

SAN ANTONIO PLANNING COMMISSION AGENDA

November 20, 2009

2:00 P.M.

Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez

Andrea Rodriguez
Lynda Billa Burke
Roland 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 (Planning and Development Services)
- Retreat follow-up – Annual Report
- SAWS Presentation

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARING

REPLAT W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 090054 Alamo Ranch Unit 44D Phase 2A PUD OCL 577 C-5
(Extending Sandhill Crane from Alamo Ranch Unit 44D Phase 1B PUD)

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 HEARING FOR ITEM 6 HELD ABOVE:

6. 090054 Alamo Ranch Unit 44D Phase 2A PUD OCL 577 C-5
(Extending Sandhill Crane from Alamo Ranch Unit 44D Phase 1B PUD)

PLATS:

7. 080100 Sablechase Unit 4 (Enclave)* OCL 447 D-6
(On the east side of Old Fredericksburg Road north of Ralph Fair Road)

8. 080537 Provident Centre, Unit 1 4 681 C-1
(On the south side of Highway 35, west of Palo Alto Road)

9. 090091 Provident Centre, Unit 3 4 681 C-1
(On the southwest side of Highway 16 and west of Palo Alto Road)

10. 090180 Stillwater Ranch Unit 15C OCL 545 E-7
(Extending Silver Pointe east from Stillwater Parkway)

11. 090243 Silver Oaks Unit 10A OCL 545 E-7
(Extending Autumndale from Lazy Pebble)

INDIVIDUAL CONSIDERATION

PLATS:

12. 060008 Stone Oak Office Park (time extension) 9 483 A-6
(East of Knights Cross, south of Evans Road)

13. 060387 KB Potranco Unit 3 (time extension) OCL 611 A-5
(Southeast of Potranco Road, northeast of Sundance Park)

LAND TRANSACTIONS:

14. S.P. 1373 Public hearing and consideration of a request to close, vacate and abandon an improved 15-foot wide alley located between E. Travis St. and Peacock Alley adjacent to NCB 422. (Capital Improvements Management Services Department by Jesse Quesada.)

* Project is located in the Camp Bullis Notification Area.

OTHER ITEMS:

15. Consideration of a resolution appointing a Planning Commissioner as a member to the Planning Commission Technical Advisory Committee.
16. Approval of the minutes for the September 23, 2009 and November 6, 2009 Planning Commission meeting
17. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone.
 - o City Council Report
 - o Edwards Aquifer
 - o Professional Development Opportunity – conferences and workshops
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Transportation
 - o Unified Development Code
18. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
19. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A 2/6 November 20, 2009

ALAMO RANCH UNIT 44D
PHASE 2A, PUD
SUBDIVISION NAME

MAJOR PLAT

090054
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 C-5

OWNER: Pulte Homes of Texas, L. P., by Richard Mott, P.E.

ENGINEER: Pape Dawson Engineers, by Shauna Weaver, P.E.

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

Date filed with Planning Commission: October 30, 2009

Location: Extending Sandhill Crane from Alamo Ranch Unit 44D, Phase 1B PUD

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

PLAT/PUD is in associated with:

MDP 808D, Alamo Ranch, accepted on May 25, 2006

PUD 06-023, approved on November 8, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **12.380** acres consisting of **58** single family lots, **2** non-single family lots and **1,527** linear feet of private streets.

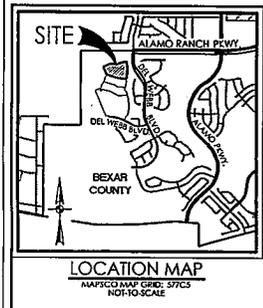
DISCUSSION:

PUBLIC HEARING NOTE:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 20, 2009. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted.

STAFF RECOMMENDATION:

Approval



MAPSCO MAP GRID: STCS
NOT TO SCALE

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAN ALAMO RANCH UNIT 44D PHASE 1B, PUD, PLAT # 090054 WHICH IS RECORDED IN VOLUME 9605, PAGE 85 OF THE DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HAD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REVISIONS OF THIS PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAN ALAMO RANCH UNIT 44D PHASE 1B, PUD, PLAT # 090054 WHICH IS RECORDED IN VOLUME 9605, PAGE 85 OF THE DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HAD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REVISIONS OF THIS PROPERTY.

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

OWNER/DEVELOPER: RICHARD MOTT, P.E.
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: RICHARD MOTT, P.E.
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE	RADIUS	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	15.00'	8.11'	56:48:26"	AS2137:44"W	14.86'
C2	58.00'	37.99'	29:32:52"	N66:05:29"E	120.00'
C3	15.00'	8.11'	56:48:26"	S04:28:42"W	14.26'
C4	15.00'	8.11'	56:48:26"	N47:09:38"W	14.26'
C5	58.00'	37.99'	29:32:52"	N72:07:28"E	120.00'
C6	15.00'	8.11'	56:48:26"	S15:40:55"W	14.26'
C7	275.00'	29.91'	16:33:16"	S23:23:00"E	78.00'
C8	15.00'	17.52'	98:51:00"	S89:00:00"E	23.16'
C9	15.00'	8.11'	56:48:26"	N12:20:17"E	14.26'
C10	58.00'	37.99'	29:32:52"	S49:16:30"E	63.56'
C11	15.00'	8.11'	56:48:26"	S69:09:00"E	14.26'
C12	15.00'	17.52'	98:51:00"	S08:23:11"E	23.16'
C13	275.00'	29.91'	16:33:16"	S23:23:00"E	78.00'
C14	275.00'	30.88'	12:48:44"	S81:02:51"E	81.37'
C15	15.00'	15.00'	90:00:00"	N47:32:47"E	21.21'
C16	275.00'	36.82'	15:15:05"	N05:04:46"W	72.99'
C17	325.00'	43.51'	15:15:05"	S05:04:46"E	86.26'
C18	15.00'	15.00'	90:00:00"	N42:27:13"W	21.21'
C19	325.00'	36.43'	12:48:44"	N91:02:51"W	72.52'
C20	325.00'	154.09'	50:33:58"	N49:18:31"W	228.46'
C21	325.00'	4.41'	01:33:24"	N01:46:05"E	8.83'
C22	325.00'	18.87'	06:38:48"	N02:20:01"W	37.68'
C23	325.00'	18.87'	06:38:48"	N08:58:49"W	37.68'
C24	325.00'	1.14'	00:24:05"	N12:30:16"W	2.28'
C25	325.00'	1.45'	00:30:47"	S24:09:55"E	2.91'
C26	325.00'	19.29'	06:38:48"	S27:43:39"E	37.81'
C27	325.00'	18.87'	06:38:48"	S31:42:51"E	37.68'
C28	325.00'	18.87'	06:38:48"	S41:00:32"E	37.68'
C29	325.00'	18.87'	06:38:48"	S47:30:20"E	37.68'
C30	325.00'	18.87'	06:38:48"	S54:18:08"E	37.68'
C31	325.00'	18.87'	06:38:48"	S60:56:56"E	37.68'
C32	325.00'	18.87'	06:38:48"	S67:35:44"E	37.68'
C33	325.00'	10.58'	03:43:21"	S72:46:49"E	21.11'
C34	325.00'	14.72'	05:11:08"	S77:14:03"E	29.40'
C35	325.00'	21.66'	07:37:36"	S83:38:26"E	43.43'
C36	58.00'	14.65'	28:20:48"	N83:19:32"E	28.40'
C37	275.00'	22.28'	09:15:51"	N79:16:29"W	44.42'
C38	275.00'	19.29'	06:38:48"	N65:44:47"W	17.03'
C39	275.00'	14.21'	05:54:58"	S02:42:42"E	18.38'
C40	275.00'	22.45'	09:20:07"	S08:02:15"E	44.76'
C41	275.00'	2.47'	01:01:50"	N24:25:26"W	4.95'
C42	58.00'	16.55'	31:50:52"	S00:07:30"E	31.83'
C43	275.00'	37.29'	15:29:10"	N32:40:56"W	74.10'
C44	58.00'	23.45'	49:54:24"	S38:39:38"W	45.07'
C45	58.00'	15.87'	30:32:03"	S26:42:32"W	30.88'
C46	58.00'	15.83'	30:32:03"	N72:36:15"W	30.55'
C47	58.00'	22.10'	41:43:03"	N36:28:41"W	41.30'
C48	58.00'	52.93'	84:46:18"	N26:44:59"E	78.20'
C49	15.00'	12.54'	79:46:39"	N80:18:50"W	19.24'
C50	15.00'	14.16'	86:41:57"	N14:46:31"W	20.59'
C51	15.00'	7.45'	04:29:21"	S20:59:23"W	13.33'
C52	33.00'	7.26'	24:48:19"	S73:34:30"E	14.18'
C53	17.00'	3.64'	24:11:38"	S77:18:09"E	7.13'
C54	33.00'	7.07'	24:11:38"	N77:18:09"W	13.83'
C55	17.00'	3.74'	24:48:19"	N77:34:30"W	7.30'
C56	185.00'	27.51'	18:55:07"	N65:10:59"W	54.42'
C57	185.00'	13.07'	82:09:07"	S16:38:57"E	19.71'
C58	15.00'	16.16'	94:15:24"	S71:13:11"W	21.99'
C59	525.00'	3.82'	00:50:02"	S61:44:03"E	7.64'
C60	15.00'	13.80'	85:13:11"	S19:32:28"E	20.31'
C61	10.00'	9.20'	85:13:11"	N19:32:28"W	13.54'
C62	330.00'	6.35'	01:22:28"	N61:27:50"W	12.71'
C63	470.00'	2.50'	00:36:34"	S61:00:45"E	5.00'
C64	10.00'	10.77'	94:15:24"	N73:13:11"E	14.66'
C65	10.00'	8.72'	82:09:07"	N16:38:57"W	13.14'
C66	240.00'	2.50'	01:11:32"	N57:07:39"W	5.00'
C67	180.00'	2.50'	01:36:30"	S58:59:43"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66:05:29"E	120.00'
L2	N23:23:00"E	78.00'
L3	S23:24:31"E	1.19'
L4	N65:05:29"E	120.00'
L5	S45:38:46"E	40.14'
L6	N77:17:42"E	44.65'
L7	N12:20:17"E	18.11'
L8	S12:20:17"E	18.11'
L9	N02:32:47"E	2.91'
L10	N87:27:13"W	50.00'
L11	N42:27:13"W	120.00'
L12	N4:33:24"E	28.89'
L13	N24:11:21"E	133.70'
L14	N65:05:29"E	50.00'
L15	N40:43:30"E	73.68'
L16	S40:43:30"W	73.68'
L17	S74:38:29"E	66.39'
L18	S87:27:13"E	138.00'
L19	N02:32:47"E	76.66'
L20	N77:17:42"E	50.00'
L21	N87:27:13"E	138.00'
L22	N74:38:29"E	66.39'
L23	S02:19:48"E	42.72'
L24	S02:20:01"E	51.59'
L25	S08:58:49"E	51.59'
L26	S12:41:23"E	40.70'
L27	S25:51:45"E	25.70'
L28	S78:38:21"E	40.48'
L29	N87:27:13"W	22.96'
L30	N83:36:35"E	40.49'
L31	S65:10:20"E	30.89'
L32	S89:21:59"E	116.79'
L33	S00:38:01"W	16.00'
L34	N69:21:59"W	116.79'
L35	N65:10:20"W	30.89'
L36	N00:01:21"E	16.00'
L37	N71:47:08"W	130.65'
L38	N74:38:29"W	15.42'
L39	S24:16:32"E	50.00'
L40	S24:25:34"E	71.07'
L41	S28:40:58"E	50.00'
L42	S23:04:30"E	111.85'
L43	S56:25:15"W	5.09'
L44	N23:04:07"E	110.95'
L45	N28:40:58"E	60.00'
L46	N24:25:34"E	211.07'
L47	N32:16:32"E	60.02'
L48	N32:16:32"E	115.00'
L49	N12:42:18"W	1.19'
L50	S69:57:31"E	34.45'
L51	N32:16:32"E	120.00'
L52	S32:16:32"W	45.00'

PLAT NUMBER 090054

SCALE: 1" = 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000
FAX: 210.375.0010

SEALS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH UNIT 44D
PHASE 2A, PUD

A 12.380 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 12, BLOCK 81, COUNTY BLOCK 4400, OF THE ALAMO RANCH UNIT 44D PHASE 1B, PUD, RECORDED IN VOLUME 9605, PAGE 85 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 12.235 ACRE TRACT OF LAND OUT OF A 1.611,112 ACRE TRACT OF LAND CONVEYED TO THE HOMES OF TEXAS L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

DRAINAGE EASEMENT NOTE:
NO SHUTTLING, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPAIR DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSSSECTIONS OF THE DRAINAGE EASEMENTS, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTION OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO MAINTAIN ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLLS, PIPES OR TRANSFORMERS 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 THEREOF, OR APPURTENANCES THEREOF, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

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

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

THIS PLAN OF ALAMO RANCH UNIT 44D PHASE 2A, PUD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

ALAMO RANCH UNIT 44D PHASE 2A, PUD
CIVIL JOB NO. 6782-29; SURVEY JOB NO. 9130-00
Date: Nov 03, 2008, 8:30am, User: R. Collins
File: P:\10\10\10\PAPE-DAWSON\Civil\ALAMO RANCH UNIT 44D PHASE 2A, PUD.dwg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 November 20, 2009

SABLECHASE UNIT- 4 (ENCLAVE)
SUBDIVISION NAME

MAJOR PLAT

080100
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 D-6

OWNER: Laredo OFR, Ltd., by A. Bradford Galo

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

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

Date filed with Planning Commission: November 5, 2009

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

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

PLAT is associated with: MDP 867A, Sablechase, accepted on January 11, 2007

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **40.985** acres consisting of **96** single family lots, **8** non-single family lots and **5,259** linear feet of private streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Complies with the dark sky lighting measures (July 22, 2008 Bexar County Court Order)

The applicant acknowledges receiving the Military's letter and indicated they will perform the Military's request.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

MAPSCO MAP GRID: 44704
NOT TO SCALE

TITLE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DRECTING POLES, MASTS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

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

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

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

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

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

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

SURVEYOR'S NOTES:

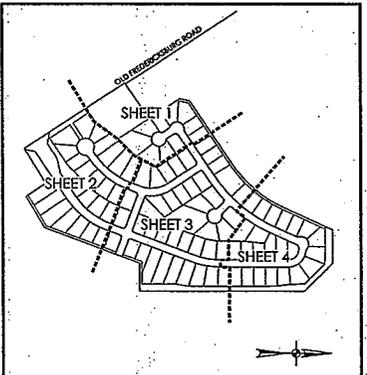
1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1883, (1983) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDBE) BASED ON NAD 83 CORNER.
4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND REMAIN ARE SHOWN AND DO NOT PURPORT TO TAKE ALL RIGHTS AND EASEMENTS IN THE PROPERTY.
5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1756-1770 OPR TO THE CITY OF FAIR OAKS BRANCH IS TO BE VACATED UPON COMPLETION OF THE PROJECT AND NOT THE PRIVATE PROPERTY OF THE CITY.

RECEIVED
NOV - 4 PM 4:28

LAND DEVELOPMENT SERVICES DIVISION

SCALE: 1"=100'
0 100 200

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



INDEX MAP

NOT TO SCALE

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

OWNER: LAREDO OFR., LTD.

STATE OF TEXAS
COUNTY OF BEGAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **A. Laredo Ofra**, 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 11th DAY OF November, A.D. 20 09.

Marianne B. Martinez
NOTARY PUBLIC BEGAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEGAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAINE, 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.

Orville A. Casanova
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEGAR
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.

Orville A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

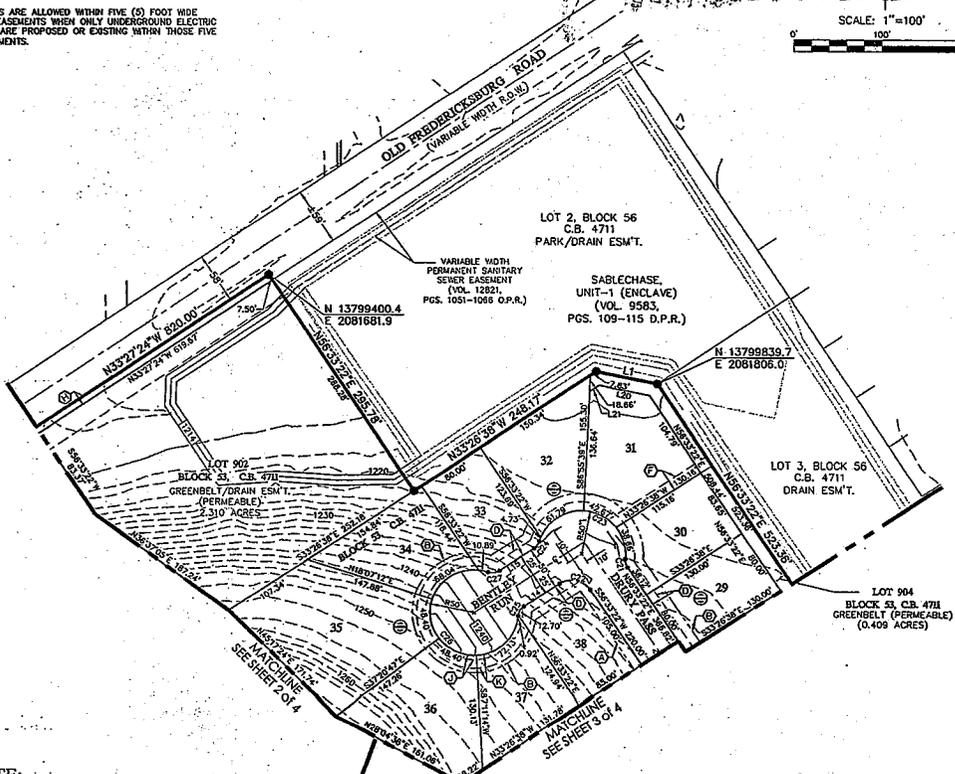
SUBDIVISION PLAT OF SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187,127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEGAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF NOVEMBER, A.D. 20 09

BY: _____ CHAIRMAN
BY: _____ SECRETARY



- GENERAL NOTES:**
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEGAR COUNTY PUBLIC WORKS DEPARTMENT WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT THE CITIES AND THE CITY OF SAN ANTONIO AND BEGAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELTS (LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 909, BLOCK 54; AND LOTS 901, 902, BLOCK 55; COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4 (ENCLAVE), SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEGAR COUNTY.
 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS. THESE AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEGAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.
 5. LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.
 6. LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.
 7. LOTS 902, 904 & 905, BLOCK 53, & LOT 909, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.
 8. LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELT, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.
 9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 10. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM SHALL MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 11. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONTACT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROPOSED TOP OF CURB, WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY. THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
 12. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEGAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- LEGEND:**
- ESMT = EASEMENT
 - C.B. = COUNTY BLOCK
 - F.L.B. = FOUND 1/2" IRON ROD
 - D.P.R. = DEED AND PLAT RECORDS OF BEGAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEGAR COUNTY, TEXAS)
 - D.R. = DEED RECORDS OF BEGAR COUNTY, TEXAS
 - (A) = 10' BUILDING SETBACK
 - (B) = 20' BUILDING SETBACK
 - (C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (E) = 1' VEHICLE NON-ACCESS EASEMENT
 - (F) = 12' SANITARY SEWER EASEMENT
 - (G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
 - (H) = 7.5' R.O.W. DEDICATION (0.1412 ACRES)
 - (I) = PEDESTRIAN EASEMENT
 - (J) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (K) = FINISHED CONTOURS
 - (L) = PASSING SPACE (SEE NOTE)

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

DATED THIS _____ DAY OF _____ A.D. _____

COUNTY JUDGE, BEGAR COUNTY, TEXAS
COUNTY CLERK, BEGAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEGAR
I, _____ COUNTY CLERK OF BEGAR 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 BEGAR COUNTY, IN BOOK/VOLUME _____

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

COUNTY CLERK, BEGAR COUNTY, TEXAS

BY: _____ DEPUTY





LOCATION MAP MAPSCO MAP GRID 4770A NORT-H-SCALE

C.P.S. NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS...

WASTEWATER UOI NOTE: THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM...

NOTE: LOTS DESIGNATED WITH THE SYMBOL SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS...

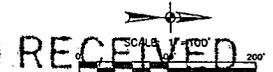
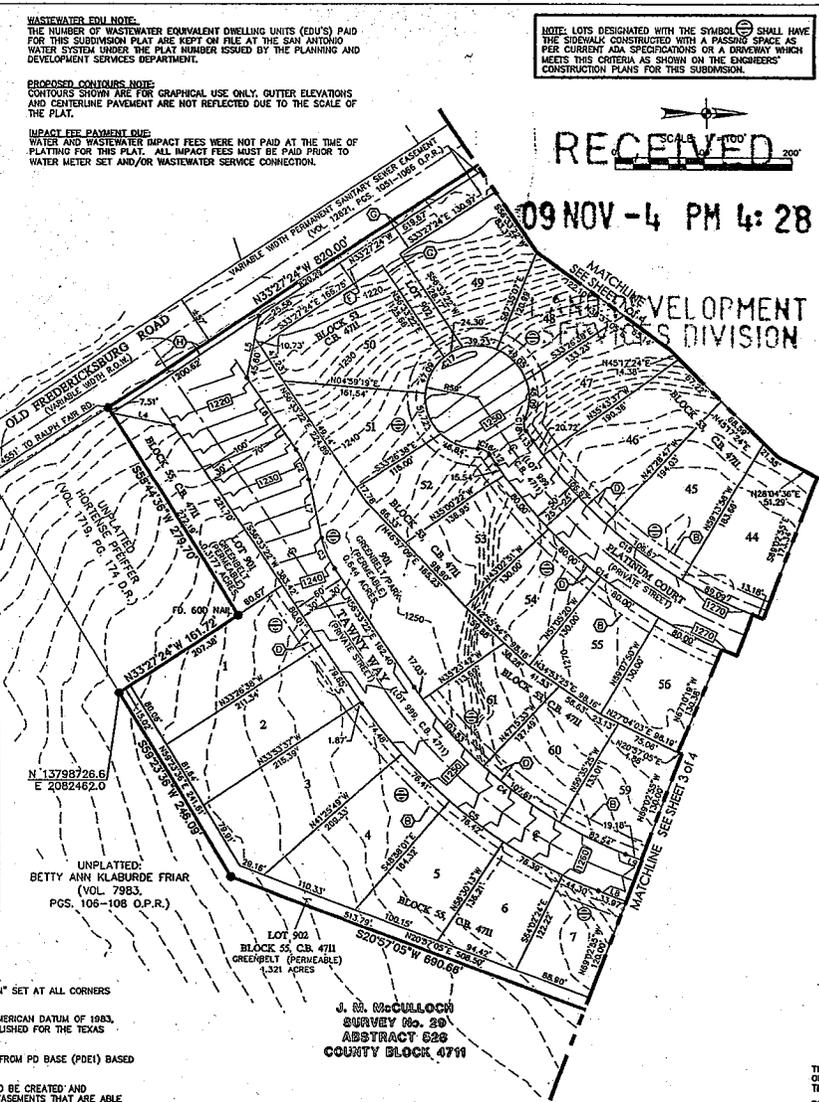


Table with 6 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curve data for various lots.

Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for various lots.



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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. E. MCGOUGH, 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...

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...

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

SURVEYOR'S NOTES: 1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983...

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



SUBDIVISION PLAT OF SABLECHASE, UNIT-4 (ENCLAVE)

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 167.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD. SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED...

THIS PLAT OF SABLECHASE, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

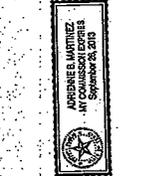
By: [Signature] CHAIRMAN By: [Signature] SECRETARY

- GENERAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY... 2. THE MAINTENANCE OF THE PRIVATE STREET (LOT 989) AND ALL GREENBELTS... 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS...

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

DATED THIS DAY OF A.D. 20 COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

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





LOCATION MAP
MAPSCO MAP GRID: 44704
NORTH-10 SCALE

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

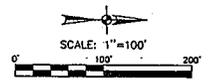
PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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

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

- C.P.S. NOTE:**
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM PUBLIC SERVICE BOARD IS HEREBY DENYING 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," "WATER EASEMENT," "SEWER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HAULING OR BURNING 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 UTILITIES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
20' ELECTRIC EASEMENT, VOL. 7838 PGS 1912-1916 OPR TO BE VACATED.
 - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHERE LOTS ARE SERVED ONLY BY A LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- SURVEYOR'S NOTES:**
1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (1983) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD#1) BASED ON NAD 83 (CORR59).
4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BURDENING THE PROPERTY.
5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7294 PAGES 1758-1770 OPR TO THE CITY OF FAY OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 999). (SEE GENERAL NOTE 3)



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

OWNER: LAREDO OFR., LTD.
DULY AUTHORIZED AGENT

UNPLATTED:
BETTY ANN KLARBUNDE FRIAR
(VOL. 7983,
PGS. 106-108 O.P.R.)

J. M. McCULLOCH
SURVEY No. 29
ABSTRACT 328
COUNTY BLOCK 4771

CESANA CARROLLA
SURVEY No. 300
ABSTRACT 153
COUNTY BLOCK 4733

UNPLATTED:
BETTY ANN FRIAR
(VOL. 11705,
PGS. 2391-2393 O.P.R.)

APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE

LOT 905
BLOCK 53, C.B. 4711
GREENBELLY DRAIN ESMT.
(PERMEABLE) 1
(470 ACRES)

LOT 24
C.B. 4709

JACKSON WOODS SUBDIVISION
(VOLUME 8500, PAGES 10-11 D.P.R.)

N 1379496.4
E 2053111.5

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

**SUBDIVISION PLAT OF
SABLECHASE, UNIT-4 (ENCLAVE)**

A 40.985 ACRE TRACT OF LAND BEING A PORTION OF THAT 187.127 ACRE TRACT CONVEYED TO LAREDO OFR., LTD., SAID 40.985 ACRES ALL NOW ASSIGNED TO COUNTY BLOCK 4711, ORIGINALLY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11825, PAGES 1500-1508, OUT OF THE J.M. McCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. McCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

- GENERAL NOTES:
- ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-4 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 - THE MAINTENANCE OF THE PRIVATE STREET (LOT 999) AND ALL GREENBELLY LOTS 901, 902 & 903, 904, 905, BLOCK 53; LOT 901, BLOCK 54; AND LOTS 901, 902, BLOCK 55, COUNTY BLOCK 4413) AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-4 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF THE SABLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS. THE CITY HAS NO RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 - NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PARKS, OR OPEN SPACES. HOWEVER, THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS. THE CITY OF SAN ANTONIO SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS (PERMEABLE) SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 EASEMENT.
 - LOT 999, COUNTY BLOCK 4711 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.
 - LOT 903, BLOCK 53, COUNTY BLOCK 4711 HAS BEEN CREATED TO CONTAIN A PERMANENT WATER QUALITY BASIN AND DRAINAGE STRUCTURE.
 - LOTS 902, 904 & 905, BLOCK 53, & LOT 901, BLOCK 54, & LOTS 901 & 902, BLOCK 55, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELLY AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.
 - LOT 901, BLOCK 53, COUNTY BLOCK 4711 SHALL BE DESIGNATED AS GREENBELLY, PARK AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM SHALL MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROPOSED TOP OF CURB, WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY FLOOR ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
 - THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- LEGEND:
- ESMT = EASEMENT
 - C.B. = COUNTY BLOCK
 - F.L.S. FOUND 1/2" HIGH ROD
 - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
 - (A) = 10' BUILDING SETBACK
 - (B) = 20' BUILDING SETBACK
 - (C) = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (D) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (E) = 1' VEHICLE NON-ACCESS EASEMENT
 - (F) = 12' SANITARY SEWER EASEMENT
 - (G) = VARIABLE WIDTH GREENBELLY/PARK/DRAIN EASEMENT
 - (H) = 7.5' R.O.W. EDUCATION (0.1412 ACRES)
 - (I) = 5' PEDESTRIAN EASEMENT
 - (J) = 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - (K) = FINISHED CONTOURS
 - (S) = PASSING SPACE (SEE NOTE)

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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

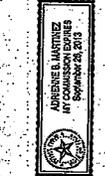
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION 470
255 EAST RAUSCY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
REG. PROFESSIONAL LAND SURVEYOR | FAX: 210.375.9010



LOCATION MAP
MAPSCO MAP GRID: 44706
NOT TO SCALE

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

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

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

WASTEWATER EQUIP. NOTE:
THE NUMBER OF WASTEWATER EQUIPMENT DRAINING UNITS (EQUIV.) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

PLAT No.: 080100

RECEIVED
09 NOV - 4 PM 4:28

LAND DEVELOPMENT
SERVICES DIVISION

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) HEREBY DEEMES THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT AREAS, WHICH ARE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR RIGHTS-OF-WAY UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
20' ELECTRIC EASEMENT, VOL. 7838 PGS 1912-1916 O.P.R. TO BE VACATED.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

1. MONUMENT WITH CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1995) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (FOET) BASED ON NAD 83 (CONR596).
4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. EASEMENTS THAT ARE ABLE TO BE PLACED AND TO REMAIN ARE SHOWN, IT DOES NOT PURPORT TO SHOW ALL RIGHTS AND EASEMENTS BOUNDING THE PROPERTY.
5. THE 0.553 ACRE WATERLINE EASEMENT IN VOLUME 7284 PAGES 1758-1770 O.P.R. TO THE CITY OF FAIR OAKS RANCH IS TO BE VACATED UPON COMPLETION OF THE WATER LINE WITHIN THE PRIVATE STREET (LOT 959). SEE GENERAL NOTE 3.

STATE OF TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR
DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Arriane B. Motina* 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF November A.D. 20 12.

Arriane B. Motina
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 GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

David A. Gasnowski
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

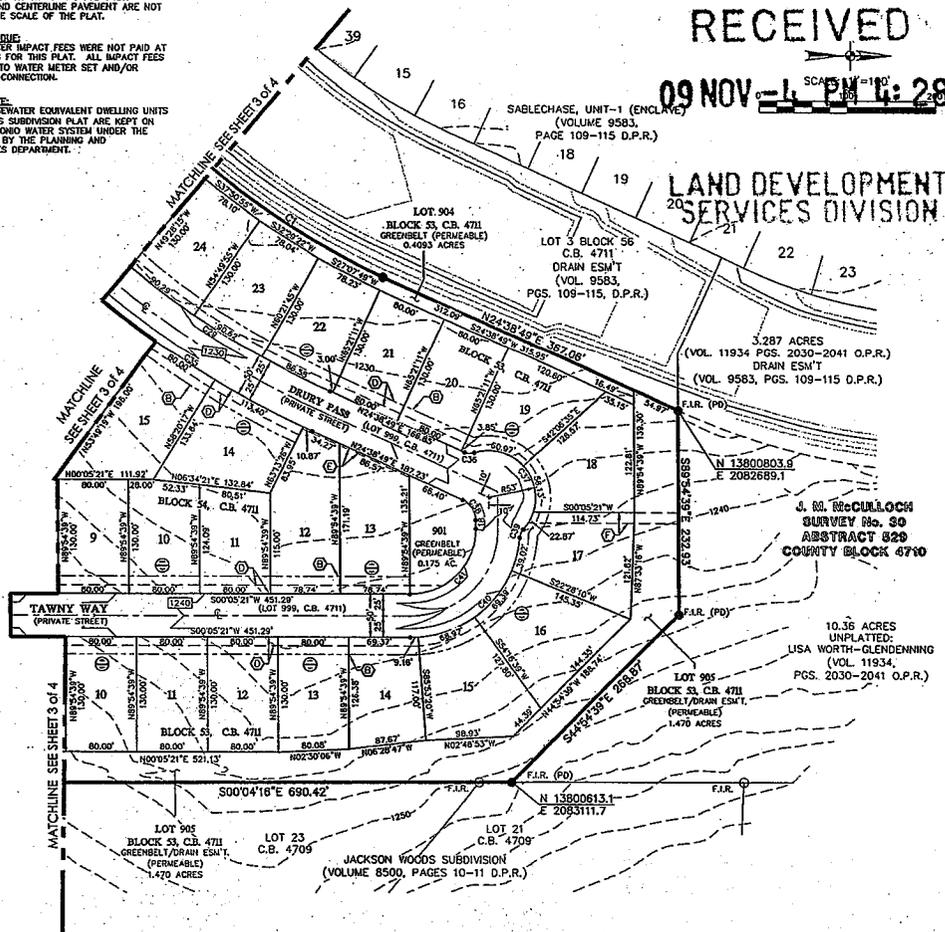
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY *David A. Gasnowski* REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



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



LEGEND:

- EA = EASEMENT
- CB = COUNTY BLOCK
- FR = FOUND 1/2" FROM ROD
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
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- (G) = VARIABLE WIDTH GREENBELT/PARK/DRAIN EASEMENT
- (H) = 7.5' R.O.W. DEDICATION (1.0412 ACRES)
- (I) = 5' PEDESTRIAN EASEMENT
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- (K) = FINISHED CONTOURS
- (L) = PASSING SPACE (SEE NOTE)

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF BEXAR COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY

RECORDED THE _____ DAY OF _____ A.D. AT _____ M.

IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

**SUBDIVISION PLAT OF
SABLECHASE, UNIT-4 (ENCLAVE)**

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

THIS PLAT OF SABLECHASE, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

DATE: Nov 03, 2012, 5:08pm User: D:\pape\dwg\12081000.dwg Plot: P:\04\12081000.dwg (San Van) P:\12081000.dwg SHEET 4 OF 4



REPLY TO
ATTENTION OF

Office of the Commander

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

22 JAN 2009

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's January 6, 2009 notification on plat 080100 Sablechase Unit 4 Enclave a plat proposing 41 acres of single-Family development about 1.7 mile west of Camp Bullis near Camp Stanley. We provide the following comments.

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

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

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

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander



**PLANNING COMMISSION
VACATE AND RESUBDIVISION**

AGENDA ITEM NO: 8 **November 20, 2009**

PROVIDENT CENTRE, UNIT 1
SUBDIVISION NAME

MAJOR PLAT

080537
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 C-1

OWNER: IH 35 @ Highway 16, LLC, by Kim Wise

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

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

Date filed with Planning Commission: October 30, 2009

Location: On the south side of Highway 35, west of Palo Alto Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-3 General Commercial

Plat is associated with:

MDP 027-08, Provident Centre, accepted on May 28, 2009

Proposed Use: Commercial

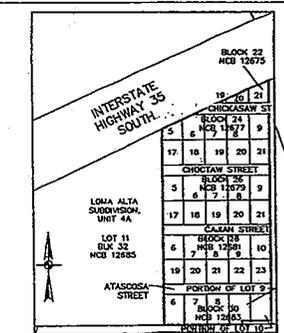
Major Thoroughfare: Highway 35 is a Freeway

APPLICANT'S PROPOSAL:

To plat **5.131** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval



LEGEND: R.O.W. = RIGHT-OF-WAY, ELEC. = ELECTRIC, TELEPHONE, CABLE TV, EGRESS = EGRESS, DEED RECORDS OF BEAR COUNTY, TX, D.P.R. = DEED & PLAT RECORDS OF BEAR COUNTY, TX, O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TX, N.C.B. = NEW CITY BLOCK, FOUND 1/2" BROWN ROD, SET PROPERTY CORNER, EXISTING CONTOURS

AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING VACATED IS COMPRISED OF THE REMAINING PORTION OF LOTS 19 THROUGH 21, BLOCK 32, N.C.B. 12685. THE REMAINING PORTION OF LOTS 5 AND 8 AND ALL OF LOTS 7 THROUGH 9 AND ALL OF LOTS 17 THROUGH 21, BLOCK 2A, N.C.B. 12677, ALL OF LOTS 3 THROUGH 9 AND LOTS 17 THROUGH 21, BLOCK 2B, N.C.B. 12679, ALL OF LOTS 6 THROUGH 10 AND LOTS 18 THROUGH 21, BLOCK 2C, N.C.B. 12681, AND A PORTION OF LOTS 9 AND 10 AND ALL OF LOTS 8 THROUGH 11, BLOCK 2D, N.C.B. 12683 AND HAD BEEN PREVIOUSLY PLATED AS A PORTION OF A SUBDIVISION NAMED LOMA ALTA No. 4 SUBDIVISION AS RECORDED IN VOLUME 3700, PAGE 252 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS. CHICASAW, CALIAN, CHOCTAW, AND ATASCOSA EGRESS RIGHTS HAVE BEEN CLOSED AND ABANDONED BY CITY COUNCIL ORDINANCE NO. 44348, PASSED AND APPROVED SEPTEMBER 19, 1974.

- NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATED SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- NOTES: 1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THIS CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

- NOTES: 2. DETENTION SHALL BE PROVIDED FOR PHASE II AS DEPICTED IN THE PROVIDENT CENTRE MASTER DEVELOPMENT PLAN. 3. NO STRUCTURE, FENCE 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY SUPERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

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

C.P.S. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WASTEWATER EASEMENT," "SEWER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND DUCTING POLES, MARKING OR BURIED WIRES, CABLES, CONDUITS, PIPES, 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 EASEMENTS TOGETHER WITH THE RIGHT TO REMOVE OR TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION CHANGES SHALL BE BORNE BY 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 SAID EASEMENTS ARE DESCRIBED BELOW.

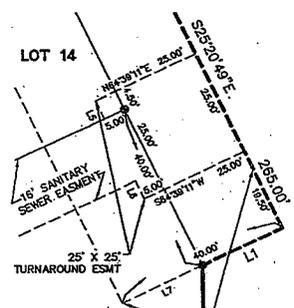
STATE OF TEXAS COUNTY OF BEAR

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 LIMITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE BEAR COUNTY COMMISSION.

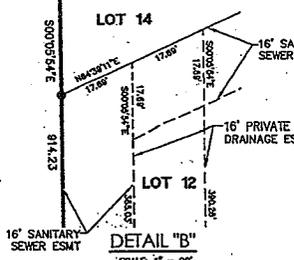
Matt Johnson 7/19/09 Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEAR

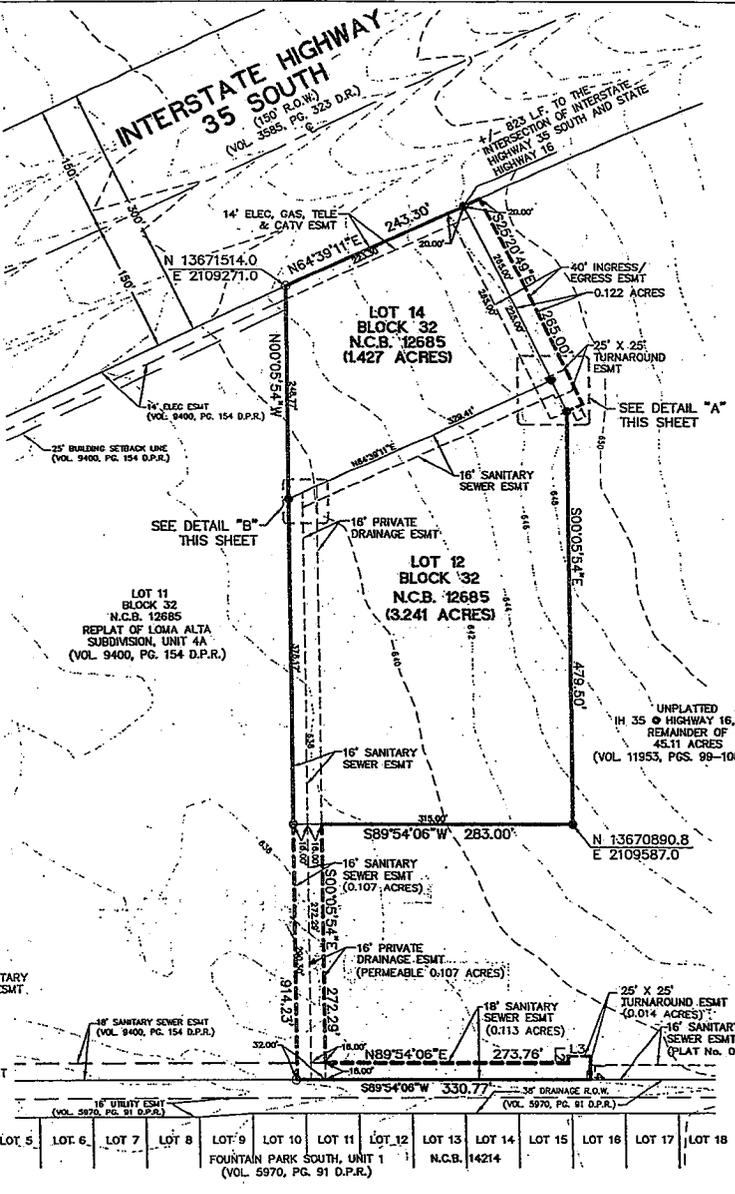
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HIGHEST STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.



DETAIL "A" SCALE 1" = 20'



DETAIL "B" SCALE 1" = 20'



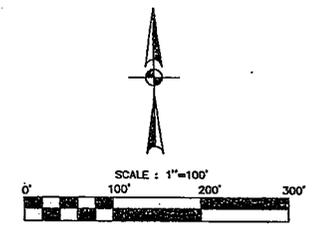
RESUBDIVISION PLAT ESTABLISHING PROVIDENT CENTRE, UNIT 1

BEING 5.131 ACRES OF LAND BEING A PORTION OF A 45.11 ACRE TRACT CONVEYED TO IH 35 @ HIGHWAY 16, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 11953, PAGES 99-106 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHING LOT 12 AND LOT 14, BLOCK 32, NEW CITY BLOCK (N.C.B.) 12685 OF THE BEAR COUNTY, TEXAS.

THIS PLAT OF PROVIDENT CENTRE, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS... DAY OF... AD. 20...

BY: CHAIRMAN BY: SECRETARY



BEARMENT IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET. DRAINAGE NOTES: 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEWERAGE 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 IMPROVEMENTS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG J.S. BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 243.30 LF. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC 35-306(9)(3). SURVEYS NOTE: SURVEYS REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-316 OF THE UVC. SHARED CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH LOC 35-306(9)(3).

LINE TABLE with columns for LINE, BEARING, and LENGTH. Includes lines L1 through L7 with bearings like S64°39'11"W and lengths like 20.00.

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

DEVELOPER: IH 35 @ HIGHWAY 16, LLC 875 ONE LINCOLN CENTER 2400 LBJ FRYDAWAY DALLAS TEXAS 75240 FULLY AUTHORIZED AGENT: Jennifer Paddy Notary Public, State of Texas My Commission Expires August 15, 2010

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... 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 12th DAY OF August 2009 Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF BEAR

I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE... DAY OF... AT... M, AND DULY RECORDED THE... DAY OF... AD. 20... IN THE RECORDS OF THE... OF SAID COUNTY.

IN BOOK VOLUME... ON PAGE... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS... DAY OF... AD.

COUNTY CLERK, BEAR COUNTY, TEXAS BY: DEPUTY



**PLANNING COMMISSION
VACATE AND RESUBDIVISION**

AGENDA ITEM NO: 9 November 20, 2009

PROVIDENT CENTRE, UNIT 3
SUBDIVISION NAME

MAJOR PLAT

090091
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 C-1

OWNER: IH 35 @ Highway 16, LLC, by Kim Wise

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

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

Date filed with Planning Commission: October 26, 2009

Location: On the southwest side of Highway 16 and west of Palo Alto Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-3 General Commercial

Plat is associated with:

MDP 027-08, Provident Centre, accepted on May 28, 2009

Proposed Use: Commercial

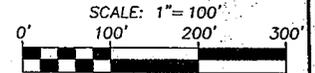
Major Thoroughfare: Highway 16 is a Freeway

APPLICANT'S PROPOSAL:

To plat **6.50** acres consisting of **4** non-single family lots.

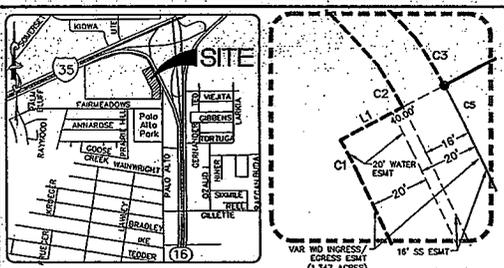
STAFF RECOMMENDATION:

Approval



RESUBDIVISION PLAT ESTABLISHING PROVIDENT CENTRE, UNIT 3

A 6.500 ACRE TRACT OF LAND OUT OF A 46.111 ACRE TRACT OF LAND CONVEYED TO IH 35 @ HIGHWAY 16, LLC, IN SPECIAL WARRANTY DEED WITH VENDORS' LIEN RECORDED IN VOLUME 11953, PAGES 99-106 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS OUT OF PORTIONS OF NEW CITY BLOCK 12685, 12686, 12687 AND 12684, NOW ASSIGNED TO NEW CITY BLOCK 12685 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



- LEGEND
AC ACREFEET
CABLE TELEVISION
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
HCB NEW CITY BLOCK
HPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
PG PAVEMENT
PW POTABLE WATER
ROW RIGHT-OF-WAY
SS SANITARY SEWER
TA TURNAROUND
VAR WID VARIABLE WIDTH
VOL VOLUME
1140- EXISTING CONTOURS
FOUND TYPED MONUMENTATION
FOUND 1/2" IRON ROD
1/2" IRON ROD

BEAR MET IMPACT FEE PAYMENT NOTE: BEAR MET WATER IMPACT FEES WILL BE PAID FROM THE BALANCE OF PLATING THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
SHARED CROSS ACCESS NOTE: IN ACCORDANCE WITH SECTION 35-508 (1)(D) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.
CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. SIGNATURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
STREETScape NOTE: IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION AND NO BIDDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED.
WATER/WASTE WATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELING 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.



AREA BEING VACATED THROUGH VACATING DECLARATION

SCALE: 1" = 300'
THE AREA BEING VACATED IS COMPRISED OF THE REMAINING PORTION OF LOTS 5, 6, 7 AND 18, AND ALL OF LOTS 1 THROUGH 4 AND LOTS 11 THROUGH 16, BLOCK 22, NCB 12676; A PORTION OF LOTS 8, 18 AND 19 AND ALL OF LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 12, BLOCK 25, NCB 12678; THE REMAINING PORTION OF LOTS 9, 10 AND 20 AND ALL OF LOTS 1 THROUGH 8 AND LOTS 11 THROUGH 19, BLOCK 27, NCB 12686; THE REMAINING PORTION OF LOT 10 AND ALL OF LOTS 1 THROUGH 9, AND LOTS 11 THROUGH 20, BLOCK 29, NCB 12688; AND ALL OF LOTS 1 THROUGH 10, BLOCK 31, NCB 12686; A PORTION OF LOTS 10, 11, 12 AND 22, ALL OF LOTS 23 AND 24, BLOCK 22, NCB 12675; ALL OF LOTS 10 THROUGH 12 AND LOTS 21 THROUGH 24, BLOCK 24, NCB 12677; ALL OF LOTS 10 THROUGH 12 AND LOTS 25 THROUGH 28, BLOCK 26, NCB 12679; ALL OF LOTS 11 THROUGH 13 AND LOTS 24 THROUGH 28, BLOCK 28, NCB 12681; A PORTION OF LOTS 9 AND 10 AND ALL OF LOTS 11 THROUGH 13, BLOCK 30, NCB 12683; ALL PREVIOUSLY PLATED IN LOMA ALTA No. 4 SUBDIVISION AS RECORDED IN VOLUME 3700, PAGE 232 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, CHICKASAW, CAJIAN, CHOCTAW, ATASCOSA AND UTE STREETS HAVE BEEN CLOSED AND ABANDONED BY CITY COUNCIL ORDINANCE No. 4434, PASSED AND APPROVED SEPTEMBER 19, 1974.

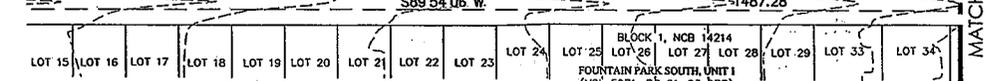
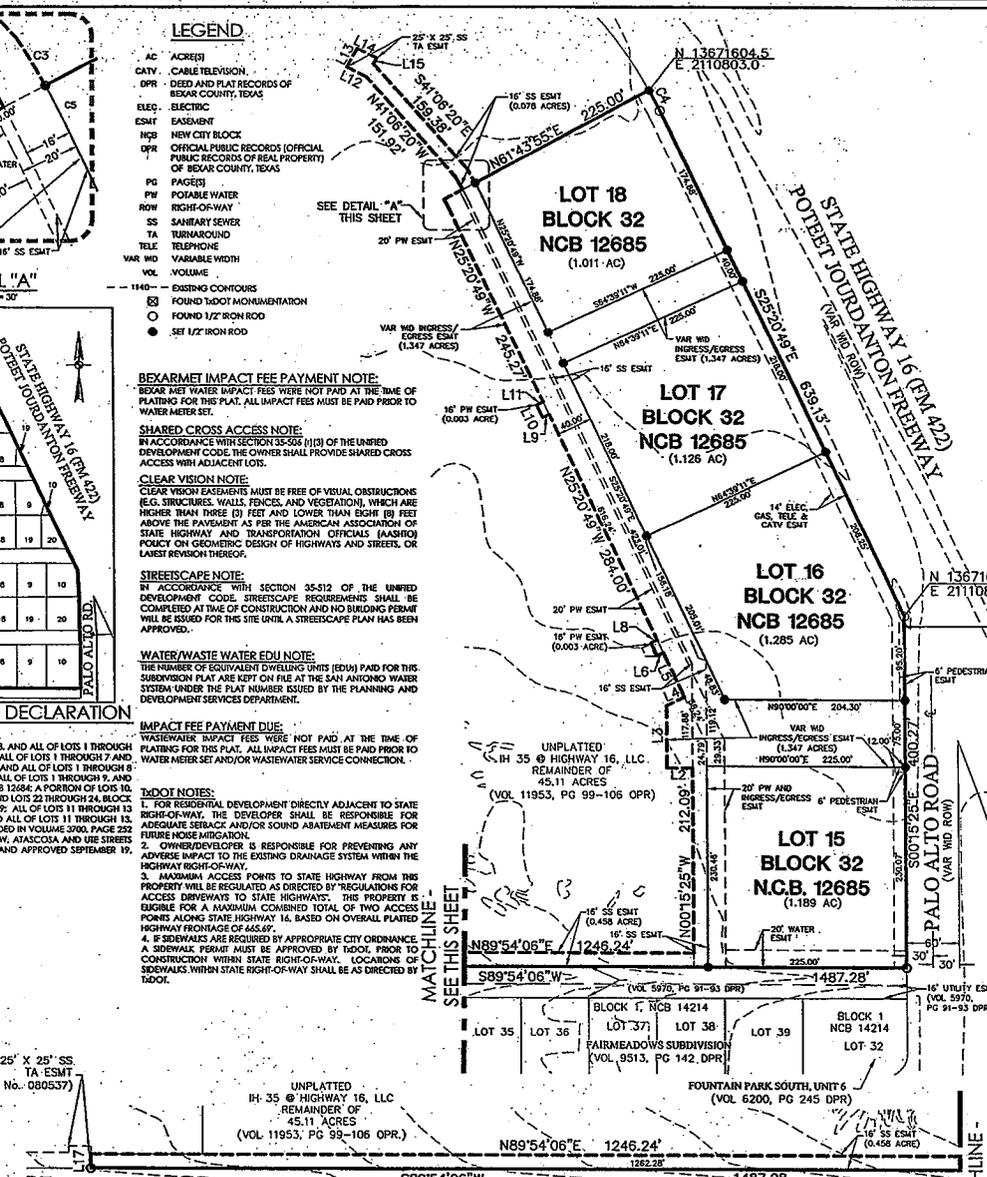
STATE OF TEXAS
COUNTY OF DALLAS
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE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

OWNER/DEVELOPER: IH 35 @ HIGHWAY 16, LLC, 975 ONE LINCOLN CENTER, 5400 LBJ FREEWAY, DALLAS, TEXAS 75240-1062
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED:
Jana Rouse 9/14/09
NOTARY PUBLIC, IN AND FOR THE STATE OF 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 AND BELIEF, AND TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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(S) BY:
Pape-Dawson Engineers, Inc.



LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L17 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, RADIUS, TANGENT, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C5 with their geometric data.

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 (COORDS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (DEPICTED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE GRID NETWORK).
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'ANCHOR BARS/POST SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', 'GAS EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PAROING, AND REPAIRING POLES, HANDS, OR BIRDS WIRE, CABLE, CONDUITS, TRENCHES OR TRANSFORMERS, EACH WITH THE NECESSARY APPROPRIATE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OWNERS ADJACENT LOTS, AND THE RIGHT TO RELOCATE SAID FACILITIES WITH SAID EASEMENT AND RIGHT OF WAY AREAL, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH DANGER OR MAY INTERFERE WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND SO AGREED WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND SO AGREED THAT NO BIDDING, CONTRACTS, OR WALLS WILL BE REQUIRED TO BE CONSTRUCTED OR MAINTAINED.
2. ANY CITY METERARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS (CONSUMER) LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT HINDER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

THIS PLAT OF PROVIDENT CENTRE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS DAY OF ... A.D. 20...

STATE OF TEXAS
COUNTY OF BEAR
BY: ... CHAIRMAN

STATE OF TEXAS
COUNTY OF BEAR
BY: ... SECRETARY

PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF ... A.D. 20... AT ... M. AND DULY RECORDED THE DAY OF ... A.D. 20... AT ... M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME ... ON PAGE ... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ... A.D. 20...

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: ... DEPUTY

PROVIDENT CENTRE, UNIT 3
Civil Job No. 4010-06; Survey Job No. 9240-04



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 November 20, 2009

STILLWATER RANCH UNIT 15C
SUBDIVISION NAME

MAJOR PLAT

090180
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-7

OWNER: JSL Development Corporation, by Shannon Livingston

ENGINEER: Haag Engineering Consultants, by John J. Haag, P.E.

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

Date filed with Planning Commission: November 5, 2009

Location: Extending Silver Pointe east from Stillwater Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 840A, Culebra Valley Ranch, accepted on September 25, 2007

Proposed Use: Right of Way

APPLICANT'S PROPOSAL:

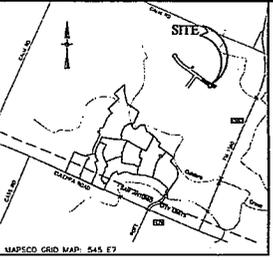
To plat **0.965** acres consisting of **2** non-single family lots and **445.45** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
OF
**STILLWATER RANCH
UNIT 15C**

BEING 0.865 ACRES OF LAND IN COUNTY BLOCK (C.B.) 4450, SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF A 120.576 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11224, PAGE 2457 AND AN 89.931 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11454, PAGE 181, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY TEXAS, AND BEING OUT OF THE M.M.V. MOUNOUR SURVEY NO. 80, ABSTRACT NO. 467.



GPS GENERAL NOTE
THE CITY OF SAN ANTONIO HAS A PART OF ITS RECORDING AND SURVEYING SYSTEMS...
GPS GENERAL NOTE
THE CITY OF SAN ANTONIO HAS A PART OF ITS RECORDING AND SURVEYING SYSTEMS...
GPS GENERAL NOTE
THE CITY OF SAN ANTONIO HAS A PART OF ITS RECORDING AND SURVEYING SYSTEMS...

NOTES:
1) ALL DIMENSIONS, EASEMENTS, WALLS OR OTHER OBSTRUCTIONS THAT...
2) BEAR COUNTY SHALL MAINTAIN DRAINAGE, SANITARY SEWER AND WATER EASEMENTS...
3) BEAR COUNTY SHALL MAINTAIN DRAINAGE, SANITARY SEWER AND WATER EASEMENTS...
4) BENCHMARK REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF...
5) BENCHMARK REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF...

SURVEY NOTES:
1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN...
2. CONTROL MONUMENTS AS SHOWN...
3. THE BASIS OF BEARING SHOWN HEREIN IS THE PLAT OF STILLWATER RANCH UNIT-3...
4. THE BASIS OF BEARING SHOWN HEREIN IS THE PLAT OF STILLWATER RANCH UNIT-3...

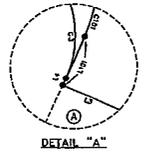
ABBREVIATIONS
VOL. VOLUME
PAGE PAGE
DATE DATE
INCH INCH
RIGHT OF WAY RIGHT OF WAY
TELE TELEPHONE
ROW ROW
F FOUND
S SET
SET 1/2' REBAR SET 1/2' REBAR
GAS GAS
GPS ENERGY GAS GPS ENERGY GAS
BUSINESS SERVICE LINE BUSINESS SERVICE LINE
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
ACRES

LEGEND
O 1/2" IRON PIN
● SET 1/2" IRON PIN W/ CAP MARKED (DYE DIT SA TX)
--- EXISTING 1 VF CONTOUR
--- 940 EXISTING 5 VF CONTOUR
--- 920 EXISTING 5 VF CONTOUR

(A) FUTURE "THOMAS SPRINGS" STREET R.O.W. 60' R.O.W. WIDTH

LOCATION MAP NOT TO SCALE

SAND NOTES:
1. "WATERMETER ISDN NOTE: THE NUMBER OF WATERMETER 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."



UNPLATTED
OWNER: CULEBRA VALLEY 2004 LTD.
170.95 ACRE
VOL. 6628, PAGE 1542 R.P.R.
VOL. 11454, PAGE 181 R.P.R.

VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER AND WATER EASEMENT. (EASEMENT WILL EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY) (0.1102 ACRES)

VARIABLE WIDTH INTERCEPTOR DRAINAGE ESMT VOL. 9568, PAGES 157-159, D.P.R.



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 LANDS...
John J. Haag
REGISTERED PROFESSIONAL ENGINEER



STATE OF TEXAS & COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...
D. Scott Dye
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	321.61	565.00	60.76	130.81	S89°45'59" E	127°03'37"
C2	38.27	28.00	25.00	33.36	S89°02'46" W	90°00'00"
C3	37.44	28.00	23.74	34.04	N18°48'45" W	88°39'00"
C4	92.25	635.00	48.33	92.44	N87°46'30" SE	83°54'47"
C100	78.48	635.00	39.80	78.44	S87°12'32" E	71°02'07"
C101	81.68	350.00	33.01	43.24	S82°30'30" E	85°54'47"
C102	54.88	35.00	35.00	49.50	N89°05'48" E	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N36°22'17" E
L2	90.00	S24°02'46" W
L3	60.00	N55°54'14" W
L4	1.81	N45°05'46" E
L100	181.43	S83°17'43" E
L101	12.64	S18°02'46" W
L102	10.00	N24°02'46" E
L103	85.00	N45°54'14" W
L104	60.00	S49°02'46" W
L105	60.00	N55°54'14" W
L1022	60.00	N24°02'46" E

LAND DEVELOPMENT SERVICES DIVISION

09 NOV -4 AM 10:20

RECEIVED

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #479-3343
STATE OF TEXAS & COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, BELIEVES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE TELEPHONE, STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON DESIGN FOR THE PURPOSE AND CONSTRUCTION THEREON EXPRESSED.

STATE OF TEXAS & COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF NOVEMBER, A.D. 2009.
Lisa Frangello
NOTARY PUBLIC, BEAR COUNTY, TEXAS



THIS PLAT OF STILLWATER RANCH UNIT 15C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION...
DATE: _____ DAY OF _____, A.D. 2009.

By: _____ CHAIRMAN
By: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.
ON THIS _____ DAY OF _____, 2009.

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

STATE OF TEXAS & COUNTY OF BEAR
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, IN BOOK/VOLUME _____ ON PAGE _____ IN INSTRUMENT NUMBER _____, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2009.
COUNTY CLERK, BEAR COUNTY, TEXAS
By: _____ DEPUTY

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: // November 20, 2009

SILVER OAKS UNIT 10A
SUBDIVISION NAME

MAJOR PLAT

090243
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-7

OWNER: Centex Homes, by Charles Marsh

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

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

Date filed with Planning Commission: October 28, 2009

Location: Extending Autumnndale from Lazy Pebble

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 792-B, The Culebra Creek II, accepted on December 18, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 4.044 acres consisting of 15 single family lots and 690 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

SUBMISSION PLAT OF SILVER OAKS SUBDIVISION UNIT 10A

BEING A 4.044 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PGS. 957-962, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 10A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2009.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT... DECATES 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 EXPRESSLY.

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER BY: CHARLES MARSH LAND DEVELOPMENT MANAGER

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

LEAH D. TAMEZ BY COMMISSION EXPIRES: AUGUST 28, 2012 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE CONFORMING TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER PAUL M. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

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

LEGEND

- 1. BUILDING SETBACK LINE
2. CLEAR VISION EASEMENT
3. ELECTRIC & CABLE TELEVISION EASEMENT
4. TELEPHONE & CABLE TELEVISION EASEMENT
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6. C.E.T.V.E.
7. ONE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
8. FINISHED FLOOR CONTOUR
9. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS BATHYM IS NAD 83/93(NAD83), SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00007
10. ROTATION GRID TO PLAT IS 016214
11. CONFORMANCE WITH THE PRACTICE OF SURVEYING ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" BORE DIA. B.R. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
12. BEARING REFERENCE SOURCE IS THE LINE BETWEEN ADJACENTS SHOWN HEREON AT THE NORTHEAST CORNER LOT 18, BLOCK 26, SILVER OAKS UNIT 4B, RECORDED IN VOLUME 9572 PAGE 197, D.P.R. AND THE SOUTHEAST CORNER LOT 18, BLOCK 26, SILVER OAKS UNIT 11 (PLAT ID NO. 070066) AND CALLED 524'23.45" W THEREON.
13. D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS 'SAWS', SAWS WILL OWN, MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
17. 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 RECORDEATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
18. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND ORNAMENTAL EASEMENTS WITH THE EXCEPTION OF 16" INTERCEPTOR DRAIN EASEMENT ON LOT 39, BLOCK 26, 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.
19. THE 16" INTERCEPTOR DRAIN EASEMENT SHOWN ON LOT 38, BLOCK 26, SHALL BE FOR THE EXCLUSIVE USE OF AND MAINTAINED BY THE OWNER OF SAID LOT 38, BLOCK 26 AND NOT THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

NOTE:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. PART OF 2" A.S.V. UTILITY SERVICE REGULATIONS 2/18/2000, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 50.0 FEET SHALL HAVE RIGID/PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITH THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE ORNAMENTAL 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 ACCESS AND EGRESS AND PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

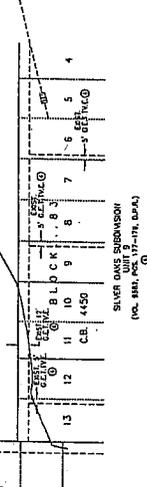
BUILDING SETBACK NOTE

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

Table with 2 columns: PLAT REFERENCE and Description. Includes entries for Silver Oaks Subdivision Unit 4B, 7, 9, 4A, and 11.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1, L2, L3.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT LENGTH, CHORD. Includes curves C1 through C11.

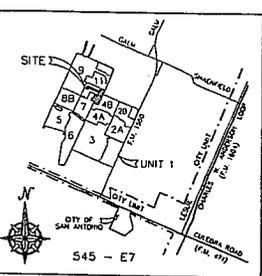


"C.P.S. NOTES"

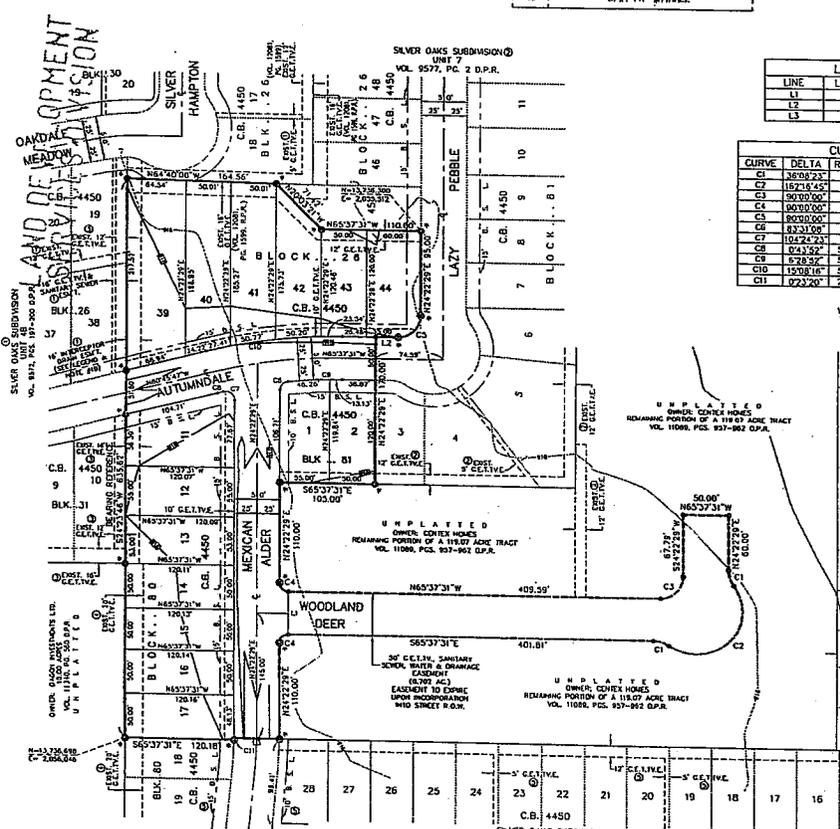
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OFT PUBLIC SERVICE BOARD) IS HEREBY INDICATING THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "UTILITY EASEMENTS".
2. ANY C.P.S. MOUNTAIN LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LEAD WITH SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, REDUCE OR CONTRADICT ANY EXISTING EASEMENTS FOR WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER UTILITIES APPROVED BY THE CITY OF SAN ANTONIO.
4. CONCRETE DRIVEWAY 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. NOF OVERLAP ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LOCATION MAP

NOT TO SCALE MONUMENT NOTE: 1/2" INK, 1/2" INK, 1/2" INK, 1/2" INK



RECEIVED 09 OCT 23 PM 2:50



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

Denham-Ramones Engineering and Associates, Inc.

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT CONFORMS WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

1380 Pantheon Way, Suite 290 San Antonio, Tx. 78232 Firm Registration Number - F-5161 (210) 495-3100 Office (210) 495-3122 Fax

ATTESTED: THIS _____ DAY OF _____ A.D. 20, _____ COUNTY CLERK, BEXAR COUNTY, TEXAS _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 12 November 20, 2009

STONE OAK OFFICE PARK
SUBDIVISION NAME

060008
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 A-6

OWNER: Wilderness Oaks, LTD., by Thomas K. Chapman

ENGINEER: MBC Consulting Engineers, by Samuel B. Bledsoe, P.E.

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

Location: East of Knights Cross, south of Evans Road

Plat status: The Planning Commission approved this plat on November 22, 2006. The plat was recorded on February 16, 2007.

APPLICANT'S REQUEST:

Applicant is requesting a three 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 due to the economic downturn, improvements have been delayed. The percentage of improvement completed is as follows:

- Drainage 0%

STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends **approval** of a three year extension.

SUBDIVISION PLAT OF STONE OAK OFFICE PARK

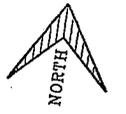
BEING 5.2728 ACRES OUT OF THE L. C. CRODTMANN SURVEY No. 12, ABSTRACT No. 830, COUNTY BLOCK 4336, AND OUT OF A 244.656 ACRE PARCEL DESCRIBED IN DEED RECORDED IN VOLUME 7036 PAGE 1007, OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

DEVELOPER / OWNER WILDERNESS OAKS, LTD. P.O. BOX 700185 SAN ANTONIO, TEXAS 78270

CURVE DATA table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH. Rows 1-5.

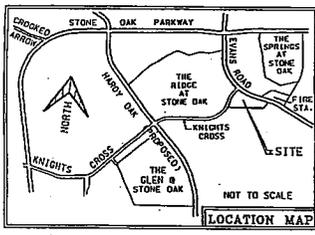
BEARING & DISTANCE TABLE with columns: NO., BEARING, DIST. Rows 1-8.

- LEGEND: EXIST. EXISTING, ELEC. ELECTRIC, TEL. TELEPHONE, CATV CABLE TELEVISION, SAN. SWR. SANITARY SEWER, EASEMENT, R.O.W. RIGHT-OF-WAY, BLDG. BUILDING, N.C.B. NEW CITY BLOCK, 14" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT



SCALE: 1" = 100'

BEARINGS BASED ON THE EAST PROPERTY LINE OF KNIGHTS CROSS EXTENSION AS BEING N33°11'48"E



THE RIDGE AT STONE OAK, UNIT-1 VOLUME 9548 PAGES 188-190

5' DEDICATION TO THE CITY OF SAN ANTONIO FOR STREET WIDENING (0.0518 AC.)

BLOCK 6 N.C.B. 19219

10' WIDE STREET CONSTRUCTION & MAINTENANCE EASEMENT AND ELECTRIC & GAS EASEMENT VOLUME 9545 PAGE 146

EXIST. 15" x 30" DRAINAGE ESM'T. ESM'T. VOLUME 9545 PAGE 146

5.1780 ACRES LOT 34

BLOCK 13 N.C.B. 19219

BLOCK 13 N.C.B. 19219

SUNDANCE SUBDIVISION, UNIT-1 VOLUME 9550 PAGES 113-114

CHEYENNE CREEK

N 13.799.939.3 E 2.133.716.1

STONE OAK FIRE STATION VOLUME 9550 PAGE 104

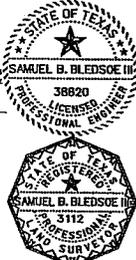
N 13.799.939.3 E 2.133.716.1



MACINA, BOSE, COPELAND & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1935 Central Parkway North, San Antonio, Texas 78232 1-9057 TEL. No. (210) 545-1122

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

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 SYSTEMS...



UDC 35-506(Q)(1)1: PARTIALS SHALL BE WITHDRAWN TO MAIN STREET OF "AT BROADWAY STREETS AND ON THE SUBDIVISION MAP... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE NEIGHBORHOOD SET FORTH BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYING...

THIS PLAT OF STONE OAK OFFICE PARK BEING 5.2728 ACRES OUT OF THE L. C. CRODTMANN SURVEY No. 12, ABSTRACT No. 830, COUNTY BLOCK 4336, AND OUT OF A 244.656 ACRE PARCEL DESCRIBED IN DEED RECORDED IN VOLUME 7036 PAGE 1007, OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

October 28, 2009

Wilderness Oaks, LTD.
15600 San Pedro Suite 207
San Antonio, TX 78232

PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

2009 NOV -2 A 11:47

Re: Extension of plat #060008, Stone Oak Office Park Subdivision DIRECTOR'S OFFICE

Planning Commission
City of San Antonio, Texas

To Whom It May Concern:

We have a recorded plat for approximately 5 acres of land located in Stone Oak at the intersection of Evans Road and Knights Cross.

We respectfully request that the plat be extended for an additional 3 year period.

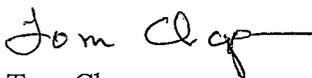
Our plan for the site is to develop an office complex to serve the Stone Oak area. In addition to spending a great deal of time, money and resources to plat the site, we created a comprehensive land plan that would minimally impact the large number of trees on the tract. This includes 7 buildings scattered throughout the site.

Our core business is Benchmark Homes, a locally owned and operated homebuilder serving San Antonio and surrounding areas since 1992. We had planned to build a new corporate headquarters in one of the new buildings, and have the building plans totally complete and ready to go to the city for permits. Unfortunately the economy and homebuilding in particular, declined rapidly just as we were getting started on the approval process. We were forced to put the project on hold.

Due to the downturn, we reduced our company size from twenty four employees to seven. The good news is that our homebuilding business has started to pick up significantly in the last four months. We anticipate hiring back several of our employees in the near future, and firmly believe homebuilding is showing signs of a slow but definite recovery.

We are confident we will be in a good position within the next year to two years to resume our development process with the Stone Oak tract, and are excited about moving our company headquarters to the office park.

Sincerely,



Tom Chapman
Partner, Wilderness Oaks, LTD
President, Benchmark Homes

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 November 20, 2009

KB POTRANCO UNIT 3
SUBDIVISION NAME

060387
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 A-5

OWNER: KB Home Lone Star, LP., by Joe C. Hernandez

ENGINEER: Carter Burgess, Inc. by, Billy K. Classen, P.E.

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

Location: Southeast of Potranco Road, northeast of Sundance Park

Plat status: The Planning Commission approved this plat on November 22, 2006. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three 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 due to the economic downturn, improvements have been delayed. The percentage of improvements completed is as follows:

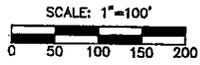
- Streets 0%
- Water infrastructure 35%
- Sanitary sewer 90%

STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends **approval** of a three year extension.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	450.00	316.5	312.32	N43°07'53"W	49°36'37"
C2	15.00	33.56	31.51	N42°24'21"W	18°03'00"
C3	15.00	23.56	21.51	S42°10'36"W	18°00'00"
C4	250.00	168.48	166.18	N33°07'57"E	49°36'37"
C5	14.00	9.55	8.95	S33°07'57"E	18°11'11"
C6	26.00	148.53	98.49	N38°20'26"W	18°22'18"
C7	14.00	8.51	8.32	N38°20'26"W	18°11'03"
C8	14.00	6.36	6.23	N38°20'26"W	18°11'03"
C9	20.00	139.52	88.46	S33°07'57"E	18°22'33"
C10	14.00	8.65	8.74	S43°10'36"W	18°22'33"
C11	378.00	311.81	307.84	S18°24'42"E	31°30'30"
C12	632.00	358.84	344.08	N18°24'42"E	31°30'30"
C13	24.00	34.19	31.37	S33°07'57"E	18°22'33"
C14	24.00	37.70	33.81	N38°20'26"W	18°00'00"
C15	175.00	124.04	121.48	S33°07'57"E	49°36'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S87°10'36"W
L2	15.00	N38°20'26"W
L3	50.00	N38°20'26"W
L4	60.23	N43°07'57"E
L5	60.23	N38°20'26"W
L6	60.23	N38°20'26"W
L7	92.28	S43°10'36"W



- LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD W/ CAP SET
 - R.O.W. RIGHT-OF-WAY
 - EXISTING MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - E,G,T,CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

- Ⓐ 20' BUILDING SETBACK LINE
- Ⓑ 10' BUILDING SETBACK LINE
- Ⓒ 5' E,G,T,CATV EASEMENT
- Ⓓ 12' E,G,T,CATV EASEMENT
- Ⓔ 14' E,G,T,CATV EASEMENT
- Ⓕ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓖ PROPERTY BOUNDARY
- Ⓖ 14' RIGHT OF WAY DEDICATION (0.121 AC)
- Ⓖ EXISTING 5' ELEC., GAS, TELE., & CATV, ESMIT. (KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9589, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)
- Ⓖ EXISTING 20' ELEC., GAS, TELE., & CATV, ESMIT. (KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9589, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)
- Ⓖ EXISTING 12' ELEC., GAS, TELE., & CATV, ESMIT. (KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9589, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)

SUBDIVISION PLAT ESTABLISHING KB POTRANCO UNIT 3

BEING A 11.397 ACRE TRACT OUT OF A 129.236 ACRE TRACT RECORDED IN VOLUME 11341, PAGE 587 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN BOTH THE A. FITZGERALD SURVEY NO. 288, ABSTRACT NO. 236 COUNTY BLOCK 4355 AND THE JAMES DUNN SURVEY NO. 269, ABSTRACT NO. 197, COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS.

NET ACREAGE:	11.397 AC.
TOTAL ROW DEDICATION:	0.121 AC.
GROSS ACREAGE:	11.397 AC.

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF KB POTRANCO UNIT 3 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., 2006.

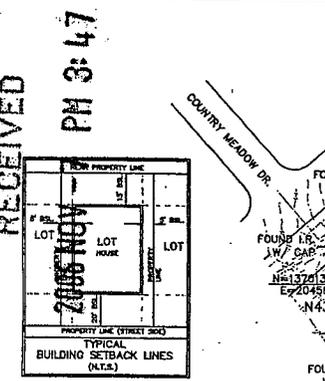
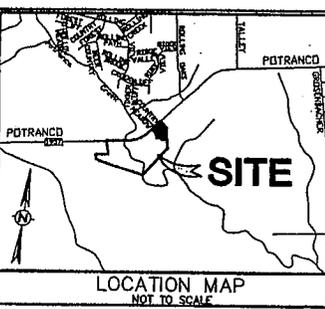
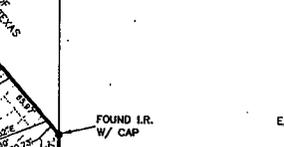
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE STATUTE STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ORIGINAL SURVEY MADE OF THE GROUND BY: *[Signature]* ADRIAN E. REED REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8406

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN BY THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. *[Signature]* BILLY K. CLASSEN LICENSED PROFESSIONAL ENGINEER NO. 84604

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

DETAIL 'A' AREA BEING REPLATTED

25' DRAINAGE EASEMENT BEING REPLATTED IN THIS PLAT HAD BEEN PREVIOUSLY RECORDED IN KB POTRANCO UNIT 1 VOL. 9589, PG. 32-33 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



- NOTE:**
- FOR PRELIMINARY DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCEPTING, INSTALLING AND/OR MAINTAINING ADEQUATE MEASURES FOR FUTURE HOME WITHIN.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADEQUATE ACCESS TO THE EXISTING DRAINAGE SYSTEM WITHIN THE RESIDENTIAL RIGHT OF WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE RELOCATED AS ORDERED BY REGULATION TO CONFORMANCE WITH STATE RIGHT OF WAY REGULATIONS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO F.M. 1907.
 - IF RELOCATIONS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A RELOCATED POINT MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY LOCATIONS OF RELOCATIONS WITHIN STATE RIGHT OF WAY SHALL BE AS ORDERED BY THE CITY.

- NOTE:**
- WASTEWATER (DW) NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION IS KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - IMPACT FEE PAYMENT DUE: (A) RESIDENTIAL WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
 - SET 3" IRON PIN WITH ORANGE CAP STAMPED "CAG-SA PROP. CO." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM HAS AS SOUTH CENTRAL ZONE.
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 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER CITY AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION.
 - BEXAR COUNTY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN GREEN SPACE, PARKS, OR EASEMENTS OF ANY KIND. THE H.O.A. WILL BE RESPONSIBLE FOR THESE AREAS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT WITHDROUGHT PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID DRAINAGE EASEMENTS AND PLAT HAD BEEN APPROVED BY THE COMMISSIONERS COURT.

DATED THIS ___ DAY OF ___, A.D., 20__ COUNTY CLERK, BEXAR COUNTY, TEXAS

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, MAINTAINING, REPAIRING, INSPECTING, PARTIALING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, AND ERECTING ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 OBSTRUCT SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO DRAINAGE, CONCRETE SLABS, OR WALLS WILL BE ERRECTED OR CONSTRUCTION OF ANY KIND OR MONUMENTARY LOSS RESULTING FROM INDICATIONS REQUIRED OF CIP EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS. THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS SHALL BE RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS. THE PLAT DOES NOT AUTHORIZE RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS COUNTY OF BEXAR

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

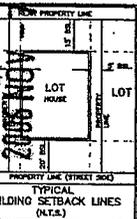
FOR HOME LONE STAR, L.P. A TEXAS LIMITED PARTNERSHIP 4820 FREDERICKSBURG BLVD. SAN ANTONIO, TX. 78222 TEL: (210) 301-2661

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUILYN MARIE KELLOGG, DULY IDENTIFIED AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. OVER UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF NOVEMBER, A.D., 2006. JACQUILYN MARIE KELLOGG Notary Public, State of Texas My Commission Expires November 01, 2009

DEVELOPMENT SERVICES RECEIVED

PM 3:47



- NOTE:**
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Carter-Burgess Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services. Carter and Burgess, Inc. 91 Central Expressway #1, Suite 405 San Antonio, Texas 78228 210-244-0088 Fax 210-244-0088 COPYRIGHT 2006 JOB NO. 310004.302 DATE: 3/13/08



911 Central Parkway N, Suite 425
San Antonio, TX 78232 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

November 5, 2009

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

Re: Plat No. 060387
KB Potranco Unit 3
Recordation Extension Request

Dear Mr. Sanchez:

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to fulfill the improvements required by the approval of KB Potranco Unit 3 Subdivision. The current expiration date for plat recording is set for November 21, 2009. The improvements have been delayed due to economic factors; however, they are currently in progress and are scheduled to be complete in early 2010. Below is a list showing the completion percentage of each component of the project:

Streets – 0%
Drains – N/A
Sidewalks – N/A
Water Infrastructure – 35%
Sanitary Sewer – 90%

We appreciate your time and consideration on this project, please do not hesitate to contact our office should you have any questions or require additional information.

Sincerely,

David Brodbeck, P.E.
Project Engineer

M:\310004.302 KB Potranco Unit 3\docs\Time Extension Letter.doc

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**
FROM: George Rodriguez, Assistant Director, Real Estate Division 
COPY: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division
SUBJECT: S. P. No. 1373 - Request to close, vacate and abandon an improved 15-foot wide alley

DATE: November 4, 2009

PETITIONER: Three Americas Building, LLC.
C/o: Josef Seiterle
118 Broadway #324
San Antonio, Texas 78205-2018

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on November 20, 2009.

BACKGROUND

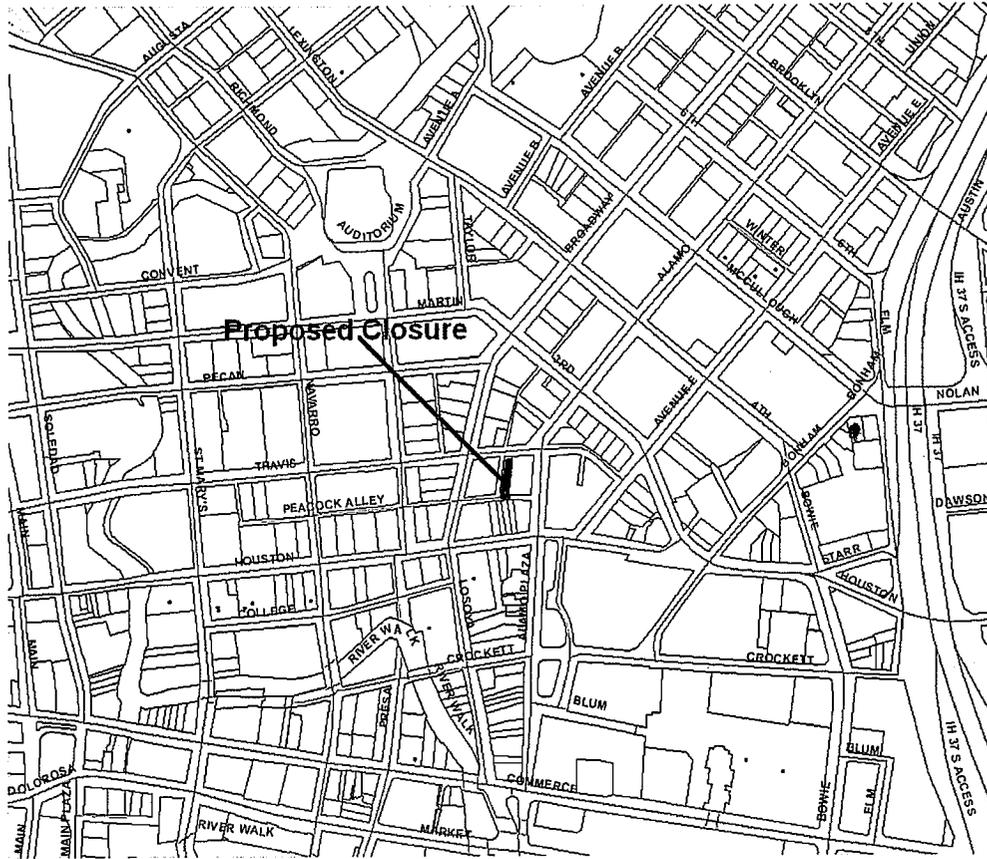
Three Americas Building, LLC. (Petitioner) is requesting the closure, vacation and abandonment of an improved 15-foot wide alley located between E. Travis St. and Peacock Alley adjacent to NCB 422 in City Council District No.1, as shown on attached Exhibit "A." Specifically, the alley is bounded by Travis Street to the north, Peacock Alley to the south, Broadway Street to the west and N. Alamo Street to the east. The petitioner owns the abutting properties on both sides of the proposed closure. If approved, the petitioner will be incorporate the proposed closure with its abutting properties for parking purposes and construct a parking garage.

COORDINATION AND FINANCIAL IMPACT

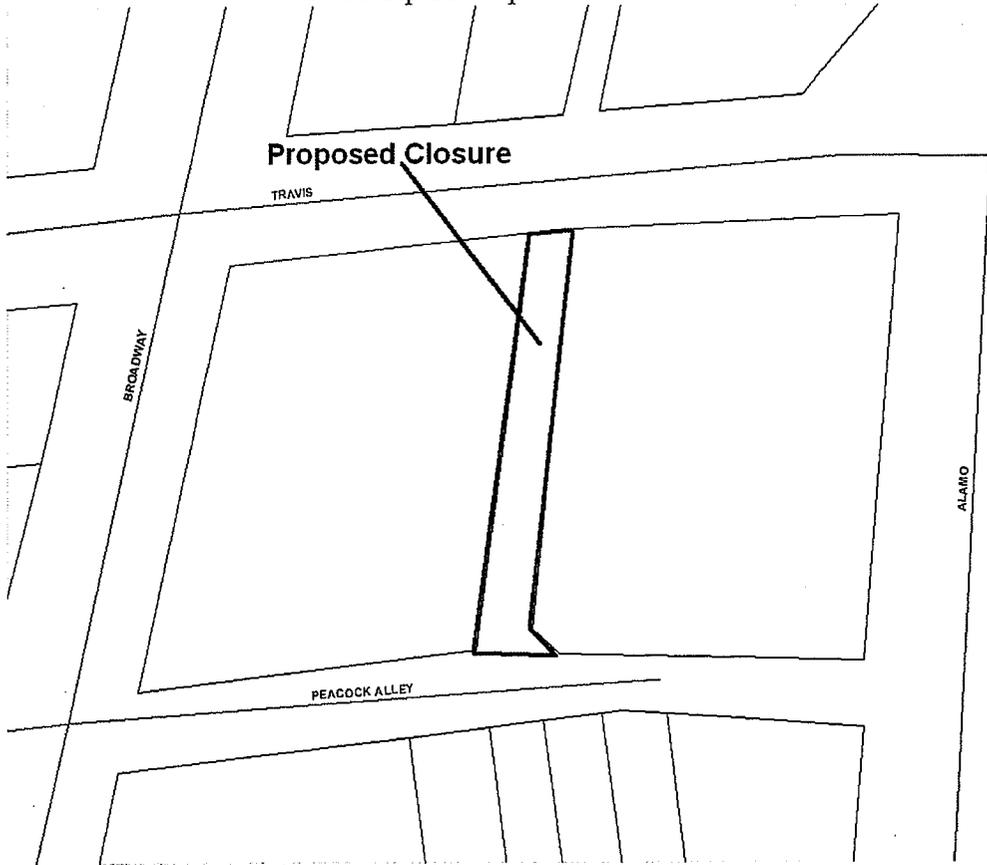
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Site Map of Proposed Closure



Map of Proposed Closure



Aerial Photograph of Proposed Closure



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

October 5, 2009

Three Americas Building, LLC
Attn: Josef E. Seiterle, Manager
118 Broadway Street
San Antonio, TX 78205

S. P. No. 1373-Request to close, vacate and abandon an improved 15-foot wide alley located between E. Travis Street and Peacock Alley

Dear Mr. Seiterle:

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

PUBLIC WORKS DEPARTMENT: Conditional approval based upon the proliferation of communication lines AT&T, Time Warner, Quest, ect. (Fiber) running through the alley. Any development in this alley would need to take this into consideration.

CPS ENERGY: Petitioner must agree to reserve a perpetual easement for all existing electric 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 the City Public Service Board and at the sole expense of the petitioner. An existing four (4) inch Steel Gas Main which a feeds a Gas Service is located along the alley between E. Travis and Peacock Alley. In order for this alley to be abandoned and vacated, the owner must pay for the existing four (4) inch Gas Main and Service to be relocated. There is a communication cable running in the electrical duct banks on Travis Street on the North end of the proposed closure. If the requestor will be impacting that duct bank, then the communications cable may have to be relocated.

SAN ANTONIO WATER SYSTEM: Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer 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 San Antonio Water System and at the sole expense of the petitioner.

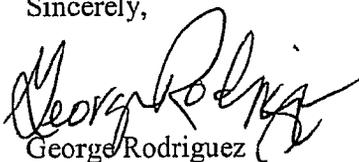
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

Additionally, petitioner applied to the City of San Antonio, Economic Development Department for project consideration under the Incentive Scorecard System and qualified for 75% waiver of Public Right of Way closure fees. The appraised value of the proposed closure is \$153,704.00 of which \$115,278.00 (75%) has been deducted due to the Incentive Scorecard System. Petitioner agrees to pay a total closure fee of \$38,642.00, which includes \$144.00 for the posting of two (2) signs notifying the public of the proposed street closure and \$72.00 for recording fees. The fee will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the closure is not approved by City Council, the recording fees will be refunded to the petitioner, less the fee for posting the notification signs. A completed and executed Discretionary Contracts Disclosure Statement is required and is attached for your convenience.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner 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.

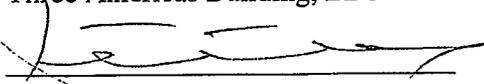
If you concur with the above mentioned conditions, including the payment of the assessed closure fee, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure Statement and the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

Sincerely,


George Rodriguez
Assistant Director

AGREED AS TO TERMS AND CONDITIONS:

Three Americas Building, LLC , et al

By  Josef E. Seiterle

Print Name

Manager and President

Title

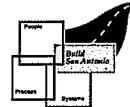
October 9, 2009

Date

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

November 20, 2009

Public Right of Way Closure



Planning Commission Item

- Three Americas Building LLC (Petitioner) is requesting to close, vacate and abandon an improved 15-foot wide alley in City Council District No. 1
- The alley is located between E. Travis St. and Peacock Alley. Specifically, the alley is bounded by Travis Street to the north, Peacock Alley to the south, Broadway Street to the west and N. Alamo Street to the east
- The right of way consists of 2,383 square feet (.05 of an acre)

Background

Purpose:

- The petitioner owns the abutting properties on both sides of the proposed closure
- If approved, the petitioner will be incorporate the proposed closure with its abutting properties for parking purposes and construct a parking garage

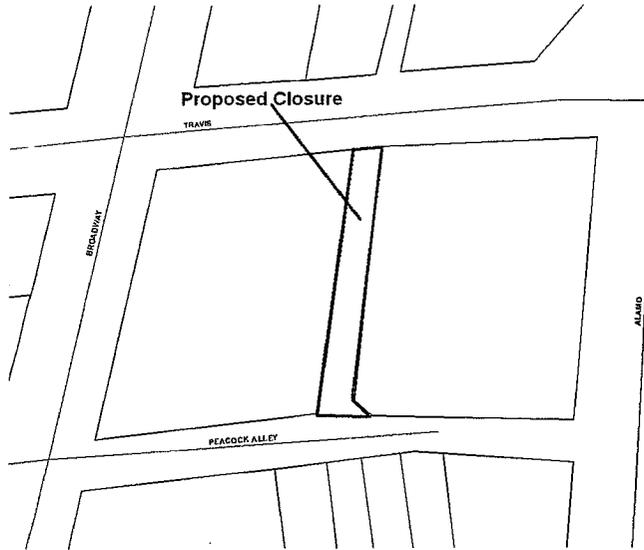
3

Exhibit "A" Site Map of Proposed Closure



4

Exhibit "A" (Continued.) Map of Proposed Closure



5

Exhibit "A" (continued) Aerial Photograph of Proposed Closure



6

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
- Petitioner has agreed to comply with all conditions

7

Background (cont.)

Notification:

- Two (2) Signs have been posted informing the public of the proposed closure
- 46 notices were mailed to property owners within a 500 foot radius of the proposed closure

8

Fiscal Impact

Financial Impact:

- The City will collect a fee of \$38,642.00 for the closure, vacation and abandonment of this Public Right of Way
- Petitioner qualified for a 75% reduction of the proposed closure in accordance with the Incentive Scorecard Agreement
- This Public Right of Way will added to the tax rolls and will generate revenue for the taxing entities

9

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

10

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN ALLEY RUNNING NORTH/SOUTH BETWEEN EAST TRAVIS AND PEACOCK ALLEY LOCATED BETWEEN LOTS A7 AND A8, BLOCK 26, NCB 422, COUNCIL DISTRICT 1, AS REQUESTED BY THREE AMERICAS BUILDING, LLC.

* * * * *

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, Three Americas Building, LLC. filed an application requesting closure of an alley 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 closure of a segment of an alley located between East Travis Street and Peacock Alley.

SIGNED this 20th day of November, 2009.

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM.

* * * * *

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

Section 1. _____ is appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 20th DAY OF NOVEMBER 2009.

APPROVED:

Chair

ATTEST: _____
Executive Secretary