

# SAN ANTONIO PLANNING COMMISSION AGENDA



November 9, 2011



2:00 P.M.

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



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

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

## 1. PRELIMINARY ITEM(S):

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the Walzem Road Area Business District Strategic Revitalization Plan and possible amendments to the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. (Planning and Community Development Department by Michael Taylor)

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 110217	<b>Forest Crest-Curll*</b> (At the northwest corner of Camp Bullis Road and Tejas Trail East)	<b>8</b>	<b>480 D-7</b>
B. 110292	<b>Hamilton Subdivision BSL</b> (Southwest of the intersection of Allison Road and Anastacia Place)	<b>1</b>	<b>617 A-1</b>
C. 110329	<b>Amber Creek Unit 3 BSL</b> (West of the intersection of Placid Bay and Piccolo Creek)	<b>OCL</b>	<b>646 D-2</b>

\* Project is located in the Camp Bullis Notification Area.

**D. 110333 Co. De Alvarez Subdivision 4 682 A-3**  
(East of Zaramora Road, on the south side of West Mally)

**REPLATS:**

**E. 110064 Glazer's Distribution - MAOZ 6 614 D-5**  
(At the southeast corner of State Highway 151 and Callaghan Road)

**F. 110088 Edgewood Addition I Subdivision 5 615 E-8**  
(On the north side of Brady Boulevard, west of Hillrose Court)

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## **CONSENT AGENDA**

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

**PUBLIC HEARINGS FOR ITEM(S) 6-12 HELD ABOVE:**

**6. 110217 Forest Crest-Curll\* 8 480 D-7**  
(At the northwest corner of Camp Bullis Road and Tejas Trail East)

**7. 110292 Hamilton Subdivision BSL 1 617 A-1**  
(Southwest of the intersection of Allison Road and Anastacia Place)

**8. 110329 Amber Creek Unit 3 BSL OCL 646 D-2**  
(West of the intersection of Placid Bay and Piccolo Creek)

**9. 110333 Co. De Alvarez Subdivision 4 682 A-3**  
(East of Zarzamora Road, on the south side of West Mally)

**10. 110064 Glazer's Distribution - MAOZ 6 614 D-5**  
(At the southeast corner of State Highway 151 and Callaghan Road)

**11. 110088 Edgewood Addition I Subdivision 5 615 E-8**  
(On the north side of Brady Boulevard, west of Hillrose Court)

**PLATS:**

**12. 110020 Cresta Bella, Unit 4A-7B Enclave\* 8 480 A-7**  
(North of Cresta Bulivar on the west side of Bella Glade)

13. 110169 Indian Springs Estates South Subdivision, Unit 2 OCL 451 F-7  
(South of Bulverde Road, on the west side of Wilderness Oak)
14. 110263 Villa Del Sol Subdivision Unit 9C 4 681 E-2  
(At the northwest corner of Flora Vista and West Ansley Boulevard)

**TIME EXTENSIONS:**

15. 070408 Westwinds West, Unit-5 PUD OCL 577 B-4  
(On the north side of Alamo Ranch, west of Roft Road)
16. 080442 Westwinds Commercial, Unit-6A OCL 577 F-4  
(On the north side of Alamo Ranch, east of Lone Star Parkway)

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**INDIVIDUAL CONSIDERATION**

**PLATS:**

17. 110195 Tausch Farms Unit 1B & 1D (pending) 6/OCL 546 C-7  
(The extension of Tausch Drive, west of Leslie Road)
18. 110207 Freightliner Subdivision (variance) 2/OCL 586 C-8  
(Southeast of the intersection of Interstate Highway 10 and F.M. 1516)

**DEFERRAL TERMINATION:**

19. 110140 Miguel's Somerset Place (deferral termination) 4 649 D-6  
(On the north side of Price Road, west of Fleming Street)

**LAND TRANSACTIONS:**

20. S.P. No. 1575 SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 3.337 acres on Morey Road. (Capital Improvements Department, by Mary Fors)
21. S.P. No. 1577 SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 0.268 acres at Somerset Road. (Capital Improvements Department, by Mary Fors)
22. S.P. No. 1578 SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 0.586 acres at Plumnear and New Laredo Highway. (Capital Improvements Department, by Mary Fors)

**COMPREHENSIVE MASTER PLANS:**

23. **PA11065** – Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.77 acres located at 1107 Austin Highway from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by John Osten)
24. **PA12003** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1481 acres located at 618 South Park Place from Low Density Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)
25. **PA12004** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.257 acres located at 1215 Rayburn Drive from High Density Residential land use to Mixed Use Residential/Office/Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

**OTHER ITEMS:**

26. Approval of the minutes for the October 26, 2011 Planning Commission meeting
27. Director's report - City Council Action Update (Planning Commission Items sent to Council)
28. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
29. **ADJOURNMENT**

**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT  
WITH WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5A E 6 November 9, 2011

**FOREST CREST-CURLL  
SUBDIVISION NAME**

MINOR PLAT

**110217  
PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 480 D-7**

**OWNER: Kenneth and Mary Curll**

**ENGINEER: Macina, Bose, Copeland and Associates, Inc., by Robert A. Liesman, P.E.**

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

**Date filed with Planning Commission: October 19, 2011**

**Location: At the northwest corner of Camp Bullis Road and Tejas Trail East**

**Services Available: SAWS Water and On Site Sewer Facility**

**Zoning: R-20 Residential Single-Family District  
MSAO-1 Military Sound Attenuation Overlay District**

**Proposed Use: Residential**

**Major Thoroughfare: Camp Bullis is a secondary arterial, Type A, minimum R.O.W. 86 feet**

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**APPLICANT'S PROPOSAL:**

To replat **2.9420** acres consisting of **3** single family lots.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 9, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Forest Crest Neighborhood Association, which is registered with the City of San Antonio.

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

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH  
WRITTEN NOTIFICATION**

**AGENDA ITEM NO: 5B & 7 November 9, 2011**

**HAMILTON SUBDIVISION BSL  
SUBDIVISION NAME**

**MINOR PLAT**

**110292  
PLAT #**

**COUNCIL DISTRICT: 1**

**FERGUSON MAP GRID: 617 A-1**

**OWNER: John Hertz**

**SURVEYOR: C&W Surveying, by Kevin Ray Wilson, R.P.L.S.**

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

**Date filed with Planning Commission: October 20, 2011**

**Location: Southwest of the intersection of Allison Road and Anastacia Place**

**Services Available: SAWS Water and Sewer**

**Zoning: R-4      Residential Single-Family District  
          H        Historic Districts and Landmarks  
          RIO 1    River Improvement Overlay District**

**Proposed Use: Residential**

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**APPLICANT'S PROPOSAL:**

To replat **0.351** acres consisting of **1** single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 9, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the River Road Neighborhood Association, which is registered with the City of San Antonio.

**STAFF RECOMMENDATION:**

Approval

BUILDING SETBACK LINE PLAT OF HAMILTON SUBDIVISION

This Replat is for the purpose of removing the 25' Building Setback Line along Anastacia Place (also known as Allison Rd), on Lot 19, N.C.B. A-2, Hamilton Subdivision, as recorded in volume 8700, page 56, Deed and Plat Records, Bexar County, Texas, so as to have no Setback Line according to this plat.

State of Texas County of Bexar

The area being replatted was previously platted on plat of Hamilton Subdivision, which is recorded in volume 8700, page 56, Bexar County, Plat and Deed Records. The San Antonio Planning Commission at its meeting of date:

held a public hearing which involved notification on the proposed replating of this replat does not amend or remove any covenants or restrictions.

owner: [Signature] Sworn and subscribed before me this the 11th day of October, 2011

Notary Public in and for the State of Texas

My commission expires: August 14, 2012



C&W Surveying

P.O. Box 692202 San Antonio, TX 78269 210-613-2097 210-690-8241 Fax

State of Texas County of Bexar

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property made under my supervision on the ground.



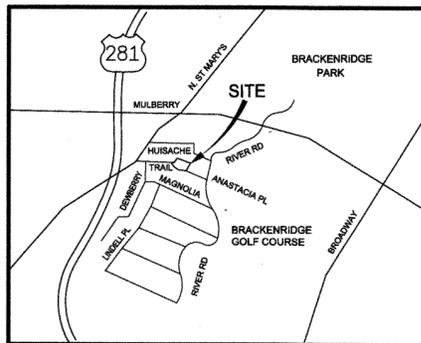
[Signature] Kevin Ray Wilson Registered Professional Land Surveyor No. 5787

State of Texas County of Bexar

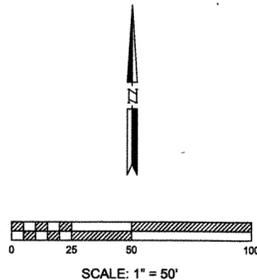
I, \_\_\_\_\_, County Clerk of said county, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the \_\_\_ day of \_\_\_\_\_ A.D. \_\_\_ at \_\_\_ M. and duly recorded the \_\_\_ day of \_\_\_\_\_ A.D. \_\_\_ at \_\_\_ M. in the Records of Deeds and Plats 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



BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 8700, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

OWNER: Margaret Day & John B Hertz 316 Harrison Ave SAN ANTONIO, TEXAS 78209

NOTES:

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS: "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

State of Texas County of Bexar

The owner of the land shown on this plat, in person or through a duly authorized agent, dedicate to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

[Signature] Owner

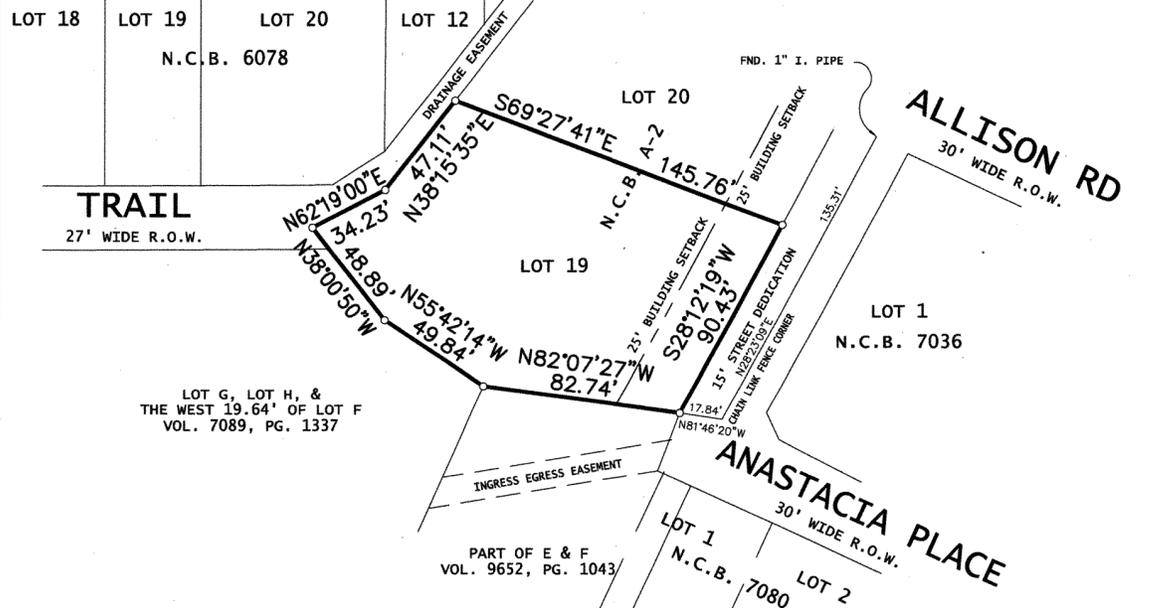
State of Texas County of Bexar

Before me, the undersigned authority on this day personally appeared John Hertz, 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 stated.

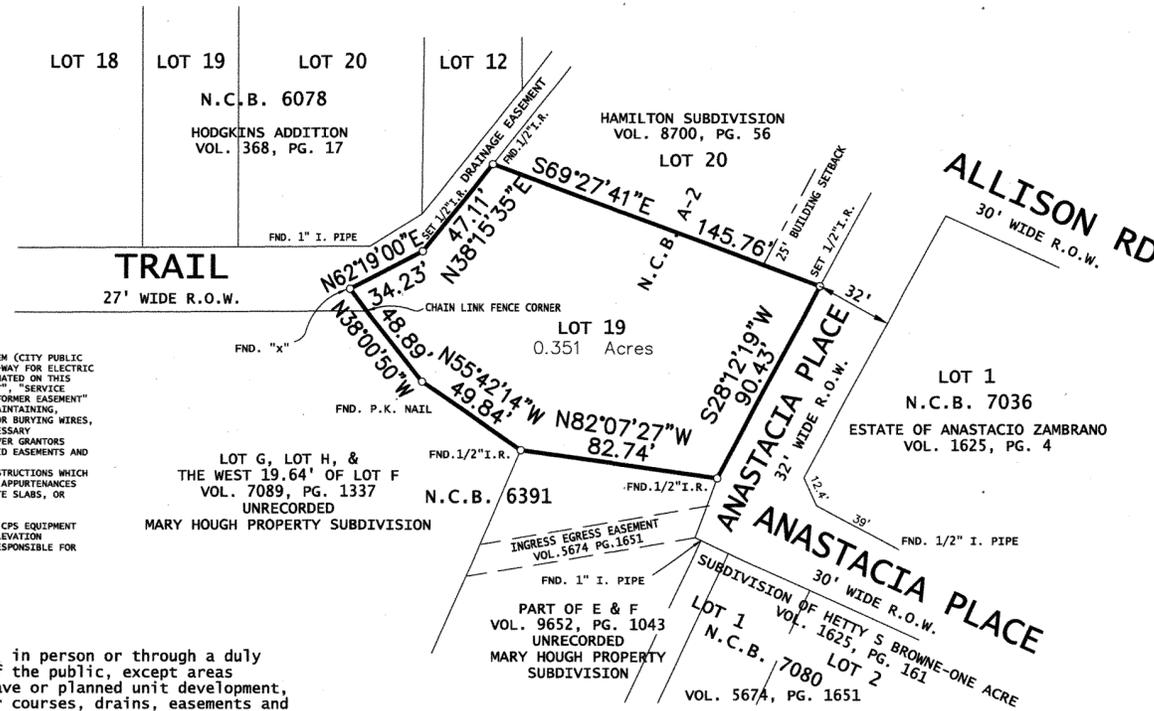
Given under my hand and seal of office this 11th day of October, 2011.



[Signature] Silvia Hassan Notary Public Bexar County, Texas



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION BEING LOT 19, N.C.B. A-2, HAMILTON SUBDIVISION, AS RECORDED IN VOLUME 8700, PAGE 56, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



State of Texas County of Bexar

This plat of Hamilton Subdivision has been submitted to and considered by the Planning Commission, of the city of San Antonio, Texas and is hereby approved by such commission in accordance with state or local laws and regulations, and/or where administrative exceptions and/or variances have been granted;

this \_\_\_ day of \_\_\_\_\_, 2011, By:

Chairman

Secretary

**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH  
WRITTEN NOTIFICATION**

**AGENDA ITEM NO: 5CÉ8 November 9, 2011**

AMBER CREEK UNIT 3 BSL  
**SUBDIVISION NAME**

**MAJOR PLAT**

110329  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 646 D-2

**OWNER:** K.B. Lone Star, Inc, by Joseph C. Hernandez

**ENGINEER:** Vickrey and Associates, Inc., by Kara J. Heasley, P.E.

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

**Date filed with Planning Commission:** October 17, 2011

**Location:** West of the intersection of Placid Bay and Piccolo Creek

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:** MDP 038-06, Amber Creek, accepted on December 11, 2006

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

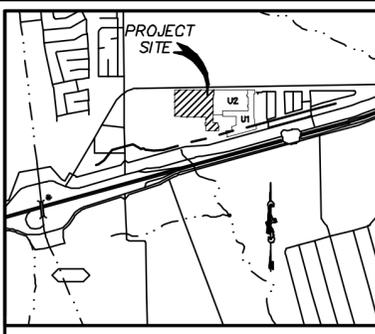
To replat all of the lots, except lot 44 block 8, CB 5983, to relocate the front building setback lines from 25 feet to 20 feet.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 9, 2011. One notice was mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP**  
NOT TO SCALE  
MAPSCO 64602.D3

- LEGEND**
- 1/2" IRON ROD W/ VICKREY & ASSOCIATES, INC PROPERTY CORNER CAP SET
  - 1/2" IRON ROD W/ VICKREY & ASSOCIATES, INC PROPERTY CORNER CAP FOUND
  - - -740- - EXISTING CONTOURS
  - - -740- - PROPOSED CONTOURS
  - G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - - -ESMT EASEMENT
  - WN-A 1' VEHICULAR NON-ACCESS BUILDING SETBACK LINE
  - EX EXISTING
  - AC ACRES
  - VOL VOLUME
  - PG PAGE
  - OA OVERALL LENGTH
  - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - ▨ AREA NOT BEING REPLATTED

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

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

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

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

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

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

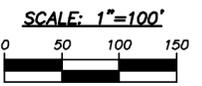
**CPS NOTES:**

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

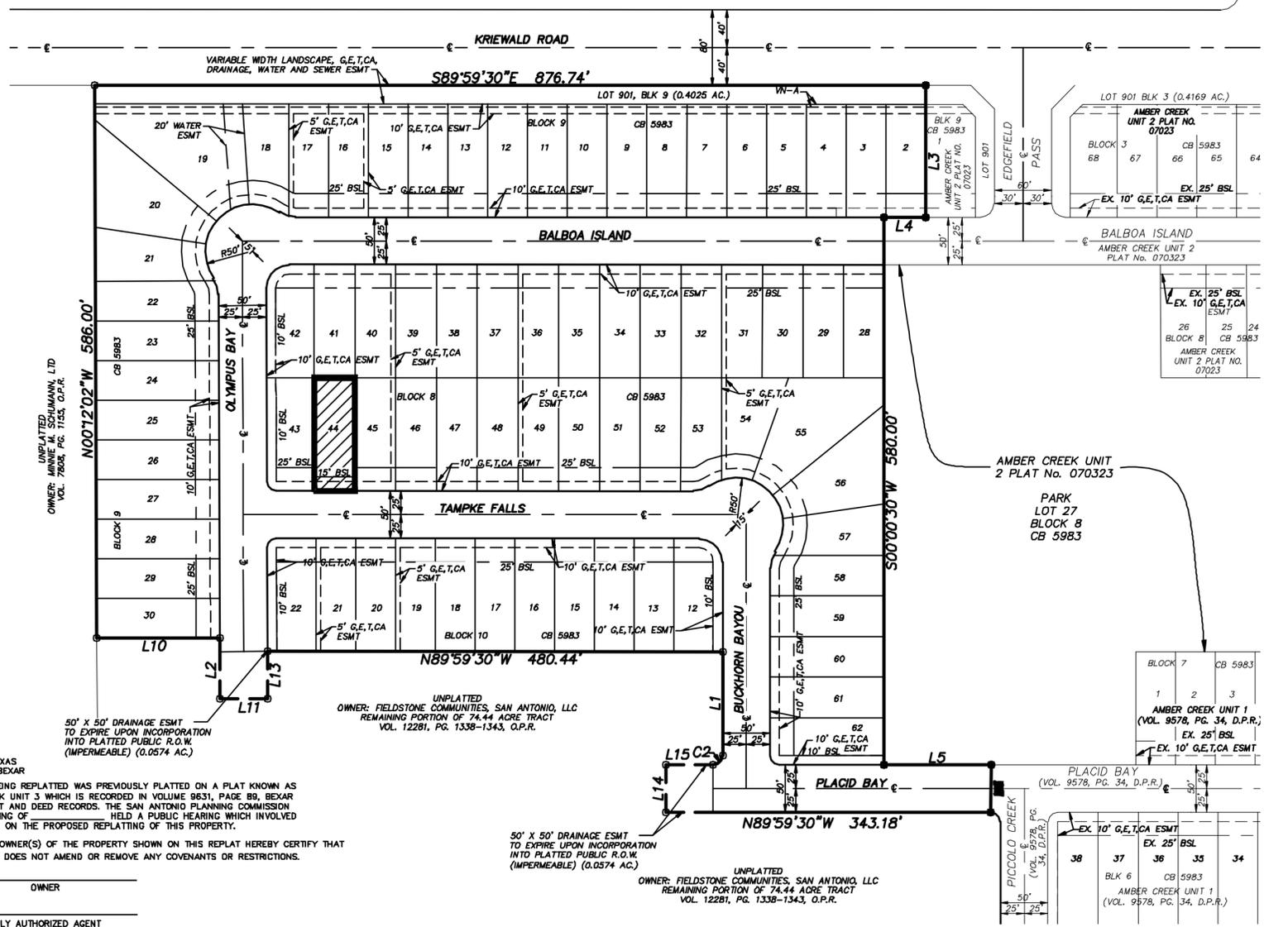
**PLAT NO. 110329**

**BUILDING SETBACK LINE PLAT OF AMBER CREEK UNIT 3 BSL**

THE PURPOSE OF THIS REPLAT IS TO RELOCATE BUILDING SETBACK LINES FROM 25' TO 20' ON LOTS 2-30, BLOCK 9; LOTS 28-43 & 45-62, BLOCK 8; AND LOTS 12-22, BLOCK 10; C.B. 5983 AS RECORDED ON AMBER CREEK SUBDIVISION UNIT 3, VOLUME 9631, PAGE 89, BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



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



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS AMBER CREEK UNIT 3 WHICH IS RECORDED IN VOLUME 9631, PAGE 89, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_  
SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
BY: STEPHEN HORVATH, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
BY: KARA J. HEASLEY, P.E. LICENSED PROFESSIONAL ENGINEER

**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
THE AREA BEING REPLATTED WAS PLATTED ON PLAT KNOWN AS AMBER CREEK UNIT 3 RECORDED IN VOLUME 9631, PAGE 89, BEXAR COUNTY DEED AND PLAT RECORDS.

NOTE:  
LOT 44, BLOCK 8 IS NOT PART OF THIS REPLAT.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK UNIT 3 BSL HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK UNIT 3 BSL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

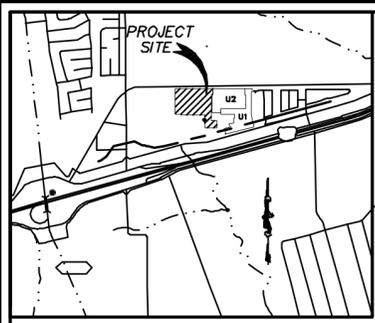
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

By: \_\_\_\_\_ DEPUTY



**LOCATION MAP**  
NOT TO SCALE  
MAPSCO 04602.D3

- LEGEND**
- 1/2" IRON ROD W/ VICKREY & ASSOCIATES, INC PROPERTY CORNER CAP SET
  - 1/2" IRON ROD W/ VICKREY & ASSOCIATES, INC PROPERTY CORNER CAP FOUND
  - 740--- EXISTING CONTOURS
  - 740--- PROPOSED CONTOURS
  - G.E.T.CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ESMT EASEMENT
  - VN-A 1" VEHICULAR NON-ACCESS
  - BSL BUILDING SETBACK LINE
  - EX. EXISTING
  - AC ACRES
  - VOL VOLUME
  - PG PAGE
  - OA OVERALL LENGTH
  - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - ▨ AREA NOT BEING REPLATTED

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

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

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

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

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

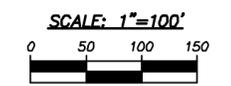
THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

**CPS NOTES:**

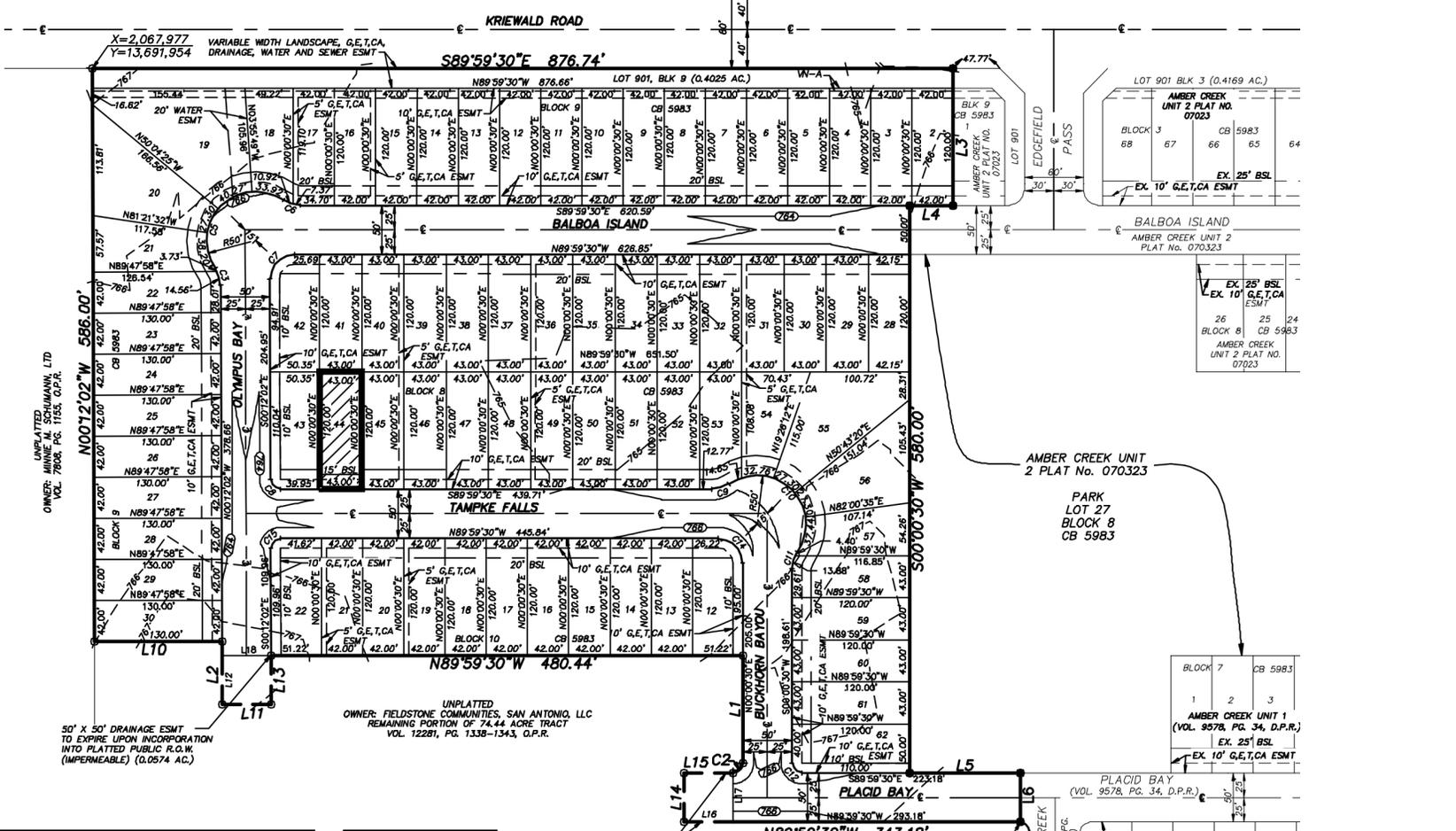
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT,"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

**PLAT NO. 110329**  
**BUILDING SETBACK LINE PLAT OF**  
**AMBER CREEK UNIT 3 BSL**

THE PURPOSE OF THIS REPLAT IS TO RELOCATE BUILDING SETBACK LINES FROM 25' TO 30' ON LOTS 2-30, BLOCK 8; LOTS 28-43 & 45-62, BLOCK 8; AND LOTS 12-22, BLOCK 10; C.B. 5983 AS RECORDED ON AMBER CREEK SUBDIVISION UNIT 3, VOLUME 9631, PAGE 89, BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



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



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C2	90°02'00"	13.00'	15.71'	10.00'	N45°00'30"E	14.14'
C3	34°55'52"	30.00'	18.29'	9.44'	N17°39'58"W	18.01'
C5	160°04'16"	50.00'	139.69'	284.60'	S44°54'14"W	98.49'
C6	34°55'52"	30.00'	18.29'	9.44'	S72°31'54"E	18.01'
C7	90°12'32"	25.00'	39.36'	25.00'	S44°54'14"W	35.42'
C8	89°47'28"	10.00'	15.67'	9.96'	S45°05'46"E	14.12'
C9	34°54'25"	30.00'	18.28'	9.43'	N72°33'17"E	18.00'
C10	159°48'50"	50.00'	139.46'	280.90'	N44°59'30"W	98.45'
C11	34°54'25"	30.00'	18.28'	9.43'	S72°34'33"W	18.00'
C12	90°00'00"	10.00'	15.71'	10.00'	S44°59'30"W	14.14'
C14	90°00'00"	25.00'	39.27'	25.00'	N44°59'30"W	35.36'
C15	90°12'32"	10.00'	15.74'	10.04'	S44°54'14"W	14.17'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	110.00'	N00°00'30"E
L2	64.66'	N00°12'02"W
L3	140.00'	S00°00'30"W
L4	44.11'	N89°59'30"W
L5	113.18'	S89°59'30"E
L6	50.00'	S00°00'30"W
L10	130.00'	S89°47'58"W
L11	50.00'	S89°47'58"W
L12	50.00'	N00°12'02"W
L13	50.00'	S00°12'02"E
L14	50.00'	S00°00'30"W
L15	50.00'	S89°59'30"E
L16	50.00'	N89°59'30"W
L17	50.00'	S00°00'30"W
L18	50.00'	N89°47'58"E

**BUILDING SETBACK LINE PLAT**  
**OF AMBER CREEK UNIT 3**

THE PURPOSE OF THIS REPLAT IS TO REPLACE ALL 25' BUILDING SETBACK LINES TO 30' BUILDING SETBACK LINES.

NOTE: LOT 44, BLOCK 8 IS NOT PART OF THIS REPLAT.

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 EXCLAVE 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  
KB Home Lone Star, L.P.  
a Texas Limited Partnership  
By: Joseph C. Hernandez  
Title: Director of Land Development  
4800 Fredericksburg Road  
San Antonio, Texas 78229  
(210) 349-1111

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK UNIT 3 BSL HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK UNIT 3 BSL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5D & 9 November 9, 2011

CO. DE ALVAREZ SUBDIVISION  
SUBDIVISION NAME

MINOR PLAT

110333  
PLAT #

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 682 A-3

**OWNER:** Cristino Alvarez

**ENGINEER:** ADA Consulting Group, Inc. by Donald Oroian, P.E.

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

**Date filed with Planning Commission:** October 18, 2011

**Location:** East of Zaramora Road, on the south side of West Mally

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** R-4 Residential Single-Family District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat **1.512** acres consisting of **3** single family lots.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 9, 2011. Fourteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Gillete Area Neighborhood Association, which is registered with the City of San Antonio.

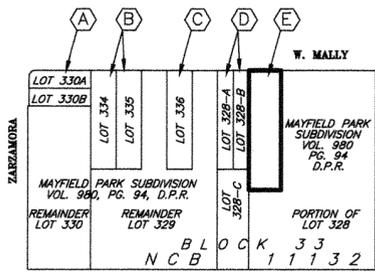
**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP**

MAPSCO 2011 PAGE 682 GRID A3



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION:**

BEING 1.512 ACRES OF LAND PREVIOUSLY A PORTION OF THE REMAINDER OF LOT 328, BLOCK 33, NCB 11132, MAYFIELD PARK SUBDIVISION, RECORDED IN VOLUME 980, PAGE 94, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 14138, PAGE 664, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - 984--- EXISTING CONTOUR LINE (FT)
  - (S90°00'00"E) = RECORD BEARING
  - (XXX.XX') = RECORD DISTANCE
  - ELEC = ELECTRIC DISTANCE
  - TELE = TELEPHONE
  - CATV = CABLE TELEVISION
  - ESMT = EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - VOL. = VOLUME
  - PG. = PAGE
  - Ac. = ACRES
  - Ex. = EXISTING
  - NCB = NEW CITY BLOCK
  - R.O.W. = RIGHT-OF-WAY
  - N.T.S. = NOT TO SCALE
  - COSA = CITY OF SAN ANTONIO
  - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE MAYFIELD PARK SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 94, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. THE OWNER OF THE PROPERTY SHOWN ON THIS RE-PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

CRISTINO ALVAREZ, OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 3<sup>rd</sup> DAY OF OCTOBER, 2011.

**DONALD OROIAN**  
Notary Public  
State of Texas  
My Comm. Exp. 08-04-2014

STATE OF TEXAS: COUNTY OF BEXAR:

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

**DONALD OROIAN, M.S., P.E.**  
c/o ADA CONSULTING GROUP, INC.  
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

STATE OF TEXAS: COUNTY OF BEXAR:

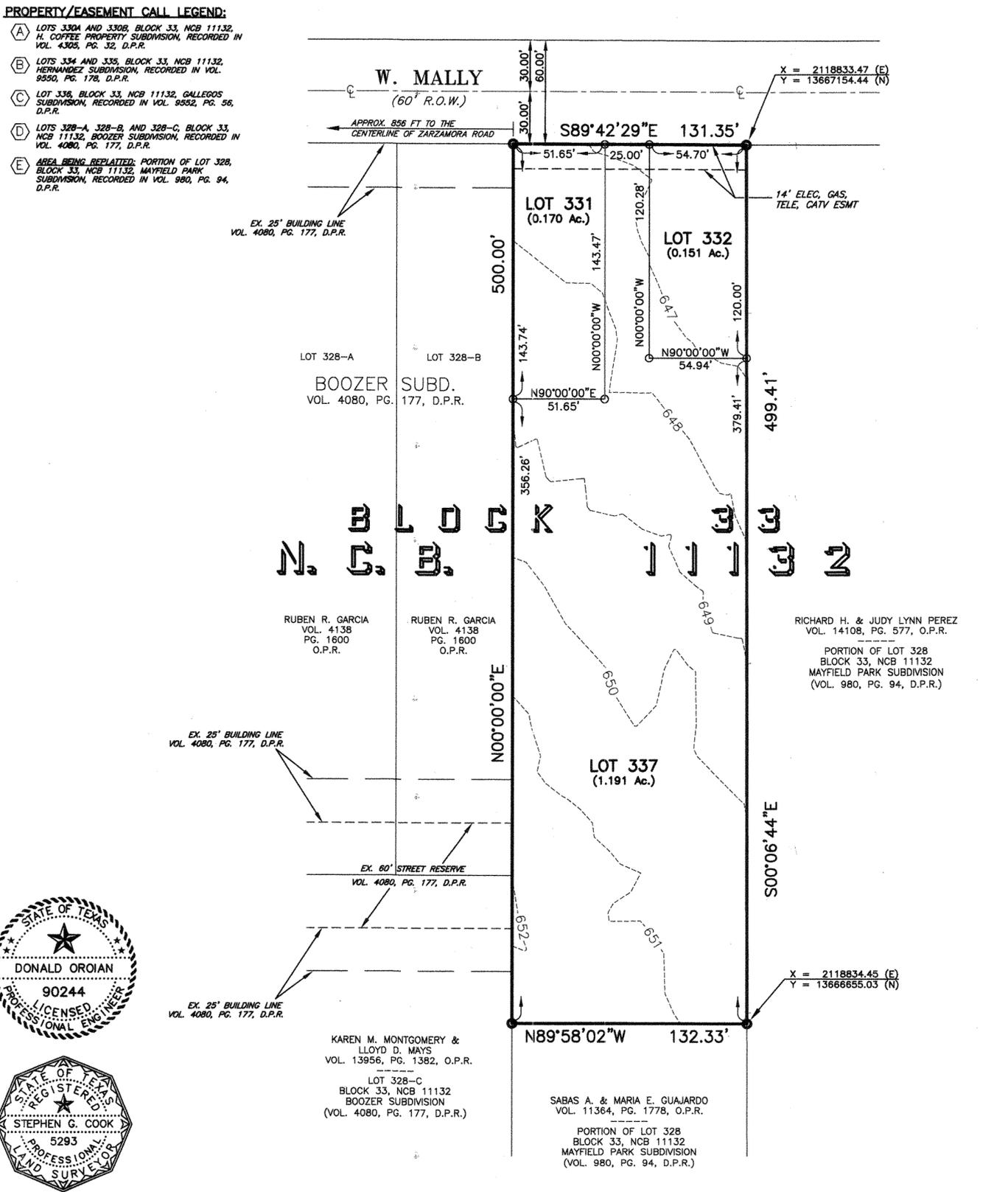
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

**STEPHEN G. COOK, P.E., R.P.L.S.**  
c/o STEPHEN G. COOK ENGINEERING, INC.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

- GENERAL NOTES:**
- EAST AND NORTH (X,Y) COORDINATES AND ELEVATION DATUM SHOWN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 NAD 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
  - NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010.
- FIRE FLOW NOTE:**
- AN EXISTING WATER MAIN AND FIRE HYDRANT ACCESSIBLE TO THE RESIDENTIAL LOTS PROPOSED ON THIS PLAT IS LOCATED WITHIN THE W. MALLY RIGHT-OF-WAY. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- PROPERTY/EASEMENT CALL LEGEND:**
- (A) LOTS 330A AND 330B, BLOCK 33, NCB 11132, H. COFFEY PROPERTY SUBDIVISION, RECORDED IN VOL. 4305, PG. 32, D.P.R.
  - (B) LOTS 334 AND 335, BLOCK 33, NCB 11132, HERNANDEZ SUBDIVISION, RECORDED IN VOL. 9550, PG. 178, D.P.R.
  - (C) LOT 336, BLOCK 33, NCB 11132, GALLEGOS SUBDIVISION, RECORDED IN VOL. 9552, PG. 56, D.P.R.
  - (D) LOTS 328-A, 328-B, AND 328-C, BLOCK 33, NCB 11132, BOOZER SUBDIVISION, RECORDED IN VOL. 4080, PG. 177, D.P.R.
  - (E) AREA BEING REPLATTED: PORTION OF LOT 328, BLOCK 33, NCB 11132, MAYFIELD PARK SUBDIVISION, RECORDED IN VOL. 980, PG. 94, D.P.R.

- WASTEWATER EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUE:**
- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- FINISHED FLOOR NOTE:**
- FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. THIS NOTE REQUIRED PER CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(E)(5).
- CITY PUBLIC SERVICE (CPS) NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS HOWEVER DRIVEWAY APRONS, CONCRETE FLATWORK, PAVING AND/OR FENCES ARE ALLOWED.
- 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.
- 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 EASEMENTS ARE DESCRIBED BELOW:



**PLAT NO. 110333**

REPLAT ESTABLISHING:

**Co. De ALVAREZ SUBDIVISION**

BEING 1.512 ACRES OF LAND PREVIOUSLY A PORTION OF THE REMAINDER OF LOT 328, BLOCK 33, NCB 11132, MAYFIELD PARK SUBDIVISION, RECORDED IN VOLUME 980, PAGE 94, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 14138, PAGE 664, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 331, 332, AND 337, BLOCK 33, NCB 11132.

SCALE: 1" = 50 FT

**ADA CONSULTING GROUP, INC.**  
TEXAS REGISTERED ENGINEERING FIRM NO. F3512  
SAN ANTONIO, TEXAS (210) 340-5670  
WWW.ADACG.COM

ADACG PROJECT No. 429-02 DATE: AUGUST 30, 2011

**OWNER:** CRISTINO ALVAREZ  
3014 CENIZO  
SAN ANTONIO, TX 78264

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.

CRISTINO ALVAREZ, OWNER

STATE OF TEXAS: COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CRISTINO ALVAREZ, 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 3<sup>rd</sup> DAY OF OCTOBER, 2011.

**DONALD OROIAN**  
Notary Public  
State of Texas  
My Comm. Exp. 08-04-2014

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

DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 2011.

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

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

STATE OF TEXAS: COUNTY OF BEXAR:

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_\_ AT \_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_\_ AT \_\_\_ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_ ON PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_ 2011.

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

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**  
**AGENDA ITEM NO: 5E&10 November 9, 2011**

GLAZER'S

DISTRIBUTION - MAOZ  
**SUBDIVISION NAME**

MAJOR PLAT

110064  
**PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 614 D-5**

**OWNER:** Glazer Investments, Inc., by Bennett J. Glazer

**ENGINEER:** Pape-Dawson Engineers Inc., by Matt Johnson, P.E.

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

**Date filed with Planning Commission:** October 18, 2011

**Location:** At the southeast corner of State Hwy 151 and Callaghan Road

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3R      Commercial District, Restrictive Alcoholic Sales  
          I-1          General Industrial District  
          MAOZ-2      Military Overlay Zones  
          GC-2        Highway 151 Gateway Corridor

**Plat is associated with:**

MDP 810, Southwest Business & Technology Park, accepted on March 2, 2005

**Proposed Use:** Commercial

**Major Thoroughfare:** State Highway 151 is a freeway and Callaghan Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To replat **35.078** acres consisting of **1** non-single family lot.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: 5F&11 November 9, 2011

EDGEWOOD

ADDITION I SUBDIVISION

MAJOR PLAT

110088

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT: 5**

**FERGUSON MAP GRID: 615 E-8**

**OWNER:** AR San Antonio Properties, LP, by Henry Romo, Jr., Agent

**SURVEYOR:** Armando A. Aranda, R.P.L.S.

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

**Date filed with Planning Commission:** October 19, 2011

**Location:** On the north side of Brady Boulevard, west of Hillrose Court

**Services Available:** SAWS Water and Sewer

**Zoning:** MF-33 Multi-Family District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat **0.6577** acres consisting of **6** single family lots.

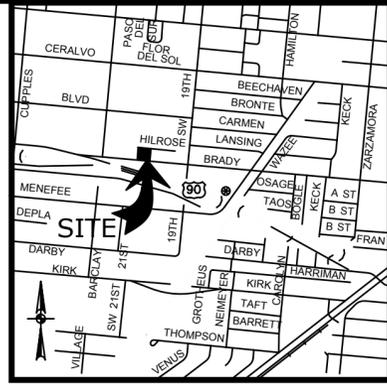
**STAFF RECOMMENDATION:**

Approval

A REPLAT ESTABLISHING

EDGEWOOD ADDITION I SUBDIVISION

BEING A 0.6577 ACRE TRACT, EXCEPT FOR .009 ACRES BEING DEDICATED TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 120-125, BLOCK 1, NCB 3693, OUT OF THE PLAT PREVIOUSLY KNOWN AS LOT 55 EDGEWOOD ADDITION, RECORDED IN VOLUME 1625, PAGE 252, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

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

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

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

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

- NOTES:
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
  - 3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - TEXAS SOUTH CENTRAL ZONE.
  - 4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS 0.99986.
  - 5.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE 00°15'29.41" TO CONFIRM TO N.A.D. 83.
  - 6.) TREESCAPES NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A TREESCAPES PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
  - 8.) FINISHED FLOOR ELEVATIONS MUST BE (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)

LEGEND

- F.I.R. = FOUND IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E,G,T&CATV ESM'T = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- SAN. SWR. ESM'T = SANITARY SEWER EASEMENT
- EXIST. = EXISTING

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: AR SAN ANTONIO PROPERTIES, LP - A TEXAS LIMITED PARTNERSHIP  
BY GENERAL PARTNER - ROMO INVESTMENT MANAGEMENT, LLC.

DULY AUTHORIZED AGENT: HENRY ROMO JR. VICE PRESIDENT - ROMO INVESTMENT MANAGEMENT, LLC.  
10900 RANCH ROAD 2341, BURNET, TEXAS 78611 512-756-0691

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

EDGEWOOD ADDITION I  
THIS PLAT OF \_\_\_\_\_ 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., 2011.

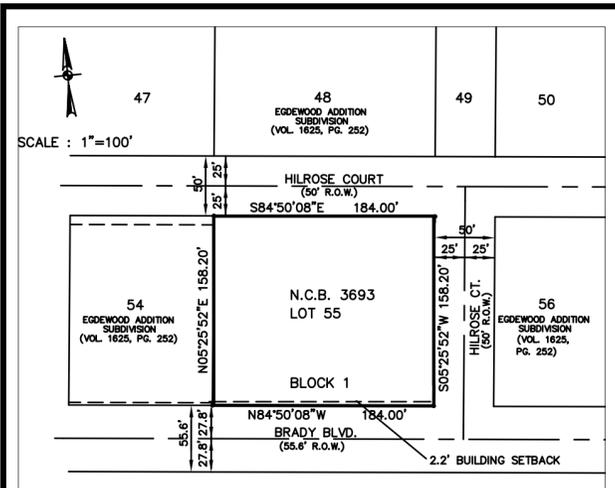
BY: \_\_\_\_\_ CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUS PLATTED AS LOT 55 OUT OF THE EDGEWOOD ADDITION SUBDIVISION, BLOCK 1, N.C.B. 3693, RECORDED IN VOLUME 1625, PAGE 252, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER'S DULY AUTHORIZED AGENT: \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

STATE OF TEXAS  
COUNTY OF BEXAR

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

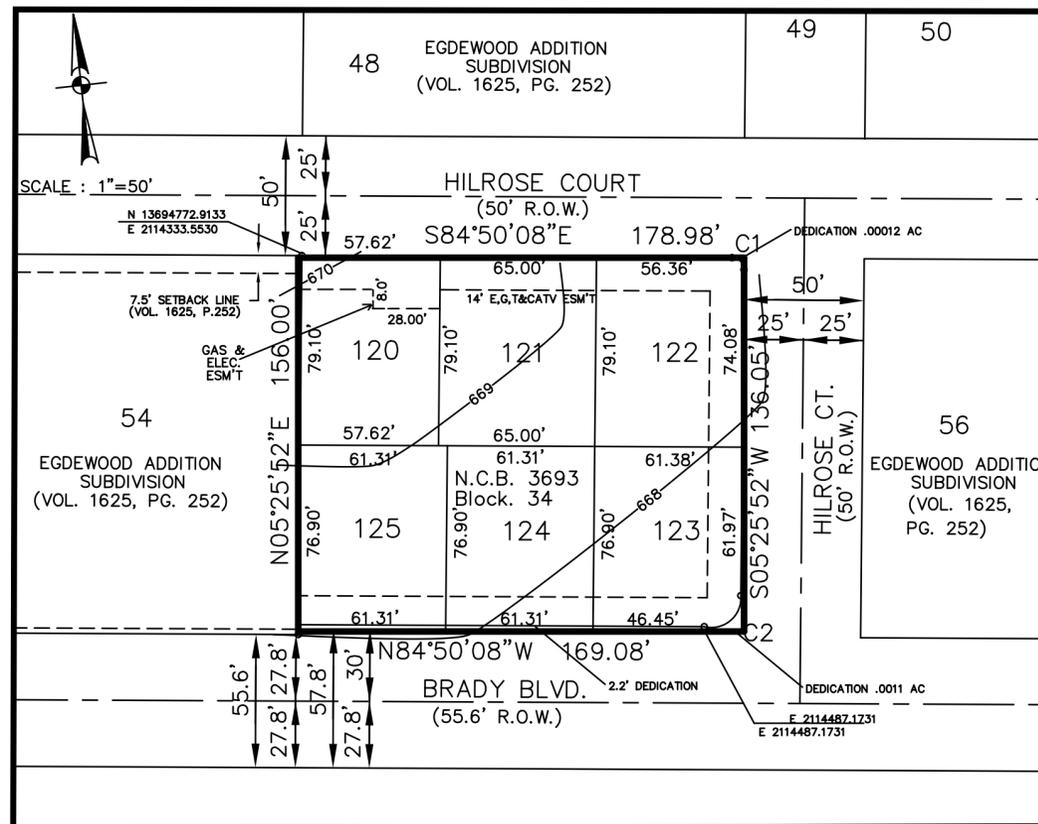
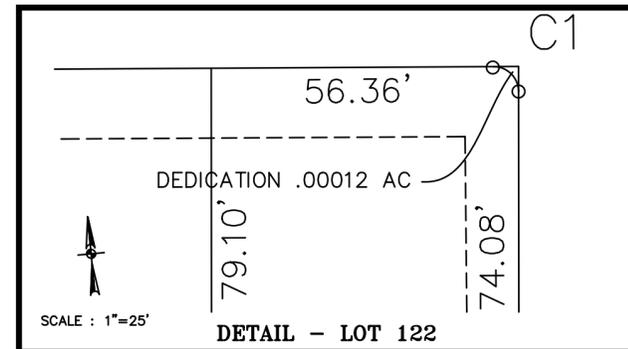
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398  
ARMANDO A. ARANDA  
2222 BEECHAVEN  
SAN ANTONIO, TX. 78207

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.

FELIX I. BERNAL  
REGISTERED PROFESSIONAL ENGINEER  
722 W. BAETZ BLVD.  
SAN ANTONIO, TEXAS 78221

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°16'00"	5.00'	7.88'	5.02'	7.09'	N39°42'08"W
C2	89°44'00"	15.00'	23.49'	14.93'	21.16'	N50°17'52"E



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 12 November 9, 2011

CRESTA BELLA,  
UNIT 4A-7B ENCLAVE  
SUBDIVISION NAME

MAJOR PLAT

110020  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 480 A-7

**OWNER:** 242 Cresta Bella, Ltd., by Alan F. Scott, Agent

**ENGINEER:** Kavanaugh Consulting, LLC, by David Parkerson, P.E.

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

**Date filed with Planning Commission:** October 17, 2011

**Location:** North of Cresta Bulivar on the west side of Bella Glade

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single Family District

**Plat is associated with:**

MDP 012B-06, 412.85 Ac. Tract at IH 10 and Camp Bullis, accepted on August 19, 2008

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **10.886** acres consisting of **46** single family lots, **4** non-single family lots and **1,600** linear feet of private streets.

**DISCUSSION:**

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation; the Garrison Commander has no concerns.

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA, UNIT 4A-7B ENCLAVE

SURVEY OF A 10.886 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



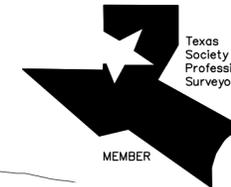
- NOTES: 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 3) 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. 4) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- 5) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 6) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION. 7) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83. 8) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(E)(2)P-5-40) 9) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 10) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

- LEGEND 1.) BUILDING SETBACK LINE 2.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT 3.) FOUND 1/2" IRON PIN 4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION 5.) OFFICIAL PUBLIC RECORDS 6.) DEED AND PLAT RECORDS 7.) REAL PROPERTY RECORDS 8.) EXISTING CONTOURS 9.) PROPOSED CONTOURS

SAMS NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 2,700 FEET DOWNSTREAM OF UNIT 4A/7B AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 060818).

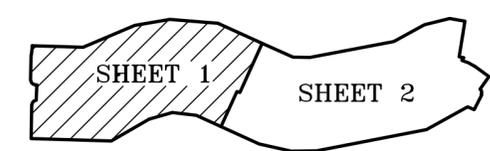


SCALE 1"=50'

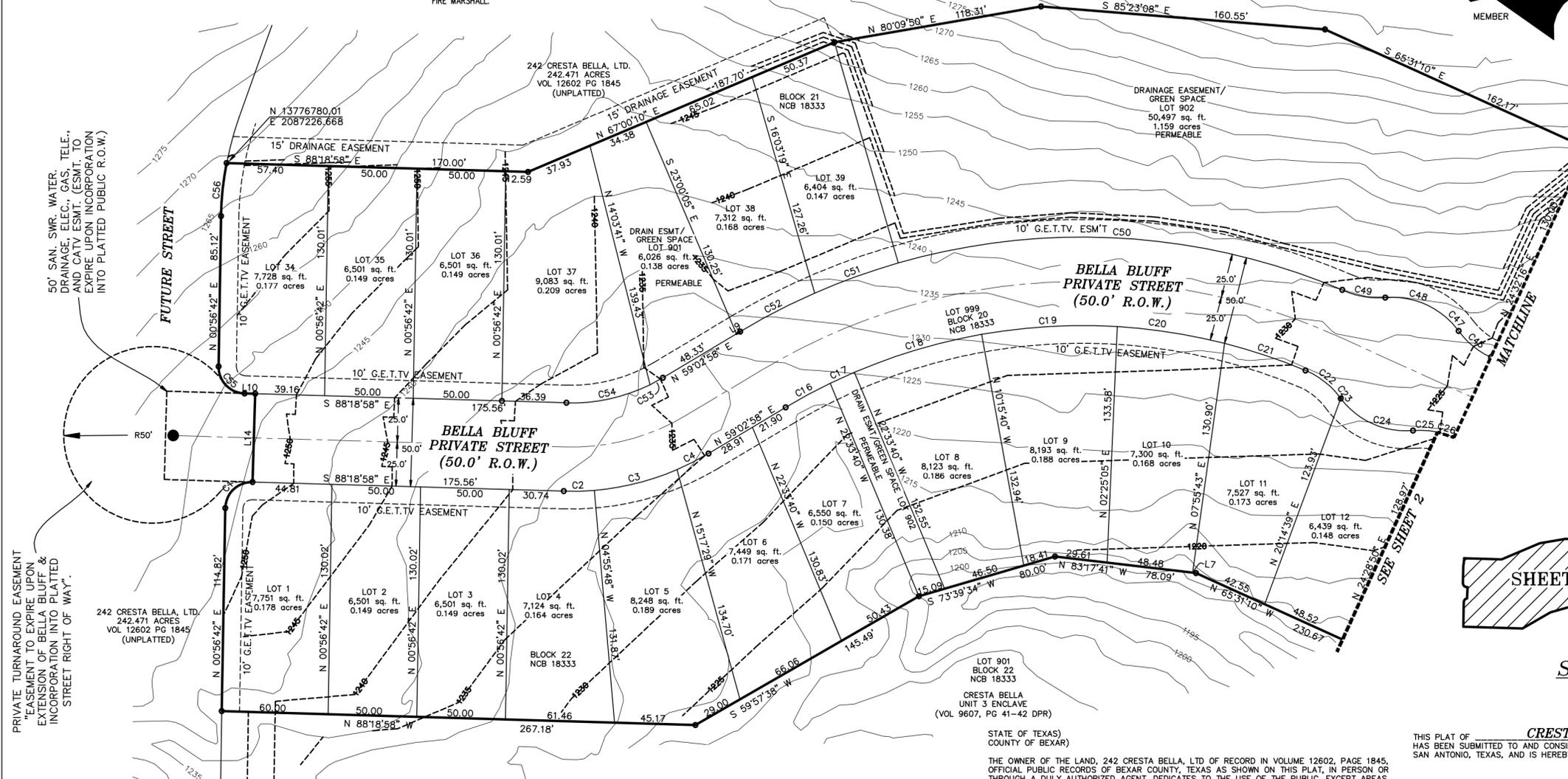
CIVIL ENGINEER: NAME: KAVANAUGH CONSULTING, LLC. ADDRESS: 108 RIVER OAKS DR. WIMBERLEY, TEXAS 78676 Ph. (512) 587-7397

BAKER SURVEYING, INC.

PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78606

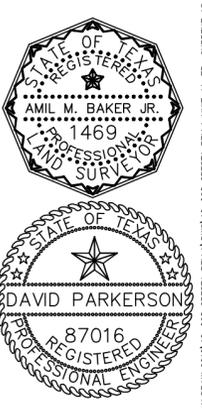


SHEET INDEX N.T.S.



PRIVATE TURNAROUND EASEMENT TO EXPIRE UPON EXTENSION OF BELLA BLUFF & INCORPORATION INTO PLATTED STREET RIGHT OF WAY.

REBAR 201010-088 CRESTA BELLA UNIT 4A-7B CURRENT AS OF 04-29-11



STATE OF TEXAS COUNTY OF BLANCO I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. LICENSED PROFESSIONAL ENGINEER

LINE TABLE with columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Contains 26 line entries with specific measurements.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND, 242 CRESTA BELLA, LTD OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AS 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. DULY AUTHORIZED AGENT BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER BY: AL SCOTT, IT'S MANAGER STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D., 2011. NOTARY PUBLIC BEXAR COUNTY, TEXAS

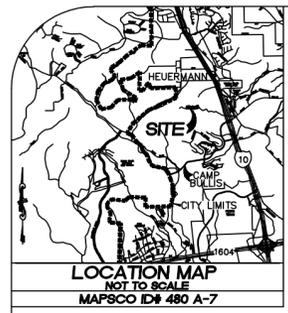
THIS PLAT OF CRESTA BELLA UNIT 4A-7B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 2011. BY: CHAIRMAN BY: SECRETARY STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M, AND DULY RECORDED THE DAY OF A.D. AT M, IN THE RECORDS OF OF SAID COUNTY, IN BOOK VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. 2011. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

SUBDIVISION PLAT ESTABLISHING  
**CRESTA BELLA, UNIT 4A-7B**  
**ENCLAVE**

SURVEY OF A 10.886 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO, TX. 78606



- NOTES:
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - 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.

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

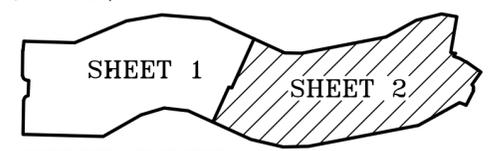
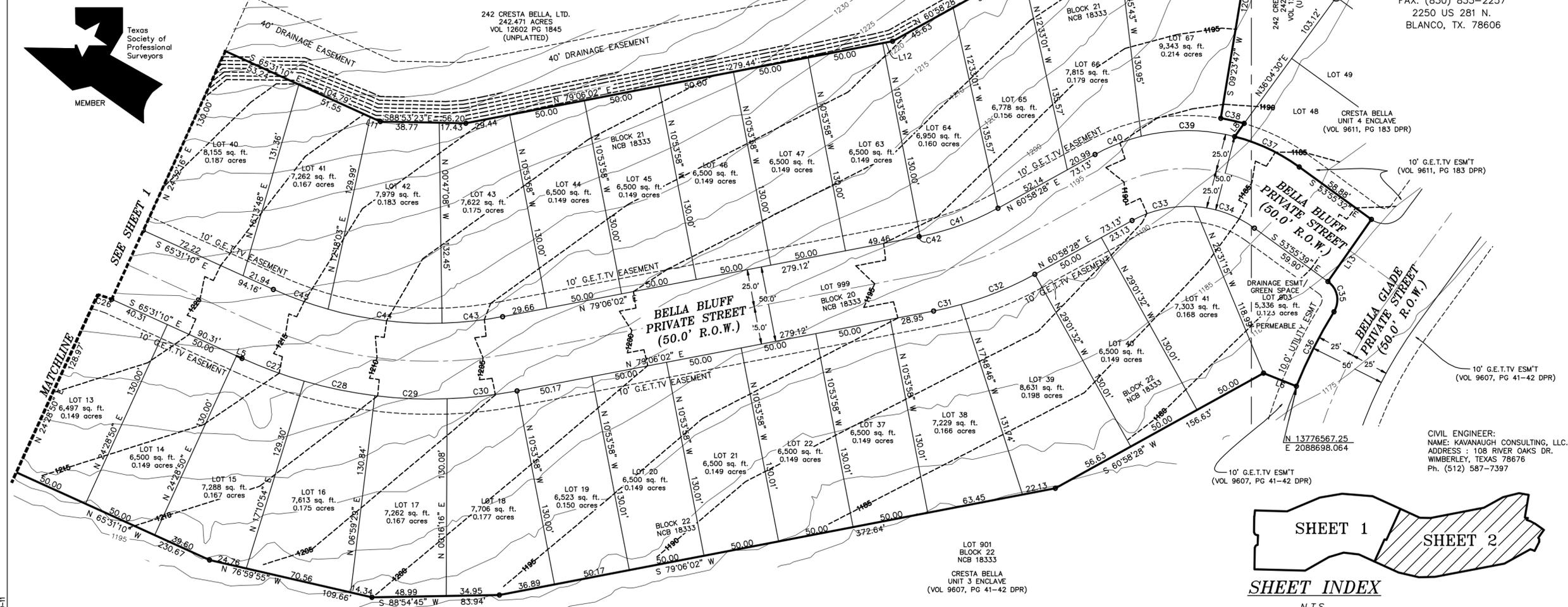
SCALE  
1"=50'

- LEGEND
- BUILDING SETBACK LINE
  - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - FOUND 1/2" IRON PIN
  - 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION
  - OFFICIAL PUBLIC RECORDS
  - DEED AND PLAT RECORDS
  - REAL PROPERTY RECORDS
  - EXISTING CONTOURS
  - PROPOSED CONTOURS

- B.S.L.  
G.E.T.V.E.  
O.P.R.  
D.P.R.  
R.P.R.  
824  
824

SAWS NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 2.700 FEET DOWNSTREAM OF UNIT 4A/7B AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 060818).



SHEET INDEX  
N.T.S.

CRESTA BELLA UNIT 3 ENCLAVE (VOL 9607, PG 41-42 DPR)

CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BRG	CHD	CURVE	LENGTH	RADIUS	DELTA	BRG	CHD
C1	23.76	15.00	90°44'29"	S46°18'52"W	21.35	C29	47.75	300.00	90°07'07"	S87°29'48"E	47.70
C2	17.24	150.00	6°35'08"	N88°23'28"E	17.23	C30	46.30	300.00	8°50'37"	N83°31'20"E	46.26
C3	48.26	150.00	18°28'09"	N75°52'49"E	48.06	C31	18.66	225.00	4°45'06"	N78°43'29"E	18.65
C4	19.93	150.00	7°38'47"	N62°51'21"E	19.92	C32	52.52	200.00	13°22'28"	N67°39'42"E	52.40
C5	23.56	15.00	89°58'58"	N81°04'30"E	21.21	C33	42.61	75.00	32°33'00"	S77°14'58"W	42.04
C6	22.41	15.00	85°34'59"	N11°08'33"W	20.38	C34	42.61	75.00	32°33'02"	N70°12'01"W	42.04
C7	55.06	325.00	9°42'22"	S26°47'13"W	54.99	C35	22.41	15.00	85°34'59"	N11°08'33"W	20.38
C8	23.76	15.00	90°44'29"	S46°18'52"W	21.35	C36	55.06	325.00	9°42'22"	S26°47'13"W	54.99
C9	23.37	15.00	89°16'58"	S43°41'08"E	21.08	C38	15.79	135.00	6°42'04"	N77°15'11"W	15.78
C10	30.20	175.00	9°53'12"	S05°53'20"W	30.16	C39	62.14	125.00	28°28'55"	N89°49'10"W	61.50
C11	255.74	374.42	39°08'06"	N86°31'09"W	250.60	C40	32.65	125.00	14°57'53"	S68°27'26"W	32.56
C12	24.90	46.66	30°34'53"	S79°49'16"E	24.61	C41	54.82	175.00	17°58'59"	N69°56'57"E	54.60
C13	37.09	46.00	46°11'36"	N72°07'19"W	36.09	C42	0.54	175.00	0°10'35"	N79°00'44"E	0.54
C14	15.79	135.00	8°42'04"	N77°15'11"W	15.78	C43	40.26	250.00	9°13'33"	N83°42'48"E	40.21
C15	31.22	69.89	25°33'32"	N56°29'19"W	30.96	C44	75.79	250.00	17°22'09"	S82°59'21"E	75.50
C16	28.49	325.00	5°01'23"	S61°33'39"W	28.48	C45	36.33	250.00	8°47'06"	S69°54'43"E	36.29
C17	15.01	325.00	2°38'47"	S65°23'44"W	15.01	C46	23.76	46.00	29°35'31"	S50°43'24"E	23.49
C18	75.11	325.00	13°14'31"	S73°20'23"W	74.95	C47	10.51	46.00	13°05'47"	N42°28'32"W	10.49
C19	76.69	325.00	13°31'13"	S86°43'15"W	76.51	C48	37.09	46.00	46°11'36"	N72°07'19"W	36.09
C20	61.39	325.00	10°49'25"	N81°06'26"W	61.30	C49	24.90	46.66	30°34'53"	S79°49'16"E	24.61
C21	48.21	325.00	8°29'59"	N71°26'44"W	48.17	C50	255.74	374.42	39°08'06"	N86°31'09"W	250.60
C22	25.01	46.00	46°11'36"	N72°07'19"W	24.71	C51	50.15	375.00	7°39'44"	S70°06'49"W	50.11
C23	0.70	45.85	0°52'44"	S36°28'45"E	0.70	C52	47.34	375.00	7°13'59"	S62°39'57"W	47.31
C24	46.60	45.85	58°13'51"	S66°02'03"E	44.62	C53	8.22	100.00	4°42'43"	N81°24'20"E	8.22
C25	14.03	46.00	17°28'11"	N86°24'54"W	13.97	C54	48.73	100.00	27°55'20"	N77°43'21"E	48.25
C26	9.76	46.00	12°09'38"	N71°35'59"W	9.74	C55	23.37	15.00	89°16'58"	S43°41'08"E	21.08
C27	43.70	300.00	8°20'49"	S69°41'34"E	43.67	C56	30.20	175.00	9°53'12"	S05°53'20"W	30.16
C28	47.50	300.00	9°04'15"	S78°24'06"E	47.45						

STATE OF TEXAS) COUNTY OF BEXAR)

THE OWNER OF THE LAND, 242 CRESTA BELLA, LTD OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AS 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT  
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER  
BY: AL SCOTT, IT'S MANAGER

STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2011.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF CRESTA BELLA UNIT 4A-7B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

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

STATE OF TEXAS) COUNTY OF BEXAR)

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

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

STATE OF TEXAS) COUNTY OF BLANCO)  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 November 9, 2011

INDIAN SPRINGS ESTATES  
SOUTH SUBDIVISION, UNIT 2  
SUBDIVISION NAME

MAJOR PLAT

110169  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 451 F-7

**OWNER:** BOH Indian Springs TX. L.P., by Brian Carlock

**ENGINEER:** M.W. Cude Engineers, L.L.C., by Christopher R. Dice

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

**Date filed with Planning Commission:** October 25, 2011

**Location:** South of Bulverde Road, on the west side of Wilderness Oak

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:** MDP 749A, Indian Springs, accepted on August 13, 2004

**Proposed Use:** Residential

**Major Thoroughfare:** Wilderness Oak is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **34.98** acres consisting of **93** single family lots, **3** non-single family lots and **3,983.21** linear feet of public streets.

**STAFF RECOMMENDATION:**

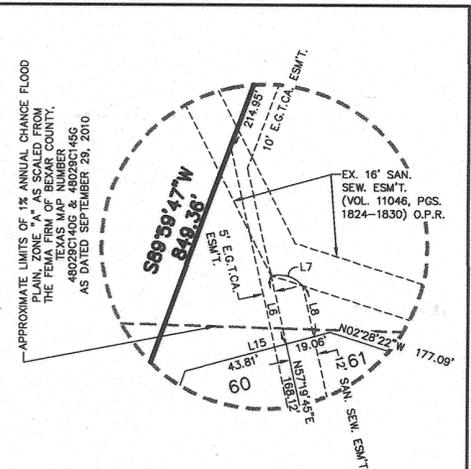
Approval



**LOCATION MAP**  
MAPSCO MAP GRID 451 F7, B8  
NOT TO SCALE

**LEGEND**

Ac.	= ACRES	P.S.I.	= POUNDS PER SQUARE INCH
B.S.L.	= BUILDING SETBACK LINE	R.L.W.	= RIGHT-OF-WAY
CI	= CURVE NUMBER	R.P.R.	= REAL PROPERTY RECORDS
C.B.	= COUNTY BLOCK	SAN. SEW.	= SANITARY SEWER
CPS	= CITY PUBLIC SERVICE	VAR.	= VARIABLE
BLDG.	= BUILDING	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
DRN.	= DRAINAGE		
EDU	= EQUIVALENT DWELLING UNIT	VOL.	= VOLUME
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	WAT.	= WATER
ESMT.	= EASEMENT	W.D.	= WIDTH
EX.	= EXISTING	PROPOSED CONTOUR	
F.L.P.	= FOUND IRON PIN WITH BLUE CAP STAMPED "FHM SURVEYING"	ELEV.	= EXISTING GROUND MAJOR CONTOUR
		ELEV.	= EXISTING GROUND MINOR CONTOUR
G.P.M.	= GALLONS PER MINUTE		
HOA	= HOME OWNERS ASSOCIATION		
LI	= LINE NUMBER		
LS	= LANDSCAPE		
N.A.D.	= NORTH ATLANTIC DATUM		
N.S.	= NATIONAL GEODETIC SURVEY		
N.T.S.	= NOT TO SCALE		
O.P.R.	= OFFICIAL PUBLIC RECORDS		



**DETAIL "A"**  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
STEVEN LEE WRIGHT, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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

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

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

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

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

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

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

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

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFRM PANEL 48029 C1400 AND DFRM PANEL 48029 C1450 DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE RIGHT-OF-WAYS AND EASEMENTS AND IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

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

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

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

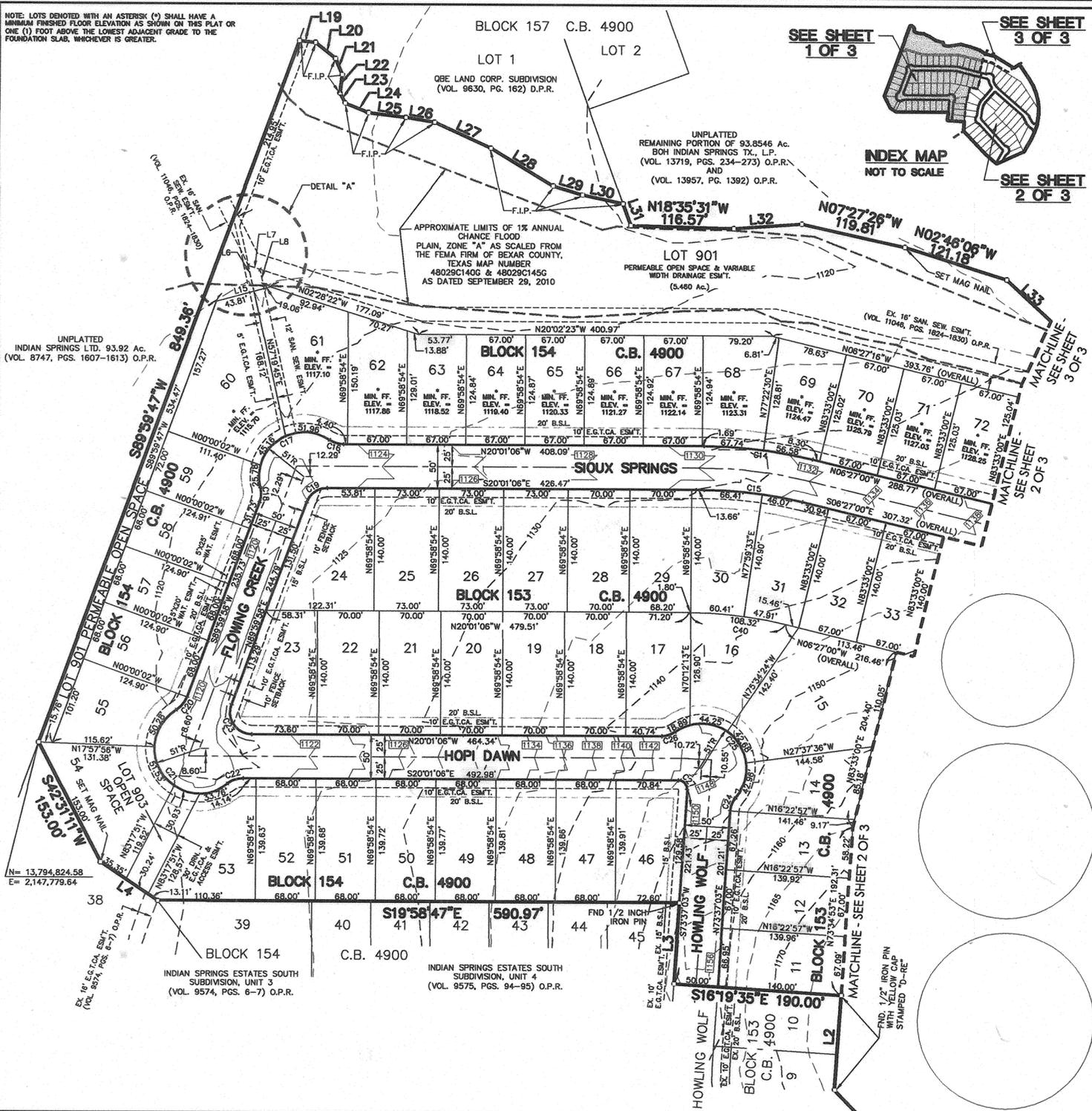
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS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

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

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

BEARINGS ON THIS PLAN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93)

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



**PLAT NUMBER: 110169**

**SUBDIVISION PLAT**  
ESTABLISHING  
**INDIAN SPRINGS ESTATES SOUTH**  
SUBDIVISION, UNIT 2

BEING 34.98 ACRES OF LAND OUT OF THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, IN BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 93.8546 ACRE TRACT (DESIGNATED AS TRACT 1) DESCRIBED BY DEED RECORDED IN VOLUME 13719, PAGES 234-253, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBP# FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02723.000

STATE OF TEXAS  
COUNTY OF DALLAS

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

OWNER/DEVELOPER  
BOH INVESTMENTS GP, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: BOH INVESTMENTS GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
5430 LBJ FREEWAY, SUITE 800  
DALLAS, TX 75240  
TEL: (972) 201-2800  
FAX: (972) 201-2959

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20 2011 BY Brian Carlock, Senior Vice President OF BOH INVESTMENTS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED PARTNERSHIP.

*Shannon Susan Dear*  
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_, A.D. 20\_\_\_\_, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

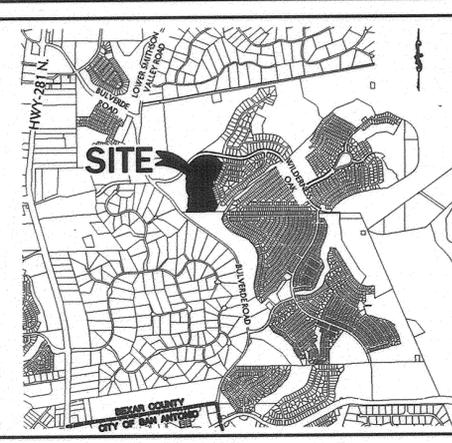
BY: \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

OCTOBER 2011      SHEET 1 OF 3

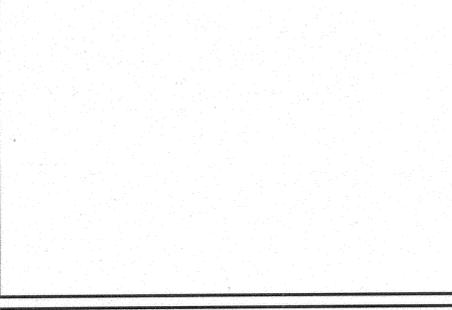




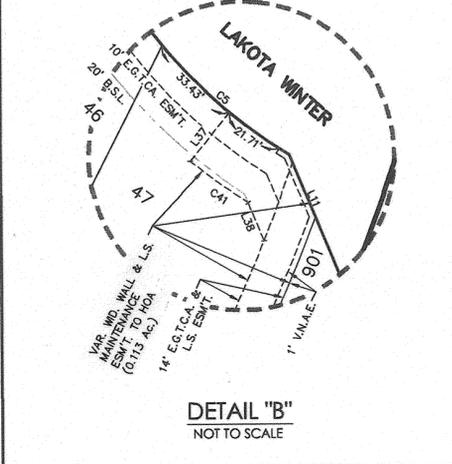
**LOCATION MAP**  
MAPSCO MAP GRID 451 F7, F8  
NOT TO SCALE

**LEGEND**

Ac.	= ACRES	P.S.I.	= POUNDS PER SQUARE INCH
B.S.L.	= BUILDING SETBACK LINE	R.O.W.	= RIGHT-OF-WAY
CL	= CURVE NUMBER	R.P.R.	= REAL PROPERTY RECORDS
C.B.	= COUNTY BLOCK	SAN. SEW.	= SANITARY SEWER
CPS	= CITY PUBLIC SERVICE	VAR.	= VARIABLE
BLDG.	= BUILDING	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
DRN.	= DRAINAGE	WD.	= WIDTH
EDU.	= EQUIVALENT DWELLING UNIT	WAT.	= WATER
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	W.D.	= VOLUME
ESMT.	= EASEMENT	W.P.	= PROPOSED CENTERLINE
EX	= EXISTING	EXIST.	= EXISTING GROUND MAJOR CONTOUR
F.L.P.	= FOUND IRON PIN WITH BLUE CAP STAMPED "KFW SURVEYING"	EXIST.	= EXISTING GROUND MINOR CONTOUR
G.P.M.	= GALLONS PER MINUTE	CONTR.	= CONTOUR
HOA	= HOME OWNERS ASSOCIATION	EXIST.	= EXISTING PROPERTY LINE
LI	= LANDSCAPE		
L.S.	= NORTH ATLANTIC DATUM		
N.A.D.	= NATIONAL GEODETIC SURVEY		
NGS	= NOT TO SCALE		
N.T.S.	= OFFICIAL PUBLIC RECORDS		
O.P.R.			



**DETAIL "B"**  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF BEXAR

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

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

*Christopher R. Dice*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
STEVEN LEE WRIGHT, R.P.L.S.

*Steven Lee Wright*  
REGISTERED PROFESSIONAL LAND SURVEYOR

P:\027230002-Drawings\03\_00\plat.dwg 2011/10/19 8:04pm vmaprhy

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

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

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

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

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

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

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

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

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

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

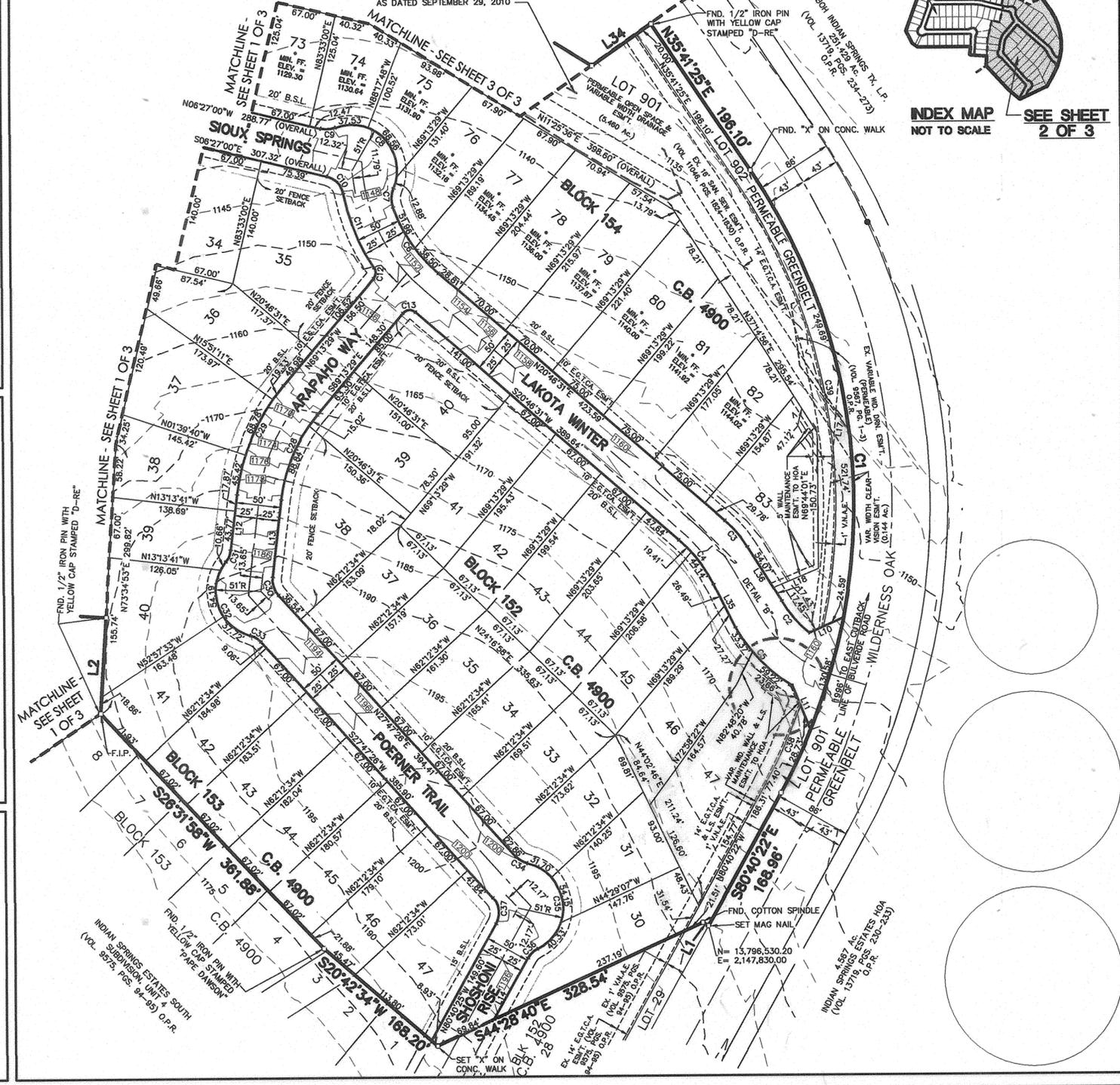
MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRFM PANEL 48029 C140G AND DRFM PANEL 48029 C145G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION PLUS REQUIRED FLOOD PROTECTION OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE RIGHT-OF-WAYS AND EASEMENTS AND IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

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

NOTE: LOTS DENOTED WITH AN ASTERISK (\*) SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AS SHOWN ON THIS PLAT OR ONE (1) FOOT ABOVE THE LOWEST ADJACENT GRADE TO THE FOUNDATION SLAB, WHICHEVER IS GREATER.

APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN, ZONE "A" AS SCALED FROM THE FEMA FIRM OF BEXAR COUNTY, TEXAS MAP NUMBER 48029C140G & 48029C145G AS DATED SEPTEMBER 29, 2010



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

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 5 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93)

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

BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93)

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



**INDEX MAP**  
NOT TO SCALE  
SEE SHEET 2 OF 3



**SEE SHEET 1 OF 3**



**SEE SHEET 3 OF 3**

**PLAT NUMBER: 110169**

**SUBDIVISION PLAT  
ESTABLISHING  
INDIAN SPRINGS ESTATES SOUTH  
SUBDIVISION, UNIT 2**

BEING 34.98 ACRES OF LAND OUT OF THE W.M. BRISBEN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, IN BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 93.8546 ACRE TRACT (DESIGNATED AS TRACT 1) DESCRIBED BY DEED RECORDED IN VOLUME 13719, PAGES 234-253, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**M.W. CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TPE FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02723000

SCALE: 1"=100'  
100 50 0 100

STATE OF TEXAS  
COUNTY OF DALLAS

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

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

BY: BOH INVESTMENTS GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

CONTACT PERSON: BRIAN CARLOCK  
5430 LBJ FREEWAY, SUITE 800  
DALLAS, TX 75240  
TEL: (972) 201-2800  
FAX: (972) 201-2958

BY: *Brian Carlock*  
NAME: **Brian Carlock**  
SENIOR VICE PRES  
TITLE: **VICE PRES**

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20 2011 BY Brian Carlock Senior Vice President

2011 BY Brian Carlock Senior Vice President  
OF BOH INVESTMENTS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

*Shannon Susan Dear*  
NOTARY PUBLIC, STATE OF TEXAS

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

**CERTIFICATE OF APPROVAL**

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

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

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

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

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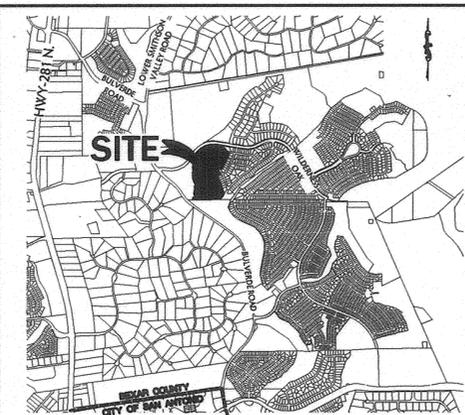
STATE OF TEXAS  
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I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.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

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

OCTOBER 2011 SHEET 2 OF 3



**LOCATION MAP**  
MAPSCO MAP GRID 451 F7, F8 NOT TO SCALE

**LEGEND**

Ac.	= ACRES	P.S.I.	= POUNDS PER SQUARE INCH
B.S.L.	= BUILDING SETBACK LINE	R.P.R.	= REAL PROPERTY RECORDS
C1	= CURVE NUMBER	R.P.R.	= REAL PROPERTY RECORDS
C.B.	= COUNTY BLOCK	SAN. SEW.	= SANITARY SEWER
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BLDG.	= BUILDING	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
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ESMT.	= EASEMENT	PROPOSED CONTOUR	= PROPOSED CONTOUR
EX.	= EXISTING	STREET CENTERLINE	= STREET CENTERLINE
F.P.	= FOUND IRON PIN WITH BLUE CAP STAMPED "N.W. SURVEYING"	ELEV.	= EXISTING GROUND MAJOR CONTOUR
G.P.M.	= GALLONS PER MINUTE	ELEV.	= EXISTING GROUND MINOR CONTOUR
HOA	= HOME OWNERS ASSOCIATION	CONTOUR	= EXISTING PROPERTY LINE
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THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRRM PANEL 48029 C140G AND FIRRM PANEL 48029 C145G DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION PLUS REQUIRED FLOODBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE RIGHT-OF-WAYS AND EASEMENTS AND IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

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

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

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

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

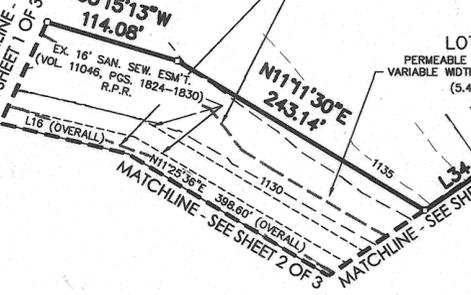
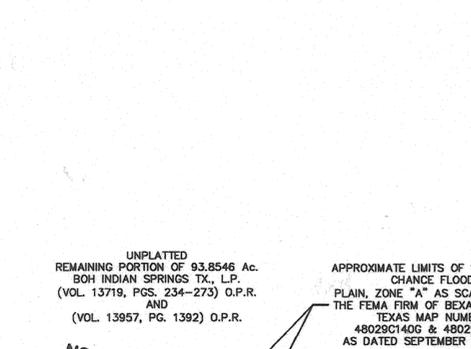
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL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

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

BEARINGS ON THIS PLAN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93)

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

NOTE: LOTS DENOTED WITH AN ASTERISK (\*) SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AS SHOWN ON THIS PLAN OR ONE (1) FOOT ABOVE THE LOWEST ADJACENT GRADE TO THE FOUNDATION SLAB, WHICHEVER IS GREATER.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	7.30'	S09°19'38"W
L2	107.50'	S73°34'53"W
L3	91.85'	N73°37'03"E
L4	78.70'	S13°54'50"W
L6	29.27'	S57°19'45"W
L7	13.93'	N02°28'22"W
L8	21.76'	N57°19'45"E
L10	42.04'	N43°46'28"W
L11	52.39'	S47°32'51"W
L12	61.64'	S76°46'19"W
L13	86.61'	N76°46'19"E
L14	78.54'	S80°40'25"E
L15	62.87'	N35°10'54"W
L16	393.78'	N08°27'16"W
L17	283.27'	N74°55'17"E
L18	55.14'	N42°40'33"W
L19	18.18'	N13°50'28"W
L20	29.18'	N18°33'16"E
L21	19.84'	N47°05'43"E
L22	21.00'	N76°55'31"E
L23	12.87'	N41°18'44"E
L24	28.59'	N01°59'33"E
L25	42.65'	N12°54'08"W
L26	35.18'	N105°31'08"W
L27	70.35'	N04°35'48"E
L28	82.67'	N11°09'39"E
L29	34.52'	N03°23'11"W
L30	46.90'	N07°49'07"W
L31	26.71'	N49°47'40"E
L32	77.31'	N24°14'06"W
L33	68.68'	N22°33'06"E
L34	80.63'	N54°18'35"W
L35	53.76'	S43°22'27"W
L36	71.90'	N37°47'08"E
L37	22.00'	N70°35'56"W
L38	14.39'	S47°32'51"W

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	657.00'	63°38'13"	729.72'	407.65'	692.78'	N67°30'32"E
C2	120.00'	22°43'53"	47.61'	24.12'	47.30'	N29°20'13"E
C3	130.00'	17°00'40"	38.60'	19.44'	38.46'	N29°16'50"E
C4	161.00'	22°36'57"	63.55'	32.19'	63.14'	S32°04'59"W
C5	190.00'	29°28'30"	92.80'	47.35'	91.58'	S25°55'47"W
C6	175.00'	29°32'02"	90.46'	46.27'	89.48'	N35°59'01"E
C7	29.00'	42°48'16"	21.67'	11.37'	21.16'	N71°47'40"E
C8	51.00'	133°39'12"	118.97'	119.15'	93.77'	N26°22'12"E
C9	29.00'	34°00'24"	17.21'	8.87'	16.96'	N23°27'12"W
C10	25.00'	65°23'05"	28.53'	16.05'	27.01'	S26°14'33"W
C11	225.00'	22°59'03"	90.26'	45.74'	89.65'	N47°26'34"E
C12	10.00'	74°49'28"	13.06'	7.65'	12.15'	S73°21'47"W
C13	10.00'	80°00'00"	15.71'	10.00'	14.14'	S24°13'29"E
C14	525.00'	13°34'06"	124.33'	62.45'	124.04'	S13°41'03"E
C15	475.00'	13°34'06"	112.49'	56.51'	112.22'	S13°41'03"E
C16	29.00'	34°02'39"	17.23'	8.88'	16.98'	N02°58'46"W
C17	51.00'	138°04'13"	122.90'	133.10'	95.25'	N55°00'34"E
C18	29.00'	34°02'39"	17.23'	8.88'	16.98'	S72°58'39"W
C19	25.00'	69°58'56"	30.54'	17.50'	28.67'	S55°00'34"E
C20	29.00'	38°30'29"	19.49'	10.13'	19.13'	N70°44'48"W

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C21	51.00'	187°02'01"	166.48'	829.85'	101.81'	S34°59'26"W
C22	29.00'	38°30'29"	19.49'	10.13'	19.13'	S39°16'20"E
C23	26.00'	110°01'04"	48.00'	35.72'	40.96'	N34°59'28"E
C24	25.00'	37°01'32"	16.16'	8.37'	15.88'	N87°52'11"W
C25	51.00'	167°09'19"	148.79'	453.08'	101.36'	N27°03'56"E
C26	25.00'	38°22'38"	15.92'	8.24'	15.66'	N38°19'59"W
C27	10.00'	83°38'09"	16.34'	10.66'	14.58'	S26°47'59"W
C28	175.00'	34°00'11"	103.86'	53.51'	102.34'	S66°13'35"E
C29	225.00'	34°00'11"	133.53'	68.80'	131.58'	N86°13'35"W
C30	25.00'	48°58'54"	21.37'	11.39'	20.73'	N52°16'53"E
C31	25.00'	33°07'21"	14.45'	7.43'	14.25'	N86°40'00"W
C32	51.00'	115°13'35"	102.57'	80.40'	86.13'	S52°16'53"W
C33	25.00'	33°07'21"	14.45'	7.43'	14.25'	S11°13'48"W
C34	25.00'	35°06'40"	15.32'	7.91'	15.09'	N10°14'06"E
C35	51.00'	141°45'30"	126.18'	147.11'	96.37'	N63°33'30"E
C36	25.00'	35°06'40"	15.32'	7.91'	15.08'	S63°07'05"E
C37	25.00'	71°32'09"	31.21'	18.01'	29.23'	S63°33'30"W
C38	637.00'	8°34'35"	95.35'	47.76'	95.26'	N84°57'40"W
C39	637.00'	46°46'02"	519.95'	275.44'	505.63'	S59°04'28"W
C40	485.00'	13°34'06"	110.12'	55.32'	109.86'	S13°41'03"E
C41	202.00'	07°08'08"	25.04'	12.54'	25.02'	N15°51'00"E

STATE OF TEXAS COUNTY OF BEXAR

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C. STEVEN LEE WRIGHT, R.P.L.S.



**PLAT NUMBER: 110169**

**SUBDIVISION PLAT ESTABLISHING INDIAN SPRINGS ESTATES SOUTH SUBDIVISION, UNIT 2**

BEING 34.98 ACRES OF LAND OUT OF THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, IN BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 93.8546 ACRE TRACT (DESIGNATED AS TRACT I) DESCRIBED BY DEED RECORDED IN VOLUME 13719, PAGES 234-253, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBE FIRM #455  
CONTACT: CHRISTOPHER DICE, P.E.  
PEJ. NO.: 02723000

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

OWNER/DEVELOPER  
BOH INDIAN SPRINGS TX, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
BY: BOH INVESTMENTS GP, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
NAME: BRIAN CARLOCK  
58710 R  
TITLE: VICE PRES  
CONTACT PERSON: BRIAN CARLOCK  
5430 LBJ FREEWAY, SUITE 800  
DALLAS, TX 75240  
TEL: (972) 201-2800  
FAX: (972) 201-2959

STATE OF TEXAS COUNTY OF DALLAS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20 2011 by Brian Carlock Senior Vice President of BOH INVESTMENTS GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF BOH INDIAN SPRINGS TX, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

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

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

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

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

**PLANNING COMMISSION  
VACATE AND RESUBDIVISION**

**AGENDA ITEM NO:** 14 November 9, 2011

VILLA DEL SOL

SUBDIVISION UNIT 9C

**SUBDIVISION NAME**

MINOR PLAT

110263

**PLAT #**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 681 E-2

**OWNER:** KB Home Lone Star, Inc., by Joseph C. Hernandez

**ENGINEER:** Vickrey and Associates, Inc., by Kara J. Heasley, P.E.

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

**Date filed with Planning Commission:** October 24, 2011

**Location:** At the northwest corner of Flora Vista and West Ansley Boulevard

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** R-5 Residential Single-Family District

**Plat is associated with:** MDP 677, Las Casas (aka Villa Del Sol), accepted on July 28, 2000

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **0.5777** acres consisting of **4** single family lots

**STAFF RECOMMENDATION:**

Approval

**PLAT NO. 110263**

**VACATE & RESUBDIVISION PLAT ESTABLISHING VILLA DEL SOL SUBDIVISION UNIT 9C**

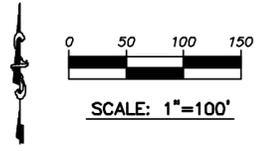
BEING 0.5777 ACRES OF LAND OUT OF A 14.72 ACRE TRACT DESCRIBED AS TRACT 1 AS CONVEYED FROM BARRETT CONSTRUCTION COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP TO KB HOME LONE STAR L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED DATED MARCH 17, 2006 RECORDED IN VOLUME 11288, PAGE 2342 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF A 6.318 ACRE TRACT AS CONVEYED FROM BARRETT CONSTRUCTION COMPANY L.P., A TEXAS LIMITED PARTNERSHIP TO KB HOME LONE STAR L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED DATED FEBRUARY 13, 2004 RECORDED IN VOLUME 10572, PAGE 432 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A.L. LESLIE SURVEY NO. 99, ABSTRACT 447, NCB 11186, SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF VILLA DEL SOL SUBDIVISION UNIT 9 RECORDED BY REPLAT IN VOLUME 9603, PAGE 77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

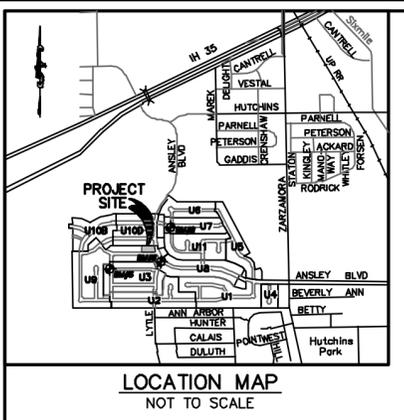
**IMPACT PAYMENT DUE:** BEXARMET WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

**NOTE:**  
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 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**NOTE:**  
① THE LOTS ESTABLISHED WITH PLAT NO 080133; VILLA DEL SOL UNIT 9 SUBDIVISION REPLAT AS SHOWN WERE RECORDED IN VOLUME 9603, PAGES 78-77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
② THE EASEMENTS AND LOTS ESTABLISHED WITH PLAT NO 020074; VILLA DEL SOL, UNIT 9 SUBDIVISION AS SHOWN WERE RECORDED IN VOLUME 9569, PG. 7 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

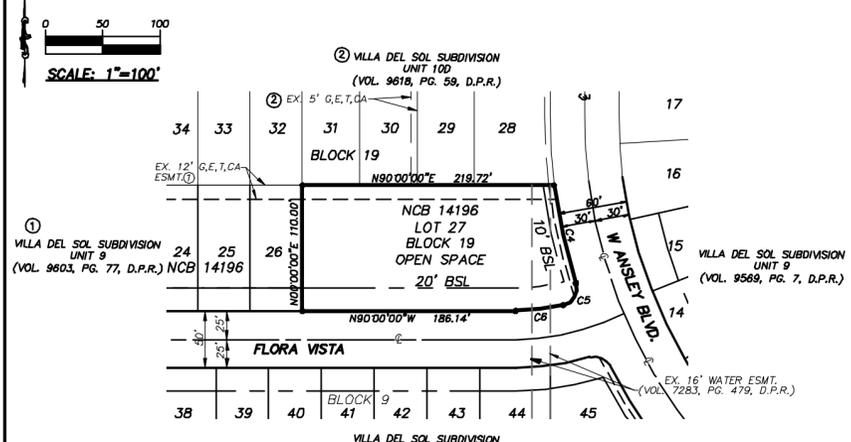


- LEGEND**
- SET 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR."
  - FOUND 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." (UNLESS OTHERWISE NOTED)
  - D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - G.E.T.CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
  - BSL BUILDING SETBACK LINE
  - AC ACRES
  - ESMT EASEMENT
  - R.O.W. RIGHT OF WAY
  - EX EXISTING
  - VOL VOLUME
  - PG. PAGE
  - C.V.E. CLEAR VISION ESMT
  - VAR. VARIABLE

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

**ADDITIONAL NOTES:**  
▲ THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

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



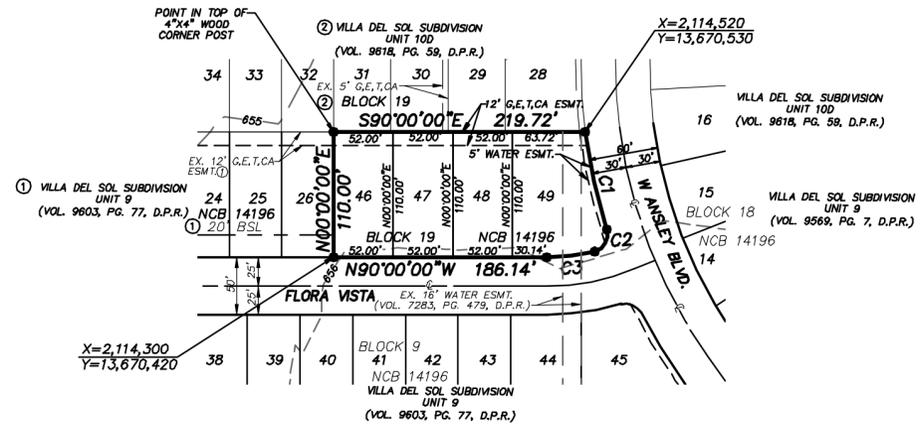
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°30'14"	480.00'	88.00'	44.12'	S12°25'59"E	87.87'
C2	83°52'04"	15.00'	24.57'	16.05'	S29°14'56"W	21.92'
C3	13°48'02"	175.00'	42.20'	21.20'	S83°05'29"W	42.10'
C4	10°30'14"	480.00'	88.00'	44.12'	S12°25'59"E	87.87'
C5	83°52'04"	15.00'	24.57'	16.05'	S29°14'56"W	21.92'
C6	13°48'02"	175.00'	42.20'	21.20'	S83°05'29"W	42.10'

**AREA BEING VACATED THROUGH A VACATING DECLARATION**  
THE AREA BEING VACATED WAS PREVIOUSLY PLATTED ON VILLA DEL SOL SUBDIVISION UNIT 9, PLAT NO. 080133, RECORDED IN VOL. 9603, PG. 77, OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

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

SOURCE OF BEARINGS ARE REFERENCED FROM VILLA DEL SOL UNIT 9, DESCRIBED IN VOLUME 9603, PAGE 77 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
BY: ERIC N. MILLER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
BY: KARA HEASLEY, P.E. LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
KB Home Lone Star, Inc.  
By: Joseph C. Hernandez  
Title: Director of Land Development  
4800 Fredericksburg Road  
San Antonio, Texas 78229  
(210) 349-1111

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF VILLA DEL SOL SUBDIVISION, UNIT 9C 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. \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 15 November 9, 2011

WESTWINDS WEST, UNIT-5 PUD  
SUBDIVISION NAME

070408  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 B-4

**OWNER:** ALT Development, Inc., by Bradford Galo

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tacket, P.E.

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

**Location:** On the north side of Alamo Ranch, west of Rofit Road

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

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**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

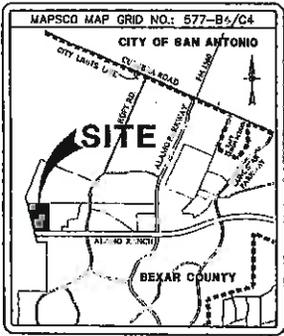
The applicant states that construction has been delayed due to the economic down turn and its impact on the housing industry. This extension will allow the developer to secure financial funding and reduce existing inventory. The percentages of improvements completed are as follows:

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

**STAFF RECOMMENDATION:**

Approval





- LEGEND**
- EL = ELECTRIC
  - TELE = TELEPHONE
  - CA.T.V. = CABLE TELEVISION
  - ESMT = EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - FR = FRAMING 1/2" IRON ROD
  - N.C.B. = NORTH CITY BLOCK
  - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - D.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - D.C. = DEED RECORDS OF BEXAR COUNTY, TEXAS
  - RAD. BENCH = RADIAL BENCHMARK
  - SAN. SW. = SANITARY SEWER
  - C.V. = CLEAR VISION
  - ESMT. = EASEMENT
  - 10' ESMT. = 10' ELEC. GAS, TELE. EASEMENT
  - 12' ESMT. = 12' ELEC. GAS, TELE. EASEMENT
  - 14' ESMT. = 14' ELEC. GAS, TELE. EASEMENT
  - 15' ESMT. = 15' ELEC. GAS, TELE. EASEMENT
  - 18' ESMT. = 18' ELEC. GAS, TELE. EASEMENT
  - 20' ESMT. = 20' ELEC. GAS, TELE. EASEMENT
  - FE = FINISH
  - MIN. = MINIMUM FINISHED FLOOR FOR SEWER
>
  - OB = OBSTACLE

- GENERAL NOTES**
1. NAME OF THE AREAS DESIGNATED ON THIS PLAN AS PRIVATE STREETS SHALL BE DELETED TO BE DESIGNATED TO THE PUBLIC AS PUBLIC STREETS, UNLESS OTHERWISE PROVIDED, WHEN SAID AREAS ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, BURNER AND/OR SANITARY PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
  2. NO STRUCTURE, FEDERAL, STATE OR OTHER CONSTRUCTION THAT WOULD BE CONSIDERED AS A VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO SHALL BE CONSIDERED AS A VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO UNLESS THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE WRITTEN APPROVAL AND EXPRESS WRITTEN AGREEMENT TO REMOVE ANY VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO AND BEAR COUNTY WITHIN SAID BOUNDARY EASEMENTS.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY SEWER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
  4. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER, ETC.) SHALL BE LOCATED WITHIN THE BOUNDARY EASEMENTS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY UNLESS OTHERWISE PROVIDED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE WRITTEN APPROVAL AND EXPRESS WRITTEN AGREEMENT TO REMOVE ANY VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO AND BEAR COUNTY WITHIN SAID BOUNDARY EASEMENTS.
  5. THE MAINTENANCE OF THE PRIVATE STREETS, LOT 998 CB, 4413 AND ALL EASEMENTS WITHIN SAID AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AS DESCRIBED IN THIS PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS, LOT 998 CB, 4413 AND ALL EASEMENTS WITHIN SAID AREAS AS DESCRIBED IN THIS PLAN.
  6. LOT 998, COUNTY MUDON 4413 IS A PRIVATE STREET AND ALSO EASEMENTS FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE, GAS, AND WATER EASEMENTS.
  7. LOTS 901, 902, 903, 904, 905, 906, 907, 908, & 909, BLOCK 51, LOT 998, COUNTY MUDON 4413 SHALL BE DEGRADED AS A COMPLETELY AND UNACCEPTABLE EASEMENT FOR ELECTRIC, TELEPHONE, CABLE TV, AND ACCESS EASEMENT.
  8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FINISHED ADJACENT GRADE.
  9. ALL DEVELOPMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ZONING ORDINANCES AND THE CITY OF SAN ANTONIO PLANNING COMMISSION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY SEWER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
  10. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER, ETC.) SHALL BE LOCATED WITHIN THE BOUNDARY EASEMENTS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY UNLESS OTHERWISE PROVIDED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE WRITTEN APPROVAL AND EXPRESS WRITTEN AGREEMENT TO REMOVE ANY VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO AND BEAR COUNTY WITHIN SAID BOUNDARY EASEMENTS.

- GENERAL NOTES**
1. THE MAINTENANCE OF THE PRIVATE STREETS, LOT 998 CB, 4413 AND ALL EASEMENTS WITHIN SAID AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AS DESCRIBED IN THIS PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS, LOT 998 CB, 4413 AND ALL EASEMENTS WITHIN SAID AREAS AS DESCRIBED IN THIS PLAN.
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  6. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER, ETC.) SHALL BE LOCATED WITHIN THE BOUNDARY EASEMENTS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY UNLESS OTHERWISE PROVIDED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE WRITTEN APPROVAL AND EXPRESS WRITTEN AGREEMENT TO REMOVE ANY VIOLATION OF THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO AND BEAR COUNTY WITHIN SAID BOUNDARY EASEMENTS.

**PLAT NO. 070408**

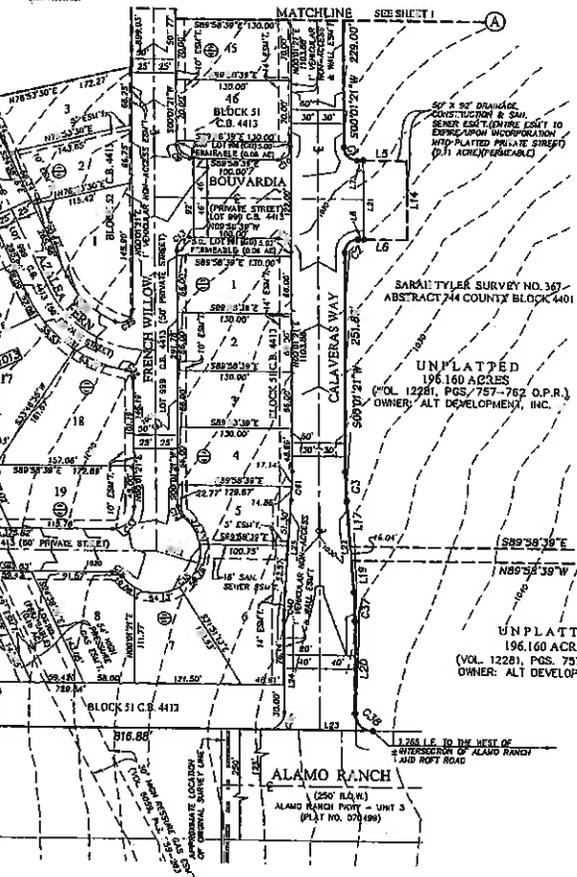
CURVE	LENGTH	RADIUS	ANGLE	DELTA	C. CORN.	CHORD BEARING
C1	33.58'	11.20'	15.00°	30.00°00"	71.11'	S84°50'20"W
C2	11.52'	18.00'	15.00°	30.00°00"	21.21'	S41°29'21"W
C3	52.00'	430.00'	15.00°	01.00°00"	31.00'	S10°00'00"W
C4	106.80'	60.00'	142.28°	718°52'02"	81.11'	S33°41'24"W
C5	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C6	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C7	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C8	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C9	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C10	33.58'	11.20'	15.00°	30.00°00"	71.11'	S84°50'20"W
C11	11.52'	18.00'	15.00°	30.00°00"	21.21'	S41°29'21"W
C12	52.00'	430.00'	15.00°	01.00°00"	31.00'	S10°00'00"W
C13	106.80'	60.00'	142.28°	718°52'02"	81.11'	S33°41'24"W
C14	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C15	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C16	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C17	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C18	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C19	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C20	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C21	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C22	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C23	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C24	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C25	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C26	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C27	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C28	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C29	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C30	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C31	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C32	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C33	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C34	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C35	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C36	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C37	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C38	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C39	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C40	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C41	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C42	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C43	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C44	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C45	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C46	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C47	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W
C48	15.82'	18.00'	15.00°	30.00°00"	13.11'	S44°02'45"W
C49	106.27'	50.00'	406.24°	1.43°	81.11'	S44°58'31"W
C50	13.82'	18.00'	15.00°	30.00°00"	11.11'	S43°28'31"W

**LOCATION MAP**  
NOT TO SCALE

1. THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT THE PUBLIC RECORDS SHOWING A RECORD OF THIS PLAN IS PLACED WITHIN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT THE PUBLIC RECORDS SHOWING A RECORD OF THIS PLAN IS PLACED WITHIN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DERIVED FROM THE FEDERAL BUREAU OF SURVEY COORDINATE DATA SHEET FOR THE SOUTH CENTRAL ZONE.
3. DISTANCES SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DERIVED FROM THE FEDERAL BUREAU OF SURVEY COORDINATE DATA SHEET FOR THE SOUTH CENTRAL ZONE.



**UNPLATTED 196.160 ACRES**  
(VOL. 12281, PGS. 757-782 O.P.R.)  
OWNER: ALT DEVELOPMENT, INC.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	12.00'	S00°01'17"W	L17	11.20'	S84°50'20"W
L2	28.00'	S89°38'38"W	L18	15.00'	S00°00'00"W
L3	18.00'	S00°01'17"W	L19	31.00'	S00°00'00"W
L4	18.00'	S00°01'17"W	L20	11.20'	S41°29'21"W
L5	52.00'	S89°38'38"W	L21	15.00'	S00°00'00"W
L6	52.00'	S89°38'38"W	L22	11.20'	S41°29'21"W
L7	7.00'	S89°38'38"W	L23	11.20'	S41°29'21"W
L8	7.00'	S89°38'38"W	L24	106.27'	S44°58'31"W
L9	37.00'	S89°38'38"W	L25	106.27'	S44°58'31"W
L10	62.00'	S89°38'38"W	L26	106.27'	S44°58'31"W
L11	62.00'	S89°38'38"W	L27	106.27'	S44°58'31"W
L12	62.00'	S89°38'38"W	L28	106.27'	S44°58'31"W
L13	62.00'	S89°38'38"W	L29	106.27'	S44°58'31"W
L14	62.00'	S89°38'38"W	L30	106.27'	S44°58'31"W
L15	62.00'	S89°38'38"W	L31	106.27'	S44°58'31"W
L16	62.00'	S89°38'38"W	L32	106.27'	S44°58'31"W
L17	62.00'	S89°38'38"W	L33	106.27'	S44°58'31"W
L18	62.00'	S89°38'38"W	L34	106.27'	S44°58'31"W
L19	62.00'	S89°38'38"W	L35	106.27'	S44°58'31"W
L20	62.00'	S89°38'38"W	L36	106.27'	S44°58'31"W
L21	62.00'	S89°38'38"W	L37	106.27'	S44°58'31"W
L22	62.00'	S89°38'38"W	L38	106.27'	S44°58'31"W
L23	62.00'	S89°38'38"W	L39	106.27'	S44°58'31"W
L24	62.00'	S89°38'38"W	L40	106.27'	S44°58'31"W
L25	62.00'	S89°38'38"W	L41	106.27'	S44°58'31"W
L26	62.00'	S89°38'38"W	L42	106.27'	S44°58'31"W
L27	62.00'	S89°38'38"W	L43	106.27'	S44°58'31"W
L28	62.00'	S89°38'38"W	L44	106.27'	S44°58'31"W
L29	62.00'	S89°38'38"W	L45	106.27'	S44°58'31"W
L30	62.00'	S89°38'38"W	L46	106.27'	S44°58'31"W
L31	62.00'	S89°38'38"W	L47	106.27'	S44°58'31"W
L32	62.00'	S89°38'38"W	L48	106.27'	S44°58'31"W
L33	62.00'	S89°38'38"W	L49	106.27'	S44°58'31"W
L34	62.00'	S89°38'38"W	L50	106.27'	S44°58'31"W

**OWNER: ALT DEVELOPMENT, INC.**  
A. EPODINO GALLO, MANAGING PARTNER

**STATE OF TEXAS**  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ALFONSO R. CHUA, JR.** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED 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 15 DAY OF MAY, A.D. 2012.

**NOTARY PUBLIC** BEXAR COUNTY, TEXAS

**STATE OF TEXAS**  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Timothy D. Puski, Asst. Sec.** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED 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 15 DAY OF September, A.D. 2012.

**NOTARY PUBLIC** BEXAR COUNTY, TEXAS

**SUBDIVISION PLAT OF WESTWINDS WEST, UNIT-5 (PLANNED UNIT DEVELOPMENT)**

A 31.88 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED BY VOLUME 12281, PAGES 757-782 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 441 AND THE B.B. AND C. RAILROAD COMPANY SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410 IN BEAR COUNTY, TEXAS.

**UNPLATTED 196.160 ACRES**  
(VOL. 12281, PGS. 757-782 O.P.R.)  
OWNER: ALT DEVELOPMENT, INC.

**ALAMO RANCH**  
(250' BURN IN)  
ALAMO RANCH PLAT - UNIT 3  
(PLAT NO. 070498)

**GLADRIUS WAY**  
19 PRIVATE STRIPS  
(150'-151' D.W.P.)  
27 BLOCK 40 (C.B. 441)

**STATE OF TEXAS**  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **PAPE-DAWSON ENGINEERS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED 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 15 DAY OF September, A.D. 2012.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OWNER/DEVELOPER:**  
ALT DEVELOPMENT, INC.  
18618 TUSCANY STONE, STE 100  
SAN ANTONIO, TX 78258  
TEL. NO. (210) 497-3385

**PAPE-DAWSON ENGINEERS**  
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF WESTWINDS WEST, UNIT-5 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 15 DAY OF September, A.D. 2012.

BY: CHAS. HAN  
BY: SECRETARY

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON 15 DAY OF September, A.D. 2012 AND THAT APPROVATION IT APPEARED THAT SAID PLAT IS IN ACCORDANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT IT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 15 DAY OF September, A.D. 2012.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I, SECRETARY COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15 DAY OF September, A.D. 2012 AT 11:00 A.M. AND ONLY RECORDED THE 15 DAY OF September, A.D. 2012 AT 11:00 A.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME 12281 ON PAGE 757 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15 DAY OF September, A.D. 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: SECRETARY  
DEPUTY

2011 OCT 26 PM 1:53

October 25, 2011

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

Re: Westwinds West, Unit-5 (P.U.D.)  
Plat No. 070408

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds West, Unit-5 (P.U.D.), ALT Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(2) of the Unified Development Code for site improvements associated with Westwinds West, Unit-5 (P.U.D.), (Plat No. 070408). The subdivision plat was approved by the Planning Commission on December 10, 2008.

Per the UDC section stated above and IB 538, the developer has cleared the right-of-ways for the installation of wet utilities. (See attached aerial exhibit).

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds West, Unit-2 (Enclave), and construction within Westwinds West, Unit-3 (Enclave) has resumed this year. These lots need to be absorbed before beginning construction on Westwinds West, Unit-5 (P.U.D.).
2. However at this time, development of additional lots is not feasible due to the economy, considering the developer still has lots to absorb, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

Mr. Roderick J. Sanchez  
Westwinds West, Unit-5 (P.U.D.)  
October 25, 2011  
Page 2 of 2

DEVELOPMENT SERVICES  
RECEIVED

2011 OCT 26 PM 1:53

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat.

If additional information is required, please contact our office.

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



Cara C. Tackett, P.E.  
Vice President

Enclosures

P:\61\23\27\Word\Letters\111025A1.doc



Date: Oct 25, 2011 4:48pm User ID: JQuano  
 File: P:\01\2100\Design\Civil\Map612102.dwg



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



SCALE: 1" = 200'

## WESTWINDS WEST, UNIT-5 " AERIAL EXHIBIT "

**PLANNING COMMISSION  
MINOR PLAT TIME EXTENSION**

AGENDA ITEM NO:   16   November 9, 2011

WESTWINDS COMMERICAL, UNIT-6A  
**SUBDIVISION NAME**

080442  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 F-4

**OWNER:** Laredo S. Ltd, by A. Bradford Galo

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara Tackett, P.E.

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

**Location:** On the north side of Alamo Ranch, east of Lone Star Parkway

**Plat status:** The Director of Development Services approved this plat on December 17, 2008 and approved by Bexar County on December 23, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year Minor Plat Time Extension as per Section 35-432(h)(3) of the Unified Development Code (UDC), regarding Scope of Approval.

**DISCUSSION:**

The applicant states that due to the economic downturn and its impact delayed any new construction. The applicant asserts negotiations are underway with byres to build or purchase tracts within this development.

Further, an easement referenced within this development was established by the Westwinds Wildpine Phase II plat number 070445, thus must be recorded prior to this plat. In addition, the infrastructure improvements to this plat have not been completed, and a Site Improvement Time Extension was granted to expire on November 13, 2013.

Further, Section 35-432(h)(3) of the UDC provides for a plat recordation time extension, which is designed for plats that do not have public improvements of four lots or less, known as minor plats.

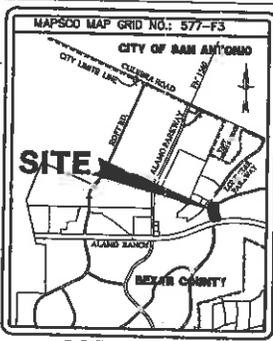
The pending fees for this minor plats are as follows:

Drainage Fee - \$20,310.00

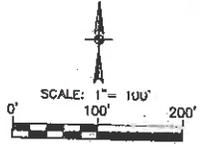
Canopy Fee - \$100.00

**STAFF RECOMMENDATION:**

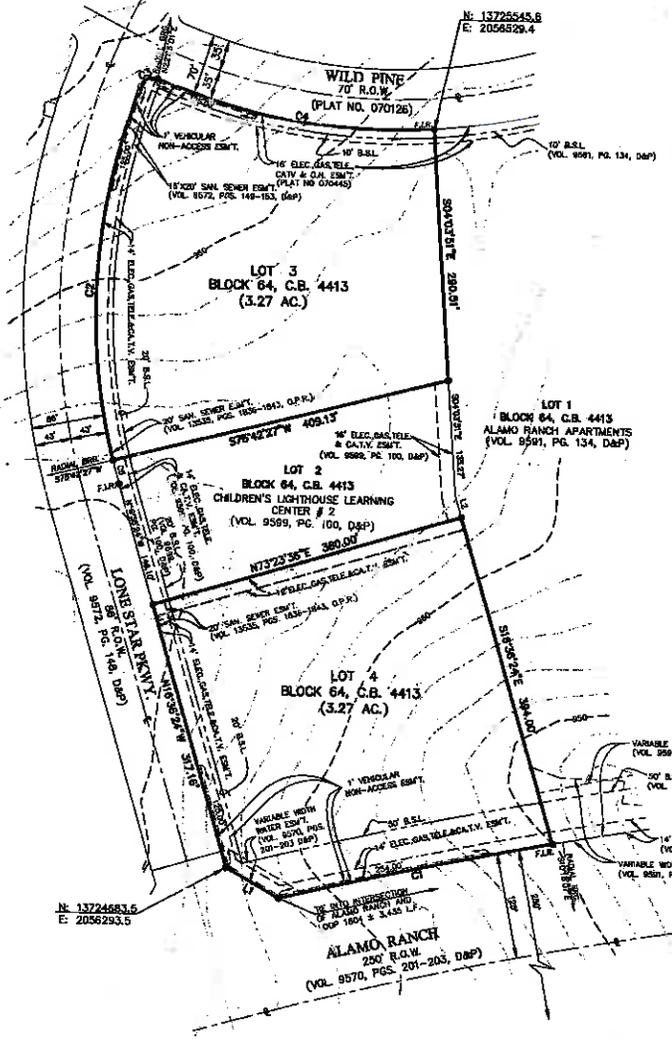
Approval



PLAT NO. 080442



**C.P.S. NOTE:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD HAS HERETOFORE DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, ENLARGING OR EXTENDING THE CITY PUBLIC SERVICE BOARD'S ELECTRIC AND GAS SYSTEM FACILITIES. THE CITY PUBLIC SERVICE BOARD'S ELECTRIC AND GAS SYSTEM FACILITIES SHALL BE PLACED WITHIN SAID EASEMENT AREA.  
 2. ANY OPS INSTANTLY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY THE CITY PUBLIC SERVICE BOARD TO SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE BORNE BY 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, OR OTHER UTILITIES, OR ANY EASEMENTS OR RIGHTS-OF-WAY AREAS, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



**BOUNDARY SURVEY:**  
 THE BOUNDS OF THE WATER REPLEVANT (WATER LINE) LOCATED ON THIS SUBDIVISION PLAT ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER GRANTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.  
**IMPACT FEE EASEMENT:**  
 IMPACT AND WATERBATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER LETTER SET AND/OR WATERBATER SERVICE CONNECTION.  
**PROCESSED CONTIGUOUS LOTS:**  
 CONTIGUOUS LOTS ARE FOR GRAPHICAL USE ONLY. BOUNDARY ELEVATIONS AND CENTERLINE POINTS ARE NOT REPLICATED DUE TO THE SCALE OF THE PLAT.  
**SURVEYOR'S NOTES:**  
 1. 1/2" HIGH IRON WITH YELLOW CIP STAINED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD. 1983) DISPLAYED IN GOLD VALUES DERIVED FROM NOS COOPERATIVE CORRS BARR STATION POINT.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD. 1983), FROM THE TEXAS COGNATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**LEGEND**

ELC	ELECTRIC
TEL	TELEPHONE
CAV	CABLE TELEVISION
F.R.	FOURD 1/2" IRON ROD
C.P.R.	CORNER POINT RECORDS OF BEAR COUNTY, TEXAS
D.A.P.	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
D.R.	DEED RECORDS OF BEAR COUNTY, TEXAS
R.A.D.	RADIAL BEARING
S.A.	SUBDIVISION ADJACENT OWNER
S.L.	SEMI-LOG SCALE LINE
C.A.	COUNTY BLOCK

**GENERAL NOTES:**  
 1. THE STRIPES SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
 2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE UDC 30-606(6)(3).  
 3. NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTION THAT IMPEDES OR IS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OR ANY LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC UTILITIES OF THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE CITY OF SAN ANTONIO AND BEAR COUNTY GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.  
 5. THE OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS UDC 30-508 (7).  
 6. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVE, DRIVEWAYS, LANDSCAPING, IMPROVEMENTS OF ANY KIND, DRIVEWAYS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE ADJACENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

STATE OF TEXAS  
 COUNTY OF BEAR  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSLY.

OWNER: LAREDO S. LTD.  
 A. BRADFORD GALL, MANAGING PARTNER  
 DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alfonso R. Chula, 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 21 DAY OF Dec, A.D. 2008.

Alfonso R. Chula  
 COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEAR  
 I HEREBY CERTIFY THAT PROCEEDINGS WERE CONDUCTED IN ACCORDANCE WITH THE MATTERS OF SWEETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIATIONS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Adrienne Martinez  
 MY COMMISSION EXPIRES 08/01/2010  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MODULAR 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. 4402

John M. Nichols  
 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:  
 LAREDO S. LTD.  
 18618 TUSCANY STONE, SUITE 100  
 SAN ANTONIO, TEXAS 78238  
 PHONE: (210) 497-3385



**SUBDIVISION PLAT OF  
 WESTWINDS COMMERCIAL, UNIT-6A**

A 6.54 ACRE TRACT OF LAND BEING OUT OF A REMAIN PORTION OF A 374.562 ACRE TRACT, CONVEYED TO LAREDO S. LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LEAS RECORDED IN VOLUME 19330 - PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THE B.L.B. & C.R.R. COMPANY SURVEY NUMBER 367, ABSTRACT 103, COUNTY BLOCK 4413, BEAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS COMMERCIAL, UNIT-6A HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: \_\_\_\_\_  
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	181.14'	2000.00'	188.27'	328.82'	87°24'45"W
C2	442.63'	2200.00'	198.84'	435.07'	87°24'45"W
C3	334.70'	1500.00'	151.14'	323.18'	87°24'45"W
C4	135.54'	1500.00'	135.54'	135.54'	90°00'00"W
C5	81.68'	1000.00'	81.68'	81.68'	90°00'00"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	27.92'	0°00'00"E
L2	100.00'	0°00'00"E

**CERTIFICATE OF APPROVAL**

THIS MINOR PLAT WESTWINDS COMMERCIAL, UNIT 6A HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

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

BY: \_\_\_\_\_  
 EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS  
 COUNTY OF BEAR  
 I DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS FOR RECORD AND IS FILED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
 COUNTY CLERK, BEAR COUNTY, TEXAS

\_\_\_\_\_  
 DEPUTY



WESTWINDS COMMERCIAL, UNIT-6A SHEET 1 OF 1



DEVELOPMENT SERVICES  
RECEIVED  
LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING  
2011 OCT 13 PM 2:43

October 12, 2011

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

Re: Westwinds Commercial Unit-6A  
Plat No. 080442

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds Commercial Unit-6A, Laredo S., Ltd., we are requesting a three-year Plat Time Extension per Section 35-432(h)(3) of the Unified Development Code for the minor plat, Westwinds Commercial, Unit-6A (Plat No. 080442). The subdivision plat was approved by the Director on December 17, 2008.

The reasons for the delay in the recordation of this plat are:

1. The economic downturn and its impact delayed any new construction.
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit as part of the Alamo Ranch/Westwinds Master Development Plan. At this time the developer is working to negotiate with buyers to build within this development or purchase tracts.
3. The Westwinds Wildpine Phase II plat needs to be recorded prior to or concurrently with this plat and the improvements for Wildpine Phase II plat have not yet been completed. A 3-year site improvement time extension was granted on May 26, 2010 for the Wildpine Phase II Plat; therefore, we request a time extension for this plat.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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

Cara C. Tackett, P.E.  
Vice President

Enclosures

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**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 17 November 9, 2011

TAUSCH FARMS UNIT 1B & 1D  
SUBDIVISION NAME

MAJOR PLAT

110195  
PLAT #

**COUNCIL DISTRICT:** 6 & Outside San Antonio City Limits

**FERGUSON MAP GRID:** 546 C-7

**OWNERS:** Continental Homes of Texas, LP., by Chris Lindhorst  
Galit Investment Group, LTD, by Israel Fogiel

**ENGINEER:** Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

**Date filed with Planning Commission:** Pending

**Location:** The extension of Tausch Drive, west of Leslie Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single Family District  
Outside San Antonio City Limits

**Proposed Use:** Residential

**Plat is associated with:**

MDP 012A-07, Tausch Farms, accepted on November 30, 2010

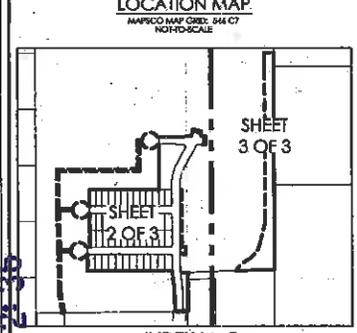
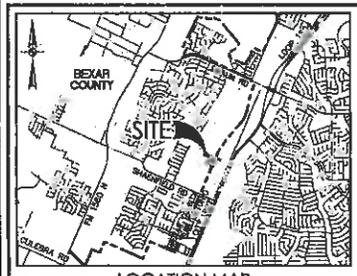
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**APPLICANT'S PROPOSAL:**

To plat **16.007** acres consisting of **51** single family lots, **2** non-single family lots and **3,068** linear feet of public streets.

**STAFF RECOMMENDATION:**

Pending



**FREE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FREE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FREE FLOW DRAINAGE OF 1.00 CFS AT 2.5 PSI RESIDUAL PRESSURE.

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

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

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, BRICK WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH AFFECT THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INSPECT AND REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY NECESSARY REPAIRS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, CREEKWAYS, AND OPEN PAVED AREAS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

**SEBACK NOTE:**  
SERVICES SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**PAPE-DAWSON ENGINEERS**  
INC. FIRM REGISTRATION # 470  
635 EAST BROADWAY | SAN ANTONIO, TEXAS 78205 | PHONE: 210.225.9000  
FAX: 210.225.9010  
DATE OF PRINT: October 6, 2011

**PLAT NUMBER 110195**

**SUBDIVISION PLAT OF TAUSCH FARMS UNIT 1B & 1D**

A 140.07 ACRE TRACT OF LAND OUT OF A 153.93 ACRE TRACT OF LAND CONVEYED TO GAUL INVESTMENT GROUP, L.P., BY INSTRUMENT RECORDED IN PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BOOK 11446, PAGE 102, AS A PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE C. WILLAMERVA SURVEY NUMBER 85, ABSTRACT 774, COUNTY BLOCK 4449, AND THE ED J. GAUL SURVEY NUMBER 85 1/2, ABSTRACT 1144, COUNTY BLOCK 4800, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

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

*Walter Landolt*  
OWNER/DEVELOPER: CREAT INVESTMENT GROUP, L.P.  
CONDOMINIUM HOMES OF TEXAS, L.P.  
211 N. LOOP 1404 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78202  
(210) 494-2468

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Walter Landolt* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESIGNATED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DESIRED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, A.D. 2011.

*Walter Landolt*  
OWNER/DEVELOPER

STATE OF TEXAS  
COUNTY OF BEAR

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

*Walter Landolt*  
OWNER/DEVELOPER: CREAT INVESTMENT GROUP, L.P.  
BY: NEIL AND DEVELOPMENT, LTD. GENERAL PARTNER  
BY: GREAT AMERICAN ASSOCIATES, INC. GENERAL PARTNER  
1003 KIM MILITARY HWY., SUITE 2201  
SAN ANTONIO, TEXAS 78211  
(210) 344-9200

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Walter Landolt* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESIGNATED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DESIRED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, A.D. 2011.

*Walter Landolt*  
OWNER/DEVELOPER

STATE OF TEXAS  
COUNTY OF BEAR

THE PLAT OF TAUSCH FARMS UNIT 1B & 1D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

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

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

CERTIFICATE OF APPROVAL

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

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

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

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 IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE \_\_\_\_\_ PAGE AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON \_\_\_\_\_ IN INSTRUMENT WHEREIN. WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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.

*Walter Landolt*  
10-6-11  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEAR

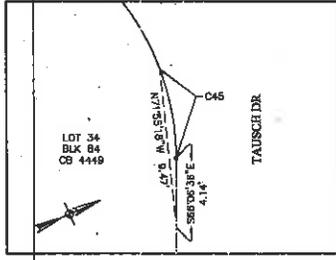
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10-6-11  
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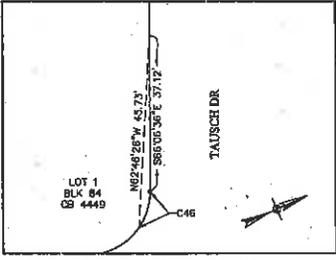
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COUNTY OF BEAR

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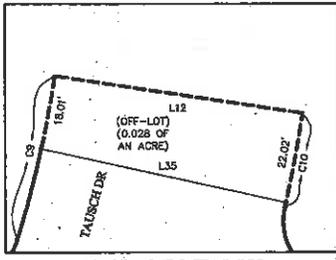
*Walter Landolt*  
10-6-11  
REGISTERED PROFESSIONAL LAND SURVEYOR



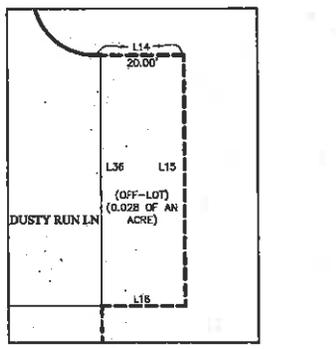
CLEAR VISION EASEMENT DETAIL "A"  
NOT-TO-SCALE



CLEAR VISION EASEMENT DETAIL "B"  
NOT-TO-SCALE



EASEMENT DETAIL "C"  
NOT-TO-SCALE



EASEMENT DETAIL "D"  
NOT-TO-SCALE

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
L1	S23°32'27"W	93.55'	C1	470.00'	05°34'07"	N70°51'22"W	15.86'	45.85'
L2	N57°15'00"W	115.00'	C2	530.00'	03°32'25"	N71°03'24"W	32.74'	32.75'
L3	N72°25'15"W	91.82'	C3	15.00'	57°16'43"	S04°44'59"E	14.38'	15.00'
L4	N66°06'36"W	120.00'	C4	58.00'	139°28'12"	S36°21'14"W	110.70'	143.64'
L5	S23°53'23"W	74.82'	C5	58.00'	139°28'12"	N11°25'23"E	110.70'	143.64'
L6	S72°36'57"E	145.07'	C6	15.00'	57°16'46"	N52°51'48"E	14.38'	15.00'
L7	S66°07'18"E	111.24'	C7	15.00'	7°23'10"	N12°26'33"W	17.77'	18.92'
L8	S°31°32'74"	16.80'	C8	270.00'	04°41'22"	N61°12'29"W	72.72'	72.73'
L9	N68°07'18"W	10.04'	C9	270.00'	08°38'42"	N53°05'08"W	40.70'	40.74'
L10	N76°56'57"W	145.08'	C10	330.00'	04°01'47"	S85°23'36"E	23.20'	23.21'
L11	N23°53'24"E	32.27'	C11	330.00'	00°12'26"	S83°28'57"E	1.19'	1.19'
L12	N32°35'29"E	60.00'	C12	15.00'	10°43'51"	N75°15'20"E	23.43'	26.89'
L13	N23°53'24"E	1.25'	C13	5.00'	1°11'40"	S86°43'36"E	5.06'	5.34'
L14	N23°53'24"E	21.25'	C14	240.00'	00°48'06"	S38°57'33"E	4.56'	4.56'
L15	S66°06'26"E	60.00'	C15	260.00'	09°32'05"	S91°70'33"E	132.55'	134.02'
L16	S23°53'24"W	20.00'	C16	456.00'	05°23'47"	S6°48'29"E	42.83'	42.85'
L17	S23°53'24"W	35.34'	C17	15.00'	57°16'48"	S22°31'48"W	14.38'	15.00'
L18	S36°34'30"E	16.68'	C18	58.00'	139°28'12"	S11°25'35"W	110.70'	143.64'
L19	N23°53'24"E	26.00'	C19	58.00'	139°28'10"	N38°21'13"E	110.70'	143.64'
L20	S66°06'26"E	50.00'	C20	15.00'	57°16'37"	N04°44'59"W	14.38'	15.00'
L21	S23°53'24"W	26.00'	C21	15.00'	57°16'46"	S52°31'48"W	14.38'	15.00'
L22	S66°06'26"E	90.61'	C22	58.00'	139°28'12"	S11°25'34"W	110.70'	143.64'
L23	N23°53'24"E	35.34'	C23	58.00'	139°28'12"	N36°21'14"E	110.70'	143.64'
L24	S23°53'24"W	15.00'	C24	15.00'	57°16'46"	N04°44'59"W	14.38'	15.00'
L25	S23°53'24"W	25.00'	C25	530.00'	05°42'38"	S69°27'35"W	82.04'	82.08'
L26	N23°53'24"E	93.07'	C26	15.00'	90°00'00"	S68°53'24"W	21.21'	23.56'
L27	S23°53'24"W	93.33'	C27	15.00'	90°00'00"	N21°06'36"W	21.21'	23.56'
L28	N23°53'24"E	16.25'	C28	15.00'	90°00'00"	S68°53'24"W	21.21'	23.56'
L29	S66°06'26"E	120.00'	C29	15.00'	90°00'00"	N21°06'36"W	21.21'	23.56'
L30	N66°06'36"W	75.88'	C30	330.00'	29°32'03"	N51°20'34"W	168.23'	170.11'
L31	N66°06'36"W	50.00'	C31	15.00'	118°06'03"	S65°27'28"W	25.48'	30.40'
L32	N66°06'36"W	50.00'	C32	470.00'	06°42'39"	S69°27'55"E	85.02'	85.05'
L33	N36°34'30"E	115.38'	C33	530.00'	05°34'07"	S70°00'12"E	51.48'	51.51'
L34	N66°06'36"W	50.00'	C34	530.00'	00°07'59"	S67°11'08"E	1.23'	1.23'
L35	N36°34'30"E	60.00'	C35	470.00'	00°05'22"	N67°12'27"W	0.73'	0.73'
L36	S17°06'26"E	60.00'	C36	58.00'	135°06'09"	S13°06'38"W	16.00'	16.00'
L37	S72°49'12"E	91.82'	C37	58.00'	135°06'09"	N66°06'36"W	16.00'	16.00'
L38	S27°13'08"E	19.08'	C38	58.00'	135°06'09"	N66°06'36"W	16.00'	16.00'
L39	S66°06'26"E	93.58'	C39	310.00'	01°42'00"	N66°06'36"W	16.00'	16.00'
L40	N51°20'08"W	142.88'	C40	272.00'	25°31'29"	N15°58'14"W	120.17'	121.17'
L41	N66°06'36"W	97.57'	C41	178.00'	50°16'50"	N31°20'55"W	151.24'	156.21'
L42	N23°53'24"E	66.00'	C42	15.00'	61°14'01"	S06°43'36"E	15.28'	16.03'
L43	N23°53'24"E	95.23'	C43	330.00'	00°46'06"	S36°57'33"E	4.42'	4.42'
L44	N20°27'23"E	76.19'	C44	270.00'	28°32'05"	S61°20'33"E	137.34'	139.18'
L45	N23°53'24"E	93.72'	C45	15.00'	20°53'59"	S76°24'32"E	5.38'	5.39'
L46	S33°06'26"E	34.56'	C46	15.00'	34°38'12"	S48°47'00"E	8.83'	9.07'
L47	N23°53'24"E	4.00'						
L48	S66°06'26"E	10.00'						
L49	S23°53'24"W	35.34'						
L50	S36°34'30"E	161.66'						
L51	S27°13'08"E	143.03'						
L52	S23°53'24"W	95.22'						

DEVELOPMENT SERVICES RECEIVED

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATE SYSTEMS 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 NAD COORDINATE CONVERSION NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. EASEMENTS 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 INDIVIDUAL OWNING UNITS (EDU) PAID FOR THE SUBDIVISION PLAT ARE LEFT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY EAST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY WEST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY SOUTH BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY NORTH BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY CENTRAL BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY SOUTH WEST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY NORTH WEST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY SOUTH EAST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO IS THE OWNER OF THE BEAR COUNTY NORTH EAST BAY AREA WATER SYSTEM AS SHOWN ON THE PLAT. 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**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 18 November 9, 2011

**FREIGHTLINER SUBDIVISION**  
**SUBDIVISION NAME**

**MINOR PLAT**

**110207**  
**PLAT #**

**COUNCIL DISTRICT:** 2 and Outside San Antonio City Limits

**FERGUSON MAP GRID:** 586 C-8

**OWNER:** Paul S. Kane

**ENGINEER:** Bury & Partners Inc., by Aaron K. Parencia, P.E.

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

**Date filed with Planning Commission:** October 19, 2011

**Location:** Southeast of the intersection of Interstate Highway 10 and F.M. 1516.

**Services Available:** East Central Water Supply Corporation and San Antonio River Authority Sewer

**Zoning:** I-1 General Industrial  
Outside San Antonio City Limits

**Proposed Use:** Industrial

**Major Thoroughfare:** Interstate Highway 10 is a Freeway and F.M. 1516 is secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To replat **34.351** acres consisting of **4** non-single family lots.

**DISCUSSION:**

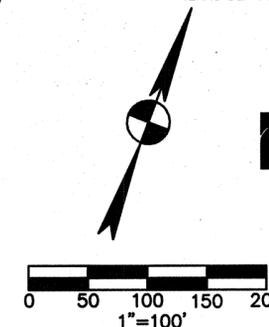
The Development Services Engineering Section has cited: Section 35-506 (r)(7)(b) regarding Spacing and Land Location on Major Thoroughfares of the UDC, a development standard important to the health, safety and welfare of the community. The applicant has submitted a variance request to Section 35-506 (r)(7)(b), and the Development Services Engineering Section has no objections to the variance as indicated in their attached response.

**STAFF RECOMMENDATION:**

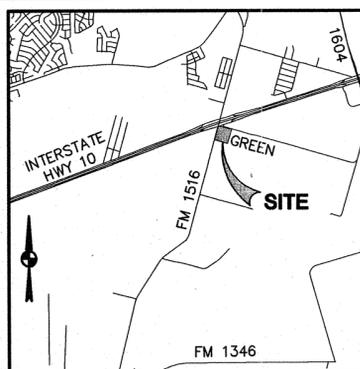
Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification. Therefore, the Director of Development Services recommends approval of the variance and plat.

**REPLAT AND SUBDIVISION PLAT ESTABLISHING  
FREIGHTLINER SUBDIVISION**

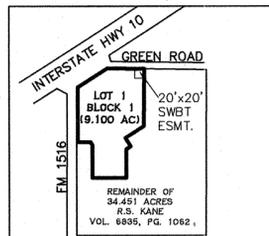
ESTABLISHING A TOTAL OF 34.351 ACRES BEING 9.100 ACRES FROM FREIGHTLINER SUBDIVISION AS RECORDED IN VOLUME 9538, PG 115 DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS, 24.906 ACRES OF THE REMAINING PORTION OF THE R.S. KANE TRACT AS RECORDED IN VOLUME 6835, PAGE 1062 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS AND 0.345 ACRES FOR DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION.



**Bury+Partners**  
ENGINEERING SOLUTIONS  
922 Isom Road, Suite 100  
San Antonio, TX 78216  
Tel. (210)525-9090 Fax (210)525-0529  
TBPE Registration Number F-1048  
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**VICINITY MAP**  
MAPSCO GRID 586CB  
NOT TO SCALE  
BEAR COUNTY, TEXAS



**AREA TO BE REPLATTED**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS (9.100 ACRES) LOT 1, BLOCK 1, FREIGHTLINER SUBDIVISION AS RECORDED IN VOLUME 9538, PAGE 115, DEED RECORDS OF BEAR COUNTY, TEXAS

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
  - NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE AND MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL OR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
  - THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**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 IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SHARED ACCESS NOTE:**  
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

**TXDOT NOTES:**

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) TO IH-10 AND THREE (3) TO FM 1516 ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 293.88' (IH 10) AND 1242.52' (FM 1516).

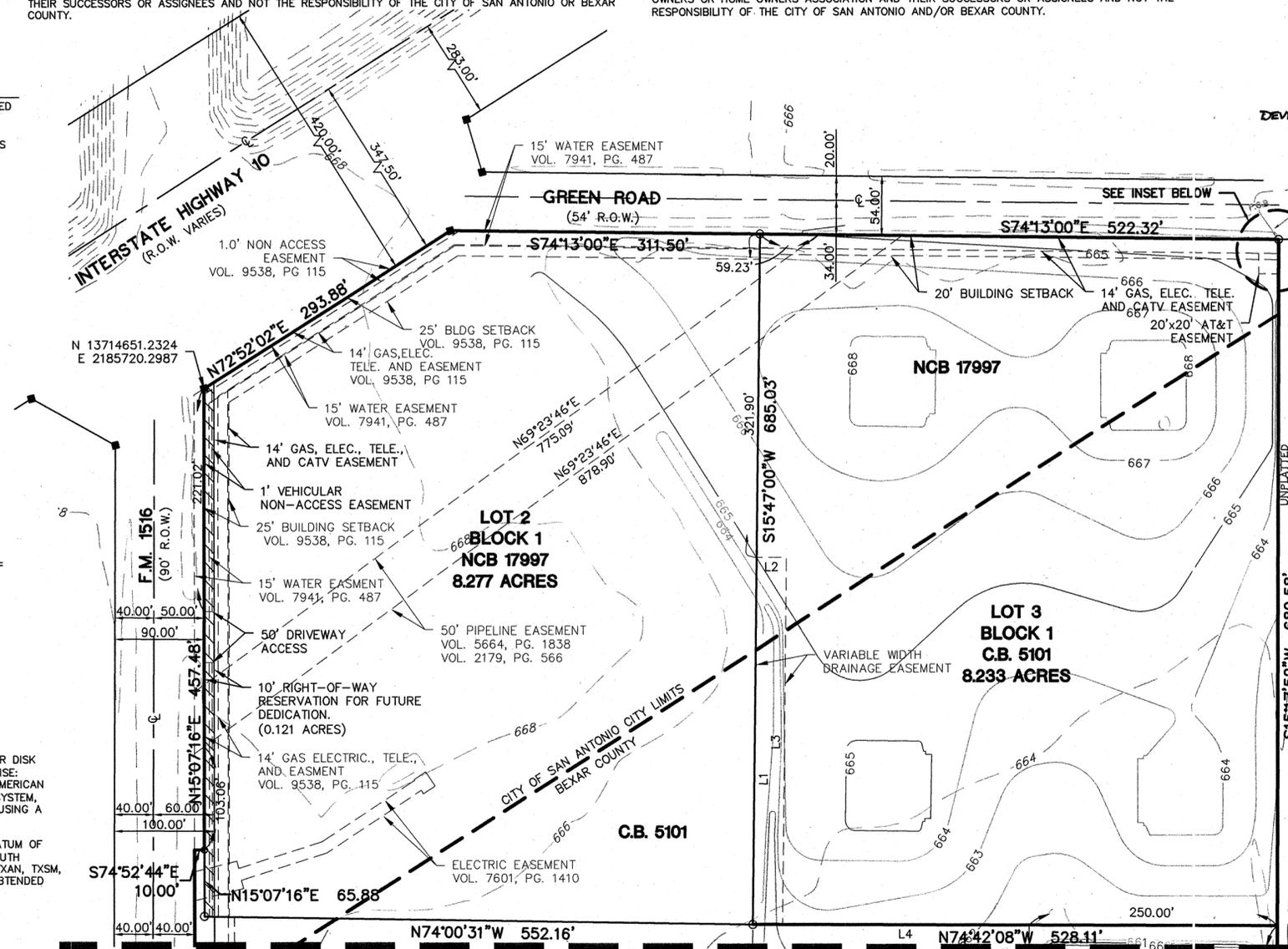
**MAINTENANCE NOTE:**  
THE MAINTENANCE OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

**SAN ANTONIO RIVER AUTHORITY:**  
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

**DETENTION POND NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR 34.351 ACRES OF THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 1.458 ACRES AND A VOLUME OF 8,020 ACRE FEET WILL BE REQUIRED FOR THE DETENTION POND FOR THE FULL DEVELOPMENT OF THE PLATTED AREA. 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 BEAR COUNTY.



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
  - MONUMENT FOUND (TXDOT)
  - MONUMENT SET
  - ⊙ BENCHMARK
  - - - EXISTING CONTOURS

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY+PARTNERS" UNLESS NOTED OTHERWISE.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES USING A COMBINED SCALE FACTOR OF 1.0001700.
  - DIMENSIONS SHOWN ARE SURFACE; and
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE UTILIZING TX-DOT CORS STATIONS TXAN, TXSM, TXPL AND TXJC. BEARING REFERENCE IS A LINE SUBTENDED BETWEEN TXAN AND TXSM, BEING N56°19'01"E.

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 UNDER MY SUPERVISION ON THE GROUND.

*Hal B. Lane III* 10/17/11  
DATE  
HAL B. LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

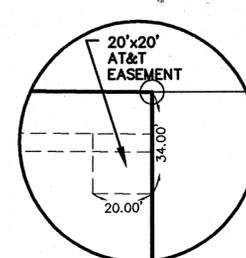
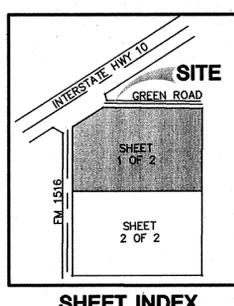
STATE OF TEXAS  
COUNTY OF BEAR

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

*Aaron K. Parencia* 10-17-2011  
DATE  
AARON K. PARENICA, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 99323

**Line Table**

Line #	Length	Direction
L1	438.127	S15° 47' 00.00"W
L2	30.002	N74° 52' 44.00"W
L3	363.424	N15° 47' 00.00"E
L4	248.107	N74° 42' 08.00"W
L5	75.090	N15° 17' 52.00"E
L6	278.743	S74° 38' 27.79"E



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. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS

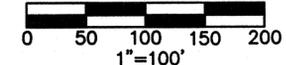
BY: \_\_\_\_\_ DEPUTY  
SHEET 1 OF 2



Date: Oct 14, 2011, 3:44pm User: dlr rreys File: G:\1102792\1001\PLAT\1102792PL101.dwg

**REPLAT AND SUBDIVISION PLAT ESTABLISHING  
FREIGHTLINER SUBDIVISION**

ESTABLISHING A TOTAL OF 34.351 ACRES BEING 9.100 ACRES FROM FREIGHTLINER SUBDIVISION AS RECORDED IN VOLUME 9538, PG 115 DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, 24.906 ACRES OF THE REMAINING PORTION OF THE R.S. KANE TRACT AS RECORDED IN VOLUME 6835, PAGE 1062 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND 0.345 ACRES FOR DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION.



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TBPE Registration Number F-1048  
Bury+Partners, Inc. © Copyright 2011

STATE OF TEXAS  
COUNTY OF BEXAR

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

DEVELOPER / OWNER: PAUL S. KANE  
8700 IH-10 EAST  
CONVERSE, TEXAS 78109

10/17/11  
DATE

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul S. Kane 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<sup>th</sup> DAY OF October A.D. 2011

*Cynthia A. Cardenas*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES 07-25-2012  
CYNTHIA A. CARDENAS  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 07-25-2012

**CERTIFICATE OF APPROVAL**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. 20 \_\_\_\_\_  
BY \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

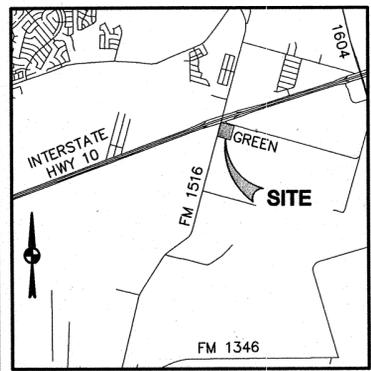
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

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

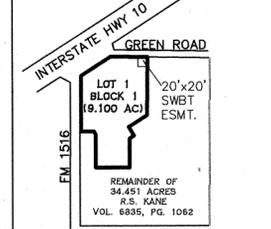
STATE OF TEXAS  
COUNTY OF BEXAR

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. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY  
**SHEET 2 OF 2**



**VICINITY MAP**  
MAPSCO GRID 586C8  
NOT TO SCALE  
BEXAR COUNTY, TEXAS



**AREA TO BE REPLATTED**

THE AREA BEING PLATTED WAS PREVIOUSLY PLATTED AS (9.100 ACRES) LOT 1, BLOCK 1, FREIGHTLINER SUBDIVISION AS RECORDED IN VOLUME 9538, PAGE 115, DEED RECORDS OF BEXAR COUNTY, TEXAS

- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
  3. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE AND MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL OR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
  5. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

**SHARED ACCESS NOTE:**  
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) TO IH-10 AND THREE (3) TO FM 1516 ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 293.88' (IH 10) AND 1242.52' (FM 1516).

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

**SAN ANTONIO RIVER AUTHORITY:**  
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

**DETENTION POND NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR 34.351 ACRES OF THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 1.458 ACRES AND A VOLUME OF 8,020 ACRE FEET WILL BE REQUIRED FOR THE DETENTION POND FOR THE FULL DEVELOPMENT OF THE PLATTED AREA. 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.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
  - MONUMENT FOUND (TXDOT)
  - MONUMENT SET
  - ⊕ BENCHMARK
  - - - EXISTING CONTOURS

- SURVEYOR'S NOTES:**
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY+PARTNERS" UNLESS NOTED OTHERWISE.
  2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES USING A COMBINED SCALE FACTOR OF 1.0001700.
  3. DIMENSIONS SHOWN ARE SURFACE; and
  4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING TX-DOT CORS STATIONS TXAN, TXSM, TXPL AND TXJC. BEARING REFERENCE IS A LINE SUBTENDED BETWEEN TXAN AND TXSM, BEING N56°19'01"E.

STATE OF TEXAS  
COUNTY OF BEXAR

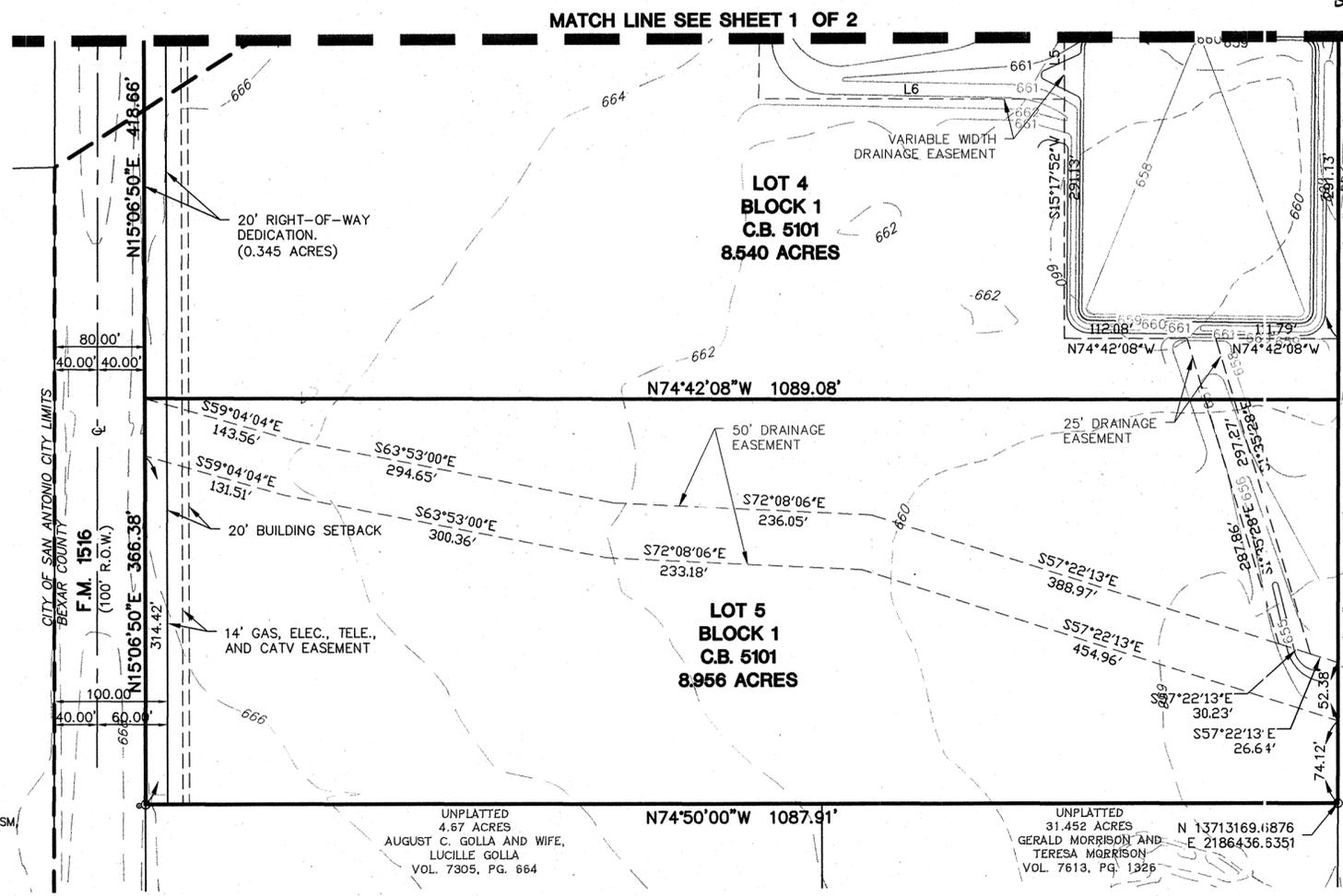
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

*Hal B. Lane III*  
HAL B. LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS  
COUNTY OF BEXAR

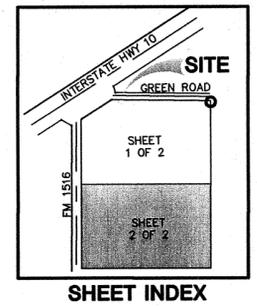
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Aaron K. PARENICA*  
AARON K. PARENICA, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 99323



**Line Table**

Line #	Length	Direction
L1	438.127	S15° 47' 00.00"W
L2	30.002	N74° 52' 44.00"W
L3	363.424	N15° 47' 00.00"E
L4	248.107	N74° 42' 08.00"W
L5	75.090	N15° 17' 52.00"E
L6	278.743	S74° 38' 27.79"E



Date: Oct 14, 2011, 3:43pm User: dlj: r7e968 File: G:\1027921001\PLAT\102792PL101.dwg

August 15, 2011

Administrative Exception/Variance Request Review  
City of San Antonio  
Development & Business Service Center  
1901 S. Alamo  
San Antonio, Texas 78204

Project No.: R0102792-50001.21

Re: Freightliner Subdivision  
Plat No. 110207  
UDC Code Section 35-506(R)(7)(B)

- Administrative Exception  
 Environmental Variance  
 Subdivision Platting Variance – Time Extension

Dear COSA DSD:

Bury+Partners, on behalf of Paul Kane, owner of the 34.351-acre tract of land located at the southeast corner of the FM 1516 and IH-10 East intersection is proposing a plat and replat of the entire site to create two separate lots. Known as Freightliner Subdivision, we are requesting consideration for an administrative exception from Section 35-506(R)(7)(B) of the City of San Antonio (COSA) Unified Development Code (UDC). The proposed plat (Plat No. 110207) consists of a 9.100-acre tract from Plat No. 970160, as recorded in Volume 9538, Page 115 of the Deed and Plat Records of Bexar County, as well as the remaining portion of the R.S. Kane Tract as recorded in Volume 6835, Page 1062 of the Deed Records of Bexar County.

Section 35-506(R)(7)(B) states: “Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located and restricted to a right in/out driveway and cannot be located within the limits of the right turn deceleration or acceleration lanes, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced

BURY+PARTNERS-SA, INC.  
922 Isom Road, Suite 100  
San Antonio, Texas 78216

TEL (210) 525-9090  
FAX (210) 525-0529

2011 AUG 30 PM 1:30

by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed.” We are requesting an exception to this section, as there is an existing driveway within one hundred twenty-five (125) feet of the intersection of Green Road and the IH-10 eastbound frontage road.

The owner is replatting his property so that he can construct additional paved parking for tractor-trailer trucks in addition to four (4) small office/maintenance buildings. Portions of the larger lot (Lot 3) will be leased to a third party for storage of these large trucks and will have no immediate association with the existing adjacent development. As such, a separate driveway is proposed for this particular lot that conforms to current COSA UDC regulations. The replat will in no way affect the existing development, which is located on Lot 2, because it is considered fully developed and no improvements are proposed for this lot. The site was previously developed in accordance with the COSA UDC that was current at the time of construction, which included an access driveway along Green Road near the IH-10 eastbound frontage road and Green Road intersection. Since being developed, the UDC has been updated and requires a one (1) foot vehicular non-access easement from the property corner at this intersection for a distance of one hundred twenty-five (125) feet, which would cross the existing driveway located along Green Road.

**In summary:**

- If the owner conforms to the afore mentioned section of the UDC, Lot 2 cannot be accessed from Green Road via the existing driveway;
- This situation is related to the owner’s land as it pertains to an existing driveway that is currently in use;
- The issue is unique, unlike surrounding properties in the area, due to the lot’s location at the intersection of the IH-10 East frontage road and Green Road;
- The situation is not a result of the owner’s actions, but a result of continuously changing development regulations;
- The granting of this exception will not adversely impact other properties nor will it prevent the future orderly subdivision of surrounding properties in the area; and

2011 AUG 30 PM 1:30

- In our professional opinion, the proposed administrative exception will not adversely affect the safety or welfare of the public, as it's an existing driveway, and is in accordance with the intent of the current UDC.

Sincerely,



---

Aaron Parenica, P.E. (Applicant)  
Associate/Project Manager  
Bury + Partners-SA, Inc. TBPE F-1048



---

Paul Kane (Owner)

Attachment(s)

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



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Freightliner Subdivision
<b>Address:</b>	8700 IH 10 East
<b>A/P #/PPR #/Plat#:</b>	Plat# 110207
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	8/15/11
<b>AEVR Submitted by:</b>	Aaron Parenica, P.E.
<b>Issue:</b>	Spacing and Land Location on Major Thoroughfares
<b>Code Sections:</b>	2007 Unified Development Code (UDC), Section 35-506 (r)(7)(b)
<b>By:</b>	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated August 15, 2011 from the engineer representing the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506 (r) (7) (b) (spacing on Major Thoroughfares Plan) is made. The proposed development consists of two lots and is located at the southeast intersection of FM 1516 and IH 10 East intersection.

**Response to Section 35-506(r)(7)(b) (Spacing and Land Location on Major Thoroughfares) Exception:** Section (r)(7)(b) Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed.

The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing the full 125 feet non vehicular access easement on the plat in order to keep the existing driveway along Green Road which has been in operation for years and has not caused any problems with traffic. The DSD staff agrees with the applicant's analysis for the following reasons:

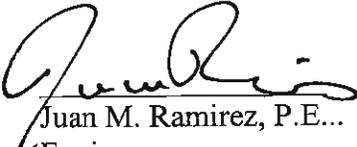
1. The existing driveway is currently gated and is only being used by the current employees of the Freightliner business.

- 2. During peak hour traffic, the traffic volume is extremely low along Green Road that queuing will not be an issue trying to get into the existing parking lot.
- 3. According to TxDOT, IH 10 auxiliary lanes are being proposed to be one way road which would benefit the functionality of the driveway.

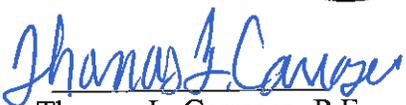
The DSD Staff believes granting of this exception request will not adversely impact other properties nor will it prevent the future orderly subdivision of surrounding properties in the area and **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF VARIANCE:

Agree/Disagree:

  
Juan M. Ramirez, P.E...  
Engineer  
DSD – Land Development Engineering

9/2/11  
Date

  
Thomas L. Carrasco, P.E.  
Development Services Engineer  
DSD – Land Development Engineering

9/6/2011  
Date

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

  
Roderick Sanchez, AICP, CBO  
Director  
Development Services Department

**Resolution No. \_\_\_\_\_**

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Miguel's Somerset Place #110140 in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Miguel's Somerset Place Subdivision, Plat # 110140 on April 13, 2011 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Approved:

Attest:

\_\_\_\_\_  
Amelia Hartman  
Chair

\_\_\_\_\_  
Executive Secretary

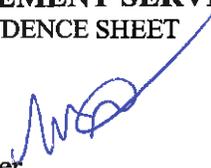


ITEM # 20

ITEM # 21

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES** ITEM # 22  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

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

SUBJECT: SAWS Request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project  
SP 1575 Request for 3.337 acres on Morey Rd.  
SP 1577 Request for 0.268 acre at Somerset Rd.  
SP 1578 Request for 0.586 acre at Plumnear and New Laredo Hwy.

DATE: October 24, 2011

PETITIONER: San Antonio Water System (SAWS)  
2800 U.S. Hwy. 281 North  
San Antonio, Texas 78298

Staff is requesting that this item be placed on the Planning Commission meeting agenda of November 9, 2011.

**BACKGROUND**

Petitioner is requesting three (3) Joint Use Agreements as part of its Western Watershed Sewer Relief Line project. SAWS will upgrade sewer mains and siphons to replace aging infrastructure and increase capacity.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's requests have been canvassed through interested City departments, utilities and applicable agencies.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

**City of San Antonio  
Capital Improvements Management Services  
Department**

**November 9, 2011**

**Request for three joint use  
agreements – Western  
Watershed Sewer Relief  
Line**

Petitioner:

**San Antonio Water System**



**Planning Item**

- **The San Antonio Water System is requesting three joint use agreements to use City-owned property at:**

- **Morey Road (3.337 acres)**
- **Plumnear Road (0.586 acre)**
- **Somerset Road (0.268 acre)**



## Background

- The requests are associated with SAWS Western Watershed Sewer Relief Line Project
- These projects will replace aging sewer mains and siphons to add capacity to this highly urbanized area

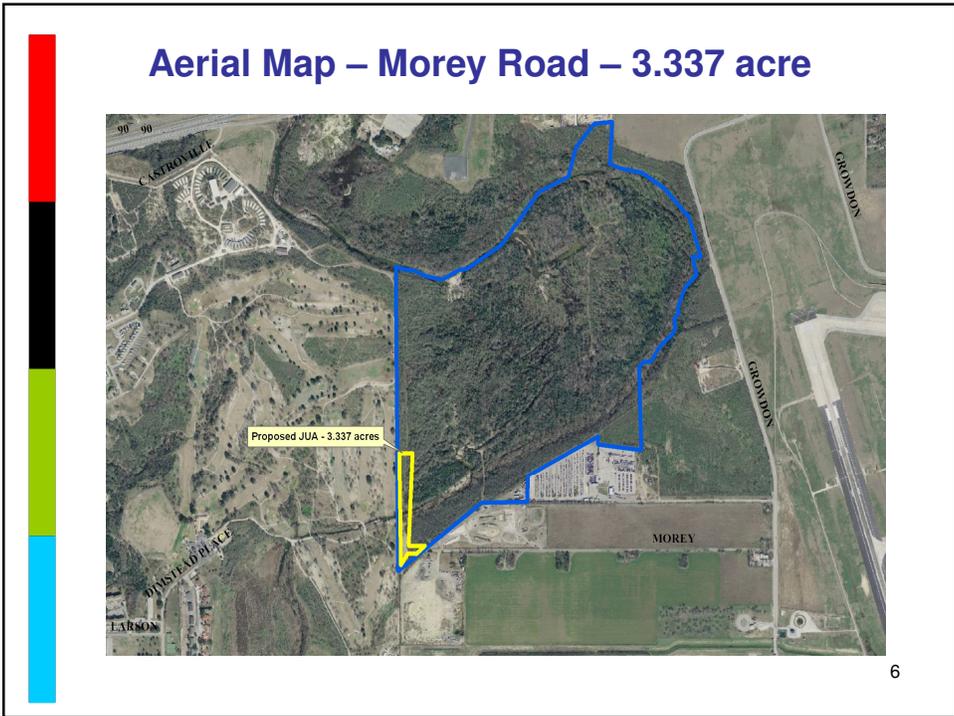
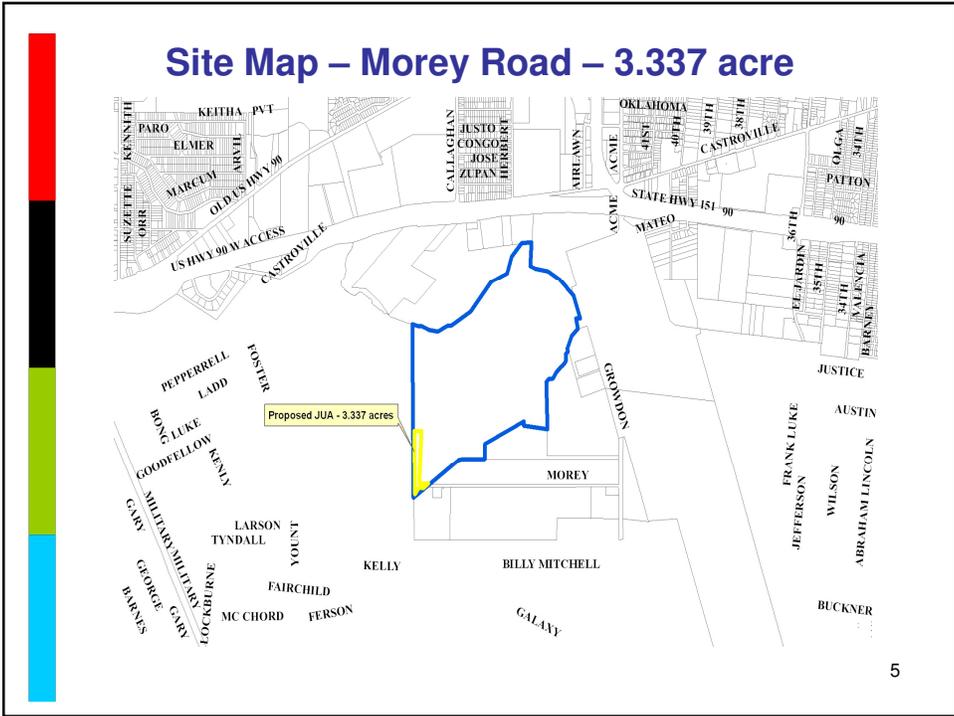
3



## Background

- The Upper Segment extends from Hwy 90 to SW Military Drive
- The Upper Segment will replace 4 miles of existing 54" pipe with 84" pipe and 3 siphons at an estimated cost of \$47.1 million
- As part of this project, SAWS is requesting a joint use agreement to use 3.337 acre of City-owned property on Morey Road

4

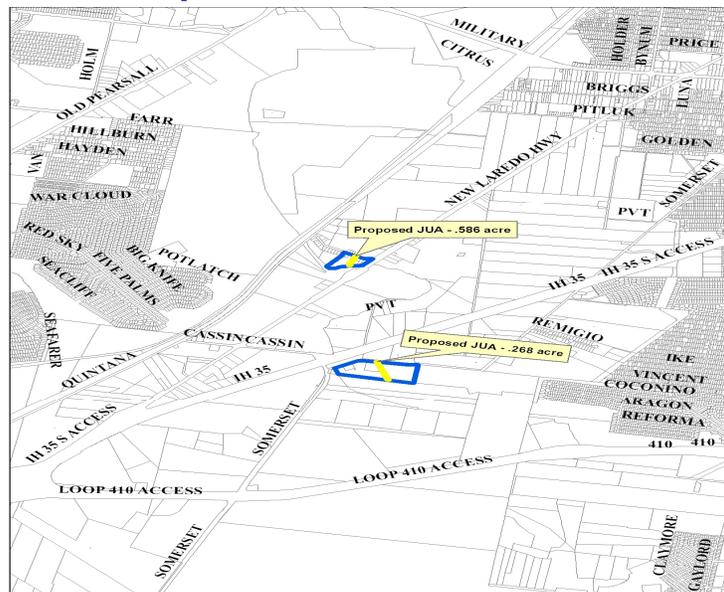


## Background

- The Lower Segment extends from Hwy. 90 to SW Loop 410
- The Lower Segment will replace 2 miles of existing 54" pipe with 96" pipe and 3 siphons at an estimated cost of \$25 million
- SAWS is requesting joint use agreements to use 0.586 acre of City-owned property at Plumnear Road and 0.268 acre at Somerset Road

7

## Site Map – Plumnear and Somerset



8

**Aerial Map – Plumnear Road – 0.586 acre**



9

**Aerial Map – Somerset Road – 0.268 acre**



10



### Coordination:

- Projects have been canvassed through all interested City Departments and Utility Agencies
- Projects received approval

11



### **Fiscal Impact**

- The City will collect the following revenues to be deposited in the General Fund in accordance with the FY2012 Budget:
  - Morey Road - \$4004.00
  - Plumnear Road - \$2200.00
  - Somerset Road - \$1050.00
- Fair Market Values were determined by appraisals

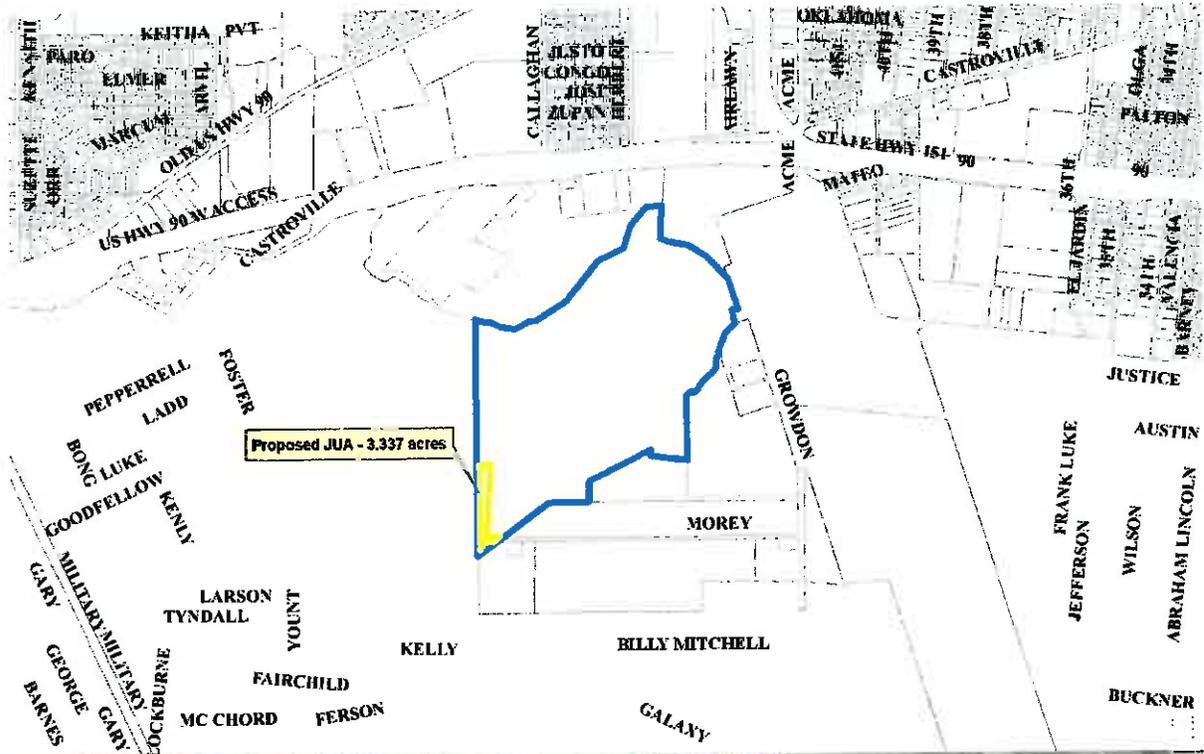
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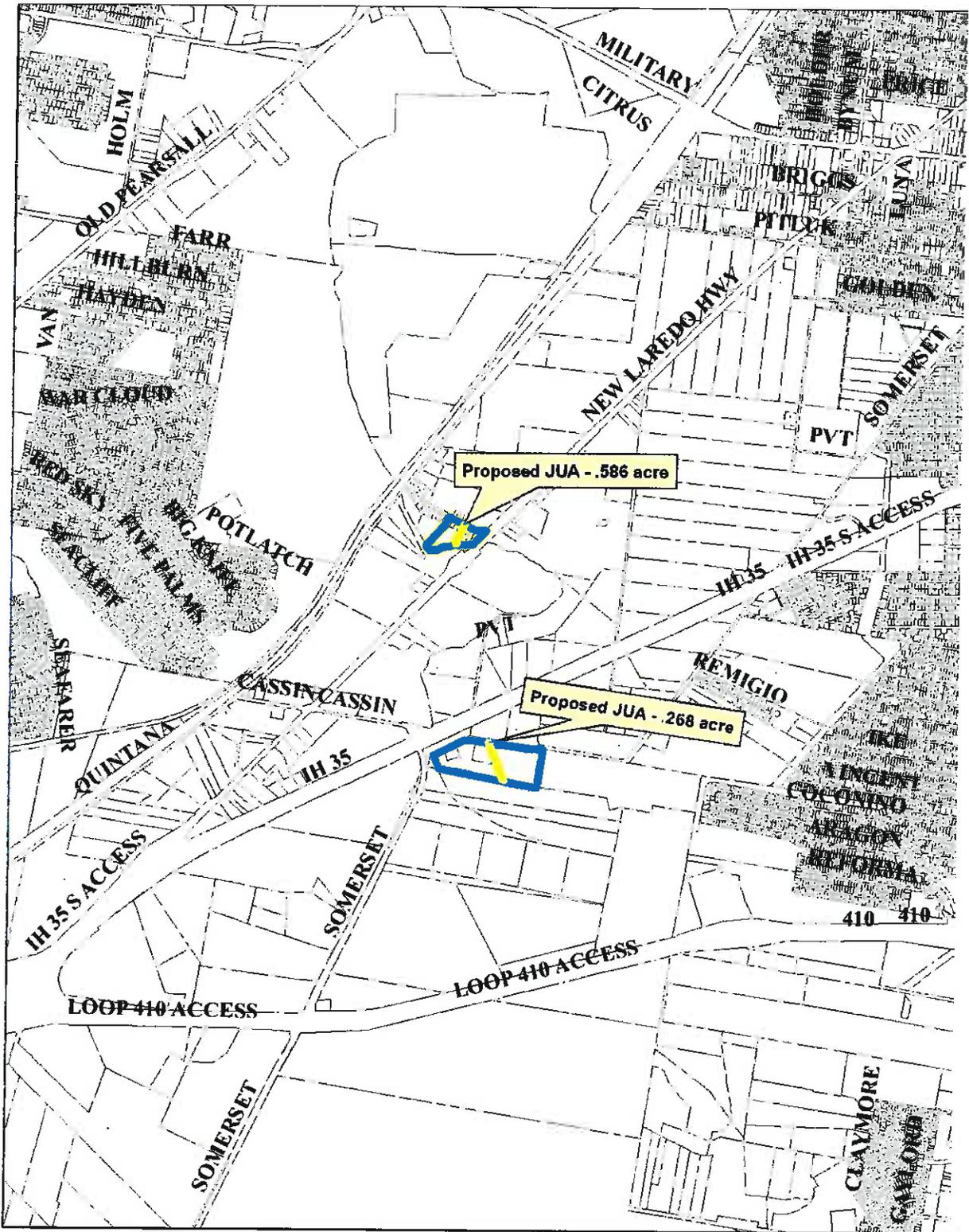
## Recommendation

- Staff recommends approval of these joint use agreements between the City and SAWS for:
  - 3.337 acres on Morey Road
  - 0.586 acre on Plumnear Road; and
  - 0.268 acre on Somerset Road

**SAWS Request for a 3.337 acre joint use agreement to replace sewer main at Morey Road as part of the Western Watershed Sewer Relief Line Project (Upper Segment)**



**SAWS Request for joint use agreements of 0.586 acre at Plumnear Road and 0.268 acre at Somerset Road as part of the Western Watershed Sewer Relief Line Project (Lower Segment)**



**SAWS Request for joint use agreements of 0.586 acre at Plumnear Road and 0.268 acre at Somerset Road as part of the Western Watershed Sewer Relief Line Project (Lower Segment)**



Bearings Based on Texas South Central State Plane Coordinate System. All distances are ground.  
 grid = 1.00017 x grid

SCALE: 1" = 200'



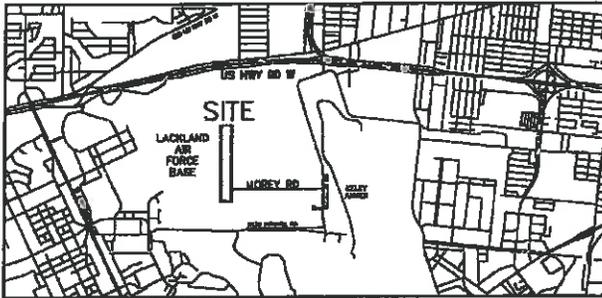
LEGEND

Pg.	PROPERTY LINE
S.F.	ACRE
VOL.	SQUARE FEET
Pg.	VOLUME
	PAGE

PARCEL NO: P10-026  
 PROJECT NAME: Western Watershed Relief Line (Upper Segment)  
 JOB NO. 10-2507  
 OWNER: CITY OF SAN ANTONIO

Line Table, P10-026

LINE	BEARING	DISTANCE
L1	N 00°17'42" W	1430.89'
L2	N 89°42'18" E	100.00'
L3	S 00°17'42" E	1150.50'
L4	N 89°46'13" E	178.72'
L5	S 44°33'18" W	66.22'
L6	S 89°46'13" W	132.02'
L7	S 00°17'42" E	132.86'
L8	S 44°33'18" W	141.79'

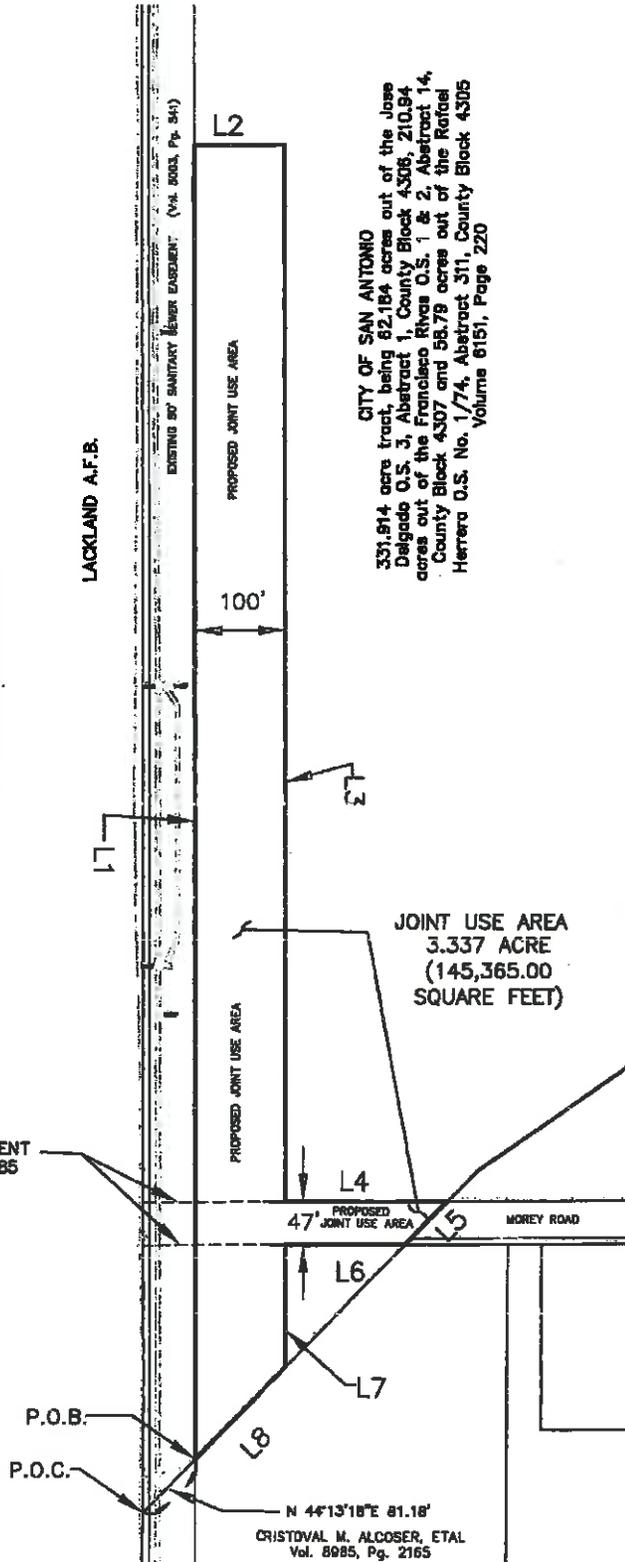


STATE OF TEXAS  
 COUNTY OF BEXAR

I, DONALD L. WHITE, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

*Donald L. White*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

G.P.S. ELECTRIC EASEMENT  
 Volume 1963, Page 585



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC  
 CIVIL ENGINEERS / SURVEYORS  
 SAN ANTONIO, TEXAS 78216  
 210/377-0774



Parcel P10-026

REVISIONS	
DRAWN BY DPS	CHECKED BY DLW
DATE: 6/6/2011	
PROJECT NO.: 3381	
SHEET 1 OF 1 SHEETS	

Parcel No: P10 – 026  
Project Name: Western Watershed Sewer Relief Line (Upper Segment)  
Job No. 10-2507  
Owner Name: City of San Antonio

Field Notes  
For a  
3.337 acre (145,365.00 Square Feet)  
Joint Use Area

A 3.337 acre out of a 331.914 acre tract, being 62.184 acres out of the Jose Delgado O.S. 3, Abstract 1, County Block 4306, 210.94 acres out of the Francisco Rivas O.S. 1 & 2, Abstract 14, County Block 4307 and 58.79 acres out of the Rafael Herrera O.S. No. 1/74, Abstract 311, County Block 4305 as recorded in Volume 6151, Page 220, Special Warranty Deed, San Antonio, Bexar County, Texas and being described more fully by metes and bounds as follows:

Commencing at a point on the southeast line of said 331.914 acre tract being the most southerly corner of said 331.914 acre tract;

Thence N 44° 33' 18" E, 81.18 feet along the southeast line of said 331.914 acre tract to the Point of Beginning and the southwest corner of herein described tract;

Thence N 00° 17' 42" W, 1,430.89 feet along the east line of a 50' sanitary sewer easement recorded in Volume 5003, Page 541, Deed and Plat Records, San Antonio, Bexar County, TX, to a point for the northwest corner of this tract;

Thence N 89° 42' 18" E, 100.00 feet along a line to a point for the northeast corner of this tract;

Thence S 00° 17' 42" E, 1,150.50 feet to a point for an interior corner;

Thence along a line being the prolongation of the north Right-of-Way line of Morey Road N 89° 46' 13" E, 178.72 feet to an angle point on said 331.914 acre tract southeast line and the northwest corner of Morey Road Right-of-Way;

Thence S 44° 33' 18" W, 66.22 feet along said 331.914 acre tract southeast line and the west Right-of-Way line of Morey Road to an angle point being the southwest corner of Morey Road Right-of-Way;

Thence along a line being the prolongation of the south Right-of-Way line of Morey Road S 89° 46' 13" W, 132.02 feet to a point for an interior corner;

Thence S 00° 17' 42" E, 132.86 feet to a point on said 331.914 acre tract southeast line for the southeast corner of this tract;

Thence S 44° 33' 18" W, 141.79 feet along said 331.914 acre tract southeast line to the Point of Beginning and containing 3.337 acre (145,365.00 Square Feet) of land more or less.



Donald L. White  
Donald L. White, R.P.L.S.  
June 6, 2011



# FORD ENGINEERING, INC.

Date: June 29, 2011  
Project No: 1800.310103  
Parcel P10-041 S.E.

Page 1 of 2

SAWS Parcel No.: P10-041  
SAWS Job No.: 07-4501  
Project Name: WWRL  
Lower Segment

## FIELD NOTES DESCRIPTION 0.586 ACRES (25,523.5 sq. ft.) Joint Use Area

A 0.586 acre (25,523.5 sq. ft.) joint use area situated in the Maria F. Rodriguez Survey No. 4, Abstract No. 16 being a portion that certain 3.95 acre tract of land out of Tract 28, Block 2 as shown on a plat of Leona Addition in Volume 4080, Page 120 of the Deed and Plat Records of Bexar County Texas, conveyed to the City of San Antonio in Volume 8198, Page 2093 of the Official Public Records of Real Property of Bexar County, Texas, Lots 3 and 4 of the said Leona Addition, Block 2 conveyed to the City of San Antonio recorded in Volume 10653, Page 350 and Lot 5 of the said Leona Addition, Block 2 conveyed to the City of San Antonio in Volume 8059, Page 431 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod with yellow plastic cap ( $N = 13,673,704.475$ ,  $E = 2,101,515.509$ ) marked "Ford Eng Inc" set on the Southwestern line of Plumnear Road (60' R.O.W.), the Northeastern line of Lot 5 of the said Leona Addition, Block 2, for the Northwestern corner of this joint use area from which a ½ inch iron rod found for the Northwestern corner of said Lot 5 bears  $N 64^{\circ}19'14'' W - 65.26$  feet;

**THENCE:**  $S 64^{\circ}19'14'' E$  – along the Southwestern line of Plumnear Road, at 9.89 feet pass a ½ inch iron rod found for the Northeastern corner of said Lot 5, the Northwestern corner of said Lot 4, a distance in all of 50.00 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northeastern corner of this joint use area;

**THENCE:**  $S 25^{\circ}51'15'' W - 280.35$  feet across said Lot 4 to a ½" iron rod with yellow plastic cap marked "Ford Eng. Inc." set for a corner of this joint use area;

**THENCE:**  $S 05^{\circ}25'38'' W - 143.87$  feet continuing across said Lot 4 and across said Lot 3 to a calculated point ( $N = 13,673,287.301$ ,  $E = 2,101,424.710$ ) on or near the centerline of Leon Creek, the Southern line of said Lot 3, a Northern line of that certain 14.583 acre tract conveyed to Hugo Sanchez in Volume 7459, Page 1406 of the Official Public Records of Real property of Bexar County, Texas for the Southeastern this joint use area from which a calculated point for the Easternmost corner of the said 14.583 acre tract bears  $N 89^{\circ}26'35'' E - 92.00$  feet,  $N 73^{\circ}32'35'' E - 27.35$  feet and  $N 75^{\circ}15'35'' E - 63.11$  feet;

# F FORD ENGINEERING, INC.

Page 2 of 2

**THENCE:** S 89°26'35" W – 10.19 feet along the Southern line of said Lot 3, a Northern line of the said 14.583 acre tract and along or near the centerline of Leon Creek to a calculated point for a corner of this joint use area;

**THENCE:** S 82°52'35" W – 64.41 feet along the Southern line of said Lot 3, the Southern line of said Lot 4, the Northern line of the said 14.583 acre tract and along or near the centerline of Leon Creek to a calculated point for the Southwestern corner of this joint use area;

**THENCE:** N 05°25'38" E – 160.44 feet across said Lot 4 and across said Tract 28, Block 2 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this joint use area;

**THENCE:** S 84°34'22" E – 20.21 feet continuing across said Tract 28, Block 2 to ½" iron rod with yellow plastic cap marked "Ford Eng. Inc." set for a corner of this joint use area;

**THENCE:** N 25°51'15" E – 297.20 feet continuing across said Tract 28, Block 2 and across said Lot 5 to the **POINT OF BEGINNING** and containing 0.586 acres (25,523.5 sq. ft.) of land, *according to a survey made on the ground under my supervision;*

Corresponding plat prepared.

1800.310103 SE PARCEL P10-041 REVISED 2011-06-29.docx

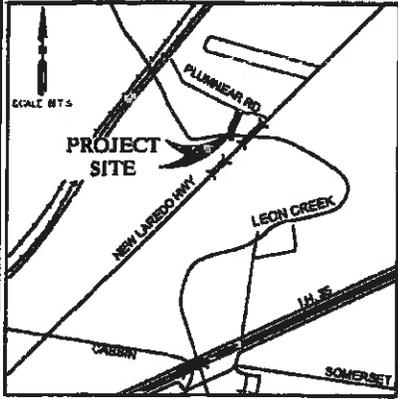
**BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS  
STATE PLANE COORDIANTES, SOUTH CENTRAL ZONE, NAD 83/93;  
COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE  
FACTOR OF 1.00017.**



  
Rex L. Hackett  
Registered Professional Land Surveyor  
License Number 5573



SCALE: 1" = 60'



PROJECT: WWRL LOWER SEGMENT  
SAWS PARCEL NO.: P10-041  
SAWS JOB NO.: 07-4501

OWNER  
CITY OF SAN ANTONIO  
3.95 ACRES  
TRACT 28, BLK. 2  
VOL. 8198, PG. 2093

JOINT USE AREA.  
0.586 ACRES  
(25,523.5 SQ. FT.)

**LEGEND**

These standard symbols will be found in the drawing.

- ELECTRIC POLE
- OVERHEAD ELEC.
- WIRE FENCE
- R.O.W. CORNER
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SANITARY SEWER MANHOLE

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/83

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT. TO: SAN ANTONIO WATER SYSTEM, THE CITY OF SAN ANTONIO

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2, CONDITION 4 SURVEY.

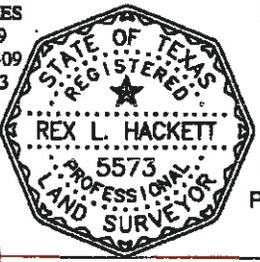
**REX L. HACKETT**  
DATE: 08-29-11  
PROJECT NO.: 1800.310103 PARCEL P10-041  
DRAWN BY: MOS

R.P.L.S. NO. 5573



Line Table		
LINE	BEARING	DISTANCE
L1	S64° 18' 14"E	50.00'
L2	S25° 51' 15"W	280.38'
L3	S05° 25' 38"W	143.87'
L4	S89° 28' 35"W	10.18'
L5	S82° 52' 35"W	64.41'
L6	N05° 25' 38"E	180.44'
L7	S84° 34' 22"E	20.21'
L8	N28° 51' 16"E	297.20'

N: 13673287.301 (SURF)  
E: 2101424.710 (SURF)  
N: 13670963.237 (GRID)  
E: 2101067.528 (GRID)  
SCALE FACTOR: 1.00017

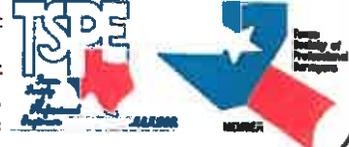


PLAT SHOWING  
0.586 AC. - 25,523.5 SQ. FT.  
JOINT USE AREA

SITUATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16 BEING A PORTION THAT CERTAIN 3.95 ACRE TRACT OF LAND OUT OF TRACT 28, BLOCK 2 AS SHOWN ON A PLAT OF LEONA ADDITION IN VOLUME 4080, PAGE 120 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, CONVEYED TO THE CITY OF SAN ANTONIO IN VOLUME 8198, PAGE 2093 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, LOTS 3 AND 4 OF THE SAID LEONA ADDITION, BLOCK 2 CONVEYED TO THE CITY OF SAN ANTONIO RECORDED IN VOLUME 10653, PAGE 350 AND LOT 5 OF THE SAID LEONA ADDITION, BLOCK 2 CONVEYED TO THE CITY OF SAN ANTONIO IN VOLUME 8059, PAGE 431 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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www.fordengineering.com





# FORD ENGINEERING, INC.

Date: June 29, 2011  
Project No: 1800.310103  
Parcel P10-034.

Page 1 of 2

SAWS Parcel No.: P10-034  
SAWS Job No.: 07-4501  
Project Name: WWRL  
Lower Segment

## FIELD NOTES DESCRIPTION 0.268 ACRES (11,662.3 sq. ft.) 15 foot Joint Use Area

A 0.268 acre (11,662.3 sq. ft.) joint use area situated in the Jose Angel Navarro Survey No. 5, Abstract No. 12 being a portion of that certain 25.07 acre tract N.C.B. 15068 conveyed to the City of San Antonio recorded in Volume 8036, Page 64-69 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described as follows:

**BEGINNING:** at a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" (N = 13,669,122.3181, E = 2,102,321.7101) set on the Northern line of a tract of land being a remainder of 77.57 acres conveyed to Elizabeth G. Williams Turner et al recorded in Volume 5227, Page 724-734 of the Official Public Records of Real Property of Bexar County, Texas, on the Southwestern line of the said 25.07 acre tract, for the Southeastern corner of this joint use area, from which a pk nail in concrete found for the Southeastern corner of the said 25.07 acre tract bears S 81°15'28" E – 555.92 feet;

**THENCE:** N 81°15'28" W – 18.15 feet along the Southern line of the said 25.07 acre tract, the Northern line of the said Elizabeth G. Williams Turner et al tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Southwestern corner of this joint use area;

**THENCE:** N 25°30'28" W – 777.59 feet across the said 25.07 acre tract to a ½" iron rod with yellow plastic cap stamped "Ford Eng. Inc." set on the Northern line of the said 25.07 acre tract, on the southern Right of Way line of Somerset Road, for the Northwestern corner of this joint use area;

**THENCE:** S 80°42'51" E – 18.27 feet along the Northern line of the said 25.07 acre tract, the Southern Right of Way line of Somerset Road to a ½" iron rod with yellow plastic cap stamped "Ford Eng. Inc." (N = 13,669,823.9236, E = 2,101,986.9455) set on the Southwestern line of an existing 50 foot sanitary sewer easement recorded in Volume 7435, Page 306 of the Official Public Records of Real Property of Bexar County, Texas, for the Northeastern corner of this joint use area;

**THENCE:** S 25°30'28" E – 777.38 feet across the said 25.07 acre tract and along the Southwestern line of the said existing 50 foot sanitary sewer easement to the POINT OF



# FORD ENGINEERING, INC.

Page 2 of 2

**BEGINNING** and containing 0.268 acres (11,662.3 sq. ft.) of land, *according to a survey made on the ground under my supervision;*

Corresponding plat prepared.  
1800.310103 SE PARCEL 7 revised 2011-06-29.docx

**BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS  
STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD 83/93;  
COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE  
FACTOR OF 1.00017.**



Rex L. Hackett  
Registered Professional Land Surveyor  
License Number 5573



SCALE: 1" = 60'

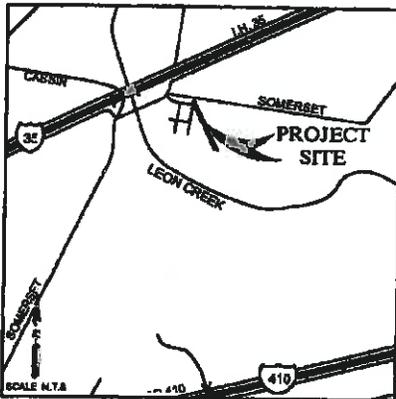
PROJECT: WWRL LOWER SEGMENT  
SAWS PARCEL NO.: P10-034  
SAWS JOB NO.: 07-4501

Line Table		
LINE	BEARING	DISTANCE
L1	N81° 16' 28"W	18.18'
L2	N25° 30' 28"W	777.58'
L3	S80° 42' 51"E	18.27'
L4	S25° 30' 28"E	777.38'

JOINT USE AREA  
0.268 ACRES  
(11662.30 SQ. FT.)

OWNER  
CITY OF SAN ANTONIO  
PARCEL 15171  
25.07 ACRES  
VOL. 8036 PGS. 64-69  
N.C.B. 15068

J.A. NAVARRO  
SURVEY No.5  
A-12



ELIZABETH G. WILLIAMS  
TURNER ET AL  
PARCEL 4  
REMAINDER OF 77.57 ACRES  
VOL. 5227, PG. 724-734  
N.C.B. 14566

N: 13666798.9623 (GRID)  
E: 2101964.3762 (GRID)  
SCALE FACTOR: 1.00017  
N: 13668122.318 (SURF)  
E: 2102321.710 (SURF)

SANITARY SEWER ESMT.  
PARCEL E-555  
VOL. 5077, PG. 248

PLAT SHOWING  
0.268 AC. - 11,662.30 SQ FT  
JOINT USE AREA

SITUATED IN THE JOSE ANGEL NAVARRO SURVEY  
NO. 5, ABSTRACT NO. 12, BEING A 25.07 ACRE  
TRACT OF LAND CONVEYED TO THE CITY OF SAN  
ANTONIO AND RECORDED IN VOLUME 8036, PAGE  
64-69 OF THE OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF BEXAR CO., TEXAS

**LEGEND**

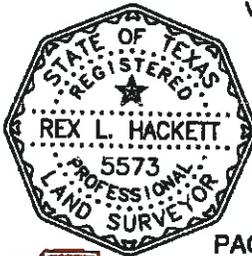
These standard symbols will be found in the drawing

- PP ELECTRIC POLE
- O—O— OVERHEAD ELEC.
- +—+— WIRE FENCE
- R.O.W. CORNER
- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. 1/2" IRON ROD SET
- ⊙ SANITARY SEWER MANHOLE

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/83

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.  
TO: SAN ANTONIO WATER SYSTEM,  
THE CITY OF SAN ANTONIO

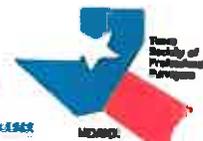
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2, CONDITION 4 SURVEY.



PAGE 1 OF 2

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www.fordengineering.com TBPE No. F-1182



REX L. HACKETT R.P.L.S. No. 5878

DATE: 08-28-11  
PROJECT NO.: 1800.310103 PARCEL P10-034  
DRAWN BY: MDS



SCALE: 1" = 60'

N: 13669823.924 (SURF)  
E: 2101986.945 (SURF)  
N: 13667500.449 (GRID)  
E: 2101629.668 (GRID)  
SCALE FACTOR: 1.00017

PROJECT: WWRL LOWER SEGMENT  
SAWS PARCEL NO.: P10-034  
SAWS JOB NO.: 07-4501

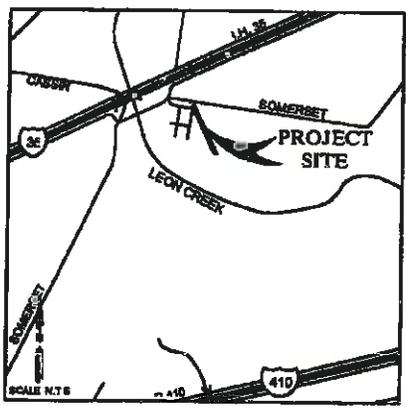
Line Table		
LINE	BEARING	DISTANCE
L1	N81° 15' 28"W	18.18'
L2	N25° 30' 28"W	777.58'
L3	S80° 42' 51"E	18.27'
L4	S25° 30' 28"E	777.36'

N 80° 42' 51" W - 250.17'  
TO A 1/2" I.R. FOUND

SOMERSET ROAD

OWNER  
CITY OF SAN ANTONIO  
PARCEL 15171  
25.07 ACRES  
VOL. 8036 PGS. 64-69  
N.C.B. 15068

JOINT USE AREA  
0.268 ACRES  
(11662.30 SQ. FT.)



J.A. NAVARRO  
SURVEY No.5  
A-12

SANITARY SEWER ESMT.  
VOL. 7435, PG. 206

**LEGEND**

These standard symbols will be found in the drawing.

- ELECTRIC POLE
- OVERHEAD ELEC.
- WIRE FENCE
- R.O.W. CORNER
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SANITARY SEWER MANHOLE

ELECTRIC & GAS  
EASEMENTS  
WERE FIELD SURVEYED.  
UNABLE TO LOCATE  
RECORDED EASEMENTS

BEARING SOURCE: LAMBERT GRID, TEXAS STATE  
PLANE COORDINATES, SOUTH CENTRAL ZONE NAD  
83/83

A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
HEREWITH ACCOMPANIES THIS SURVEY PLAT.  
TO: SAN ANTONIO WATER SYSTEM,  
THE CITY OF SAN ANTONIO

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE  
CURRENT TEXAS SOCIETY OF PROFESSIONAL  
SURVEYORS STANDARDS AND SPECIFICATIONS FOR  
A CATEGORY 2, CONDITION 4 SURVEY.



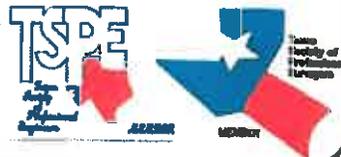
PLAT SHOWING  
0.268 AC. - 11,662.30 SQ. FT  
JOINT USE AREA

SITUATED IN THE JOSE ANGEL NAVARRO SURVEY  
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ANTONIO AND RECORDED IN VOLUME 8036, PAGE  
64-69 OF THE OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF BEXAR CO., TEXAS

PAGE 2 OF 2

**REX L. HACKETT** R.P.L.S. NO. 5573  
DATE: 08-29-11  
PROJECT NO.: 1800.310103 PARCEL P10-034  
DRAWN BY: MDS

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RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING SAWS REQUEST FOR A JOINT USE AGREEMENT TO USE 3.337 ACRES OF CITY-OWNED PROPERTY ON MOREY ROAD, LOCATED BETWEEN U.S. HWY. 90 AND BILLY MITCHELL ROAD, WEST OF GROWDEN ROAD**

**LEGAL: NCB 11380 TR-D 5.704; NCB 13963 TR A 210.940 AC and NCB 13964 TR B 31.231 AC**

\* \* \* \* \*

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 joint use agreements to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting a Joint Use Agreement of 3.337 acres of city-owned property on Morey Road, located between U.S. Hwy 90 and Billy Mitchell Road West of Growden Road; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the San Antonio Water System request for a Joint Use Agreement of 3.337 acres on Morey Road, between U.S. Hwy. 90 and Billy Mitchell Road, West of Growden.

**SIGNED this 9<sup>th</sup> day of November, 2011**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING SAWS REQUEST FOR A JOINT USE AGREEMENT TO USE 0.586 OF AN ACRE OUT OF CITY-OWNED PROPERTY SOUTH OF PLUMNEAR ROAD AND WEST OF NEW LAREDO HWY.**

**LEGAL: NCB 15613 all of Lots 1, 2, 3 and 4, the north 150 feet of Lots 5 through 8, and 3.95 acres out of Lot 28, Leona Addition.**

**\* \* \* \* \***

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 joint use agreements to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting a Joint Use Agreement of 0.586 acre of city-owned property south of Plumnear Road and West of New Laredo Hwy.; 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 San Antonio Water System request for a Joint Use Agreement of 0.586 acre of City-owned property south of Plumnear Road and west of New Laredo Hwy.

**SIGNED this 9<sup>th</sup> day of November, 2011**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING SAWS REQUEST FOR A JOINT USE AGREEMENT TO USE 0.268 OF AN ACRE OUT OF CITY-OWNED PROPERTY SOUTH OF SOMERSET AND NORTH OF LEON CREEK.**

**Legal: NCB 14566 Lot P-6B (Somerset Road Annexation); NCB 14566 Lot P-6 (Somerset Road Annexation).**

**\* \* \* \* \***

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 joint use agreements to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting a Joint Use Agreement of a 0.268 acre of city-owned property South of Somerset and North of Leon Creek; 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 San Antonio Water System request for a Joint Use Agreement of 0.268 acre south of Somerset and north of Leon Creek.

**SIGNED this 9<sup>th</sup> day of November, 2011**

\_\_\_\_\_  
**Amelia Hartman, *Chair***

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 11065**

Council District: 10

Anticipated City Council Meeting Date: December 15, 2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**ITEM # 23**

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Northeast Inner Loop Neighborhood Plan**

Plan Approval Date: August 15, 2002

Plan Update(s): August 7, 2008 (Land Use Plan Update),.

The applicant requests to amend the Land Use Plan designation *from Neighborhood Commercial* land use *to Community Commercial* land use.

**Background Information:**

**Applicant:** Sunshine Thacker

**Owner:** Siete Acres LLC

**Property Location:** 1107 Austin Highway

**Acreage:** 0.77

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated High Density Residential; vacant

E: designated High Density Residential; vacant

S: designated Neighborhood Commercial; occupied by medical office

W: designated Neighborhood Commercial and Low Density Residential; occupied by single-family homes, a furniture refinisher and a pizza shop

**Issue:**

**LAND USE ANALYSIS:**

The subject property is at the northeast corner of Austin Highway and Meadowlane Street. This property is currently vacant. The land use designation of the subject property in the Northeast Inner Loop Neighborhood Plan is High Density Residential land use. Surrounding land uses include Neighborhood Commercial land use and Low Density Residential land use to the west, Neighborhood Commercial land use to the south and High Density Residential to the north and east.

The High Density Residential land use category includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Community Commercial land use provides for medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial land uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial land use can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting

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

controls. Monument sign is strongly recommended, as are pedestrian amenities. Shared access is required.

There are various commercial and high density residential uses located along Austin Highway. Austin Highway is a Primary Arterial "Type A". This established mixed use corridor has commercial uses that are community commercial in character and residences that are high density residential in character between where the subject property is located and Austin Highway and Rainbow Street intersection to the east. The proposed commercial use is proposed to complement high density residential development which abuts the subject property to the north and east. Having these two different uses as part of the same redevelopment project will make it a mixed use development that is consistent with the uses Along Austin Highway. The Northeast Inner Loop Neighborhood Plan recommends Medium Density Mixed Use land use to be located along Austin Highway, west of Terrill Plaza where less intensive commercial uses interspersed or blended with residential and office uses (page 4).

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Austin Highway is Primary Arterial "Type A".

Other streets: Meadowlane is a local street.

Comments: Austin Highway is a VIA bus route for the lines 8, 14, 214, 509. The width of the current shoulder along Austin Highway makes it safe to ride bicycle and walk on the sidewalks. The existing infrastructure would support the requested land use classification.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Scates Neighborhood Park is located 0.2 miles northwest and Mt. Calvary Lutheran Church is 0.3 miles northeast of the subject property.

The requested land use change is not expected to generate additional demand for community facilities.

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation: Medium Density Mixed Use

Comments: Austin Highway is a Primary Arterial "Type A". This established mixed use corridor has commercial uses that are community commercial in character and residences that are high density residential in character between where the subject property is located and Austin Highway and Rainbow Street intersection to the east. The proposed commercial use is proposed to complement high density residential development which abuts the subject property to the north and east. Having these two different uses as part of the same redevelopment project will make it a mixed use development that is consistent with the uses along Austin Highway. The Northeast Inner Loop Neighborhood Plan recommends Medium Density Mixed Use land use to be located along Austin Highway, west of Terrill Plaza where less intensive commercial uses interspersed or blended with residential and office uses (page 4). Medium Density Mixed Use land use is appropriate for this location.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: November 9, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: October 23, 2011

No. Notices mailed 10 days prior to Public Hearing: 20 to owners of property within 200 feet; 39 to planning team members; 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Terrill Heights, Wilshire Village, and Oak Park-Northwood.

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011210**

Current zoning district: MF-50

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: November 15, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

David L. Ellison

Interim Director

Christopher Looney, AICP

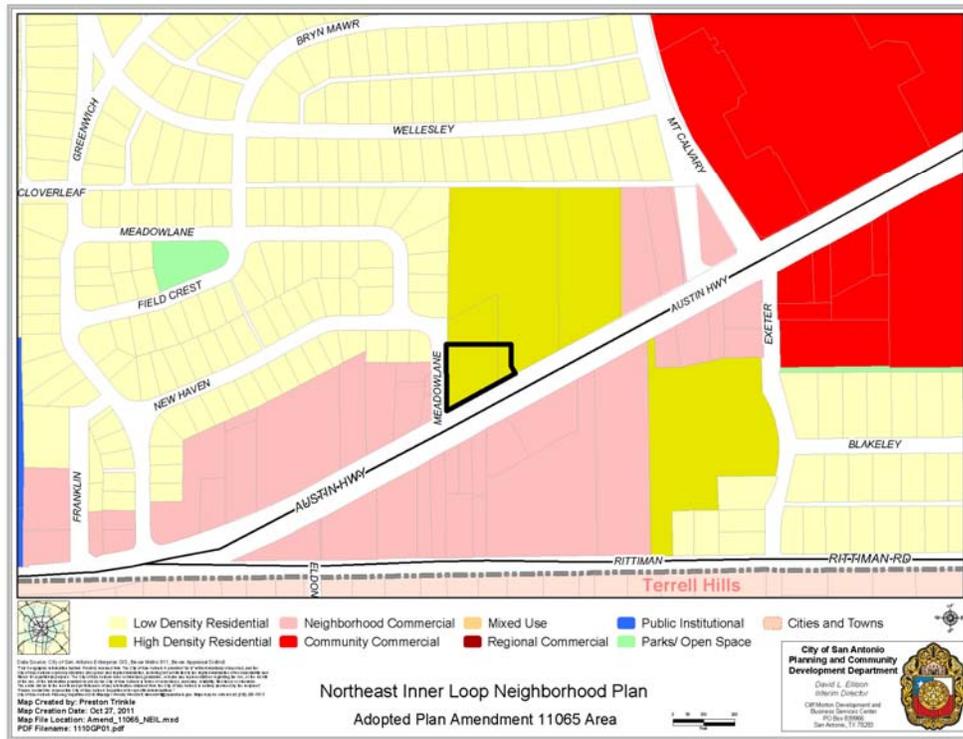
Assistant Director

Case Manager: John Osten

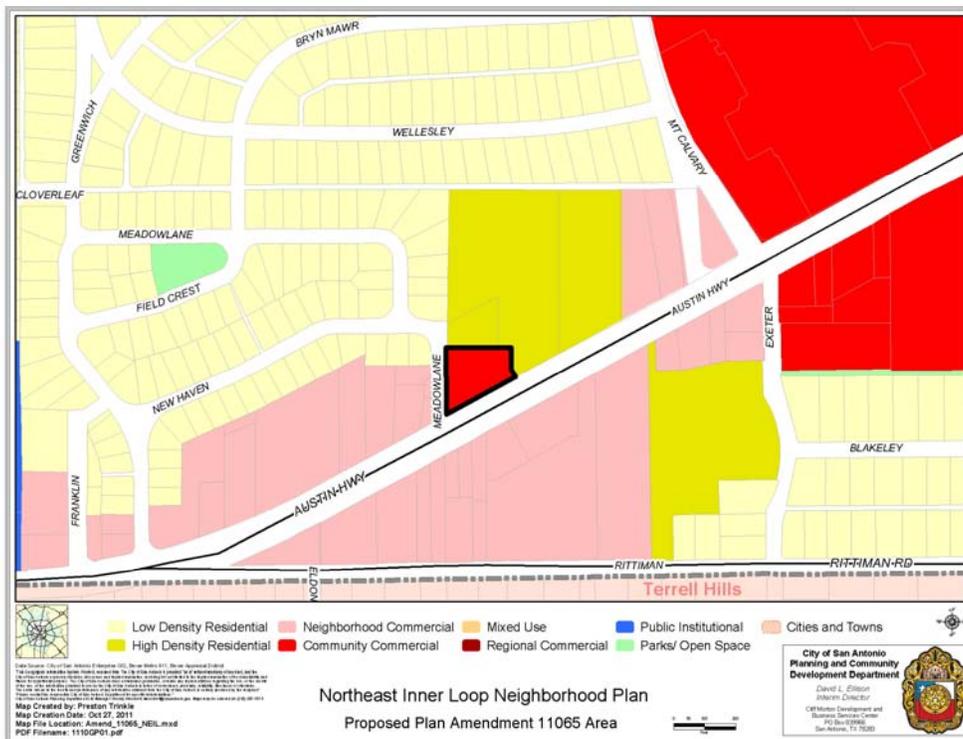
Sr. Planner

Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:





# **Master Plan Amendment 11065**

## **Northeast Inner Loop Neighborhood Plan**

**Planning Commission**

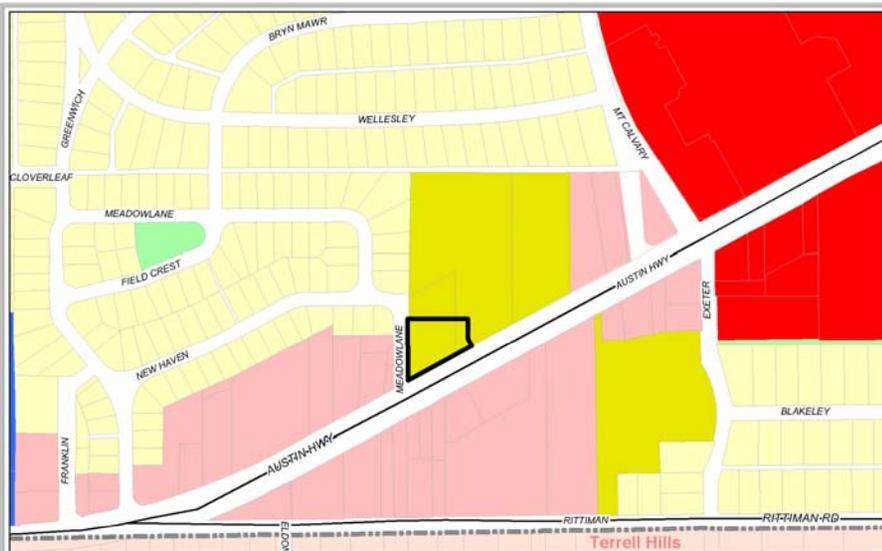
**November 9, 2011**

**Agenda Item No. 23**

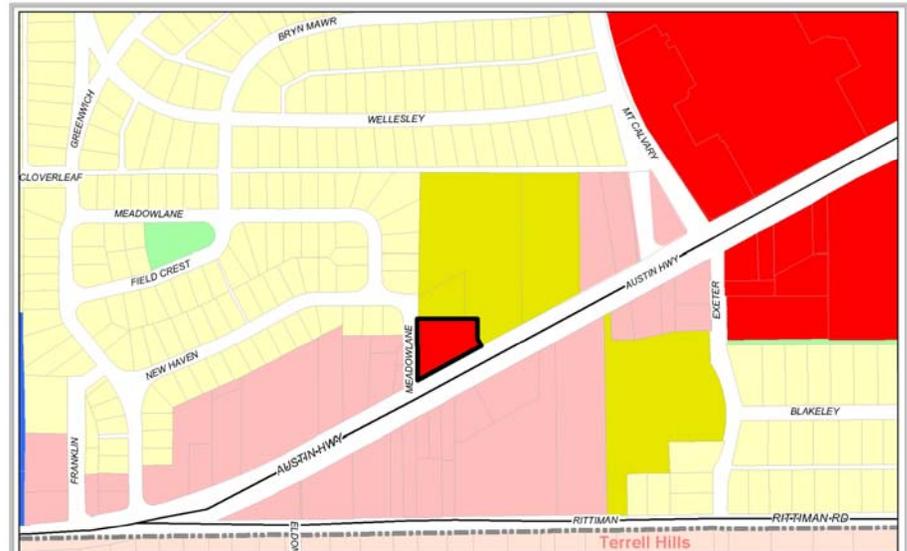
# Amendment 11065

Plan as adopted:

Proposed amendment:



Northeast Inner Loop Neighborhood Plan  
Adopted Plan Amendment 11065 Area



Northeast Inner Loop Neighborhood Plan  
Proposed Plan Amendment 11065 Area

# Surrounding Land Uses



# Area Images



Subject property across from Austin Highway



Adjacent vacant lot to the east



Adjacent business to the west



Mixed commercial and office uses to the south

# Staff Recommendation

Denial the request to amend from High Density Residential land use to Community Commercial land use. Approval of an alternate recommendation of Medium Density Mixed Use land use

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.77-ACRES LOCATED AT 1107 AUSTIN HIGHWAY.**

**WHEREAS**, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 15, 2002 and updated on August 7, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 9, 2011 and **APPROVED** the amendment on November 9, 2011; and

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

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

SECTION 1: The amendment to the Northeast Inner Loop Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF NOVEMBER 2011.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12003**

Council District: 5

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

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

**ITEM # 24**

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Nogalitos/S. Zarzamora Community Plan**

Plan Approval Date: September 30, 2004

Plan Update(s): None

The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use to **Medium Density Residential** land use.

**Background Information:**

**Applicant:** Lori Orr

**Owner:** Pedro Garcia

**Property Location:** 616/618 S. Park Boulevard

**Acreage:** 0.1481

**Current Land Use of site:** Multi-family home

**Adjacent Land Uses:**

N: designated Park/Open Space; occupied by a park

E: designated Low Density Residential; occupied by a single-family home and multi-family home

S: designated Low Density Residential; occupied by a single-family home

W: designated Low Density Residential; occupied by a multi-family home

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located on the south side of South Park Boulevard approximately two hundred feet from the intersection of South Park Boulevard and Marian Street and is within the Nogalitos/South Zarzamora Community Plan. The subject property is a multi-family residence and is located in an area that includes both single-family and multi-family residences to the east and west, a park to the north, and single-family residences to the south. The Nogalitos/South Zarzamora Community Plan designates the properties to west, south and east as Low Density Residential land use. Properties to the north are designated as Park/Open Space land use.

The Nogalitos/S. Zarzamora Community Plan designates the subject property as Low Density Residential land use. The Low Density Residential land use classification includes single-family houses on individual lots with/without attached or detached accessory dwelling units, such as granny flats, garage apartments and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, lighting, and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should typically be oriented toward the center of the neighborhood and located away from major arterials.

The applicant requests to change the future land use designation of the subject property to the Medium Density Residential land use. The Medium Density Residential land use classification include the uses identified in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations.

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

The applicant requests this plan amendment and associated zoning change in order to bring his multi-family structure into compliance with the current zoning regulations. The subject property has been utilized as a duplex, at least since 2001. The residences abutting the subject property to east and west include several multi-family structures. Although the area is designated as Low Density Residential land use, the general conditions in the area could support Medium Density Residential land use. The subject properties historic usage; the number of neighboring properties with conditional uses for duplexes; its location on a local street that functions as a collector street; and general environment make it appropriate for Medium Density Residential land use. The designation of Medium Density Residential land use on the subject property should have minimal impact on adjacent properties.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Nogalitos is a Secondary Arterial Type B Street.

Other streets: South Park Boulevard, North Park Boulevard, Academic Street and Marian Street are local streets.

Comments: There is a VIA bus stop on the corner of Nogalitos Street and South Park Boulevard. The area includes sidewalks which would allow pedestrian access to and from the adjacent residential areas. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Shepherds Gate Community Church, Collins Garden Public Library, San Antonio Police Department Substation, and Collins Garden Elementary School are within walking distance. St. James Catholic Church, Fire Station 16 and Normoyle Park are also nearby.

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: Although the area is designated as Low Density Residential land use, the general conditions in the area could support Medium Density Residential land use. The subject properties historic usage; the number of neighboring properties with conditional uses for duplexes; its location on a local street that functions as a collector street; and general environment make it appropriate for Medium Density Residential land use. The designation of Medium Density Residential land use on the subject property should have minimal impact on adjacent properties.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: November 9, 2011

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: October 21, 2011

No. Notices mailed 10 days prior to Public Hearing: 29 to owners of property within 200 feet; 33 to Planning Team members

Registered Neighborhood Association(s) Notified: Collins Garden, Palm Heights and Tierra Linda

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011212**

Current zoning district: R-5

Proposed zoning district: RM-6

Zoning Commission Public Hearing Date: November 15, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

David L. Ellison

Interim Director

Christopher Looney, AICP

Assistant Director

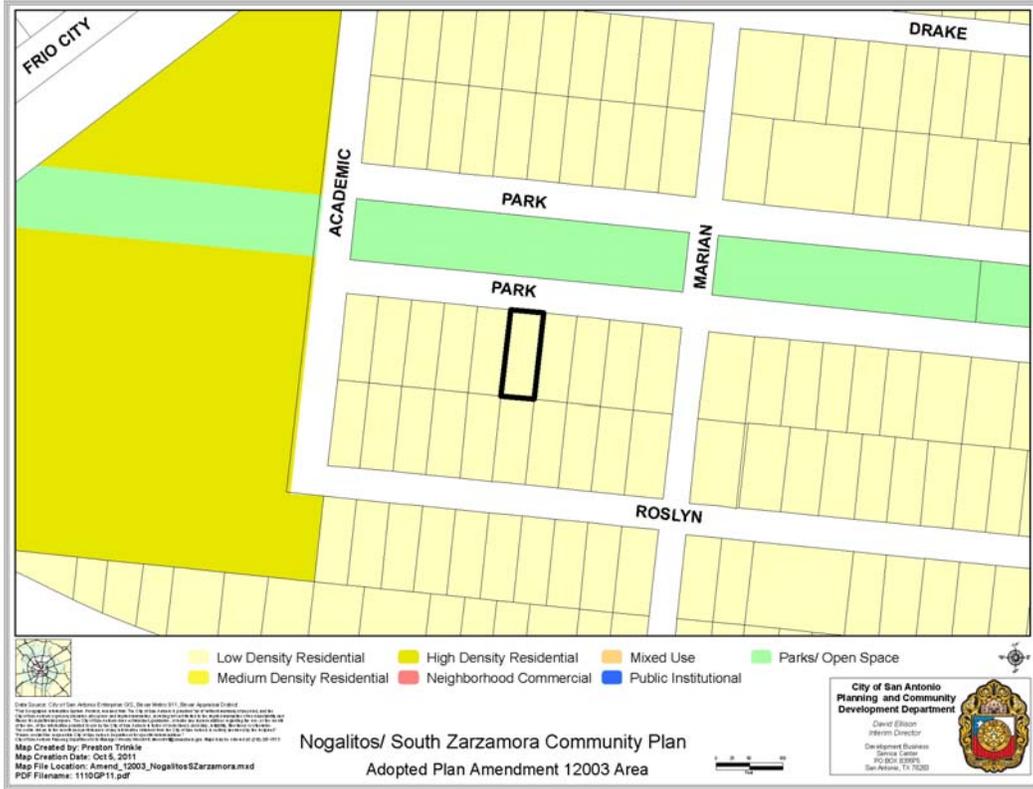
Case Manager: Robert C. Acosta

Planner

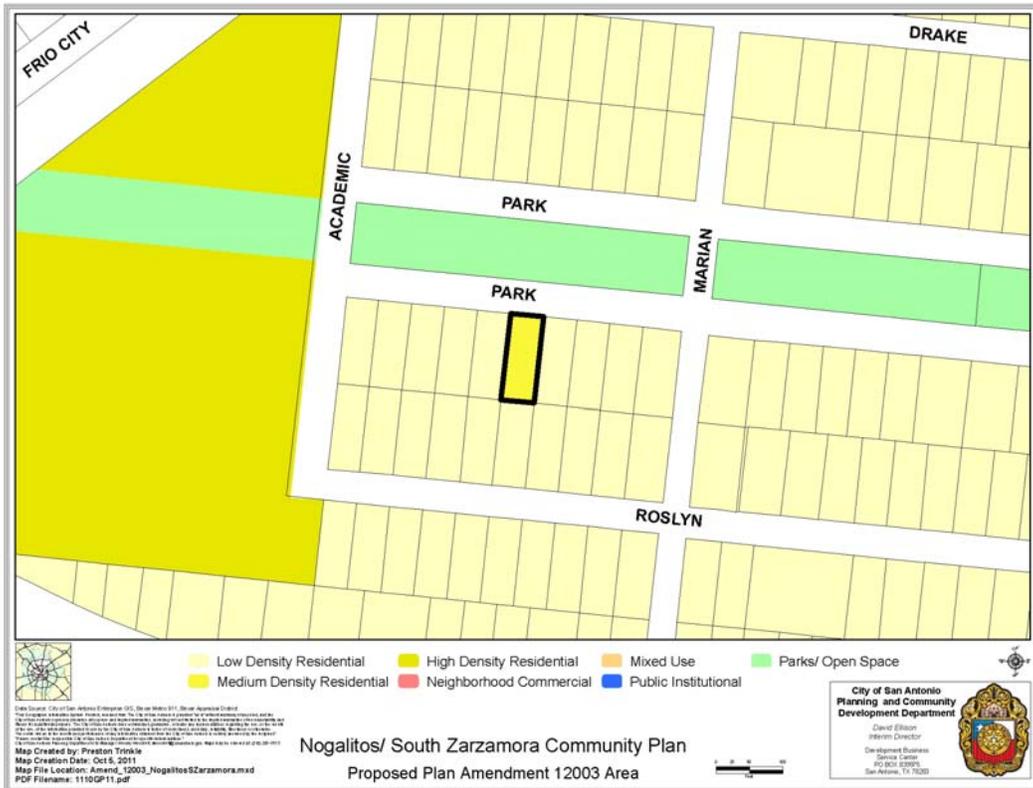
Phone No.: 207-0157

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





# **Master Plan Amendment 12003**

## **Nogalitos/S. Zarzamora Community Plan**

**Planning Commission**

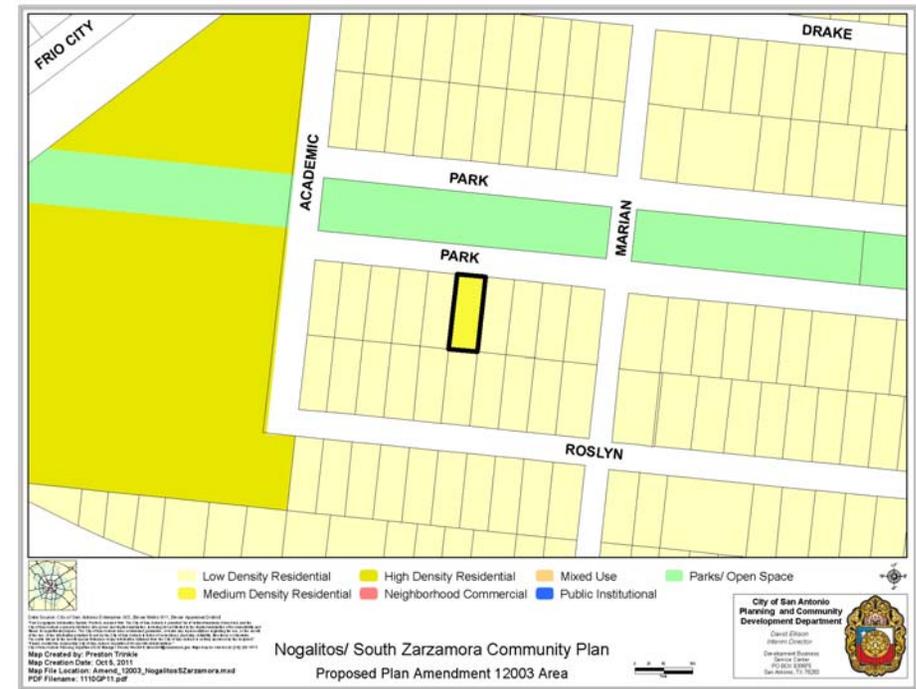
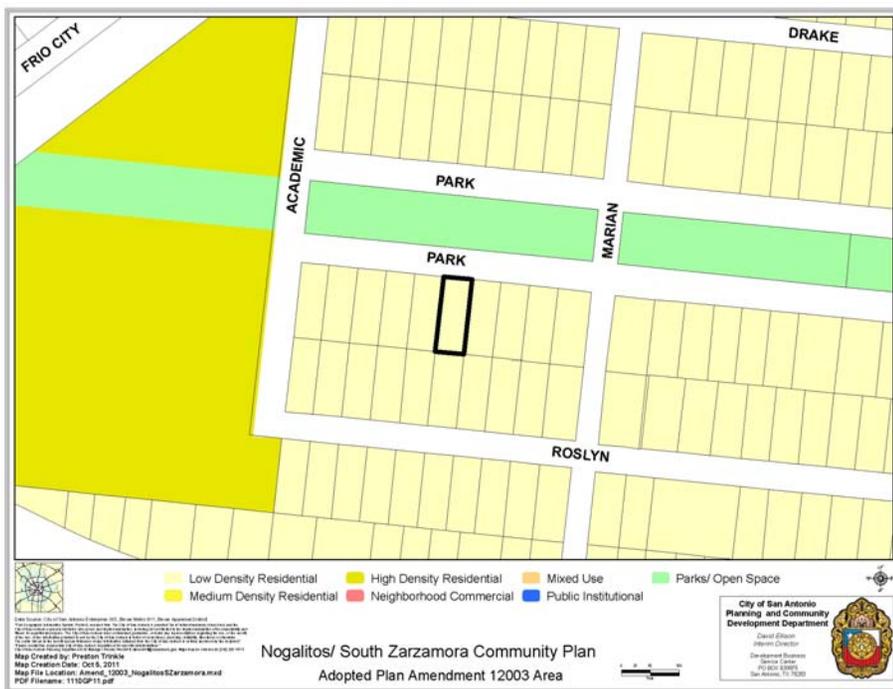
**November 9, 2011**

**Agenda Item No. 25**

# Amendment 12003

Plan as adopted:

Proposed amendment:





# Area Images



Front View of Subject Property



Adjacent Properties to the West



Adjacent Properties to the East



Properties to the North

# Staff Recommendation

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Approval of the request to amend  
from Low Density Residential land use  
to Medium Density Residential land use

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1481 ACRES LOCATED AT 616-618 SOUTH PARK BOULEVARD.**

**WHEREAS**, City Council approved the Nogalitos/S. Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 9, 2011 and **APPROVED** the amendment on November 9, 2011; and

**WHEREAS**, the San Antonio Planning Commission **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 Nogalitos/South Zarzamora 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 9<sup>th</sup> DAY OF NOVEMBER 2011.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12004**

Council District: 4

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

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**ITEM # 25**

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Nogalitos/South Zarzamora Community Plan**

Plan Approval Date: September 30, 2004

Plan Update(s): June 18, 2009 (Land Use Plan Update)

The applicant requests to amend the Land Use Plan designation *from* **High Density Residential** land use *to* **Mixed Use Residential/Office/Commercial** land use.

**Background Information:**

**Applicant:** Jerry Arredondo

**Owner:** Henry and Rose Mary Garcia

**Property Location:** 1215 Rayburn Road

**Acreage:** 0.257

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Low Density Residential; occupied by a single family home

E: designated Right-of-Way and Neighborhood Commercial; occupied by a freeway and an office

S: designated Mixed Use; occupied by a restaurant

W: designated High Density Residential; occupied by a single family home

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located at 1215 Rayburn Drive. It is located on the IH-35 access road approximately 0.10 miles north of its intersection with Southwest Military Drive. The subject property is currently designated as High Density Residential land use. The properties to the north are classified as Low Density Residential land use. The properties to the west are classified as High Density Residential land use. The property to the south is classified as Mixed Use.

The current High Density Residential land use category includes multi-family residential developments with more than four units and assisted living facilities. The High Density Residential land use classification also includes low and medium-density residential development. This form of development should be located along or in the vicinity of major arterials or collector streets. This classification may be used as a transition between lower density residential uses and non-residential uses.

The proposed amendment would reclassify the subject property as Mixed Use/Residential/Office/and Commercial land use. This land use designation allows for a concentrated, well-structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern is intended to create a pedestrian and transit oriented environment rather than an automobile-oriented environment. Developments in this land use classification should include quality architecture and design features such as parks, plazas, and landscaping in a safe pedestrian and bicycle friendly environment. This land use category also accommodates more intensive commercial and multifamily residential uses that are not compatible with the adjacent residential uses to the north. The size and configuration of the subject property is insufficient to allow an adequate internal circulation system, as recommended in the Mixed Use Residential/Office/Commercial land use

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

category. Also, at 0.257 acres achieving adequate buffering between the subject property and adjacent residential uses could be problematic.

Staff recommends denial of the request for Mixed Use/Residential/Office/and Commercial land use and makes an alternate recommendation of Neighborhood Commercial land use. The Neighborhood Commercial land use category accommodates offices, professional services, and shop-front retail uses that can be served by pedestrian access and are generally less than 5,000 square feet. These include less intensive commercial uses with low-impact convenience, retail, or service functions such as dentist, insurance, professional and non-profit offices, delis, and bakeries. The Neighborhood Commercial land use category is intended to allow commercial uses that draw their customer base from the residential area immediately surrounding the development and are also intended to be closely integrated within the pedestrian circulation system of the neighborhood. These factors and the size of the subject property would make Neighborhood Commercial land use more appropriate for the subject property. The alternate recommendation of Neighborhood Commercial land use classification accommodates commercial uses that are intended to draw their customer base from nearby residential areas. This land use classification is supported by Goal 2: Community Character and The Environment which calls for the preservation and enhancement of the neighborhood-friendly character of the area.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use  
 Alternate Recommendation: Minimal Impact

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: IH-35 is classified as a Freeway.

Other Streets: Rayburn Drive is a local street

Comments: The subject property has sidewalk access from the east and south of the property. This would allow residents from the interior of the residential area to the north and west to easily access the subject property. There are no transit stops within the vicinity of the subject property.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity  
 Alternate Recommendation: Minimal Impact

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: There are no public facilities within the vicinity of the subject property.

Comments:

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

The Mixed Use Residential/Office/Commercial land use classification is intended for parcels of sufficient area to accommodate a multimodal transportation circulation system that can accommodate pedestrians and cyclists, as well as transit. The intention of this land use category is to allow development that is less automobile focused and is more pedestrian friendly. The size and configuration of the subject property would render it difficult to achieve an integrated, multimodal mixed use development. Staff is proposing an alternative recommendation of Neighborhood Commercial land use. The alternate recommendation of Neighborhood Commercial land use classification accommodates commercial uses that are intended to draw their customer base from nearby residential areas and would pose less potential negative impact on adjacent residential properties.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: November 9, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: October 21, 2011

No. Notices mailed 10 days prior to Public Hearing: 14 to owners of property within 200 feet; 27 to planning team members

Registered Neighborhood Association(s) Notified: Tierra Linda

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012004**

Current zoning district: R-4

Proposed zoning district: O-1

Zoning Commission Public Hearing Date: November 15, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

David L. Ellison

Interim Director

Christopher Looney, AICP

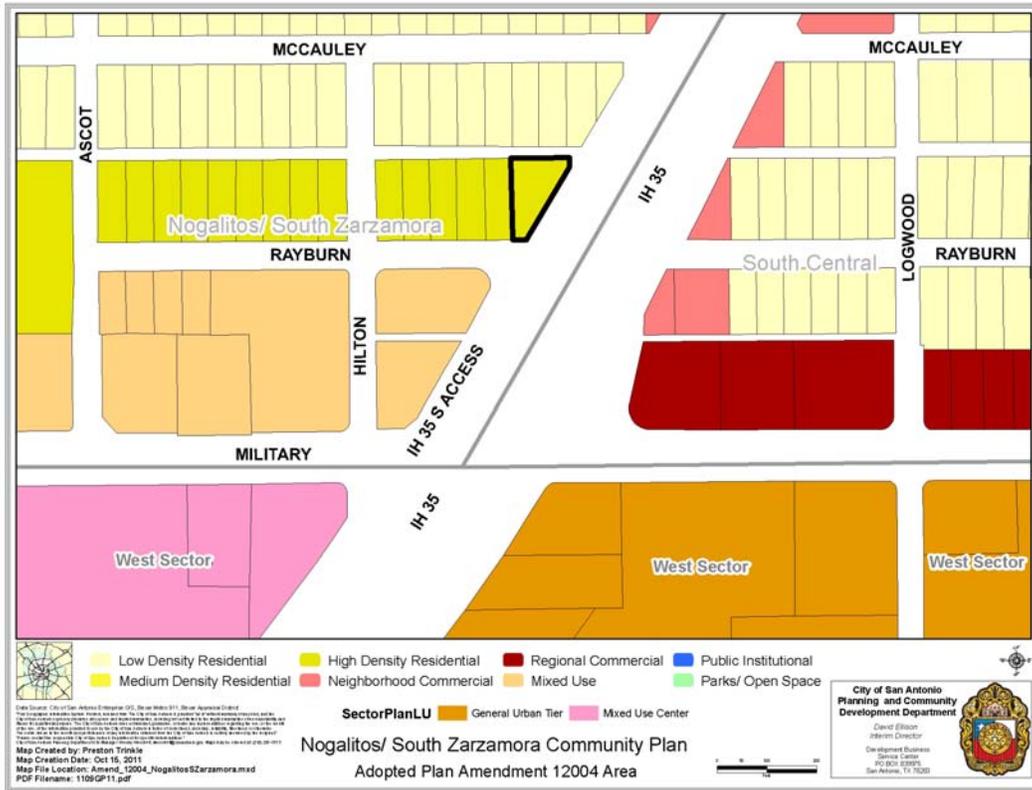
Assistant Director

Case Manager: Tyler Sorrells, AICP

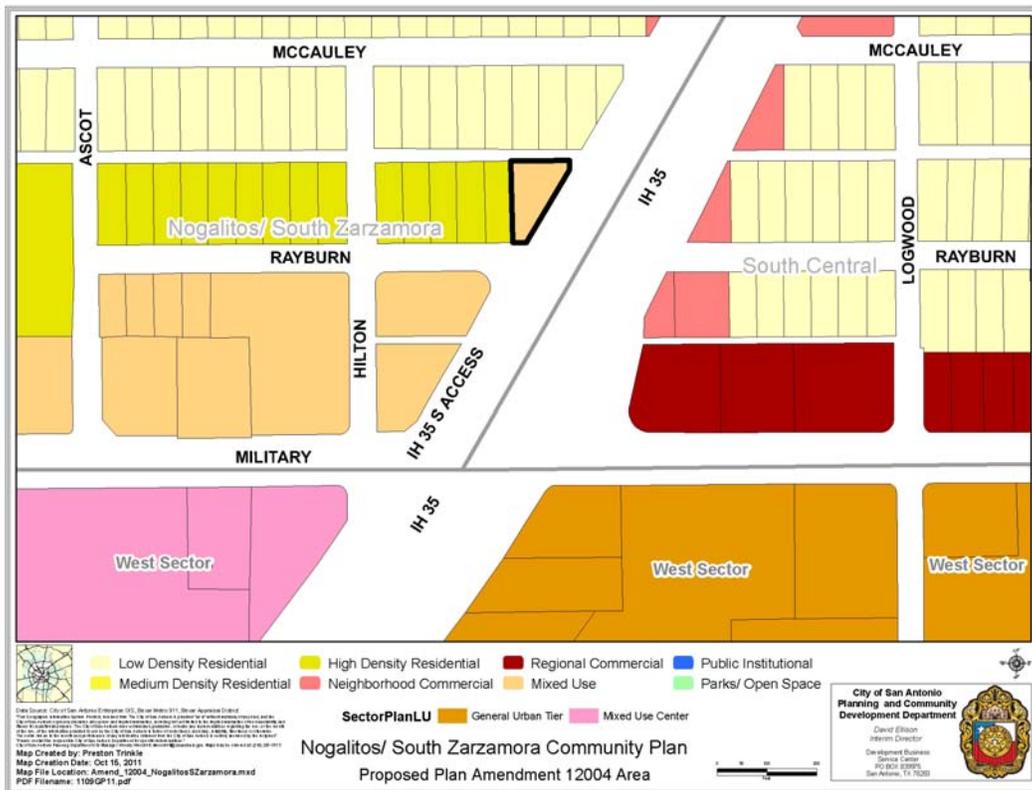
Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





# **Master Plan Amendment 12004**

## **Nogalitos/South Zarzamora Community Plan**

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**Planning Commission**

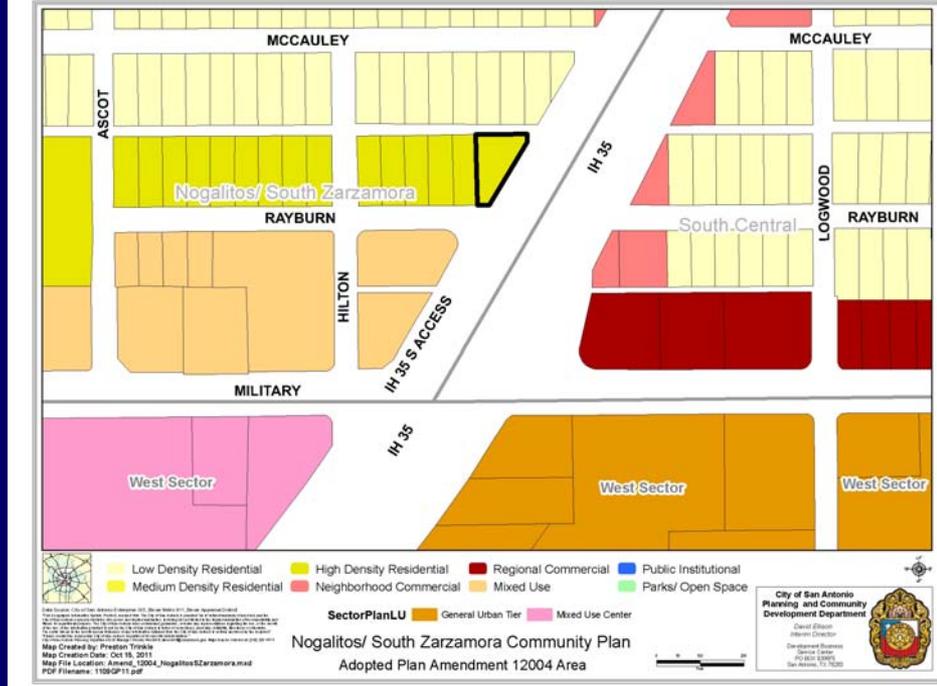
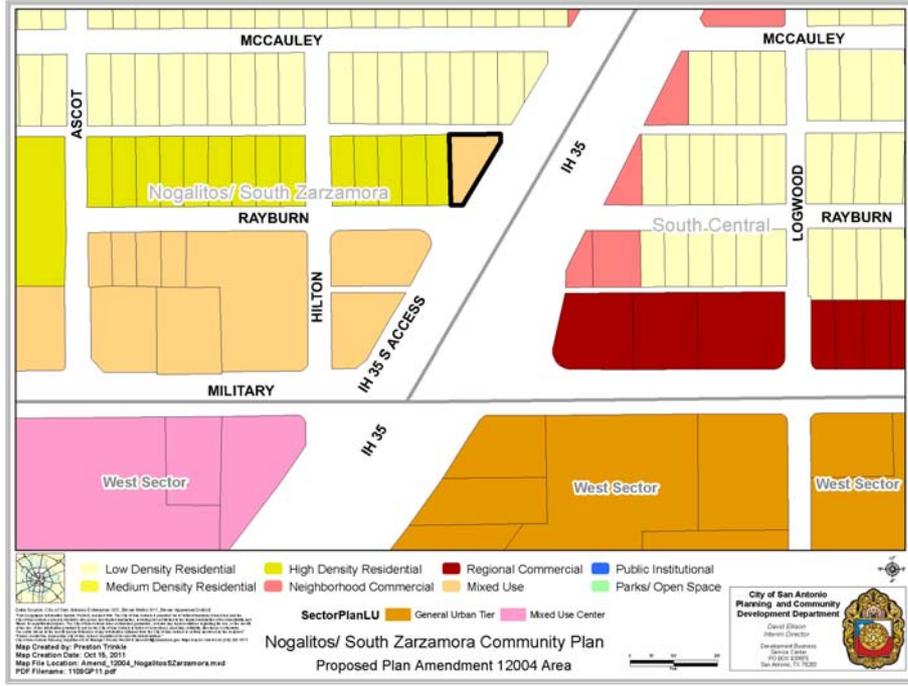
**November 9, 2011**

**Agenda Item No. XX**

# Amendment 12004

Plan as adopted:

Proposed amendment:





# Area Images



Subject Property facing north



South



West



East

# Staff Recommendation

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Denial of the request to amend  
from High Density Residential land  
use to Mixed  
Use/Residential/Office/Commercial  
land use and approval of an  
alternative recommendation of  
Neighborhood Commercial land  
use

## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.257 -ACRES LOCATED AT 1215 RAYBURN DRIVE.**

**WHEREAS**, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004; and updated June 18, 2009

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 9, 2011 and **APPROVED** the amendment on November 9, 2011; and

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

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

SECTION 1: The amendment to the Nogalitos/South Zarzamora 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 9<sup>th</sup> DAY OF NOVEMBER 2011.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

<b>P/C AGENDA FOR November 9, 2011</b>				
<b>Item Number</b>	<b>Item Name</b>	<b>Company</b>	<b>Owner Information</b>	<b>Agent Information</b>
5A & 6	Forest Crest-Curll		Kenneth & Mary Curll	
5B & 7	Hamilton Subdivision BSL		John Hertz	
5C & 8	Amber Creek Unit 3 BSL	KB Home Lone Star, Inc.	Joseph C. Hernandez	
5D & 9	Co. De. Alavarez Subdivision		Crisitino Alvarez	
5E & 10	Glazer's Distribution - MAOZ	Glazer Investments, Inc.	Bennett J. Glazer	
5F & 11	Edgewood Addition I Subdivision	AR San Antonio Properties, LP		Henry Romo
12	Cresta Bella, Unit 4A-7B Enclave	242 Cresta Bella, Ltd.		Alan F. Scott
13	Indian Springs Estates South Subdivision, Unit 2	Boh Indian Springs TX. LP	Brian Carlock	
14	Villa Del Sol Subdivision Unit 9C	KB Home Lone Star, Inc.	Joseph C. Hernandez	
15	Westwinds West, Unit-5 PUD	ALT Development, Inc.	Bradford Galo	
16	Westwinds Commercial, Unit-6A	Laredo S. Ltd	Bradford Galo	
17	Tausch Farms Unit 1B & 1D	Continental Homes of Texas, LP	Chris Lindhorst	
18	Freightliner Subdivision		Paul S. Kane	
19	Miguel's Somerset Place	Miguel Gonzalez		
20	S.P. No. 1575	San Antonio Water Systems		
21	S.P. No. 1577	San Antonio Water Systems		
22	S.P. No. 1578	San Antonio Water Systems		
23	PA 11065	Siete Acres LLC		Sunshine Thacker
24	PA 12003		Pedro Garcia	Lori Orr
25	PA 12004		Henry & Rose Mary Garcia	Jerry Arredondo