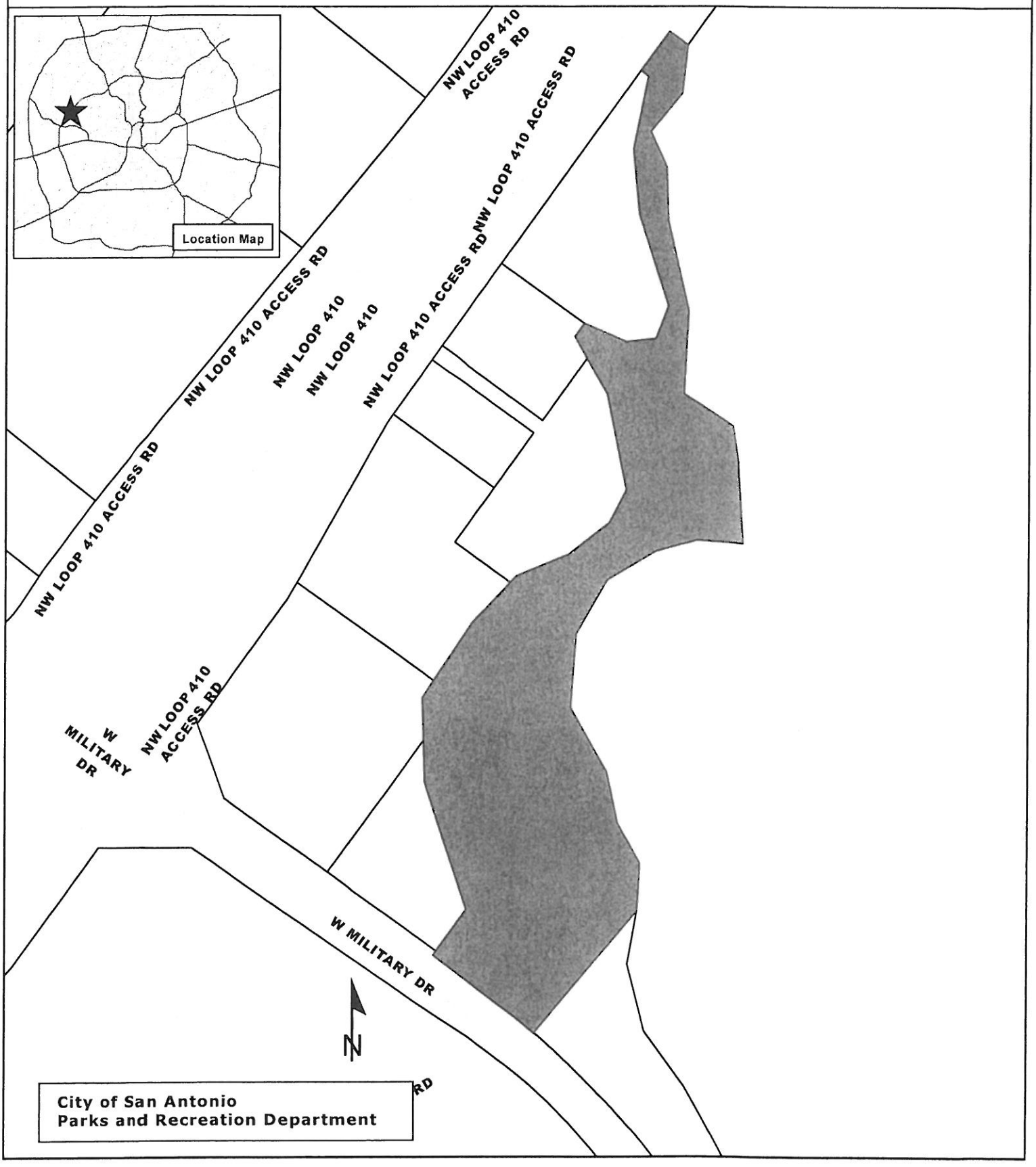
Site Map
Leon Creek Greenway Central

1. NCB 11166, 12200 S. US Hwy 281
16 acres; Council District 3



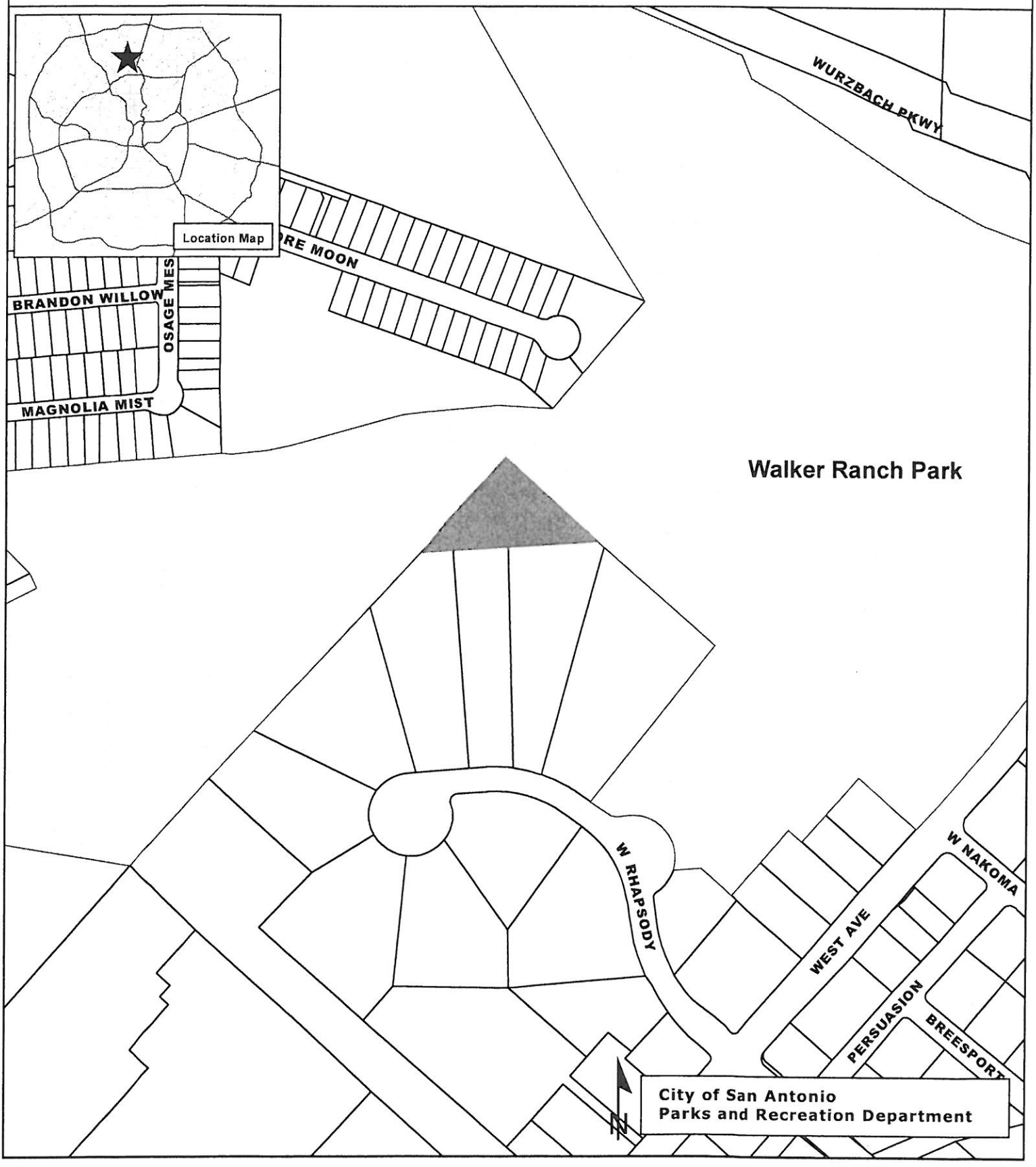
Site Map
Leon Creek Greenway Central

1. NCB 11493, W. Military Dr.
9 acres; Council District 6



Site Map
Leon Creek Greenway Central

1. NCB 17261, E. Rhapsody Dr.
1 acre; Council District 9



Recommendation to the City of San Antonio City Council for the Acquisition of Property for Linear Creekway Parks Development Project

Planning Commission
Agenda Item #____
November 23, 2011
Parks and Recreation Department

PARKS & RECREATION
SAN ANTONIO

Action

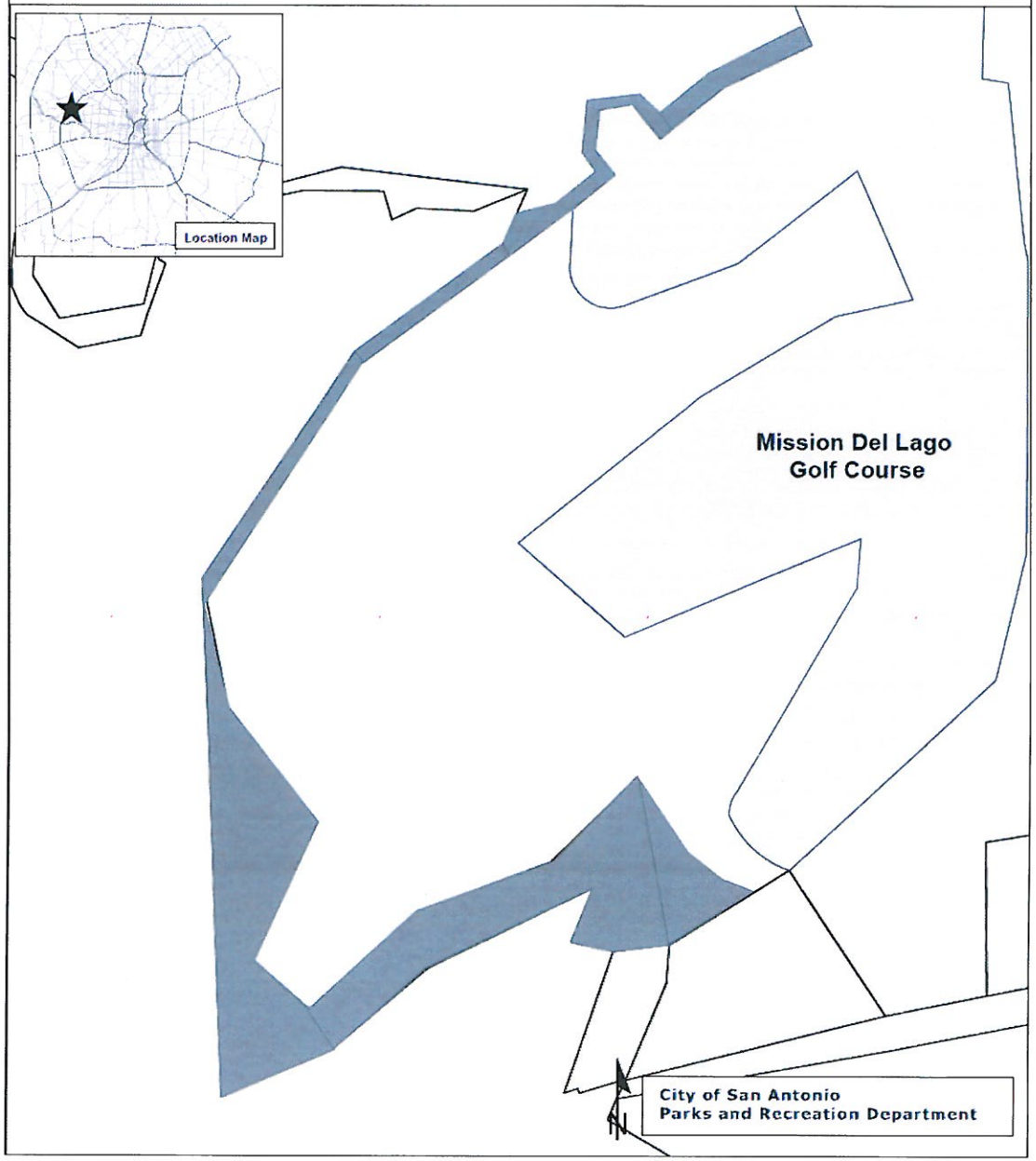
- Recommendation to the City of San Antonio City Council for the acquisition of approximately 26 acres composed of separate tracts along Leon Creek, Salado Creek and the Medina River

Background

- Proposed Property Acquisitions are necessary for Linear Creekway Parks Development Project
- Funded through Proposition 3 (2000) and Proposition 2 (2005) Sales Tax Initiatives
- Council Districts 3, 6 and 9

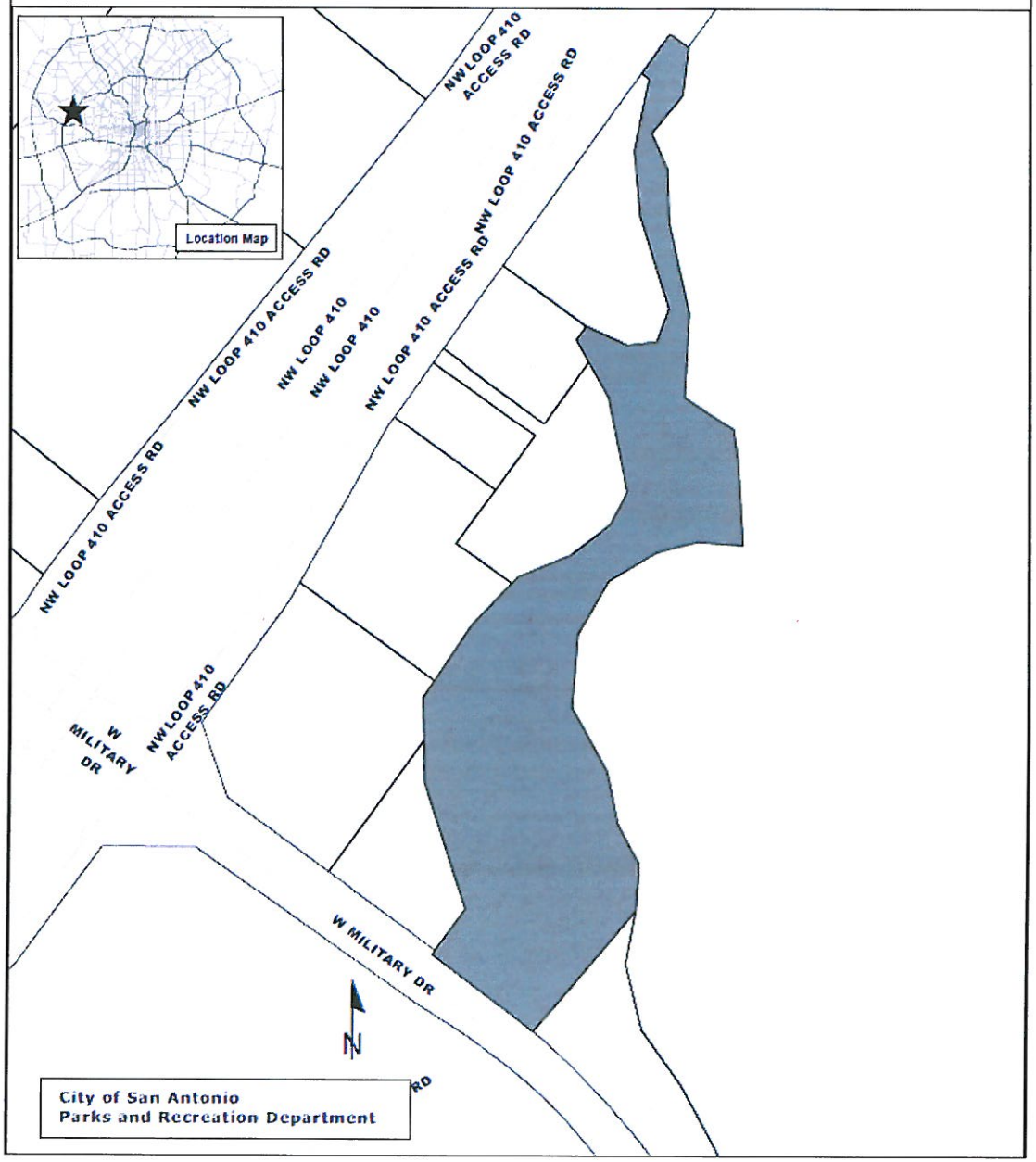
Site Map
Leon Creek Greenway Central

1. NCB 11166, 12200 S. US Hwy 281
16 acres; Council District 3



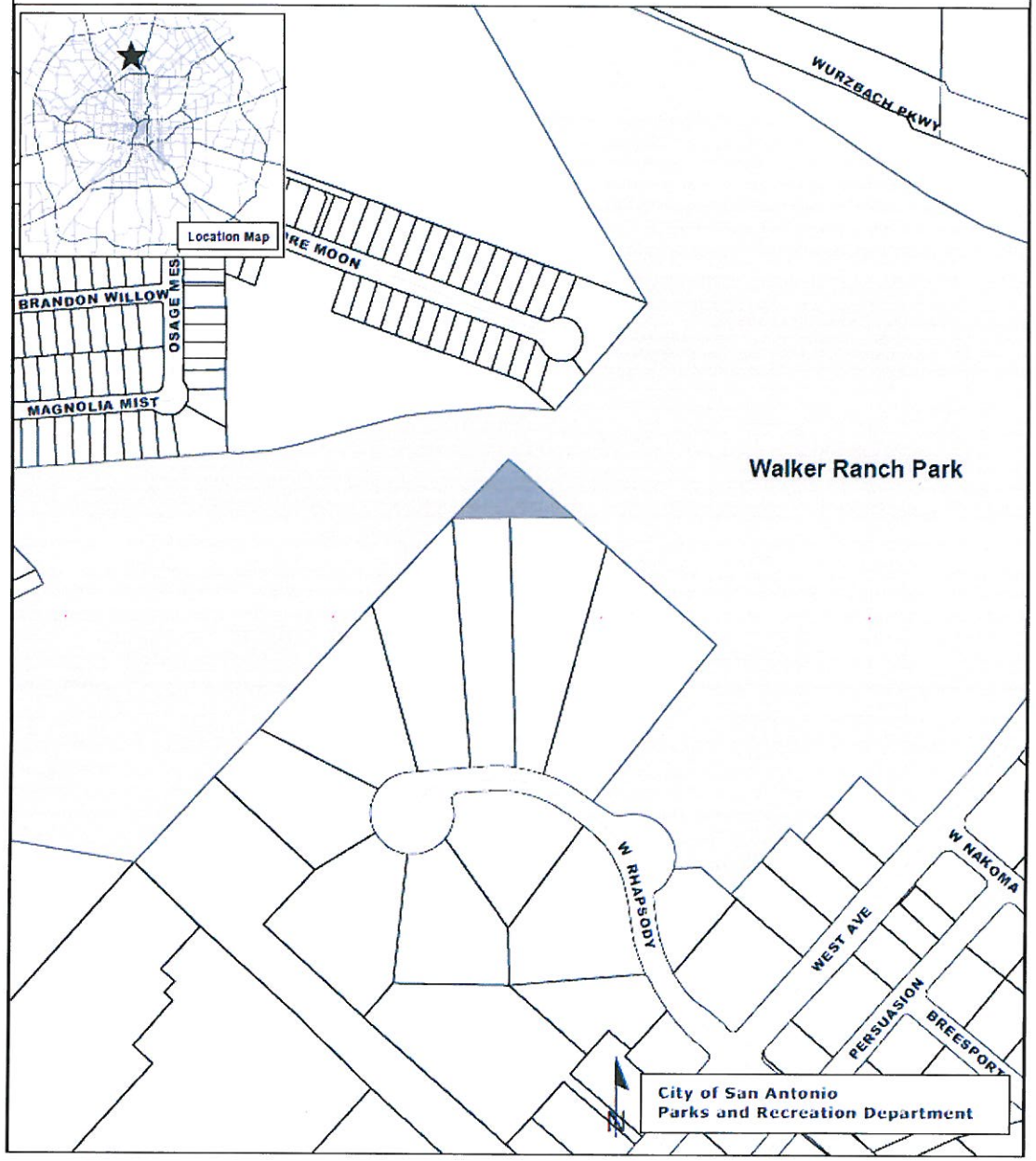
Site Map
Leon Creek Greenway Central

1. NCB 11493, W. Military Dr.
9 acres; Council District 6



Site Map
Leon Creek Greenway Central

1. NCB 17261, E. Rhapsody Dr.
1 acre; Council District 9



Recommendation

- Staff recommends approval of this item recommending that the City of San Antonio City Council authorize staff to acquire the subject properties for the Linear Creekway Parks Development project.

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO._____

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PROPERTIES ALONG LEON CREEK, SALADO CREEK AND THE MEDINA RIVER FOR THE LINEAR CREEKWAY PARKS DEVELOPMENT PROJECT.

WHEREAS, the City Planning Commission is tasked with the review and recommendation for purchase of lands for city projects; and

WHEREAS, under Proposition Three of the election held in May of 2000 and Proposition Two of the election held on May of 2005, voters of San Antonio approved collection of sales tax revenue to fund the purchase and development of new parkland for linear parks along Leon Creek, Salado Creek and the Medina River; and

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Linear Creekway Parks Development Project; and

WHEREAS, these properties are located primarily in the floodplain along Leon Creek, Salado Creek and the Medina River;

NOW THEREFORE;

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

Recommendation to the City of San Antonio City Council for the acquisition of properties along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project.

PASSED AND APPROVED THIS November 23, 2011

_____
Amelia Hartman, Chairperson

ATTEST:

_____
Executive Secretary

Agenda Item #24

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

Plan Amendment Application Case No.: PA 11051

Council District: **8** City Council Meeting Date: **12/01/2011**

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

Summary:

Neighborhood/Community/Sector Plan: **North Sector Plan**
The applicant requests to amend the Future Land Use Plan designation *from* **Suburban Tier** land use *to* **Regional Center** land use.

Background Information:

Applicant: Brown & Ortiz, PC
Owner: K Partners Hausman, LP
Property Location: 2.8 acres of land out of Lot 3, Block 20, NCB 16883 located northeast of the intersection of Loop 1604 and Hausman Road
Acreage: 2.8
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Suburban Tier (vacant and commercial center)
E: Suburban Tier (vacant)
S: Suburban Tier (vacant, restaurant, and multi-family residential)
W: Right-of-way and Suburban Tier (Loop 1604 and vacant)

Issue:

LAND USE ANALYSIS:
The subject property is located in the North Sector Plan at the northeast corner of Hausman Road and Loop 1604. The current land use designation of the property is Suburban Tier land use. The applicant requests to change the future land use designation to Regional Center land use. The surrounding land use designations are Suburban Tier land use. The majority of the surrounding properties are currently vacant. To the northeast, there is a recently developed commercial center. To the south are two apartment complexes and a fast food restaurant.

Suburban Tier land use includes both residential and non-residential uses. Residential density within the Suburban Tier land use classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier land use classification range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier land use classification serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Regional Center land use also includes both residential and non-residential uses. Residential density within a Regional Center land use consists of high density residential uses. This generally includes attached single family and multifamily housing, mid to high rise condominium buildings, apartment

complexes, and row houses. Non-residential uses within the Regional Center land use include regional commercial and office uses. Generally, these uses include "big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development.

The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. The applicant indicates in a draft site plan that the site will have access to both Hausman Road and the Loop 1604 access road.

Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned a competition grade athletic complex less than a quarter mile east of the subject property that is expected to become a regional draw. Dub Farris Athletic Complex is located less than a half mile south of the subject property that also adds to the regional draw of the area. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

The nearest Regional Center is located a little over one mile to the south at Loop 1604 and Bandera Road. The next nearest Regional Center is located approximately two and half miles northeast of the subject property at Loop 1604 and IH-10.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Hausman Road is a Secondary Arterial Type A.
Comments: The property is bordered on the west side by the access road for Loop 1604, a freeway. Kyle Seale Parkway, a Secondary Arterial Type A, is located approximately a quarter mile to the east. VIA bus route 660 travels along Loop 1604 from University Park and Ride at IH-10 to Northwest Vista College. Hausman Road is not currently built as a Secondary Arterial Type A throughout. The majority of Hausman Road is a two lane roadway with one lane in each direction lacking sidewalks and curbs. A small stretch at the intersection with Loop 1604 expands to a five lane road with sidewalks. It is noted that Hausman Road will need to be improved as this area develops in the future as a Regional Center.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Igo Library, Bonnie Connor Park, Dub Farris Athletic Complex, Brandeis High School, Stinson Middle School, and the proposed University of Texas at San Antonio Athletic Complex are located less than a half mile from the subject property.
Comments: The proposed land use change of the subject property is not anticipated to negatively affect the nearby community facilities. Rather, the proposed use of the site will provide services to these facilities and compliment their use.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

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

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments: The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. It is proposed that the site will have access to both Hausman Road and Loop 1604 access road. Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned an athletic complex less than a quarter mile east of the subject property. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 23, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: November 4, 2011

No. Notices mailed 10 days prior to Public Hearing: 46 (4 to property owners within 200 feet, 1 to property owner of subject property, 1 to applicant, 38 to Planning Team members, and 2 to neighborhood associations)

Registered Neighborhood Association(s) Notified: No registered neighborhood association is located within 200 feet of the subject property. Hunters Chase Homeowners Association and Woller Creek Association were notified but are located approximately 0.4 miles from the subject property.

Comments: This item was originally heard by the Planning Commission on August 24, 2011. Due to typographical error in the legal description this item has been returned to Planning Commission for a recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011181 S

Current zoning district: C-3 ERZD Proposed zoning district: C-3 S ERZD (Hospital)

Zoning Commission Public Hearing Date: October 4, 2011

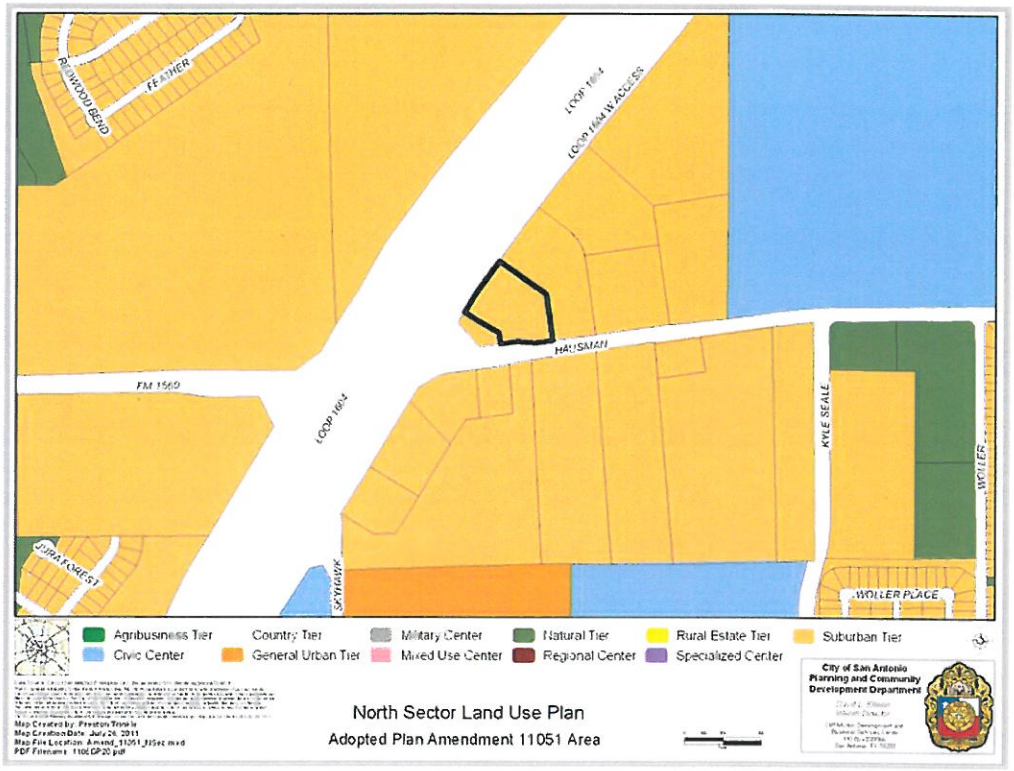
☒ Approval ☐ Denial

Planning and Community Development Department Staff:

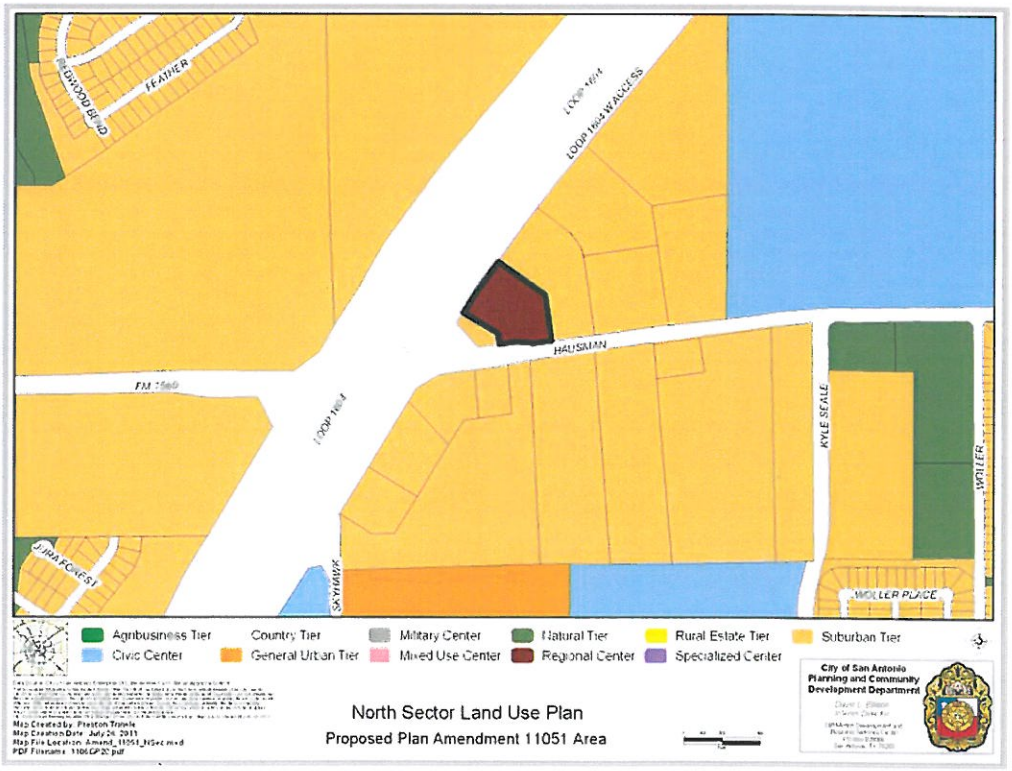
David L. Ellison	Interim Director	
Rudy Niño, AICP	Planning Manager	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: (210) 207-7816

Attachment 1

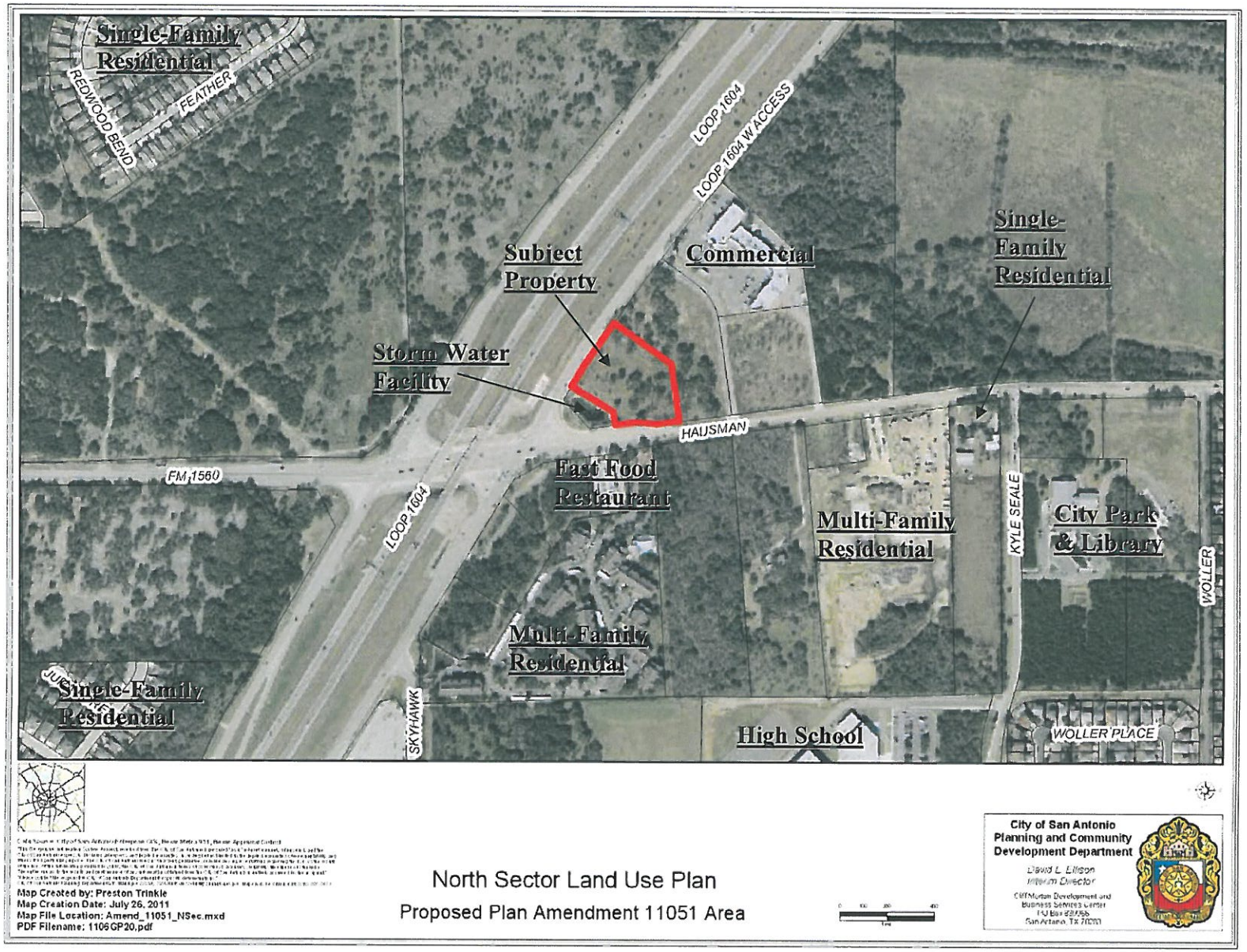
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



Master Plan Amendment 11051

North Sector Plan

Planning Commission
November 23, 2011
Agenda Item No. XX

Amendment 11051

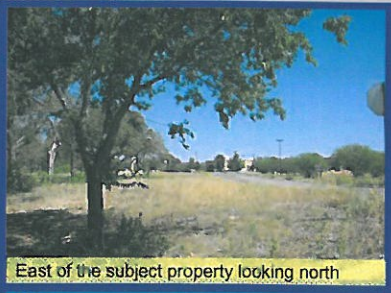
Plan as adopted:

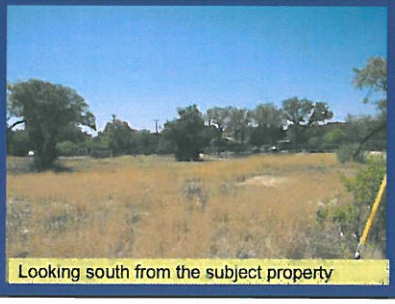
Proposed amendment:

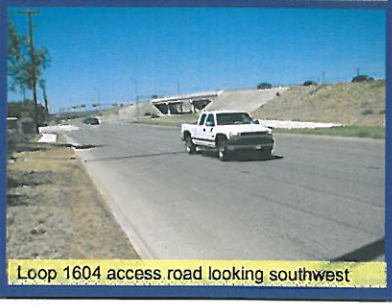
Surrounding Land Uses

Area Images

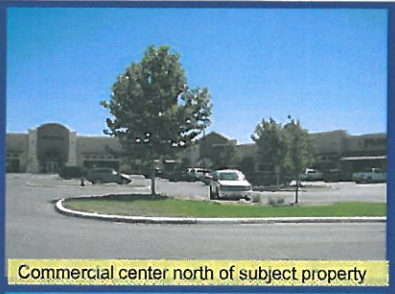
Regional Center proposed for 2.8 acres


East of the subject property looking north

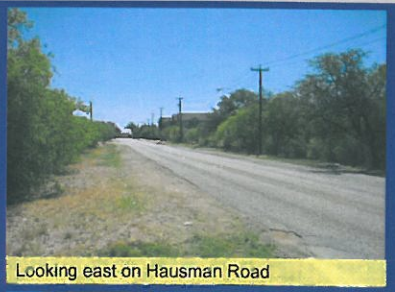

Looking south from the subject property


Loop 1604 access road looking southwest

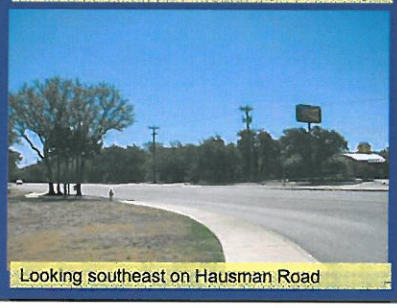
Area Images



Commercial center north of subject property



Looking east on Hausman Road



Looking southeast on Hausman Road

Drainage facility southwest of subject property

Staff Recommendation

Approval of the request to amend from Suburban Tier land use to Regional Center land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 2.8-ACRES OF LAND OUT OF LOT 3, BLOCK 20, NCB 16883 LOCATED NORTHEAST OF THE INTERSECTION OF LOOP 1604 AND HAUSMAN ROAD.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 23, 2011 and **APPROVED** the amendment on November 23, 2011; and

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

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

SECTION 1: The amendment to the 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 23rd DAY OF NOVEMBER 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation Agenda Item #25

Plan Amendment Application Case No.: PA 12002

Council District: **10** Anticipated City Council Meeting Date: **December 15, 2011**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**
Plan Approval Date: May 20, 2010
Plan Update(s): N/A
The applicant requests to amend the Land Use Plan designation *from* **Public Institutional and Community Commercial** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: Kaufman and Killen, Inc.
Owner: Robert Wieder, Spencer Hasch, Todd Burek, Awk Properties, Ltd.
Property Location: 12247 Nacogdoches and properties described as NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C
Acreage: 19.095
Current Land Use of site: Multi-tenant commercial property and vacant
Adjacent Land Uses:
N: designated Low Density Residential, Medium Density Residential, and Neighborhood Commercial; occupied by a single family subdivision, retirement center, and gas station
E: designated Medium Density Residential and Community Commercial; occupied by a condominium development and multi-tenant commercial
S: designated Community Commercial; occupied by a pharmacy, bank, bowling alley, restaurants, and multi-tenant commercial
W: designated Business Park; occupied by multi-tenant office development

Issue:

LAND USE ANALYSIS:

The subject property is generally located at the southeast corner of the intersection of Uhr Lane and Thousand Oaks Drive. It is currently classified in the land use plan as Community Commercial and Public Institutional. The properties to the northeast of the subject property are classified as Medium Density Residential and Community Commercial. The properties to the northwest are classified as Low Density Residential, High Density Residential, and Neighborhood Commercial land use. The property to the west is classified as Business Park, with the properties to the south being classified as Community Commercial land use.

The current Community Commercial land use is defined as medium intensity uses that serve two or more neighborhoods. Properties classified as Community Commercial should be located at nodes at the intersection of major arterials or where an existing commercial area has been established. Examples of Community Commercial uses include cafes, offices, restaurants, neighborhood groceries or markets, and medical clinics. A portion of the subject property is also classified as Public Institutional land use. The Public Institutional land use classification includes public, quasi-public, and institutional uses. Examples of Public Institutional land uses include post offices, libraries, fire and police stations, public and private schools, religious facilities, and hospitals.

The applicant requests to change the land use classification of the subject property to Regional Commercial. The Regional Commercial land use classification includes high intensity land uses that

draw their customer base from a larger region. Regional Commercial land uses should be located at the intersection of two major arterial roadways and be twenty acres or greater in area. Examples of Regional Commercial land uses include major automobile repair, mini-warehouses, shopping malls, home improvement centers, and low to medium intensity office buildings.

The Regional Commercial land use classification is recommended for parcels that are at least twenty acres in size. This recommended acreage is intended to facilitate shared internal traffic circulation and limited curb cuts to arterial streets. The subject property, at approximately 19.10 acres, is of sufficient size to accommodate the general criterion associated with the Regional Commercial land use classification. The subject properties location, at the intersection of Uhr Lane and Thousand Oaks Drive, further supports the applicant's request. While Uhr Lane is classified as a local street on the Major Thoroughfare Plan, Thousand Oaks Drive is classified as a major arterial; their intersection to the northwest of the subject property is signalized. The subject property also has two existing points of access to Nacogdoches Road, which is classified as a secondary arterial. These factors would minimize traffic impacts to the residential area to the north and northwest of the subject property.

There is a wide range of uses in the vicinity of the subject property which include office park developments and multi-tenant commercial uses to single and multi-family residential uses. The proposed Regional Commercial land use category would allow for uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail opportunities for the residential properties in the area. This supports Objective 2.2 which encourages commercial development and redevelopment that is respectful of the integrity of existing residential development.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Thousand Oaks Drive is classified as a secondary arterial.
Other Streets: Uhr Lane is a local street.
Comments: The subject property has two direct points of access to Nacogdoches Road which is classified as a secondary arterial on the Major Thoroughfare Plan. Additionally, the intersection of Uhr Lane and Thousand Oaks Drive is signalized. These factors should minimize the impact of vehicular traffic to the subject property.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: A VIA bus stop is located at the intersection of Uhr Lane and Thousand Oaks Drive. The subject property is approximately 1.04 miles north of the Northeast Independent School District Heroes Stadium and is approximately 1.3 miles northwest of Morgan's Wonderland. The subject property is also approximately 0.6 miles north of the subject property.

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

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
There are a range of uses in the vicinity of the subject property which include office park developments and multi-tenant commercial uses as well as single and multi-family residential uses. The proposed Regional Commercial land use category would allow for uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail

opportunities for the residential properties in the area. This supports Objective 2.2 which encourages commercial development and redevelopment that is respectful of the integrity of existing residential development. Although the Regional Commercial land use classification is recommended for the intersections of two arterial roadways the subject property has two existing points of access to Nacogdoches Road, which is classified as a secondary arterial, and the intersection of Uhr Lane and Thousand Oaks Drive is a signalized intersection. These factors would minimize traffic impacts to the residential area to the north and northwest of the subject property.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 23, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: November 10, 2011

No. Notices mailed 10 days prior to Public Hearing: 91 to owners of property within 200 feet.

Registered Neighborhood Association(s) Notified: Northern Hills Country Village, Oak Grove Estates, and Hills of Park North

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012009

Current zoning district: PUD MF-33, C-3 Proposed zoning district: C-3

Zoning Commission Public Hearing Date: November 29, 2012

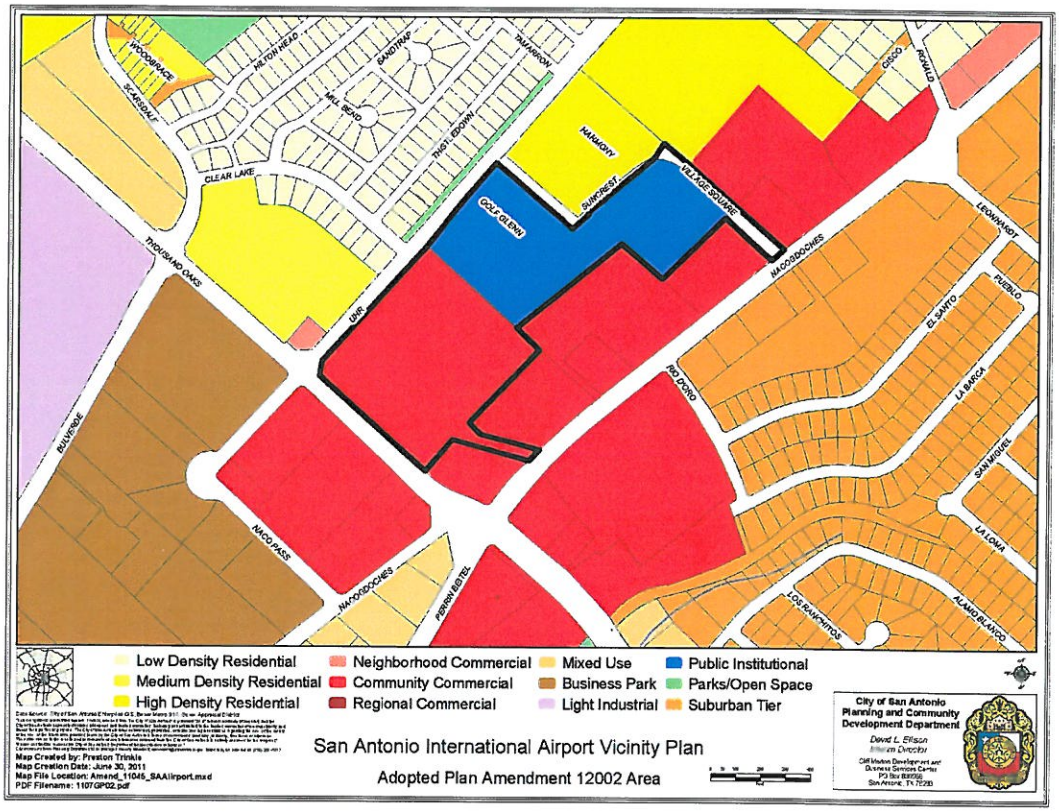
☐ Approval ☐ Denial

Planning and Community Development Department Staff:

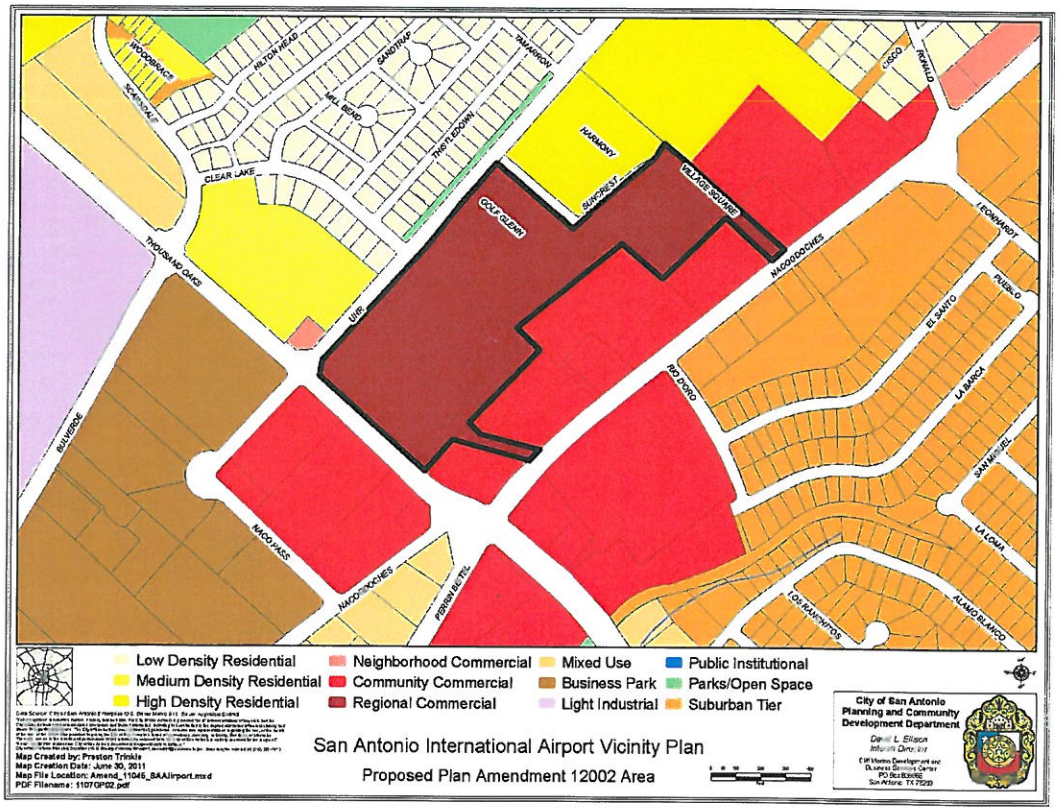
David L. Ellison	Interim Director		
Christopher Looney, AICP	Assistant Director		
Case Manager: Tyler Sorrells, AICP	Planner	Phone No.:	207-7395

Attachment 1

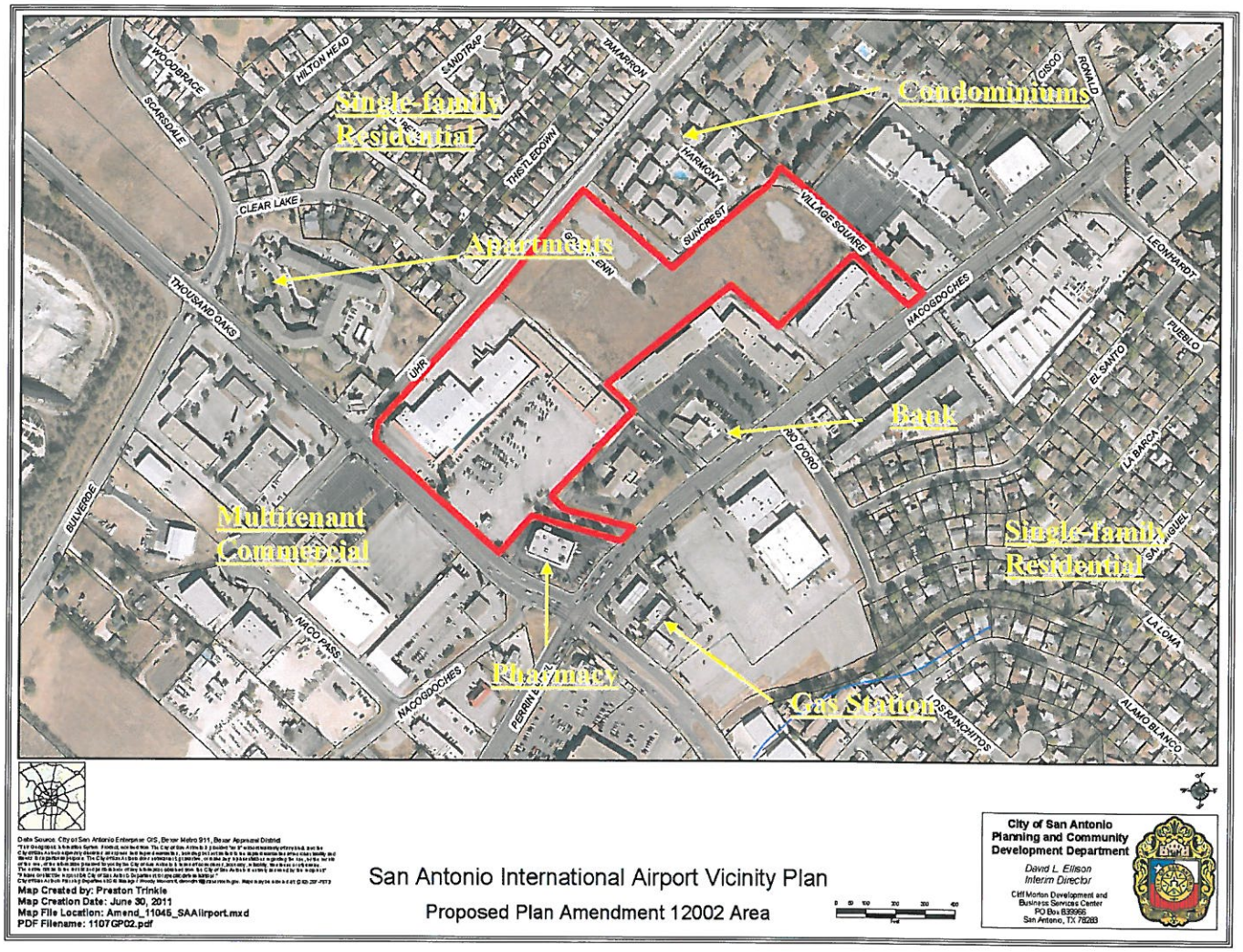
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Preston Trinkle
Map Creation Date: June 30, 2011
Map File Location: Amend_11045_SAAIrport.mxd
PDF Filename: 1107GP02.pdf

San Antonio International Airport Vicinity Plan

Proposed Plan Amendment 12002 Area

City of San Antonio
Planning and Community
Development Department

David L. Ellison
Interim Director

Cliff Morton Development and
Business Services Center
PO Box 839966
San Antonio, TX 78283

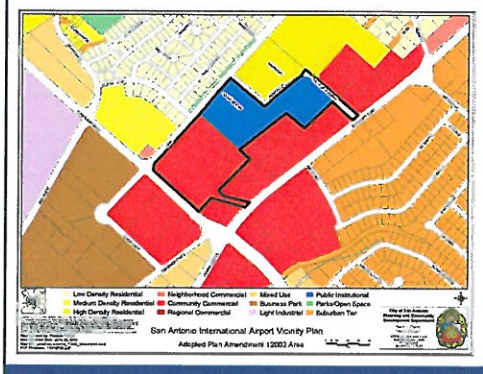
Master Plan Amendment 12002

San Antonio International Airport Vicinity Land Use Plan

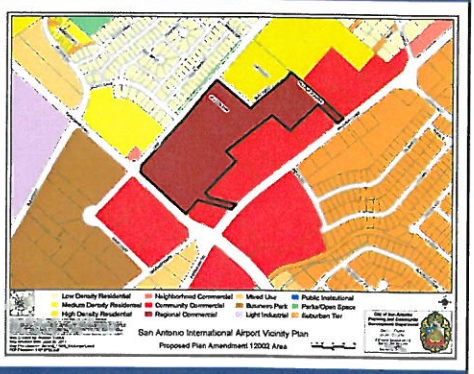
Planning Commission
November 9, 2011
Agenda Item No. XX

Amendment 12002

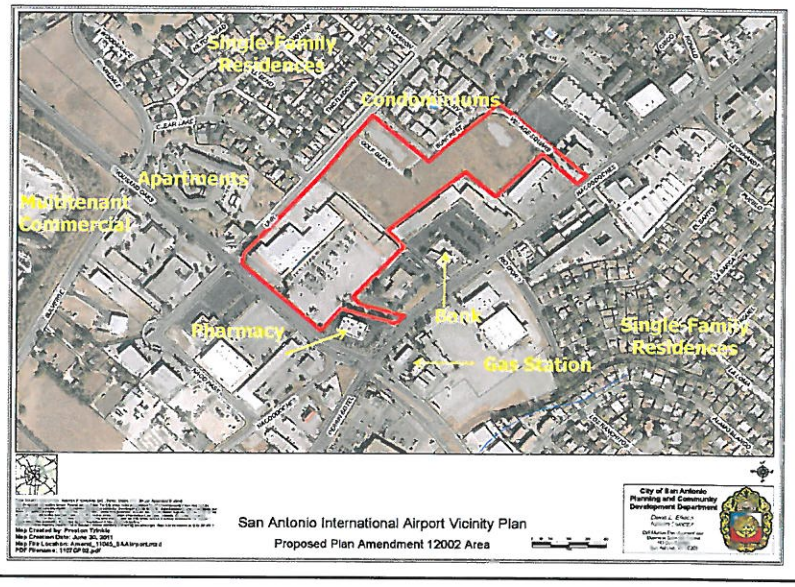
Plan as adopted:



Proposed amendment:



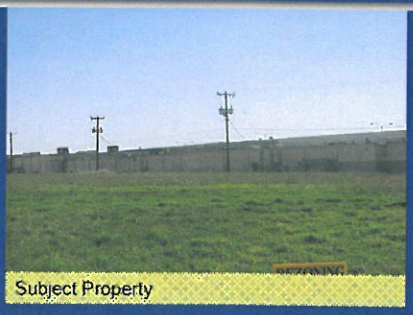
Surrounding Land Uses

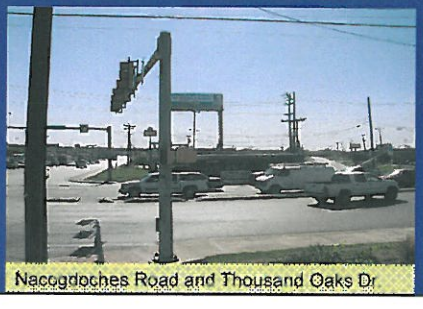


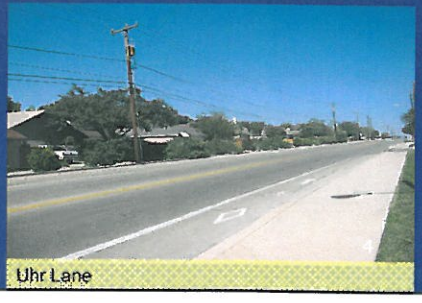
3

Area Images

Subject Property


Subject Property


Nacogdoches Road and Thousand Oaks Dr


Uhr Lane

Staff Recommendation

Approval of the request to amend from Community Commercial land use and Public Institutional to Regional Commercial land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL LAND USE AND COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 19.095 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THOUSAND OAKS DRIVE AND UHR LANE, FURTHER DESCRIBED AS NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C.

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

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 23, 2011 and **APPROVED** the amendment on November 23, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 23rd DAY OF November 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation Agenda Item #26

Plan Amendment Application Case No.: PA 12005

Council District: **2** City Council Meeting Date: **1/5/2012**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Government Hill Neighborhood Plan**
The applicant requests to amend the future Land Use Plan designation *from* **Medium Density Residential** land use *to* **Mixed Use** land use.

Background Information:

Applicant: John Yoggerst
Owner: Ed Markwardt
Property Location: 2111 N. Pan Am Expressway
Acreage: 0.2662
Current Land Use of site: vacant
Adjacent Land Uses:
N: Medium Density Residential (single-family home)
E: Medium Density Residential (single-family home)
S: Right-of-way of the Pan Am Expressway (Interstate Highway 35)
W: Medium Density Residential (single-family home)

Issue:

LAND USE ANALYSIS:
The subject property is a vacant lot located on the Interstate Highway 35 access road and at the center of the block between Rogers Avenue to the east and Spofford Avenue to the west. The property is also within the Government Hill Neighborhood Plan and the Government Hill Historic District. It is also located along an area that is currently predominately single-family residential in character; abutting single-family structures to the east and west. The Government Hill Neighborhood Plan designates the property to the north, east and west as Medium Density Residential land use. The applicant requests to change the future land use from Medium Density Residential land use to Mixed Use land use in order to maintain consistency with a concurrent zoning change request.

Based on the Government Hill Neighborhood Plan, the Medium Density Residential land use classification includes a variety of detached or attached dwellings, including single-family homes, townhomes and zero lot line configurations, duplexes, triplexes, and four-plexes. Recommended development densities in Medium Density Residential should not exceed eighteen dwelling units per acre. This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial. This classification includes certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

The Mixed Use land use category allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on

primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

The applicant requests this plan amendment and associated commercial zoning change in order to accommodate an office use.

The Government Hill Neighborhood Plan was originally adopted by City Council in September 2001. In 2006, the Department of Planning and Community Development received a City Council Request to update the plan. In addition to the plan update, staff was directed to initiate a concurrent comprehensive rezoning to implement the land use plan.

Phase I of the plan update and comprehensive rezoning was adopted in 2008. In the fall of 2009, Phase II of the plan update was initiated. A number of meetings were held to discuss the plan update and gather input from residents and area stakeholders. Proposed land use changes to the area along the Interstate 35 frontage road were not supported during the plan update process and, therefore were not included in the plan update. The adopted plan recognizes the desire to preserve the existing residential housing stock, character, and form, including structures that may have been converted to accommodate multi-family uses. The designated Medium Density Residential land use for the properties between Spofford Street and Rogers Street are intended to serve as a buffer between the Low Density Residential land use to the west and the Mixed Use land use and North New Braunfels Avenue corridor to the east.

The subject property was part of the Phase II Plan update and was recommended for approval by the Planning Commission on August 11, 2010 and later adopted by City Council on November 4, 2010.

The requested land use change does not support the goals of the Government Hill Neighborhood Plan that encourages mixed use designations along North New Braunfels Avenue, Spofford Street, Rogers Street and East Grayson Street. This request would also accommodate higher intensity uses that are incompatible with adjacent properties. Commercial or mixed use development situated in the middle of a residential block would significantly alter the established residential character of the area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Interstate Highway 35 is a Freeway. The subject property abuts Interstate Highway 35 and has vehicular access to the frontage road.
Other streets: Gloucester Street to the north, Spofford Street to the west and Rogers Street to the east are local streets.
Comments: There is a VIA bus stop on the corner of North New Braunfels Avenue and Interstate Highway 35. The proposed Mix Use land use could generate more traffic and a greater demand for on-street parking spaces.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Iglesia Bautista Betanio, Carson Street Christian Church, and St. Patrick's Catholic Church and Community Center are within walking distance. Pershing Elementary, Hawthorne Academy, San Antonio Fire Station No. 5, Stimson Library and Fort Sam Houston are also nearby.

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

Comments: The existing community facilities could support any additional demand generated by the requested land use change.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact

Recommendation:

STAFF RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

Comments: The requested land use change does not support the goals of the Government Hill Neighborhood Plan that encourages mixed use designations along North New Braunfels Avenue, Spofford Street, Rogers Street and East Grayson Street. A commercial or mixed use development would be incompatible to adjacent uses at this site. The proposed Mixed Use land use for a single mid-block parcel will significantly alter the desired land use pattern that was established in the 2010 Government Hill Neighborhood Plan update. Staff recommends denial of the request from Medium Density Residential to Mixed Use land use.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 23, 2011

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: November 4, 2011

No. Notices mailed 10 days prior to Public Hearing: 17 to property owners, 13 to Planning Team members, and 1 to the neighbor association.

Registered Neighborhood Association(s) Notified: Government Hill Alliance

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: H R-6 Proposed zoning district: H C-1 AHOD

Zoning Commission Public Hearing Date:

☐ Approval ☐ Denial

Planning and Community Development Department Staff:

David L. Ellison Interim Director

Rudy Nino, AICP Planning Manager

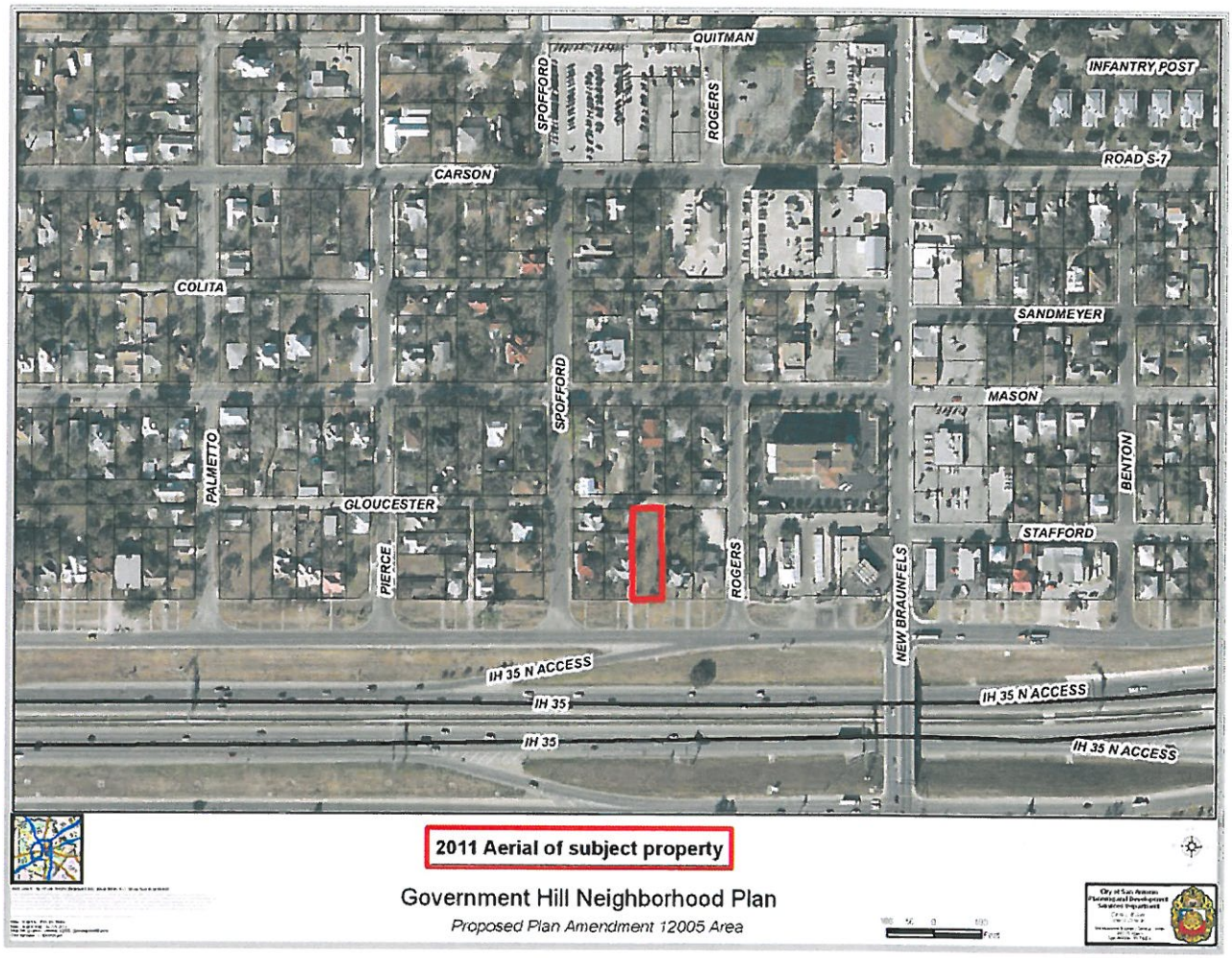
Gary Edenburn Senior Planner Phone No.: 210-207-0139

Attachment 1

Land Use Plan as adopted:

Proposed Amendment:

Attachment 2



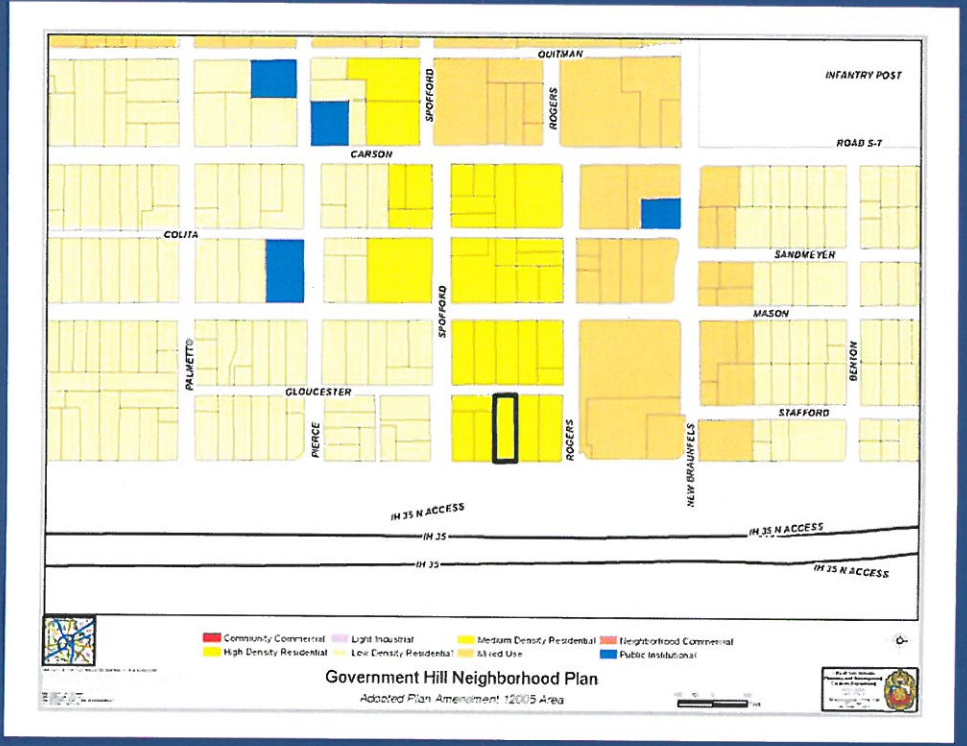
Master Plan Amendment 12005

Government Hill Neighborhood Plan

Planning Commission
November 23, 2011
Agenda Item No. XX

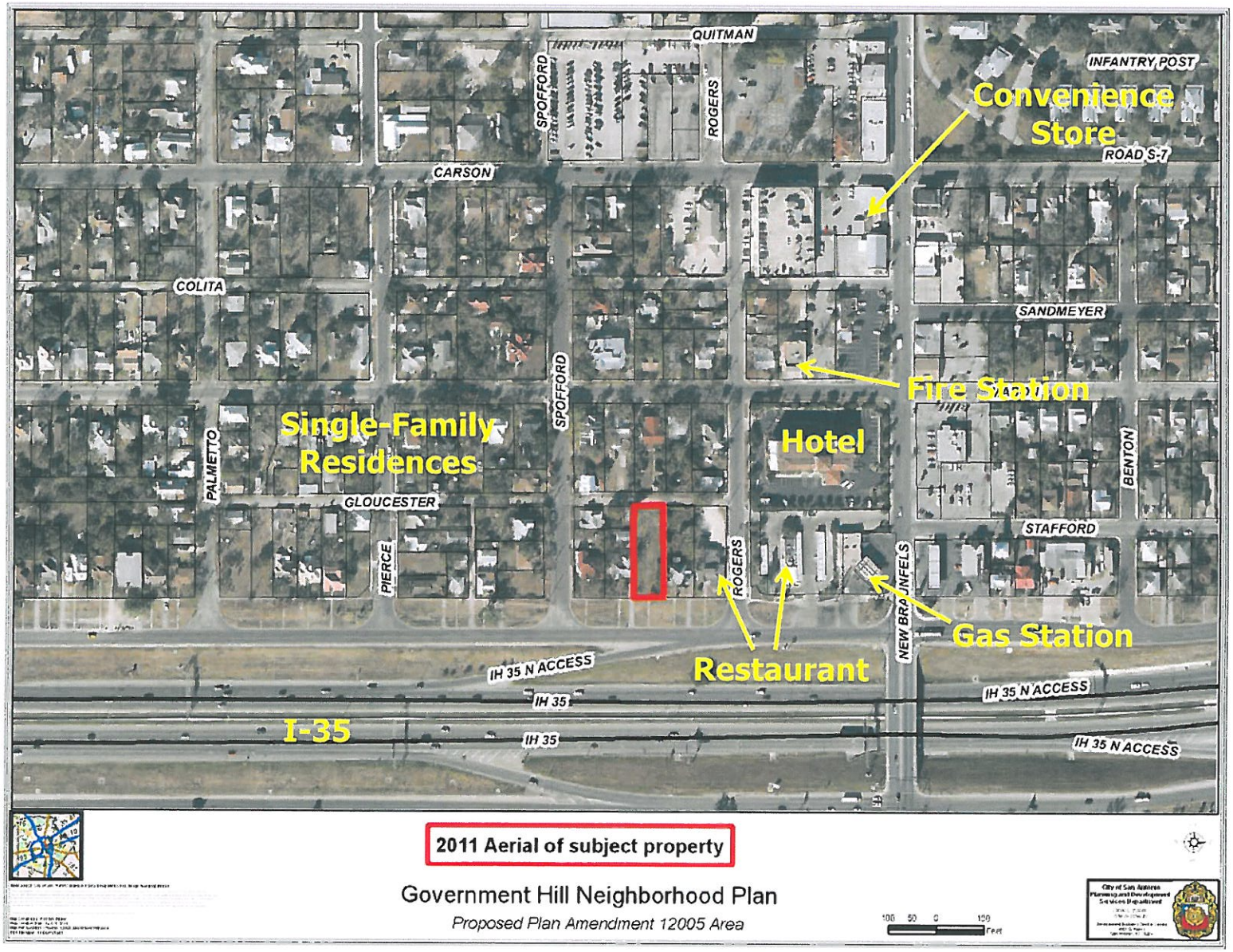
Amendment 12005

Plan as adopted:



Proposed amendment:

Surrounding Land Uses



Area Images

Direct view of the subject property

Subject Property view from rear alley

Viewing west from subject property

Viewing east from the subject property

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.2662-ACRES LOCATED AT 2111 NORTH PAN AM EXPRESSWAY.

WHEREAS, City Council approved the Government Hill Neighborhood Plan as an addendum to the Master Plan on November 4, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on November 23, 2011 and **DENIED** the amendment on November 23, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** 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 Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF NOVEMBER, 2011.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Amelia Hartman, Chair
San Antonio Planning Commission

P/C AGENDA FOR November 23, 2011				
Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Alamo Ranch Unit 44D Phase 3A PUD	Pulte Homes of Texas, L.P.	Charles Marsh	
5B & 7	Hillcrest Unit 6A Phase 1	Pulte Homes of Texas, L.P.	Charles Marsh	
5C & 8	Trinity Oaks Unit 3A.1 PUD	Trinity Oaks SA Ltd	James H. Japhet	
9	Two Creeks Unit 6A PUD	Bitterblue/Two Creeks Phase VI, Ltd	Lloyd A. Denton, Jr.	
10	Amber Creek Unit 5A	KB Home Lone Star, Inc.	Joe C Hernandez	
11	Valley View Unit 7	KB Home Lone Star, Inc.	Joseph C. Hernandez	
12	Valley View Unit 7A	KB Home Lone Star, Inc.	Joseph C. Hernandez	
13	Escondido North Unit 3	Escondido Norht LP	Rhonda M. Oliver	
14	Laredo Springs Unit 1D	281 Canyon Partners, Ltd	W.T. Field	
15	151 Development Unit 1	151 Development, LP	Robert Trautmann	
16	151 Development Unit 4	151 Development, LP	Robert Trautmann	
17	Preserve at Medina River Unit 13	Presto Properties, LLC	Fermin Rajunov	
18	River Rock Ranch PUD Unit 2C Phase 2	Green Land Ventures, Ltd	Dana Green	
19	Wheatley Heights Sports Complex	Eastside Christian Action Group	Frank Dunn	
20	S.P. No. 1536	Alamo Colleges		
21	Special Project	City of San Antonio		
22	Special Project	City of San Antonio		
23	Special Project	Parks and Recreation		
24	PA 11051	K Partners Hausman LP		Brown & Ortiz PC
25	PA 12002	AwK Properties, Ltd	Robert Wieder	
25	PA 12005		Ed Markwardt	