



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

PLANNING COMMISSION AGENDA
☞ November 28, 2012 ☞
2:00 P.M.

Rob Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

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

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

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

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

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

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

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

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

Plats

5. **120062:** Request by Hughes Sage II, LP, for approval of a major plat to replat and subdivide a 54.094-acre tract of land to establish **IH 37/FM Loop 1604 Commercial**, generally located northwest of the intersection of Loop 1604 and Interstate Highway 37 South, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120200:** Request by Rudy Davila, for approval of a minor plat to subdivide a 2.556-acre tract of land to establish **Alamo Farmsteads – Davila Subdivision**, generally located at the northwest corner of Stonykirk Road and Hollyhock Road, within City Council District 7. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
7. **120212:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 5.877-acre tract of land to establish **Hillcrest Unit 5B Phase 2A Subdivision**, generally located on the east side of Cagnon Road, north of U.S. Highway 90, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **120257:** Request by Hector Nava for approval of a minor plat to replat a 0.8510-acre tract of land to establish **Nava Subdivision**, generally located south of Castroville Road, west of Southwest 34th Street, within City Council District 6. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
9. **120265:** Request by SA Kinder Ranch Unit 7, Ltd., for approval of a major plat to subdivide a 13.172-acre tract of land to establish **Kinder Northeast Unit 6B & 7A (PUD)**, generally located west of Bulverde Road, north of Kinder Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
10. **120277:** Request by Centex Homes, for approval of a major plat to subdivide a 7.892-acre tract of land to establish **Silver Oaks Subdivision Unit 17**, generally located north of the intersection of Crown Silver and Fieldcrest Run, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
11. **120351:** Request by TXBC Meadows L.P., for approval of a major plat to subdivide a 15.91-acre tract of land to establish **Champions Park, Unit-7 Subdivision**, generally located south of Marbach Road, west of Thunder Gulch, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
12. **120400:** Request by Joe W. Conrad and Henry W. Christopher, Jr. for approval of a major plat to replat a 5.758-acre tract of land to establish **The Gardens at Oakland Estates Subdivision**,

12. **120400:** Request by Joe W. Conrad and Henry W. Christopher, Jr. for approval of a major plat to replat a 5.758-acre tract of land to establish **The Gardens at Oakland Estates Subdivision**, generally located southwest of the intersection of Prue Road and Oakland Road, within City Council District 8. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral

13. **130041:** Request by David Uhl for temporary utility service prior to plat approval and recordation of the **UHL Subdivision** for one (1) single family lot consisting of two (2) acres, located at 93824 Stuart Road, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Time Extension

14. **070320:** Request by KB Homes for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Falcon Landing Unit-1 Subdivision**, generally located west of the intersection of Culebra Road and Geronimo Drive, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

15. **S.P. 1650:** Resolution supporting and recommending City Council approve a request by VIA for a 10-year License Agreement to use public right-of-way under the UPRR Commerce Street overpass between Medina and Salado (NCB 247) in Council District 5. **Staff recommends approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

16. **PA 13004:** Request by Roger R. Jimenez, for approval of a resolution to amend the future land use plan contained in the **Huebner/Leon Creeks Community Plan**, a component of the Master Plan of the City, by changing the use of approximately 2.8876 acres of land at 8590 Bandera Road from "Medium Density Residential" to "Community Commercial", in City Council District 7. Staff recommendation is pending. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
17. **PA 13005:** Request by Matt Johnson PE and Andrew C. Guerrero, for approval of a resolution to amend the future land use plan contained in the **Heritage South Sector Plan**, a component of the Master Plan of the City, by changing the use of approximately 72.084 acres of land out of County Block 4297, a portion of the 16000 Block of Applewhite Road located on the west side of Applewhite Road, between Old Applewhite Road and Lone Star Pass, from "Agribusiness/RIMSE Tier" to "Specialized Center", in City Council District 4. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

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

20. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120062

Project Name:

IH 37/FM Loop 1604 Commercial

Applicant:

Bart Palm

Representative:

Pape-Dawson Engineers, Inc.
c/o Thomas M. Carter, P.E.

Owner:

Hughes Sage II, LP

Staff Coordinator:

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

Property Address/Location:

Northwest of the intersection of Loop
1604 and Interstate Highway 37
South

MAPSCO Map Grid (Ferguson):

752 C-3

Tract Size:

54.094 acres

Council District:

ETJ

Notification:

Published in Daily Commercial
Recorder on November 9, 2012
Internet Agenda posting November
21, 2012

REQUEST

Approval of a major plat to replat and subdivide a 54.094-acre tract of land to establish **IH 37/FM Loop 1604 Commercial**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 13, 2012

CASE HISTORY

Area being replatted is Lot 11, Block 1, CB 4136 out of The People's Management Subdivision No. 1 plat, recorded in Volume 9545, Page 52, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty (**20**) non-single family residential lots, and approximately two thousand seven hundred nineteen (**2719**) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfare

Loop 1604 and Interstate Highway 37 are Freeways

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 30, 2012.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 13, 2012.

II. RECOMMENDATION

Approval of the proposed **IH 37/FM Loop 1604 Commercial** Replat and Subdivision Plat

III. ATTACHMENT

1. Proposed plat

PLAT NUMBER 120062

REPLAT & SUBDIVISION PLAT ESTABLISHING IH 37/FM LOOP 1604 COMMERCIAL

ESTABLISHING LOTS 15-33, BLOCK 1, COUNTY BLOCK 4136, A 54.094 ACRE TRACT OF LAND WITHIN BEAR COUNTY, TEXAS...



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

DATE OF PRINT: October 31, 2012

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

Owner/Developer signature: Bart Palm

OWNER/DEVELOPER: BART PALM HUGHES SAGE II, LP, A TEXAS LIMITED PARTNERSHIP...

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART PALM KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...



Notary Public signature: Joan Weber

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

DATED THIS ___ DAY OF ___, A.D. 20__

COUNTY JUDGE, BEAR COUNTY, TEXAS

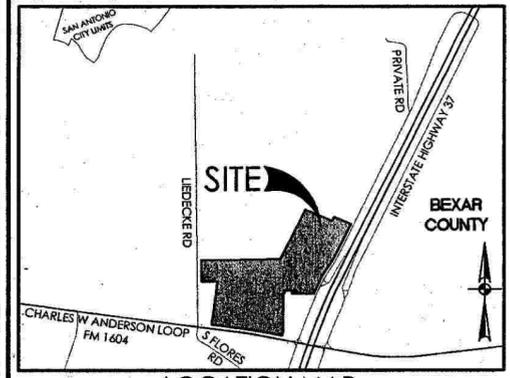
COUNTY CLERK, BEAR COUNTY, TEXAS THIS PLAT OF IH 37/FM LOOP 1604 COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEAR

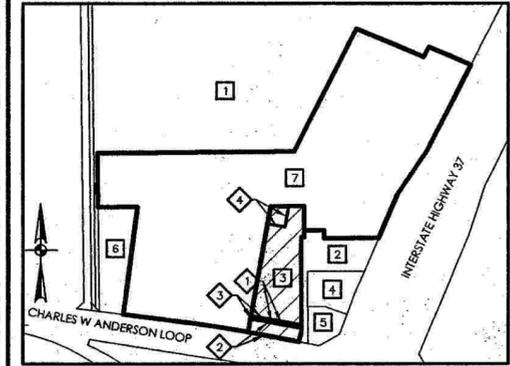
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___, A.D. 20__ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, A.D. 20__ AT ___ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY...

BY: _____ DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 752C3 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=800'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 11, BLOCK 1, CB 4136, A PORTION OF A 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT...

STATE OF TEXAS COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PEOPLES MANAGEMENT SUBDIVISION NO. 1 PLAT NO. 99069 WHICH IS RECORDED IN VOLUME 9545, PAGE(S) 52, COUNTY PLAT AND DEED RECORDS.

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

Owner/Developer signature: Bart Palm

OWNER/DEVELOPER: BART PALM HUGHES SAGE II, LP, A TEXAS LIMITED PARTNERSHIP...

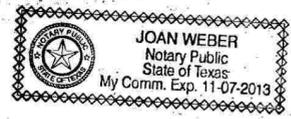
STATE OF TEXAS COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 31st DAY OF OCTOBER, A.D. 2012

Notary Public signature: Joan Weber

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



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

TDOT 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...

BEAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN IH 37/FM LOOP 1604 COMMERCIAL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS...

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...

DETENTION NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO...

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...

LEGEND

- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS EASEMENT
ESMT GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION AND CABLE TELEVISION
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
BR BRANCH
CMN COMMON
---1140--- EXISTING CONTOURS
-1140- PROPOSED CONTOURS
--- FEMA DHRM 1% ANNUAL CHANCE (100-YEAR) EXISTING FLOODPLAIN

- 1 LOT 14, BLOCK 1, CB 4136 WEATHERFORD HILLTOP (VOL. 9645, PGS 143-147, DPR)
2 LOT 10, BLOCK 1, CB 4136 BILL MILLER-IH 37 AT FM 1604 (VOL. 9553, PG. 36, DPR)
3 LOT 11, BLOCK 1, CB 4136 PEOPLES MANAGEMENT SUBDIVISION NO. 1 (VOL. 9545, PG. 52, DPR)
4 3.00 ACRES WATERWOOD OFFICE, L.L.C. (VOL. 13023, PG. 841-845, OPR)
5 LOT 1, BLOCK 1, CB 4136 VALLEY MARTS, INC. NO. 10 (VOL. 9539, PG. 41, DPR)
6 3.388 ACRES LIEDECKE ROAD, L.L.C., A TEXAS LIMITED LIABILITY COMPANY (VOL. 15776, PGS 2266-2268, OPR)
7 UNPLATTED HUGHES SAGE II, A TEXAS LIMITED PARTNERSHIP 48.42 ACRE PORTION OF A 50.128 ACRE TRACT (VOL. 15083, PGS 1695-1716, OPR)

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L7.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C19.

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...

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

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.

OPEN SPACE NOTE: LOT 901, BLOCK 1, CB 4136 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

STATE OF TEXAS COUNTY OF BEAR

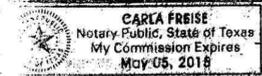
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

Owner/Developer signature: Thomas E. Dobson

OWNER/DEVELOPER: WHATABURGER, 300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 78216 (210) 476-6000

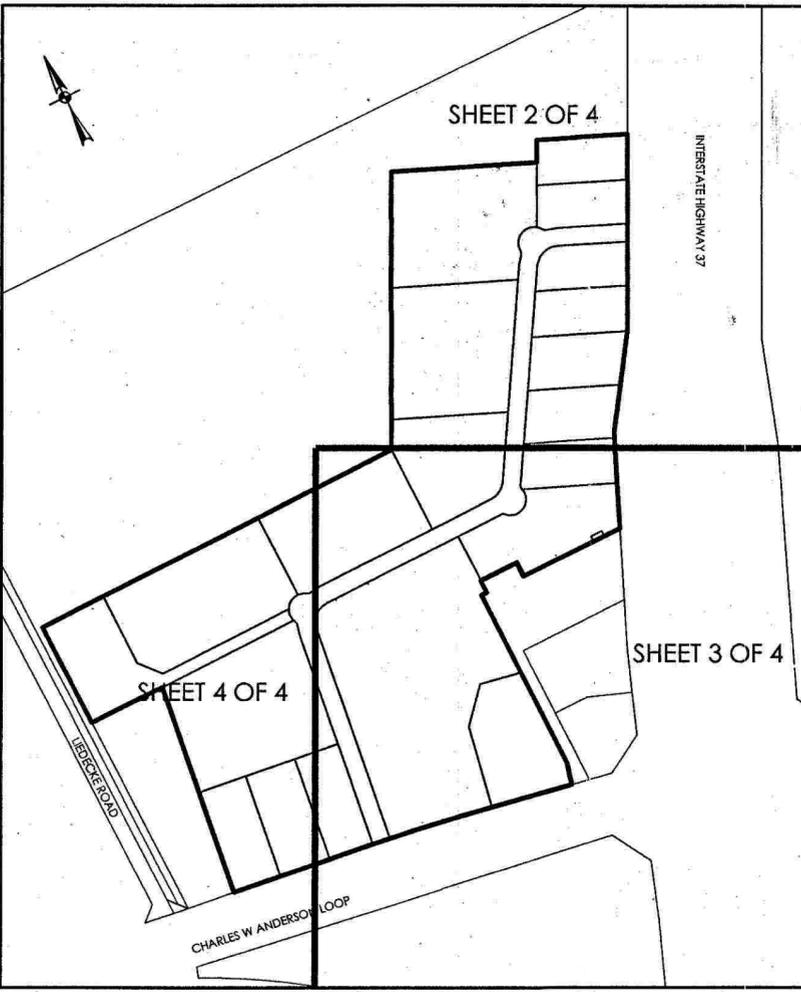
STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS E. DOBSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...



Notary Public signature: Carla Freise

NOTARY PUBLIC, BEAR COUNTY, TEXAS



INDEX MAP

SCALE: 1"=400'



STATE OF TEXAS COUNTY OF BEAR

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

Professional Engineer signature: Thomas Matthew Carter

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

Registered Professional Land Surveyor signature: [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 7758-02; Survey Job No. 9122-11

Date: Oct 31, 2012, 9:41am User: jason User ID: 80308 File: P:\1108\02\Design\Civil\11-775802.dwg

PLAT NUMBER 120062

REPLAT & SUBDIVISION PLAT
ESTABLISHING
IH 37/FM LOOP 1604
COMMERCIAL

ESTABLISHING LOTS 15-33, BLOCK 1, COUNTY BLOCK 4136, A 54.094 ACRE TRACT OF LAND WITHIN BEXAR COUNTY, TEXAS, COMPRISED OF ALL OF THAT 8.383 ACRES RECORDED IN VOLUME 15443, PAGES 1-18, 40.04 ACRES OUT OF THAT 50.128 ACRES RECORDED IN VOLUME 15083, PAGES 1695-1716 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 11, BLOCK 1 OF THE PEOPLES MANAGEMENT SUBDIVISION NO. 1, RECORDED IN VOLUME 9545, PAGE 52 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DELORES CASANOVA SURVEY NUMBER 34, ABSTRACT 129, COUNTY BLOCK 4136, COUNTY BLOCK 4136, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

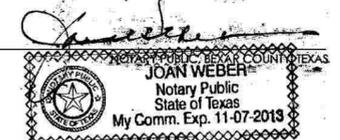
STATE OF TEXAS
COUNTY OF BEXAR

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 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: **BART PALM**
HUGHES SAGE II LP, A TEXAS LIMITED PARTNERSHIP
9311 SAN PEDRO, SUITE 1120
SAN ANTONIO, TEXAS 78216
(210) 508-0070

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BART PALM** 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 31ST DAY OF OCTOBER, A.D. 2012



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF IH 37/FM LOOP 1604 COMMERCIAL 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

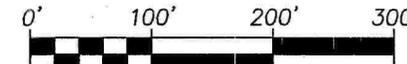
STATE OF TEXAS
COUNTY OF BEXAR

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

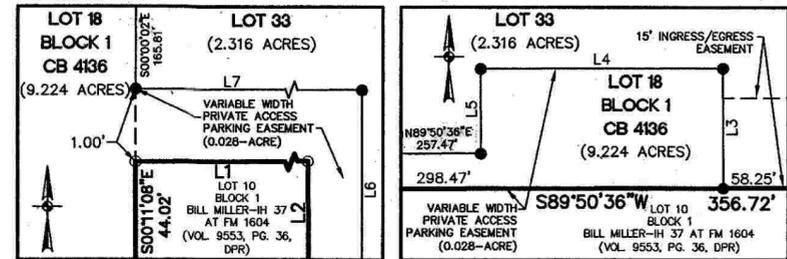
BY: _____ DEPUTY

SCALE: 1" = 100'

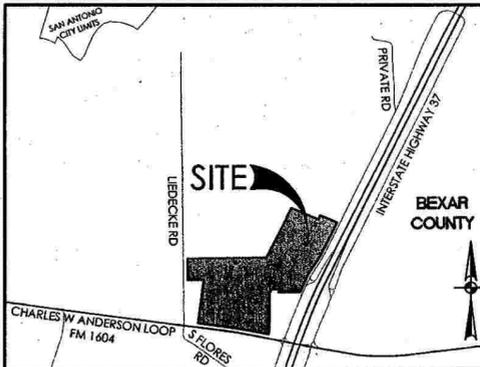


555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: October 31, 2012

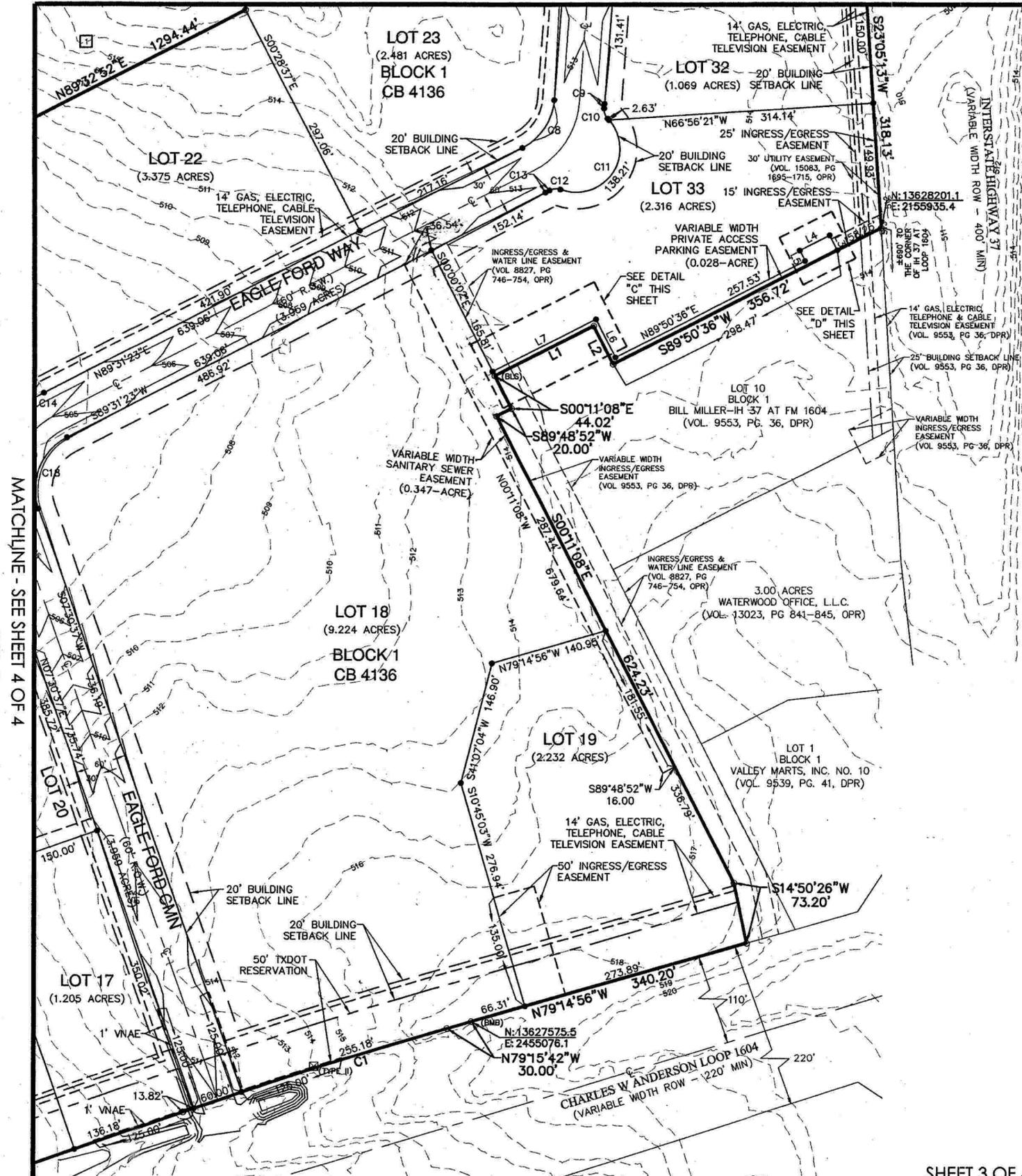


DETAIL "C" NOT-TO-SCALE
DETAIL "D" NOT-TO-SCALE
MATCHLINE - SEE SHEET 2 OF 4



LOCATION MAP
MAPSCO MAP GRID: 752C3
NOT-TO-SCALE

LEGEND & CURVE DATA
IS ON SHEET 1



STATE OF TEXAS
COUNTY OF BEXAR

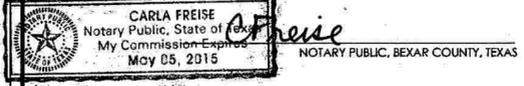
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Thomas E. Olson
OWNER/DEVELOPER:

WHATABURGER,
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS 78216
(210) 476-6000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **THOMAS E. OLSON** 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. 2012



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

STATE OF TEXAS
COUNTY OF BEXAR

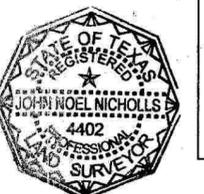
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Matthew Carter
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

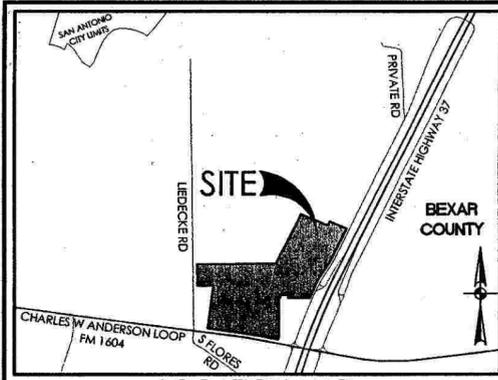
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 7758-02; Survey Job No. 9122-11

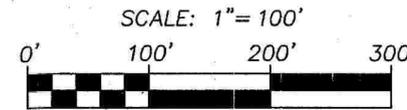
Date: Oct 31, 2012, 8:46am User: G. Gibson File: P:\V\02\Design\Civil\Plat\Plat120062.dwg



LOCATION MAP

MAPSCO MAP GRID: 752C3
NOT-TO-SCALE

LEGEND & CURVE DATA IS ON SHEET 1



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

DATE OF PRINT: October 31, 2012

PLAT NUMBER 120062

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
IH 37/FM LOOP 1604
COMMERCIAL**

ESTABLISHING LOTS 15-33, BLOCK 1, COUNTY BLOCK 4136, A 54,094 ACRE TRACT OF LAND WITHIN BEXAR COUNTY, TEXAS, COMPRISED OF ALL OF THAT 8,383 ACRES RECORDED IN VOLUME 15443, PAGES 1-18, 40.04 ACRES OUT OF THAT 50,128 ACRES RECORDED IN VOLUME 15083, PAGES 1695-1716 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 11, BLOCK 1 OF THE PEOPLES MANAGEMENT SUBDIVISION NO. 1, RECORDED IN VOLUME 9545, PAGE 52 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DELORES CASANOVA SURVEY NUMBER 34, ABSTRACT 129, COUNTY BLOCK 4136, COUNTY BLOCK 4136, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

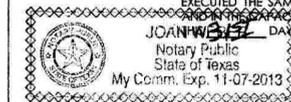
STATE OF TEXAS
COUNTY OF BEXAR

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 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.

Bart Palm
OWNER/DEVELOPER: BART PALM
HUGHES SAGE II, LP, A TEXAS LIMITED PARTNERSHIP
9311 SAN PEDRO, SUITE 1120
SAN ANTONIO, TEXAS 78216
(210) 508-0070

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART PALM 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



Joan W. Biele
JOAN W. BIELE, DAY OF OCTOBER, A.D. 2012
Notary Public
State of Texas
My Comm. Exp. 11-07-2013
Joan W. Biele
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF IH 37/FM LOOP 1604 COMMERCIAL 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

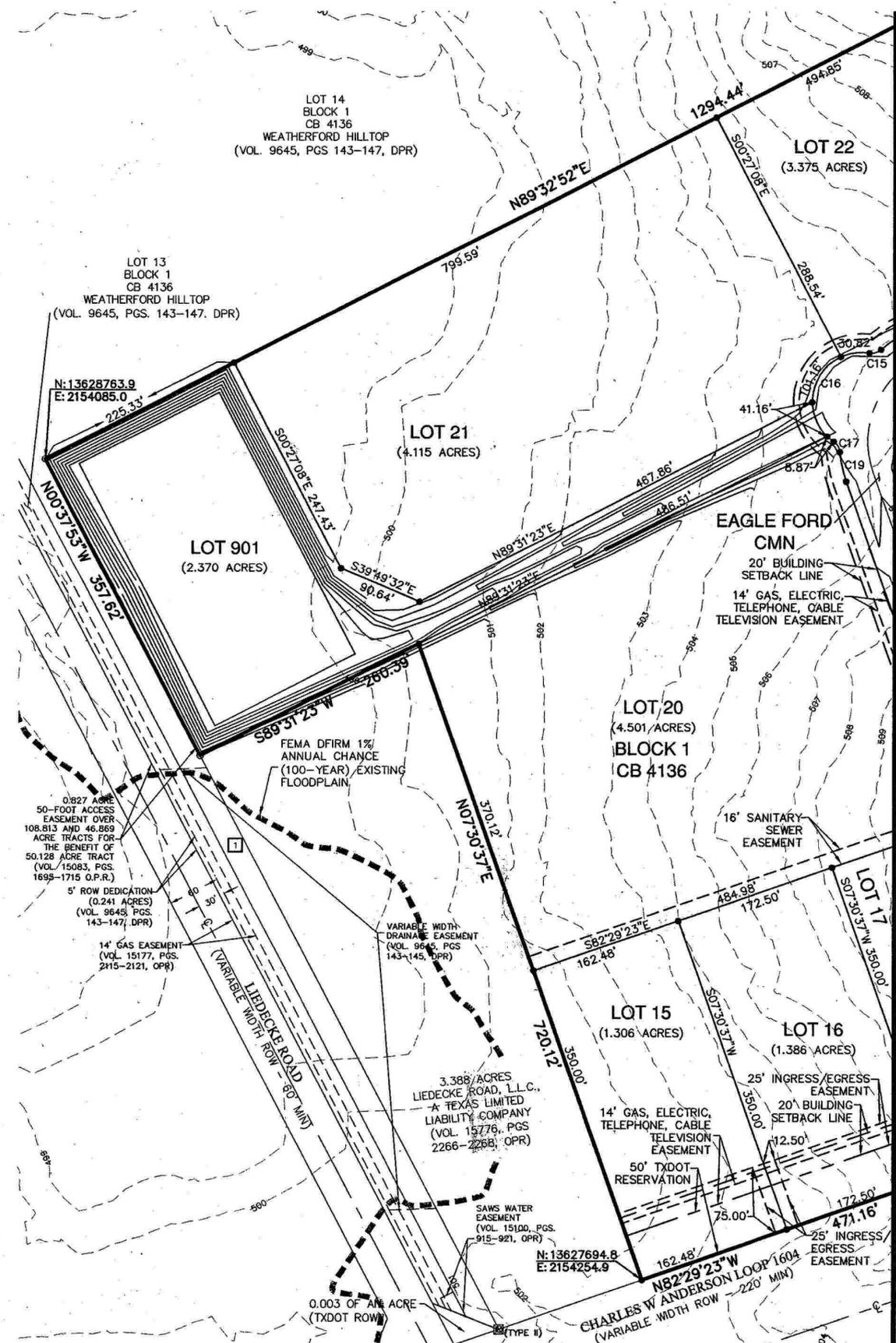
BY: _____ SECRETARY

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



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.

Shana E. Holm
OWNER/DEVELOPER: WHATABURGER,
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS 78216
(210) 476-6000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS E. DOBBS 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. 2012.

Carla Freise
CARLA FREISE
Notary Public, State of Texas
My Commission Expires
May 05, 2015
Notary Public, BEXAR COUNTY, TEXAS

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

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.

Thomas M. Carter
THOMAS MATTHEW CARTER
79272
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 7758-02; Survey Job No. 9122-11

Plot: C:\P\120062.dwg; User: J. Nicholls; Date: 10/31/12; 8:46am; Plot File: P:\120062.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120200

Project Name:

Alamo Farmsteads - Davilla

Applicant:

Rudy Davila

Representative:

Sinclair Land Surveying, Inc.

Owner:

Rudy Davila

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov

Property Address/Location:

At the northwest corner of Stonykirck
Road and Hollyhock Road

MAPSCO Map Grid (Ferguson):

548 B-6

Tract Size:

2.556

Council District(s):

7

Notification:

Published in Daily Commercial
Recorder November 9, 2012
Notices mailed on November 6, 2012

- 4 to property owners within 200 feet within the Alamo Farmstead Subdivision
- No registered neighborhood association within 200 feet

Internet Agenda Posting November 21, 2012

REQUEST

Approval of a minor plat to replat a 2.556-acre tract of land to establish the **Alamo Farmsteads – Davila Subdivision**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 5, 2012

CASE HISTORY

Area being replatted was previously platted as a portion of a Lot 14, Block C, NCB 16042, within the Alamo Farmsteads Subdivision as recorded in Volume 980, Pages 373-374, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“RE” Residential Estate District

C. Services Available

Private Water Well, On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 20, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 20, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **Alamo Farmsteads-Davila** Replat.

IV. ATTACHMENT

1. Proposed Plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120212

Project Name:

Hillcrest Unit 5B Phase 2A

Applicant:

Charles Marsh

Representative:

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

Owner:

Pulte Homes of Texas, L.P

Staff Coordinator:

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

Property Address/Location:

On the east side of Cagnon Road,
north of U.S. Highway 90

MAPSCO Map Grid (Ferguson):

646 B-2

Tract Size:

5.877 acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder November 9, 2012
Notices mailed November 9, 2012

- 1 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet

Internet Agenda Posting November 21, 2012

REQUEST

Approval of a major plat to Replat and subdivide a 5.877-acre tract of land to establish the **Hillcrest Unit 5B Phase 2A Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 5, 2012

CASE HISTORY

Area being replatted is a portion of a Variable width Sanitary Sewer Easement out of the Hillcrest Unit 1 Subdivision, recorded in Volume 9564, Page 128-131 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty eight (**28**) single-family residential lots, one (**1**) non-single family residential lot and approximately one thousand (**1,000**) linear feet of public street.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 20, 2012.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

III. RECOMMENDATION

Approval of the proposed Hillcrest Unit 5B Phase 2A Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

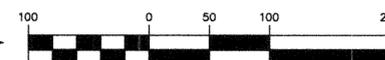
PLAT No. 120212

REPLAT & SUBDIVISION PLAT OF

HILLCREST SUBDIVISION UNIT 5B PHASE 2A

BEING A REPLAT OF 0.891 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 1, RECORDED IN VOLUME 9564, PAGES 128-131, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 4.986 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 5.877 ACRES OF LAND.

GRAPHIC SCALE



(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

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.

BY: Charles Marsh, LAND DEVELOPMENT MANAGER

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 25th DAY OF October A.D., 2012. ROSE PORTILLO My Commission Expires August 19, 2013 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

HILLCREST SUBDIVISION UNIT 5B PHASE 2A THIS PLAT OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, 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

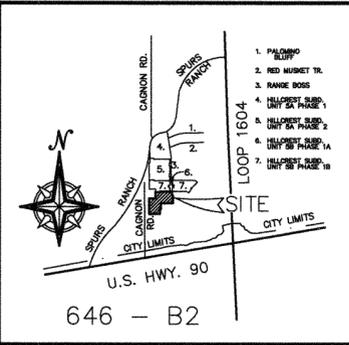
DAY OF A.D. AT M, IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME

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

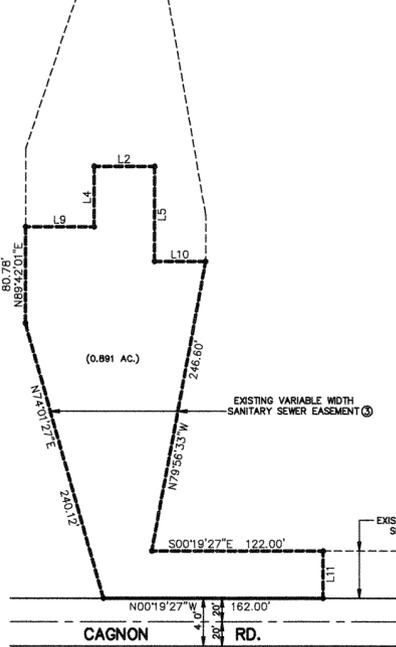
DAY OF A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP

NOT TO SCALE



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 1, RECORDED IN VOLUME 9564, PAGES 128-131, 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 3, WHICH IS RECORDED IN VOLUME 9564, PAGES 128-131, 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: Charles Marsh

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF October 2012.

By: Rose Portillo, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/19/13

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

By: Paul W. Denham, REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

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

By: Gary B. Neill, REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

- 'C.P.S. NOTES' 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT... 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS... 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS...

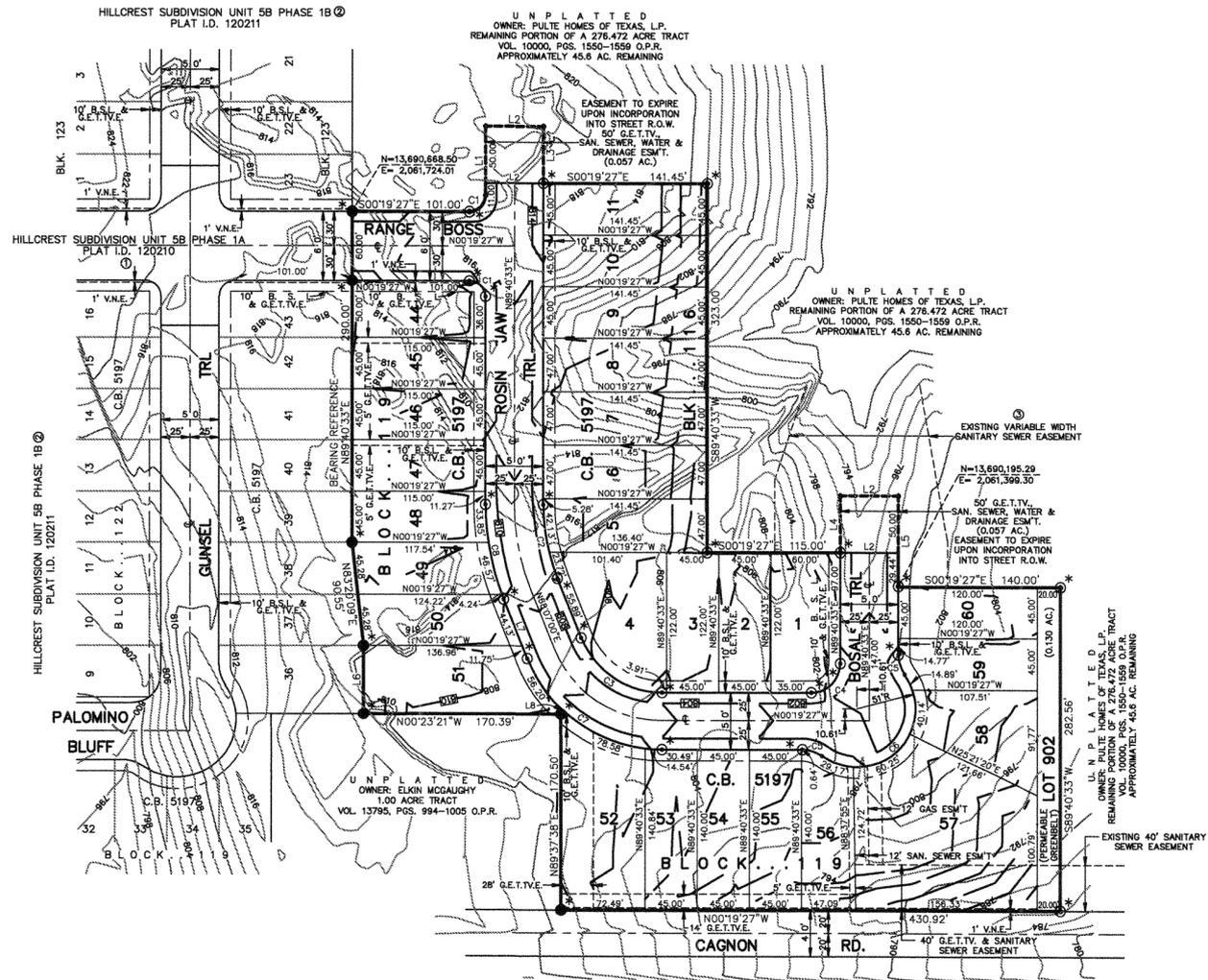
- EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. OTHER NOTES: 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC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

- MONUMENT NOTE: 1/2" I.R.F. 1/2" I.R.F. W/D-R E CAP 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE table with 3 rows: 1) HILLCREST SUBDIVISION UNIT 5B PHASE 1A PLAT I.D. # 120210, 2) HILLCREST SUBDIVISION UNIT 5 PHASE 1B PLAT I.D. # 120211, 3) HILLCREST SUBDIVISION UNIT 1 VOL. 9564, PAGES 128-131 D.P.R.

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.

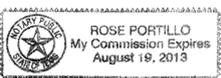


LEGEND

- 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.A.E. 7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT - E.G.T.T.V.E. 8.) UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASEMENT - U.S.W.C.V.E. 9.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. 10.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. 11.) PROPOSED FINISHED CONTOUR - 910 12.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00" 13.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 14.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN MONUMENTS SHOWN HEREON AT THE SOUTHWEST CORNER LOT 39 AND THE SOUTHEAST CORNER OF LOT 43, BLOCK 119 OF THE HILLCREST SUBDIVISION UNIT 5B PHASE 1B, PLAT I.D. NO. 120211 AND CALLED S89°40'33"W THEREON.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L11.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows C1 through C8.



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. 24, 2012, 3:56pm User: H:\Land Projects\3\Pulte-Hillcrest USB, 2A.dwg Villalobos USB2A.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120257

Applicant:

Hector Nava

Representative:

Seda Consulting Engineers
c/o Salah E. Diab, P.E.

Owner:

Hector Nava

Staff Coordinator:

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

Property Address/Location:

South of Castroville Road, west of
Southwest 34th Street

MAPSCO Map Grid (Ferguson):

615 A-7

Tract Size:

0.8510 acre

Council District(s):

6

Notification:

Published in Daily Commercial
Recorder on November 9, 2012
Internet Agenda posting November
21, 2012

REQUEST

Approval of a minor plat to replat a 0.8510-acre tract of land to establish the **Nava Subdivision**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 26, 2012

CASE HISTORY

Area being replatted was previously platted as the remaining portions of Lots 1 and 2, Block 6, NCB 8092 out of the West Gardendale Subdivision, recorded in Volume 105, Page 198 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“C-2 NA” Commercial District Non-Alcoholic Sales

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 21, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 28, 2012.

II. RECOMMENDATION

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

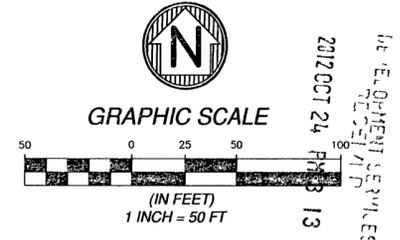
III. ATTACHMENT

1. Proposed plat.

PLAT NUMBER 120257

REPLAT ESTABLISHING
NAVA SUBDIVISION

BEING A TOTAL OF 0.8510 ACRES ESTABLISHING LOT 101 BLOCK 6 NEW CITY BLOCK 8092 AND BEING THE REMAINING PORTION OF LOTS 1 & 2 BLOCK 6 NCB 8092 AS RECORDED IN VOLUME 105 PAGE 198 DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS ALSO SAID 0.8510 ACRES OF LAND DEED RECORDED IN VOLUME 15021 PAGE 12 OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS



Seda Consulting Engineers, Inc
SCE FIRM REGISTRATION NO F-1801 (210) 308-0057
6735 IH 10 W SAN ANTONIO TEXAS 78228 FAX (210) 308-8842
E-MAIL: SEDASATX@RR.COM CIVIL STRUCTURAL ENVIRONMENTAL PLANNER

BARRERA LAND SURVEYING
Email: dbnsatx@yahoo.com 7715 Montland Drive Suite 114 San Antonio Texas 78250 (210)444-9023
DATE: 12/08/2011 JOB # 1577

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 PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES URAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Hector NAVA
OWNER

DULY AUTHORIZED AGENT

OWNER/DEVELOPER ADDRESS:
NAVA HECTOR & GARCIA DIANA E.
4336 BARTNER AVE.
SAN ANTONIO TEXAS 78228
PH (210)308-0057

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Hector Nava 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

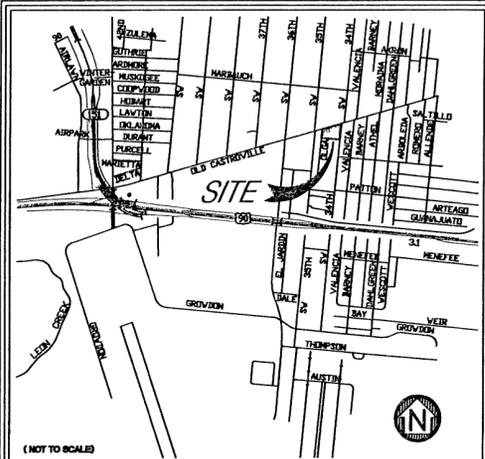
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
15th DAY OF October 2012
Salah Diab
NOTARY PUBLIC BEXAR COUNTY TEXAS My Commission Expires October 05 2013

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

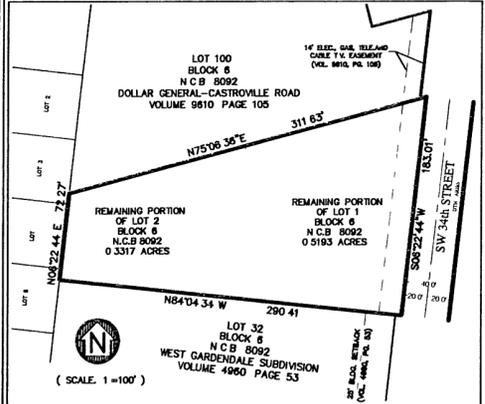
DATED THIS _____ DAY OF _____ AD _____
BY _____ CHAIRMAN
BY _____ SECRETARY

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 _____ AD _____ AT _____ M AND DULY RECORDED THE DAY OF _____ AD _____ 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 _____ AD 20____

COUNTY CLERK BEXAR COUNTY TEXAS
BY _____ DEPUTY
PAGE 1 OF 1



MAPSCO 2008 MAP 615 GRID # A7 LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS REMAINING PORTION OF LOT 1 & LOT 2 BLOCK 6 NCB 8092 ON WEST GARDENDALE SUBDIVISION PLAT WHICH WAS RECORDED IN VOLUME 105 PAGE 198 PLAT AND DEED RECORDS OF BEXAR COUNTY TEXAS
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT

Hector NAVA
OWNER
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF Oct 2012

Salah Diab
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SALAH DIAB
My Commission Expires October 05 2013

LEGEND

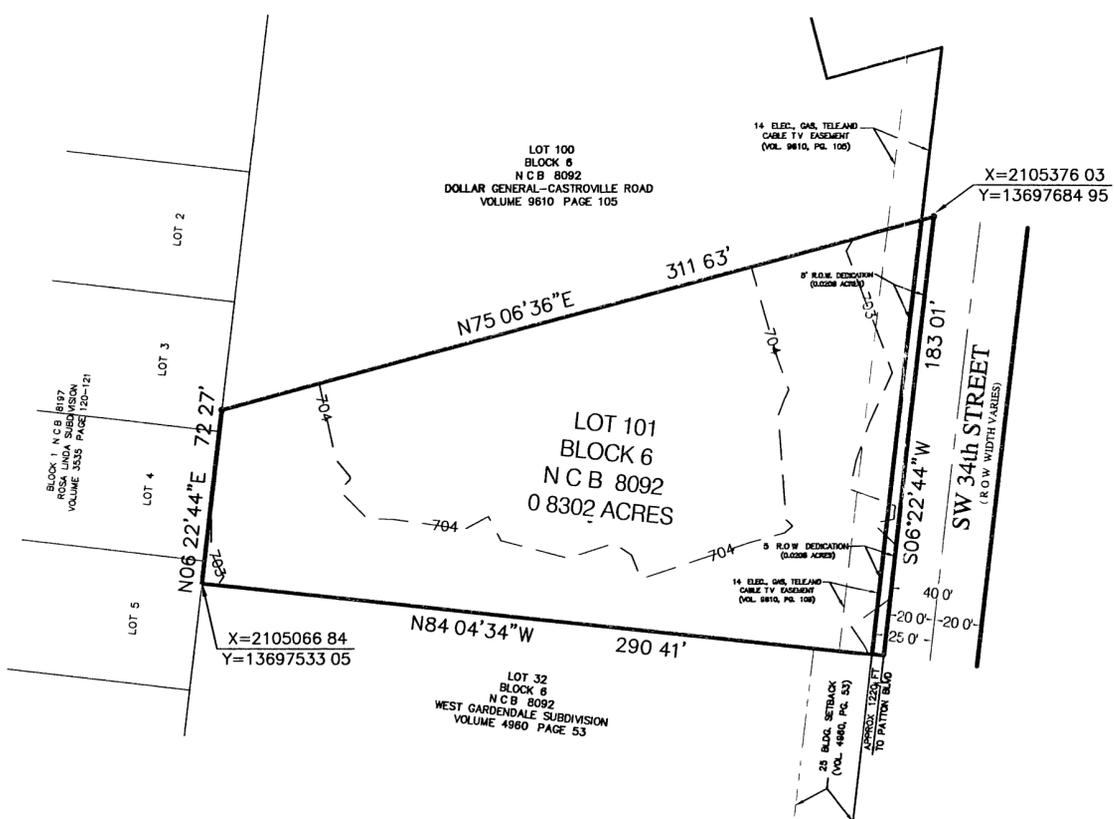
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	
ELECTRIC TELEPHONE, GAS & CABLE TV EASEMENT	E, T, G & CATV ESM T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY TEXAS	R.P.R.
DEED AND PLAT RECORDS BEXAR COUNTY TEXAS.	D.P.R.
RIGHT-OF-WAY	ROW
EXISTING CONTOURS	---

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 DAVID BARRERA
David Barrera
REGISTERED PROFESSIONAL LAND SURVEYOR NO 5286

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
Salah Diab
LICENSED PROFESSIONAL ENGINEER NO 55516

- GENERAL NOTES:
- 1) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET
 - 2) IMPACT FEES ARE 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
 - 3) FLOOD NOTE ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY REFERENCE MAP NO 48029C(1)390 G DATED SEPTEMBER 29 2010 THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN
 - 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANOR'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
 - 5) 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 DEVELOPMENT SERVICES DEPARTMENT
 - 6) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83
 - 7) SHARED CROSS ACCESS NOTE OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3)
 - 8) STATE PLANE COORDINATES DERIVED FROM STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

- C.P.S. NOTES:
- 1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-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 GAS 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 CONDUIT PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS 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 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS
 - 3) THIS PLAT DOES NOT AMEND ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120265

Applicant:

Lloyd A. Denton, Jr.

Representative:

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

Owner:

SA Kinder Ranch Unit 7, Ltd.

Staff Coordinator:

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

Property Address/Location:

West of Bulverde Road, north of
Kinder Parkway

MAPSCO Map Grid (Ferguson):

451 C-1

Tract Size:

13.172 acres

Council District:

ETJ

Notification:

Internet Agenda posting November
21, 2012

REQUEST

Approval of a major plat to subdivide a 13.172-acre tract of land to establish the **Kinder Northeast Unit 6B & 7A (PUD)**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 13, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty two (62) single-family residential lots, two (2) non-single family residential lots and approximately two-thousand one hundred seventy nine (2,179) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits, within the City's ETJ, therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 18, 2012.

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response:

- The applicant sent the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin.

The applicant acknowledged receiving the response from the Garrison Commander, but did not provide a response.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 18, 2012.

The dedicatory instrument (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with Section 35-344(i) of the UDC.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 824B, Kinder Ranch, accepted September 20, 2010

PUD 08-004B, Kinder Ranch, approved August 3, 2012

III. RECOMMENDATION

Approval of the proposed **Kinder Northeast, Unit 6B & 7A PUD** Subdivision Plat.

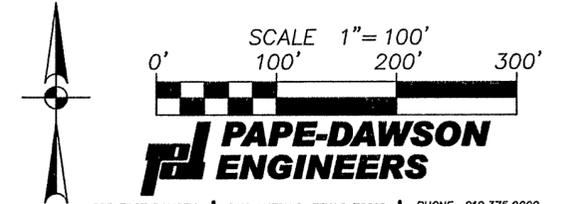
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 120265

SUBDIVISION PLAT OF KINDER NORTHEAST UNIT-6B & 7A (PUD)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 2



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000 | FAX 210 375 9010 | DATE OF PRINT November 8 2012

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

OWNER/DEVELOPER: LLOYD A DENTON JR SA KINDER RANCH UNIT-9 LTD 11 LYNN BATTIS LANE SUITE 100 SAN ANTONIO TEXAS 78218 (210) 828-6131

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A DENTON JR...

NOTARY PUBLIC: SARAH E CARRINGTON My Co. Commission Expires August 2 2016

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...

DATED THIS DAY OF A D 20

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF KINDER NORTHEAST UNIT-6B & 7A (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

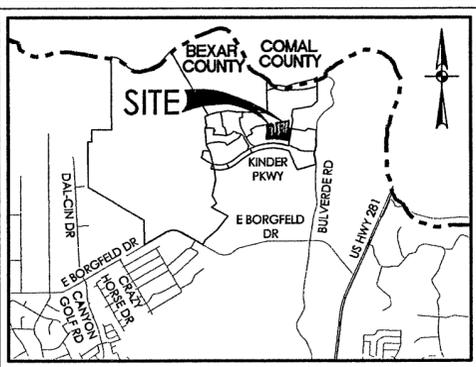
STATE OF TEXAS COUNTY OF BEXAR I COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A D 20 AT M AND DULY RECORDED THE DAY OF A D 20 AT M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF WITNESS MY HAND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

COUNTY CLERK, BEXAR COUNTY TEXAS

DEPUTY

Civil Job No 5953-95, Survey Job No 9218-07

Date: Nov 08 2012 11:30am User: J. Wood

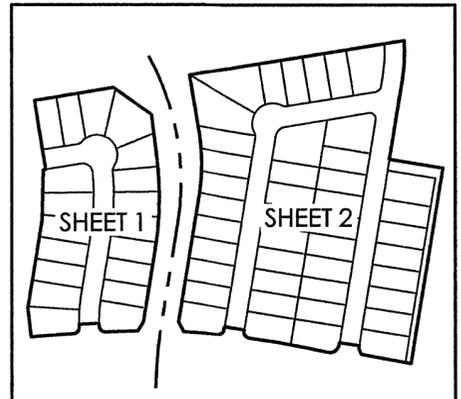


LOCATION MAP MAPSCO MAP GRID 451C1 NOT TO SCALE

SURVEYOR'S NOTES 1 13 172 ACRES BEING 9.262 ACRES OUT OF A 9.263 ACRE TRACT OF LAND AND 3.910 ACRES OUT OF A 3.911 ACRE TRACT OF LAND BOTH TRACTS CONVEYED TO SA KINDER RANCH UNIT 7 INC IN A DEED RECORDED IN VOLUME 15567 PAGES 1066 1080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS...

PRIVATE STREET NOTE LOT 999 CB 4854 (ROARING FORK, DIANA FALLS, SHADOWROCK, CHAFFIN WAY & CHAFFIN LIGHT) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS

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



SHEET INDEX SCALE 1 = 300'

OPEN SPACE NOTE LOT 903 BLOCK 1 CB 4854 (0.247 OF AN ACRE) IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND AN ELECTRIC GAS TELEPHONE AND CABLE TV EASEMENT

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...

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

DRAINAGE EASEMENT NOTE NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS...

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.

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

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

C.P.S. NOTES 1 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT ANCHOR EASEMENT SERVICE EASEMENT OVERHANG EASEMENT UTILITY EASEMENT GAS EASEMENT AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING CONSTRUCTING RECONSTRUCTING MAINTAINING INSPECTING PAINTING AND ERECTING POLES HANGING OR BURYING WIRES CABLES CONDUITS PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND TO THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS...

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: Mike 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.

Signature: Registered Professional Land Surveyor

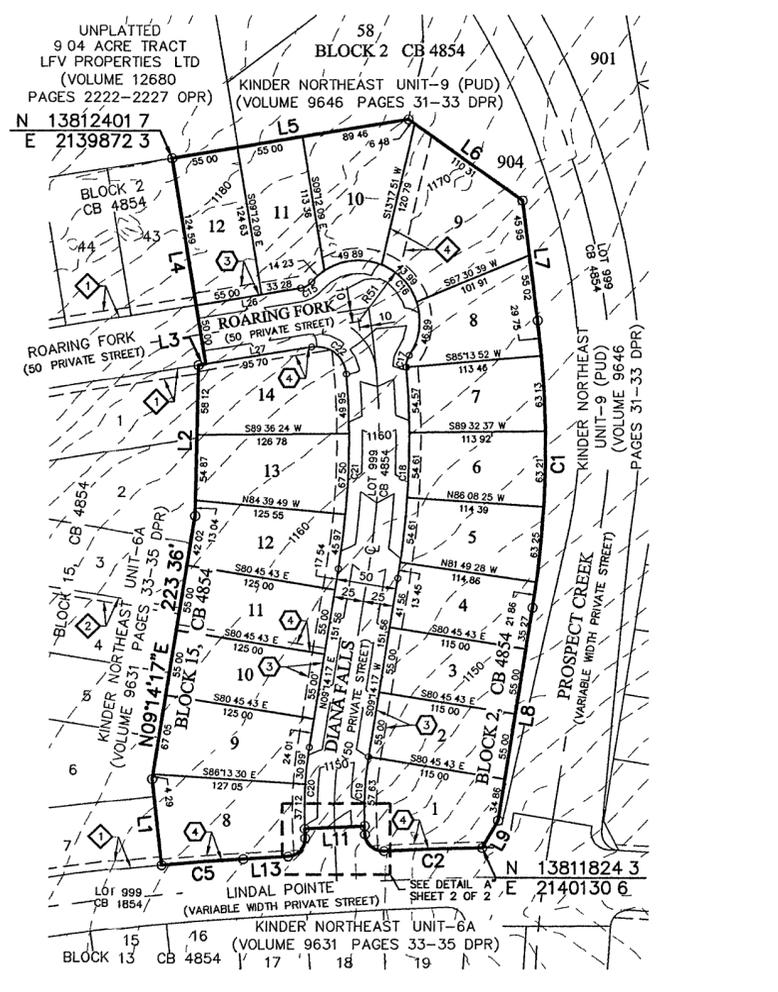
LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY TEXAS
CB COUNTY BLOCK
ROW RIGHT-OF-WAY
(PUD) PLANNED UNIT DEVELOPMENT
--1140-- EXISTING CONTOURS
-1140- PROPOSED CONTOURS
--- ORIGINAL SURVEY/COUNTY LINE
10 GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT
5 GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT (0.033 OF AN ACRE)

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C1 through C15.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C16 through C30.

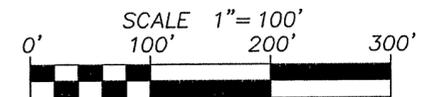
LINE TABLE with columns: LINE, BEARING, LENG TH. Includes lines L1 through L30.



PLAT NUMBER 120265

**SUBDIVISION PLAT
OF
KINDER NORTHEAST UNIT-6B & 7A (PUD)**

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE 1 OF 2



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000
FAX 210 375 9010

DATE OF PRINT November 8 2012

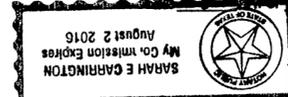
STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A DENTON JR
SA KINDER RANCH UNIT 7 LTD
11 LYNN BATTIS LANE SUITE 100
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



Sarah E. Garington
NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A D 20 _____

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF KINDER NORTHEAST UNIT 6B & 7A (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 _____

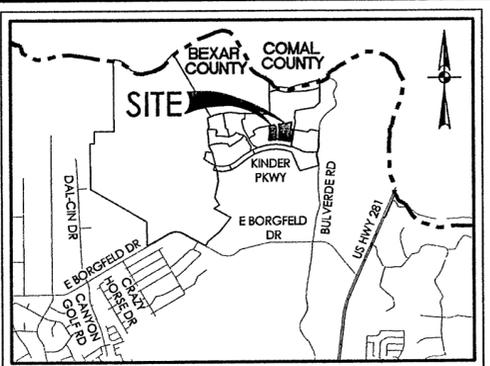
BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

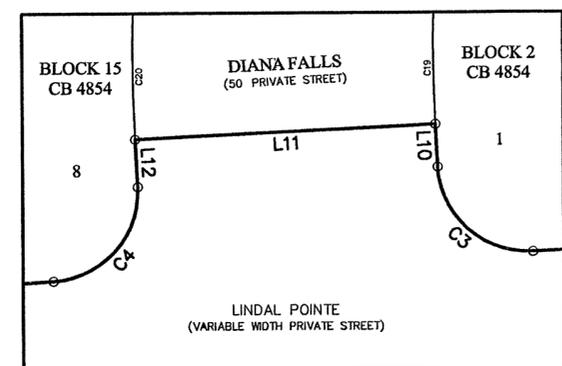
I _____ COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A D 20 _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A D 20 _____ AT _____ M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/ VOLUME _____ ON PAGE _____ IN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

COUNTY CLERK BEXAR COUNTY TEXAS

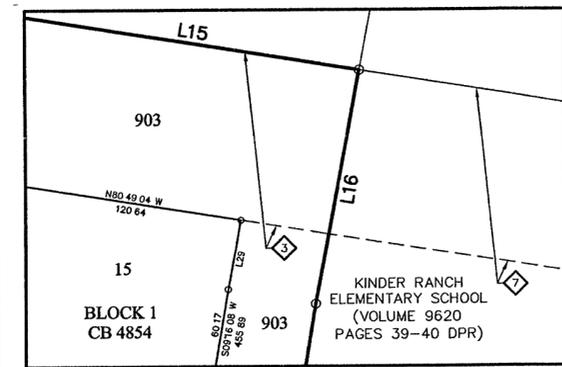
SHEET 2 OF 2 BY _____ DEPUY



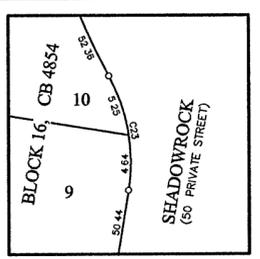
LOCATION MAP
MAPSCO MAP GRID 451C1
NOT TO SCALE



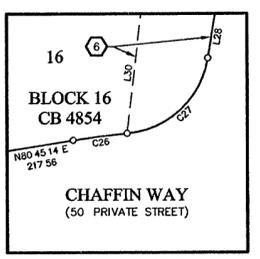
DETAIL "A"
SCALE 1" = 20'



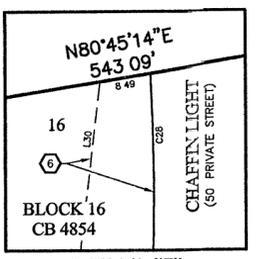
DETAIL "G"
SCALE 1" = 20'



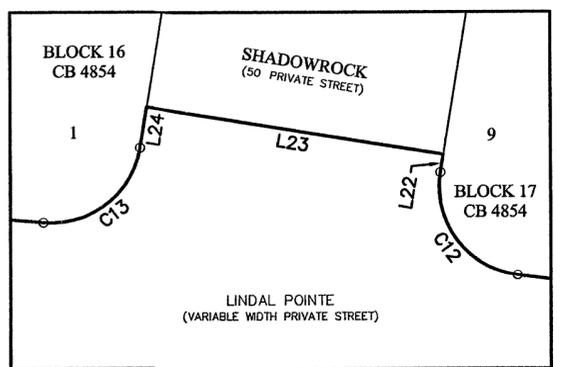
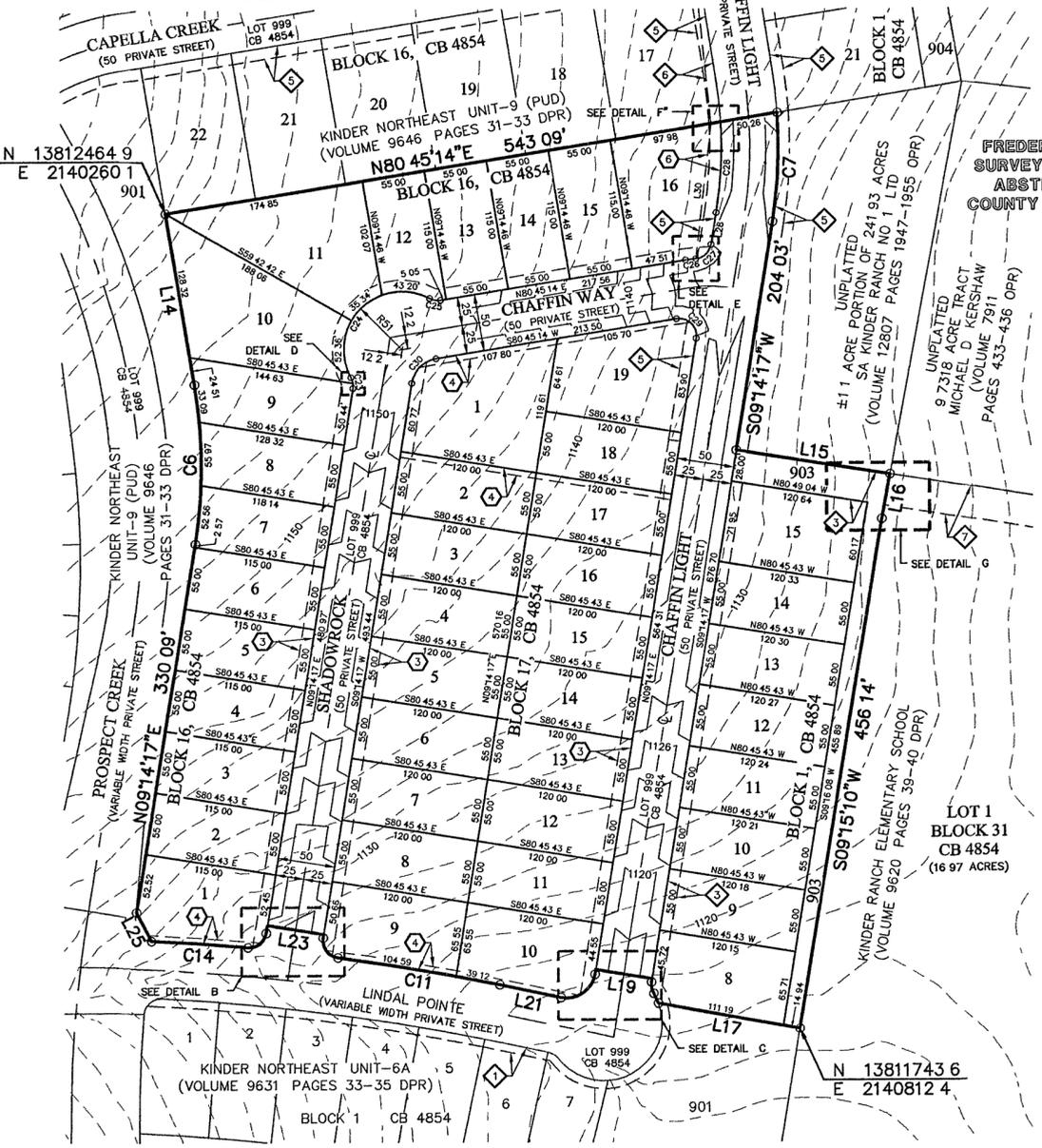
DETAIL "D"
SCALE 1" = 10'



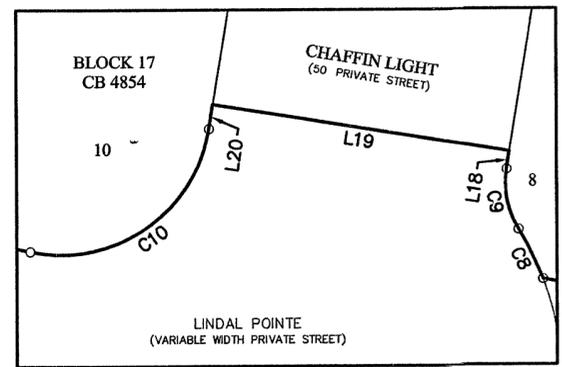
DETAIL "E"
SCALE 1" = 20'



DETAIL "F"
SCALE 1" = 20'



DETAIL "B"
SCALE 1" = 20'



DETAIL "C"
SCALE 1" = 20'

C P S NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS, OR BIRTHING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE 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 OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONEYS OR 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul 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.

Angela Marie Carlin
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 5953-95, Survey Job No. 9218-07 KINDER NORTHEAST UNIT-6B & 7A (PUD)



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120277

Project Name:

Silver Oaks Unit 17

Applicant:

Charles Marsh

Representative:

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

Owner:

Centex Homes

Staff Coordinator:

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

Property Address/Location:

North of the intersection of Crown
Silver and Fieldcrest Run

MAPSCO Map Grid (Ferguson):

545 E-7

Tract Size:

7.892 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting
November 21, 2012

REQUEST

Approval of a major plat to subdivide a 7.892-acre tract of land to establish the **Silver Oaks Unit 17 Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 8, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-nine (49) single-family residential lots, and approximately one thousand three hundred eighty (1,380) linear feet of public street.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 11, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 29, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 848C Moos Tract, accepted on October 9, 2012

III. RECOMMENDATION

Approval of the proposed **Silver Oaks Unit 17 Subdivision Plat**

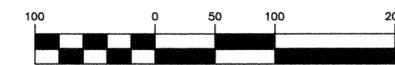
IV. ATTACHMENT

1. Proposed Plat

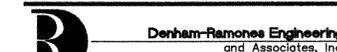
SILVER OAKS SUBDIVISION UNIT 17

BEING 7.892 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782-1791, AND A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PAGES 957-962, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

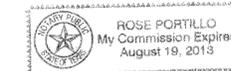


Denham-Ramones Engineering and Associates, Inc. 1350 PANTHEON WAY, SUITE 280 SAN ANTONIO, TX. 78232 (210) 495-3100 OFFICE (210) 495-3122 FAX FIRM REGISTRATION NUMBER: T.B.P.E. F-5181 & T.B.P.L.S. 100237.00

DEVELOPER/OWNER: CENTEX HOMES 1354 NORTH LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-1985

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: CENTEX HOMES A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER BY: CHARLES MARSH LAND DEVELOPMENT MANAGER STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 6th DAY OF November A.D., 2012.



ROSE PORTILLO My Commission Expires August 19, 2013 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 17 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D., 2012.

BY: CHAIRMAN SECRETARY 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

"C.P.S. NOTES"

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

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, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- 5.) 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.
- 6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.
- 8.) 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.
- 9.) STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 51, SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGE 177-179, D.P.R. (COOSA PLAT# 090502) WHICH WAS DESIGNED TO ACCOMMODATE 120 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND 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.

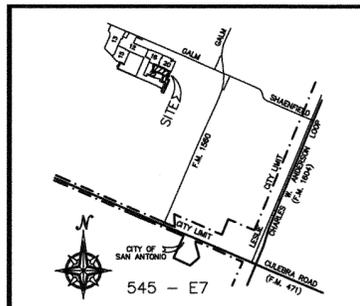
EDU NOTE:

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.

MONUMENT NOTE:

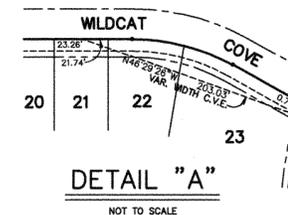
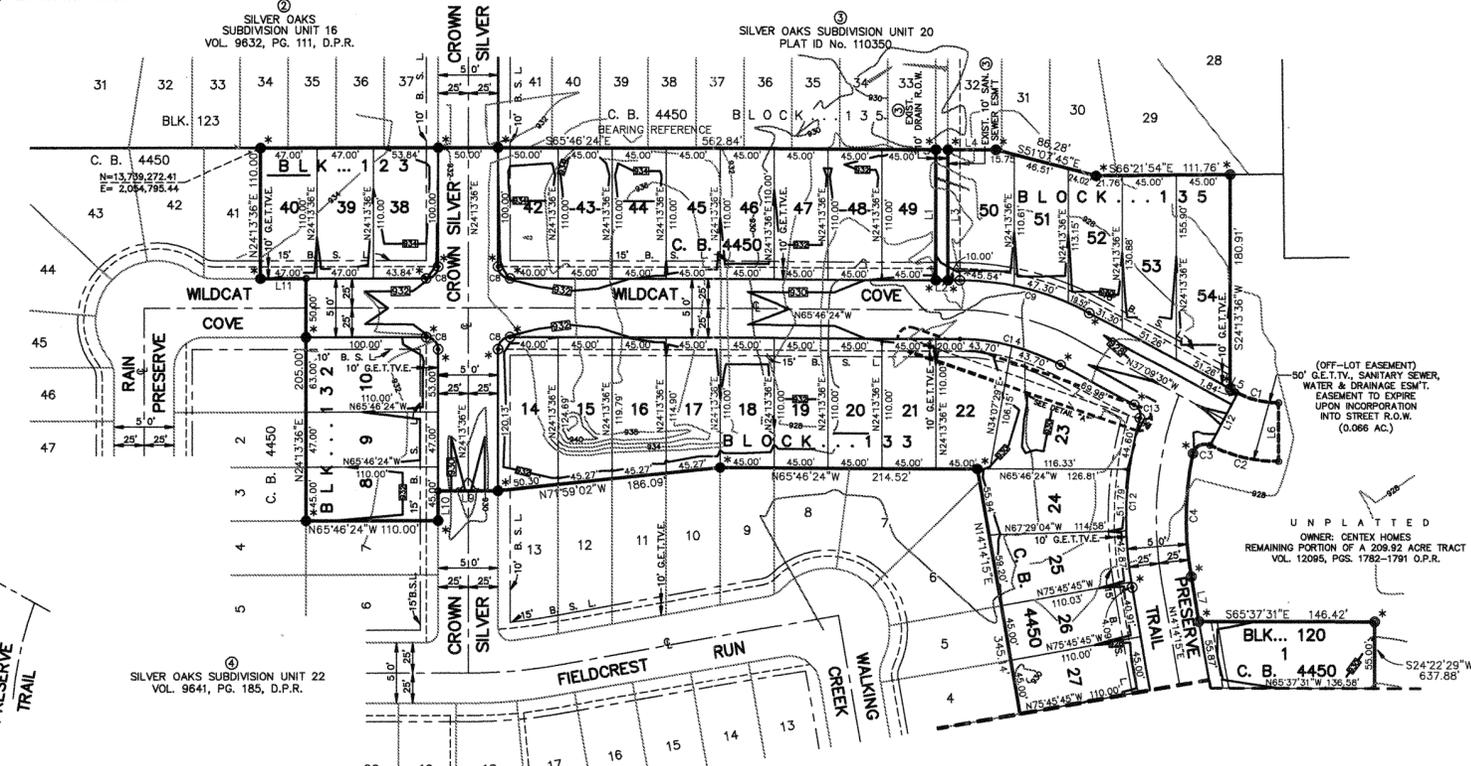
- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Silver Oaks Subdivision Units 12, 16, 20, 22, and 9.



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.A.E.
- 7.) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 9.) PROPOSED FINISHED CONTOUR
- 10.) 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°16'24"
- 11.) 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-R REBAR PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 12.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN AT THE SOUTH EAST CORNER LOT 33 AND THE SOUTH WEST CORNER OF LOT 41, BLOCK 135 AND SHOWN AS N65°46'24"W ON THE PLAT OF SILVER OAKS 20, PLAT ID. NO. 110350.



BUILDING SETBACK NOTE

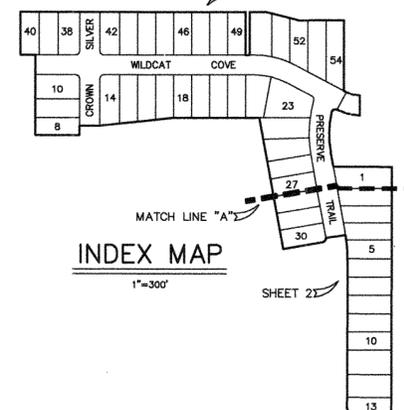
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L12.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curves C1 through C14.



THIS DOCUMENT WAS BEING 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.

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49 LOTS
SUBDIVISION PLAT
OF

SILVER OAKS SUBDIVISION
UNIT 17

BEING 7.892 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782-1791, AND A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PAGES 957-962, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

R Denham-Ramones Engineering
and Associates, Inc.

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

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

OWNER: CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
BY: *Charles Marsh*
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 6th DAY OF November A.D., 2012.

Rose Portillo
ROSE PORTILLO
My Commission Expires
August 19, 2013
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 17 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

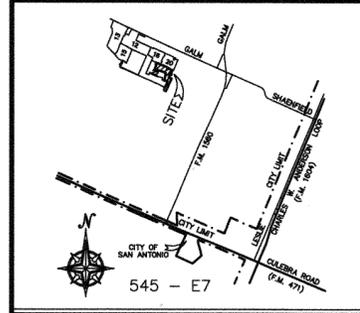
BY: _____ DEPUTY

- "C.P.S. NOTES"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO, 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.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- 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, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
 - 5.) 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.
 - 6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
 - 7.) 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 GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 8.) 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.
 - 9.) STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 51, SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGE 177-179, D.P.R. (COSA PLAT# 060502) WHICH WAS DESIGNED TO ACCOMMODATE 120 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

- 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.
- MONUMENT NOTE:**
- = 1/2" IRON ROD FOUND W/O CAP, OR CAP SHOWN
 - * = 1/2" IRON ROD FOUND W/D-R E CAP
 - = 1/2" IRON ROD SET W/D-R E CAP

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 12 VOL. 9577, PGS. 8-10, D.P.R.
②	SILVER OAKS SUBDIVISION UNIT 16 VOL. 9632, PGS. 111, D.P.R.
③	SILVER OAKS SUBDIVISION UNIT 20 PLAT ID No. 110350
④	SILVER OAKS SUBDIVISION UNIT 22 VOL. 9641, PG. 185, D.P.R.
⑤	SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PG. 177-179 D.P.R.



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.V.E.
 - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.V.E.
 - 6.) VEHICULAR NON-ACCESS EASEMENT _____ V.N.E.
 - 7.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 9.) PROPOSED FINISHED CONTOUR _____ [910]
 - 10.) 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 016°24'
 - 11.) 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.
 - 12.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN AT THE SOUTH EAST CORNER LOT 33 AND THE SOUTH WEST CORNER OF LOT 41, BLOCK 135 AND SHOWN AS N65°48'24"W ON THE PLAT OF SILVER OAKS 20, PLAT I.D. NO. 110350.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°13'36"W	110.00'
L2	S65°46'24"E	10.00'
L3	N24°13'36"E	110.00'
L4	S65°46'24"E	40.00'
L5	S37°09'00"E	5.31'
L6	S24°22'28"W	50.00'
L7	S14°14'15"W	36.97'
L8	N74°14'04"W	50.00'
L9	N65°46'24"W	50.00'
L10	S24°13'36"W	24.87'
L11	N65°46'24"W	37.84'
L12	N51°29'56"E	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	28°28'01"	75.00'	19.02'	37.26'	36.88'
C2	27°03'29"	125.00'	30.08'	59.03'	58.48'
C3	105°11'53"	10.00'	13.18'	18.42'	15.92'
C4	21°38'51"	275.00'	52.62'	103.98'	103.36'
C5	90°00'00"	25.00'	25.00'	39.27'	35.36'
C6	8°36'32"	425.00'	31.99'	63.86'	63.80'
C7	89°28'18"	10.00'	9.74'	13.44'	13.98'
C8	90°00'00"	10.00'	10.00'	15.71'	14.14'
C9	28°36'54"	225.00'	57.38'	112.37'	111.21'
C10	1°31'41"	425.00'	5.87'	11.33'	11.33'
C11	1°31'42"	375.00'	5.00'	10.00'	10.00'
C12	28°16'16"	325.00'	72.86'	143.39'	142.19'
C13	78°40'01"	10.00'	7.91'	13.36'	12.40'
C14	28°38'54"	175.00'	44.63'	87.40'	86.49'

BUILDING SETBACK NOTE

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

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION
Paul W. Denham
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.
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120351

Project Name:

Champion Park, Unit-7 Subdivision

Applicant:

John Cork

Representative:

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

Owner:

TXBC Meadows L.P.

Staff Coordinator:

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

Property Address/Location:

South of Marbach Road, west of
Thunder Gulch

MAPSCO Map Grid (Ferguson):

612 A-8

Tract Size:

15.91 acres

Council District:

ETJ

Notification:

Internet Agenda Posting
November 21, 2012

REQUEST

Approval of a major plat to subdivide a 15.91-acre tract of land to establish the **Champions Park, Unit-7 Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 13, 2012

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty-seven (67) single-family residential lots, three (3) non-single family residential lots, and approximately two thousand five hundred forty-seven (2,547) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 11, 2012.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 770, Champions Park, accepted on December 29, 2003

III. RECOMMENDATION

Approval of the proposed **Champions Park, Unit-7 Subdivision** Plat.

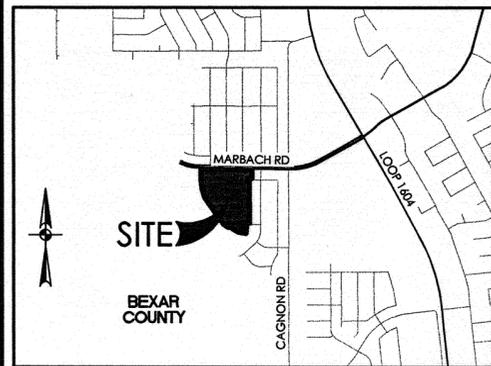
III. ATTACHMENT

1. Proposed plat

PLAT NUMBER 120351

SUBDIVISION PLAT OF CHAMPIONS PARK, UNIT-7

A 15.91 ACRE, OR 692,959 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF 105,572 ACRES CONVEYED TO TXBC MEADOWS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15179, PAGES 2454-2465 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. PAGE SURVEY NO. 188, ABSTRACT 594, COUNTY BLOCK 4334 OF BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 61248
N01-TO-SCALE

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

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 CFM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:
1. 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO 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," "CONVERTING 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 GRANITORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONUMENTARY LOSS RESULTING FROM MODIFICATION 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 AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 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.

OWNER/DEVELOPER: TXBC MEADOWS LP
JOHN CORK
9655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0777
STATE OF Texas
COUNTY OF BEXAR
Mon Copo

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF November, A.D. 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Ar. 2014

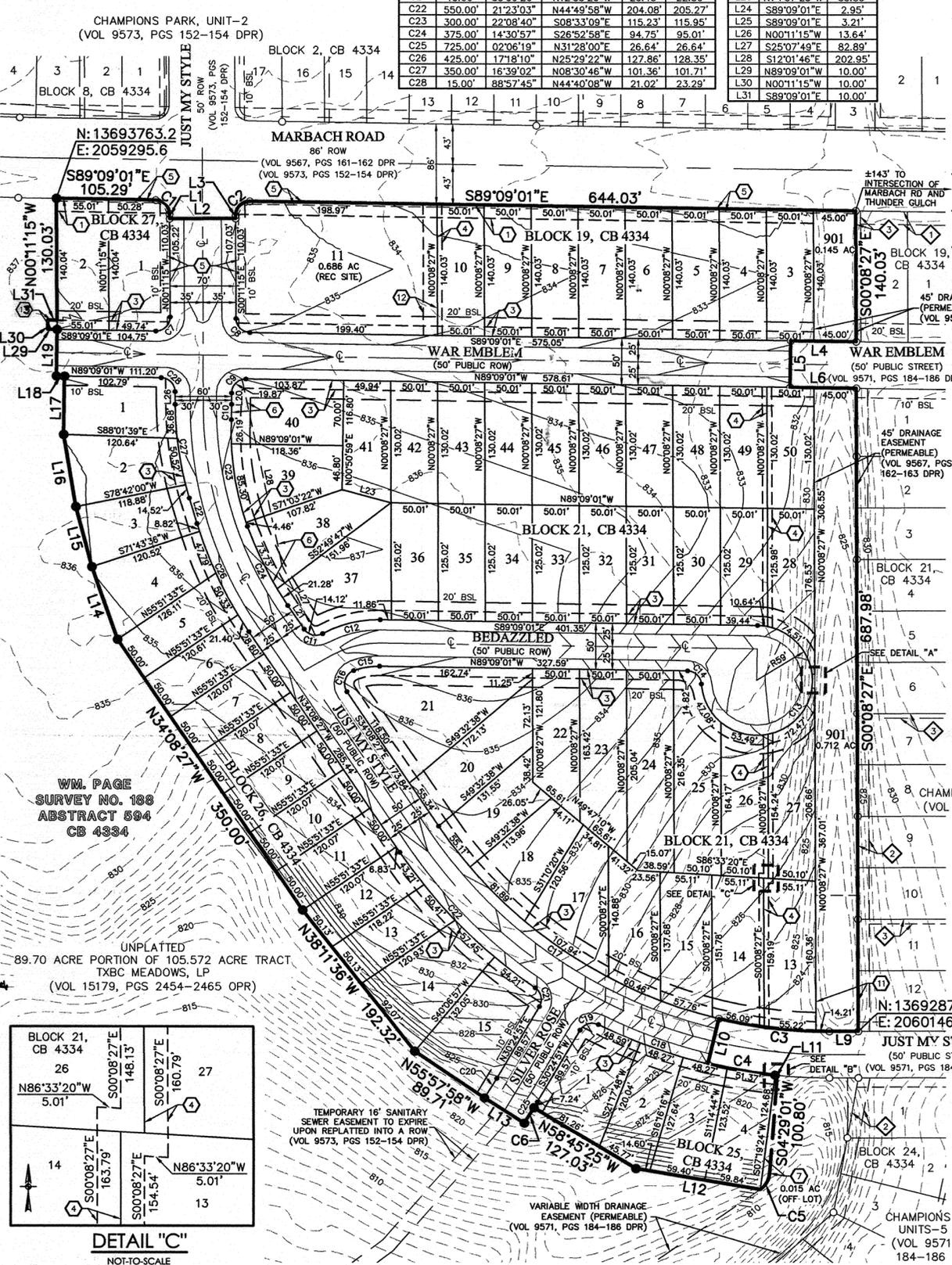
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STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

OPEN SPACE NOTE:
LOT 901, BLOCK 19, COUNTY BLOCK 4334 AND LOT 901, BLOCK 21, COUNTY BLOCK 4334 ARE DESIGNATED AS OPEN SPACE/PARK AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND A PEDESTRIAN EASEMENT.
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.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

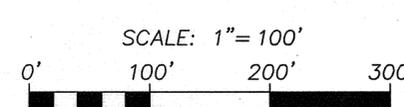
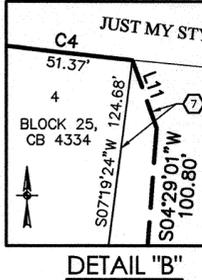
Table with 5 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes a LINE TABLE with 2 columns: LINE, BEARING, LENGTH.



LEGEND

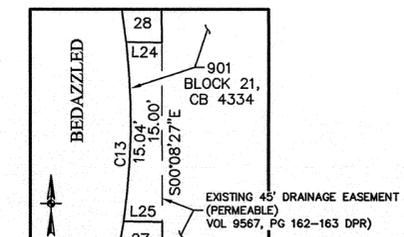
- AC ACRE(S)
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
RW RECYCLED WATER
(FD) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (FD)
EXISTING CONTOURS
PROPOSED CONTOURS

- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VARIABLE WIDTH CLEAR VISION EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT (0.015 ACRES)
45' DRAINAGE EASEMENT (0.712 ACRES)
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 184-186, DPR)
12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 184-186, DPR)
5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 184-186, DPR)
10X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.002 ACRES) (VOL 9567, PGS 162-163 DPR)



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

DATE OF PRINT: October 16, 2012



DETAIL "A" NOT-TO-SCALE

DETAIL "B" NOT-TO-SCALE

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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 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 CHAMPIONS PARK, UNIT-7 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

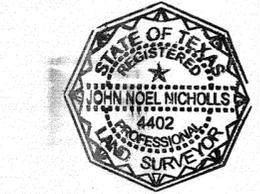
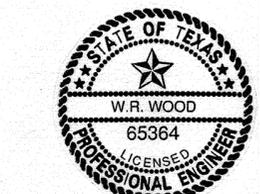
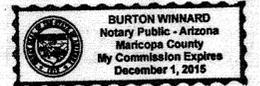
BY: _____ SECRETARY

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





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

120400

Project Name:

The Gardens at Oakland Estates

Applicant:

Joe W. Conrad and
Henry W. Christopher, Jr.

Representative:

Moy Tarin Ramirez Engineers, LLC
c/o Samuel B. Bledsoe, P.E.

Owner:

Joe W. Conrad and
CJC Investments

Staff Coordinator:

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

Property Address/Location:

Southwest of the intersection of Prue
Road and Oakland Road

MAPSCO Map Grid (Ferguson):

548 C-4

Tract Size:

5.758 acres

Council District:

8

Notification:

Published in Daily Commercial
Recorder on November 9, 2012
Notices mailed November 8, 2012

- 7 to property owners within 200 feet within the subdivision
- Notice to the Oakland Estates Neighborhood Association

Internet Agenda posting November 21, 2012

REQUEST

Approval of a major plat to replat a 5.758-acre tract of land to establish **The Gardens at Oakland Estates Subdivision**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 13, 2012

CASE HISTORY

Area being replatted are Lots 22 and 23, Block 9, NCB 14709 out of Oakland Estates plat, recorded in Volume 980, Page 281, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-two (22) single-family residential lots, one (1) non-single family residential lot, and approximately six hundred thirty eight (638) linear feet of public streets.

B. Zoning

“R-6” Residential Single-Family District

C. Major Thoroughfare

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

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 13, 2012.

II. SUPPLEMENTAL INFORMATION

A. To the present, staff has received one written response from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Gardens at Oakland Estates** Replat.

IV. ATTACHMENT

1. Proposed plat

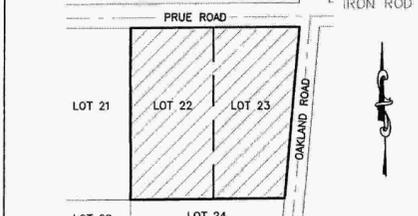
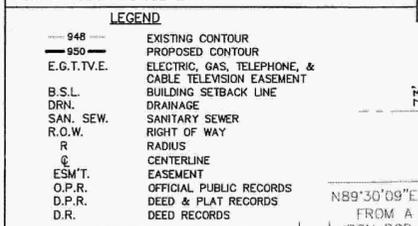
PLAT NO. 120400

REPLAT ESTABLISHING THE GARDENS AT OAKLAND ESTATES

BEING A 5.758 ACRE TRACT BEING THE REMAINING PORTION OF LOTS 22 AND 23, BLOCK 9, N.C.B. 14709, OAKLAND ESTATES RECORDED IN VOLUME 980, PAGE 281, PLAT RECORDS, BEXAR COUNTY, TEXAS

MIR Moy Tarin Ramirez Engineers, LLC

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249



NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C02206...

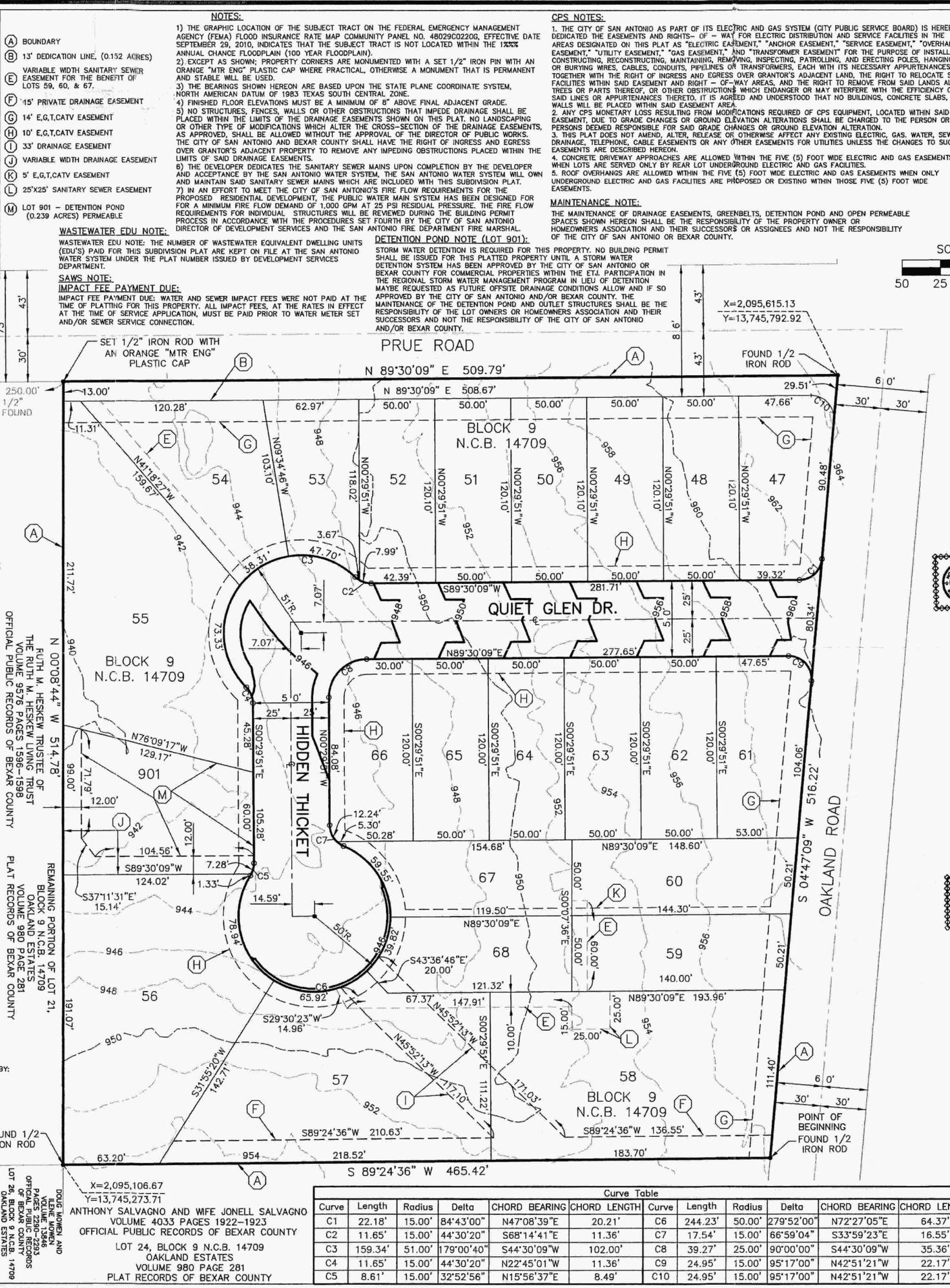
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

DETECTION POND NOTE (LOT 901): STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ...

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS CHRISTINA M. HERNANDEZ Notary Public, State of Texas My Commission expires April 29, 2015

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...



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...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF November 2012 CHRISTINA M. HERNANDEZ Notary Public, State of Texas My Commission expires April 29, 2015

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF November 2012 CHRISTINA M. HERNANDEZ Notary Public, State of Texas My Commission expires April 29, 2015

THIS PLAT OF THE GARDENS AT OAKLAND ESTATES, 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.

Curve Table with columns: Curve, Length, Radius, Delta, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C10.

CHRISTINA M. HERNANDEZ Notary Public, State of Texas My Commission expires April 29, 2015

CHRISTINA M. HERNANDEZ Notary Public, State of Texas My Commission expires April 29, 2015



Vertical text on the right edge: PLAT NO. 120400



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

130041

Project Name:

Messiah Lutheran

Applicant:

David Lee Uhl

Representative:

Brown Surveying, Inc.
c/o Kerry J. Brown, R.P.L.S.

Owner:

David Lee Uhl

Staff Coordinator:

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

Property Address/Location:

93824 Stuart Road

MAPSCO Map Grid (Ferguson):

655 A-2

Tract Size:

2.000

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting November
21, 2012

REQUEST

The applicant is requesting temporary utility service prior to plat approval and recordation of the **UHL Subdivision**, for one (1) single family lot consisting of 2.000 acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Single Family

B. Zoning

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

C. Services Available

East Central Water and On Site Sewer Facility.

D. Interdepartmental Review

Request for reviews were approved by Streets, TIA and Storm Water divisions.

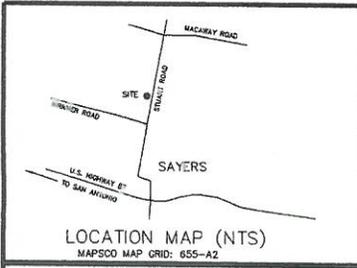
RECOMMENDATION

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

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

ATTACHMENTS

1. Proposed Plat.
2. Request Letter



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", "OVERSHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DRIFTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF BROADCAST AND CROSS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLABS OR WALLS WILL BE PLACED WITH SAID EASEMENT AREAS.

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

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

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

PLAT NUMBER: 130041

SUBDIVISION PLAT ESTABLISHING
UHL SUBDIVISION

BEING 2.000 ACRES OF LAND IN THE M. M. PARKERSON SURVEY NO. 136, ABSTRACT 585, COUNTY BLOCK 5122, BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 1562, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



0 50 100
(SCALE IN FEET)
SCALE: 1" = 100'

BROWN SURVEYING COMPANY
6501 TERRA BONITA
SAN ANTONIO, TEXAS
(210) 648-3697
DATE: 10/23/2012 JOB NO. 12043

LEGEND:
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
IRS = 1/2" IRON ROD SET AT CORNER
PIPE = 3/4" PIPE FOUND
B.S.L. = BUILDING SETBACK LINE

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD 83, TEXAS SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

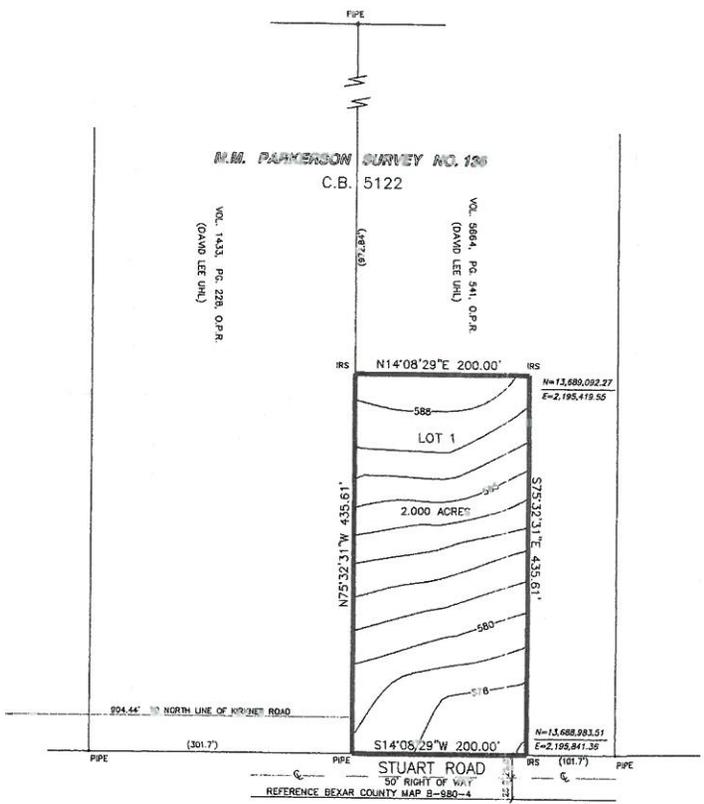
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SETBACKS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

FRANK L. GRANT
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Kerry J. Brown
KERRY J. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
DAVID LEE UHL
3825 STUART ROAD
ADKINS, TEXAS 78101

OWNER _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they ENJOINED 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. 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS _____ DAY OF _____ A.D. 2012

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

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. 2012 AT _____ AND DULY RECORDED IN _____ VOLUME _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED

12 NOV - 2 PM 1:51

LAND DEVELOPMENT SERVICES DIVISION

Attachment 2

Plat Processing Services
1603 Midnight Dr., San Antonio, TX 78260
Ph: 210-279-7920, Fax: 210-764-1359
E-mail: camerc@sbcglobal.net

Attachment 2
RECEIVED

12 NOV -2 PM 1:55

LAND DEVELOPMENT
SERVICES DIVISION

Nov. 01, 2012

City Of San Antonio
Development Services
1901 S. Alamo St.
San Antonio, TX 78204

Re: UHL Subdivision, I. D. #130041

Attn: Ms. Elizabeth Carol

Dear: Ms. Carol

A Plat Deferral is hereby being requested for the above-referenced subdivision in order to secure electrical service to the site. The owner's wife is currently expecting and has to commute from Boerne to La Vernia on a daily basis where she is a school teacher. Progress on the construction cannot commence without electrical service.

The owners are presently residing with other family members in Boerne; your consideration and approval would be greatly appreciated.

I thank you in advance, and remain.

Respectfully,


Edward R. Campos

ERC:jec



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
November 28, 2012

Application/Case Number:

070320

Project Name:

Falcon Landing Unit-1

Applicant:

Joe Hernandez

Representative:

Pape-Dawson Engineers, Inc.
c/o Jon Adame, P.E.

Owner:

KB Homes

Staff Coordinator:

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

Location:

West of the intersection of Culebra
Road and Geronimo Drive

MAPSCO Map Grid (Ferguson):

544 B-7

Tract Size:

51.59 acres

Council District:

ETJ

Notification:

Internet Agenda Posting November
21, 2012

REQUEST

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

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

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

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

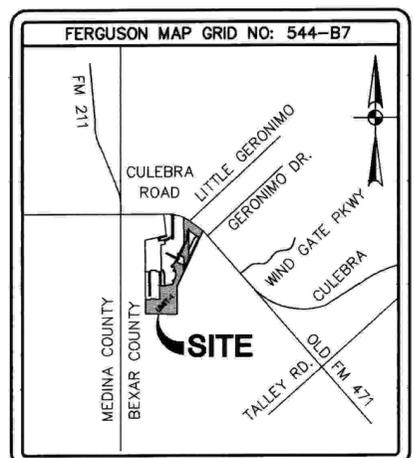
CASE HISTORY

The Planning Commission approved this plat on November 28, 2007 and approved a two (2) year site improvement time extension on November 24, 2010.

ATTACHMENTS

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

PLAT NO. 070320



LOCATION MAP NOT TO SCALE

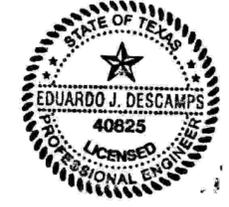
- GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED... 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION... 3. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER... 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS & ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS... 6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC ISLANDS, PARK SPACE (LOTS 906, 906 BLOCK 18, LOT 901 BLOCK 27, LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404) AND OUTLET STRUCTURE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY... 7. LOTS 902, 908, 908 BLOCK 18 AND LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT (NRL). LOT/UTILITY EASEMENTS BEING A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENT. THE MAINTENANCE OF THIS AND EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS... 8. LOT 901, BLOCK 18, COUNTY BLOCK 4404 LIFT STATION AREA TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM AS A LIFT STATION R.O.W... 9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 7' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WITH FRONT LOADED DRY UTILITIES.

- 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. 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 ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 170.00 FEET... 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, DECIDES 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Riche Barnett 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 1 DAY OF November A.D. 20 07

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



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

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD, CHORD BEARING. Rows C1 to C49.

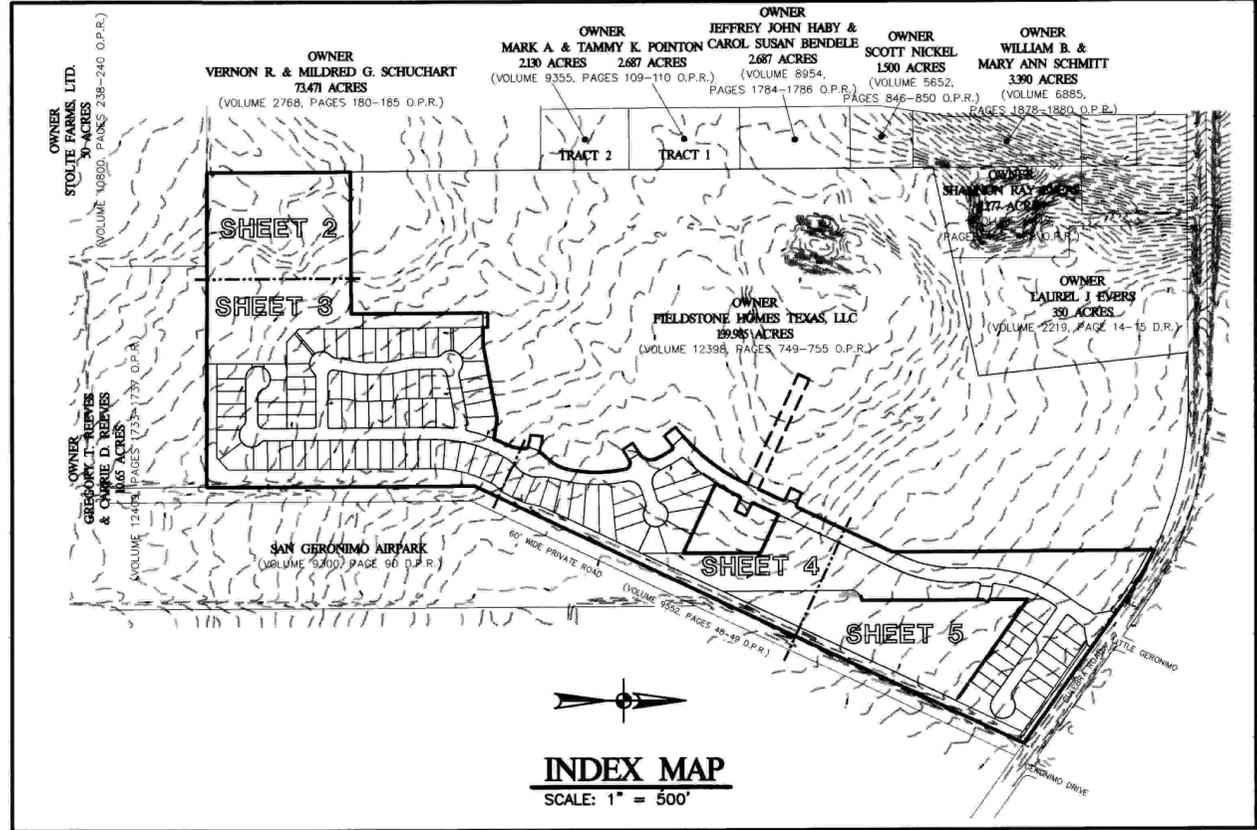
CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD, CHORD BEARING. Rows C50 to C98.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 to L30.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L31 to L50.

CONTOUR NOTES: 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.

- LEGEND: F.L.R. = FOUND 1/2" IRON ROD; D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS; O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; R.O.W. = RIGHT-OF-WAY; [Symbol] = RECOMMENDED DRIVEWAY LOCATION; [Symbol] = NON-RESIDENTIAL LOT (PERMEABLE); [Symbol] = 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; [Symbol] = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; [Symbol] = 12' SANITARY SEWER EASEMENT; [Symbol] = 10' SANITARY SEWER EASEMENT; [Symbol] = 10' BUILDING SETBACK; [Symbol] = 25' BUILDING SETBACK; [Symbol] = 20' WATER EASEMENT; [Symbol] = 20' STREET RIGHT-OF-WAY DEDICATION; [Symbol] = 1' VEHICLE NON-ACCESS EASEMENT; [Symbol] = 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; [Symbol] = FINISHED CONTOURS



SUBDIVISION PLAT OF FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE HOMES TEXAS, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FALCON LANDING, 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 28 DAY OF November, A.D. 20 07



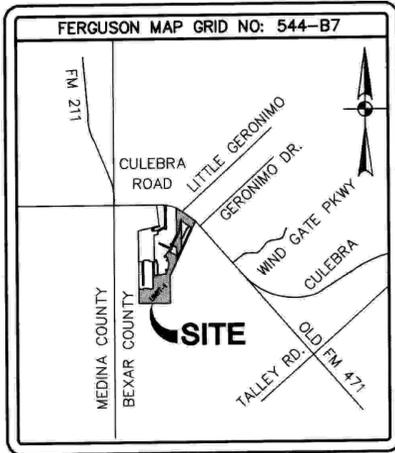
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON... AND THAT AFTER EXAMINATION IT APPEARED THAT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

DATED 20 07 DAY OF November A.D. 20 07 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. 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

OWNER/DEVELOPER: FIELDSTONE HOMES TEXAS, LLC 21232 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258 TEL. NO. (210) 491-7600





LOCATION MAP
NOT TO SCALE

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

2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.

3. 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.

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

5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS & ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC ISLANDS, PARK SPACE (LOTS 904, 906 BLOCK 18, LOT 901 BLOCK 27, LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404) AND OUTLET STRUCTURE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

7. LOTS 906, 903, 906 BLOCK 18 AND LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT (NRL). LOT/UTILITY EASEMENTS BEING A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENT. THE MAINTENANCE OF THIS AND EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.

8. LOT 901, BLOCK 18, COUNTY BLOCK 4404 LIFT STATION AREA TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM AS A LIFT STATION R.O.W.

9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 7' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WITH FRONT LOADED DRY UTILITIES.

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. 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 ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 170.00 FEET.

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.

Kate Barnett
OWNER: FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kate Barnett*, 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 1st DAY OF November A.D. 2007

Stephane Thomas
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.

Edward J. Descamps
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

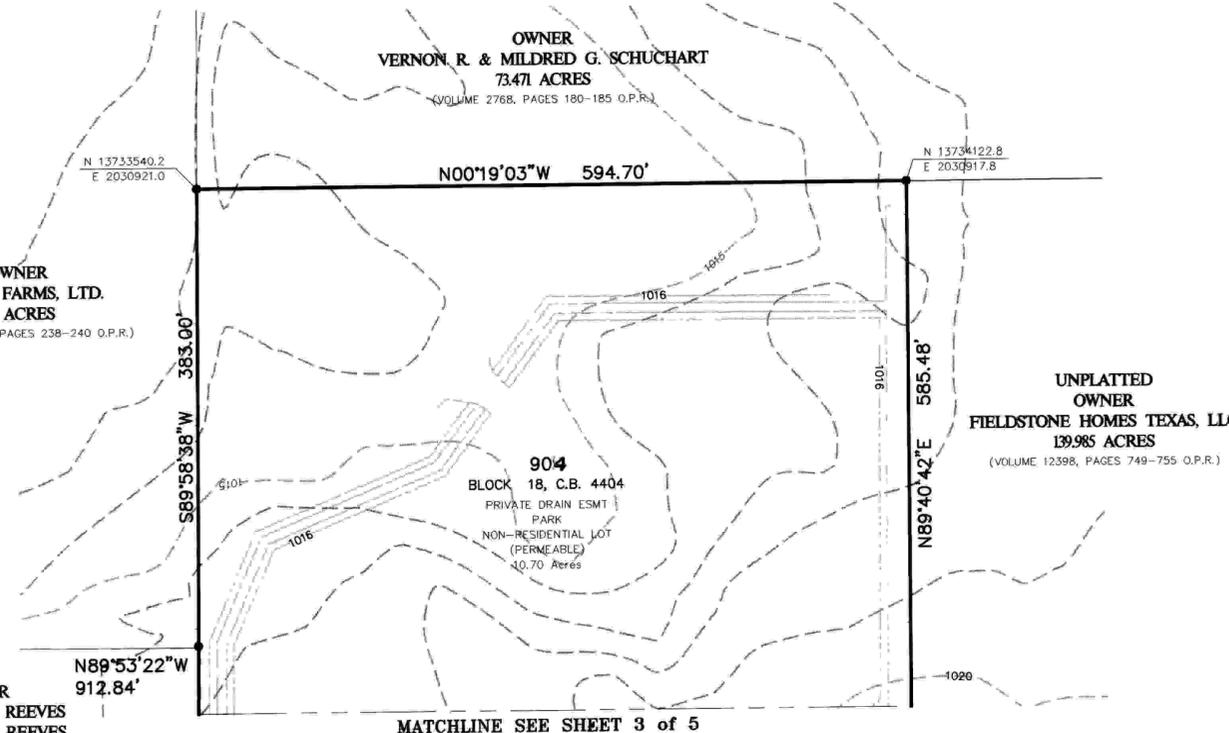
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

Wendell Dawson
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 491-7600



353 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.9000 FAX: 210.378.9010



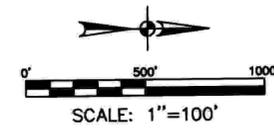
OWNER
VERNON R. & MILDRED G. SCHUCHART
73.47 ACRES
(VOLUME 2768, PAGES 180-185 O.P.R.)

OWNER
STOLTE FARMS, LTD.
50 ACRES
(VOLUME 10800, PAGES 238-240 O.P.R.)

OWNER
GREGORY T. REEVES
& CARRIE D. REEVES
10.65 ACRES
(VOLUME 12409, PAGES 1733-1737 O.P.R.)

UNPLATTED
OWNER
FIELDSTONE HOMES TEXAS, LLC
139.985 ACRES
(VOLUME 12398, PAGES 749-755 O.P.R.)

MATCHLINE SEE SHEET 3 of 5



SURVEYOR'S NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
N: 292928.343 W: 0863435.880
DF4377 TXOC CORPUS CHRISTI R2 CORS ARP
N: 274436.854 W: 0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP
N: 275018.049 W: 0970332.219

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:
1. 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.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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.

LEGEND:

- F.I.R. = FOUND 1/2" IRON ROD
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- ↓ = RECOMMENDED DRIVEWAY LOCATION
- (NRL) = NON-RESIDENTIAL LOT (PERMEABLE)
- (A) = 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- (B) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- (C) = 12' SANITARY SEWER EASEMENT
- (D) = 18' SANITARY SEWER EASEMENT
- (E) = 10' BUILDING SETBACK
- (F) = 25' BUILDING SETBACK
- (G) = 20' WATER EASEMENT
- (H) = 20' STREET RIGHT-OF-WAY DEDICATION
- (I) = 1' VEHICLE NON-ACCESS EASEMENT
- (J) = 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- [B40] = FINISHED CONTOURS

NOTE:

FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 1 OF 5

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," "OVERLAP 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 GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE ATTACHMENT 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 BEING 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 8th DAY OF January A.D. 2007
Robert J. Wolf
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Samuel B. ...
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. _____

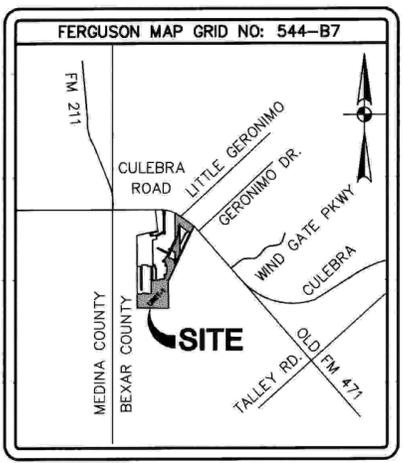


SUBDIVISION PLAT OF
FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ FALCON LANDING, 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 1st DAY OF November A.D. 2007

BY: *Flora R. ...*
CHAIRMAN
BY: *Flora R. ...*
SECRETARY



LOCATION MAP NOT TO SCALE

- GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

- 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.

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...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

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...

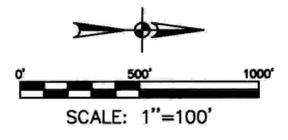
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

- 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...

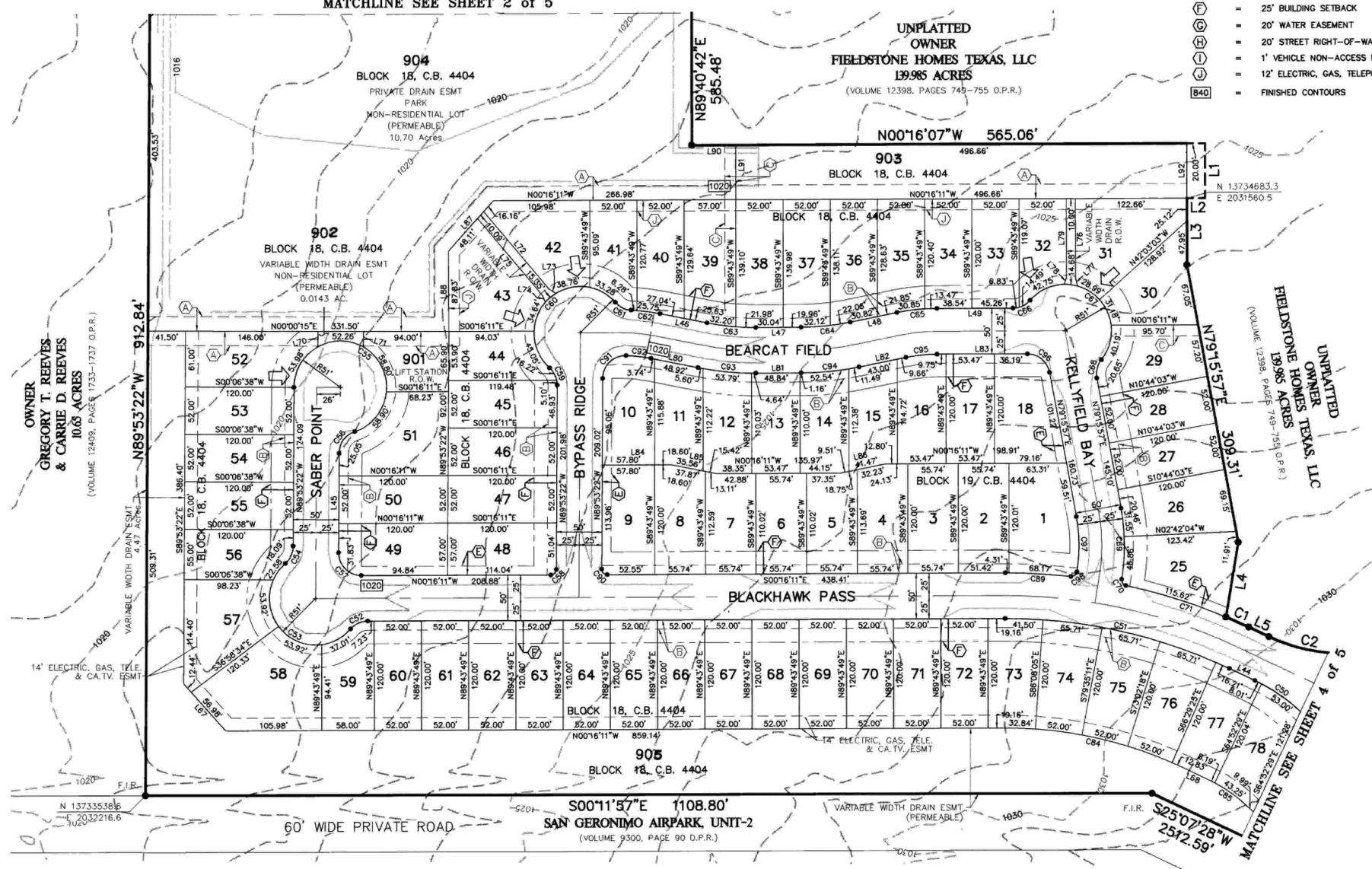
- CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT...

- IMPACT FEE PAYMENT DUE: 1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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



- LEGEND: F.I.R. = FOUND 1/2" IRON ROD D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS R.O.W. = RIGHT-OF-WAY



- SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



SUBDIVISION PLAT OF FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE HOMES TEXAS, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...

THIS PLAT OF FALCON LANDING, 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 28 DAY OF November A.D. 20 07



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 [Date] AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME...

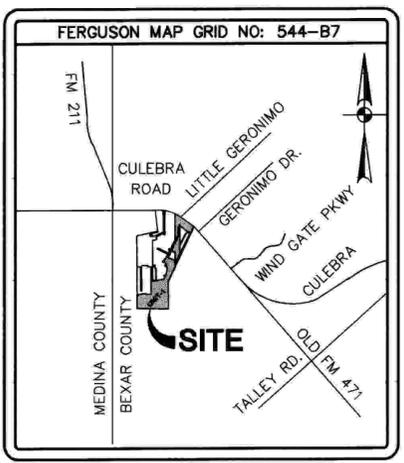
STATE OF TEXAS COUNTY OF BEXAR I, [Name], COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE [Date] DAY OF [Month] A.D. [Year] AT [Time] M. AND DULY RECORDED THE [Date] DAY OF [Month] A.D. [Year] AT [Time] M. IN THE DEED AND PLAT RECORDS OF BEXAR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



OWNER: FIELDSTONE HOMES TEXAS, LLC 21232 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258

OWNER/DEVELOPER: FIELDSTONE HOMES TEXAS, LLC 21232 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258 TEL. NO. (210) 491-7600

PAPE-DAWSON ENGINEERS 555 EAST RAMEY | SAN ANTONIO TEXAS 78215 | PHONE: 210.375.9000 FAX: 210.375.9010



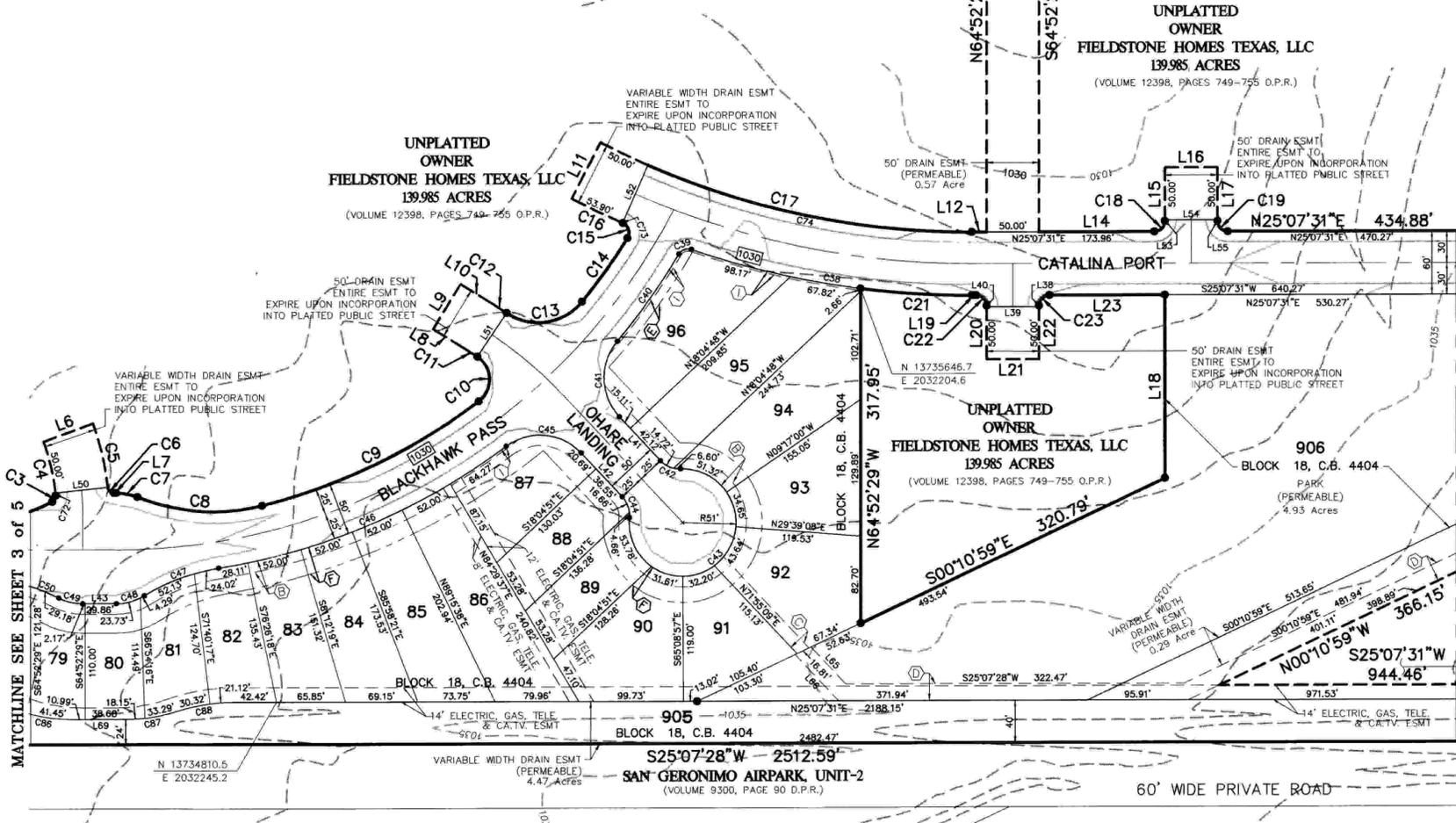
C.P.S. NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PARALLING, AND ERECTING POLES, WIRING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR APPURTENANCES 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 HERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD; D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS; O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; R.O.W. = RIGHT-OF-WAY; [Symbol] = RECOMMENDED DRIVEWAY LOCATION; (NRL) = NON-RESIDENTIAL LOT (PERMEABLE); (A) = 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; (B) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; (C) = 12' SANITARY SEWER EASEMENT; (D) = 16' SANITARY SEWER EASEMENT; (E) = 10' BUILDING SETBACK; (F) = 25' BUILDING SETBACK; (G) = 20' WATER EASEMENT; (H) = 20' STREET RIGHT-OF-WAY DEDICATION; (I) = 1' VEHICLE NON-ACCESS EASEMENT; (J) = 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT; [Symbol] = FINISHED CONTOURS

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 5. SCALE: 1"=100'

- GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT. 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT. 3. 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. 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS & ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. 6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC ISLANDS, PARK SPACE (LOTS 904, 906 BLOCK 18, LOT 901 BLOCK 27, LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404) AND OUTLET STRUCTURE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS WHICH ARE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY. 7. LOTS 906, 905, 905 BLOCK 18 AND LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT (NRL). LOT/UTILITY EASEMENTS BEING A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENT. THE MAINTENANCE OF THIS AND EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS. 8. LOT 901, BLOCK 18, COUNTY BLOCK 4404 LIFT STATION AREA TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM AS A LIFT STATION R.O.W. 9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 7' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WITH FRONT LOADED TR UTILITIES.

- 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. 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 ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 170.00 FEET. 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.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF November A.D. 2007.

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

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

OWNER/DEVELOPER: FIELDSTONE HOMES TEXAS, LLC 21232 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258 TEL. NO. (210) 491-7600

PAPE-DAWSON ENGINEERS 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8009 FAX: 210.375.9610



SUBDIVISION PLAT OF FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.

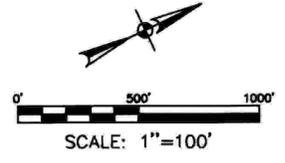
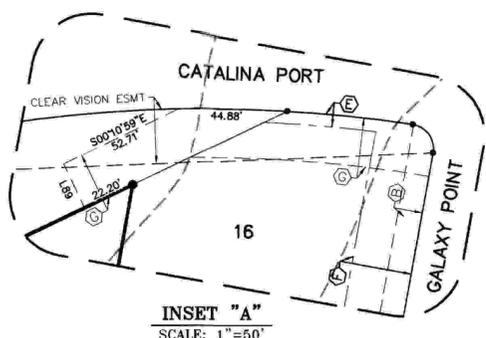
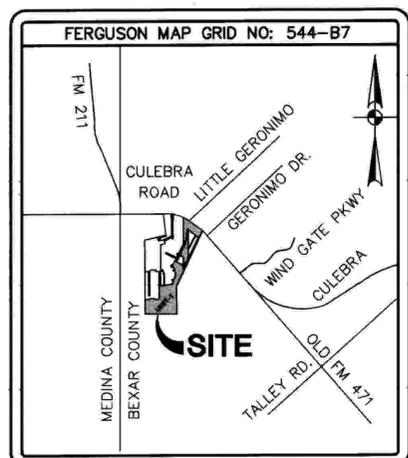
THIS PLAT OF FALCON LANDING, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 23 DAY OF November A.D. 2007. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY



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 [Signature] 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 23 DAY OF November A.D. 2007. County Judge, Bexar County, Texas County Clerk, Bexar County, Texas

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





GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 3. 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... 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS & ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS... 6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC ISLANDS, PARK SPACE (LOTS 906, 906 BLOCK 18, LOT 901 BLOCK 27, LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404) AND OUTLET STRUCTURE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY... 7. LOTS 906, 906'S, 906 BLOCK 18 AND LOT 901, 902 BLOCK 29, COUNTY BLOCK 4404 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT (NRL) LOT/UTILITY EASEMENTS BEING A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENT. THE MAINTENANCE OF THIS AND EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS... 8. LOT 901, BLOCK 18, COUNTY BLOCK 4404 LIFT STATION AREA TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM AS A LIFT STATION R.O.W... 9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 7' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WITH FRONT LOADED DRY UTILITIES... TPOOT 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. 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 ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 170.00 FEET... 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TPOOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL AS BE DIRECTED BY TPOOT.

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 PUBLIC THE SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.



OWNER: FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Leigh Anne Polmar*, 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 November A.D. 2007

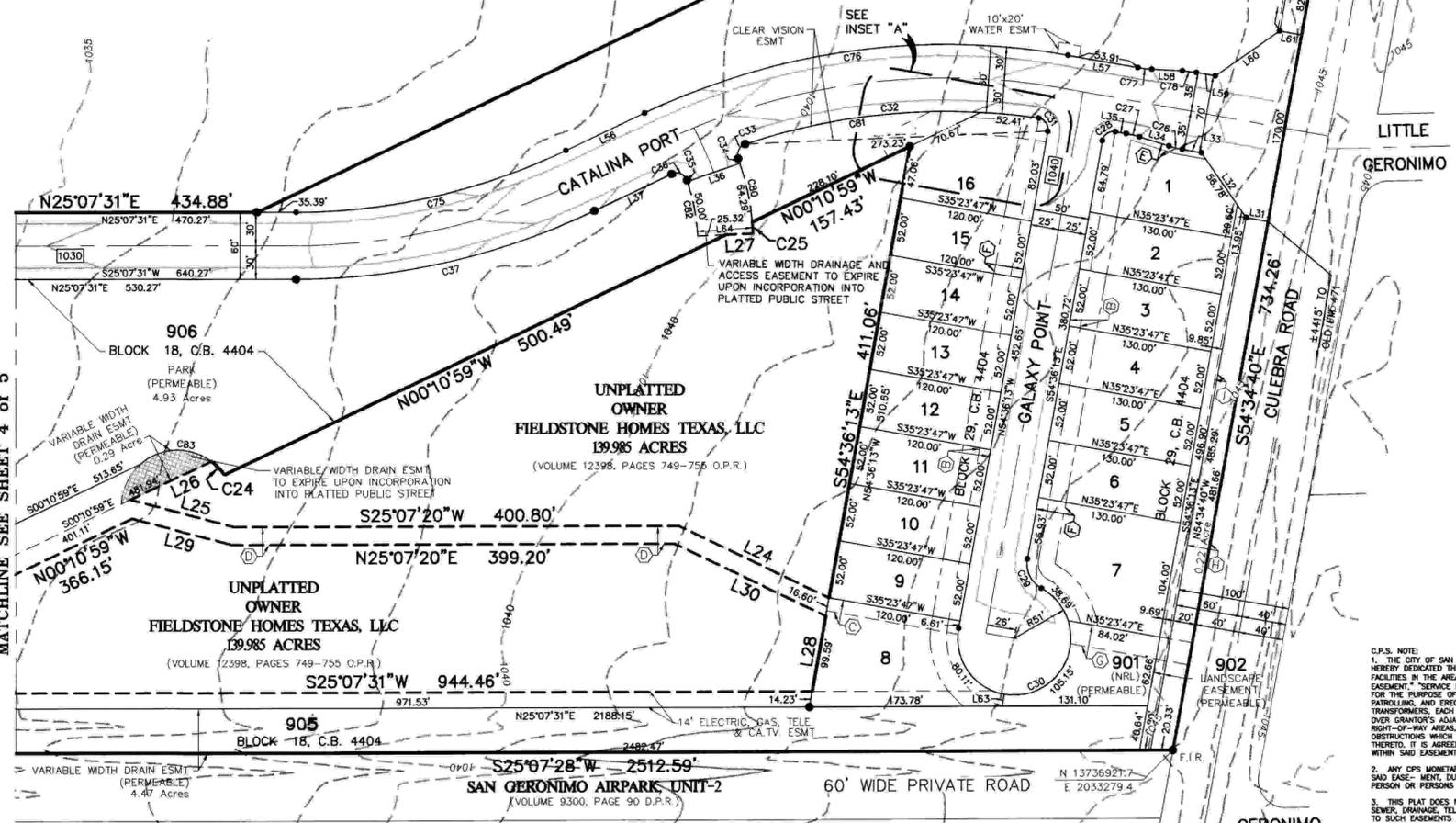


STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

OWNER/DEVELOPER:
FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 491-7600

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
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC THE SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, AND CABLE TV EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 491-7600



OWNER/DEVELOPER:
FIELDSTONE HOMES TEXAS, LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 491-7600

PAPE-DAWSON ENGINEERS
555 EAST RAMSAY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.8200
FAX: 210.375.9010

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

SUBDIVISION PLAT OF
FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FALCON LANDING, 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 20 DAY OF November A.D. 2007

BY: *[Signature]*
CHAIRMAN
BY: *[Signature]*
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 8th DAY OF November A.D. 2007 AND THAT AFTER EXAMINATION IT APPEARED 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.

DATE THIS 8th DAY OF November A.D. 2007
[Signature]
COUNTY JUDGE, BEXAR COUNTY, TEXAS
[Signature]
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



Attachment 2
DEVELOPMENT SERVICES
DEPARTMENT
2012 NOV -9 P 11: 20
DIRECTOR'S OFFICE

November 2, 2012

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

RE: SUBDIVISION PLAT TIME EXTENSION REQUEST – FALCON LANDING UT 1 – PLAT #2007000320

Dear Mr. Sanchez,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a one year time extension for the completion of improvements and subdivision plat approval for Falcon Landing Subdivision Unit 1, plat #2007000320, which was approved by the City of San Antonio Planning Commission on 11/28/ 2007. This project consists of 107 single family lots, located within the ETJ of the City of San Antonio. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for both water and sewer services.

We hope that you will consider and grant our request for a one year time extension for the completion of improvements. The challenging economic climate, as well as the downturn in the housing market and home sales delayed the start of construction.

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

Sincerely,

A handwritten signature in blue ink that reads 'Joe Hernandez'.

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



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE, DISPOSITION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
November 28, 2012

Special Project Number:

1650

Petitioner:

VIA Metropolitan Transit Authority
c/o John Seymore

Staff Coordinator:

Mary L. Fors, Management Analyst
(210) 207-4083
mary.fors@sanantonio.gov

Property Address/Location:

123 North Medina
Public Right-of-Way under Union
Pacific railroad overpass

Tract Size:

Approximately 5,550 square feet

Council District(s):

5

Notification:

Not applicable

REQUEST

A Resolution supporting and recommending City Council approve a request by VIA for a 10-year License Agreement between VIA and the City to use public right-of-way under the Union Pacific Railroad Commerce Street overpass between Medina and Salado (NCB 247)

RECOMMENDED ACTION

Approval

SYNOPSIS OF ANALYSIS

This request was canvassed throughout City departments and utility agencies in accordance with Municipal Code. The request received conditional approval, and VIA has agreed to the conditions of the License Agreement

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

CITY OF SAN ANTONIO
Request for Council Action

Agenda Item #
Council Meeting Date: 12/6/2012
RFCA Tracking No: R-9853

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
Council District 5

SUBJECT:
License Public ROW on West Commerce Street between Medina and Salado

SUMMARY:

An ordinance authorizing a 10-year License Agreement with VIA Metropolitan Transit Authority for use of public right-of-way under the Commerce Street Union Pacific Railroad overpass, located on West Commerce Street between Medina and Salado (NCB 247) to use as a staging area during construction of the VIA West Side Multimodal Transit Center; then employee parking when construction is complete.

BACKGROUND INFORMATION:

VIA Metropolitan Transit purchased the Generations Federal Credit Union's downtown headquarters building located at 123 North Medina. VIA is rolling out its Bus Rapid Transit (BRT) system to service the high ridership corridor on Fredericksburg Road. The route will connect the Central Business District and the South Texas Medical Center.

The Credit Union had a 25-year lease with the City to use public right-of-way under the Commerce Street viaduct for employee parking. The lease was set to expire December, 2012.

VIA wants to use the location for staging during construction; then for employee parking after construction of the West Side Multimodal Transit Center is complete. Municipal Code has been revised, so this request is now considered a 10-year license agreement instead of a lease under Section 37-9. The request was canvassed and received conditional approval.

ISSUE:

This ordinance authorizes a 10-year License Agreement with VIA Metropolitan Transit Authority for use of public right-of-way under the Commerce Street Union Pacific Railroad overpass, located on West Commerce Street between Medina and Salado (NCB 247) to use as a staging area during construction of the VIA West Side Multimodal Transit Center; then employee parking when construction is complete.

ALTERNATIVES:

City Council could choose not to approve this request; however VIA would then need to secure additional real estate interests to accommodate staging during the construction of the facility; then parking for employees when the facility is operational.

FISCAL IMPACT:

The license fee of \$8,250.00 is based on the fair market value of the licensed area that was determined by an appraisal by Debra S. Runyan, MAI, dated August 21, 2012.

The project qualified for a 25% reduction (\$2,063.00) of the license fee under the Inner City Revitalization Infill/Policy program. Appraisal and recording fees amounted to \$2,050.00. The City will collect a total of \$8,237.00 for the 10-year license of the 5,500 square feet area under the Commerce Street viaduct. The revenues from this agreement will be deposited in the General Fund in accordance with the FY 2013 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a 10-year License Agreement with VIA Metropolitan Transit Authority for use of public right-of-way under the Commerce Street Union Pacific Railroad overpass, located on West Commerce Street between Medina and Salado (NCB 247) to use as a staging area during construction of the VIA West Side Multimodal Transit Center; then employee parking when construction is complete.

ATTACHMENT(S):

File Description	File Name
License Agreement	VIA License Agreement.pdf
VIA Letter of Agreement	Exe LofA.pdf
VIA Map Parking	VIA Map.pdf



S.P. 1650
VIA Request for License Agreement to park under the Commerce Street viaduct between Medina and Salado



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

September 12, 2012

VIA Metropolitan Transit
800 West Myrtle
P.O. Box 12489
San Antonio, Texas 78212

Re: S.P. 1650 VIA request to use right-of-way under the viaduct on West Commerce Street between Medina and Salado for construction staging; then employee parking

Dear Mr. Seymore,

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.

City Public Service Energy

- Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees 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 with City Public Service and at the sole expense of the petitioner.
- Underground Engineering has no objections to the plans stated in SP1650. We do have underground facilities feeding the Transit Center building. We request the customer call for locates and coordinates with CPS Energy if any excavation will take place during construction.

Public Works

- Contact and confirm with all utilities that there are no conflicts.

Development Services

- Provided proper permits are obtained.

San Antonio Water System

- SAWS has existing infrastructure along West Commerce Street between Frio and Salado in the area where the viaduct is located. Petitioner shall, at its sole expense, insure that SAWS has access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing and removing its facilities. Should any damage

to or failure in SAWS facilities result from Petitioner use of this area, Petitioner shall, upon notice, promptly reimburse SAWS for any and all damages, and for any expense incurred by SAWS in repairing and/or replacing SAWS' facilities. SAWS shall have no obligation to reimburse Petitioner, Petitioner's agents, assigns, contractors and/or its employees for any damages caused by SAWS performing the above operations.

Capital Improvements Management Services

- Petitioner agrees to remit the following fees:

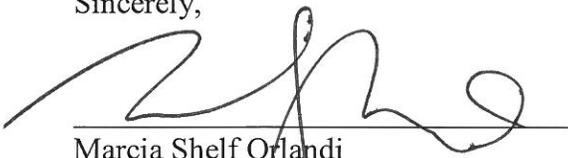
\$8,250 – License Fee based on appraised value
(\$2,063) - less 25% ICRIP waiver
\$2,000 - appraisal fee
\$ 50 - recording fee

\$8,237 – Total Fee

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement and licensing fees we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By

Title

Print Name

Date

License Agreement

This License Agreement (“License”) is entered into between Licensee and the City of San Antonio (“Licensor”) under the authority of the Authorizing Ordinance.

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1. Identifying Information.

Authorizing Ordinance:

Project No. 1650

Licensee: VIA Metropolitan Transit Authority

Licensee's Address: 800 West Myrtle, P.O. Box 12489, San Antonio, Texas
78212

Term: Ten years

Fee: \$8,250

Premises: A portion of the public right-of-way of West Commerce Street between Medina and Salado as further depicted on **Exhibit A** and as encroached upon by Licensee within the Scope of the License.

Scope of License: Purposes related to construction staging and employee parking

Effective Date: The effective date of the Authorizing Ordinance

Licensor's Address: City Clerk, City of San Antonio, P.O. Box 839966/2nd Floor, City Hall, San Antonio, Texas 78283-3966

2. Grant of License.

Licensor grants Licensee a license ("License") to use, maintain, and operate the Premises within the Scope of the License. This License is limited to the stated Term and is conditioned on Licensee's payment of the Fee. This license does not relieve Licensee of any other approvals, permits, or licenses that may otherwise be required including but not limited to right-of-way management permits. This license is subject to all pre-existing rights of the San Antonio Water System, CPS Energy, telecommunications and cable companies, and others who have rights in the Premises. Licensor expressly disclaims a covenant of quiet enjoyment as to this License.

3. Restrictions on Use/Recording.

3.01. This License does not grant Licensee authority to use any public rights-of-way beyond the Premises.

3.02. This License grants only a privilege, not a real property interest. Licensor may enter the Premises at any time to assert its real property interest or for other purposes not interfering unreasonably with the Scope of License.

3.03. A Memorandum of License Agreement in form satisfactory to Licensor will be recorded by Licensor in the Official Public Records of Real Property of Bexar County, Texas. Licensee must pay the recording fees.

4. License Fee.

Licensee must pay the Fee in a one-time lump sum, on or before the Effective Date. The Fee must be paid at the Department of Capital Improvement Management Services, 114 W. Commerce St., 2nd Floor (c/o Property Disposition Manager), San Antonio, Texas 78205.

5. Construction, Maintenance, and Operations.

5.01. Costs. Licensee is solely responsible for all costs of construction, installation, repairs, maintenance, operation, and the like of any property placed on the Premises.

5.02. No Liability. Licensor assumes neither liability nor expense under this License. Licensor is not liable to Licensee or otherwise for damage to the Premises arising from or related to activities of Licensor in the vicinity.

5.03. Relocation. If Licensor's needs require relocation, maintenance, or adjustment in the Premises or improvements by Licensee thereto, the relocation, maintenance, or adjustments will be at Licensee's sole cost and expense.

5.04. Maintenance. Licensee, at its sole cost and expense, must maintain all improvements it constructs or installs on the Premises. In so doing, Licensee must adhere to all applicable safety standards and must adhere to all applicable federal, state, or local laws, rules, or regulations.

5.05. No Power to Bind. Licensee cannot bind or permit another to bind Licensor for payment of money or for any other obligation.

5.06. Contractors and Subcontractors. Licensee must promptly pay anyone performing work on behalf of Licensee who could file a mechanics' or materialmen's lien on the Premises. If any such lien is filed, Licensor may treat it as an event of default and terminate this License by delivering 45 days prior written notice to Licensee. But if the lien is removed or released of record within the notice period, this License remains in effect. Licensee remains obligated to clear the lien without cost to Licensor even after termination.

6. Indemnity.

6.01. These definitions apply to the indemnity provisions of this Contract:

6.01.01. **"Indemnified Claims" mean all loss, cost, liability, or expense, directly or indirectly arising, in whole or in part, out of acts or omissions of any person other than an Indemnitee that give rise to assertions of Indemnitee liability under this Contract, whether or not the person is a party to this agreement. Indemnified Claims include attorneys' fees and court costs and include claims arising from property damage and from personal or bodily injury, including death. Indemnified Claims also include claims in which an Indemnitee shares liability with the Indemnitor, excluding only claims as to which Indemnitees are solely negligent.**

6.01.02. "Indemnites" means the City of San Antonio and its elected officials, officers, employees, agents, and other representatives, collectively, against whom an Indemnified Claim has been asserted.

6.01.03. "Indemnitor" means Licensee.

6.02. Indemnitor must indemnify Indemnites, individually and collectively, from all Indemnified Claims.

6.03. If Indemnitor and one or more Indemnites are finally adjudged to be jointly liable for Indemnified Claim, Indemnitor need not further indemnify the so-adjudged Indemnites from liability arising from the Indemnites' adjudicated share of liability. But despite allegations of Indemnitee negligence, Indemnitor must nevertheless defend all Indemnites until final adjudication. Indemnitor may not recover sums previously spent defending or otherwise indemnifying the Indemnitee who has been adjudged to be negligent and must continue to indemnify other Indemnites.

6.04. There are no third-party beneficiaries of this indemnity other than the category of people and entities included within the definition of Indemnites..

6.05. Indemnitor must promptly advise the City of San Antonio in writing of any Indemnified Claim and must, at its own cost, investigate and defend the Indemnified Claim. Whether or not the City of San Antonio is an Indemnitee as to a particular Indemnified Claim, the City of San Antonio may require Indemnitor to replace the counsel Indemnitor has hired to defend Indemnites. The City may also require Indemnitor to hire specific-named counsel for so long as the named counsel's hourly rates do not exceed the usual and customary charges for counsel handling sophisticated and complex litigation in the locale where the suit is pending. No such actions release or impair Indemnitor's obligations under this indemnity paragraph, including its obligation to pay for the counsel selected by City. Regardless of who selects the counsel, the counsel's clients are Indemnites, not Indemnitor.

6.06. In addition to the indemnity required under this Contract, each Indemnitee may, at its own expense, participate in its defense by counsel of its choosing without relieving or impairing Indemnitor's obligations under this indemnity paragraph.

6.07. Indemnitor may not settle any Indemnified Claim without the consent of the City of San Antonio, whether or not the City is an Indemnitee as to the particular Indemnified Claim, unless (A) the settlement will be fully funded by Indemnitor and (B) the proposed settlement does not contain an admission of liability or wrongdoing by any Indemnitee. The City's withholding its consent as allowed in the preceding sentence does not release or impair Indemnitor's obligations of this indemnity paragraph. Even if the City of San Antonio is not an Indemnitee as to a particular Indemnified Claim, Indemnitor must give City at least

20 days advance written notice of the details of a proposed settlement before it becomes binding. Any settlement purporting to bind an Indemnatee must first be approved by City Council.

6.08. Nothing in this Contract waives governmental immunity or other defenses of Indemnitees under applicable law.

6.09. If, for whatever reason, a court refuses to enforce this indemnity as written, and only in that case, the parties must contribute to any Indemnified Claim 5% by the Indemnitees and 95% by the Indemnitor. Indemnitor need look only to the City of San Antonio for Indemnitees' 5% if the City of San Antonio is an Indemnified Party as to a particular Indemnified Claim.

7. Insurance.

7.01. Without limiting Licensor's rights to indemnity, Licensee must provide and maintain insurance, at its own expense, with companies admitted to do business in the State of Texas and with a rating of A- or better by A. M. Best and Company or provide evidence of self-insurance, in the following types and amounts:

Type	Amount
1. Worker's Compensation during the performance of improvements to the Premises or an approved alternate plan at other periods during the Term.	Statutory, with a waiver of subrogation in favor of Licensor
2. Employers' Liability during improvements to the Premises or an approved alternate plan at other periods during the Term.	\$500,000 per category, with a waiver of subrogation in favor of Licensor
3. Commercial General (Public) Liability – to include coverage for the following where the exposure exists: (a) Premises/Operations (b) Independent Contractors (c) Products/Completed (d) Personal Injury Liability (e) Contractual Liability (f) Explosion, Collapse and Underground Property (g) Broad Form Property Damage	For Bodily Injury and Property Damage: \$1,000,000 per Occurrence, \$2,000,000 general aggregate or its equivalent in Umbrella or Excess Liability coverage.
4. Property Insurance -- for physical damage to the property of Licensee including improvements and betterments to the Premises.	Coverage for a minimum of 80% of the actual cash value of the improvements.

Any substitute for Workers' Compensation and Employer's Liability must be approved in advance by Licensor's Risk Manager.

7.02. Licensor's Risk Manager may reasonably modify the above requirements if he determines the modification is in the Licensor's best interest. If Licensee believes the requested change is unreasonable, Licensee has 60 days to give notice of termination. The termination provisions then apply.

7.03. With respect to the above required insurance, each insurance policy required by this License must contain the following clauses:

“No insurance or self-insurance provided by Licensee can be canceled, limited in scope or coverage, or non-renewed until after 30 days' prior written notice has been given to:

Department of Capital Improvement Management Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attention: Property Disposition Manager”

“Any insurance or self-insurance provided by Licensee is primary to any insurance or self-insurance maintained by the City of San Antonio.”

“Any insurance or self-insurance maintained by the City of San Antonio applies in excess of, not in contribution with, insurance provided by this policy.”

7.04. Each insurance policy required by this License, excepting policies for Workers' Compensation, Employer's Liability and Professional Liability, must contain the following clause:

"The City of San Antonio, its elected officials, employees, agents, and representatives are added as additional insureds.”

7.05. Licensee must deliver to Licensor, within 30 days after the Effective Date, endorsements to the above-required policies adding the applicable clauses referenced above. Such endorsements must be signed by an authorized representative of the insurance company and show the signatory's company affiliation and title. Licensee must deliver to Licensor documentation acceptable to Licensor confirming the authority of those signing the endorsements.

7.06. The Notices and Certificates of Insurance must be provided to the same address as for notices of cancellation.

7.07. This License does not limit Licensee's liability arising out of or related to the Premises or Licensee's activities thereon.

7.08. Licensee waives all claims against Licensor for injury to persons or property on or about the Premises, whether or not caused by Licensor's negligence.

8. Termination.

8.01. Licensor may terminate this License at any time before expiration by giving Licensee 30 days' written notice.

8.02. Upon expiration or termination, all rights and privileges immediately cease, and Licensee must immediately cease use of the Premises. Licensor may direct Licensee to either (a) abandon the encroaching improvements and appurtenances, including lines and equipment; or (b) remove all or any part of them and restore the Premises, at Licensee's sole cost, to original condition. Improvements or appurtenances not removed within 90 days after termination, whether by expiration or otherwise, become the property of Licensor. Licensor may, without liability to Licensee, dispose of such property at a public or private sale, without notice to Licensee. Licensee is liable for Licensor's costs incurred in connection with Licensee's property.

9. Assignment/Sublicensing.

This License cannot be assigned or sublicensed, other than to Licensee's parent or subsidiaries. Licensee must give Licensor 30 days' written notice before such an assignment or sublicense. Licensee cannot lease or sublease the Premises.

10. Condemnation.

If the Premises are taken, in whole or in part, by eminent domain, Licensor may terminate this License as of the date title to the taken land vests in the condemning authority. Licensee waives any claim to condemnation proceeds paid to Licensor. Licensee may seek a separate condemnation award.

11. Attorney's Fees and Court Costs.

In any action in which Licensee is found to have materially defaulted hereunder, Licensor can recover from Licensee its reasonable attorney's fees.

12. Taxes and Licenses.

Licensee must pay, on or before the due date all federal, state, and local taxes, license fees, permit fees, and similar charges now or hereafter levied on Licensee or its property or on the Premises and arising from Licensee's use thereof.

13. Prohibited Interests in Contracts.

13.01. The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a

contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:

- (a) a City officer or employee;
- (b) his parent, child or spouse;
- (c) a business entity in which the officer or employee, or his parent, child or spouse owns (i) 10% or more of the voting stock or shares of the business entity, or (ii) 10% or more of the fair market value of the business entity;
- (d) a business entity in which any individual or entity above listed is a (i) subcontractor on a City contract, (ii) a partner, or (iii) a parent or subsidiary business entity.

13.02. Licensee warrants and certifies as follows:

- (a) Licensee and its officers, employees and agents are neither officers nor employees of the City.
- (b) Licensee has tendered to the City a Discretionary Contracts Disclosure Statement in compliance with the City's Ethics Code.

13.03. Licensee acknowledges that City's reliance on the above warranties and certifications is reasonable.

14. Licensee Financing.

Licensee may encumber Licensee's personal property on the Premises, and any lien of Licensor (whether by statute or under this License) is subordinate to the financing lien. Licensor will acknowledge this subordination in writing, if the proffered documents do not modify the rights and obligations of this License. The City Manager or a designee may execute such documents, without a further ordinance. But if the documents modify the License, then a specific ordinance is required.

15. Lien for License Fee, Taxes, Fees and Other Charges.

Licensee grants Licensor a security interest in Licensee's property on the Premises. The security interest secures payment of the Fee and all taxes, fees, and other charges owing because of Licensee's use under this License. Licensee may dispose of the property free of the security interest in the ordinary course of business. At Licensor's request, Licensee must execute a financing statement.

16. Consent/Approval of Licensor.

When Licensor's consent and approval is called for under this License, the consent and approval may be granted or withheld by the Director of Capital Improvement Management Services, unless the City Charter requires Council action.

17. Appropriations.

All obligations of the City of San Antonio under this instrument are funded at the discretion of City Council. The City need not pay any sum not appropriated by City Council.

18. Miscellaneous Provisions

18.01. Relationship Limited. This instrument creates only the relationship of Licensor and Licensee. The parties are not principal and agent, partners, joint venturers, or participants in any other enterprise between them.

18.02. Nondiscrimination. Licensee must not discriminate against any individual or group on account of race, color, gender, age, religion, national origin, or handicap, in employment practices or in the use of the Premises.

18.03. Release From Liability. If Licensor transfers the Premises, Licensor will have no liability relating to the period after transfer. Licensor's transferee will succeed to all Licensor's rights hereunder.

18.04. Yielding Up. Licensee must, at termination, whether by expiration or otherwise, yield the Premises up peacefully.

18.05. Authority to Execute. The party or parties executing this License on behalf of Licensee personally warrant that each of them has full authority to do so.

18.06. Acknowledgment of Reading. The parties acknowledge reading this License, including exhibits or attachments, and have received the advice and counsel necessary to form a complete understanding of their rights and obligations. Having so done, they execute this License freely and voluntarily.

18.07. Applicable Law. The Construction Of This License And The Rights, Remedies, And Obligations Arising Thereunder Are Governed By The Laws Of The State Of Texas. But the Texas conflicts of law rules must not cause the application of the laws of a jurisdiction other than Texas. The obligations of both parties are performable in San Antonio, Bexar County, Texas.

18.08. Severability. If any portion hereof is determined to be invalid or unenforceable, the determination does not affect the remainder hereof.

18.09. Successors. This License inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

18.10. Integration. This Written License Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties.

18.11. Modification. This License may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought. No such modification, express or implied, affects the right of the modifying party to require observance of either (i) any other term or (ii) the same term or condition as it applies on a subsequent or previous occasion.

18.12. Third Party Beneficiaries. This License is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third party beneficiaries.

18.13. Notices. Notices must be in writing and by certified mail, return receipt requested. Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice. Unless changed, notice to Licensee goes to Licensee's address specified at the beginning, and notice to Licensor goes to:

City Clerk		Director, Capital Improvement
City of San Antonio		Management Services
P.O. Box 839966	With a copy	City of San Antonio
San Antonio, Texas 78283-3966	to	P.O. Box 839966
		San Antonio, Texas 78283-3966

18.14. Pronouns. In construing this License, plural constructions include the singular, and singular constructions include the plural. No significance attaches to whether a pronoun is masculine, feminine, or neuter. The words "herein," "hereof," and other, similar compounds of the word "here" refer to this entire License, not to any particular provision of it.

18.15. Captions. Paragraph captions in this License are for ease of reference only and do not affect the interpretation hereof.

18.16. Counterparts. This License may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement. In making proof of this License, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

18.17. Further Assurances. The parties must execute and deliver such additional documents and instruments as may be required to effect fully the provisions hereof. But no such additional document(s) may alter the rights or obligations of the parties under this License

18.18. Ambiguities Not to Be Construed Against Drafter. Ambiguities in this License must be resolved without constructing against the drafter.

19. Public Information.

Licensee acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

In Witness Whereof, the parties have caused their representatives to set their hands:

Licensor:

City of San Antonio,
a Texas municipal corporation

(Signature)

(Printed Name)

(Representative Capacity)

(Date)

Licensee:

VIA Metropolitan Transit Authority,
a Texas transit authority



(Signature)

Brian Buchanan

(Printed Name)

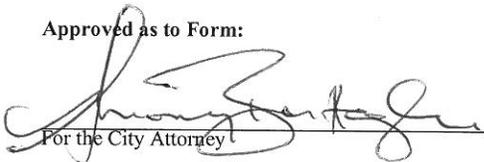
Chief Development Officer

(Representative Capacity)

10-26-12

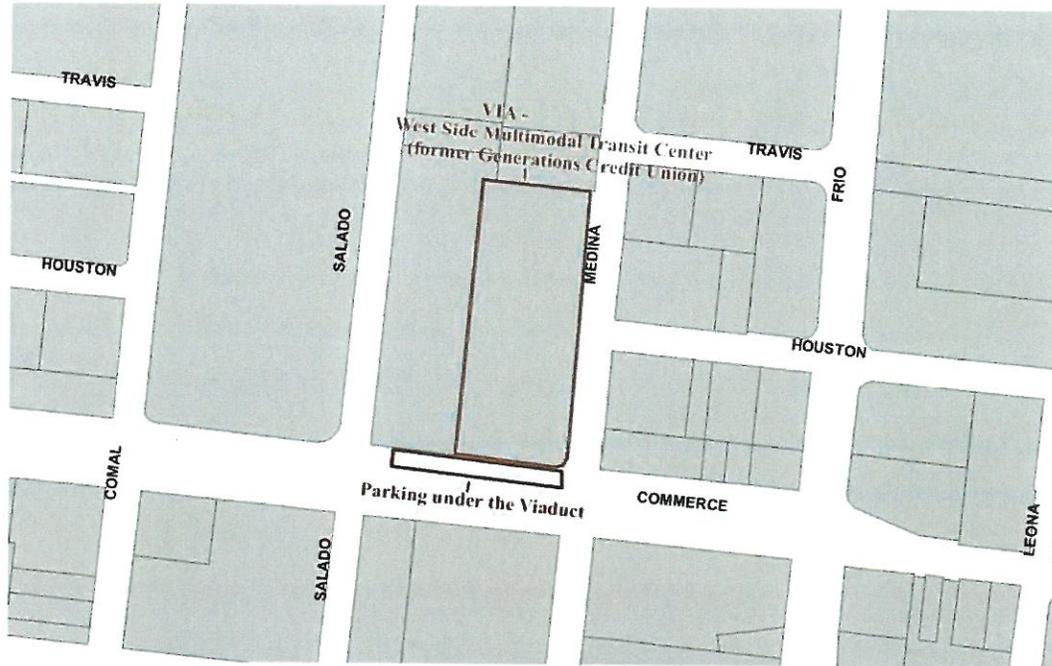
(Date)

Approved as to Form:



For the City Attorney

Exhibit A



S.P. 1650 VIA Request for License Agreement to park under the Commerce Street viaduct between Medina and Salado

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All of the Following Information from this Instrument Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

Memorandum of License Agreement

This Memorandum of License Agreement is entered into between Licensee and the City of San Antonio (Licensor), under the authority of the Authorizing Ordinance.

Authorizing Ordinance:

Project No.: 1650

Licensee: VIA Metropolitan Transit Authority

Licensee's Address: 800 West Myrtle, P.O. Box 12489, San Antonio, Texas 78212

Term: 10 Years from the Effective Date

Premises: A portion of the public right-of-way of West Commerce Street between Medina and Salado as further depicted on **Exhibit A** and as encroached upon by Licensee within the Scope of the License.

Scope of License: Purposes related to construction staging and employee parking

Effective Date: The effective date of the Authorizing Ordinance.

Licensor's Address: Director, Capital Improvement Management Services, City of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Bexar County)

Licensor has granted a license to Licensee as described above. For more detailed terms, refer to the License Agreement.

The License is personal to Licensee and cannot be assigned or sublicensed except as provided in the License.

In Witness Whereof, the parties have hereunto caused their representatives to set their hands:

Licensor:

Licensee:

City of San Antonio,
a Texas municipal corporation

VIA Metropolitan Transit Authority, a
Texas transit authority

(Signature)

Brian Behanan
(Signature)

(Printed Name)

Brian Behanan
(Printed Name)

(Representative Capacity)

Chief Development Officer
(Representative Capacity)

(Date)

10-26-12
(Date)

Approved as to Form:

[Signature]
For the City Attorney

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me by _____ of the City of San Antonio, a Texas municipal corporation, on behalf of that municipal corporation.

Dated: _____

Notary Public, in and for State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me by Brian Behanan of VIA Metropolitan Transit Authority, on behalf of that entity and in the capacity stated.

Dated: 10-26-12

[Signature]
Notary Public, in and for State of Texas



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND VIA METROPOLITAN TRANSIT AUTHORITY FOR USE OF PUBLIC RIGHT-OF-WAY UNDER THE COMMERCE STREET UNION PACIFIC RAILROAD OVERPASS LOCATED BETWEEN MEDINA AND SALADO (NCB 247)

* * * * *

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

WHEREAS, the City Code further subjects approval of land use to public hearing and approval by act of City Council; and

WHEREAS, VIA Metropolitan Transit Authority filed an application requesting a 10-year License Agreement to use City public right-of-way for staging during construction of the West Side Multimodal Transit Center, then employee parking when construction is complete; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking a 10-year License Agreement between the City and VIA Metropolitan Transit Authority for the use of public right-of-way located under the Commerce Street Union Pacific Railroad overpass, located between Medina and Salado (NCB 247).

SIGNED this 28th day of November, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Agenda Item No. 16

Public Hearing:

Planning Commission
November 28, 2012

Case Number:

PA 13004

Applicant:

Roger R. Jimenez

Representative:

Roger R. Jimenez

Owner:

Guillermo A. Salazar Otero

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

8590 Bandera Road

Legal Description:

NCB 17946 Block Lot E IRR
599.21 of 7

Tract Size:

2.8876 acres

Council District(s):

District 7

Notification:

Published in Daily Commercial
Recorder 11/9/2012

Notices Mailed 11/15/2012

- 26 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 11/21/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the future land use plan contained in the Huebner/Leon Creeks Community Plan from Medium Density Residential to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Huebner/Leon Creeks Community Plan to change the future land use classification of the subject property from Medium Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Huebner/Leon Creeks Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed Community Commercial classification on the subject property supports the Huebner/Leon Creeks Community Plan's goal to encourage a mix of commercial development on the areas business corridors.

Transportation:

The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

Community Facilities:

The existing community facilities could support any additional demand, if any, generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Huebner/Leon Creeks Community Plan	
Plan Adoption Date: August 21, 2003	Update History: August 20, 2009
Goal 1, Objective 1.1: Promote new commercial and residential development that is respectful of the primary residential character of the area.	
Land Use Plan, pg. 9: Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials.	
The proposed development is consistent with the above-stated objectives of the Huebner/Leon Creeks Community Plan.	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Single-family home
North	Medium Density Residential	Vacant lot
East	Low Density Residential	Single-Family Homes
South	Medium Density Residential	Commercial uses
West	Community Commercial/Northwest Community Plan	Commercial uses

Land Use: The subject property is located along the east side of Bandera Road just south of the intersection of Bandera Road and Perservation Street and within the boundaries of the Huebner/Leon Creeks Community Plan. The subject property is occupied by a single-family home and has a vacant lot to the north, single-family homes to the east and commercial uses to the south and west. The Huebner/Leon Creeks Community Plan classifies the subject property and the properties to the north and south as Medium Density Residential and the properties to the east as Low Density Residential. Properties to the west are within the Northwest Community Plan and classified as Community Commercial. The applicant requests to change the future land use classification from Medium Density Residential to Community Commercial.

The Medium Density Residential classification includes single family residential development on individual lots such as townhomes and zero lot line configurations, as well as, multi-family residential uses such as duplexes, triplexes, and fourplexes. Recommended development densities should not exceed eighteen dwelling units per acre. This form of development should be located along collectors or residential roads and may serve as a buffer between low density residential and more intense land uses, such as commercial. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The Community Commercial classification provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

The applicant requests this plan amendment and associated zoning change to accommodate the establishment of a garden accessories enterprise. The subject property is located between the intersection of Bandera Road and Guilbeau Road, both major arterials, and is just south of the intersection of Bandera

Road and Bresnahan, which calls for a major Community Commercial node. Its location along a major arterial, and the general surrounding environment, which includes a mix of Community Commercial uses along Bandera Road, make it appropriate for the Community Commercial classification. The Community Commercial classification on the subject property supports the Huebner/Leon Creeks Community Plan goal to encourage a mix of commercial development on the areas business corridors.

Transportation: Bandera Road is designated as a Primary Arterial Type A and Guilbeau Road is designated as a Secondary Arterial Type A. Bresahan Street is a collector street and Perservation Street and Knights Peak are local streets. There is a VIA bus stop approximately 3 blocks north on the corner of Bandera Road and Bresnahan Street and approximately 4 blocks south on the corner of Bandera Road and Guilbeau Road. The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

Community Facilities: The Maverick Public Library and Fire Station 49 are within walking distance. Falcone Park and Leon Creek Greenway are also nearby. The existing community facilities could support any additional demand, if any, generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-6

Proposed Zoning: C-2

Corresponding Zoning Case: No zoning application has been submitted at this time.

Zoning Commission Public Hearing Date: Not applicable

III. RECOMMENDATION

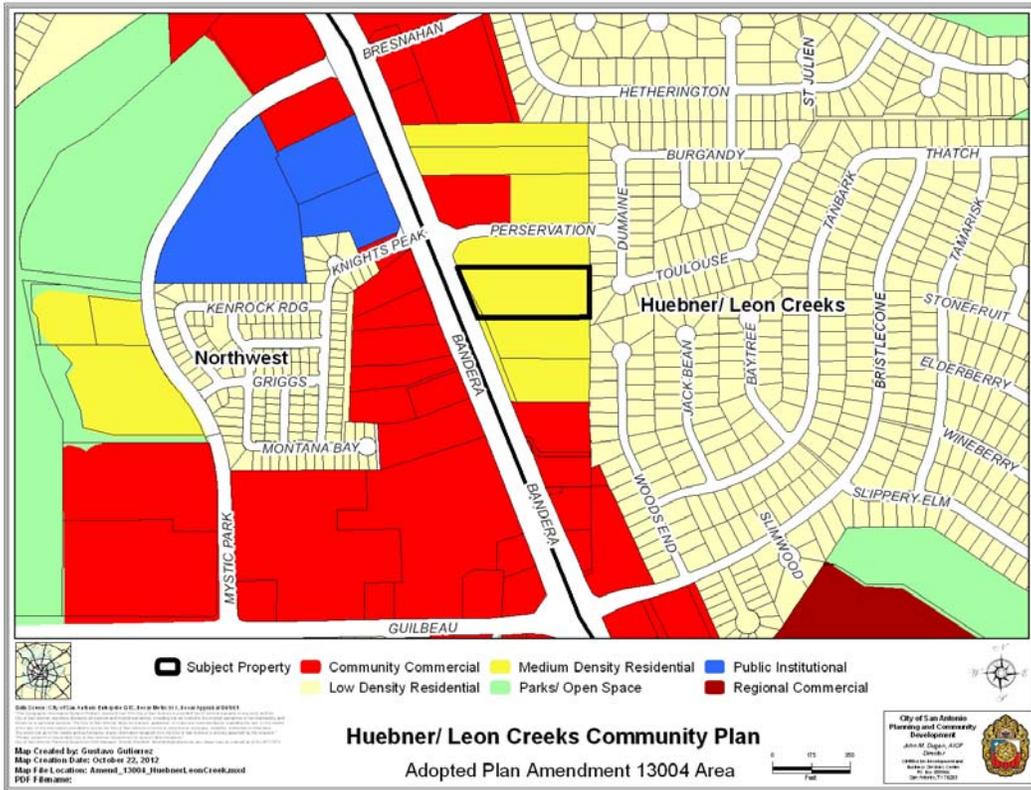
The subject property is located between the intersection of Bandera Road and Guilbeau Road, both major arterials, and is just south of the intersection of Bandera Road and Bresnahan, which calls for a major Community Commercial node. Its location along a major arterial, and the general surrounding environment, which includes a mix of Community Commercial uses along Bandera Road, make it appropriate for the Community Commercial classification. The Community Commercial classification on the subject property supports the Huebner/Leon Creeks Community Plan goal to encourage a mix of commercial development on the areas business corridors.

IV. ATTACHMENTS

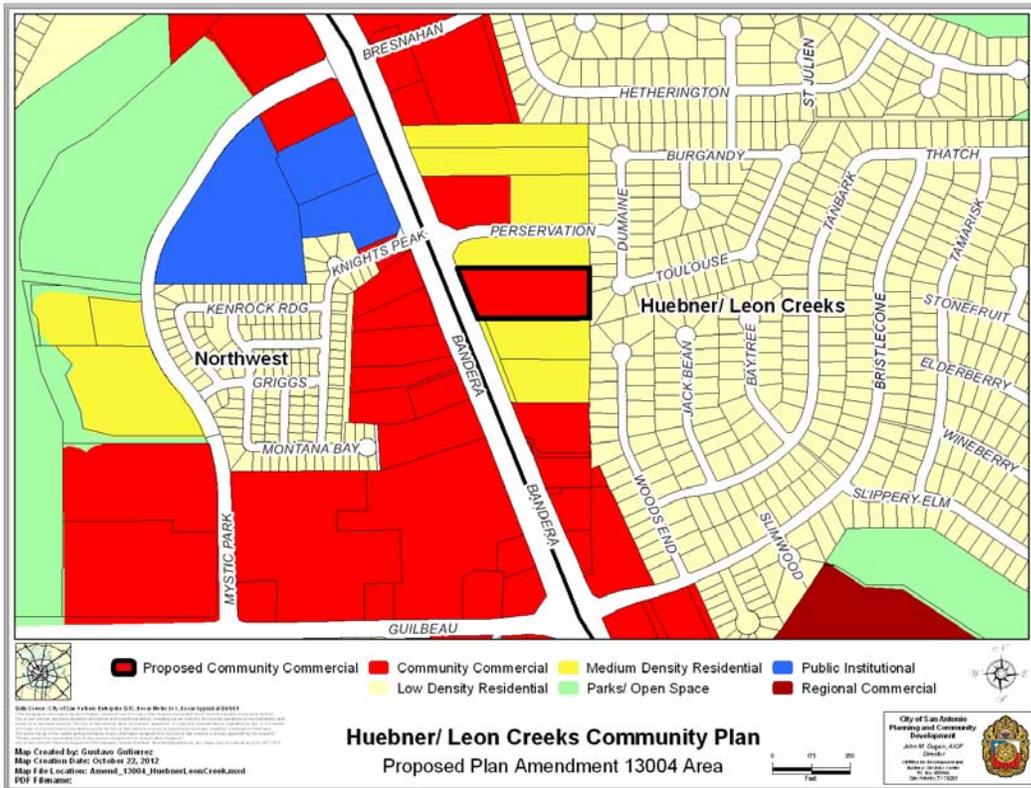
- A. Plan Amendment Maps
- B. Aerial Map

Attachment A

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 2.8876-ACRES LOCATED AT 8590 BANDERA ROAD.

WHEREAS, City Council approved the Huebner/Leon Creeks Community Plan as an addendum to the Comprehensive Master Plan on August 21, 2003; and approved the update on August 20, 2009; and

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

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

WHEREAS, San Antonio Planning Commission held a public hearing on November 28, 2012 and **APPROVED** the amendment on November 28, 2012; and

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

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

SECTION 1: The amendment to the Huebner/Leon Creeks Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF NOVEMBER 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Agenda Item No. 17

Public Hearing:

Planning Commission
November 28, 2012

Case Number:

PA 13005

Applicant:

Andrew Guerrero and Matt Johnson,
P.E., LEED AP

Representative:

Andrew Guerrero and Matt Johnson,
P.E., LEED AP

Owner:

Hanford-Southport LLC

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Portion of the 16000
Block of Applewhite Road located on
the west side of Applewhite Road,
between Old Applewhite Road and
Lone Star Pass

Legal Description:

72.084 acres of land out of County
Block 4297, a portion of the 16000
Block of Applewhite Road located on
the west side of Applewhite Road,
between Old Applewhite Road and
Lone Star Pass

Tract Size:

72.084 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial
Recorder 11/9/2012
Notices Mailed 11/15/2012

- 9 to property owners within 200 feet
- 2 to applicants
- No registered neighborhood association within 200 feet
- 40 to planning team members

Internet Agenda Posting 11/21/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the future land use classification for the subject property as contained in the Heritage South Sector Plan from Agribusiness/RIMSE Tier to Specialized Center.

RECOMMENDED ACTION

Approval of the proposed amendment to the Heritage South Sector Plan as requested to change the future land use classification of the subject property from Agribusiness/RIMSE Tier to Specialized Center.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Specialized Center Tier classification supports the Heritage South Sector Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

Transportation:

The requested land use plan change could generate an increase in vehicular traffic.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use plan change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Heritage South Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: NA
ED-1 Advance goals of Mission Verde relative to “green” jobs and industries ED-6: Market Heritage South as a business friendly environment ED-6.3: Promote low impact industry, biotechnologies, and international trade	
The proposed development is consistent with the above-stated goals and strategies of the Heritage South Sector Plan.	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Agribusiness/RIMSE	Vacant land
North	Agribusiness/RIMSE	Vacant land
East	Specialized Center	Manufacturing Use
South	Agribusiness/RIMSE	Vacant land
West	Agribusiness/ RIMSE	Vacant land

Land Use: The subject property is located on the west side of Applewhite Road, between Old Applewhite Road and Lone Star Pass, within the boundaries of the Heritage South Sector Plan, and within City South. The subject property is vacant land and is surrounded by vacant land to the north, south and west and manufacturing uses to the east. The Heritage South Sector Plan classifies the subject property and the areas to the north, south and west as Agribusiness/RIMSE Tier and the area to the east as Specialized Center. The applicant requests to change the future land use from Agribusiness/RIMSE Tier to Specialized Center.

The Agribusiness/RIMSE classification includes large-tract detached single-family housing significantly buffered from industrial uses and farm worker housing. Non-residential uses accommodated in the land use classification include agricultural uses, manufacturing, office parks and supporting uses, as well as entertainment, sports, and music venues. Agricultural uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses and should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. Buffering may be necessary for certain industrial and manufacturing uses.

The Specialized Center classification includes heavy industrial and business and office park uses. The Specialized Center category generally includes manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail. Heavy industrial uses should be located near expressways, arterials, and railroad lines. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

The applicant requests this plan amendment and associated zoning change in order to construct a solar panel manufacturing facility. The Agribusiness/RIMSE Tier allows low intensity manufacturing uses by right; however, the associated zoning district required to implement the proposed manufacturing process on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan. The subject property is vacant land and part of a larger tract of vacant land. It fronts a major arterial and is located near the intersection of two major arterials to the north. Its location which includes a major industrial node to the north, and the general surrounding conditions which include a significant number of industrial zoned tracts to the north, south and west of the subject property and abutting high intensity manufacturing uses to the east make it appropriate for Specialized Center. The

Specialized Center classification supports the Heritage South Sector Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact, if any, on adjacent properties.

Transportation: Applewhite Road and Lone Star Pass are Enhanced Secondary Arterials. State Highway 16 is a Super Arterial Type B. Old Applewhite, Neal and Jett Roads are local roads. The requested future land use plan change could generate an increase in vehicular traffic. .

Community Facilities: The Medina River Greenway Park is nearby. There are no other community facilities in close proximity to the subject property. The existing community facilities could support any additional demand, if any, generated by the requested land use plan change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MI-1

Proposed Zoning: MI-2

Corresponding Zoning Case: Z2013017

Zoning Commission Public Hearing Date: December 4, 2012

City South Management Authority Board Public Hearing Date: December 10, 2012

III. RECOMMENDATION

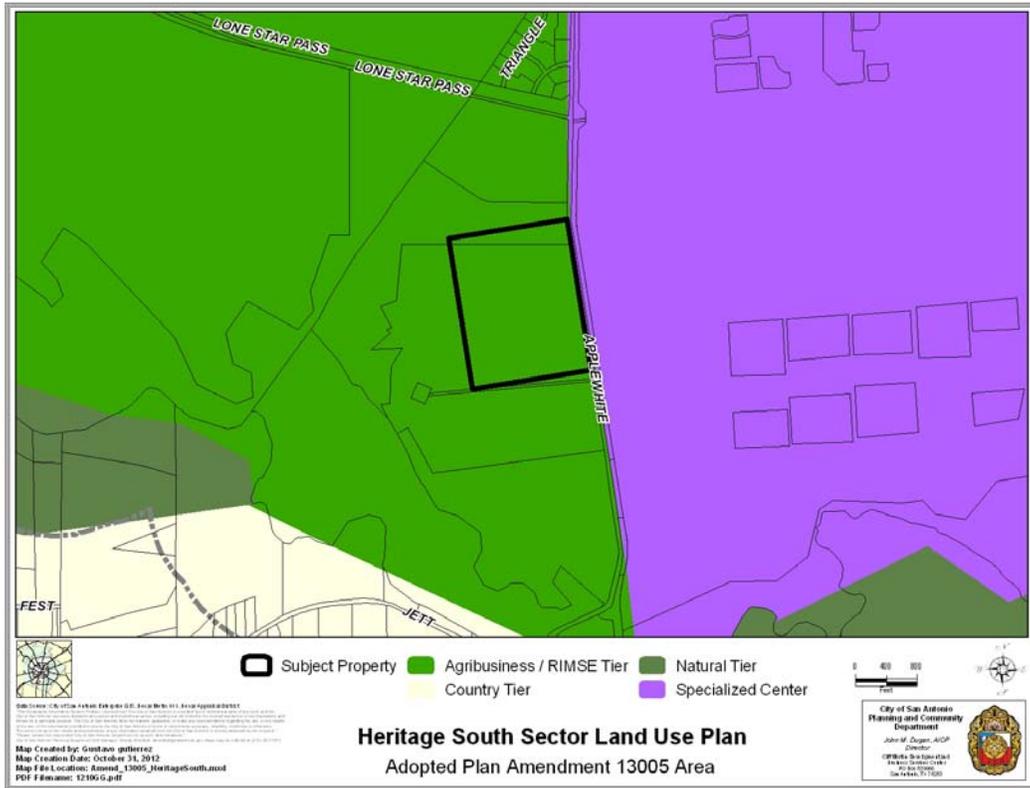
The subject property is vacant land and part of a larger tract of vacant land. It fronts a major arterial and is located near the intersection of two major arterials to the north. Its location which includes a major industrial node to the north, and the general surrounding conditions which include a significant number of industrial zoned tracts to the north, south and west of the subject property, and abutting high intensity manufacturing uses to the east, make it appropriate for Specialized Center.

IV. ATTACHMENTS

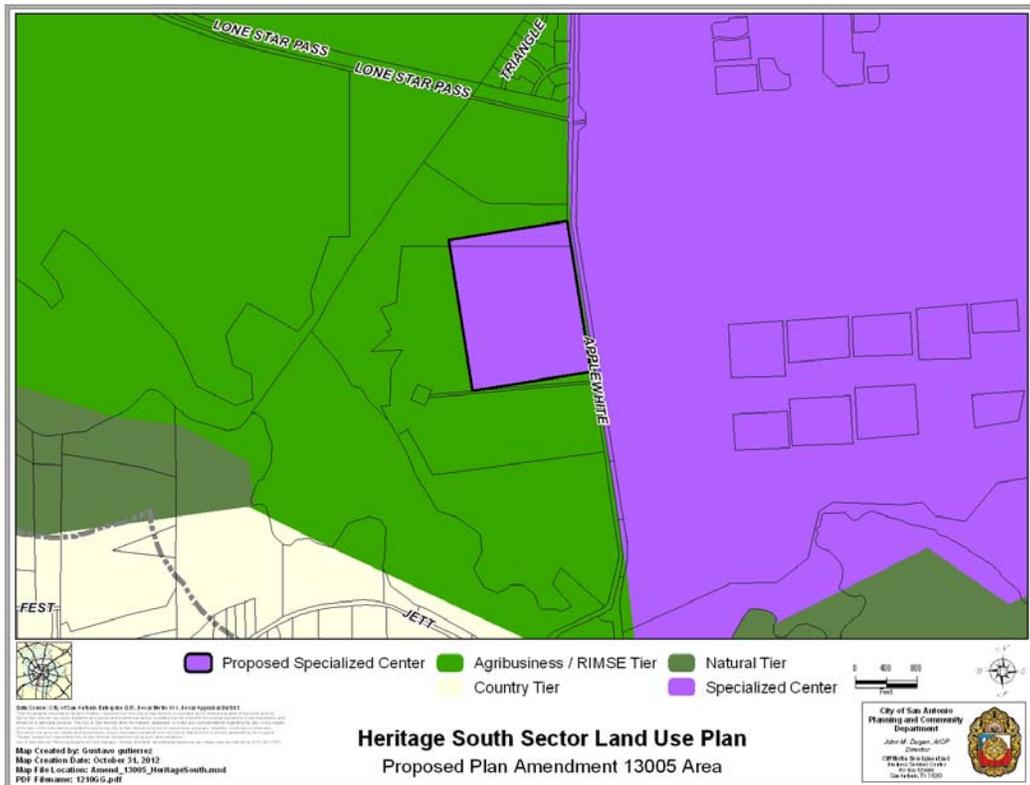
- A. Plan Amendment Maps
- B. Aerial Map

Attachment A

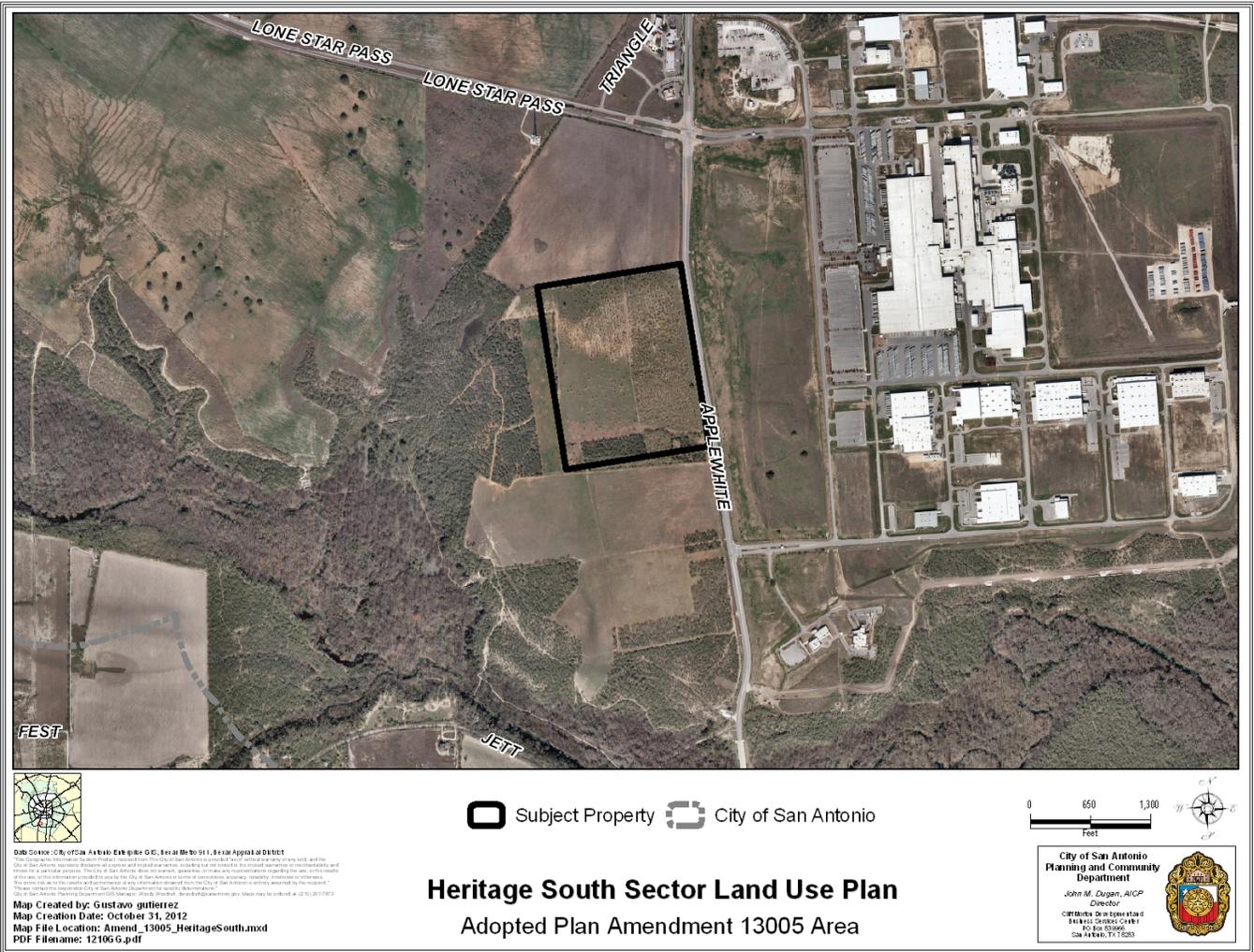
Land Use Plan as adopted:



Proposed Amendment:



Attachment B



Data Source: City of San Antonio Enterprise GIS, based on the 911, Texas Appraisal District, and the City of San Antonio's geospatial data. The City of San Antonio is not responsible for the accuracy of the data and the City of San Antonio does not warrant the accuracy of the data. The City of San Antonio is not responsible for the accuracy of the data and the City of San Antonio does not warrant the accuracy of the data. The City of San Antonio is not responsible for the accuracy of the data and the City of San Antonio does not warrant the accuracy of the data.

Map Created by: Gustavo Gutierrez
Map Creation Date: October 31, 2012
Map File Location: Amend_13005_HeritageSouth.mxd
PDF Filename: 12106 G.pdf

 Subject Property  City of San Antonio



Heritage South Sector Land Use Plan Adopted Plan Amendment 13005 Area

**City of San Antonio
Planning and Community
Department**
 John M. Dugan, AICP
 Director
 City of San Antonio
 100 N. N. St.
 P.O. Box 13000
 San Antonio, TX 78201



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRIBUSINESS/RIMSE TIER TO SPECIALIZED CENTER FOR AN AREA OF APPROXIMATELY 72.084-ACRES OF LAND OUT OF COUNTY BLOCK 4297, A PORTION OF THE 16000 BLOCK OF APPLEWHITE ROAD LOCATED ON THE WEST SIDE OF APPLEWHITE ROAD, BETWEEN OLD APPLEWHITE ROAD AND LONE STAR PASS.

WHEREAS, City Council approved the Heritage South Sector Plan as an addendum to the Comprehensive Master Plan on September 16, 2010; and

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

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the 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 28, 2012 and **APPROVED** the amendment on November 28, 2012; and

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

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

SECTION 1: The amendment to the Heritage South 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 28th DAY OF NOVEMBER 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission