

# SAN ANTONIO PLANNING COMMISSION AGENDA



October 13, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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 to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS:

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies (Planning and Community Development, Patrick Howard / Karen Walz)
- Briefing on the amendments to the Unified Development Code as part of the 2010 Biennial Update Program. (Development Services Department, Andrew Spurgin)
- Briefing on the Annual Improvement Project Report (Planning and Community Development, Tyler Sorrells)

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

Council      Ferguson  
District      Index #

**A. 100094      Redbird Ranch, Unit-4E      OCL      610 A-4**  
(On the north side of Potranco Road, west of Redbird Roost)

**B. 100154      Guadalupe Lumber      3      682 D-1**  
(On the southeast corner of Pleasanton Road at East Petaluma Boulevard)

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

- C. 100217 Northwood Estates Unit 1 B.S.L 10 583 F-1**  
(On the northwest corner of Harry Wurzbach at Urban Crest Drive)

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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 ITEMS 6-7 & 12 HELD ABOVE:

- 6. 100154 Guadalupe Lumber 3 682 D-1**  
(On the southeast corner of Pleasanton Road at East Petaluma Boulevard)
- 7. 100217 Northwoods Estates Unit 1 B.S.L 10 583 F-1**  
(On the northwest corner of Harry Wurzbach at Urban Crest Drive)

### PLATS:

- 8. 090331 Bexar County Firing Range OCL 684 B-5**  
(East of Southton Road, on the north side of Farm Road)
- 9. 090333 Redbird Ranch, Unit-5A OCL 610 A-4**  
(West of the intersection of Redbird Pass and Nesting Canyon)
- 10. 100093 Redbird Ranch, Unit-4D OCL 610 A-4**  
(Southwest of the intersection of Redbird Pass and Redbird Roost)
- 11. 100114 Redbird Ranch, Unit-5B OCL 610 A-4**  
(On the east side of Wurzbach Road, south of Redbird Pass)
- 12. 100094 Redbird Ranch, Unit-4E OCL 610 A-4**  
(On the north side of Potranco Road, west of Redbird Roost)
- 13. 100115 Redbird Ranch, Unit-5C OCL 610 A-4**  
(On the northeast corner of Potranco Road and Wurzbach Road)
- 14. 100116 Valley Hi Assembly of God Church 4 612 C-3**  
(On the south side of Potranco Road, west of Clover Creek)
- 15. 100156 Bandera Rd North Elementary School OCL 512 B-4**  
(On the north side of Triana Parkway, west of Kinmount Lane)
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# **Consent Agenda**

See agenda Item No. 12 for 5A Public  
Hearing

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION**  
**AGENDA ITEM NO: 5B&6 October 13, 2010**

GUADALUPE LUMBER  
SUBDIVISION NAME

MINOR PLAT

100154  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 682 D-1

**OWNER:** Guadalupe Lumber, Inc., by Kyle Grothues

**SURVEYOR:** KFW Engineers and Surveying, by Craig P. Fletcher, P.E.

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

**Date filed with Planning Commission:** September 20, 2010

**Location:** On the southeast corner of Pleasanton Road at East Petaluma Boulevard

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

**Zoning:** C-3 NA Commercial District Non-Alcoholic Sales

**Proposed Use:** Lumber Supply

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

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**APPLICANT'S PROPOSAL:**

To plat **8.97** acres consisting of **1** non-single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 13, 2010. Eight notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION**  
**AGENDA ITEM NO: 5C&Z October 13, 2010**

NORTHWOOD ESTATES  
UNIT 1 B.S.L.  
**SUBDIVISION NAME**

MINOR PLAT

100217  
**PLAT #**

**COUNCIL DISTRICT: 10**

**FERGUSON MAP GRID: 583 F-1**

**OWNER:** St. Pius X Catholic Church, agent Daniel T. Mc Shane

**SURVEYOR:** Bury+Partners Engineering Solutions, by Steven D. Eklund, P.E.

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

**Date filed with Planning Commission:** September 20, 2010

**Location:** On the northwest corner of Harry Wurzbach at Urban Crest Drive

**Services Available:** SAWS Water and Sewer

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

**Proposed Use:** Church

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

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**APPLICANT'S PROPOSAL:**

To plat **6.570** acres consisting of **1** non-single family lot.

**DISCUSSION:**

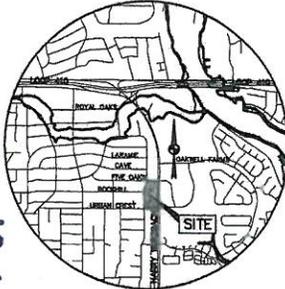
The Planning Commission will hold a public hearing on the proposed replatting of this property on October 13, 2010. Seven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Oak Park-Northwood Neighborhood Association, which is registered with the City of San Antonio.

**STAFF RECOMMENDATION:**

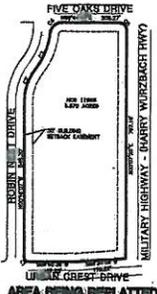
Approval

DEVELOPMENT SERVICES RECEIVED

2010 SEP 16 PM 1:31



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED

THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

(SCALE: 1"=300') THE AREA BEING REPLATTED IS A 6.570 ACRE PORTION OUT OF THE NORTHWOOD ESTATES UNIT 1, AS RECORDED IN VOL. 3025, PG. 329, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET
MONUMENT FOUND
PROPOSED CONTOUR
EXISTING CONTOUR
R.P.R. REAL PROPERTY RECORDS
D.P.R. DEED & PLAT RECORDS

STATE OF TEXAS COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON NORTHWOOD ESTATES UNIT 1, WHICH IS RECORDED IN VOLUME 3025, PAGE 329, BEAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

Daniel T. McShane AGENT: DANIEL T. MCSHANE

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF September, 2010.

Maria E. Decker NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 3/18/2014

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

Steven D. Eklund 9/10/10 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Steven D. Eklund 9/10/10 REGISTERED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 60187

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

GENERAL NOTES:

- 1. BEARING BASIS--ALL BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING TX-DOT CORS STATIONS TXAN AND TXSM.
2. THE BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS OF THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, SOUTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00017

CURVE TABLE

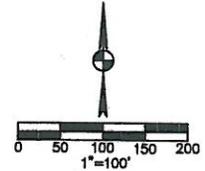
Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD DIRECTION, CHORD. Contains data for curves C1 through C5.

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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE 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...
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AND RIGHT-OF-WAY AREAS, BUT 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. 100217

BUILDING SETBACK LINE PLAT OF NORTHWOOD ESTATES UNIT 1 BEING 6.570 ACRES OF LAND SITUATED IN SAN ANTONIO, BEAR COUNTY, TEXAS, A PORTION OF NORTHWOOD ESTATES UNIT 1, AS DESCRIBED IN VOLUME 3025, PAGE 329 REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. THIS REPLAT IS FOR THE PURPOSES OF REMOVING THE 30' BUILDING SETBACK LINE.



Bury+Partners ENGINEERING SOLUTIONS 922 East Road, Suite 100 San Antonio, TX 78214 Tel. (210) 625-9090 Fax (210) 625-0529 TRP Registration Number 71948 Bury+Partners-Sa, Inc. ©Copyright 2010

STATE OF TEXAS COUNTY OF BEAR

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

Daniel T. McShane AGENT: DANIEL T. MCSHANE ST. PIUS X CATHOLIC CHURCH 3303 URBAN CREST SAN ANTONIO, TX 78209

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL T. MCSHANE 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 THE 10th DAY OF September, 2010.



Maria E. Decker NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 3/18/2014

THIS BUILDING SETBACK LINE PLAT OF NORTHWOOD ESTATES UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 10th DAY OF September, A.D. 2010

BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR

I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF September, 2010, AT 1:31 P.M. AND DULY RECORDED THE 10th DAY OF September, 2010, IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME 100217, ON PAGE 1. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 10th DAY OF September, 2010.

COUNTY CLERK, BEAR COUNTY, TEXAS BY: DEPUTY

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO:** 8 **October 13, 2010**

**BEXAR COUNTY FIRING RANGE**  
**SUBDIVISION NAME**

**MAJOR PLAT**

**090331**  
**PLAT #**

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

**FERGUSON MAP GRID:** 684 B-5

**OWNER:** Bexar County, by Joe A. Aceves

**ENGINEER:** Jones and Carter, Inc., by Charles Grady Koehl, P. E.

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

**Date filed with Planning Commission:** September 20, 2010

**Location:** East of Southton Road, on the north side of Farm Road

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Firing Range

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**APPLICANT'S PROPOSAL:**

To plat **14.898** acres consisting of **1** non-single family lot

**STAFF RECOMMENDATION:**

Approval

DEVELOPMENT SERVICES RECEIVED

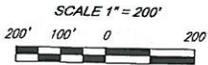
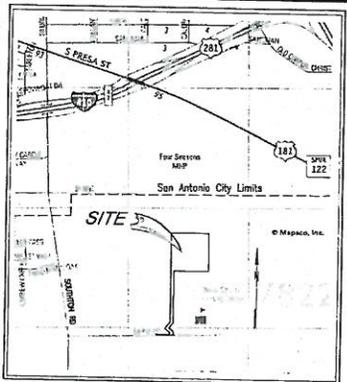
SUBDIVISION PLAT ESTABLISHING

090331

2010 SEP 16 AM 10:57

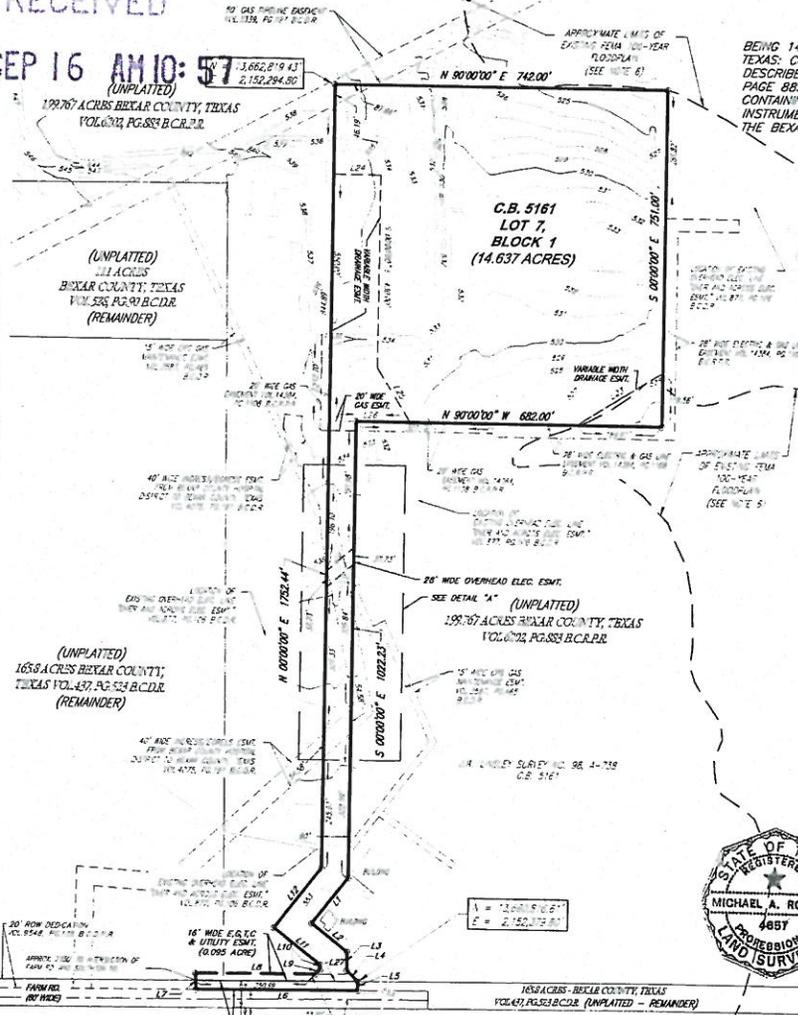
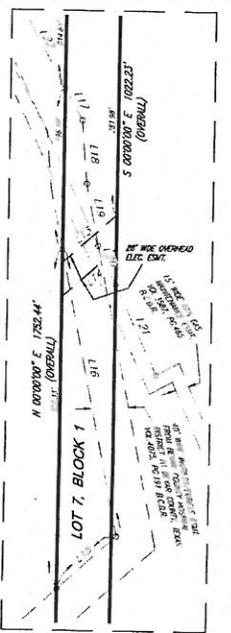
BEXAR COUNTY FIRING RANGE

BEING 14,898 ACRES OF LAND SITUATED IN C.B. 5161, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 199.767 ACRE TRACT DESCRIBED IN INSTRUMENT TO BEXAR COUNTY RECORDED IN VOLUME 6202, PAGE 883 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, AND CONTAINING A PORTION OF THAT CERTAIN 165.8 ACRE TRACT DESCRIBED IN INSTRUMENT TO BEXAR COUNTY RECORDED IN VOLUME 437, PAGE 523 OF THE BEXAR COUNTY DEED RECORDS.



LEGEND table listing symbols for B.S.L., C.A.T.V., D.E., E.L.E.C., E.S.M.T., E.X., I.C.L., I.O.C.L., I.R.O.W., I.S.S., T.E.L., T.E.L.E.P.H.O.N.E., B.C.C.P.R., B.C.C.D.R., F.R.O.N.D. 1/2" ROW ROAD, and E.L.G.T.C.

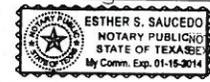
- GENERAL NOTES: 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION ARE... 2. THE BEARING ANGLES HEREIN ARE BASED UPON THE TEXAS STATE PLUMB COORDINATE SYSTEM... 3. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLUMB... 4. OWNER MUST COMPLY WITH THE STREETCURE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE... 5. IF A PREVIOUSLY UNIDENTIFIED OBSTACLE IS ENCOUNTERED... 6. THE GRADING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY... 7. THE VARIABLE WIDTH DRAINAGE RIGTS-OF-WAY AND EASEMENTS... 8. THE MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS...



STATE OF TEXAS COUNTY OF BEXAR I hereby certify that proper engineering consideration has been given to the matters of streets, lots and drainage... LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR The owner of the land shown on this plat in person or through a duly authorized agent... EXECUTIVE DIRECTOR, BEXAR COUNTY INFRASTRUCTURE SERVICES

STATE OF TEXAS COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared JOE A. ACEVES... Notary Public



This plat of BEXAR COUNTY FIRING RANGE has been submitted and approved by the Planning Commission of the City of San Antonio, Texas... Dated this 19 day of September, 2010.



STATE OF TEXAS COUNTY OF BEXAR By: CHAIRMAN By: SECRETARY

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... REGISTERED PROFESSIONAL LAND SURVEYOR

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 16 day of September, 2010... COUNTY CLERK, BEXAR COUNTY, TEXAS

DEVELOPER/OWNERS: BEXAR COUNTY, TEXAS 233 N. PECOS LA TRINIDAD SAN ANTONIO, TEXAS 78207 (210) 335-2011 ENGINEER: J.C. JONES & CARTER, INC. ENGINEERS - PLANNERS - SURVEYORS

WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIVALENT UNITS MUST BE DETERMINED BY THE SUBMITTER... IMPACT FEE PAYMENT DUE: THE CITY OF SAN ANTONIO AND BEXAR COUNTY WILL HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY DEVELOPMENT...

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 SEPTEMBER 16, 2010... COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS 16 DAY OF SEPTEMBER, 2010. COUNTY CLERK, BEXAR COUNTY, TEXAS

Table with columns: LOT#, BEARING, DISTANCE, AREA, TOTAL AREA. Lists lot dimensions and areas for the subdivision.

APP: 14627/02C DATE: 07/09/10 SHEET 1 OF 1

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   9   October 13, 2010

REDBIRD RANCH, UNIT-5A  
SUBDIVISION NAME

MAJOR PLAT

090333  
PLAT #

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

**FERGUSON MAP GRID:** 610 A-4

**OWNER:** Continental Homes of Texas, L. P., by Christopher Michael Lindhorst

**ENGINEER:** Pape Dawson Engineers, Inc., by Dennis R. Rion, P.E.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** September 29, 2010

**Location:** West of the intersection of Redbird Pass and Nesting Canyon

**Services Available:** Yancey Water Supply and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **17.531** acres consisting of **47** single family lots, **1** non-single family lot and **2,280** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 October 13, 2010

REDBIRD RANCH, UNIT-4D  
SUBDIVISION NAME

MAJOR PLAT

100093  
PLAT #

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

**FERGUSON MAP GRID:** 610 A-4

**OWNER:** Continental Homes of Texas, L. P., by Christopher Michael Lindhorst

**ENGINEER:** Pape Dawson Engineers, Inc., by Dennis R. Rion, P.E.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** September 28, 2010

**Location:** Southwest of the intersection of Redbird Pass and Redbird Roost

**Services Available:** Yancey Water Supply and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **10.258** acres consisting of **48** single family lots, **1** non-single family lot and **1,584** linear feet of public streets.

**DISCUSSION:**

It is noted that because plat 090333 Redbird Ranch, Unit-5A, has a drainage easement crossing into this development, it must be approved and recorded prior to this unit.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 11 October 13, 2010

REDBIRD RANCH, UNIT-5B  
SUBDIVISION NAME

MAJOR PLAT

100114  
PLAT #

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

**FERGUSON MAP GRID:** 610 A-4

**OWNER:** Continental Homes of Texas, L.P., by Christopher Michael Lindhorst

**ENGINEER:** Pape Dawson Engineers, Inc., by Dennis R. Rion, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** September 28, 2010

**Location:** On the east side of Wurzbach Road, south of Redbird Pass

**Services Available:** Yancey Water Supply and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **16.859** acres consisting of **68** single family lots, **1** non-single family lot and **2,450** linear feet of public streets.

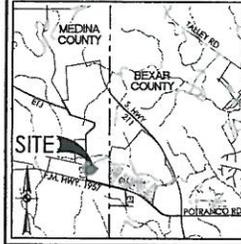
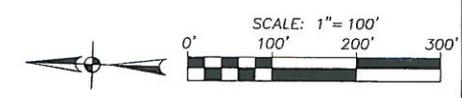
**DISCUSSION:**

It is noted that because plat 090333, Redbird Ranch, Unit-5A and plat 100093, Redbird Ranch, Unit-4D, provide access to this development, they must be approved and recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

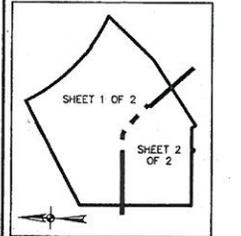
Approval





LOCATION MAP  
MAPSCO MAY GRID: 6104  
SCALE: 1" = 500'

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



INDEX MAP  
SCALE: 1" = 500'

STATE OF TEXAS  
COUNTY OF BEAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DEUTY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
*Christopher Lindhorst*  
DEUTY AUTHORIZED AGENT - CHRISTOPHER MICHAEL LINDHORST, ASSISTANT SECRETARY  
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEK OF TEXAS, INC.  
A DELAWARE CORPORATION,  
ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Christopher Michael Lindhorst* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 22 DAY OF September, A.D. 20 10.

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 UNDERSIGNED CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION AND MEDINA COUNTY.

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*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**GREENBELT NOTE:**  
LOT 100 BLOCK 31 SHALL BE DESIGNATED AS A PERMEABLE VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENT. LOT TO BE MAINTAINED BY REDBIRD RANCH, UNIT-5B HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

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

**TITLE NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWERAGE AND DRAINAGE MEASURES FOR FUTURE WASTE MIGRATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATORS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO WURZBACH ROAD.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGIS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (CAP #190808) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

**SEABACK NOTE:**  
THE SEABACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

**PERMEABLE NOTE:**  
ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS.

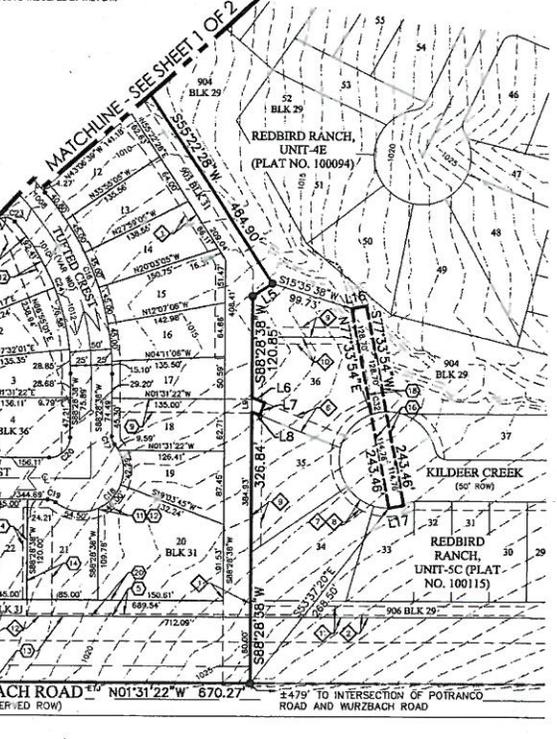
**CONTOUR NOTE:**  
CONTOUR STIPPLE ARE FOR DRAINAGE ONLY. GUTTER ELEVATIONS AND CURBLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

**SIDEWALK NOTE:**  
IN ACCORDANCE WITH SECTION 35-066(011) OF THE HURD DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERMETER STREETS.

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

**POSITIVE DRAINAGE NOTE:**  
THESE LOTS OWNERS AND HOMEOWNERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

- LEGEND**
- AC ACRES
  - BLK BLOCK
  - CR COUNTY BLOCK
  - ETJ EXTRAJURISDICTIONAL JURISDICTION
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
  - PG PAGE(S)
  - ROW RIGHT-OF-WAY
  - VDL VOLUME
  - 114.0- EXISTING CONTOURS
  - 114.0- PROPOSED CONTOURS
  - 114.0- EXTRAJURISDICTIONAL JURISDICTION
  - 1' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
  - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 16' SANITARY SEWER EASEMENT
  - 10' WATER EASEMENT
  - 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT
  - 10' BUILDING SEABACK LINE
  - 80' DEDICATION TO MEDINA COUNTY FOR STREET WIDENING (1.259 AC)
  - 30' WATER EASEMENT
  - 13' DRAINAGE EASEMENT
  - 18' DRAINAGE EASEMENT TO ENTER UPON UPLINE PLATING OF REDBIRD RANCH, UNIT-5C (0.048 AC)
  - 5' DRAINAGE EASEMENT
  - 18' DRAINAGE EASEMENT (0.053 AC)
  - 1' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
  - 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
  - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 14192, PG 3039-3045, OPR)
  - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (PLAT NO. 100115)
  - 16' SANITARY SEWER EASEMENT (PLAT NO. 090333)
  - VARIABLE WIDTH DRAINAGE EASEMENT (PLAT NO. 090333)
  - VARIABLE WIDTH DRAINAGE EASEMENT (PLAT NO. 100079)
  - 14' SANITARY SEWER EASEMENT (PLAT NO. 100115)
  - 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT (PLAT NO. 100115)
  - 10' BUILDING SEABACK LINE (PLAT NO. 100115)
  - 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100115)
  - 8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100115)
  - 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100115)
  - VARIABLE WIDTH PRIVATE WATER EASEMENT (VOL 793, PG 423-442, DRAC)



**LINE TABLE**

LINE	BEARING	LENGTH
14	S50°59'56"E	20.00'
15	S34°23'39"W	28.85'
16	S20°22'17"W	15.57'
17	N69°37'45"W	16.00'
18	N20°22'17"W	10.14'
19	S68°27'07"W	12.24'
110	N41°48'59"E	14.00'
111	S36°06'44"E	42.24'
112	S41°40'09"W	23.62'
113	S32°56'28"E	26.24'
114	S32°56'28"E	26.24'
115	S32°56'28"E	18.00'
117	N17°28'28"W	18.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
C1	1045.00'	24°55'37"	339.26'±0.76"	448.09'	451.67'
C2	3.00'	172°04'04"	N27°02'07"E	4.44'	4.56'
C3	15.00'	172°04'04"	S44°09'06"W	4.54'	4.56'
C4	1045.00'	113°52'53"	S61°27'11"E	210.15'	210.52'
C5	15.00'	36°37'58"	N18°20'27"W	9.18'	9.37'
C6	15.00'	153°29'07"	S24°42'42"E	9.18'	9.37'
C7	15.00'	30°37'58"	N28°41'42"E	9.18'	9.37'
C8	15.00'	153°29'07"	S24°42'42"E	9.18'	9.37'
C9	15.00'	30°37'58"	N41°49'04"E	9.80'	9.89'
C10	15.00'	153°29'07"	S24°42'42"E	9.80'	9.89'
C11	15.00'	30°37'58"	S17°37'02"E	10.04'	10.24'
C12	1185.00'	113°52'53"	S61°27'11"E	224.43'	224.80'
C13	15.00'	63°06'20"	N62°43'02"E	7.27'	7.35'
C14	470.00'	02°48'02"	N38°53'08"E	47.30'	47.32'
C15	530.00'	02°48'02"	N38°53'08"E	53.33'	53.35'
C16	425.00'	41°35'17"	N5°40'52"E	220.70'	220.97'
C17	15.00'	30°37'58"	S69°32'31"W	9.98'	10.10'
C18	20.00'	15°24'37"	N33°52'22"E	39.45'	39.58'
C19	15.00'	30°37'58"	N17°44'42"E	9.88'	10.18'
C20	20.00'	90°00'00"	S60°12'22"E	35.36'	35.77'
C21	15.00'	90°00'00"	S43°38'38"E	71.21'	71.54'
C22	75.00'	43°17'31"	S63°36'36"W	55.33'	56.67'
C23	15.00'	26°29'27"	N27°30'06"E	22.07'	22.37'
C24	225.00'	41°33'03"	N37°50'03"E	112.83'	113.83'
C25	15.00'	90°00'00"	S43°12'42"E	71.21'	71.54'
C26	25.00'	02°48'02"	N38°53'08"E	24.80'	24.82'
C27	25.00'	02°48'02"	N38°53'08"E	24.80'	24.82'
C28	15.00'	84°32'48"	N38°13'42"E	20.24'	22.22'
C29	125.00'	42°17'42"	N38°13'42"E	57.22'	61.43'
C30	15.00'	172°04'04"	N24°02'07"E	18.00'	18.02'

**REDBIRD RANCH, UNIT-5A STREET TABLE**

STREET NAME	LENGTH (FT)	CLASSIFICATION	AREA
TRIFID CREEK	512'	LOCAL TRF "A"	0.525 AC
THE TUDOR CREEK	352'	LOCAL TRF "B"	0.444 AC
CITIA ROOST	404'	LOCAL TRF "A"	0.382 AC
GRORAK WAY	428'	LOCAL TRF "B"	0.417 AC
SEASIDE TRAILWAY	392'	LOCAL TRF "A"	0.334 AC

THIS PLAT OF REDBIRD RANCH, UNIT-5B 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) HAS BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FULLY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTEST:  
COUNTY JUDGE, MEDINA COUNTY, TEXAS  
COUNTY CLERK, MEDINA COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF MEDINA  
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
COUNTY CLERK, MEDINA COUNTY, TEXAS

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

AGENDA ITEM NO: 5A-12 October 13, 2010

REDBIRD RANCH, UNIT-4E  
SUBDIVISION NAME

MAJOR PLAT

100094  
PLAT #

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

**FERGUSON MAP GRID:** 610 A-4

**OWNER:** Continental Homes of Texas, L.P., by Christopher Michael Lindhorst

**ENGINEER:** Pape Dawson Engineers, Inc., by Dennis R. Rion, P.E.

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

**Date filed with Planning Commission:** September 20, 2010

**Location:** On the north side of Potranco Road, west of Redbird Roost

**Services Available:** Yancey Water Supply and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010

**Proposed Use:** Residential

**Major Thoroughfare:** Potranco Road is a primary arterial, Type A, minimum R.O.W. 120 feet

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**APPLICANT'S PROPOSAL:**

To plat **12.829** acres consisting of **54** single family lots, **2** non-single family lots and **1,596** linear feet of public streets.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 13, 2010. One notice was mailed to the adjacent property owner as of this writing no written opposition was submitted.

It is noted that because plat 100093 Redbird Ranch, Unit-4D, provides access and drainage to this development, it must be approved and recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval





PAPE-DAWSON ENGINEERS TEXAS, FIRM REGISTRATION # 470 555 EAST RAMSEY DRIVE, FARM ROAD, TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

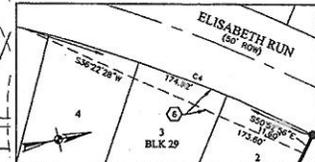
REPLAT AND SUBDIVISION PLAT ESTABLISHING REDBIRD RANCH, UNIT-4E

TOTAL RESIDENTIAL LOTS: 54. TOTAL GREENBELT LOTS: 2

A 12,829 ACRE TRACT OF LAND OUT OF A 372,997 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 575, PAGES 396-405 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, BEING OUT OF THE JUANA DELGADO SURVEY NUMBER 37 1/2, ABSTRACT 1283, OF BEAR AND MEDINA COUNTIES, TEXAS, SAID 12,829 ACRES SITUATED IN MEDINA COUNTY, TEXAS.

LEGEND

- AC (ACRES)
BLK BLOCK
CBR COUNTY BLOCK
ETJ EXTRAJURISDICTIONAL JURISDICTION
OFR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
PG (PAGE)
ROW RIGHT-OF-WAY
RPLFC RECORDS OF PLATS OF MEDINA COUNTY, TEXAS
VOL. VOLUME
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
EXTRAJURISDICTIONAL JURISDICTION
V VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
W VARIABLE WIDTH CLEAR VISION EASEMENT
G GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT
15 DRAINAGE EASEMENT
10 BUILDING SEBACK LINE
20 DEDICATION TO TYPICAL FOR STREET WIDENING (0.237 AC)
30 DRAINAGE EASEMENT TO EXISTE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.219 AC)
14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16 GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT
10 BUILDING SEBACK LINE (PLAT NO. 100093)
10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100115)
14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100115)
18 DRAINAGE EASEMENT (PLAT NO. 100114)



THIS PLAT OF REDBIRD RANCH, UNIT-4E 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 EXCEPTION(S) AND/OR VARIANCES) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN
SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, DOBS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DILY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS DAY OF A.D. 20

COUNTY JUDGE, MEDINA COUNTY, TEXAS

COUNTY CLERK, MEDINA COUNTY, TEXAS

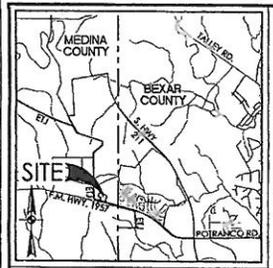
STATE OF TEXAS
COUNTY OF MEDINA

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE ON THE DAY OF A.D. 20 AT

IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME ON PAGE IN

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

COUNTY CLERK, MEDINA COUNTY, TEXAS



LOCATION MAP
MAPSCO MAP GRID: 4104
SCALE: 1" = 500'

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT REDBIRD RANCH, UNIT-4D SUBDIVISION PLAT NUMBER 100093 WHICH IS RECORDED IN VOLUME PAGE OF THE DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

(I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT VIOLATE OR VIOLATE ANY CITY ORDINANCE OR RESTRICTIONS.

Christopher Michael Lindhorst
DAILY AUTHORIZED AGENT - CHRISTOPHER MICHAEL LINDHORST, ASSISTANT SECRETARY

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CITEH OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF July, A.D. 2010

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1/3/2012

STATE OF TEXAS
COUNTY OF BEAR

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

Christopher Michael Lindhorst
DAILY AUTHORIZED AGENT - CHRISTOPHER MICHAEL LINDHORST, ASSISTANT SECRETARY

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CITEH OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER MICHAEL LINDHORST SHOWN 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, GIVING UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF July, A.D. 2010

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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 UNRECORDED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAVID A. CASANOVA
LICENSED PROFESSIONAL ENGINEER
7-17-10

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.

Christopher Michael Lindhorst
REGISTERED PROFESSIONAL LAND SURVEYOR

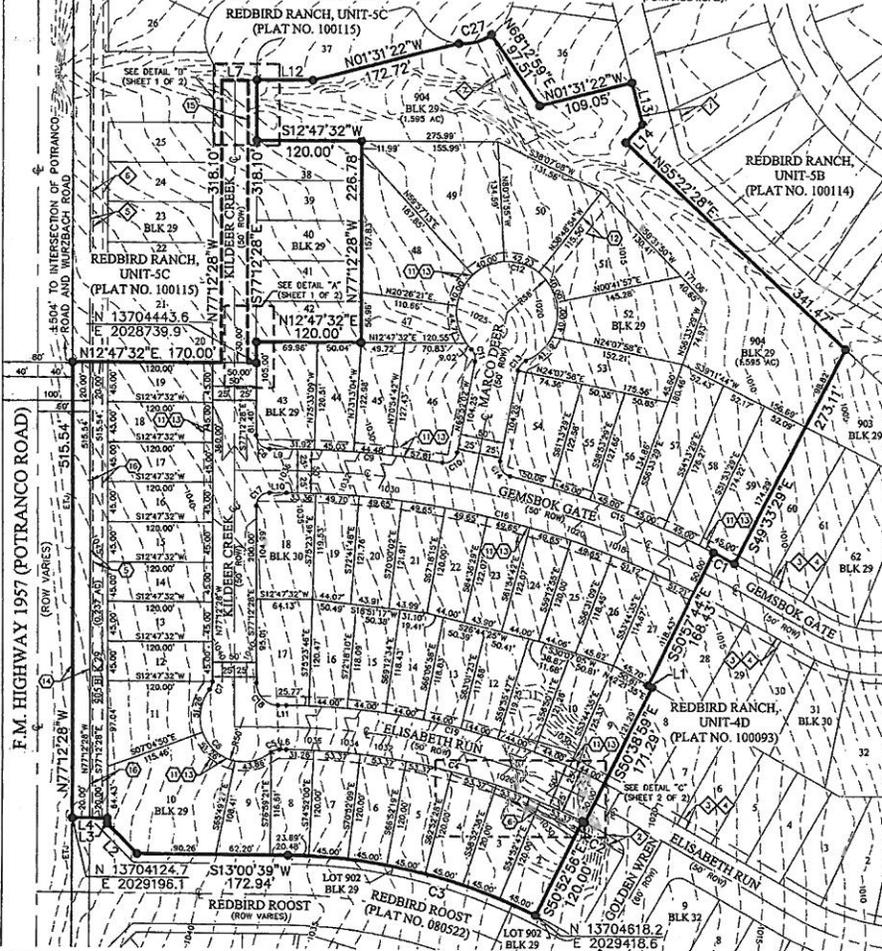
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM PUBLIC SERVICE BODIES HAS RECENTLY DESIGNATED THE BOUNDARY AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "WIREWAY EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, IMPROVING, PATROLLING, AND TESTING THE ELECTRIC AND GAS SYSTEMS. THE BOUNDARY AND RIGHT-OF-WAY FOR ELECTRIC AND GAS SYSTEMS SHALL BE AS SHOWN ON THE PLAT. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANITE ADJACENT LANDS TO THE RIGHT TO REPAIR, REPLACE AND MAINTAIN THE SAID ELECTRIC AND GAS SYSTEMS AND THE RIGHT TO TRAVEL FROM SAID LANDS ALL THOSE PARTS THEREOF OR OTHER CONSTRUCTION WHICH INTERFERE WITH THE EFFICIENCY OF SAID LANDS AND APPURTENANCES. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REPAIR, REPLACE AND MAINTAIN THE SAID ELECTRIC AND GAS SYSTEMS AND THE RIGHT TO TRAVEL FROM SAID LANDS ALL THOSE PARTS THEREOF OR OTHER CONSTRUCTION WHICH INTERFERE WITH THE EFFICIENCY OF SAID LANDS AND APPURTENANCES. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REPAIR, REPLACE AND MAINTAIN THE SAID ELECTRIC AND GAS SYSTEMS AND THE RIGHT TO TRAVEL FROM SAID LANDS ALL THOSE PARTS THEREOF OR OTHER CONSTRUCTION WHICH INTERFERE WITH THE EFFICIENCY OF SAID LANDS AND APPURTENANCES. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REPAIR, REPLACE AND MAINTAIN THE SAID ELECTRIC AND GAS SYSTEMS AND THE RIGHT TO TRAVEL FROM SAID LANDS ALL THOSE PARTS THEREOF OR OTHER CONSTRUCTION WHICH INTERFERE WITH THE EFFICIENCY OF SAID LANDS AND APPURTENANCES.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE FINISHED FLOOR ELEVATION FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.

DRIVEWAY NOTE:
ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICE LINES AND STREET STORMWATER MGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
D.D.O.I. NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWER AND/OR EGRESS AND 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 NOT ELIGIBLE FOR DIRECT ACCESS TO F.M. HIGHWAY 1957 (POTRANCO ROAD).

PROFESSIONAL NOTES:
PROFESSIONAL NOTES ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1998) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VOLUMES DERIVED FROM THE NGS COOPERATIVE COORDS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. READINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE FINISHED FLOOR ELEVATION FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.



GREENBELT NOTE:
LOTS 90 AND 92 BLOCK 29 SHALL BE DESIGNATED AS A PERMEABLE, VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENT. LOT TO BE MAINTAINED BY REDBIRD RANCH, UNIT-4E HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

PERMEABLE NOTE:
ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS.

POSITIVE DRAINAGE NOTE:
INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

SAWS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER TO THE SAN ANTONIO WATER SYSTEM UPON THE COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER WHICH ARE LOCATED WITHIN THE PARTICULAR PLAT.

SEBACK NOTE:
THE SEBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO IMPROVEMENT BY THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(a)(1) OF THE UNRECORDED DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FORMER STREETS.

TREE NOTE:
THE SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 1998/86) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE.

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, 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 MEDINA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

REDBIRD RANCH, UNIT-4E STREET TABLE
STREET NAME LENGTH (FT.) CLASSIFICATION AREA
MARCO BEER 202 LOCAL TYPE "A" 0.287 AC
GEMSBOK GATE 354 LOCAL TYPE "A" 0.610 AC
WILCOCK CREEK 411 LOCAL TYPE "A" 0.490 AC
ELISABETH RUN 426 LOCAL TYPE "A" 0.558 AC

DEVELOPMENT RECEIVED

PATIL-DINN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2012

PATIL DINN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2012



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 October 13, 2010

REDBIRD RANCH, UNIT-5C  
SUBDIVISION NAME

MAJOR PLAT

100115  
PLAT #

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

**FERGUSON MAP GRID:** 610 A-4

**OWNER:** Continental Homes of Texas, L. P., by Christopher Michael Lindhorst

**ENGINEER:** Pape-Dawson Engineers, Inc., by Dennis R. Rion, P.E.

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

**Date filed with Planning Commission:** September 28, 2010

**Location:** On the northeast corner of Potranco Road and Wurzbach Road

**Services Available:** Yancey Water Supply and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in associated with:**

MDP 842-B, Redbird Ranch Subdivision, accepted on August 4, 2010

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

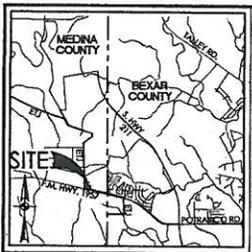
To plat **6.617** acres consisting of **23** single family lots, **1** non-single family lot and **667** linear feet of public streets.

**DISCUSSION:**

It is noted that because plat 100094 Redbird Ranch, Unit-4E, provides access to this development, it must be approved and recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval



**MOOT 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 NOT BEARABLE FOR DIRECT ACCESS TO F.M. HIGHWAY 1957 (POTRANCO ROAD).  
**POSITIVE DRAINAGE NOTE:**  
 INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.  
**SEWAGE NOTE:**  
 IN ACCORDANCE WITH SECTION 35-504(4)(1) OF THE UNIFIED DEVELOPMENT CODE, SEWAGE SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FEEDER STREETS.  
**PERMEABLE NOTE:**  
 ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE CONSIDERED AS VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS.  
**SETBACK NOTE:**  
 THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR MEDINA COUNTY.  
**FISHED FLOOR NOTE:**  
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

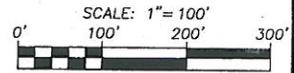
**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	58.00'	38°46'10"	S02°23'56"E	38.50'	39.22'
C2	15.00'	37°05'47"	S84°14'39"W	9.54'	9.71'
C3	50.00'	149°52'39"	N39°21'55"W	96.56'	130.79'
C4	15.00'	37°05'47"	N17°01'31"E	9.54'	9.71'
C5	15.00'	27°04'30"	N15°03'37"W	7.02'	7.09'
C6	58.00'	28°51'30"	N85°59'21"W	70.44'	788.72'
C7	15.00'	78°08'33"	S37°32'54"W	18.91'	20.46'
C8	25.00'	75°41'06"	S39°21'55"W	30.67'	33.02'
C9	1120.00'	09°32'25"	N03°14'51"E	186.28'	186.49'
C10	1140.00'	09°09'05"	N03°03'10"E	181.89'	182.08'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S12°47'32"W	64.04'
L2	S77°12'28"E	88.74'
L3	S77°12'28"E	23.60'
L4	S88°28'38"W	12.00'
L5	S68°12'59"W	97.51'

**PLAT NUMBER 100115**



**PAPE-DAWSON ENGINEERS**  
 TYPE, FIRM REGISTRATION # 470  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.372.9300  
 FAX: 210.372.9310

**A SUBDIVISION PLAT OF REDBIRD RANCH, UNIT-5C**

TOTAL RESIDENTIAL LOTS: 23, TOTAL GREENBELT LOTS: 1  
 A 6.617 ACRE TRACT OF LAND OUT OF A 372.997 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 575, PAGES 349-405 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, BEING OUT OF THE JUANA DELGADO SURVEY NUMBER 37 1/2, ABSTRACT 1282, OF BEXAR AND MEDINA COUNTIES, TEXAS, SAID 6.617 ACRES SITUATED IN MEDINA COUNTY, TEXAS.

**DRAINAGE EASEMENT NOTE:**  
 NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT INTERFERE 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 MEDINA COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
**DRIVEWAY NOTE:**  
 ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICE LINES AND STREET STORMWATER DRAINAGE INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROPOSED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

**SEWAGE NOTE:**  
 THE DEVELOPER DEDICATES THE SANITARY SEWER TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER WHICH ARE LOCATED WITHIN THE PARTICULAR PLAT.  
**GREENBELT NOTE:**  
 LOT 10, BLOCK 29 SHALL BE DESIGNATED AS A PERMEABLE VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS. LOTS TO BE MAINTAINED BY REDBIRD RANCH, UNIT-5C HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS OR NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

**WASTE WATER EDDU NOTE:**  
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.  
**CONTOUR NOTE:**  
 CONTOUR POINTS ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT RECTIFIED DUE TO THE SCALE OF THE PLAT.

THIS PLAT OF REDBIRD RANCH, UNIT-5C 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 EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

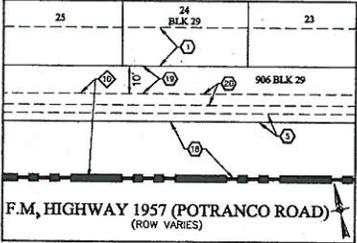
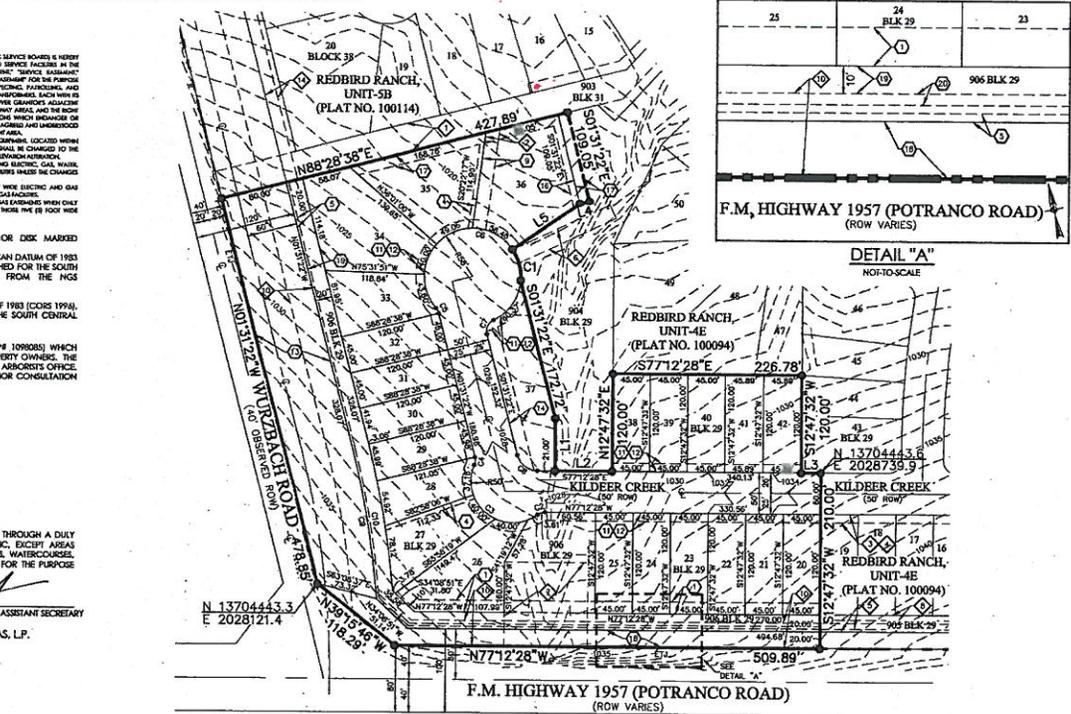
**CERTIFICATE OF APPROVAL**  
 THE UNDERSIGNED COUNTY JUDGE OF MEDINA COUNTY, TEXAS, PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, DOES HEREBY CERTIFY THAT THE AFORESAID PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTEST:  
 COUNTY JUDGE, MEDINA COUNTY, TEXAS  
 COUNTY CLERK, MEDINA COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF MEDINA  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**LOCATION MAP**  
 MAPSCO MAP GRID: 6104  
 SCALE: 1" = 500'

**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OFF PUBLIC SERVICE) HAS HERETOFORE LOCATED THE EASEMENTS AND RESERVATIONS FOR ELECTRIC, TELEPHONE AND GAS LINES IN AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "TELEPHONE EASEMENT", "GAS EASEMENT", "CABLE TELEVISION EASEMENT", "SEWAGE EASEMENT" AND "TELEPHONE AND CABLE TELEVISION EASEMENT" FOR THE PURPOSE OF MEDICAL, CONTRACTING, RECREATIONAL, MINERAL, RECREATIONAL, PAVEMENT, PARKING, AND RECREATIONAL PURPOSES OR OTHER USES, INCLUDING THE INSTALLATION OF UTILITY LINES WHICH ARE NECESSARY APPROXIMATIONS TO THE BEST OF THE ENGINEER'S AND SURVEYOR'S KNOWLEDGE AND BELIEF. THE RIGHT TO RELOCATE AND REPAIR THESE LINES, INCLUDING THE RIGHT TO RELOCATE AND REPAIR THESE LINES FROM THE LOCATION SHOWN ON THIS PLAT TO ANOTHER LOCATION, SHALL BE RESERVED TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE COST OF RELOCATION AND REPAIR OF THESE LINES.  
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 99. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE COST OF RELOCATION AND REPAIR OF THESE LINES.  
 100. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE COST OF RELOCATION AND REPAIR OF THESE LINES.



**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. EASEMENTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).  
 5. NO TIES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ADJUSTERS OFFICE.

**THESE NOTES:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TRUST AGREEMENT (APR 1998) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TRUST AGREEMENT IS ON FILE AT THE CITY OF SAN ANTONIO. ASSUMPTIONS AND TIES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ADJUSTERS OFFICE.

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 DESIGNATED 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: CHRISTOPHER MICHAEL LINDHART, ASSISTANT SURVEYOR  
 OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78222 (210) 496-2568

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS/HER CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION AND MEDINA COUNTY.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

**LEGEND**

1" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	16" SANITARY SEWER EASEMENT (PLAT NO. 100114)
1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	12" GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT (PLAT NO. 100094)
16" SANITARY SEWER EASEMENT	10" BUILDING SEWAGE LINE (PLAT NO. 100094)
12" GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INGRESS/EGRESS EASEMENT	1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (PLAT NO. 100094)
10" BUILDING SEWAGE LINE	18" DRAINAGE EASEMENT (PLAT NO. 100114)
VARIABLE WIDTH DEDICATION TO MEDINA COUNTY FOR STREET WIDENING (0.294 AC)	0.230 ACRE CHANNEL EASEMENT (VOL. 177, PG. 174-177, DRMC1)
18" BUILDING SEWAGE LINE	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (PLAT NO. 100094)
10" WATER AND ELECTRIC OVERHANG EASEMENT	14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (PLAT NO. 100041)
8" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 100041)
12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	VARIABLE WIDTH DEDICATION TO TPOOT FOR STREET WIDENING (0.268 AC)
VARIABLE WIDTH DEDICATION TO TPOOT FOR STREET WIDENING (0.268 AC)	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4" ELECTRIC, TELEPHONE AND CABLE TV OVERHANG EASEMENT



Civil Job No. 5961-59; Survey Job No. 9184-04/5961-02

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO:** 14 October 13, 2010

VALLEY HI ASSEMBLY  
OF GOD CHURCH  
**SUBDIVISION NAME**

MAJOR PLAT

100116  
**PLAT #**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 612 C-3

**OWNER:** Valley Hi Assembly of God Church, Inc. by Reverend Terry Richardson

**ENGINEER:** Slay Engineering Co., Inc., by Michael M. Slay, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** September 17, 2010

**Location:** On the south side of Potranco Road, west of Clover Creek

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2NA Commercial, Nonalcoholic Sales District

**Proposed Use:** Church

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**APPLICANT'S PROPOSAL:**

To plat 5.36 acres consisting of 1 non-single family lot.

**STAFF RECOMMENDATION:**

Approval



ENGINEERING CO., INC. 123 ALTBETT AVENUE SAN ANTONIO, TEXAS 78201 PH. (210) 734-4388 FAX (210) 734-8401 TBEF FIRM NO. F1901 4351 NO. 08-073 DATE: 02-24-2010

DEVELOPMENT SERVICES RECEIVED

2010 OCT -4 AM 11:41

LEGEND

- B.C.D.P.R. BEAR COUNTY DEED AND REAL RECORDS
R.P.R.B.C. REAL PROPERTY RECORDS
BEAR COUNTY
R.O.W. RIGHT OF WAY
PROPERTY LINE
ADJACENT PROPERTY LINE
CENTER LINE OF R.O.W.
EXISTING EASEMENT
PROPOSED EASEMENT

SURVEY NOTES:

- 1. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING."
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, NAD83.
3. NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
4. CORRESPONDING METES AND BOUNDS DESCRIPTION NOT PREPARED.
5. IMPROVEMENTS NOT SHOWN.
6. PROPERTY IS SUBJECT TO ALL CITY OF SAN ANTONIO ORDINANCES AND RESTRICTIONS.
7. CONTOURS ARE SHOWN AT 1' INTERVALS.

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 OR 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.

TxDOT NOTES:

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 248.43'.
(4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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.

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

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

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 2010 AD

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

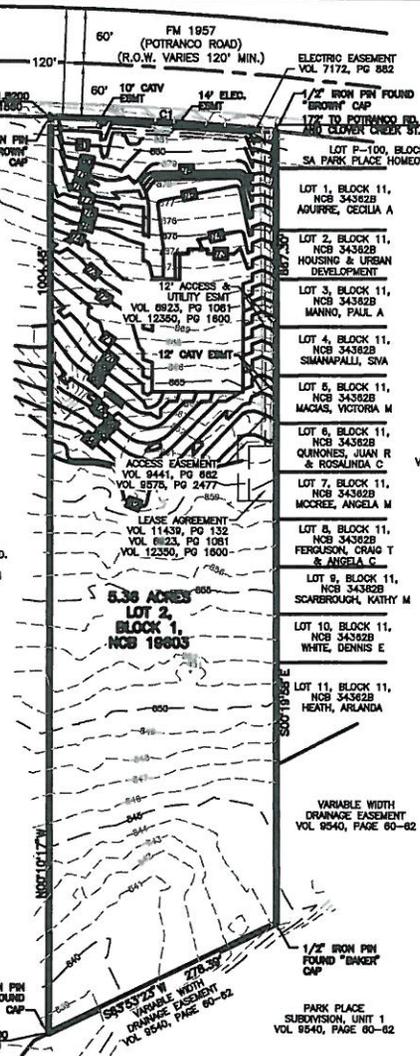


Table with 3 columns: LENGTH, RADIUS, TANGENT. Values include 248.43', 3789.72', 124.28', etc.



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

OWNER VALLEY HI ASSEMBLY OF GOD CHURCH, INC. 4424 SW LOOP 410 SAN ANTONIO, TX 78227 (210) 874-8784

STATE OF TEXAS COUNTY OF BEAR 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 2010.

NOTARY PUBLIC BEAR COUNTY, TEXAS

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

REGISTERED PROFESSIONAL ENGINEER NO. 44379 MICHAEL M. SLAY, P.E. SLAY ENGINEERING CO., INC. 123 ALTBETT AVE. SAN ANTONIO, TEXAS, 78201 (210) 734-4388



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 BAKER SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1489 ARL H. BAKER, JR. BAKER SURVEYING INC. 2220 US. 291 NORTH BLANCO, TEXAS 78608 (830) 833-2250



SUBDIVISION PLAT ESTABLISHING VALLEY HI ASSEMBLY OF GOD CHURCH

ESTABLISHING LOT 2, BLOCK 1, N.C.B. 1903 SAN ANTONIO, BEAR COUNTY, TEXAS. BEING A 5.38 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS OUT OF THE J. V. DONOHY SURVEY NO. 280, NEW CITY BLOCK 34362, BEING THAT SAME TRACT CALLED 5.38 ACRES IN A WARRANTY DEED TO VALLEY HI ASSEMBLY OF GOD CHURCH, INC. OF RECORD IN VOLUME 12492, PAGE 829 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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

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

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

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.

THIS PLAT OF VALLEY HI ASSEMBLY OF GOD CHURCH 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., 2010

BY: CHAIRMAN

BY: SECRETARY

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 15 October 13, 2010

BANDERA RD NORTH  
ELEMENTARY SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

100156  
PLAT #

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

**FERGUSON MAP GRID:** 512 B-4

**OWNER:** Northside Independent School District, by John M. Folks

**ENGINEER:** M.W. Cude Engineers, L.L.C. by Ian J. Cude, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** September 29, 2010

**Location:** On the north side of Triana Parkway, west of Kinmount Lane

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 004B-06, Triana, accepted on March 20, 2009

**Proposed Use:** Elementary School

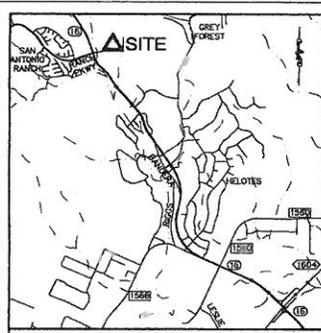
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**APPLICANT'S PROPOSAL:**

To plat **12.00** acres consisting of **1** non-single family lot.

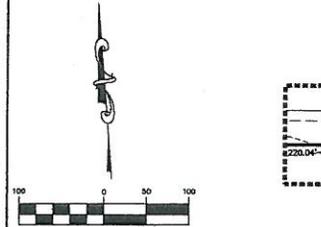
**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP NOT TO SCALE**  
MAPSCO 51284

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).  
 1/2" IRON PIN WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 BEARINGS REFERENCED TO DEED OF 12,000 ACRE TRACT RECORDED IN VOLUME 13863, PAGES 2097-2104, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS (TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83).



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

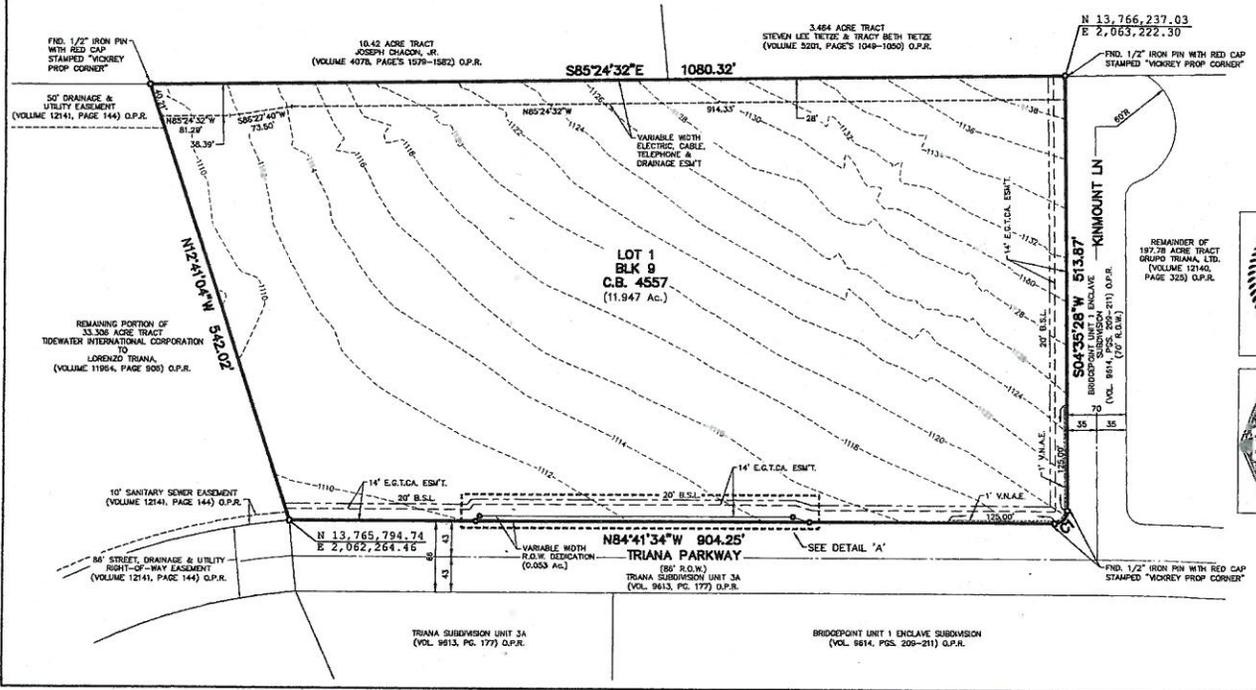
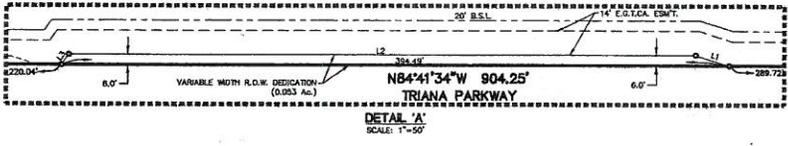
ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR CHANGING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ELEVATION ALTERATIONS.

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

**DRAINAGE NOTE:** NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPIDE 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVED 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.

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD BEARING
C1	16.00'	105°52'00"	13.75'	21.50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.80'	N87°45'48"W
L2	370.42'	N84°17'57"W
L3	7.42'	S41°17'45"W



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

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

**CLEAR VISION NOTE:** ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION IN ACCORDANCE WITH UDC 35-506(a)(3).

**SETBACK NOTE:** 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.

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

**BEAR COUNTY NOTE:** THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE INCLUDING BUT NOT LIMITED TO SPOIL SPACE, EASEMENTS, LANDSCAPE BUFFERS, CREEKWAYS, DETENTION PONDS, DRAINAGE EASEMENT AND PARKS WITHIN "BANDERA RD NORTH ELEMENTARY SCHOOL" SHALL BE THE RESPONSIBILITY OF NORTHSHORE INDEPENDENT SCHOOL DISTRICT, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

**LEGEND**

- AC. = ACRES
- B.S.L. = BULKHEAD
- = SETBACK LINE
- C1 = CURVE NUMBER
- OPS = CITY PUBLIC SERVICE
- EDU = EQUIVALENT DWELLING UNIT
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- F.P. = FOUND IRON PIN
- L# = LINE NUMBER
- O.P.R. = OFFICIAL PUBLIC RECORDS
- R.O.W. = RIGHT-OF-WAY
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- - - = PROPOSED CONTOUR
- = STREET CENTERLINE

**PLAT NO. 100156**  
 MWC CONTACT: KEVIN HUNT, P.E.  
  
 M.W. CUDE ENGINEERS, L.L.C.  
 10325 BANDERA ROAD  
 SAN ANTONIO, TEXAS 78250  
 TEL 210.681.2951 • FAX 210.523.7112  
 WWW.MWCUDE.COM  
 TP&E REGISTERED ENGINEERING FIRM #455

**SUBDIVISION PLAT ESTABLISHING BANDERA RD NORTH ELEMENTARY SCHOOL**

A 12,000 ACRE TRACT OF LAND OUT OF THE JOHN M. ROSS SURVEY NO. 228, ABSTRACT NO. 844, COUNTY BLOCK 4555, BEAR COUNTY, TEXAS BEING THE SAME 12,000 ACRE TRACT OF LAND RECORDED IN VOLUME 13863, PAGES 2097-2104, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF "BANDERA RD NORTH ELEMENTARY SCHOOL" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

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

**CERTIFICATE OF APPROVAL**  
 THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

STATE OF TEXAS COUNTY OF BEAR

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

**NORTHSHORE IPD**  
 5200 EVERS RD.  
 SAN ANTONIO, TX 78238  
 PHONE: (210) 397-1213  
 FAX: (210) 397-1212  
  
 OWNER

STATE OF TEXAS COUNTY OF BEAR DAILY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **John M. Folks** 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 27 DAY OF **SEPT** A.D. 2010.

**NINA M. GIBSON**  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 MY COMM. EXPIRES 4/28/2012

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

M.W. CUDE ENGINEERS L.L.C. JAN CUDE, P.E.  
  
 LICENSED PROFESSIONAL ENGINEER

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

M.W. CUDE ENGINEERS L.L.C. WAYNE SEWARD, R.P.L.S.  
  
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEAR

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

# **Individual Consideration**

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 16 October 13, 2010**

WINDFIELD UNIT 6  
**SUBDIVISION NAME**

060362  
**PLAT #**

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

**FERGUSON MAP GRID:** 585 E-8

**OWNER:** XL Equity Partners, LTD, by Norman T. Dugas, Jr.

**ENGINEER:** Denham-Ramones Engineering, Inc., by Paul W. Denham, Jr., P.E.

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

**Location:** Extending Foster Fields to the east from Unit 4

**Plat status:** The Planning Commission approved this plat on October 10, 2007. 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).

**DISCUSSION:**

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

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

**STAFF RECOMMENDATION:**

Approval

# SUBDIVISION PLAT ESTABLISHING WINDFIELD SUBDIVISION UNIT 6

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOENOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER: XL EQUITY PARTNERS LP.  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 28th DAY OF SEPTEMBER, A.D., 2007.

LEAH TAMEZ  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-30-2008

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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 GRADINGS LAID OUT, 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.

REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM  
59456  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL  
3984  
PROFESSIONAL LAND SURVEYOR

### CERTIFICATE OF APPROVAL

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

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

ATTESTED:

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

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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 \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

COUNTY CLERK, BEAR COUNTY, TEXAS

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

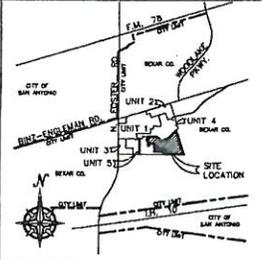
**NOTE:**  
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.  
THE MAINTENANCE OF GREENBELTS (LOTS 7 & 8, BLK 110, LOT 17, BLK 107) SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY.  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.

PLAT REFERENCE	
①	WINDFIELD SUBDIVISION UNIT 4 (VOL. 8571, PG. 194-195, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 6560, PG. 188-189, D.P.R.)

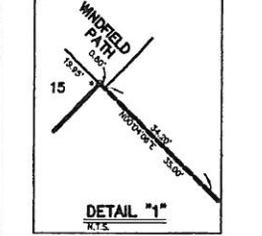
**"S.A.R.A. NOTE"**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND REPAIRING SANITARY SEWER MAINS AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPEARANCES, TOGETHER WITH THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE 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.

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

**"CLEAR VISION EASEMENT"**  
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTION (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN SIX FEET ABOVE THE FINISHMENT AS FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



LOCATION MAP NOT TO SCALE



**MONUMENT NOTE:**  
● = 1/2" I.R.F.  
○ = 1/2" I.R.F. W/2-1" CAP  
○ = 1/2" I.R.F. W/2-1" CAP



UNPLATTED OWNER: STPLA, LTD. BEHAR OF A 95.82 AC. TRACT RECORDED IN VOL. 10114, PG. 716 R.P.R.

(0.197 AC) W.W. WITH G.E.T.V. SANITARY SEWER, WATER & TIRANINGROUND & DRAINAGE EASEMENT TO BE PLACED UPON INCORPORATION OF ANY PORTION INTO STREET R.O.W.

(0.230 AC) 50' G.E.T.V. SANITARY SEWER, WATER & INTERCEPTOR DRAINAGE EASEMENT TO BE PLACED UPON INCORPORATION INTO STREET R.O.W.

(0.833 AC) 50' G.E.T.V. SANITARY SEWER, WATER & INTERCEPTOR DRAINAGE EASEMENT TO BE PLACED UPON INCORPORATION INTO STREET R.O.W.

UNPLATTED OWNER: STPLA, LTD. BEHAR OF A 95.82 AC. TRACT RECORDED IN VOL. 10114, PG. 716 R.P.R.



( IN FEET )  
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

12981 Park Central, Suite 1300 San Antonio, Tx 78219 (210) 485-3100 Office (210) 485-3122 Fax

**OWNER/DEVELOPER:**  
XL EQUITY PARTNERS LP.  
14502 BROOKHOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 402-0868

**B.S.L. NOTE:**  
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER: STPLA, LTD.  
BY: JURUNGA DEVELOPMENT, INC. GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 28th DAY OF SEPTEMBER, A.D., 2007.

LEAH TAMEZ  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-30-2008

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL  
3984  
PROFESSIONAL LAND SURVEYOR

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 GRADINGS LAID OUT, 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.

REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM  
59456  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

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

ATTESTED:

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

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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ON PAGE \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

COUNTY CLERK, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

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REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL  
3984  
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEAR

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REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM  
59456  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

ATTESTED:

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

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

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

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

STATE OF TEXAS  
COUNTY OF BEAR

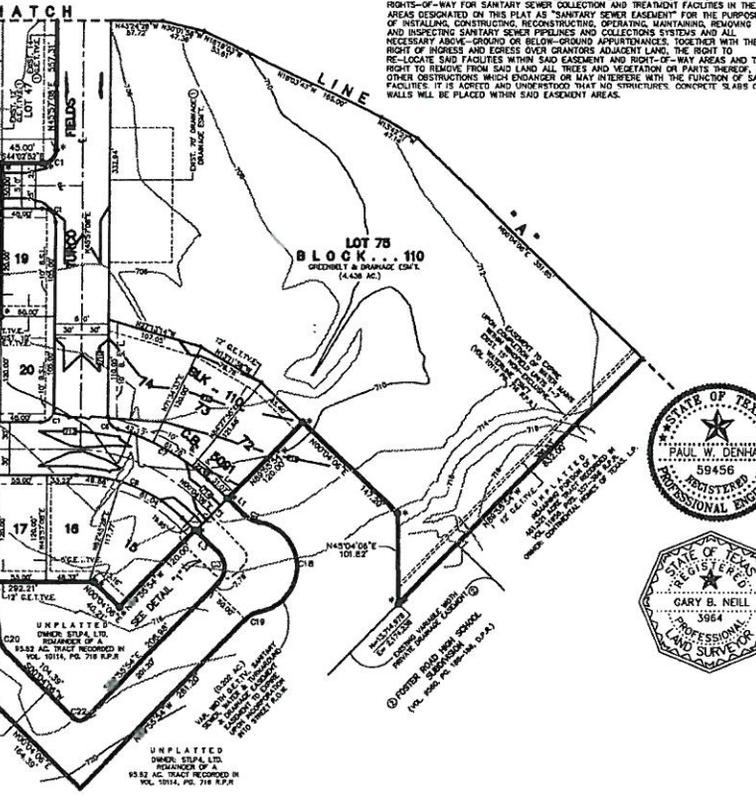
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ON PAGE \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

COUNTY CLERK, BEAR COUNTY, TEXAS

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



- LEGEND**
- 1) BUILDING SETBACK LINE
  - 2) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - 3) ELECTRIC & CABLE TELEVISION EASEMENT
  - 4) TELEPHONE & CABLE TELEVISION EASEMENT
  - 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - 6) WINDMILL & WINDMILL EASEMENT
  - 7) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
  - 8) PROPOSED FINISHED CONTOUR COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/83(NAD83), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017
  - 9) NOTATION SHOWN TO PLAT IS (L) 102540" (SEE UNIT 1)
  - 10) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND 2-1/2" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION
  - 11) BEARING REFERENCE SOURCE IS THE SOUTHEAST CORNER OF LOT 47, BLOCK 103, BETWEEN TWO FOUND 1/2" IRON REBAR WITH 2-1/2" CAPS, AND SHOWN AS 543237.00" ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 8271, PAGES 18-19 OF THE REEL AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
  - 12) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
  - 13) D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
  - 14) I.R.F. = IRON REBAR FOUND
  - 15) I.R.S. = IRON REBAR SET
  - 16) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
  - 17) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" HIGHER ABOVE FINISHED ADJACENT GRADE.
  - 18) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY (SARA). SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
  - 19) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AS RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
  - 20) LOT 17, BLOCK 107 AND LOTS 7 & 8, BLOCK 110 ARE GREENBELT, DRAINAGE AND ACCESS EASEMENTS.



RECEIVED  
04:08 PM 3:40  
SUBDIVISION PLAT



**Denham-Ramones Engineering  
and Associates, Inc.**

September 1, 2010

Mr. Roderick Sanchez  
Director of Planning and Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Plat No. 060362  
Windfield Unit 6 Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year extension in order to fulfill the improvements required by the approval of the Windfield Unit 6 Plat. The current expiration date for the plat recording is set for October 9, 2010.

Windfield Unit 6 was approved by the Planning Commission on October 10, 2007. This project is the continuation following the prior completed five units.

In the 3rd quarter of 2007, sales dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

Paul W. Denham, P.E.

RECEIVED  
10 SEP 23 PM 3:40  
LAND DEVELOPMENT  
SERVICES DIVISION

1380 Pantheon Way  
Suite 290  
San Antonio, Texas 78232

Ph: (210) 495-3100  
Fax: (210) 495-3122

SUBDIVISION PLAT  
ESTABLISHING  
**WINDFIELD SUBDIVISION  
UNIT 6**

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT  
RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY  
RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321,  
ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: XL EQUITY PARTNERS LP.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

**NORMAN T. DUBAS, JR.** KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT  
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 26th DAY OF SEPTEMBER, A.D., 2007.

**LEAN TAMEZ**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-30-2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER  
**PAUL W. DORHAM**

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
**GARY B. NEILL**

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE  
COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY  
FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON  
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\_\_\_\_

ATTEST:

COUNTY CLERK  
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF WINDFIELD SUBDIVISION UNIT 6  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

**NOTE:**

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE  
AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.  
THE MAINTENANCE OF CHIMNEYS (LOTS 75 & 87, BLK 110, LOT 17, BLK 107)  
SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS  
SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN  
ANTONIO/BEXAR COUNTY.  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE  
SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS  
PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE  
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED  
WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN  
ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS  
OVER GRANITE'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.

PLAT REFERENCE  
① WINDFIELD SUBDIVISION UNIT 4  
(VOL. 9571, PG. 194-195, D.P.R.)  
② FOSTER ROAD HIGH SCHOOL SUBDIVISION  
(VOL. 9560, PG. 188-189, D.P.R.)

**"C.P.S. NOTES"**

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "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, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPROXIMATE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3.) THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BELOW LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**"CLEAR VISION EASEMENT"**

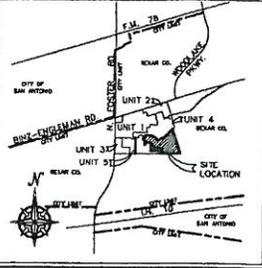
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VERTICAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASTHO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**"S.A.R.A. NOTE"**

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATING 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 COLLECTION SYSTEMS, AND NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CURVE TABLE

CURVE NO.	BEARING	ANGLE	LENGTH	CHORD
01	000°00'00"	18.00°	13.00'	23.96'
02	000°00'00"	28.00°	8.00'	14.29'
03	000°00'00"	28.00°	14.00'	24.92'
04	000°00'00"	18.00°	10.00'	18.81'
05	000°00'00"	28.00°	10.00'	18.81'
06	000°00'00"	18.00°	10.00'	18.81'
07	000°00'00"	28.00°	10.00'	18.81'
08	000°00'00"	18.00°	10.00'	18.81'
09	000°00'00"	28.00°	10.00'	18.81'
10	000°00'00"	18.00°	10.00'	18.81'
11	000°00'00"	28.00°	10.00'	18.81'
12	000°00'00"	18.00°	10.00'	18.81'
13	000°00'00"	28.00°	10.00'	18.81'
14	000°00'00"	18.00°	10.00'	18.81'
15	000°00'00"	28.00°	10.00'	18.81'
16	000°00'00"	18.00°	10.00'	18.81'
17	000°00'00"	28.00°	10.00'	18.81'
18	000°00'00"	18.00°	10.00'	18.81'
19	000°00'00"	28.00°	10.00'	18.81'
20	000°00'00"	18.00°	10.00'	18.81'



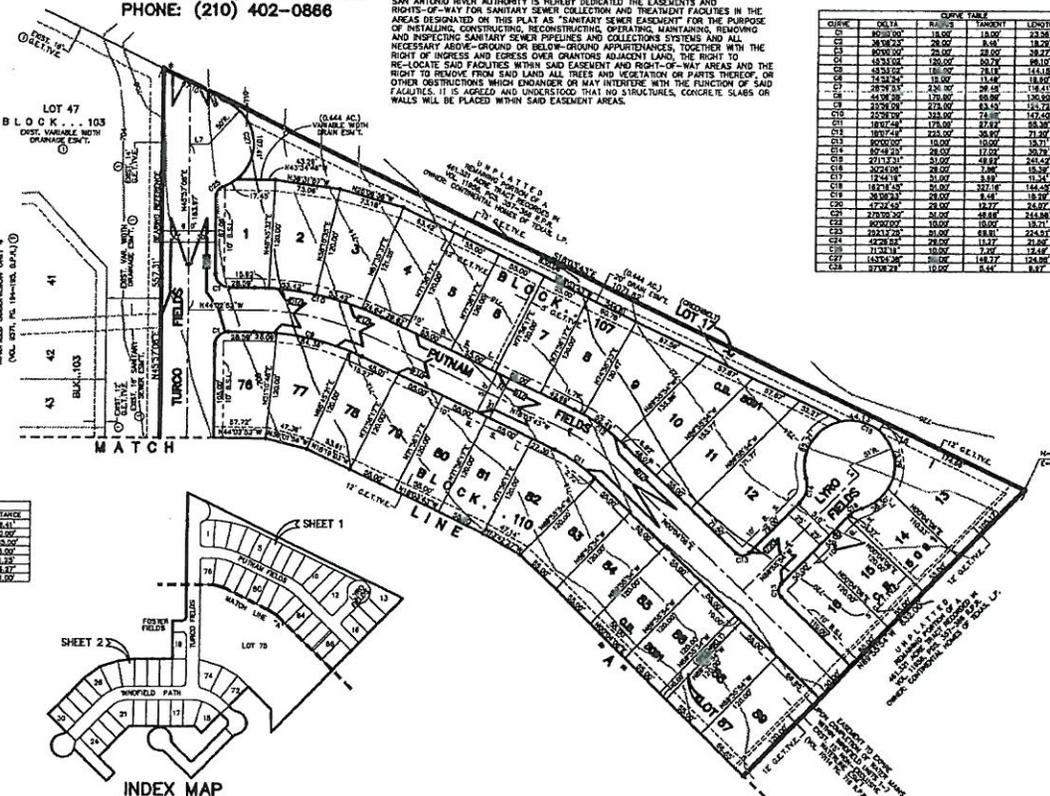
LOCATION MAP  
NOT TO SCALE

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

**OWNER/DEVELOPER:**  
XL EQUITY PARTNERS LP.  
14502 BROOKHOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 402-0866

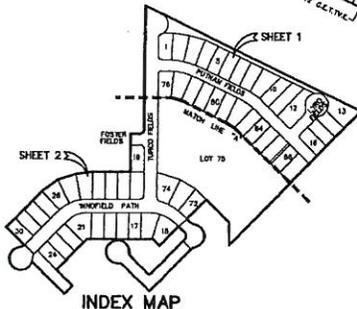
**MONUMENT NOTE:**

- = 1/2" I.R.F.
- = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.F. W/D-R E CAP



LINE TABLE

LINE NO.	BEARING	DISTANCE
01	S00°00'00"W	26.41'
02	S00°00'00"W	30.00'
03	S00°00'00"W	33.00'
04	S00°00'00"W	36.00'
05	S00°00'00"W	39.00'
06	S00°00'00"W	42.00'
07	S00°00'00"W	45.00'
08	S00°00'00"W	48.00'
09	S00°00'00"W	51.00'
10	S00°00'00"W	54.00'



INDEX MAP  
1"=100'



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

STATE OF TEXAS  
COUNTY OF BEXAR

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

BY: SILPA, LTD.  
GENERAL PARTNER

BY: ARTHUR ZURIGA, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

**ARTHUR ZURIGA** KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT  
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 26th DAY OF SEPTEMBER, A.D., 2007.

**LEAN TAMEZ**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-30-2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**LEGEND**

- 1. BUILDING SETBACK LINE
- 2. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 3. TELEPHONE & CABLE TELEVISION EASEMENT
- 4. UTILITY EASEMENT
- 5. VEHICULAR NON-ACCESS EASEMENT
- 6. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
- 7. IMPROVED FINISHED CONTOUR
- 8. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATA IN WGS 83/NA 83(NAD83), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00077
- 9. ROTATION OF TO PLAT IS (-) 0°25'40" (SEE UNIT 1)
- 10. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION W/1/2" REBAR AND D-R.E. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 11. BEARING REFERENCE SOURCE IS THE SOUTHWEST CORNER OF LOT 47, BLOCK 100, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, AND SHOWN AS S45°37'00" W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195 OF THE RECD. AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- 12. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 13. I.R.F. = IRON REBAR FOUND
- 14. I.R.F. = IRON REBAR FOUND
- 15. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 16. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 17. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY "SARA". SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 18. IMPACT FEE PAYMENT DUES: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION MUST BE PAID PRIOR TO WATER REVENUE SET AND/OR SEWER SERVICE CONNECTION.
- 20. LOT 17, BLOCK 107 AND LOTS 75 & 85, BLOCK 110 ARE GREENBELT, DRAINAGE AND ACCESS EASEMENTS.

**Denham-Ramones Engineering and Associates, Inc.**  
12861 Park Central, Suite 1300 (210) 485-3100 Office  
San Antonio, Tx. 78218 (210) 485-3122 Fax



RECEIVED  
10 SEP 28 4:40 PM '07

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**  
FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division  
COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management  
Services Department  
SUBJECT: S. P. No. 1353 - Request to close, vacate and abandon improved portions of E.  
Houston and 3<sup>rd</sup> Streets

DATE: September 27, 2010

PETITIONERS: State of Texas and the Daughters of the Republic of Texas  
Attn: Ms. Patti Atkins  
President General, DRT  
PO Box 206  
Hull, TX 77564-0206

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 10/13/2010.

**BACKGROUND**

The State of Texas and the Daughters of the Republic of Texas (petitioners) are requesting the closure, vacation and abandonment of improved portions of E. Houston and 3rd Streets adjacent to NCB 115 and in City Council District No. 1, as shown on attached Exhibit "A." The proposed closures consist of the cul-de-sac area and have 9,122 square feet or .209 acres. These Public Rights of Way are adjacent to the Alamo and are located between Alamo Plaza and Bonham Street. E. Houston Street is currently a one-way street running in an easterly direction. The two (2) existing lanes at the intersection of E. Houston and 3rd Streets will remain open to allow ingress and egress thru traffic.

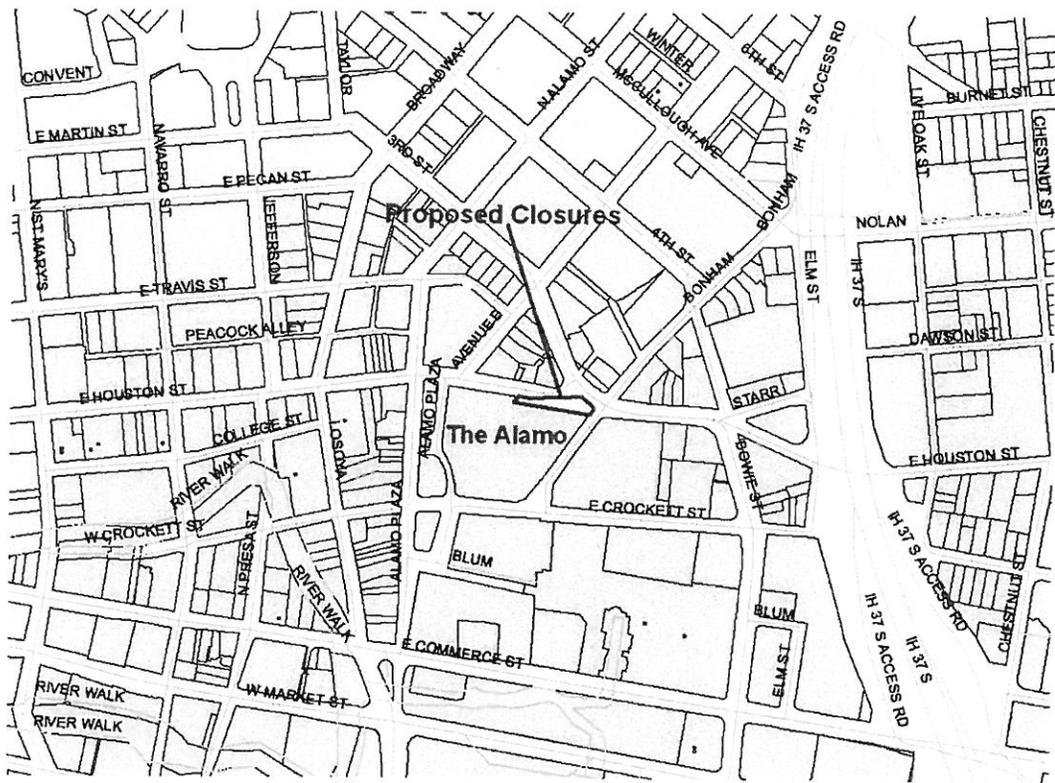
If approved, petitioners would like to incorporate these Public Rights of Way with their abutting property. As part of their 2007 Draft Master Plan Report, the Daughters of the Republic of Texas explored redevelopment and expansion of the Alamo. These Public Rights of Way have been identified as the only option for redevelopment and expansion since there is no other available vacant land. The redevelopment and expansion of the Alamo includes the construction of a new three-story structure. The three-story structure will include a visitor's center, auditorium, security office, historian's office, vault for the Alamo collection and an educational facility with an electronic classroom in order to bring presentations and history talks into the school classrooms.

**COORDINATION AND FINANCIAL IMPACT**

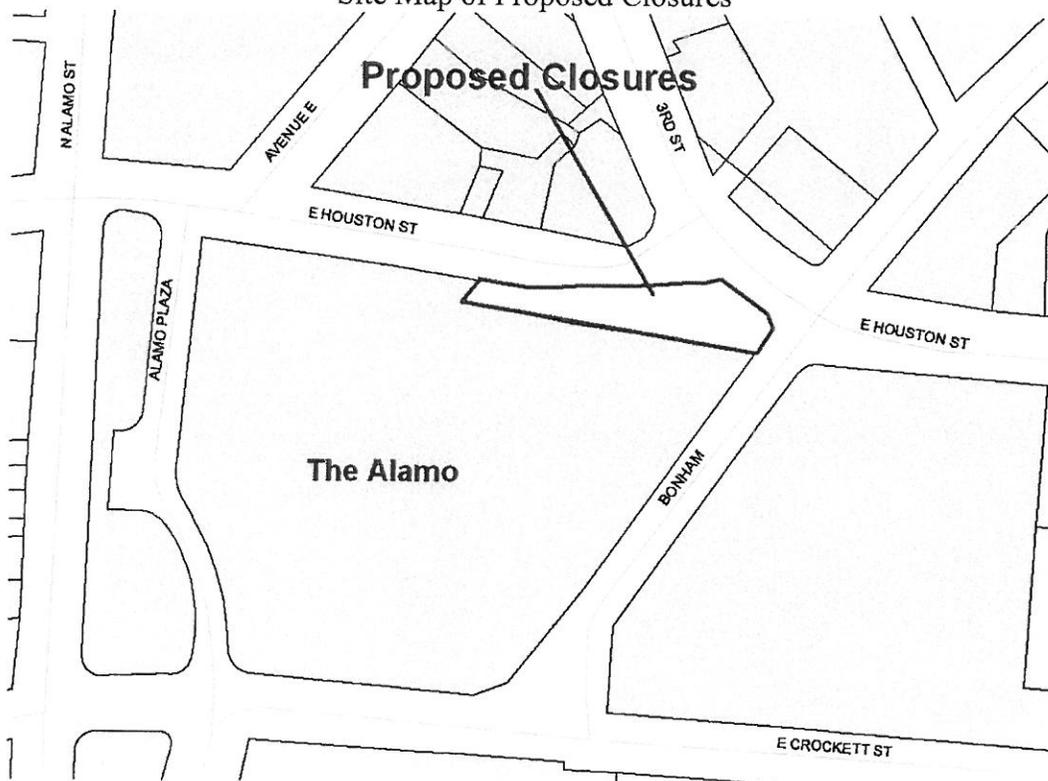
In compliance with City procedures, the petitioners' request has been canvassed through interested City departments, utilities and applicable agencies. The Daughters of the Republic of Texas have coordinated with the Texas Historical Commission and have made a presentation to the San Antonio Conservation Society Board of Directors. The petitioners plan to invest \$1,679,790.00 on the construction of the three-story structure. An executed Letter of Agreement by which the petitioners agree with conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



Site Map of Proposed Closures



Map of Proposed Closures



Aerial Photograph of Proposed Closures



Easterly View of Proposed Closures

**Exhibit "A"**

Page 2 of 2



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

September 2, 2010

State of Texas and the Daughters of the Republic of Texas  
Attn: Ms. Patti Atkins  
President General, DRT  
PO Box 206  
Hull, TX 77564-0206

S.P. No. 1353 - Request to close, vacate and abandon improved portions of E. Houston and 3rd Streets

Dear Mrs. Atkins:

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

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT: Ensure all utilities are relocated or retained in a utility easement. Neighborhood Associations: Downtown Alliance San Antonio, Centro San Antonio-The Downtown District (Public Improvement District). The development Engineering Section (Planning & Development Services Department) and Public Works Department have been working with Daughters of the Republic of Texas and State of Texas and have approved this option of the closures.

PUBLIC WORKS DEPARTMENT: Surface drainage inlet must maintain drainage capacity. Relocation of curb inlet may be required depending upon drainage needs. City will retain/obtain easement for drainage infrastructure. Any modifications to the current infrastructure (street or sidewalk) that affect communication, energy, water and/or waste water utilities will have to consider cost for potential re-location of the aforementioned utilities. Connectivity from the central business district towards the east side on this arterial will be compromised. In addition, will need to consider future mass transit plans (either for primary or secondary route plans). This includes providing ample right-of-way for the integration of pedestrian amenities such as sidewalks. Computer aided-design (CAD) drawings from VIA depict such amenities and is acceptable from the perspective of this office.

DOWNTOWN OPERATIONS DEPARTMENT: The five (5) meters at this location are utilized by the general public on a daily basis. Their removal would constitute a loss of revenue to the Parking Fund. The fees for the loss of revenue will be waived since the value of the proposed improvements far outweigh the value of the parking revenue.

The request would require the closure of Commercial Loading Zone (CLZ) on the east side of the curb, which may have an impact on area businesses. Due to the narrowing of E. Houston Street, the organization will need to work with the City of San Antonio to create a traffic flow plan for large commercial vehicles and tour buses that enter the street from the west.

OFFICE OF HISTORIC PRESERVATION: Conditional approval with the stipulation that any construction activities will require a Texas Antiquities permits application.

CPS ENERGY: Petitioners must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioners. Also, the existing gas facilities must not be enclosed under any structure.

A twenty-eight (28) foot wide easement for the length of the duct bank and manholes will be required. A six (6) foot easement around and including the area surrounding the vaults in the street right-of-way will be required. No permanent or temporary structure shall be built on the manholes, vaults or duct bank. In the event where a re-route will be required, the customer shall be responsible for all costs associated with re-routing duct bank, manholes, and vaults, including any street restoration, overlay, etc., and any and all legal requirements. CPS Energy has a communication cable in the electric underground duct bank at the corner of Third St. and Ave. E, but nothing down at the Houston St. corner.

SAN ANTONIO WATER SYSTEM: There is existing water, recycle water, and sewer lines located within the proposed closure of East Houston Street. Petitioners must agree to reserve a perpetual easement for this infrastructure to allow access for inspection, operational and maintenance purposes or the petitioners may seek the relocation of this infrastructure with the express permission and coordination of the San Antonio Water System at the sole expense of the petitioners.

VIA METROPOLITAN: VIA is currently developing its Long Range System Plan which will address future modes of transit, i.e., Local Bus, BRT, LRT, Streetcar, etc. In conjunction with this Plan, VIA has also been developing, along with the City, the Downtown Alliance and other entities, a Downtown Streetcar Study and plan for a Starter Streetcar program. A grant proposal for a north-south starter segment has already been submitted, and was endorsed by both COSA and the County. The portion of Houston Street, for which the right of way request addresses, is one of the options being considered as an east-west streetcar segment, and therefore, it is critical to preserve the necessary right of way to accommodate an alignment on Houston Street.

VIA METROPOLITAN (Continued): The illustrations represent the minimum right of way necessary to allow for the streetcar alignment. Please note that this still allows for the applicant to assume most of the requested right of way. If the proposed right of way closures were granted in their entirety, it would eliminate the opportunity for future transit on this portion of Houston Street, and the adjacent linkages both east and west of this segment. Therefore, for the streetcar alignment on the roadway portion only, the right of way along this segment should be maintained at a minimum of 24 feet, in a direct line along the north side of Houston St. (between Alamo and 3<sup>rd</sup> Streets), transitioning through the intersections of 3<sup>rd</sup> Street and Bonham Street (accommodating the required turning streetcar/truck radius), to the south side of Houston Street (east of Bonham Street). There may be additional COSA right of way requirements regarding the transition through the intersection. The preservation of public right of way at this location will provide for direct connectivity of future public transit options, while still allowing for the majority (approx. 85%) of the DRT request.

Additionally, it will be necessary for the DRT to coordinate with VIA during the early site planning phases of any future building projects along this portion of Houston Street, in order to plan for the additional public right of way and/or easement, beyond that of the roadway pavement width, which could be required for a transit station/stop location.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closures, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioners assert that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioners acknowledge that this property will be accepted in its "as is" condition. Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioners agree to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioners. Petitioners agree to provide a legal survey (plat and field notes of the proposed closures prior to consideration by the Planning Commission and City Council.

The street closure fees established for this request is \$328,375.00 which has been waived in accordance with the 100% reduction provided under the City's Incentive Scorecard System. This Letter of Agreement is being offered by City of San Antonio only to the petitioners named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

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

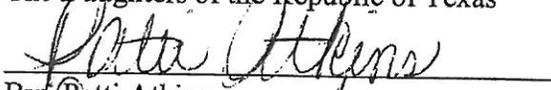
Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

**AGREED AS TO TERMS AND CONDITIONS:**

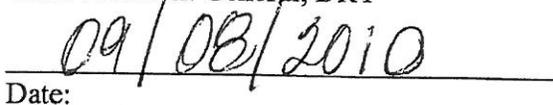
The Daughters of the Republic of Texas



By: Patti Atkins



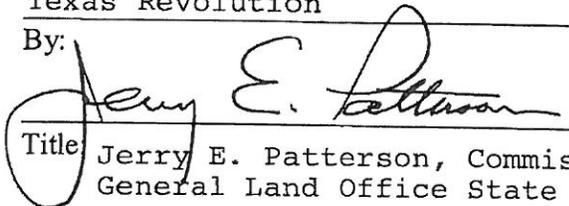
Title: President General, DRT



Date:

State of Texas for the use, custody  
and care of the Daughters of the  
Texas Revolution

By:



Title: Jerry E. Patterson, Commissioner  
General Land Office State of Texas

Date: 9/7/10

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

**A RESOLUTION SUPPORTING THE CLOSURES OF IMPROVED PORTIONS OF E. HOUSTON AND 3<sup>RD</sup> STREETS ADJACENT TO THE ALAMO WITHIN NCB 115, CITY COUNCIL DISTRICT 1, AS REQUESTED BY THE STATE OF TEXAS AND THE DAUGHTERS OF THE REPUBLIC OF TEXAS.**

\* \* \* \* \*

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

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

WHEREAS, the State of Texas and the Daughters of the Republic of Texas filed an application requesting closures of improved portions E. Houston and 3<sup>rd</sup> Streets within NCB 115, as identified in Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closures of improved portions of E. Houston and 3<sup>rd</sup> Streets.

**SIGNED this 13<sup>th</sup> day of October, 2010.**

\_\_\_\_\_  
**Amelia Hartman, *Chair***

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

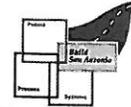
**City of San Antonio  
Capital Improvements Management  
Services Department**

**October 13, 2010**

**Agenda Item:**

Petitioners: State of Texas and the  
Daughters of the Republic of Texas

Request to close, vacate and abandon  
Public Rights of Way



**Planning Commission Item**

- State of Texas and the Daughters of the Republic of Texas (petitioners) are requesting the closure, vacation and abandonment of improved portions of E. Houston and 3<sup>rd</sup> Streets Public Rights of Way in City Council District No. 1
- The proposed closures includes the cul-de-sac area and have 9,122 square feet or .209 acres
- These Public Rights of Way are adjacent to the Alamo and are located between Alamo Plaza and Bonham Street

## Background

### Purpose:

- The petitioners own all of the abutting property to the proposed closures
- If approved, petitioners would like to incorporate these Public Rights of Way with their abutting property for expansion and redevelopment purposes
- As part of their 2007 Draft Master Plan Report, the Daughters of the Republic of Texas explored redevelopment and expansion of the Alamo

3

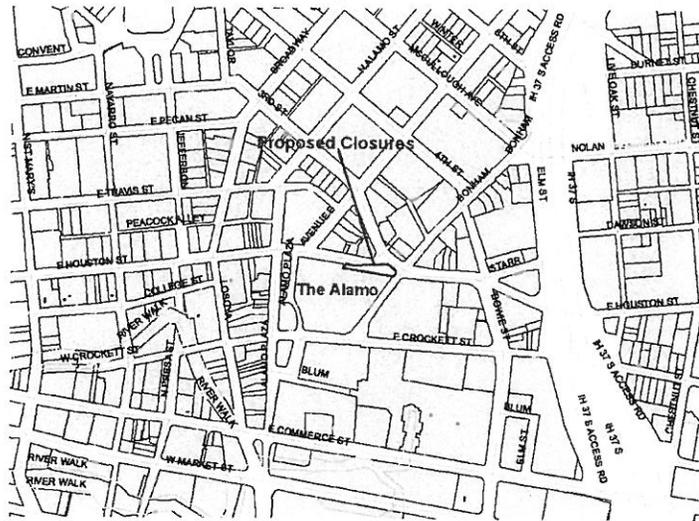
## Background (cont.)

### Purpose:

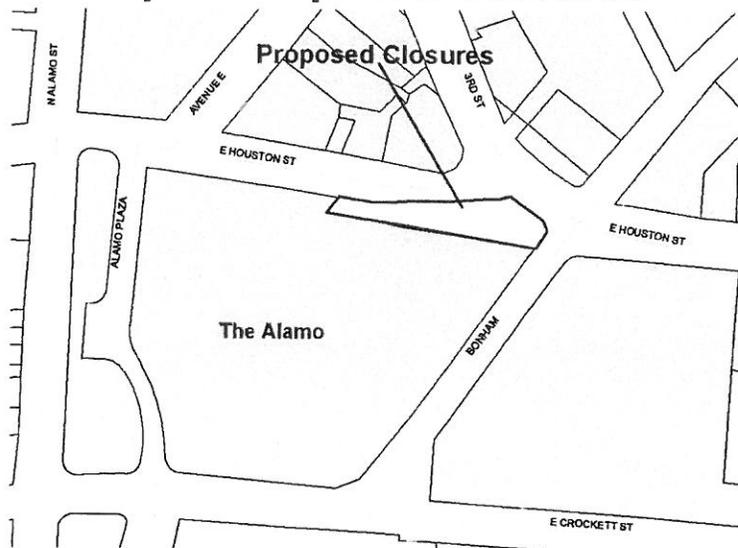
- These Public Rights of Way have been identified as the only option for redevelopment and expansion since there is no other available vacant land
- The redevelopment and expansion of the Alamo includes the construction a new three-story structure
- The three-story structure will include a visitor's center, auditorium, security office, historian's office, vault for the Alamo collection and an educational facility with an electronic classroom in order to bring presentations and history talks into the school classrooms

4

# Exhibit "A" Site Map of Proposed Closures



# Exhibit "A" (Cont.) Map of Proposed Closures



**Exhibit "A" (cont.)  
Aerial Photograph of Proposed Closures**



7

**Exhibit "A" (cont.)  
Easterly View of Proposed Closures**



8

## Background (cont.)

### Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- The Daughters of the Republic of Texas have coordinated with the Texas Historical Commission and have made a presentation to the San Antonio Conservation Society Board of Directors
- Petitioners have agreed to comply with all conditions

9

## Background (cont.)

### Notification:

- One sign has been posted informing the public of the proposed closures
- 92 notices were mailed to property owners within a 500 foot radius of the proposed closures
- ? notices were returned in favor
- ? notices were returned in opposition

10

## **Fiscal Impact**

### Financial Impact:

- The street closure fees established for this request is \$328,375.00. Petitioners qualified for a 100% reduction in accordance with the Incentive Scorecard Agreement, so the fees will be waived
- In addition, the five (5) parking meters at this location are utilized by the general public on a daily basis. Their removal would constitute a loss of revenue to the Parking Fund. The fees for the loss of revenue will be waived since the value of the proposed improvements far outweigh the value of the parking revenue
- Petitioners plan to invest 1,679,790.00 on the construction of the three-story structure

11

## **Issues & Recommendation**

### Policy Analysis:

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

### Recommendation:

- Staff recommends approval of this request

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

**TO:** Planning Commission Individual Consideration Agenda

**FROM:** Marcia Shelf Orlandi, Real Estate Manager

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

**SUBJECT:** S.P. No. 1500 – Request to close, vacate and abandon Halldale Dr. in between 102 Hope Dr (NCB 12541) and 314 Oakwood Dr (NCB 12546).

**DATE:** September 20, 2010

**PETITIONER:** Jerry and Dolores (Trevino) Tenney  
102 Hope Dr  
San Antonio, TX 78228

Staff is requesting that this item be placed on the Planning Commission meeting agenda on October 13, 2010.

**BACKGROUND**

The petitioners, Jerry and Dolores (Trevino) Tenney are requesting the closure, vacation and abandonment of Halldale Dr. in between 102 Hope Dr (NCB 12541) and Oakwood Ct (NCB 12546) as shown on the attached exhibit. The petitioner is an abutting property owner. The other abutting property owners have consented to this request. If approved, the petitioner will place a fence across the lot to deter illegal dumping, burglary and vandalism that has occurred as a result of foot traffic through the area. The property will be assembled and re-platted.

**COORDINATION AND FINANCIAL IMPACT**

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

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



**HALLDALE DR.  
BETWEEN 102 HOPE DR. AND OAKWOOD DR.**





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

September 15, 2010

Jerry and Dolores (Trevino) Tenney  
102 Hope Dr.  
San Antonio, TX 78228

Via Certified Mail  
[7009 3410 0002 2282 9117]

**Re: S.P. No. 1500** The petitioner is requesting the closure, vacation and abandonment of Halldale Dr. located in between 102 Hope Dr and 314 Oakwood Dr. as shown in the attached exhibits. The petitioner would like to place a fence across the parcel to discourage vandals and burglars. If approved, the abutting owners will re-plat the property.

Dear Jerry and Dolores Tenney,

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

**Planning & Development Services Department**

The site must be assembled with petitioner's property and platted in accordance with code.

**Public Works Department**

**Storm Water Engineering:** All existing drainage patterns must remain intact and all drainage structures are contained within an easement as required. Owners must obtain any necessary construction permits to include a fence.

**City Public Service Energy**

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

**Capital Improvements Management Services**

The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

The petitioner acknowledges that these properties will be accepted in its 'as is' condition.

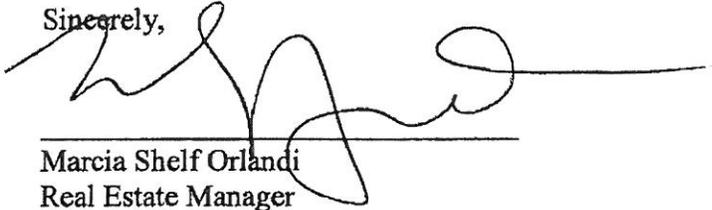
Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

Petitioner agrees to remit a closure fee of \$4,050.00, which includes the assessed value of \$4,000.00 for the Public Rights of Way and \$50.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

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

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

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

  
By Jerry Tenney and Dolores (Trevino) Tenney

Print Names Jerry Tenney Dolores (Trevino) Tenney

Date 9/18/2010

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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF HALLDALE DR. LOCATED IN BETWEEN 102 HOPE DR (NCB 12541) AND 314 OAKWOOD DR (NCB 12546).**

\* \* \* \* \*

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

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

WHEREAS, Jerry and Dolores (Trevino) Tenney filed an application requesting the closure of Halldale Dr. Public Right of Way located between 102 Hope Dr (NCB 12541) and 314 Oakwood Dr (NCB 12546); and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closure of Halldale Dr. Public Right of Way located between 102 Hope Dr (NCB 12541) and 314 Oakwood Dr (NCB 12546).

**SIGNED this 13<sup>th</sup> day of October, 2010**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

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

**October 13, 2010  
Agenda Item**

**Request to close,  
vacate and abandon  
Halldale Dr.**

**Petitioner: Jerry and Dolores (Trevino)  
Tenney**



**Planning Item**

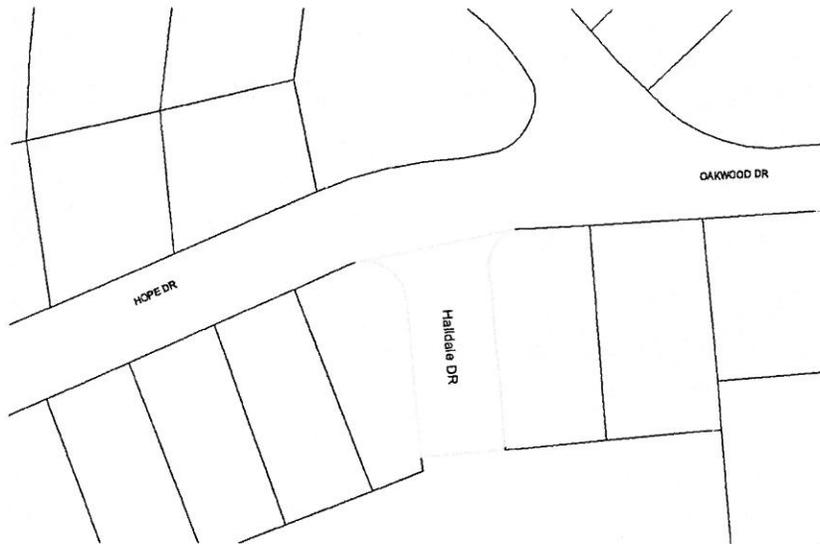
- Jerry and Dolores (Trevino) Tenney are requesting the closure, vacation and abandonment of a total of 0.154 acres of Halldale Drive located in between Hope Drive and Oakwood Drive in Council District 7.

## Background

- Halldale Drive is an undeveloped street.
  - Most of Halldale Drive was included as part of *Tract A* on the final plat - (page 6).
- 
- The petitioners are abutting property owners.
  - The petitioners would like to place a fence on the lot to deter illegal dumping, burglary and vandalism that has occurred as a result of foot traffic through the area.

3

## Site Location – Halldale Dr.



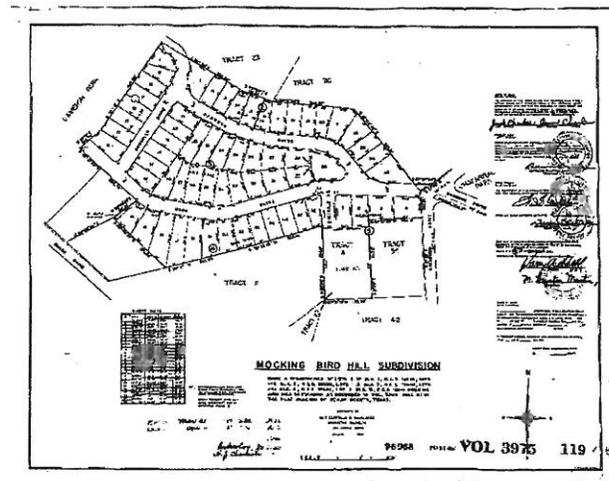
4

## Aerial Map – Halldale Dr.



5

## Plat – Mocking Bird Hill Subdivision - Halldale Dr.



6

## **Background (continued)**

### Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

7

## **Fiscal Impact**

### Financial Impact:

- The City will collect \$4,050.00 for the closure, vacation and abandonment of this Public Right of Way.

8

## **Issues & Recommendation**

### Policy Analysis:

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

### Recommendation:

- Staff recommends approval of this request.

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

**Plan Amendment Application Case No.: PA 10021**

Council District: 3

City Council Meeting Date: 11/18/2010

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

ITEM # 19

**Summary:**

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**  
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** land use to **High Density Residential** land use.

**Background Information:**

**Applicant:** Rene LaFuente  
**Owner:** Unforgettable Living Revocable Trust  
**Property Location:** 116 Palo Blanco  
**Acreage:** 0.1837  
**Current Land Use of site:** Vacant  
**Adjacent Land Uses:**  
N: Single Family Home  
E: Single Family Home  
S: Single Family Home  
W: Single Family Home

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located on Palo Blanco just west of the Roosevelt Corridor and within the South Central Community Plan. Currently the area surrounding the subject property is predominately single family residential in character on the north, south, east and west.

The Plan designates the land use for the subject property and for properties to the immediate east, west, north and south as Low Density Residential. Low Density Residential is defined in the plan as primarily supporting single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhood and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex are not desired in low density residential areas.

The applicant is requesting to change the future land use designation for the subject property to High Density Residential. High Density Residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisted living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses.

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

The subject property which is located mid-block and surrounded by single family homes was recently remodeled without required building permits, increasing the number of living units from 2 to 4. The increase in living units contributed to the property being out of compliance with UDC zoning standards. To allow for these additional units the applicant has applied for a change in land use designation from Low Density Residential to High Density Residential.

Changing the future land use designation for the subject property would allow for development that is not consistent with the surrounding properties, which are single family residential in character. Furthermore, the requested change would be contrary to goals of the Community Plan that encourages housing development that is compatible with the character of the community. Four-plexes and other multi-family developments would not be appropriate in this established, predominately low density residential area.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Palo Blanco is a local street.

Other streets: The subject property is approximately 200 feet from Roosevelt a Secondary Arterial B.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

Comments: This request will add additional traffic to a local street. High Density Residential uses, as described in the plan are typically located on collector or arterials.

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is close to Riverside Park and Riverside Golf Course

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Amending the land use plan to High Density Residential would not be consistent with South Central San Antonio Community Plan's goals and objectives of preserving areas for redevelopment as low density residential. Additionally, any High Density Residential development would be incompatible with the character of the existing surrounding properties which are predominately single-family residential homes. It will also increase traffic congestion in local streets.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: October 13, 2010

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: 9/24/2010

No. Notices mailed 10 days prior to Public Hearing: 54

Registered Neighborhood Association(s) Notified: Roosevelt Park, Riverside South, Lone Star and King William

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: R-4      Proposed zoning district:

Zoning Commission Public Hearing Date: At this time the applicant has not filed a zoning change application.

Approval       Denial

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

**Planning and Community Development Department Staff:**

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Interim Planning Manager

Case Manager: Robert C. Acosta

Planner

Phone No.: 207-0157

**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1837 ACRES LOCATED AT 116 PALO BLANCO.**

**WHEREAS**, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on October 26, 2005; 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 October 13, 2010 and **DENIED** the amendment on October 13, 2010; and

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

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

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF OCTOBER 2010.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

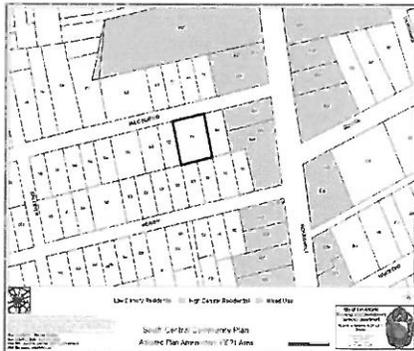
# Master Plan Amendment 10021

## South Central San Antonio Community Plan

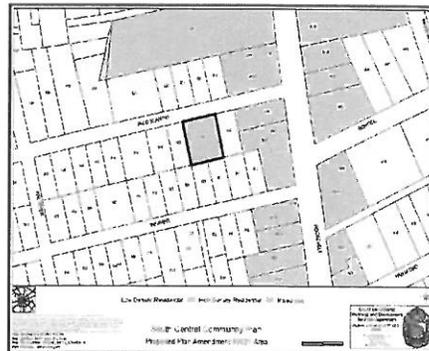
Planning Commission  
October 13, 2010  
Agenda Item No. 19

### Amendment 10021

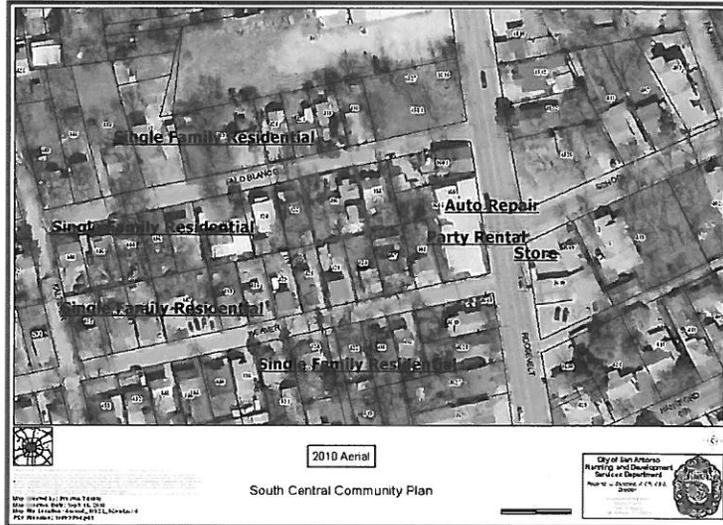
Plan as adopted:



Proposed amendment:



# Surrounding Land Uses



3

# Area Images



Front View of Subject Property



Side and Rear View of Subject Property



Viewing East on Palo Blanco



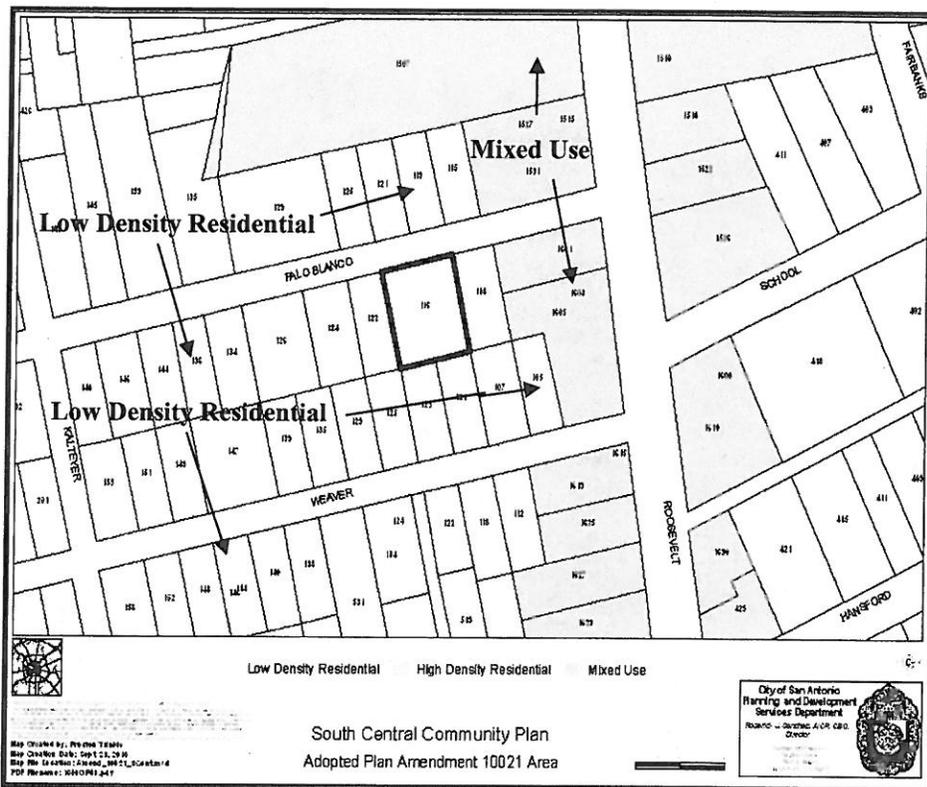
Viewing West on Palo Blanco

## **Staff Recommendation**

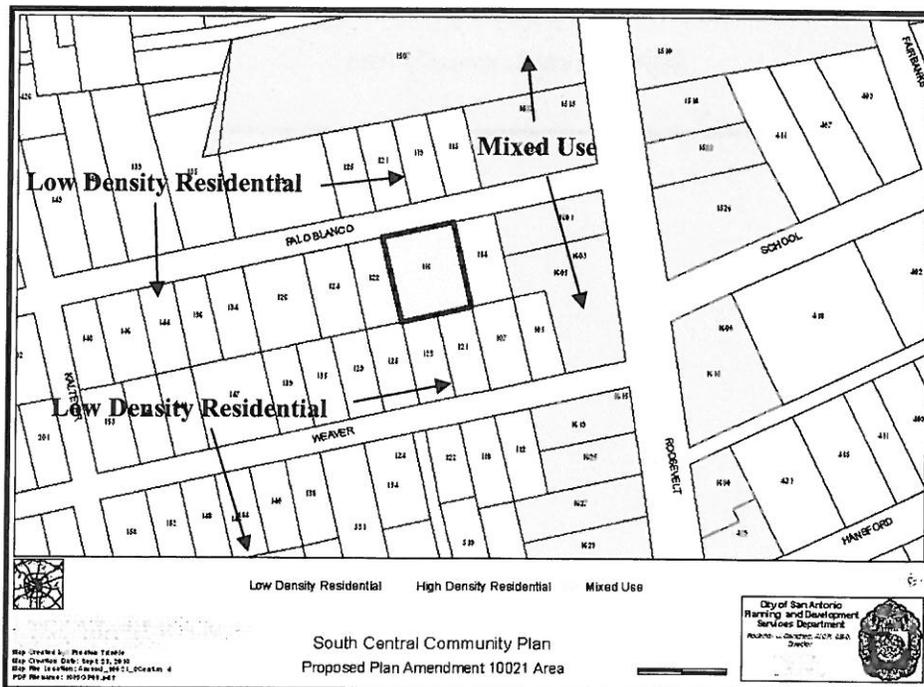
Denial of the request to amend  
from Low Density Residential to  
High Density Residential land use

5

**Attachment 1**  
**Land Use Plan as adopted:**



**Proposed Amendment:**



Attachment 2



**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Members of the Planning Commission and Zoning Commission  
**FROM:** Roderick Sanchez, AICP, CBO, Director  
**COPIES:** T.C. Broadnax, Assistant City Manager  
**SUBJECT:** UDC 2010 Biennial Update Program  
**DATE:** September 27, 2010

**SUMMARY:**

An ordinance adopting the biennial updates to Chapter 35 of the Municipal Code, the Unified Development Code (“UDC”).

**BACKGROUND:**

The City Council adopted the UDC on May 3, 2001. UDC §35-111 provides for an update program every two years on even-numbered years. Amendments to 350 subsections of the code were proposed through the 2010 biennial update. Staff received amendments from the following City Departments: Development Services Department (DSD), Planning & Community Development, the Office of Historic Preservation, the City Attorney’s Office, Public Works, Parks & Recreation, Solid Waste and CIMS. In addition, Bexar County and other outside stakeholders submitted a limited number of amendments. .

Staff combined the 350 individual UDC changes into 120 amendments based on topic area for review by the Planning Commission’s Technical Advisory Committee (TAC). This interdisciplinary review panel is composed of 18 members from various city boards and commissions as well as development stakeholders and community interests. The TAC meetings to review the amendments had a total attendance of 244 persons over 602 “man-hours.” Through TAC review, staff withdrew fifteen items, outside stakeholders withdrew two additional items, and 10 items not recommended by the TAC will continue forward with an indication of both the staff recommendation and the TAC recommendation.

After completion of the TAC review, DSD staff forwards the amendments to both the Planning Commission and the Zoning Commission for review and a recommendation to City Council.

**ISSUE:**

Staff and the TAC agree on the disposition of approximately 93% of the amendments submitted.

1. The following two items consist of multiple code subsections represent the only areas of disagreement between a staff submittal and TAC recommendation:

- a. Request of CIMS to commit 1% of CIP project funds to public art and require city departments and boards and commissions to defer to the Public Art office.
  - b. Request of City Attorney's Office to designate a single land use category on each tract within a Master Development Plan and requiring such designations to be consistent with City's Comprehensive Master Plan.
2. The following two requests by outside stakeholders are not recommended by staff:
- a. Request of Bexar County for exemption from the entire Unified Development Code including zoning, platting, historic, trees, etc (TAC accepted staff recommendation)
  - b. Request by Geosolutions, Inc. to allow the use of geogrid fabric in lieu of lime treatment for roadbed soils with a high plasticity index (TAC accepted Geosolutions proposal).
3. The TAC requested staff to continue working on two additional items and present updated amendment language to the Commissions:
- a. Clarifying warranty periods for subdivision site improvements.
  - b. Ability to draw on trust agreements as construction of a subdivision occurs.

**ALTERNATIVES:**

The main alternative to each item is to leave the Unified Development Code as it exists today, without the proposed update. For the following items, staff has identified specific alternatives for consideration by the Commission:

1. Geogrid: The Public Works Department has agreed to fund a study of this technology and determine appropriate parameters for its use in San Antonio. This study would be complete within the next six months at which time staff would report to the TAC and the Planning Commission with a recommendation on this alternative to lime treatment. The Commission could choose to continue this item for six months pending the outcome of the study.
2. Public Art: City Staff is requesting approval of the 2010 Biennial Update proposed Division 5 amendments with the understanding that Public Art San Antonio will propose a stand-alone ordinance for public art administrative policies that would make possible the relocation of Division 5 policies from the UDC before the 2012 Biennial Update process.

**FISCAL IMPACT:**

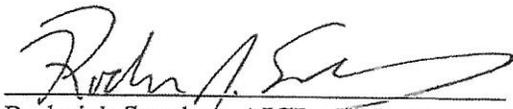
Though many sections of the UDC are subject to change by this ordinance, no staffing impacts are expected for any City of San Antonio Departments. The amendments do not alter any existing fees listed in the UDC however existing fees already levied by the Parks & Recreation Department and Public Works Departments are incorporated into the document. The establishment of new fees for temporary wireless communication systems are the only new fees proposed.

**RECOMMENDATION:**

The Development Services Department recommends that the Planning and Zoning Commissions recommend forwarding the 2010 Unified Development Code biennial update program to City Council for consideration. The amendments were reviewed in accordance with the procedures of the UDC and the policies of the City of San Antonio.

**ATTACHMENTS:**

2010 Biennial UDC Amendment Program.

A handwritten signature in black ink, appearing to read "Roderick Sanchez", written over a horizontal line.

Roderick Sanchez, AICP, CBO, Director  
Development Services Department

**P/C AGENDA FOR October 13, 2010**

Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 12	Redbird Ranch, Unit-4E	Continental Homes of Texas, L.P.		Christopher Michael Lindhorst
5B & 6	Guadalupe Lumber	Guadalupe Lumber, Inc.	Kyle Grothues	N/A
5C & 7	Northwood Estates Unit 1 B.S.L.	St. Pius X Catholic Church	Daniel T. Mc Shane	N/A
8	Bexar County Firing Range	Bexar County	Joe A. Aceves	N/A
9	Redbird Ranch, Unit-5A	Continental Homes of Texas, L.P.		Christopher Michael Lindhorst
10	Redbird Ranch, Unit-4D	Continental Homes of Texas, L.P.		Christopher Michael Lindhorst
11	Redbird Ranch, Unit-5B	Continental Homes of Texas, L.P.		Christopher Michael Lindhorst
13	Redbird Ranch, Unit-5C	Continental Homes of Texas, L.P.		Christopher Michael Lindhorst
14	Valley Hi Assembly of God Church	Valley Hi Assembly of God Church., Inc	Reverend Terry Richardson	N/A
15	Bandera Rd North Elementary School	Northside Independent School District		John M. Folks