SAN ANTONIO PLANNING COMMISSION AGENDA

March 10, 2010
2:00 P.M.

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

Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
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 ITEM(S)**
   A. Work session, **1:00** P.M., Tobin Room
   - Agenda items may be discussed (Planning and Development Services)
   - San Antonio International Airport Vicinity Land Use Plan Briefing (PDSD)
   - Development Process Briefing (PDSD)

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

3. Roll Call

4. Citizens to be heard

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.

			Council District	Ferguson Index #
PLAT:				
5.	**090218**	**Traders Village** (At the southwest corner of Loop 410 and Old Pearsall Road)	**4/OCL**	**679 F-2**

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* Project is located in the Camp Bullis Notification Area.

INDIVIDUAL CONSIDERATION

PLAT:

6. 080291 Moretti, Unit 1* **OCL 451 D-8**
(On the east side of US Highway 281, north of Summerglen Way)

VARIANCE and APPEAL:

7. 060748 Terra Bella, Unit 3 PUD (time extension) **OCL 482 C-2**
(Near the intersection of Hardy Oak Boulevard and Wilderness Oak)

LAND TRANSACTION:

8. A Resolution approving the purchase by the City of San Antonio's Aviation Department of a .201 acre tract of land belonging to the San Antonio River Authority for the amount of $2,450.00. The property is located at 9115 Espada Road close to Stinson Municipal Airport and in Council District 3. (Aviation Department by Frank Miller)

COMPREHENSIVE MASTER PLAN:

9. PA10009 - Public hearing and consideration of a resolution amending the land use plan section contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by adding "Office" as a land use category to the Land Use Plan and by changing the land use of: 1) multiple parcels located on the east and west sides of West Avenue between Gardina and West Wildwood Streets from Neighborhood Commercial land use to Community Commercial land use, 2) a parcel located on the east side of West Avenue between Alametos and Lee Hall Streets from Urban Low Density Residential land use to Neighborhood Commercial land use, and 3) multiple parcels located on the east side of West Avenue between Fresno and Santa Monica Streets from Neighborhood Commercial land use to Office land use. (Planning and Development Services Department by Gary Edenburn)

OTHER ITEMS:

10. Consideration of a resolution appointing a Planning Commission member to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)

11. Public hearing and consideration of an amendment to the Unified Development Code relative to Tree Preservation and Tree Canopy requirements. (Planning and Development Services Department by Andrew Spurgin and Thomas Carrasco)

12. Approval of the minutes for the February 24, 2010 Planning Commission meeting

13. Director's report

- Budget and Department Performance

- Camp Bullis Awareness Zone
- City Council Report
- Edwards Aquifer
- Master Plan update
- Professional Development Opportunity – conferences and workshops
- Steering Committee on Historic Preservation
- Technical Advisory Committee
- Transportation
- Unified Development Code

14. 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

15. ADJOURNMENT

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 5 **March 10, 2010**

TRADERS VILLAGE — MAJOR PLAT — 090218
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4/Outside San Antonio City Limits
FERGUSON MAP GRID: 679 F-2
OWNER: J. C. Pace, Limited, by Clay Humphries
ENGINEER: Pape Dawson Engineers, by Matt Johnson, P. E.
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: February 23, 2010

Location: At the southwest corner of Loop 410 and Old Pearsall Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District; and
Outside San Antonio City Limits

Plat/PUD is in associated with:
MDP 004-09, J. C. Pace, Ltd, accepted on August 3, 2009

Proposed Use: Commercial

Major Thoroughfare: Loop 410 is a freeway and Old Pearsall Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

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APPLICANT'S PROPOSAL:

To plat **182.855** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

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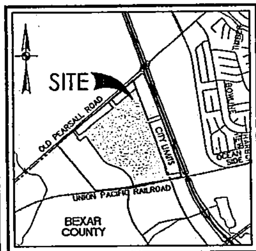
10 FEB 22 PM 2:28



LOCATION MAP
MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

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

DRAINAGE AND DETENTION STUDY NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.5 ACRES AND A VOLUME OF APPROXIMATELY 3.54 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 652.51' AND 2 ACCESS POINTS ALONG INTERSTATE LOOP 410, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 365.50'.

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

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

STREETSCAPE NOTE:
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

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

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

STATE OF TEXAS

COUNTY OF ________

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

OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD
420 THROCKMORTON, SUITE 710
FORTWORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

NOTARY PUBLIC, Bexar COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

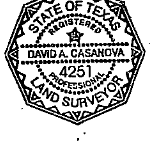
2/19/10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

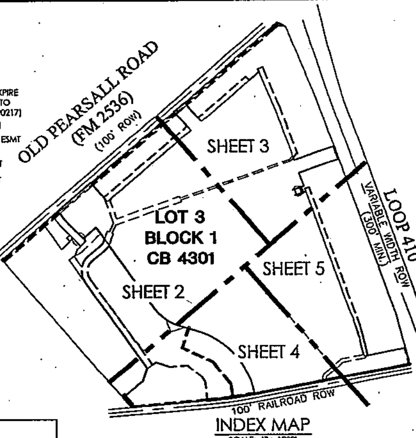


LEGEND

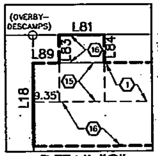
AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC	ELECTRIC
ESMT	EASEMENT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
RB	RADIAL BEARING
ROW	RIGHT-OF-WAY
SD	STORM DRAINAGE
SS	SANITARY SEWER
TA	TURNAROUND
TELE	TELEPHONE
VAR WID	VARIABLE WIDTH
VNAE	VEHICULAR NON-ACCESS EASEMENT
VOL	VOLUME
W	WATER
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR) ○	FOUND 1/2" IRON ROD WITH CAP
●	SET MONUMENTATION
⊠	FOUND TxDOT MONUMENTATION
— —1140— —	EXISTING CONTOURS
— — — —	CITY OF SAN ANTONIO LIMITS

1	14' GETCTV ESMT
5	1' VNAE
7	VAR WID SD ESMT
9	16' SS ESMT
11	TEMPORARY TA ESMT TO EXPIRE AFTER INCORPORATION INTO PLATTED ROW (PLAT No. 090217)
12	86' ROW (PLAT No. 090217)
13	VAR WID INGRESS/EGRESS ESMT (PLAT No. 090217)
14	VAR WID PEDESTRIAN ESMT
15	16' X 14' W & GETCTV ESMT
16	16' W ESMT
17	10' TXDOT RESERVATION
18	6' PEDESTRIAN ESMT
19	25' X 25' SS TA ESMT
20	VAR WID W ESMT
21	50' X 50' SD ESMT (PLAT No. 090217)
22	60' RADIUS SANITARY CONTROL ESMT

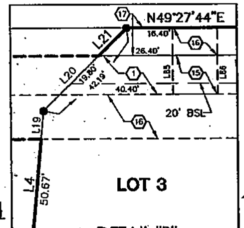
TOTAL OFFSITE ESMT AC = 21.975



INDEX MAP
SCALE: 1" = 1000'



DETAIL "C"
NOT-TO-SCALE



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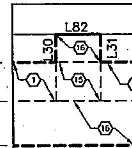

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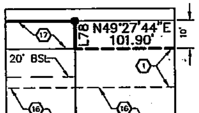

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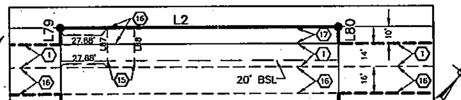

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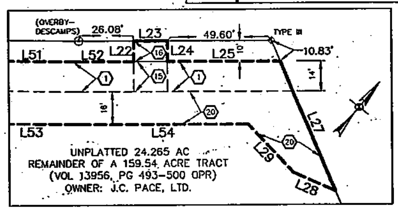

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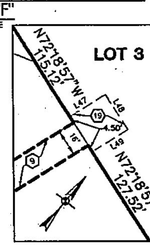

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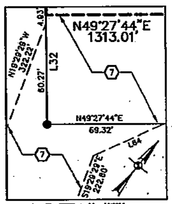

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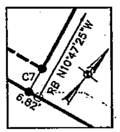
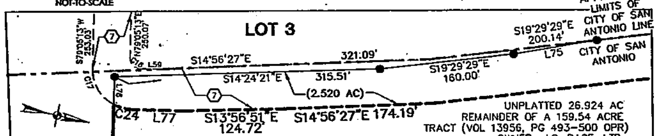


DETAIL "L"
NOT-TO-SCALE

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



DETAIL "M"
NOT-TO-SCALE

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	943.00'	569.30'	62°14'22"	S41°12'06"E	974.74'	1024.37'
C2	557.00'	187.21'	37°09'22"	S53°44'16"E	354.92'	361.21'
C3	657.00'	55.46'	09°39'03"	N39°39'07"W	110.53'	110.66'
C4	5783.74'	126.00'	02°29'46"	S80°31'19"W	251.95'	251.97'
C5	5783.74'	147.85'	02°55'43"	S83°23'34"W	295.61'	295.64'
C6	5799.74'	286.07'	05°38'51"	S82°02'00"W	571.45'	571.68'
C7	943.00'	8.00'	00°58'20"	N09°35'45"W	16.00'	16.00'
C12	237.00'	219.75'	85°40'27"	N07°40'38"E	322.28'	354.38'
C13	163.00'	151.14'	85°40'27"	N07°40'38"E	221.65'	243.73'
C14	82.00'	45.51'	58°03'40"	N19°25'40"E	79.59'	83.10'
C15	38.00'	21.09'	58°03'40"	S19°25'40"W	36.88'	38.51'
C16	13.00'	13.00'	90°00'00"	N34°05'13"E	18.38'	20.42'
C17	48.00'	29.45'	63°03'20"	S47°33'33"W	50.20'	52.83'
C18	163.00'	7.52'	05°16'54"	N14°19'12"E	15.02'	15.03'
C19	237.00'	28.74'	13°49'46"	N18°35'38"E	57.07'	57.20'
C20	163.00'	17.96'	12°34'30"	S19°13'16"W	35.70'	35.77'
C21	237.00'	35.27'	16°55'39"	S21°23'51"W	69.77'	70.02'
C22	163.00'	49.14'	33°33'12"	N33°44'15"E	94.10'	95.46'
C23	237.00'	43.18'	20°39'11"	N40°11'16"E	84.97'	85.43'
C24	48.00'	11.50'	26°56'40"	S02°33'33"W	22.37'	22.57'
C25	943.00'	580.27'	63°12'43"	N40°42'56"W	988.40'	1040.37'

LINE TABLE

LINE	BEARING	LENGTH
L1	N19°29'29"W	36.35'
L2	N49°27'44"E	165.00'
L3	S19°29'29"E	165.00'
L4	N35°09'35"W	40.46'
L5	N06°36'57"W	149.77'
L6	S06°36'57"E	145.75'
L7	S05°19'59"E	26.54'
L8	S40°31'20"E	135.53'
L9	N35°09'35"W	230.65'
L10	S40°31'20"E	25.00'
L11	N49°28'40"E	25.00'
L12	N40°31'20"W	25.00'
L13	N49°28'40"E	18.44'
L14	N40°31'20"W	130.46'
L15	N05°19'59"W	21.46'
L16	N84°40'01"E	12.94'
L17	N40°31'20"W	19.58'
L18	N40°31'20"W	30.00'
L19	N35°09'35"W	10.21'
L20	N04°27'44"E	28.05'
L21	N04°27'44"E	14.14'
L22	N40°28'15"W	10.00'
L23	N49°31'38"E	16.00'
L24	S40°28'15"E	10.00'
L25	N49°31'38"E	53.75'
L26	S19°29'29"E	166.95'
L27	S63°00'16"E	67.15'
L28	S73°44'26"W	21.80'
L29	N83°15'31"W	31.45'
L30	N40°32'16"W	10.00'
L31	S40°32'16"E	10.00'
L32	S40°32'16"E	65.20'
L33	S40°32'16"E	59.00'
L34	N49°27'44"E	153.95'
L35	N22°06'40"W	34.21'
L36	N67°53'20"E	62.00'
L37	S70°30'31"W	14.25'
L38	S36°58'58"W	57.28'
L39	S19°29'29"E	28.49'
L40	N70°30'31"E	54.00'
L41	N50°30'51"E	179.60'
L42	N50°30'51"E	183.61'
L43	S56°30'41"W	50.53'
L44	N71°31'01"W	165.25'
L45	S86°24'22"W	216.77'
L46	N50°16'20"W	218.04'
L47	N17°41'03"E	25.00'
L48	S72°18'57"E	25.00'
L49	S17°41'03"W	25.00'
L51	N50°26'45"E	44.77'
L52	N49°31'38"E	26.16'
L53	S50°26'45"W	44.75'
L54	S49°31'38"W	80.63'
L55	N32°36'36"W	76.01'
L56	N05°08'34"W	209.33'
L57	N09°36'10"W	17.84'
L58	S09°36'10"E	16.83'
L59	N10°54'47"W	22.68'
L60	N25°30'31"E	29.79'
L61	S64°29'29"E	22.00'
L62	N25°30'31"E	115.44'
L64	S25°21'27"W	45.86'
L65	S19°29'29"E	23.00'
L66	N36°58'58"E	55.01'
L67	S35°58'58"W	47.06'
L68	S19°29'29"E	21.00'

LINE TABLE

LINE	BEARING	LENGTH
L69	S25°30'31"W	108.37'
L70	S64°29'29"E	18.00'
L71	S25°30'31"W	38.32'
L72	N45°55'04"W	50.89'
L73	N35°09'35"W	30.04'
L74	N29°51'40"W	48.73'
L75	S22°21'50"E	100.50'
L76	N79°05'13"E	34.16'
L77	S10°54'47"E	59.60'
L78	S40°32'16"E	10.00'
L79	N40°32'16"W	10.00'
L80	S40°32'16"E	10.00'
L81	N49°27'44"E	16.00'
L82	N49°27'44"E	16.00'
L83	N40°32'16"W	10.00'
L84	S40°32'16"E	10.00'
L85	N40°32'16"W	14.00'
L86	S40°32'16"E	14.00'
L87	N40°32'16"W	24.00'
L88	S40°32'16"E	24.00'
L89	N49°27'44"E	9.35'
L90	S19°33'31"E	68.95'

PLAT NUMBER 090218

SCALE: 1"= 1,000'
0' 1,000' 2,000' 3,000'

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

SUBDIVISION PLAT OF TRADERS VILLAGE

A 182.855 ACRE TRACT BEING 80.669 ACRES OUT OF A 159.54 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 493-500 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 100.383 ACRES OUT OF A 131.06 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 631-637 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 0.121 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 260-266 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 1.682 ACRES OUT OF A 2.033 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 253-259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS, PARTIALLY IN NEW CITY BLOCK (N.C.B.) 14493 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF ________

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

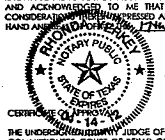
OWNER/DEVELOPER: RON SIMMONS
TRADERS VILLAGE, LTD.
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SIMMONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

NOTARY PUBLIC, Bexar COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRADERS VILLAGE 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

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________________, DEPUTY

SHEET 1 OF 5

TRADERS VILLAGE

Civil Job No.7325-06 ; Survey Job No. 9389-08

Date: Feb 17, 2010, 2:50pm User ID: XSiraguso File: P:\73\25\06\Design\Civil\Plat\PL732506.dwg

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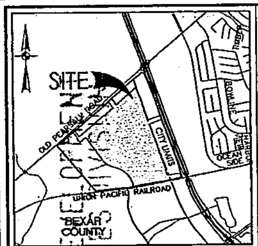

LOCATION MAP

MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

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

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

STREETSCAPE NOTE:
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

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.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

DRAINAGE AND DETENTION STUDY NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.5 ACRES AND A VOLUME OF APPROXIMATELY 3.54 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

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

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND

PLAT NUMBER 090218

SCALE: 1"= 200'
0' 200' 400' 600'

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

SUBDIVISION PLAT OF TRADERS VILLAGE

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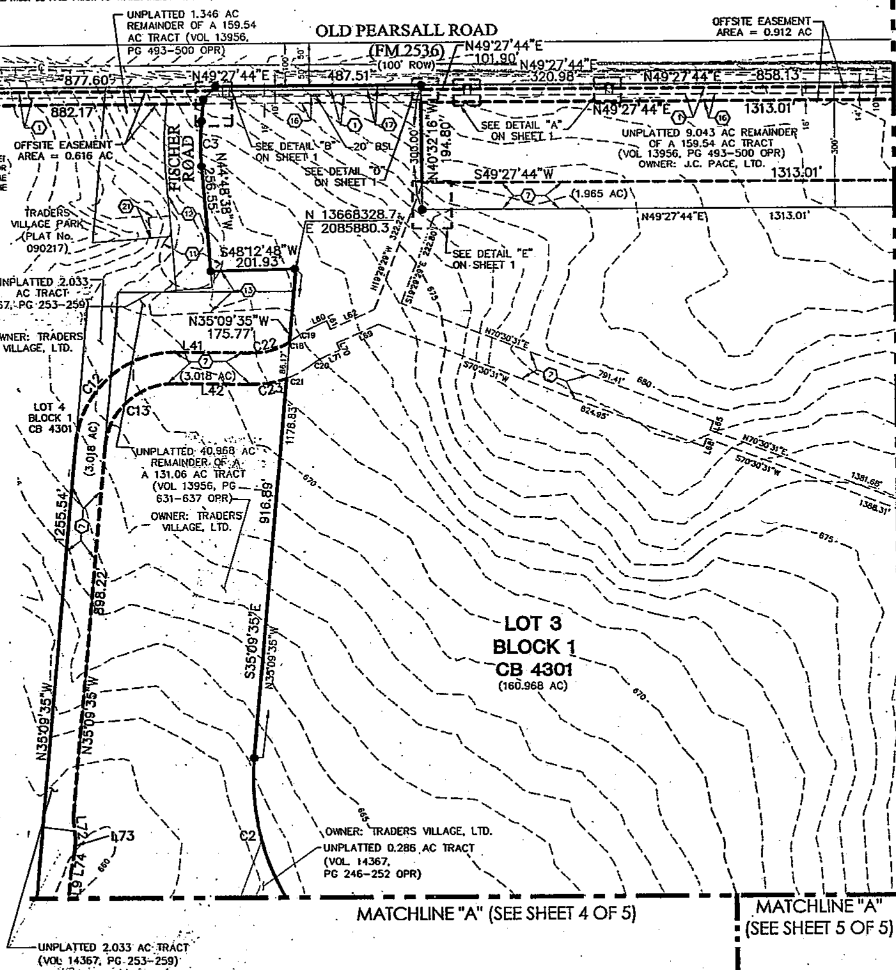

MATCHLINE "A" (SEE SHEET 4 OF 5)
MATCHLINE "A" (SEE SHEET 5 OF 5)
MATCHLINE "B" (SEE SHEET 3 OF 5)

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 652.51' AND 2 ACCESS POINTS ALONG INTERSTATE LOOP 410, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 365.50'.

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

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

STATE OF TEXAS

COUNTY OF ________

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

Clay Humphries

OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD
420 THROCKMORTON, SUITE 710
FORTWORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS

COUNTY OF *Bexar*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *17th* DAY OF *February*, A.D. 20*10*.

Rhonda Yerkey
NOTARY PUBLIC, *Bexar* COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

STATE OF TEXAS

COUNTY OF BEXAR

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

Matt Johnson 2/19/10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS MATT JOHNSON 64827 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF ________

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

OWNER/DEVELOPER: RON SIMMONS
TRADERS VILLAGE, LTD.
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS

COUNTY OF *Bexar*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SIMMONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *17th* DAY OF *February*, A.D. 20*10*.

Rhonda Yerkey
NOTARY PUBLIC, *Bexar* COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRADERS VILLAGE 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

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

Civil Job No.7325-06 ; Survey Job No. 9389-08

Date: Feb 17, 2010, 2:49pm User ID: KSiragusa

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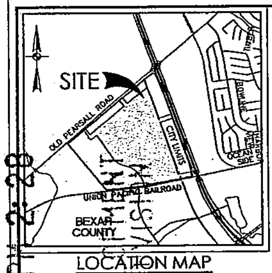
LAND DEVELOPMENT SERVICES DIVISION



LOCATION MAP
MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

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DRAINAGE AND DETENTION STUDY NOTE:
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SEE SHEET 1 OF 5 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND

PLAT NUMBER 090218

SCALE: 1"= 200'
0' 200' 400' 600'

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

SUBDIVISION PLAT OF TRADERS VILLAGE

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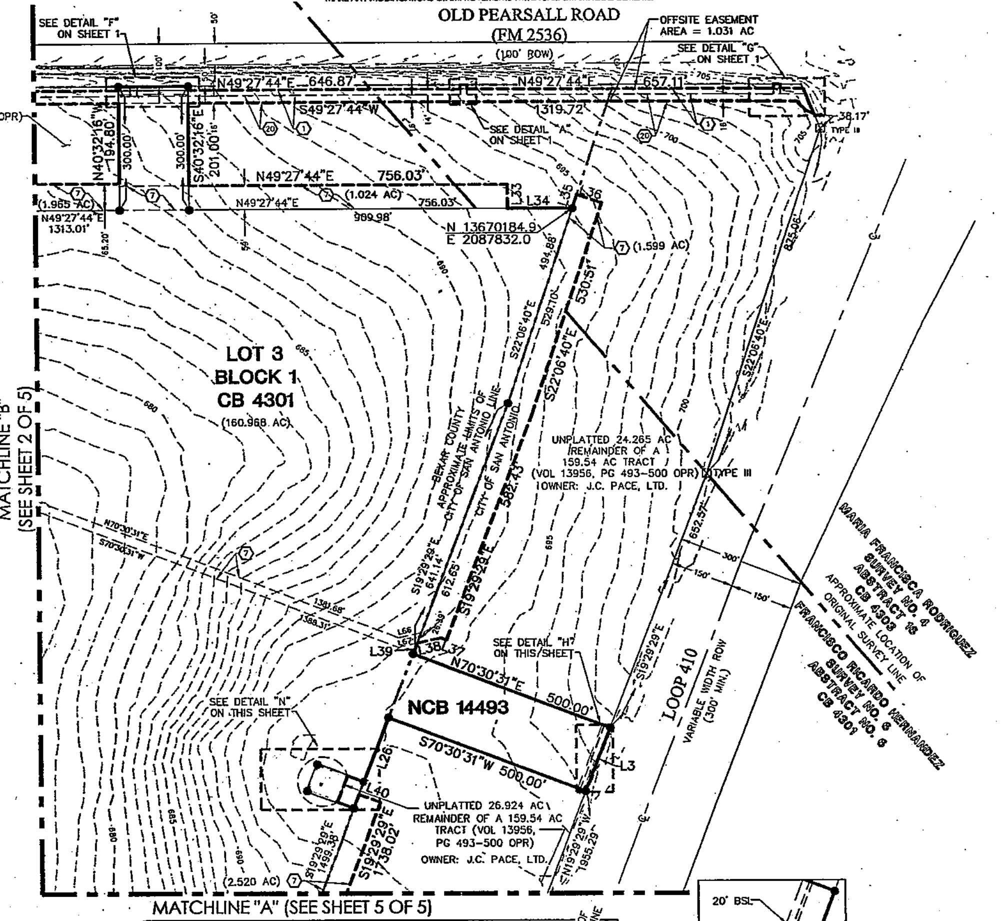

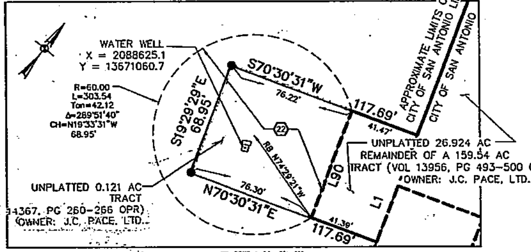

DETAIL "N"
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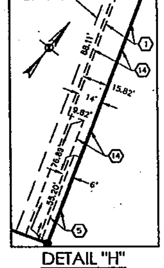


DETAIL "H"
NOT-TO-SCALE

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 652.51' AND 2 ACCESS POINTS ALONG INTERSTATE LOOP 410, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 365.50'.

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

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

STATE OF TEXAS
COUNTY OF ________

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

Clay Humphries
OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD
420 THROCKMORTON, SUITE 710
FORTWORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS
COUNTY OF ~~TARRANT~~ BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

Rhonda Yerkey
NOTARY PUBLIC, Bexar COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

STATE OF TEXAS
COUNTY OF BEXAR

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

Matt Johnson 2/19/10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS MATT JOHNSON 64827 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ________

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

[signature]
OWNER/DEVELOPER: RON SIMMONS
TRADERS VILLAGE, LTD.
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052.
(972) 647-2331

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SIMMONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

Rhonda Yerkey
NOTARY PUBLIC, Bexar COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

CERTIFICATE OF APPROVAL

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

ATTESTED:

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRADERS VILLAGE 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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________________, DEPUTY

Civil Job No.7325-06 ; Survey Job No. 9389-08
Date: Feb 17, 2010, 3:04pm User ID: KSiraguso
File: P:\73\25\06\Design\Civil\Plat\PL732506.dwg

RECEIVED
10 FEB 22 PM 2:28

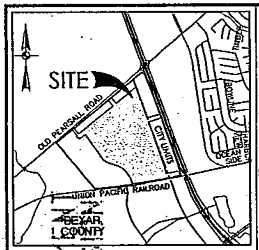
PLAT NUMBER 090218

SCALE: 1"= 200'
0' 200' 400' 600'

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

SUBDIVISION PLAT OF TRADERS VILLAGE

A 182.855 ACRE TRACT BEING 80.669 ACRES OUT OF A 159.54 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 493-500 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 100.383 ACRES OUT OF A 131.06 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 631-637 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 0.121 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 260-266 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 1.682 ACRES OUT OF A 2.033 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 253-259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS, PARTIALLY IN NEW CITY BLOCK (N.C.B.) 14493 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

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.

STREETSCAPE NOTE:
IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 652.51' AND 2 ACCESS POINTS ALONG INTERSTATE LOOP 410, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 365.50'.

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

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

STATE OF TEXAS
COUNTY OF ________

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

[signature]
OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD
420 THROCKMORTON, SUITE 710
FORT WORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature] 2/19/10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS MATT JOHNSON 64827 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

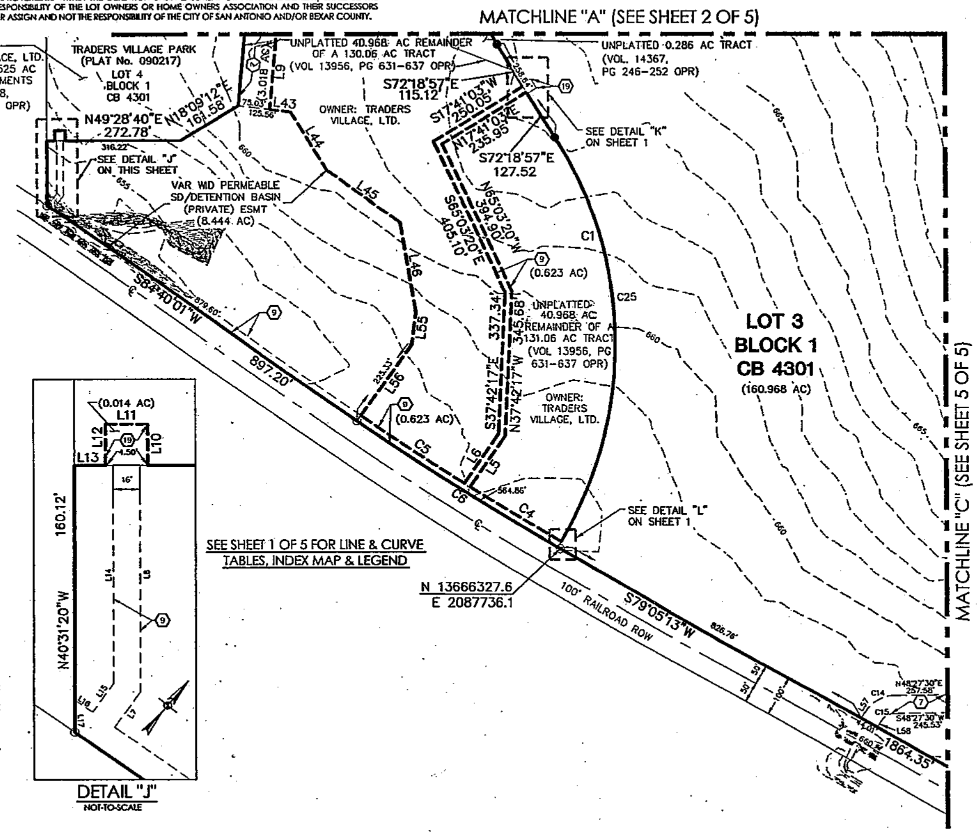
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM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

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

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

DRAINAGE AND DETENTION STUDY NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.5 ACRES AND A VOLUME OF APPROXIMATELY 3.54 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.



STATE OF TEXAS
COUNTY OF ________

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

[signature]
OWNER/DEVELOPER: RON SIMMONS
TRADERS VILLAGE, LTD.
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SIMMONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

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

ATTESTED:

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRADERS VILLAGE 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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________________, DEPUTY

TRADERS VILLAGE
Civil Job No.7325-06 ; Survey Job No. 9389-08
Date: Feb 17, 2010, 3:03pm User ID: KSiragusa
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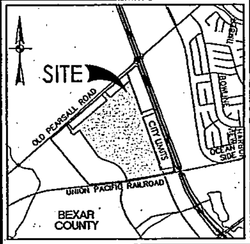

LOCATION MAP

MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

DRAINAGE EASEMENT NOTE:

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

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SETBACK NOTE:

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STATE OF TEXAS

COUNTY OF TARRANT

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OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LIMITED
420 THROCKMORTON, SUITE 710
FORTWORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

NOTARY PUBLIC, Bexar COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

STATE OF TEXAS

COUNTY OF BEXAR

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

2/19/10
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS MATT JOHNSON 64827 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

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

WATER/WASTE WATER EDU NOTE:

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

DETENTION NOTE:

THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

STREETSCAPE NOTE:

IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

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.

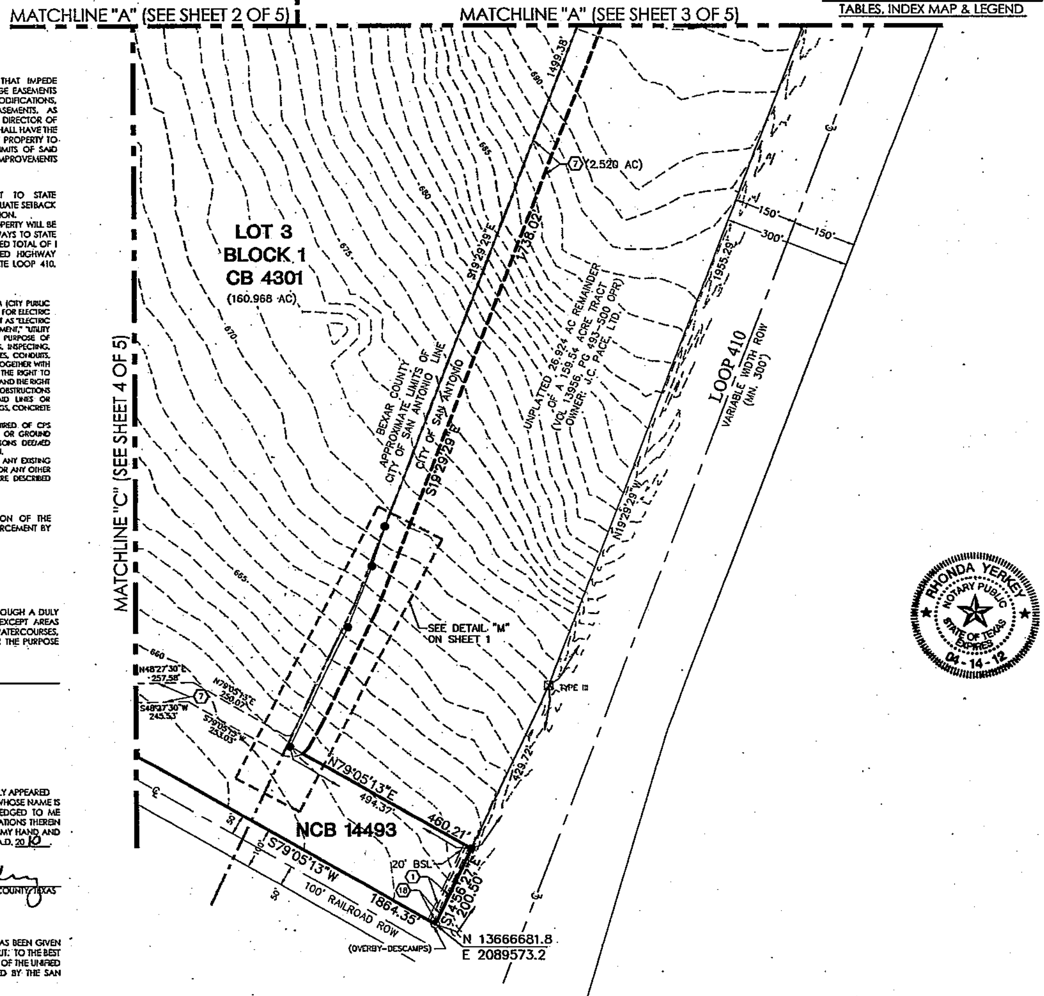
BEXAR COUNTY MAINTENANCE NOTE:

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

DRAINAGE AND DETENTION STUDY NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.5 ACRES AND A VOLUME OF APPROXIMATELY 3.54 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLES, INDEX MAP & LEGEND



PLAT NUMBER 090218

SCALE: 1"= 200'
0' 200' 400' 600'

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

SUBDIVISION PLAT OF TRADERS VILLAGE

A 182.855 ACRE TRACT BEING 80.669 ACRES OUT OF A 159.54 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 493-500 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 100.383 ACRES OUT OF A 131.06 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 631-637 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 0.121 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 260-266 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 1.682 ACRES OUT OF A 2.033 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14367, PAGES 253-259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS, PARTIALLY IN NEW CITY BLOCK (N.C.B.) 14493 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF ________

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

OWNER/DEVELOPER: RON SIMMONS
TRADERS VILLAGE
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS

COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SIMMONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, A.D. 2010.

NOTARY PUBLIC, Bexar COUNTY, TEXAS

RHONDA YERKEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-14-12

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRADERS VILLAGE 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

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________, DEPUTY

Civil Job No. 7325-06 ; Survey Job No. 9389-08

Date: Feb 17, 2010, 3:03pm User ID: KSiragusa
File: P:\73\25\06\Design\Civil\Plat\PL732506.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 6 **March 10, 2010**

MORETTI, UNIT 1 — MAJOR PLAT — 080291
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 D-8
OWNER: Jonmil, LLC, by Michael Moretti
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Pending

Location: On the east side of US Highway 281, north of Summerglen Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in associated with:
MDP #016-08, Moretti Subdivision, accepted August 25, 2008

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To plat **10.172** acres consisting of **5** non-single family lots.

DISCUSSION:

The Planning and Development Services Department and Bexar County have cited: Sections 35-515(c)(4) of the UDC, regarding frontage, a development standard important to the health, safety and welfare of the community. The applicant has submitted a request for an Administrative Exception to the requirements.

A response to the above-referenced administrative exception request is pending decision by the Planning and Development Services Director and Bexar County.

In addition, this plat lies within the Camp Bullis 5 Mile Awareness Zone, it has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. We reiterate our comments (on karst invertebrates and golden-cheeked warbler) previously made on the Moretti Master Development Plan #06-08. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

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

The applicant acknowledges receiving the Military's letter dated September 11, 2008 and states the Military's letter will be provided to the owner for consideration with future development plans.

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

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

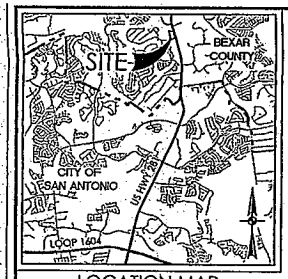
Further, this plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements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

STAFF RECOMMENDATION:

Pending

PLAT NUMBER 080291

SUBDIVISION PLAT OF MORETTI SUBDIVISION, UNIT 1



LOCATION MAP

MAPSCO MAP GRID: 451D8
NOT-TO-SCALE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE SUMMERLIN, UNIT-1 (P.U.D.) AMENDING PLAT RECORDED IN VOLUME 9547, PAGES 183-184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: MICHAEL MORETTI
JONMIL, LLC
14230 US 281 NORTH
SAN ANTONIO, TEXAS 78232
(210) 493-8080

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL MORETTI KNOWN TO ME TO BE THE PERSON WHOSE NAMES 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 14th DAY OF February, A.D. 2010.

Amira Kel Provost
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2011

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: MICHAEL MORETTI
14230 US 281 NORTH
SAN ANTONIO, TEXAS 78232
(210) 493-8080

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL MORETTI KNOWN TO ME TO BE THE PERSON WHOSE NAMES 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 14th DAY OF February, A.D. 2010.

Amira Kel Provost
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2011

STATE OF TEXAS

COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°35'49"W	182.97'
L2	N05°49'28"W	14.27'
L3	N05°49'28"W	16.30'
L4	N05°49'28"W	98.74'
L5	S05°07'07"W	92.80'
L6	N82°38'52"W	16.01'
L7	N05°07'07"E	95.91'
L8	N76°04'03"E	13.00'
L9	S26°46'30"W	70.10'
L10	S61°35'49"W	19.43'
L11	S22°20'11"E	15.68'
L12	S61°35'49"W	99.47'
L13	S28°24'11"E	12.00'
L14	S61°35'49"W	51.47'
L15	S61°35'49"W	32.03'
L16	N05°49'28"W	129.34'
L17	N05°07'07"E	5.27'
L18	N61°35'49"E	131.50'
L19	S61°35'49"W	131.50'
L20	S00°12'22"W	28.00'
L21	S59°40'31"W	38.08'
L22	N13°55'57"W	48.82'
L23	S05°49'28"E	16.32'
L24	S76°04'03"W	3.00'
L25	N76°04'03"E	16.00'
L26	S05°07'07"W	98.06'

LEGEND

OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
BLK	BLOCK
VOL	VOLUME
PG	PAGE(S)
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR) ○	FOUND 1/2" IRON ROD WITH CAP
●	SET MONUMENTATION
—1140—	EXISTING CONTOURS

1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT
7. VARIABLE WIDTH DRAINAGE EASEMENT - PERMEABLE (0.198 ACRES)
9. 16' SANITARY SEWER EASEMENT (0.263 ACRES)
11. 16' WATER EASEMENT
12. 16' WATER EASEMENT (0.002 ACRES)
13. VARIABLE WIDTH DRAINAGE EASEMENT - PERMEABLE (1.308 ACRES)
14. 12' RIGHT-OF-WAY DEDICATION TO BEXAR COUNTY (0.108 ACRES)
15. 30' IRREVOCABLE INGRESS/EGRESS EASEMENT
16. 25' BUILDING SETBACK LINE

3. VARIABLE WIDTH STORM DRAIN EASEMENT (VOL 9547, PG 183-184, DPR)
2. VARIABLE WIDTH SEWER EASEMENT (VOL 9610, PG 90-92, DPR)

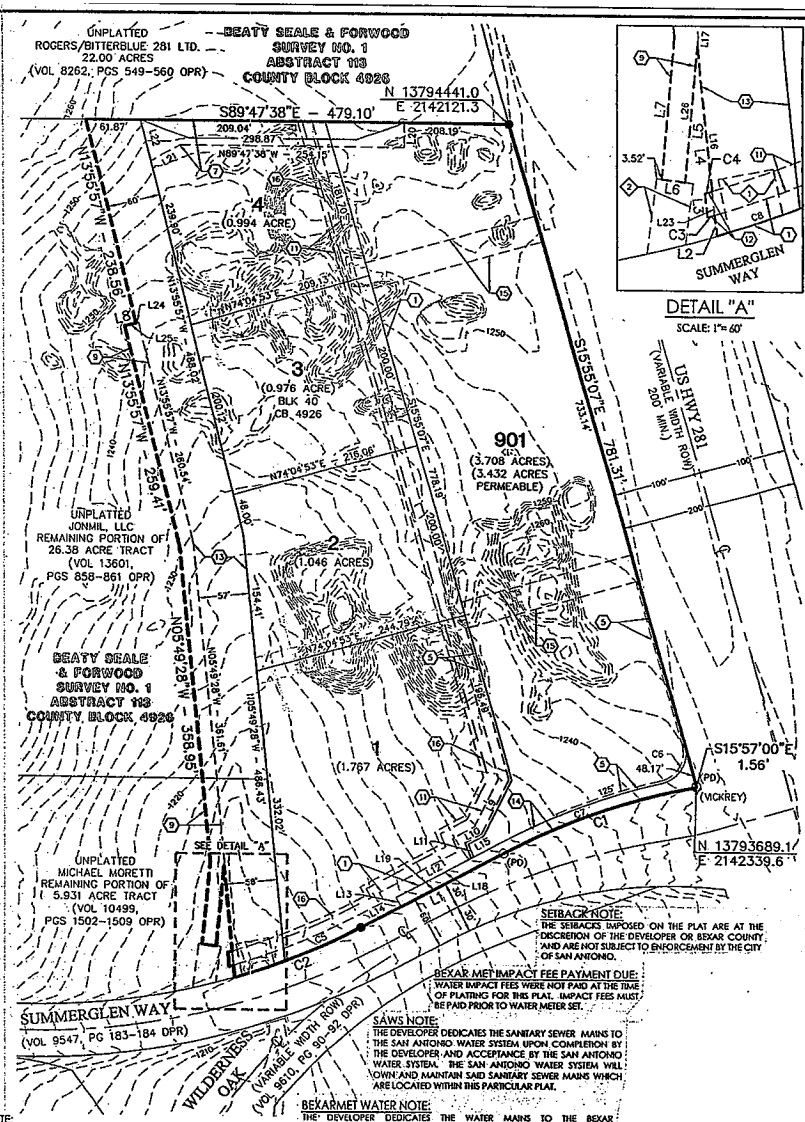
EDWARDS AQUIFER RECHARGE ZONE NOTE:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

CURVE TABLE						
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	730.00'	117.12'	18°13'46"	S70°42'42"W	231.28'	232.26'
C2	770.00'	77.40'	11°28'51"	S67°20'15"W	154.03'	154.29'
C3	756.00'	2.55'	00°23'10"	S73°03'46"W	5.10'	5.10'
C4	740.00'	2.55'	00°23'42"	N72°49'09"E	5.10'	5.10'
C5	770.00'	47.40'	07°02'41"	S65°07'10"W	94.61'	94.67'
C6	35.00'	36.76'	92°48'31"	S30°29'09"W	50.70'	56.69'
C7	742.00'	99.62'	15°17'35"	S69°14'37"W	197.46'	198.05'
C8	770.00'	29.82'	04°26'10"	S70°51'35"W	59.60'	59.62'



DETAIL "A"
SCALE: 1"= 60'

SETBACK NOTE:

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

BEXAR MET IMPACT FEE PAYMENT DUE:

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

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER 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 MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

BEXARMET WATER NOTE:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

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

WATER/WASTE WATER EDU NOTE:

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

SHARED CROSS ACCESS NOTE:

IN ACCORDANCE WITH SECTION 35-506 (d)(3) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG US 281, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 781.31'.

SHEET 1 OF 1

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

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

A 10.172 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 5.931 ACRE TRACT OF LAND CONVEYED TO MICHAEL MORETTI IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10499, PAGES 1502-1509 AND A PORTION OF THE 26.38 ACRE TRACT OF LAND CONVEYED TO JONMIL, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13601, PAGES 858-861, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS.

C.P.S. NOTES:

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

DRAINAGE EASEMENT NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

MORETTI SUBDIVISION, UNIT 1

Civil Job No. 7155-00; Survey Job No. 9387-03 & 7155-00

Date: Feb 19, 2010, 2:24pm User ID: MDaley
File: P:\7155\00\Design\Civil\Plat\PL7155GC.dwg

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 1, 2010

Mr. Juan Ramirez
Engineer
Planning and Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Moretti Subdivision Plat # 080291
Administrative Exception Request
Pertaining to UDC Section 35-515(c)(4) – Lot Frontage

Dear Mr. Ramirez:

Kindly consider this letter as a formal request for an Administrative Exception to UDC 35-515(c)(4) "Lot Frontage." We believe that this is a reasonable request and while not in full compliance with the UDC, we believe this specific request adheres to its spirit and intent and is in the public interest.

The proposed site is located at the northwest corner of the intersection of U.S. Hwy 281 North and Summerglen Way and is currently undeveloped. The site is currently being platted as Lots 1-4 and 901, Block 40, CB 4926 of the Moretti Unit 1 Subdivision Plat # 080291.

The Planning and Development Services Streets Department has reviewed the proposed plat and indicated an Administrative Exception to Section 35-515(c)(4) "Lot Frontage" of the City of San Antonio UDC will be required. The UDC indicates that, "*All lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of section 35-506 for street name and design standards shall be met.*" We are requesting that the City of San Antonio and Bexar County allow the 30' Irrevocable Ingress/Egress Easements to be platted without conforming to the private street provisions of section 35-506 for street name and design standards.

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

1.) ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.***

The 30' Irrevocable Ingress/Egress Easements will be used to construct shared private commercial driveways for Lots 1 and 2, and Lots 3 and 4 through a parcel that TXDOT intends to acquire for the US 281 expansion. This condition is temporary. After Lot 901 is acquired by TXDOT, Lots 1-4 will each have the required frontage along the new west right-of-way line of US Hwy 281. Private streets are not needed for this development.

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

The aforementioned code requirements for which an administrative exception variance request is being requested would be restrictive for this particular site due to its location along US Hwy 281. The boundary of Lot 901 was purposely defined to allow for a smooth right-of-way acquisition of Lot 901 by the Texas Department of Transportation for the expansion of US Hwy 281.

2010 MAR - 1 AM 10: 52
DEVELOPMENT SERVICES
RECEIVED

3.) ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***

The hardship is unique to this site because of its location in relation to US Hwy 281.

4.) ***The hardship is not the result of the applicant's own actions.***

The hardship is not the result of the applicant's own actions. The applicant had made every effort to facilitate future right-of-way acquisition as well as provide for shared driveways with cross access as encouraged by TXDOT.

5.) ***The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.***

The proposed administrative exception variance request will not be injurious to other property. TXDOT approved the location of two access points along US Hwy 281 to allow access for Lots 1-4.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

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

Shauna L. Weaver, P.E.
Vice President, Land Development

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

Attachment

P:\71\55\00\WORD\LETTER\AE 100301.DOC

DEVELOPMENT SERVICES
RECEIVED
2010 MAR -2 AM 10: 52

For Office Use Only: AEVR#:_____ Date Received:_____

DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____

San Antonio Water System

February 5, 2010

Ms. Leslie K. Ostrander, P.E., LEED®AP
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1001002 - Request for review of **Moretti Unit 1, Plat No. 080291** located northwest of the intersection of Summerglen Way and 281.

Dear Ms. Ostrander:

On January 26, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 10.138 acres located entirely within the EARZ. No significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 1 and 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Summerglen Unit 1, Plat No. 080291.

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

REPLY TO
ATTENTION OF

SEP 11 2008

Office of the Commander

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. Brodnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 2, 2008 notification on Master Development Plan (MDP) 016-08 for the Moretti Subdivision, a 32 acre development more than 3 miles east of Camp Bullis adjacent to the west side of Hwy 281. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of golden-cheeked warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that significant portions of the tract are heavily wooded.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Recharge Zone. See enclosed map from which it appears that the tract is also in karst zone 1 of the Stone Oak Karst Faunal area. Karst zone 1 denotes areas known to contain listed invertebrate karst. As more potential karst habitat is developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

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Our concerns on compatibility with Camp Bullis will be addressed so long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin.

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

Sincerely,

Mary E. Garr

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

December 4, 2009

Mrs. Luz Gonzales
Planner, Land Entitlements
Planning and Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Moretti Unit 1 – Plat # 080291

Dear Mrs. Gonzales:

Please accept this letter acknowledging receipt of the letter dated 9-11-08 from the Department of the Army to the City of San Antonio pertaining to the above referenced project. This letter will be provided to the owner for consideration with future development plans.

We appreciate your comments and look forward to working with you in the future.

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

Shauna L. Weaver

Shauna L. Weaver, P.E.
Vice President, Land Development

P:\71\55\00\Word\Letters\091204A1.doc

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09 DEC -7 PM 2:39
LAND DEVELOPMENT SERVICES DIVISION

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 7 **March 10, 2010**

TERRA BELLA UNIT 3 PUD
SUBDIVISION NAME

060748
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 C-2
OWNER: SA Hardy Oaks, LP, by Brian Birdwell
ENGINEER: TCB, by Robert Thompson
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: Near the intersection of Hardy Oak Boulevard and Wilderness Oak.

Plat status: The Planning Commission approved this plat on March 28, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one (1) 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 percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

Case Manager:
Robert Lombrano

February 8, 2010

DIRECTOR'S OFFICE

Mr. Rod Sanchez
Director of Planning & Development Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Expiration of Terra Bella Unit 3 Plat Approval #060748

Dear Mr. Sanchez,

Terra Bella is a community in the ETJ of the City of San Antonio that has an approved Master Development Plan for 403 single family homes. The first two sections of our community have been built with homes being sold on all of Unit 1 and now the majority of Unit 2. Due to the slower pace of home sales over the past two years, a demand has not existed for us to construct Unit 3 during the past couple of years; however, we anticipate needing to construct this within the next twelve months. Therefore, we respectfully request that you extend the expiration date of the approved Unit 3 plat for an additional 12 months in which time we expect to construct and/or pay sewer impact fees for this Unit. In addition, we have already paid the water impact fees for Unit 3.

If you have any questions or need additional information regarding this request, please do not hesitate to contact me.

Sincerely,
SA Hardy Oaks, LP

By: Holford Project Management, LLC
Brian Birdwell, Vice President

RECEIVED
10 FEB 11 AM 11:00
LAND DEVELOPMENT SERVICES DIVISION

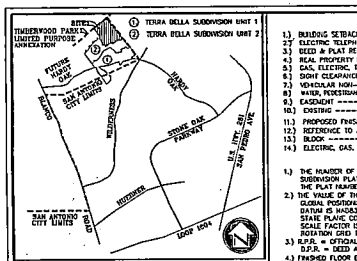
060748

SHEET 1 OF 3

"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

TERRA BELLA SUBDIVISION UNIT 3

BEING 30.672 ACRES OF LAND OUT OF THE L.C. GROTHAUS SURVEY NO. 2, ABSTRACT NO. 932, C.B. 4931, AND THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 7, ABSTRACT NO. 175, C.B. 4932, BEING OUT OF A 87.30 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12227, PAGE 294, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"LEGEND"

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) DEED & PLAT RECORDS OF BEXAR COUNTY ---------- D.P.R.
4.) REAL PROPERTY RECORDS OF BEXAR COUNTY ---------- R.P.R.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.T.V.E.
6.) SIGHT CLEARANCE EASEMENT ---------- S.C.E.
7.) VEHICULAR NON-ACCESS EASEMENT ---------- V.N.E.
8.) WATER, PEDESTRIAN, ELECTRIC, GAS, SAN. SEWER, SIDEWALK & DRAINAGE EASEMENT ---------- W.P.E.G.S.S.D.E.
9.) EASEMENT ---------- ESMT.
10.) EXISTING ---------- EXIST.
11.) PROPOSED FINISHED CONTOUR ---------- 1051
12.) REFERENCE TO ADJACENT SUBDIVISION ---------- ①
13.) BLOCK ---------- BLK.
14.) ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT ---------- E.G.T.CATV.

"GENERAL NOTES"

1.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO B.F.R. P.I.D. # AZ2037. DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.9999870 ROTATION GRID TO PLAT IS 00°00'00"
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONTROL MONUMENTS AS SHOWN IT IS THE PRACTICE OF SURVCON INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON CONFLICTION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP. (•) INDICATES A FOUND 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP (••) INDICATES A FOUND 1/2" "IRON ROD".
6.) BASIS OF BEARING RECITED HEREON IS THE HEIGHTS OF STONE OAK PUB. POD.,2 RECORDED IN VOLUME 9544, PAGES (107-110) D.P.R.B.C.T.
7.) DOWNCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
8.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
9.) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
10.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
11.) PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
12.) 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.
13.) THE MAINTENANCE OF ALL PRIVATE STREETS, PARKS, DRAIN EASEMENTS AND WATER QUALITY BASIN R.O.W.'S WITHIN TERRA BELLA SUBDIVISION UNIT 3, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS & NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
14.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENTS.
15.) PARKING PROHIBITED ON ANY PRIVATE STREET LESS THAN 28 FT.
16.) OPEN SPACE LOT 89, BLOCK 32 & OPEN SPACE LOT 117, BLOCK 33 ARE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV, DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS.
17.) LOT 100, BLOCK 9 INCLUDES ALL PRIVATE STREETS (4.256 AC. THIS UNIT)

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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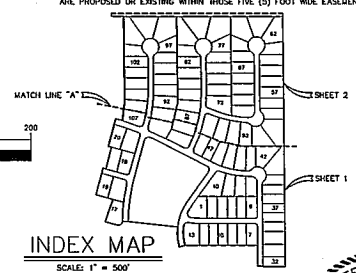
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

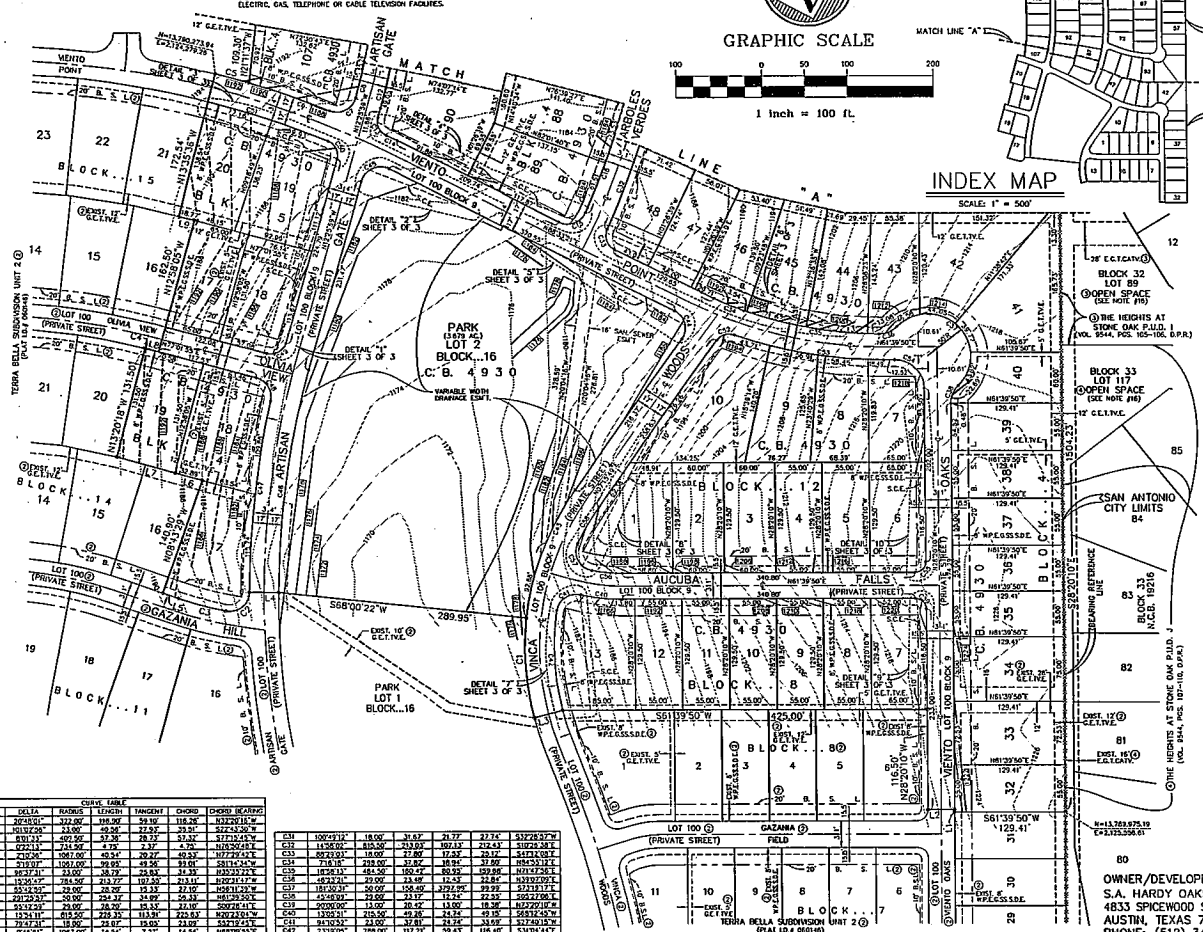
GRAPHIC SCALE

1 inch = 100 ft.



INDEX MAP

SCALE: 1" = 500'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	20°49'01"	322.00'	116.90'	59.10'	116.26'	N32°20'16"W
C2	90°00'00"	53.00'	47.12'	29.97'	42.43'	S27°39'43"W
C3	8°01'13"	497.50'	57.38'	28.73'	57.32'	S37°19'45"W
C4	092°13'	734.50'	4.75'	2.37'	4.75'	N26°50'49"E
C5	23°26'	1067.00'	43.51'	20.27'	40.53'	N17°27'26"E
C6	51°10'07"	1067.00'	99.95'	49.56'	99.61'	S81°14'34"W
C7	90°17'41"	33.00'	38.79'	24.83'	34.93'	N33°39'25"E
C8	15°30'17"	784.50'	212.27'	107.00'	211.61'	N10°01'17"W
C9	83°42'59"	32.00'	26.07'	15.33'	27.10'	N58°13'29"W
C10	201°23'57"	50.00'	294.30'	34.99'	56.33'	N61°39'50"E
C11	55°42'59"	29.00'	28.20'	15.33'	27.10'	S00°26'41"E
C12	15°54'11"	815.50'	226.35'	113.91'	225.63'	N07°23'01"W
C13	79°47'41"	18.00'	25.07'	15.00'	23.09'	S52°12'45"W
C14	026°01"	1067.00'	14.54'	7.27'	14.54'	N00°02'55"E
C15	92°00'00"	23.00'	36.95'	23.87'	33.10'	N42°20'16"W
C16	245°52'00"	384.50'	349.33'	172.89'	337.67'	N15°54'29"W
C17	83°42'59"	29.00'	28.20'	15.33'	27.10'	N58°13'29"W
C18	201°23'57"	50.00'	294.30'	34.99'	56.33'	N61°39'50"E
C19	83°42'59"	29.00'	28.20'	15.33'	27.10'	S00°26'41"E
C20	34°04'27"	815.50'	54.54'	42.30'	54.50'	S23°21'51"E
C21	74°42'39"	13.00'	16.95'	9.92'	15.78'	S52°45'07"E
C22	21°11'06"	484.50'	179.14'	90.61'	178.12'	N72°18'00"E
C23	90°00'00"	33.00'	51.83'	33.00'	46.70'	N88°41'08"E
C24	53°42'59"	29.00'	28.20'	15.33'	27.10'	N58°13'29"W
C25	201°23'57"	50.00'	294.30'	34.99'	56.33'	N61°39'50"E
C26	53°42'59"	29.00'	28.20'	15.33'	27.10'	S00°26'41"E
C27	45°46'09"	29.00'	23.17'	12.24'	22.55'	S31°31'14"E
C28	181°31'07"	50.00'	158.69'	3093.88'	99.99'	S16°49'12"W
C29	41°08'35"	29.00'	23.35'	12.26'	22.85'	S65°40'14"W
C30	191°49"	815.50'	173.67'	87.64'	173.60'	S73°14'39"W
C31	100°49'12"	18.00'	31.67'	21.77'	27.74'	S32°28'57"W
C32	114°56'00"	815.50'	219.03'	107.13'	212.43'	S10°26'38"E
C33	80°23'01"	18.00'	22.80'	12.80'	21.00'	S61°39'50"W
C34	716°18"	293.00'	37.82'	18.94'	37.59'	N54°53'12"E
C35	118°13'13"	48.50'	100.47'	90.13'	83.99'	S01°23'36"E
C36	16°32'21"	29.00'	13.46'	12.43'	22.86'	N31°01'09"E
C37	181°30'31"	50.00'	158.40'	3791.95'	99.99'	S73°13'17"E
C38	43°48'00"	50.00'	38.21'	20.24'	37.29'	S00°27'06"E
C39	90°00'00"	13.00'	20.42'	13.00'	18.38'	N27°22'10"W
C40	130°53'51"	215.50'	49.26'	24.74'	49.15'	S83°14'57"W
C41	110°53'	23.00'	37.81'	24.74'	33.69'	S37°40'15"W
C42	231°05'	288.00'	117.21'	59.43'	116.46'	S31°01'41"E
C43	251°05'	322.00'	164.41'	83.86'	162.34'	N07°20'13"W
C44	28°12'29"	23.00'	33.62'	26.29'	34.90'	N43°02'25"W
C45	100°29'20"	23.00'	40.34'	22.09'	35.46'	S38°03'41"W
C46	180°00'00"	983.00'	303.63'	153.61'	302.54'	S20°06'50"E
C47	124°43'30"	1017.00'	225.60'	113.26'	225.13'	N21°28'40"W
C48	87°37'12"	23.00'	35.18'	22.14'	31.90'	N33°01'45"E
C49	82°27'54"	18.00'	26.11'	17.83'	23.34'	N33°17'58"E
C50	82°56'42"	18.00'	26.07'	15.97'	23.83'	N33°55'56"W
C51	830°35"	1033.00'	147.21'	73.73'	147.00'	S88°22'22"W
C52	74°08'10"	18.00'	23.29'	13.66'	21.78'	N44°39'44"E
C53	193°40'09"	815.50'	172.57'	89.67'	172.19'	N73°31'55"E
C54	90°00'00"	34.00'	53.41'	34.00'	48.08'	S73°20'10"E
C55	90°00'00"	13.00'	20.42'	13.00'	18.38'	S16°39'50"W
C56	11°00'07"	184.50'	35.70'	17.89'	35.64'	S67°12'24"W
C57	104°36'20"	23.00'	41.99'	29.26'	36.40'	N51°56'31"W
C58	954.32'	288.00'	49.87'	24.97'	49.75'	N03°18'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.77	N28°20'10"W
L2	31.00	S61°39'50"W
L3	34.00	S47°15'44"W
L4	34.00	S62°12'02"W
L5	19.19	S81°16'31"W
L6	32.69	S77°01'55"W
L7	69.73	S77°01'17"W
L8	11.77	N77°01'55"E
L9	18.77	S75°24'17"W
L10	20.00	N28°20'10"W

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

OWNER/DEVELOPER:
S.A. HARDY OAKS, L.P.
4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: BRIAN BURDWELL, VICE PRESIDENT
MILFORD PROJECT MANAGEMENT, L.L.C. GENERAL PARTNER OF
S.A. HARDY OAKS, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BURDWELL, VICE PRESIDENT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____A.D., 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS 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 THAT MAY BE GRANTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
ROBERT NICHOLAS THOMPSON
97443
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 20____.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. _____

TCB | AECOM
TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 60017812 DATE: 8/28/06

THIS PLAT OF TERRA BELLA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ DAY OF _____A.D._____AT_____ M, AND DULY RECORDED THE

____ DAY OF _____A.D._____AT_____ M, IN THE RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

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

____DAY OF _____A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

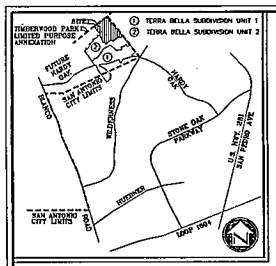
060748

SHEET 2 OF 3

"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

TERRA BELLA SUBDIVISION UNIT 3

BEING 30.672 ACRES OF LAND OUT OF THE L.C. GROTHAUS SURVEY NO. 2, ABSTRACT NO. 932, C.B. 4931, AND THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 7, ABSTRACT NO. 175, C.B. 4932, BEING OUT OF A 87.30 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12227, PAGE 294, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"LEGEND"

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) DEED & PLAT RECORDS OF BEXAR COUNTY ---------- D.P.R.
4.) REAL PROPERTY RECORDS OF BEXAR COUNTY ---------- R.P.R.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.T.V.E.
6.) SIGHT CLEARANCE EASEMENT ---------- S.C.E.
7.) VEHICULAR NON-ACCESS EASEMENT ---------- V.N.E.
8.) WATER, PEDESTRIAN, ELECTRIC, GAS, SAN. SEWER, SIDEWALK & DRAINAGE EASEMENT ---------- W.P.E.G.S.S.D.E.
9.) EASEMENT ---------- ESMT.
10.) EXISTING ---------- EXIST.
11.) PROPOSED FINISHED CONTOUR ---------- 659
12.) REFERENCE TO ADJACENT SUBDIVISION ---------- ①
13.) BLOCK ---------- BLK.
14.) ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT ---------- E.G.T.CATV.

"GENERAL NOTES"

1.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO R.R.P. P.3.D. # AY2157. DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.9998570 ROTATION GRID TO PLAT IS 00°00'00"
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONTROL MONUMENTS AS SHOWN
IT IS THE PRACTICE OF SURVCON INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP.
(•) INDICATES A FOUND 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP
(••) INDICATES A FOUND 1/2" "IRON ROD".
6.) BASIS OF BEARING RECITED HEREIN IS THE MIDPOINTS OF STONE OAK PWB, POD J RECORDED IN VOLUME 9544, PAGES (107-110) D.P.R.B.C.T.
7.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
8.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
9.) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
10.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
11.) PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
12.) 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.
13.) THE MAINTENANCE OF ALL PRIVATE STREETS, PARKS, DRAIN EASEMENTS AND WATER QUALITY BASIN R.O.W.'S WITHIN TERRA BELLA SUBDIVISION UNIT 3, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS & NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
14.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENTS.
15.) PARKING PROHIBITED ON ANY PRIVATE STREET LESS THAN 28 FT.
16.) OPEN SPACE LOT 89, BLOCK 32 & OPEN SPACE LOT 117, BLOCK 33 ARE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV., DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS.
17.) LOT 100, BLOCK 9 INCLUDES ALL PRIVATE STREETS (4.256 AC. THIS UNIT)

"C.P.S. NOTES AND LEGEND"

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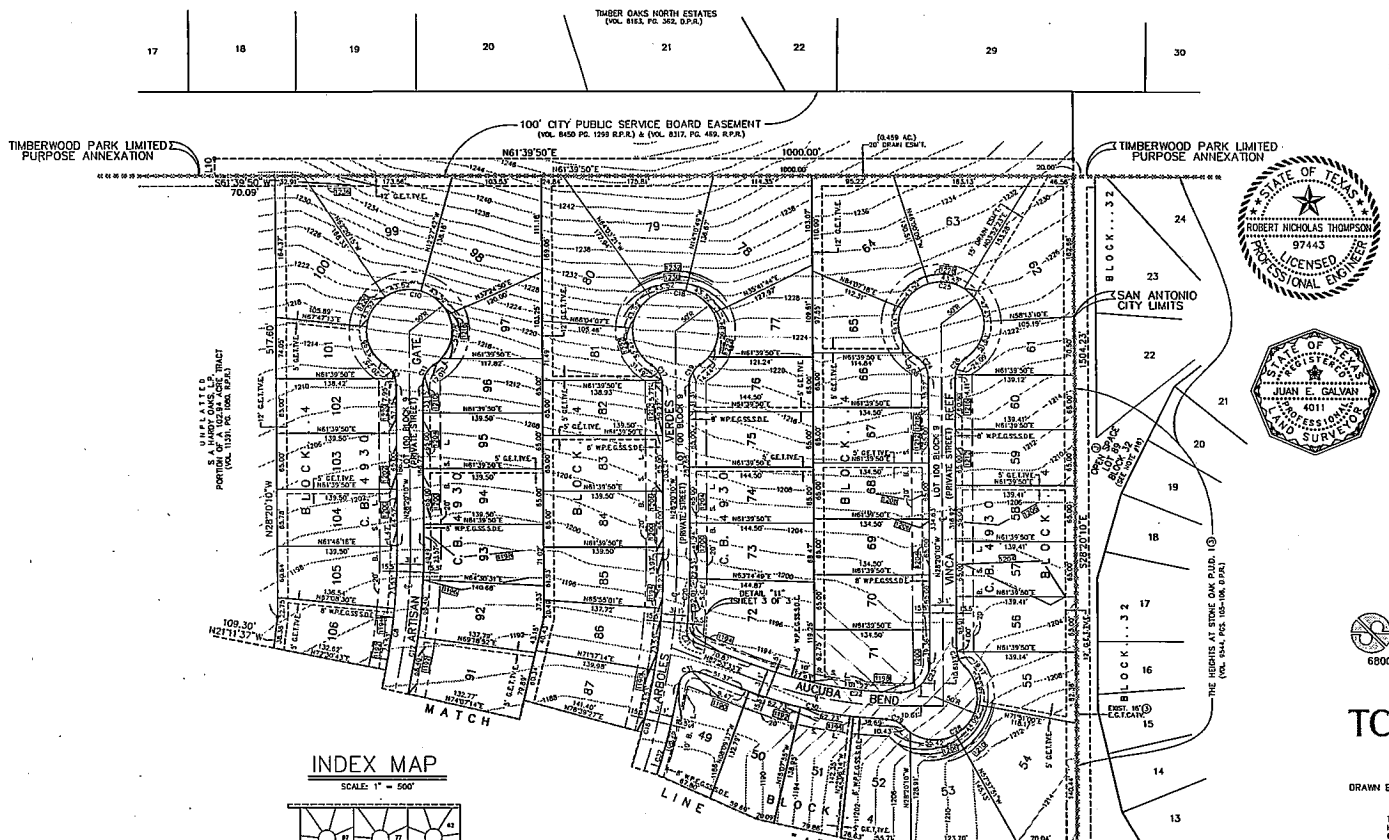
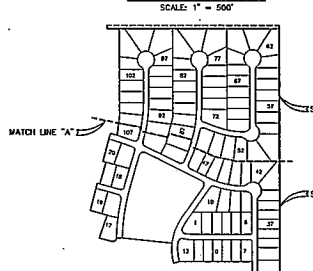


INDEX MAP

SCALE: 1" = 500'



GRAPHIC SCALE

1 inch = 100 ft.

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OWNER/DEVELOPER:
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4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
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STATE OF TEXAS)
COUNTY OF BEXAR)

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OWNER: BRIAN BRIDWELL, VICE PRESIDENT
HOLFORD PROJECT MANAGEMENT, L.L.C. GENERAL PARTNER OF
S.A. HARDY OAKS, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____A.D., 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 18, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
ROBERT NICHOLAS THOMPSON
97443
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

ON THIS THE ____ DAY OF _____, 20___.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. _____

TCB | AECOM

TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 60017812 DATE: 8/28/06

THIS PLAT OF TERRA BELLA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ DAY OF _____A.D._____AT_____ M, AND DULY RECORDED THE

____ DAY OF _____A.D._____AT_____ M, IN THE RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

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

____DAY OF _____A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____ DEPUTY

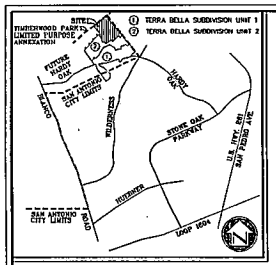
060748

SHEET 3 OF 3

"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

TERRA BELLA SUBDIVISION UNIT 3

BEING 30.672 ACRES OF LAND OUT OF THE L.C. GROTHAUS SURVEY NO. 2, ABSTRACT NO. 932, C.B. 4931, AND THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 7, ABSTRACT NO. 175, C.B. 4932, BEING OUT OF A 87.30 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12227, PAGE 294, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"LEGEND"

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.V.E.
3.) DEED & PLAT RECORDS OF BEXAR COUNTY ---------- D.P.R.
4.) REAL PROPERTY RECORDS OF BEXAR COUNTY ---------- R.P.R.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
6.) SIGHT CLEARANCE EASEMENT ---------- S.C.E.
7.) VEHICULAR NON-ACCESS EASEMENT ---------- V.N.E.
8.) WATER, PEDESTRIAN, ELECTRIC, GAS, SAN. SEWER, SIDEWALK & DRAINAGE EASEMENT ---- W.P.E.S.S.S.D.E.
9.) EASEMENT ---------- ESMT.
10.) EXISTING ---------- EXIST.
11.) PROPOSED FINISHED CONTOUR ---------- 650
12.) REFERENCE TO ADJACENT SUBDIVISION ---------- ①
13.) BLOCK ---------- BLK.
14.) ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT ---------- E.G.T.C.A.T.V.

"GENERAL NOTES"

1.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO R.R.P. P.I.D. # AY2157. DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.9999570
ROTATION GRID TO PLAT IS 00°00'00"
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONTROL MONUMENTS AS SHOWN
IT IS THE PRACTICE OF SURVCON INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION.
TYPICAL MONUMENT IS A 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP.
(•) INDICATES A FOUND 1/2" "IRON ROD" WITH A "SURVCON INC." PLASTIC CAP
(••) INDICATES A FOUND 1/2" "IRON ROD".
6.) BASIS OF BEARING RECITED HEREIN IS THE HEIGHTS OF STONE OAK PUD, POD J RECORDED IN VOLUME 9544, PAGES (107-110) D.P.R.B.C.T.
7.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
8.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
9.) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
10.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
11.) PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
12.) 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.
13.) THE MAINTENANCE OF ALL PRIVATE STREETS, PARKS, DRAIN EASEMENTS AND WATER QUALITY BASIN R.O.W.'S WITHIN TERRA BELLA SUBDIVISION UNIT 3, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS & NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
14.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENTS.
15.) PARKING PROHIBITED ON ANY PRIVATE STREET LESS THAN 28 FT.
16.) OPEN SPACE LOT 89, BLOCK 32 & OPEN SPACE LOT 117, BLOCK 33 ARE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV., DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS.
17.) LOT 100, BLOCK 9 INCLUDES ALL PRIVATE STREETS (4.256 AC. THIS UNIT)

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

EDWARDS AQUIFER NOTES:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

"C.P.S. NOTES AND LEGEND"

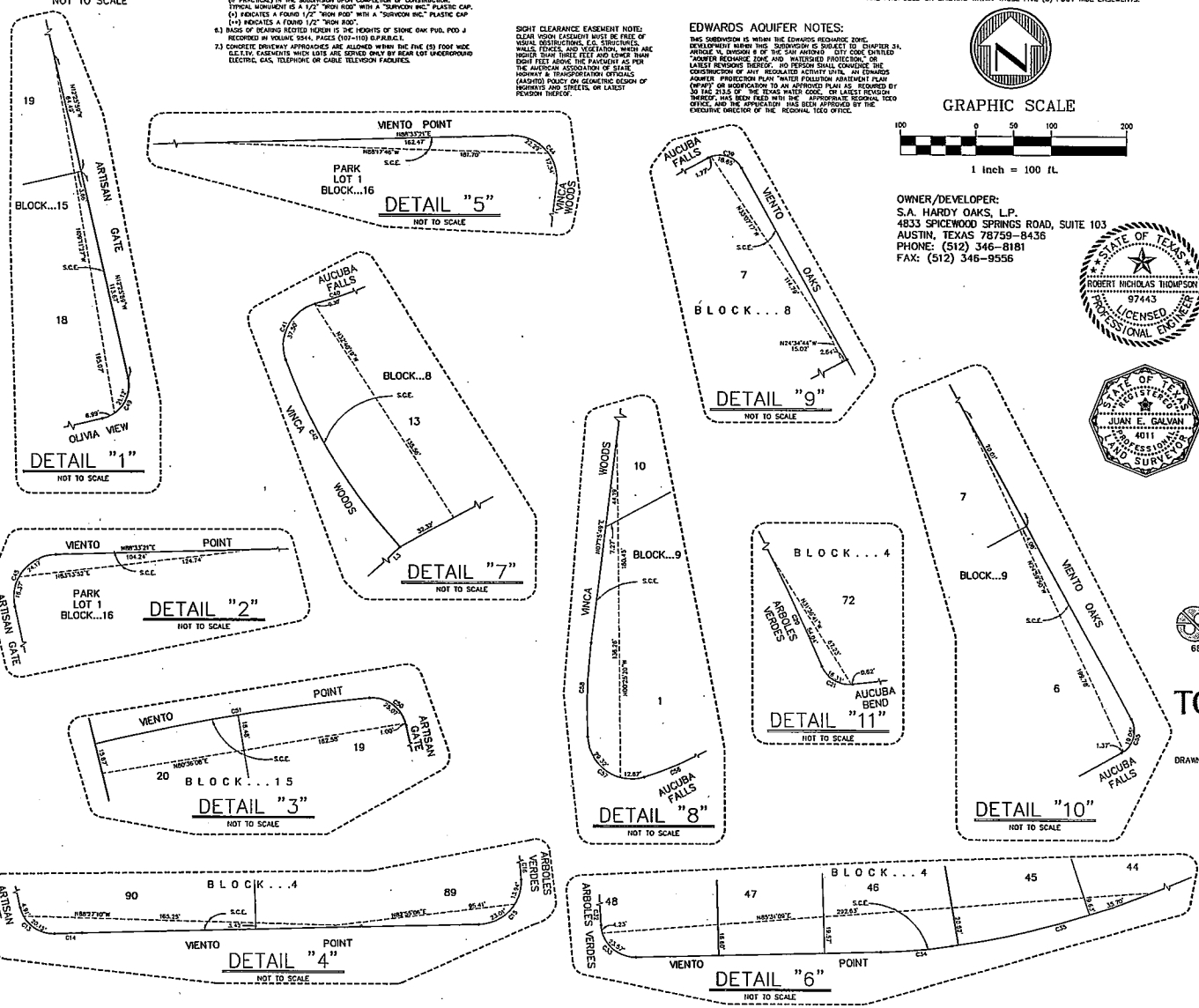
1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT,"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

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

OWNER/DEVELOPER:
S.A. HARDY OAKS, L.P.
4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: BRIAN BRIDWELL, VICE PRESIDENT
HOLFORD PROJECT MANAGEMENT, L.L.C. GENERAL PARTNER OF
S.A. HARDY OAKS, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BRIDWELL, VICE PRESIDENT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____A.D., 2007

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
ROBERT NICHOLAS THOMPSON
97443
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
JUAN E. GALVAN
4011
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

ON THIS THE ____ DAY OF _____, 20___.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. _____

TCB | AECOM
TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 60017812 DATE: 8/28/06

THIS PLAT OF TERRA BELLA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ DAY OF _____A.D._____AT_____ M, AND DULY RECORDED THE

____ DAY OF _____A.D._____AT_____ M, IN THE RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

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

_____DAY OF _____A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____ DEPUTY

ITEM # 8

CITY OF SAN ANTONIO
Aviation Department
Interdepartmental Correspondence Sheet

TO: Planning Commission

FROM: Steve Milburn, Aviation Department, Properties Division Manager

SUBJECT Purchase of .201 acre tract (8,776 sq ft) with .038 acre (1,646 sq ft) easement noted at 9115 Espada Road.

DATE: February 16, 2010

PETITIONER: **San Antonio River Authority**
100 East Guenther St.
San Antonio, Texas 78204

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on March 10, 2010.

BACKGROUND

Petitioner is requesting approval to enhance future development at Stinson Municipal Airport. The City of San Antonio, Aviation Department would like to purchase 1/2 acres of land from the San Antonio River Authority for the amount of $2,450.00 that will include a Phase I environmental site assessment, due diligence report and closing costs. The property is located at 9115 Espada Road, near Stinson Municipal Airport. The property will be used for the creation of an airport buffer zone as well as other developments.

COORDINATION AND FINANCIAL IMPACE

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, Finance, and the City Attorney's Office. An executed Letter of Interest 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.

LT1-B1-20080189546-1

SCANNED

INGRESS, EGRESS, AND UTILITY EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BEXAR	§	

THAT THE SAN ANTONIO RIVER AUTHORITY, a political subdivision of the State of Texas, whose mailing address is P.O. Box 839980, San Antonio, Texas 78283-9980, hereinafter called GRANTOR, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged by GRANTOR, does grant, sell, and convey to DOROTHY WALKER (aka DOROTHY Y. CANTU), hereinafter called GRANTEE, her successors and assigns, a sixteen (16)-foot wide permanent easement appurtenant and right of way for ingress, egress, and the construction, operation, maintenance, replacement, repair, upgrade, and removal of utilities in, upon, over, under, and across the following-described real property situated in Bexar County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A" (the "Property").

The easement granted herein is an easement appurtenant and expressly assignable by GRANTEE. GRANTEE has the right to remove from the Property all trees, brush, or vegetation and parts thereof, or other obstructions or encroachments, which may interfere with the exercise of the easement and rights granted to GRANTEE.

Upon completion of any construction, GRANTEE agrees to restore the surface land to as near its condition as existed immediately prior to any such construction, as is reasonably practicable.

GRANTOR reserves the right to fully use and enjoy the Property so long as such uses and enjoyment do not interfere with and is not inconsistent with the easement and rights granted to GRANTEE.

GRANTOR binds GRANTOR and GRANTOR's heirs and successors to warrant and forever defend all and singular the Property and the above-described easements and rights to GRANTEE and GRANTEE's successors and assigns against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness my hand this 28th day of August, 2008.

LT2-13857-1812-7

SAN ANTONIO RIVER AUTHORITY

Suzanne B. Scott
General Manager

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 28th day of August, 2008 by Suzanne B. Scott, General Manager, San Antonio River Authority.

CYNTHIA HERNANDEZ
Notary Public, State of Texas
My Commission Expires
August 09, 2012

Notary Public, State of Texas, County of Bexar

After Recording Return to:
Georgia Snodgrass, SR/WA, R/W-NAC
Real Estate Representative
San Antonio River Authority
P.O. Box 839980
San Antonio, TX 78283-9980

STATE OF TEXAS
COUNTY OF BEXAR

Metes and Bonds Description
16 foot Ingress, Egress and Utility Easement

0.038 acre of tract land (1,646 sq. ft.) out of a 0.496 acre tract of land situated in New City Block 11170, city of San Antonio, Texas and as described in Volume 1519 page 495, Official Public Records of Real Property, Bexar County, Texas (O.P.R.), and being more particularly described as follows:

BEGINNING: At a found ½" rebar (Northing 13668514.56, Easting 2139857.30), on the west line of Espada Road, (right-of-way varies), northeast corner of that 0.4908 acre tract described in volume 3625, page 580, O.P.R. and the southeast corner of this here in described easement;

THENCE S.89°08'09"W., departing said west line, with common line of said 0.4908 acre tract and 0.496 acre tract, a distance of 102.74 feet to a found ½" rebar, the southeast corner of an 0.283 acre tract as described in Volume 11883, Page 2129, O.P.R. and the southwest corner of this here in described easement;

THENCE N.00°37'15"E., departing said common line and with the common line of said 0.496 acre tract and 0.283 acre tract of land, a distance of 16.00 feet to a point and the northwest corner of this here in described easement;

THENCE N.89°08'09"E., departing said common line and crossing said 0.496 acre tract, a distance of 102.96 feet to a point, on the west line on Espada Road, on the east line of aforementioned 0.496 acre tract and being the northeast corner of this easement;

THENCE S.01°26'19"W., with said west line and east line a distance of 16.00 feet to the POINT OF BEGINNING, containing 0.038 acre tract of land (1,646 sq. ft.) more or less.

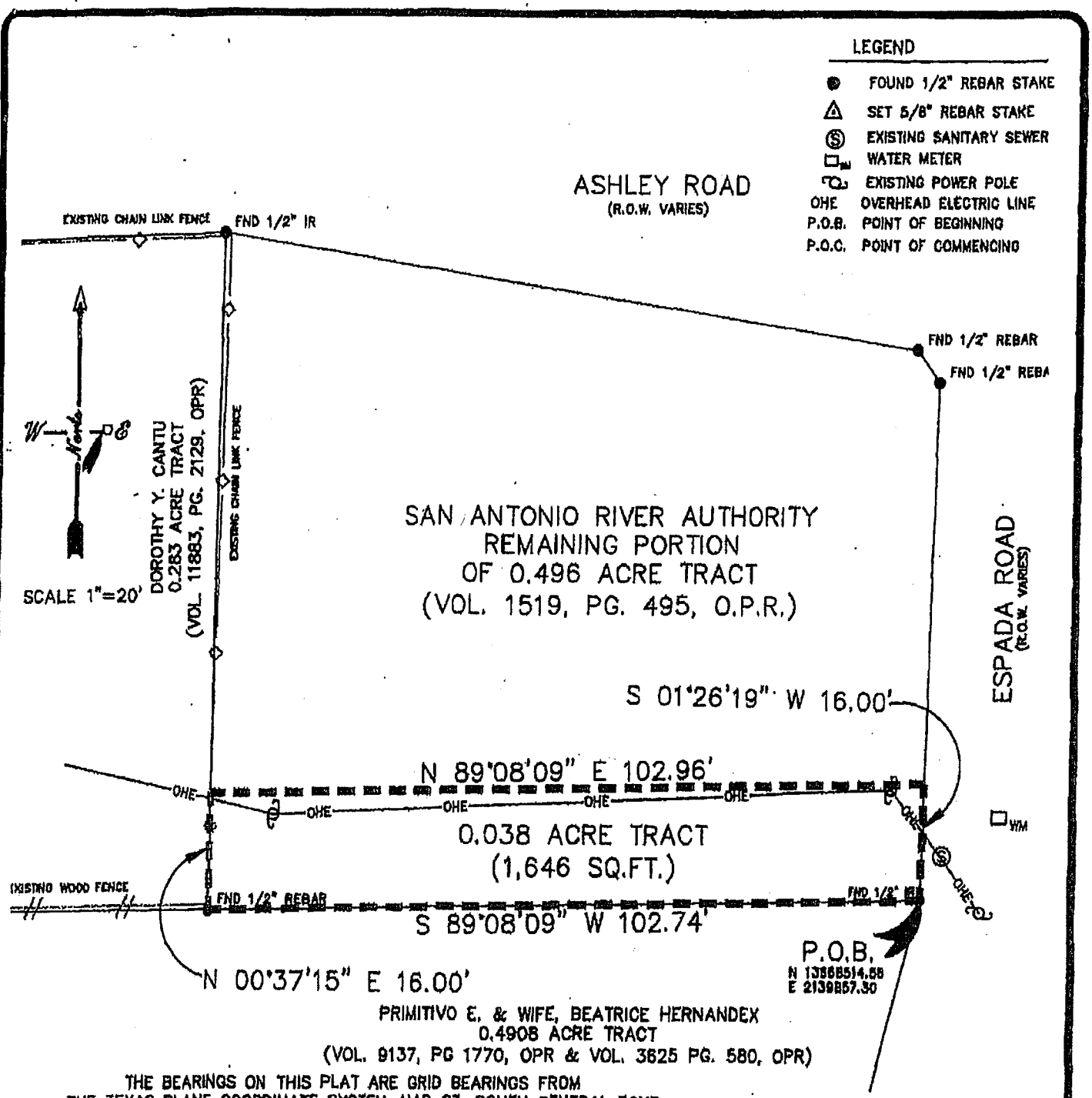
The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System, South Central Zone.

6-06-08
Emilio R. Molina, Jr.
Registered Professional Land Surveyor #5722

*An exhibit was prepared with this description with same date and acreage.

STATE OF TEXAS
REGISTERED
EMILIO R. MOLINA, JR.
5722
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"



THE BEARINGS ON THIS PLAT ARE GRID BEARINGS FROM
THE TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

STATE OF TEXAS:
COUNTY OF BEXAR:

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

6-06-08

EMILIO R. MOLINA, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO.5722

STATE OF TEXAS
REGISTERED
EMILIO R. MOLINA, JR.
5722
PROFESSIONAL
LAND SURVEYOR

16' INGRESS, EGRESS AND UTILITY EASEMENT

SAN ANTONIO RIVER AUTHORITY

RESOLUTION NO. R-1345

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN ANTONIO RIVER AUTHORITY AUTHORIZING THE GENERAL MANAGER TO EXECUTE A 16-FOOT WIDE UTILITY AND ACCESS EASEMENT TO DOROTHY WALKER OVER, UNDER, AND ACROSS PROPERTY OWNED BY THE SAN ANTONIO RIVER AUTHORITY LOCATED AT 9115 ESPADA ROAD, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND WAIVER OF THE PERMIT APPLICATION FEE.

WHEREAS, the San Antonio River Authority (River Authority) owns a 0.201-acre vacant parcel of property at 9115 Espada Road, San Antonio, Bexar County, Texas; and

WHEREAS, Dorothy Walker owns the parcel of property at 9119 Espada Road, which is immediately in back of the River Authority's property; and

WHEREAS, the access to Mrs. Walker's property is by a driveway across the River Authority's property; and

WHEREAS, the River Authority was contacted by Merced Housing Texas, which organization is assisting homeowners along Espada Road with connecting to the new sewer line installed by San Antonio Water System (SAWS); and

WHEREAS, these connections are being provided at no cost to the property owners in cooperation with the City of San Antonio, SAWS, and Merced Housing; and

WHEREAS, a survey of our parcel indicated that there are utilities to Mrs. Walker's property located within the driveway of the River Authority's property; however, there is no easement for either the driveway or utilities; and

WHEREAS, it is necessary and desirable to convey a 16-foot wide utility and access easement to Dorothy Walker and waive the Permit Application Fee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO RIVER AUTHORITY THAT:

The General Manager is hereby authorized to execute, and the Secretary to attest to the execution of a utility and access easement to Dorothy Walker substantially in the form as attached hereto as Attachment "A", to grant a waiver of the Permit Application Fee, and to do and carry out all other activities necessary to complete this project.

PASSED AND APPROVED on the 20th day of August, 2008.

Thomas G. Weaver, Chairman

ATTEST:

Sally Buchanan, Secretary

CERTIFICATE OF SECRETARY

SAN ANTONIO RIVER AUTHORITY §
§
SAN ANTONIO, BEXAR COUNTY, TEXAS §

I hereby certify the above and foregoing to be a duplicate original of Resolution No. R-1345 the Board of Directors of the SAN ANTONIO RIVER AUTHORITY as passed and approved by the members of said Board at a regular meeting of the Board of Directors of said AUTHORITY held on August 20, 2008 in San Antonio, Bexar County, Texas, at which a quorum was present, as shown by the Minutes of said meeting.

IN TESTIMONY WHEREOF, witness my hand and the official seal of the SAN ANTONIO RIVER AUTHORITY on this 20th day of August, A.D., 2008 in San Antonio, Bexar County, Texas.

Sally Buchanan, Secretary

Doc# 20080189546 Fees: $40.00
08/28/2008 3:18PM # Pages 7
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

AUG 2 8 2008

COUNTY CLERK BEXAR COUNTY, TEXAS

Bexar CAD

Property Search Results > Property ID 469541 SAN ANTONIO RIVER AUTHORITY for Year 2008

Property Details

Account

Property ID	469541
Geo ID	10932-000-0300
Type	Real
Legal Description	NCB 10932 BLK LOT TR 30 & 31, ARB P-4 NON-ADJACENT

Location

Address	8510 MISSION RD
Neighborhood	NBHD code12990
Mapsco	683D1
Jurisdictions	06, 08, 09, 10, 11, 23, 57, CAD

Owner

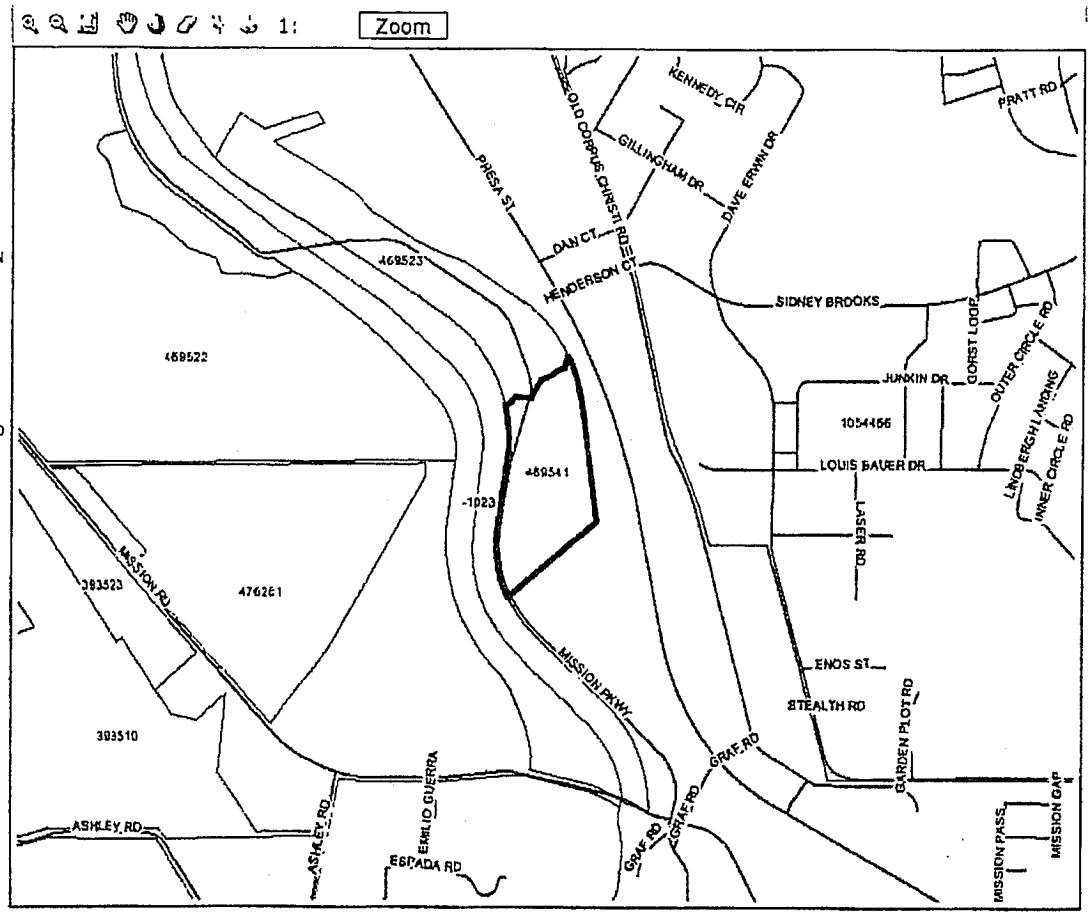
Name	SAN ANTONIO RIVER AUTHORITY
Address	PO BOX 839980 100 E GUENTHER SAN ANTONIO, TX 78204-1401

Property

Appraised Value $0

Map Layers

Radius Search



Website version 1.2.1.2

Database last updated on 7/20/2008 11:15 PM

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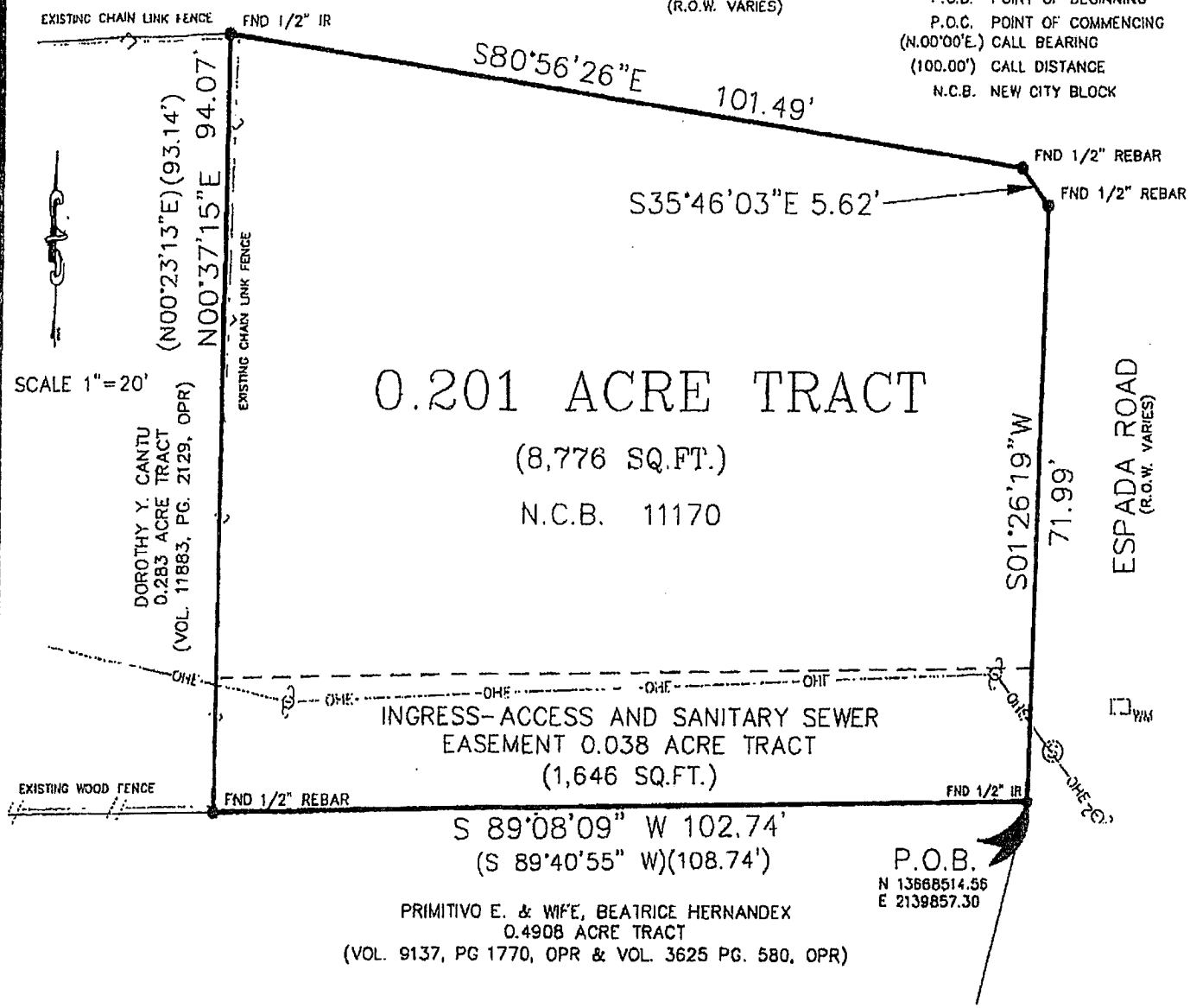
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+

NOTES

1. THE BEARINGS ON THIS PLAT ARE GRID BEARINGS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
2. A METES AND BOUNDS DESCRIPTION WAS CREATED TO ACCOMPANY THIS EXHIBIT WITH THE SAME ACREAGE AND DATE.

LEGEND

- ● FOUND 1/2" REBAR STAKE
- △ SET 5/8" REBAR STAKE
- Ⓢ EXISTING SANITARY SEWER
- WM WATER METER
- EXISTING POWER POLE
- OHE OVERHEAD ELECTRIC LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (N.00°00'E.) CALL BEARING
- (100.00') CALL DISTANCE
- N.C.B. NEW CITY BLOCK



SURVEY OF

STATE OF TEXAS:
COUNTY OF BEXAR:

0.201 acre of tract land (8,776 sq. ft.) out of a 0.496 acre tract of land situated in New City Block 11170, City of San Antonio, Texas and as described in Volume 1519 page 495, Official Public Records of Real Property, Bexar County, Texas.

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

8-11-08

EMILIO R. MOLINA, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO.5722

STATE OF TEXAS REGISTERED EMILIO R. MOLINA, JR. 5722 PROFESSIONAL LAND SURVEYOR

SAN ANTONIO RIVER AUTHORITY

Bexar CAD

Property Search Results > 476027 SAN ANTONIO RIVER AUTHORITY for Year 2009

Property

Account

Property ID:	476027	Legal Description:	NCB 11170 BLK LOT S IRRG 39.5 FT OF TR 1A
Geographic ID:	11170-000-0120	Agent Code:	
Type:	Real		

Location

Address:	9111 ESPADA RD	Mapsco:	683C2
Neighborhood:	SOUTHSIDE METRO ACREAGE	Map ID:	
Neighborhood CD:	23110		

Owner

Name:	SAN ANTONIO RIVER AUTHORITY	Owner ID:	70072
Mailing Address:	PO BOX 839980 SAN ANTONIO, TX 78283-3980	% Ownership:	100.0000000000%
		Exemptions:	EX

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$2,450		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$2,450		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$2,450		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$2,450		

Taxing Jurisdiction

Owner: SAN ANTONIO RIVER AUTHORITY
% Ownership: 100.0000000000%
Total Value: $2,450

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$2,450	$0	$0.00
08	SA RIVER AUTH	0.015951	$2,450	$0	$0.00
09	ALAMO COM COLLEGE	0.135855	$2,450	$0	$0.00
10	UNIV HEALTH SYSTEM	0.266235	$2,450	$0	$0.00
11	BEXAR COUNTY	0.296187	$2,450	$0	$0.00
21	CITY OF SAN ANTONIO	0.565690	$2,450	$0	$0.00
59	SOUTHSIDE ISD	1.368900	$2,450	$0	$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$2,450	$0	$0.00
	Total Tax Rate:	2.679497			
				Taxes w/Current Exemptions:	$0.00

Taxes w/o Exemptions: $65.65

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	0.2680	11674.08	0.00	0.00	$2,450	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010	N/A	N/A	N/A	N/A	N/A	N/A
2009	$0	$2,450	0	2,450	$0	$2,450
2008	$0	$2,450	0	2,450	$0	$2,450
2007	$0	$2,330	0	2,330	$0	$2,330
2006	$0	$2,110	0	2,110	$0	$2,110
2005	$0	$1,820	0	1,820	$0	$1,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page

2010 data current as of Feb 7 2010 9:17PM.
2009 and prior year data current as of Jan 31 2010 12:34PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 2/7/2010 9:17 PM

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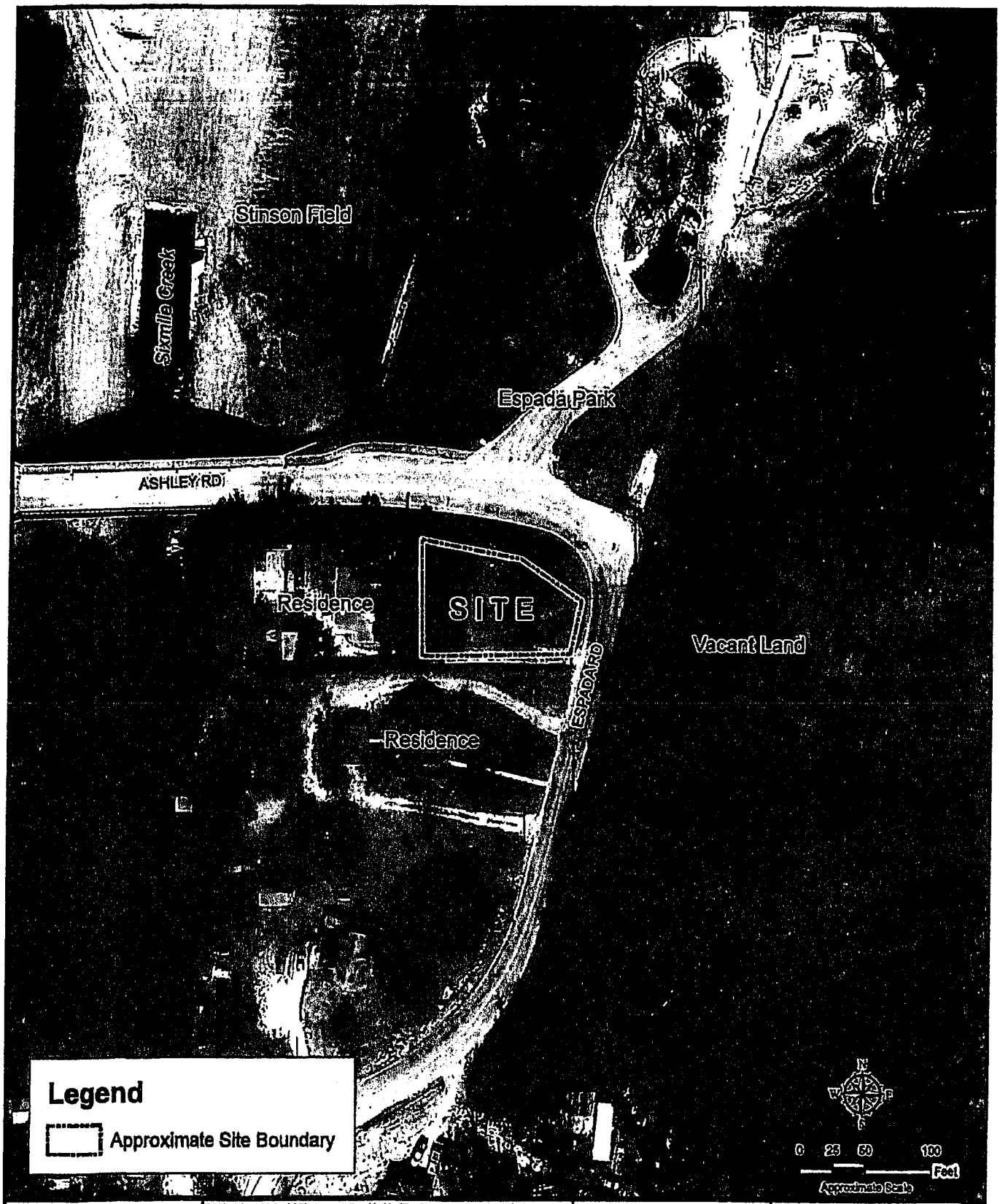
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



Raba Kistner

Engineering • Testing • Environmental Facilities • Infrastructure

12821 West Golden Lane
San Antonio, Texas 78249
(210)699-9090 TEL
(210)699-8428 FAX
www.rkci.com

SOURCE: 2008 Aerial Photograph Provided by The City of San Antonio (COSA)

SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
9115 ESPADA ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.:	ASF09-182-01
ISSUE DATE:	11/2/09
DRAWN BY:	CCL
CHECKED BY:	BDS
REVIEWED BY:	RVM

FIGURE

3

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

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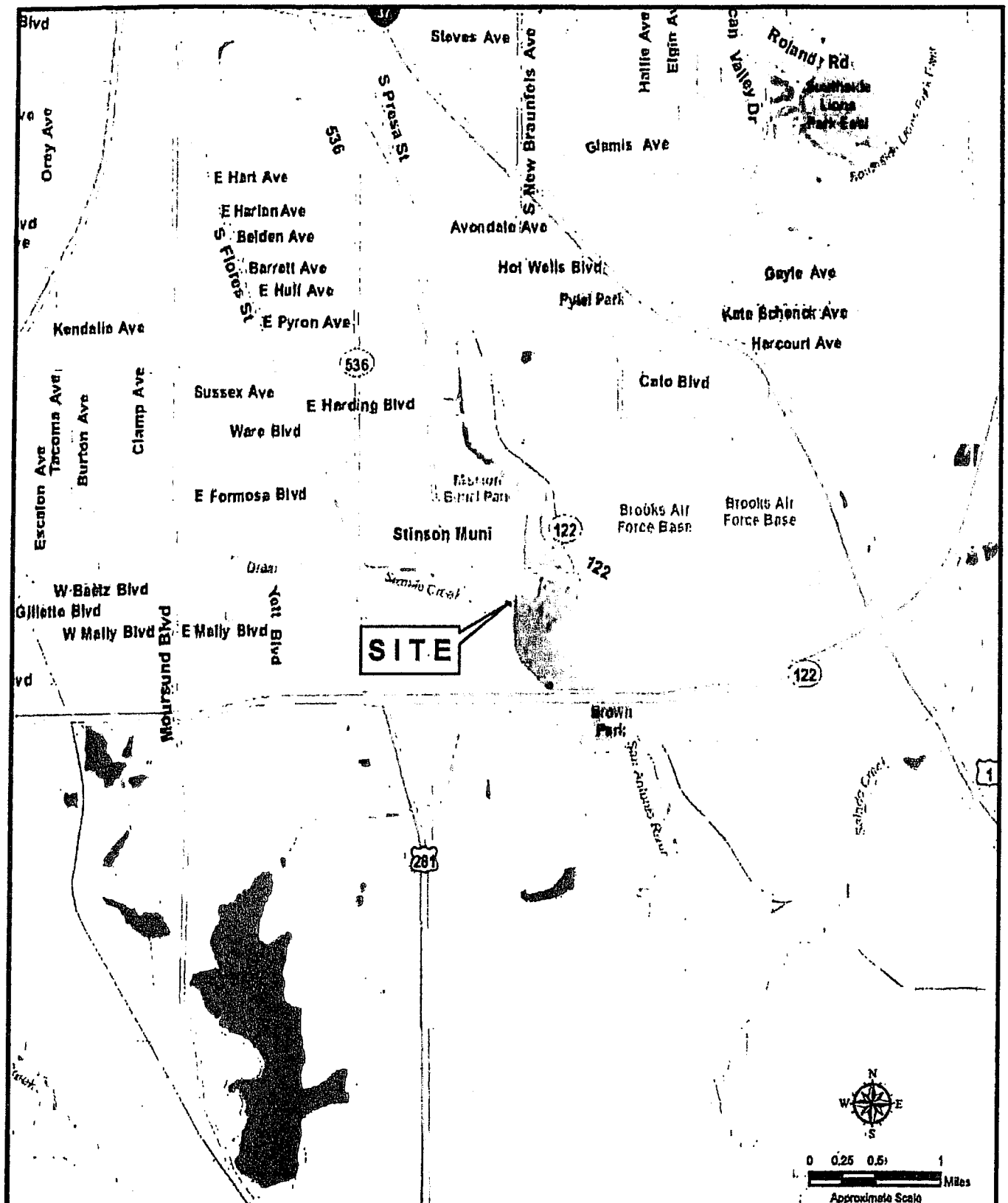

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12821 West Golden Lane
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(210)699-9090 TEL
(210)699-8426 FAX
www.rkci.com

SOURCE: Basemaps Provided by Environmental Systems Research Institute (ESRI) - 2008

AREA LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
9115 ESPADA ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS: No.	DATE	DESCRIPTION

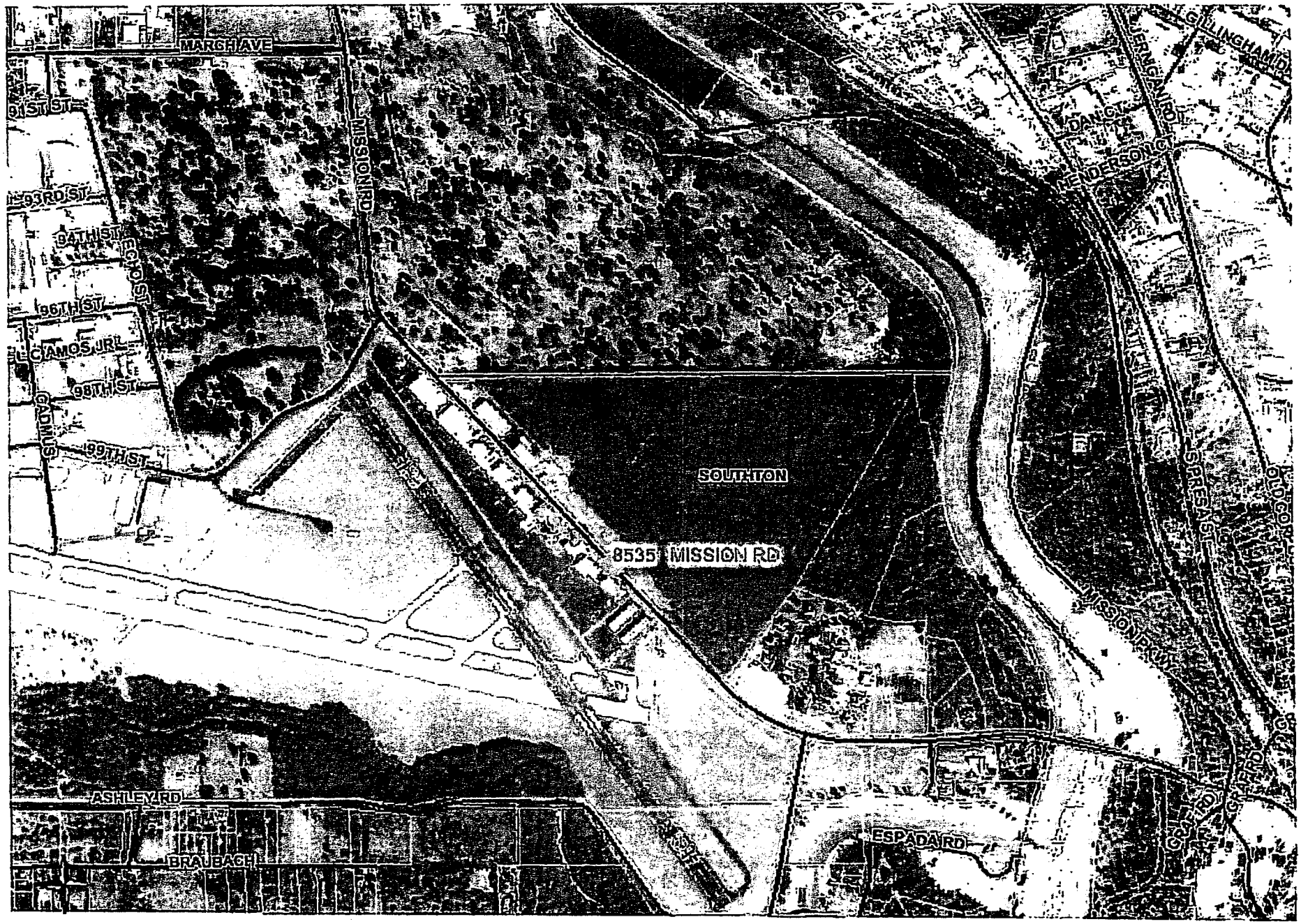
PROJECT No.:	ASF09-182-01
ISSUE DATE:	11/2/09
DRAWN BY:	CCL
CHECKED BY:	BDS
REVIEWED BY:	RVM

FIGURE

1

NOTE: This Drawing is Provided for Illustration Only; May Not be to Scale and is Not Suitable for Design or Construction Purposes

© 2009 by Raba-Kistner Consultants, Inc.


MARCH AVE
91ST ST
93RD ST
94TH ST
ECHO ST
96TH ST
EL CAMOS JR
98TH ST
GADMUS
99TH ST
MISSION RD
SOUTHTON
8535 MISSION RD
DAN CT
HENDERSON CT
JERNIGAN RD
GILLINGHAM DR
S PRESA ST
MISSION PKWY
ASHLEY RD
BRAUBACH
ESPADA RD
GRAF RD

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE APPROVAL OF THE PURCHASE AND ACQUISITON OF PROPERTY BETWEEN THE SAN ANTONIO RIVER AUTHORITY AND THE CITY OF SAN ANTONIO AVIATION DEPARTMENT.

WHEREAS, there is an opportunity of a purchase and acquisition of property between the San Antonio River Authority and the Aviation Department;
and

WHEREAS, the purchase includes the purchase of a .201 acre tract of land amounting to 8,776 square feet for future airport development and use in Council District 3; and

WHEREAS, this project is consistent with the recommendations outlined for the Stinson Municipal Airport Master Plan which recommend the acquisition of additional aviation acreage to meet aviation goals, and

WHEREAS, the purchase has been coordinated with and has the support of the Aviation Department, Finance Department and Legal Department; **NOW THEREFORE,**

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

1. That the property from the San Antonio River Authority and the City of San Antonio Aviation Department's purchase and acquisition is a worthwhile effort and is approved to move forward.
2. That City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2010.

_____
Chairperson

ATTEST: _____
Executive Secretary

Property Purchase by City of San Antonio, Aviation Department, Stinson Municipal Airport

Planning Commission

March 10, 2010

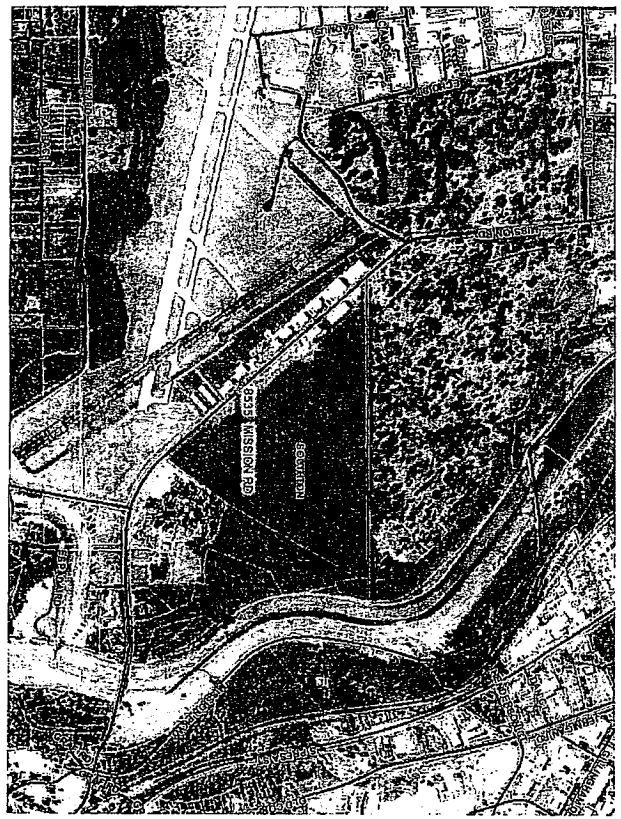
9115 Espada Road

- Property has been declared surplus by the San Antonio River Authority
- Property is located near Stinson Municipal Airport
- The City of San Antonio, Aviation Department has expressed interest in purchasing the property.

Stinson Municipal Airport

- Property is located at 9115 Espada Road
- Property Description: 0.201 acre of tract land (8,776 sq. ft.)
- Estimated Price: $2,450.00

Exhibit showing 9115 Espada Rd

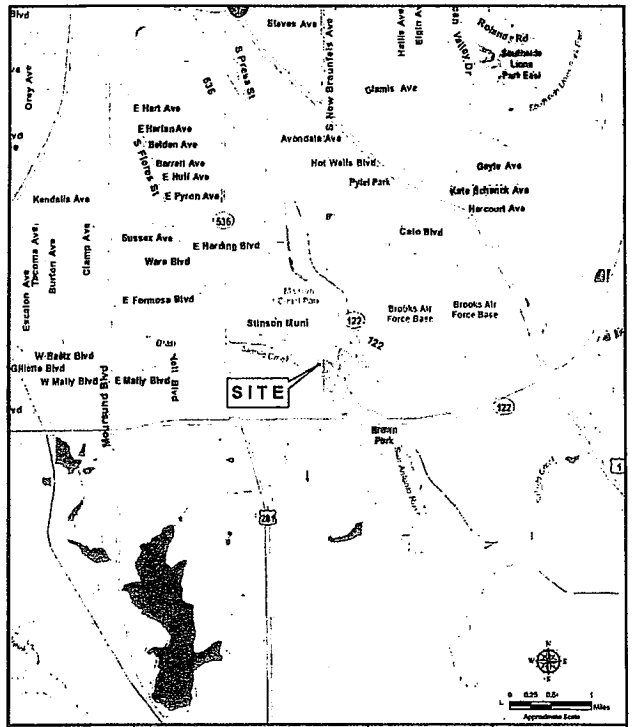


ArcIMS Viewer

http://maps.sanantonio.gov/website/COSAMaps/MapFrame.htm

9/27/2007

Page 1 of 2



Reba Rietner

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12821 West Golden Lane
San Antonio, Texas 78249
(210)699-9090 TEL
(210)699-9426 FAX
www.rkci.com

SOURCE: Elements Provided by Environmental Systems Research Institute (ESRI) - 2005

AREA LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
9115 ESPADA ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS:		
No.	DATE	DESCRIPTION

PROJECT No.:	ASF08-182-01
ISSUE DATE:	11/2/06
DRAWN BY:	DCL
CHECKED BY:	BCS
REVIEWED BY:	RVM
FIGURE	1

NOTE: This Drawing is Provided for Illustration Only, May not be to Scale and is Not Suitable for Design or Construction Purposes

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9115 Espada Road

Raba Kistner
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Facilities • Infrastructure
12821 West Golden Lane
San Antonio, Texas 78249
(210)699-8090 TEL
(210)699-8428 FAX
www.rkci.com

SOURCE: 2008 AVM Photograph Provided by The City of San Antonio (CCDA)

SITE PLAN
PHASE I ENVIRONMENTAL SITE ASSESSMENT
9115 ESPADA ROAD
SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT NO.:	ASF08-162-01
ISSUE DATE:	11/2/09
DRAWN BY:	CCL
CHECKED BY:	BDS
REVIEWED BY:	RVM

FIGURE
3

NOTE: This Drawing Is Provided for Illustration Only, May Not Be to Scale and Is Not Suitable for Design or Construction Purposes

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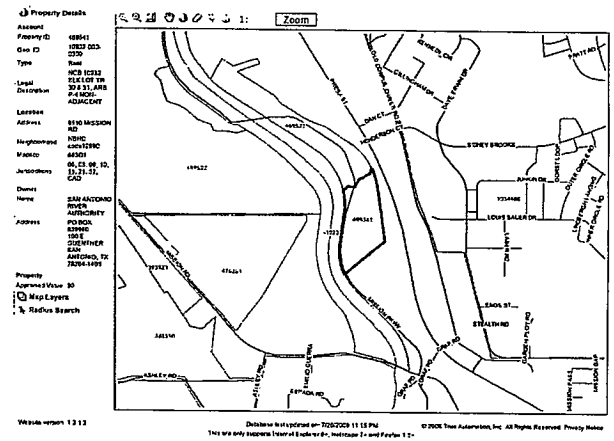
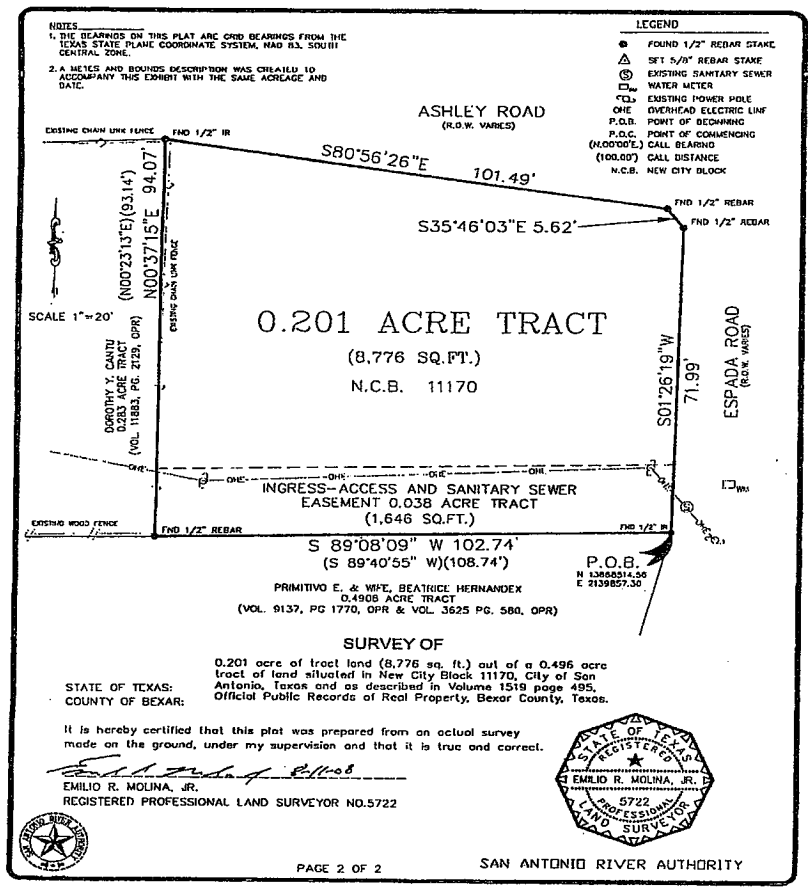


http://www.bcad.org/Map/Map.aspx?cid=1&prop_id=469541&year=2008&cuser= 7/24/2008

9115 Espada Road and 2009 Appraisal



Bexar CAD - Property Details

Page 1 of 2

Bexar CAD

Property Search Results > 476027 SAN ANTONIO RIVER AUTHORITY for Year 2009

Property

Account

Property ID:	476027	Legal Description:	NCB 11170 BLK LOT S IRRG 39.5 FT OF TR 1A
Geographic ID:	11170-000-0120	Agent Code:	
Type:	Real		

Location

Address:	9111 ESPADA RD	Mapsco:	683C2
Neighborhood:	SOUTHSIDE METRO ACREAGE	Map ID:	
Neighborhood CD:	23110		

Owner

Name:	SAN ANTONIO RIVER AUTHORITY	Owner ID:	70072
Mailing Address:	PO BOX 839980 SAN ANTONIO, TX 78283-3980	% Ownership:	100.0000000000%
		Exemptions:	EX

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$2,450	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$2,450	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$2,450	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$2,450	

Taxing Jurisdiction

Owner: SAN ANTONIO RIVER AUTHORITY
% Ownership: 100.0000000000%
Total Value: $2,450

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	$2,450	$0	$0.00
08	SA RIVER AUTH	0.016951	$2,450	$0	$0.00
09	ALAMO COM COLLEGE	0.135855	$2,450	$0	$0.00
10	UNIV HEALTH SYSTEM	0.286235	$2,450	$0	$0.00
11	BEXAR COUNTY	0.296187	$2,450	$0	$0.00
21	CITY OF SAN ANTONIO	0.585690	$2,450	$0	$0.00
59	SOUTHSIDE ISD	1.388900	$2,450	$0	$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$2,450	$0	$0.00
	Total Tax Rate:	2.579497			
				Taxes w/Current Exemptions:	$0.00

http://www.bcad.org/ClientDB/Property.aspx?prop_id=476027

2/9/2010

2009 Appraisal – Page 2

Taxes w/o Exemptions: $65.65

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	0.2680	11674.08	0.00	0.00	$2,450	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010	N/A	N/A	N/A	N/A	N/A	N/A
2009	$0	$2,450	0	2,450	$0	$2,450
2008	$0	$2,450	0	2,450	$0	$2,450
2007	$0	$2,330	0	2,330	$0	$2,330
2006	$0	$2,110	0	2,110	$0	$2,110
2005	$0	$1,820	0	1,820	$0	$1,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page

2010 data current as of Feb 7 2010 9:17PM.
2009 and prior year data current as of Jan 31 2010 12:34PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 2/7/2010 9:17 PM

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

Plan Amendment Application Case No.: 10009 ITEM # 9

Council District: **1** City Council Meeting Date: **3/18/2010**

☒ Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan. The applicant is requesting to amend portions of the future land use map for several parcels located along the West Avenue Corridor, and a text amendment to include the Office Land Use category. This amendment is in response to City Council Resolution (2009 – 06 – 25 – 0023R)**

Background Information:

Applicant: City of San Antonio
Owner: Various
Plan Boundaries:
North: I-10 (also constitutes the southern boundary of the Greater Dellview Community Plan)
South: Sacramento Street
East: Brad Street
West: Nelda and Excelsior Streets
Size: Approximately 0.5 miles along the West Avenue corridor
Current Land Use of site: Various
Adjacent Land Uses: Various

Issue:

Land Use Analysis:
As a component of the City of San Antonio's Master Plan, the Near Northwest Community Plan was adopted by City Council in 2002. The purpose of the plan is to give direction and serve as a guide for the future improvement and betterment of the communities within its boundaries. The plan is a "strategic" plan, addressing what the community identifies as its problems, while building upon potential strengths and opportunities.

In June, 2009, City Council directed the Planning and Development Services Department to initiate a comprehensive rezoning process to Land Use categories appropriate for properties located along the West Avenue Corridor. Resolution 2009-06-25-0023R, approved on June 25, 2009, directed staff to rezone properties to conform to the adopted land uses identified in the Near Northwest Community Plan. This comprehensive rezoning and accompanying Plan Amendment effort identifies areas appropriate for Future Land Use changes. To facilitate the economic development of the corridor while preserving the desired Land Use pattern, twelve properties are subject to this Land Use Plan Amendment recommendation.

This portion of the West Avenue corridor is generally described as a linear area with IH-10 to the north and Sacramento Street to the south. It is comprised of a Community Commercial Uses to the north and along IH-10, and a mix of Neighborhood Commercial Uses along the West Avenue corridor. Franklin Elementary school represents a large Public Institutional Land Use classification between Fresno and Olmos Road.

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

Proposed Changes to the Future Land Use Plan:

Neighborhood Commercial to Community Commercial (approximately 1.261 acres)
2015 and 2013 Gardina Street
1831, 1911, 2001, and 2003 West Wildwood

The land use for this cluster of parcels, located about a block south of IH-10, is designated Neighborhood Commercial. With the existing Bexar Electrical service facility extending south to Wildwood Street, this collection of parcels provides a higher commercial intensity than the southern West Avenue Neighborhood Commercial corridor. Amending these properties to Community Commercial will promote a more intensive Commercial node immediately to the south of IH-10, while maintaining the existing less intensive Neighborhood Commercial corridor to the south. The established neighborhoods to the east and west of the West Avenue corridor will continue to be buffered by Community and Neighborhood Commercial uses.

This recommendation is also consistent with the adopted Plan, as "Community Commercial Uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials." (page 38 of the Near Northwest Community Plan).

Urban Low Density Residential to Neighborhood Commercial (approximately 0.131 acres)
1830 Alametos: The proposed land use change for this parcel corrects inconsistencies with the existing use of the property. This parcel is designated Urban Low Density Residential, and is the rear portion of the adjacent business fronting West Avenue. The land use change will correct this inconsistency by matching the property with the adjacent and attached Neighborhood Commercial business fronting the West Avenue corridor.

Office Node

Neighborhood Commercial to Office (approximately 1.313 acres)
1318, 1300, 1216, 1206, and 1202 West Avenue
1824, 1816, and 1812 Olmos Street

To accommodate the growing need for office uses, a portion of the eastern West Avenue corridor, between Olmos and Sacramento, has been identified as an appropriate area for the clustering of office uses. This recommendation includes a text amendment to include an Office land use category. The proposed cluster of Office land uses extends from the southern parcel of Fresno Street to the northern parcels of Sacramento Street. The surrounding land uses include Neighborhood Commercial, Public Institutional, and Urban Low Density Residential.

The addition of an Office land use category will also strengthen the Near Northwest Community Plan by providing a land use category for areas appropriate for future office development.

The Near Northwest Community Plan text amendment and Office land use nomenclature will read:

"**Office** land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of office include attorney's offices, medical and dental offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters."

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

The amendment to the Land Use portion of the Near Northwest Community Plan Update will achieve the following goals:

1) Reflect the zoning changes implemented in the comprehensive rezoning effort that is being conducted concurrent with this update.
2) Update the terminology and nomenclature contained in the Plan.
3) Resolve inconsistencies between the land use and proposed zoning designation.
4) Address the City Council directive.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

TRANSPORTATION/ INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: West Avenue is classified as a Type B Secondary Arterial with a current Right-Of-Way ranging from 70 feet to 86 feet.

Other streets: The West Avenue corridor bisects IH-10, and several Arterials and collector streets. It is a significant north/ south roadway serving the northwest area of San Antonio.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Several schools, churches, and public and community facilities are found along the West Avenue corridor.

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

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: March 10, 2010
☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: February 5, 2010
No. Notices mailed 10 days prior to Public Hearing: 133
- 18 Property Owners
- 96 Property Owners within 200' of subject properties
- 16 Planning Team Members
- 3 Neighborhood Associations

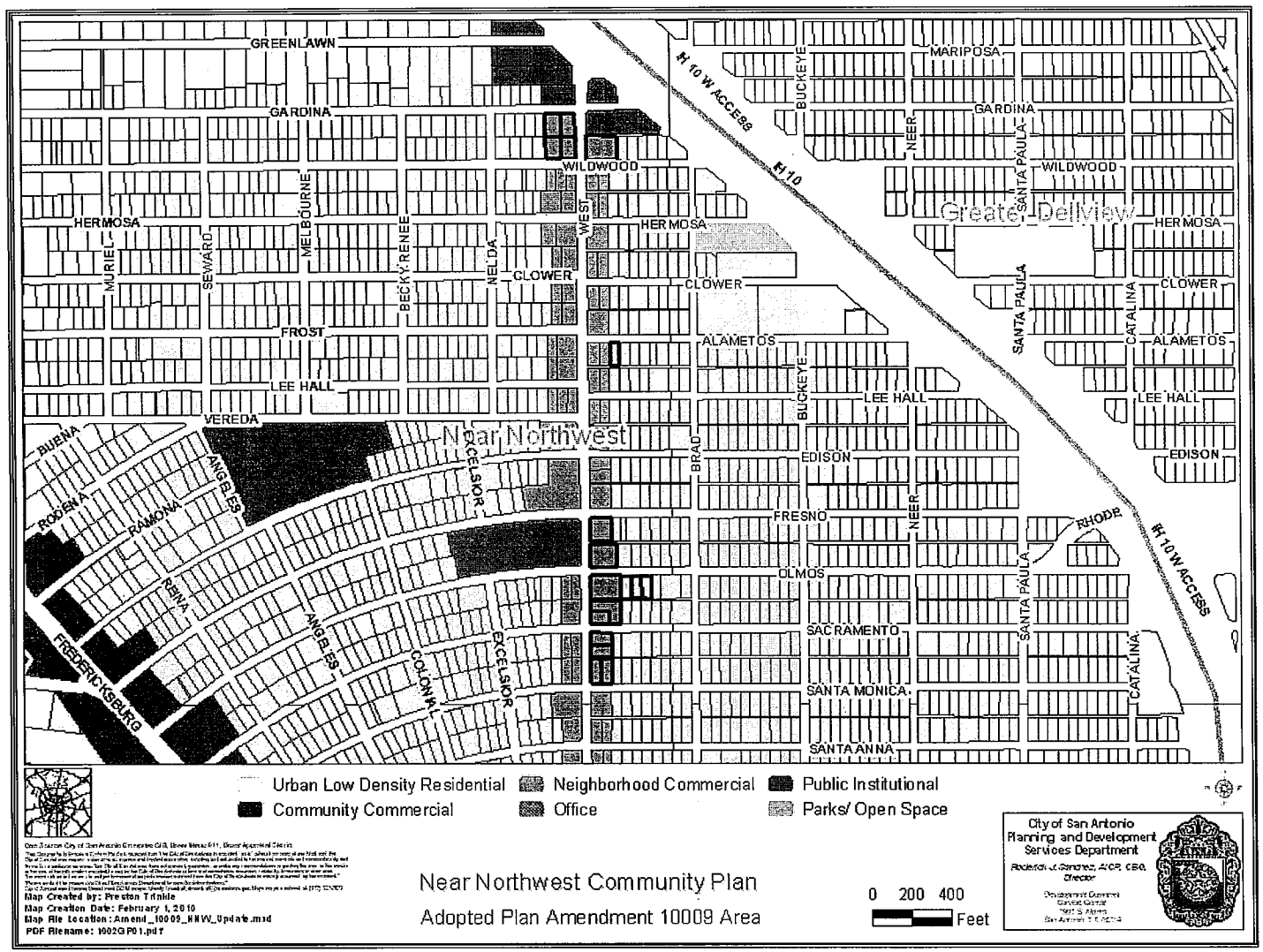
Registered Neighborhood Association(s) Notified: Greater Dellview, Laddie Place and North Wilson, Los Angeles Heights and Keystone

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

Planning & Development Services Department Staff:

Roderick Sanchez, AICP, CBO	Director
Patrick Howard, AICP	Assistant Director
Andrea Gilles	Interim Planning Manager
Case Manager: Gary Edenburn	Senior Planner

Attachment 1: Land Use Maps



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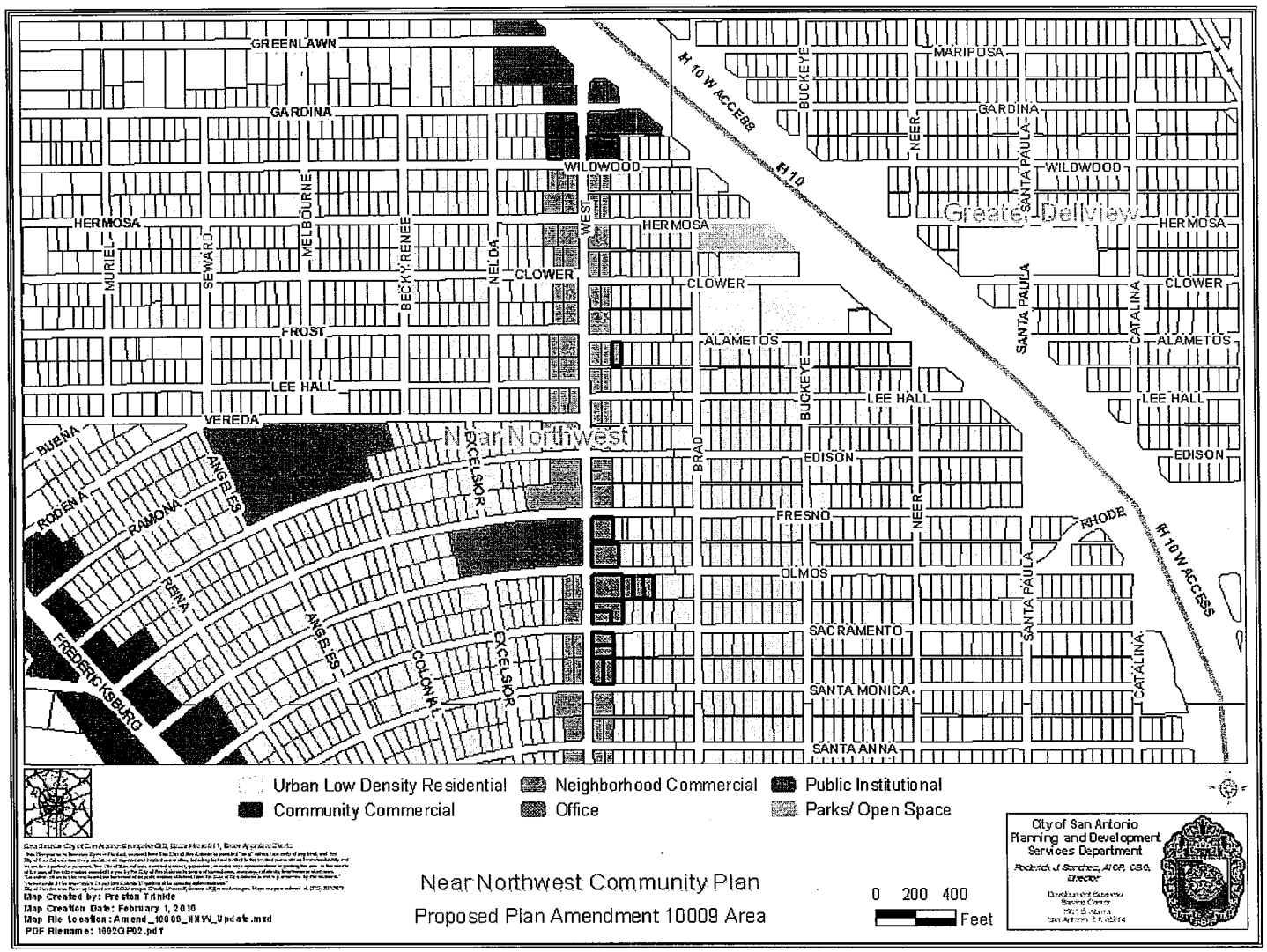
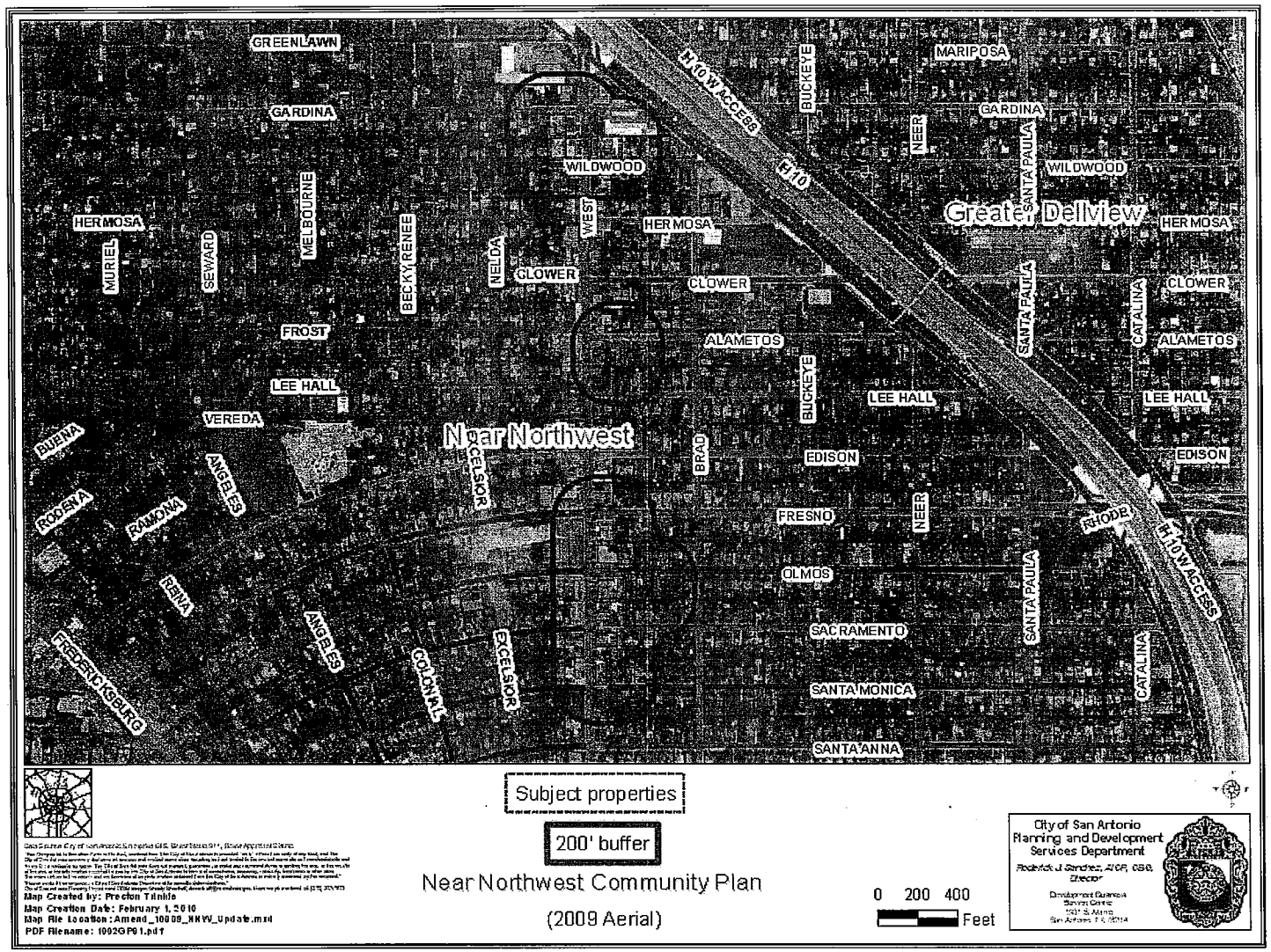


Attachment 2: Digital Ortho Image



Master Plan Amendment 10009
Near Northwest Community Plan

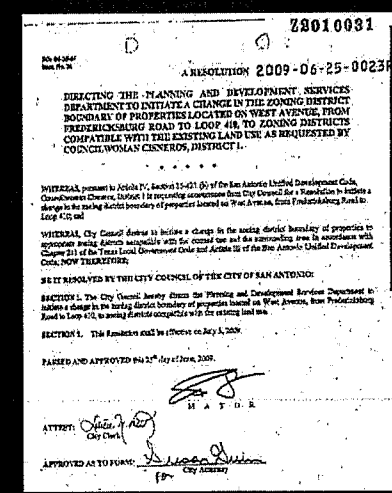
Planning Commission
March 10, 2010
Agenda Item No.

Amendment Background

Council District 1 initiated a request for staff to prepare an appropriate rezoning plan to address incompatibilities with the adopted Land Use plan along a portion of the West Avenue corridor.

This request is intended to:

- **implement the goals and strategies of the Near Northwest Community Plan**
- **Reflect the zoning changes implemented in the comprehensive rezoning effort that is being conducted concurrent with this update**
- **Resolve inconsistencies between the land use and proposed zoning designation**
- **protect the integrity of the surrounding residential neighborhoods**



Z2010031

A RESOLUTION 2009-06-25-0023R

DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTIES LOCATED ON WEST AVENUE, FROM FREDERICKSBURG ROAD TO LOOP 410, TO ZONING DISTRICTS COMPATIBLE WITH THE EXISTING LAND USE, AS REQUESTED BY COUNCILWOMAN CISNEROS, DISTRICT 1.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, CouncilWoman Cisneros, District 1 is requesting assistance from City Council for a Resolution to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article II of the San Antonio Unified Development Code; NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby directs the Planning and Development Services Department to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410, to zoning districts compatible with the existing land use.

SECTION 2. This Resolution shall be effective on July 5, 2009.

PASSED AND APPROVED this 25th day of June, 2009.

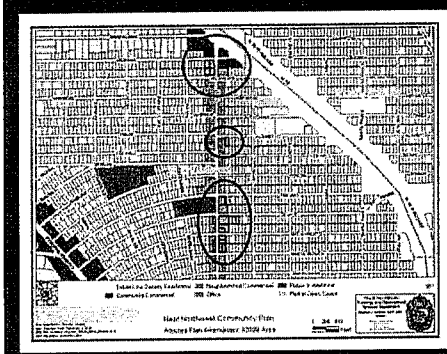
MAYOR

ATTEST: City Clerk

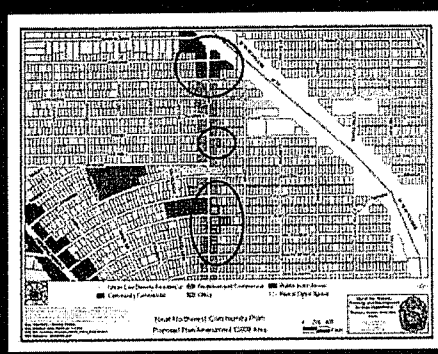
APPROVED AS TO FORM: City Attorney

Amendment 10009

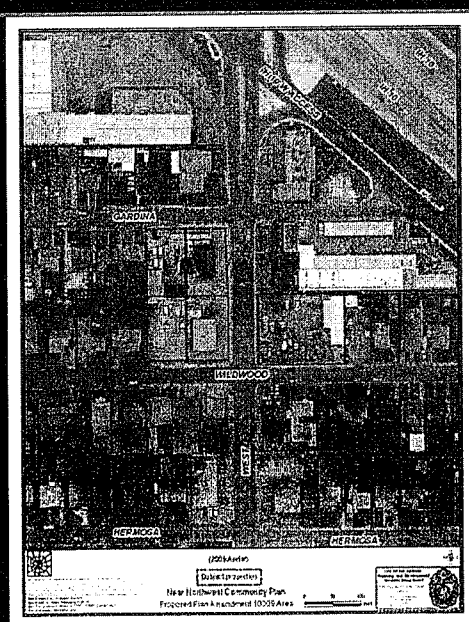
Plan as Adopted:



Proposed Amendment:



Land Use



Land Use

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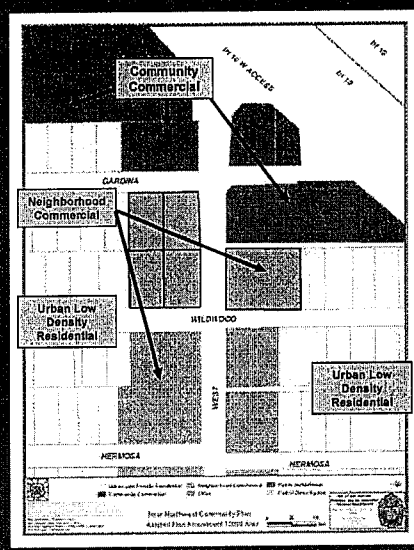

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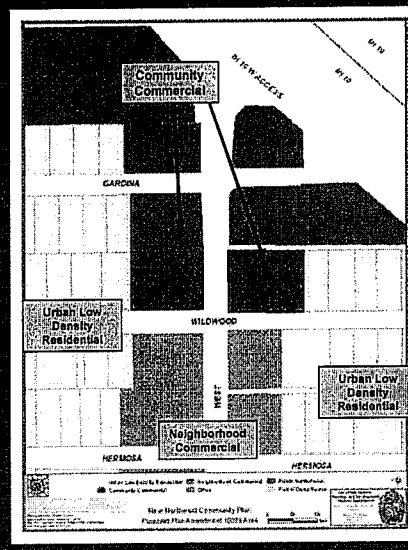

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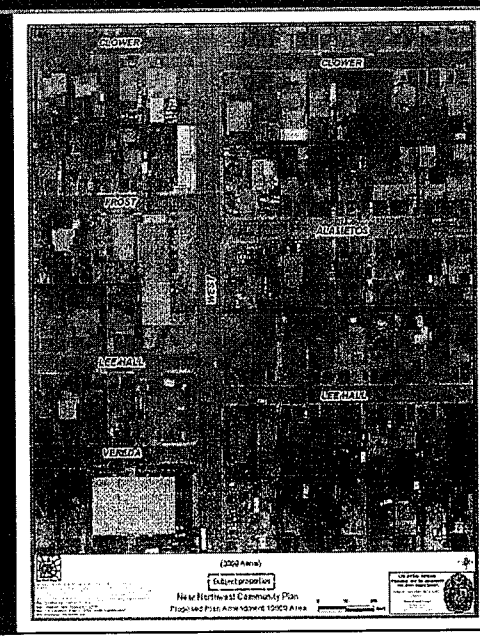

Land Use

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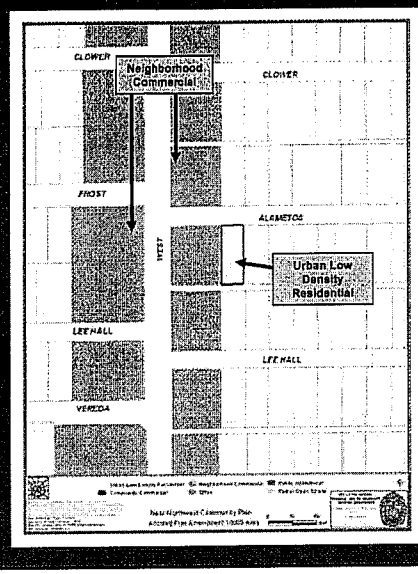

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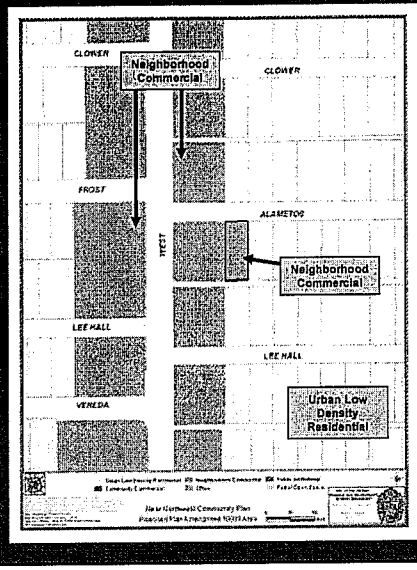

Land Use

Land Use

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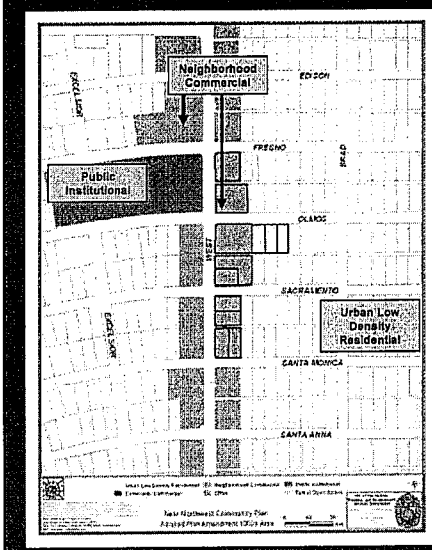

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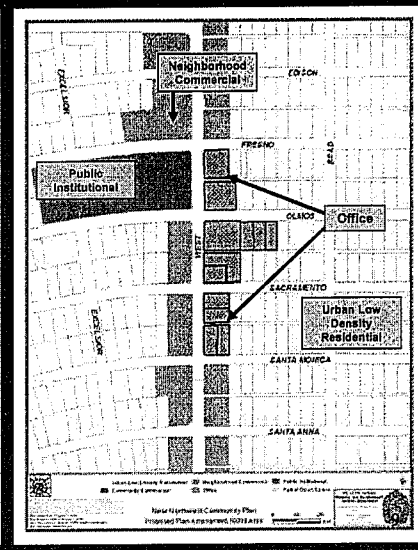


Key Land Use Recommendations

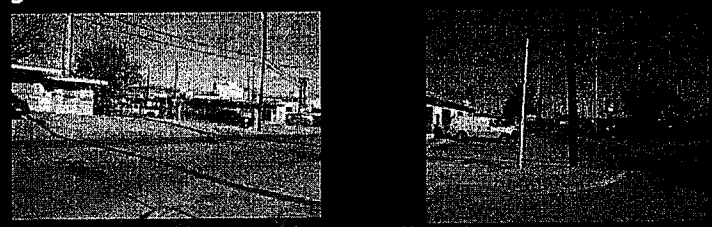
- Key future land use plan concepts
  - Create an Office Land Use category
    - Plan text amendment to include the Office Land Use category
    - Office node for several properties located between Fresno and Sacramento Streets
  - Extend Community Commercial node
    - Properties between Wildwood and Gardina
  - Corrects land use inconsistencies
    - Provide consistency with existing commercial use along Alametos Street

Surrounding Area

Office Land Use

Properties along the Olmos Street Office Node

Neighborhood Commercial to Community Commercial



Viewing north of Wildwood toward IH-10

Surrounding Area

Urban Low Density Residential Land Use to Neighborhood Commercial Land Use

1830 Alametos

Public Notification/ Next Steps

133 total notices were mailed

Public Meeting sponsored by District 1

- January 26, 2010

Next Steps

March 2, 2010 - Zoning Commission

March 18, 2010 - City Council

Staff recommends approval

ITEM # 10

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 10th DAY OF March 2010.

APPROVED:

_____
Chair

ATTEST: _____
Executive Secretary

ITEM # 11

CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

TO: Members of the Planning Commission

FROM: Roderick Sanchez, AICP, CBO, Director
Planning & Development Services

COPY: T.C. Broadnax, Assistant City Manager

SUBJECT: Tree preservation and tree canopy amendments

DATE: March 10, 2010

Summary:

Amendments to the Unified Development Code (UDC) relative to tree preservation and tree canopy in the City of San Antonio and extraterritorial jurisdiction (ETJ).

Background:

American Forests, a non-profit conservation organization, released their *Urban Ecosystem Analysis* in the spring of 2009 that studied San Antonio area tree canopy between the years 2001 and 2006 using U.S. Geological Survey landcover data. The *Analysis* used three geographical zones to present findings: the urban core of the City, the Edwards Recharge and Transition Zone and the ETJ. Cumulatively the three zones experienced a loss of approximately 7,600 acres of canopy between the years of 2001 and 2006. The loss of tree canopy represents additional costs to the City to manage storm water runoff and pollutants, air quality and energy consumption.

Based on the *Analysis*, the City of San Antonio had approximately 38% tree canopy as of 2007. American Forests recommends a 40% overall tree canopy goal. The 2% difference requires installation of approximately 454,600 trees based on a 27-foot diameter tree canopy. Additional preservation of mature trees combined with the imposition of a tree canopy requirement will facilitate attainment of the tree canopy goals.

A tree stakeholder committee was convened in mid-2009 to consider implementation strategies for the recommendations of American Forests. The committee consisted of representatives from Greater San Antonio Builders Association, the Real Estate Council, the San Antonio Conservation Society, Texas Parks & Wildlife Department, school districts, neighborhood associations and members of the Planning Commission. The work of the committee was split into two phases.

Phase 1 focused on amendments to the tree preservation standards to require additional preservation in environmentally sensitive areas, defined to include areas with slopes greater than 20% and a 30 to 60 foot wide riparian buffer zone outside of the boundaries of the regulatory

floodplain. City Council adopted the phase 1 amendments on October 29, 2009.

Phase 2 work of the tree stakeholder committee was the development of tree canopy standards to supplement the tree preservation requirements. Staff has developed tree canopy requirements within the framework of the existing tree preservation ordinance using the American Forests *Analysis* in conjunction with legal and practical implications identified by the stakeholder committee.

In addition to the tree stakeholder committee, PDSD staff coordinated this ordinance with the Parks & Recreation Department's City Forester and the City Attorney's Office. PDSD staff attended various community events to present the amendments as well as the PDSD Development Process Taskforce. The Technical Advisory Committee (TAC) reviewed the amendments on February 8th, 16th and 23rd and recommended approval with amendments to the staff recommendation.

Issue:
The staff recommendation incorporates a number of compromises pursuant to discussions with the tree stakeholder committee and the TAC. The substantive areas where staff recommendation differs from TAC recommendation mainly include the tree canopy requirement for different land uses and the shade value credited to such canopy. Full detail of areas where staff recommendation differs from the TAC recommendation are indicated in the spreadsheet attached to this memo.

The proposed amendment retains the adopted tree preservation requirements but will promote retention of additional trees and planting of new trees by introducing tree canopy requirements for different land uses as indicated below:

Land Use	Staff Recommendation	TAC recommendation
Single Family	38%	38%
Multi-family	25%	25%
Industrial	25%	10%
Other nonresidential	25%	20%
CRAG Target Area	15%	15%

Currently a property with no trees or few trees does not need to plant additional trees to comply with the tree standards of the UDC. The addition of tree canopy goals will reduce the potential abuses with the agricultural and single-family exemptions from the tree preservation requirements. The ordinance establishes a formula to calculate canopy coverage of newly planted trees. Since survivability has been an issue with previous tree planting efforts, staff recommends crediting planted trees at 75% of their canopy value to account for long-term survivability rates. TAC recommends crediting trees at 90% of their canopy value.

To off-set the survivability discount value the proposed ordinance provides bonus credit for the environmentally friendly development practices such as:

- 100 to 150% credit for understory preservation.
- 150% credit for planting on western and southern exposures.
- 150% credit when dedicating save areas for woodlands.

- 150% credit for use of low-impact development (LID) standards for drainage.
- 150 to 200% credit for preserving canopy of significant and heritage trees.

New development will require a performance guarantee to ensure provision of the minimum tree canopy requirement upon completion of the development. Payment to the Tree Mitigation Fund is an option available to an applicant who does not wish to plant trees. The Parks & Recreation Department will continue to administer both the previously established Tree Mitigation Fund and Tree Canopy Investment Fund to allow the City to leverage development funds to promote attainment of higher tree canopy citywide through new plantings on public and private property.

The variance process is available where a development site does not lend itself to strict adherence with the requirements of the ordinance. Alternative standards to the UDC tree requirements are available for sites developed as conservation subdivisions or certified by the Texas Parks & Wildlife Department as a Wildscape Program.

Fiscal Impact:

No impact to the City of San Antonio General Fund or the Planning & Development Services Special Revenue Fund. The proposed ordinance increases fees payable to the Tree Mitigation Fund, established by the Finance Department pursuant to ordinance # 85262 adopted by City Council on December 5, 1996. The collected Mitigation funds are administered by the Parks & Recreation Department in accordance with §35-523 (o).

Recommendation:

Staff requests that the Planning Commission committee provide a recommendation to staff on the UDC amendment. Staff will forward the recommendation of the Planning Commission to the City Council for consideration.

Roderick Sanchez, AICP, CBO, Director
Planning & Development Services

Attachments:
1) Spreadsheet comparing staff and TAC recommendations
2) Draft ordinance of UDC amendments
3) American Forests *Urban Ecosystem Analysis*

	Section 35-523 Name or #	Proposed Ordinance	TAC's Recommendation	Staff's Response
1	(E) Tree Credits	"entire section"	TAC suggested language that clarifies the use and credit to be given to the tree credit certificates in relation to the new amendments such as clarification on "children of tree certificates 1 and 2.	Legal's response: "The tree credits should be based on the measurement of significant and heritage trees as contemplated in the original ordinance. There is no necessity of additional language".
2	(b)(3) SAWS	"entire section"	TAC recommends that SAWS projects (including easements) are not subject to final tree canopy.	Staff has responded that most projects that include a lift station or booster station do not require building permits therefore will not be subject to final tree canopy, however the code does not specify it. Staff does not want to specify it and create an exemption for all utilities.
3	(e)(1)(A)	Single Family Res. 38% Multi-Fam & Non-Res. 25% CRAG 15%	Single Family Res. 38% Multi-Family 25% Non-Residential. 20% CRAG 15% Industrial 10%	Staff does not agree with the recommendations since it does not reflect the level of compromise reached by the tree committee, nor does it match any of the previously discussed percentages discussed in the tree committee.
4	Table 523-1	"athletic fields"	TAC recommends that athletic fields be excluded from the preservation and final tree canopy requirements.	Staff has previously agreed to exempt the requirements from the final canopy, but not from the preservation. Staff does not agree with the proposed changes.
5	Table 523-1.2	"non-heritage trees"	TAC recommends the removal of the Heritage tree protection as it was not originally included in the tree stand delineation method.	Staff does not agree with the proposed changes. The heritage trees have been discussed in the tree committee and a compromise was reached to reduced from 100% to 80% as long as they are protected.
6	(f)(3)(B)(2)	shade value at 75%	TAC recommends a 90% shade value credit in lieu of the 75% as proposed.	Staff does not agree with this recommendation since there was an extensive discussion during the tree committee meeting regarding the allowed percent value that range from 100% to 50%, and 75% was a compromise. In addition, the 75% shade value is the highest credit currently allowed under the landscape ordinance.

	Section 35-523 Name or #	Proposed Ordinance	TAC's Recommendation	Staff's Response
7	(r) definitions	Steep slope. A slope exceeding twenty (20) percent or 1 foot vertical for every 5 feet horizontal.	TAC recommends a minimum area of 0.5 acre to be considered a steep slope to avoid confusion.	Staff considered this item during the ESA amendments. The understanding was that the applicant will present the project before PC and get a variance. If the area is too small or for any other special condition.
8	(o) and (q) Tree Mitigation and Canopy Fund	"entire sections"	TAC recommends sections (o) and (q) to be combined into one section with same conditions as currently described. Also to have funds controlled by PDSD.	Parks and Recreation Finance Staff has opposed the recommendation.

35-523. Tree Canopy and Preservation.

STATEMENT OF PURPOSE

While allowing the reasonable improvement of land within the city and city's ETJ, it is stated public policy of the city to maintain, to the greatest extent possible, existing trees within the city and the ETJ, and to add to the tree population within the city and the ETJ to promote a high tree canopy goal. The planting of additional trees and preservation of existing trees in the city and the ETJ is intended to accomplish, where possible, the following objectives:

•To preserve trees as an important public resource enhancing the quality of life and the general welfare of the city and enhancing its unique character and physical, historical and aesthetic environment.

•To encourage the preservation of existing trees and planting of new trees for the enjoyment of future generations.

•To encourage the preservation of existing trees and planting of new trees to provide health benefits by the cleansing and cooling of the air and contributing to psychological wellness.

•To encourage the preservation of existing trees and planting of new trees to provide environmental elements by adding value to property, and reduction of energy costs through passive solar design utilizing trees.

•To encourage the preservation of existing trees and planting of new trees to provide environmental elements necessary to reduce the amount of pollutants entering streams and to provide elements crucial to establishment of the local ecosystem.

•To provide tree preservation requirements and incentives to exceed those requirements that encourage the maximum preservation of trees and planting to achieve greater overall tree canopy.

•To promote and protect the health, safety and welfare of the public by creating an urban environment that is aesthetically pleasing and that promotes economic development through an enhanced quality of life.

• To encourage the preservation of environmentally sensitive areas that protect and enhance the water quality, ecosystem and the aesthetic environment.

• To increase tree canopy coverage for the City and ETJ.

• To recognize the economic value added to properties with trees and high tree canopy coverage.

This section implements the following provisions of the master plan:
Neighborhoods, Policy 3c: Continue to implement the tree preservation ordinance and strengthen as needed.

(a) Applicability.

(1) Generally.

A. The regulations contained in this division shall apply to any private property located within the city limits and the ETJ of the city.

B. The regulations contained in this division shall apply to all public property held by or for the benefit of the city or any agency, board or commission thereof in accordance with the provisions of subsection (~~e~~p) of this division.

C. The regulations contained in this division shall regulate all activities that result or may result in the removal of significant or heritage trees, or areas of tree canopy as defined herein. Said activities include any of the following:

1. Industrial, commercial, office, multi-family, residential and institutional development, including all new construction and any additions that increase the total floor area of a structure by more than two thousand five hundred (2,500) square feet.
2. Construction of a new parking lot larger than two thousand five hundred (2,500) square feet or expansion of an existing parking lot by more two thousand five hundred (2,500) square feet.
3. Any grading, filling or clearing of land.
4. Any clear, selective or individual cutting or removal of any significant or heritage tree or areas of tree-canopy as defined.
5. Chemical or biological treatment of trees or areas of tree-canopy that may result in the death or destruction of any significant or heritage trees or areas of tree-canopy as defined.
6. Trenching or excavation that may damage or destroy any significant or heritage trees or areas of tree-canopy as defined.

D. The regulations in this section shall apply to any projects receiving any federal, state, and/or local financial assistance.

E. Tree Credit Certificate 001 issued February 10, 2000 and Tree Credit Certificate 002 issued March 26, 2002 are acknowledged and the express language of those certificates apply whenever and wherever until fully redeemed with no limitations as to any time vesting projects as expressed in those contracts or certificates. The value of the Tree Credits shall be calculated in accordance with 35-523 (f) and based on the mitigation fund fee established by ordinance 85262, adopted December 5, 1996.

(2) Activities Exempt. The regulations in this division shall not apply to the clearing of understory necessary to perform boundary surveying of real property or to conduct tree surveys or inventories. Clearing for surveying may not exceed a width of two (2) feet for general survey (i.e. of easement boundary, etc.) and eight (8) feet for survey of property boundary lines. Except for surveys done in connection with residential development, no tree ten (10) inches or larger may be removed in any manner during such boundary or general surveying.

(3) Categories of Development Exempt. The provisions of this section shall not apply to any conservation subdivision as defined in section 35-203.

(4) Trees Exempt. This division shall not apply to:

A. Any significant or heritage trees or areas of tree-canopy determined to be diseased, overly-mature, dying or dead, by the city arborist.
B. Any significant or heritage trees or areas of tree-canopy determined to be causing a danger or be in hazardous condition as a result of a natural event such as tornado, storm, flood or other act of God that endangers the public health, welfare or safety and requires immediate removal.
C. ~~Trees~~ Any significant or heritage trees or areas of tree-canopy located on property with a gross parcel size of 0.5 acre or less on which construction of single-family, two-family or three-family residential dwelling units has been completed regardless of the underlying zoning district.

D. Trees or areas of tree-canopy located in the clear vision area, as defined in the street improvement standards.
E. Trees or areas of tree-canopy preventing the opening of reasonable and necessary vehicular traffic lanes in a street or alley.
The provisions contained in this section shall control in the event and to the extent they may conflict with other provisions contained in this chapter that do not relate to health and safety.

(b) Administration. The provisions of this section shall be implemented by the ~~a~~ city arborist under the direction of the director of planning and development services. The city arborist shall oversee regulation of the maintenance and removal of significant or heritage trees or areas of tree-canopy and shall enforce and administer the provisions of this section.

The city arborist shall work closely with all city departments and governmental entities and licensees, and franchisees thereof in order to promote and ensure the maximum protection of trees by the implementation and administration of this section. City departments with which the city arborist is authorized to interact pursuant to subsection (~~e~~p) of this section include, but are not limited to the following:

~~A(~~1). Planning and development services department shall coordinate:

A. ~~Coordination of~~ tree preservation in the review of master development plans, planned unit development plans, subdivision plats, permits, ~~(for phase development)~~ and any grading, filling ~~fillings~~ and spoil activities when applicable.

B. ~~Coordinate~~ and maximize the preservation of tree(s) or areas of tree canopy through the implementation of the city's landscape and streetscape standards and through the building permit application and approval process contained in this chapter.

~~B. Development services department. Coordinate and maximize the preservation of tree through the implementation of the city landscape and streetscape standards and through the building permit application and approval process contained in this chapter.~~

~~C(~~2). Public works and capital improvement management services (CIMS) departments shall maximize ~~Maximize~~ the preservation of trees or areas of tree-canopy during public works and CIMS projects for public improvements such as, but not limited to, utility installation, street construction and maintenance, drainage construction and maintenance, grading, filling, placement of soil, etc. and coordinate any projects that modify natural drainage areas in a way that negatively affects trees on private property or public property.

~~D(~~3). San Antonio Water System shall maximize ~~. Maximize~~ the preservation of trees or areas of tree-canopy during capital improvement projects. The arborist shall review any policies related to trees or areas of tree-canopy.

~~E~~(4). CPS Energy shall maximize ~~. Maximize~~ the preservation of trees or areas of tree canopy during capital improvement projects. The arborist shall review any policies related to trees or areas of tree-canopy.

~~F~~5. Parks and Recreation shall maximize ~~. Maximize~~ the preservation of trees or areas of tree-canopy during capital improvement projects. The arborist shall review any policies related to trees or areas of tree-canopy.

~~G~~6. Any other entities which may require easements or rights-of-way shall maximize the preservation of trees or areas of tree-canopy during the project. The arborist shall review any policies related to trees or areas of tree-canopy.

(c) Violation, Enforcement and Penalties. The provisions of this section shall be enforced as provided in article IV, section 35-493 of this chapter.

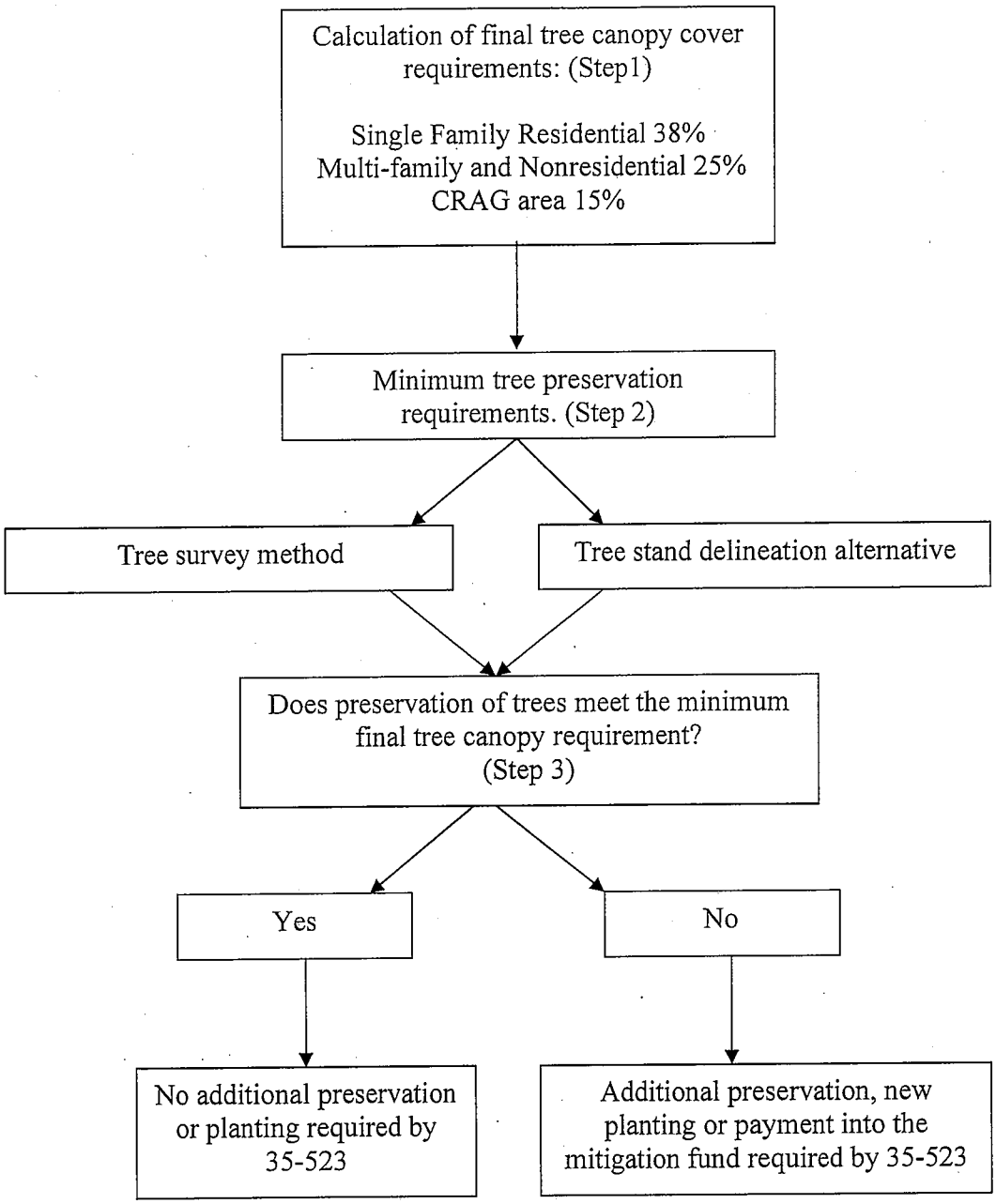
(d) Preservation and Canopy Calculation Procedures

The following are the steps to be undertaken by the applicant and the City of San Antonio as part of the final tree canopy and tree preservation requirements as outlined below in sections (e) and (f).

1. Step 1: Identify "final tree canopy" percent (%) based on the land use and as noted on section (e).
2. Step 2: Choose method for tree preservation (survey or tree stand delineation).
3. Step 3: Compare the results of step 2 and step 1.

    A. If step 2 tree preservation provides an equal or larger tree canopy cover percentage than step 1 then the final tree canopy goal has been met .
    B. If step 2 tree preservation provides a smaller tree canopy cover percentage than step 1, then additional preservation, planting or payment to the tree mitigation fund is necessary to comply with this Division.

4. The following diagram illustrates the hierarchy of the tree canopy cover requirements.



(~~d~~) [moved to (f)(1)] ~~Protected Tree Designations~~. ~~The significant or heritage tree designations establish a threshold trunk size, measured in diameter at breast height (DBH), for various tree species for purposes of applying the requirements of this chapter. A significant or~~

~~heritage tree is defined by DBH as set forth below. Significant trees of less than six (6) inches may be omitted from the tree survey and preserved or mitigated based on a numerical count.~~

(1) ~~Significant Trees. A significant tree means a tree of six (6) inches or greater DBH for all tree species except the Ashe Juniper (Juniperus ashei), Huisache, and Mesquite are significant at ten (10) inches DBH and Arizona Ash and Hackberry are significant with at least one (1) trunk being ten (10) inches or greater DHB and the following species are significant with at least one (1) trunk being five (5) inches or greater DBH (the value of the five-inch or greater trunk is the value given to these small tree species):~~

~~A. Texas Persimmon~~
~~B. Texas Redbud~~
~~C. Texas Mountain Laurel~~
~~D. Condalia~~
~~E. Possum Haw in floodplain only)~~
~~F. Crabapple (in floodplain only);~~
~~G. Blue Wood Condalia;~~
~~H. Brazil Tree;~~
~~I. Downy Hawthorne~~.

~~(2) Heritage Trees. A heritage tree means a tree of twenty-four (24) inches or greater DBH for all tree species except the following species are heritage with at least one (1) trunk being twelve (12) inches or greater DBH (the value of the twelve (12) inches or greater trunk is the value given to these small tree species):~~

~~A. Persimmon;~~
~~B. Redbud;~~
~~C. Mountain Laurel;~~
~~D. Condalia;~~
~~E. Possum Haw (in floodplain only);~~
~~F. Crabapple (in floodplain only);~~

~~(3) Non-native Trees. Non-native invasive tree species are not protected and will be omitted from the tree survey. Non-native invasive tree species means the following tree species:~~

~~A. Chinese Pistache (Pistacia chinesis);~~
~~B. Chinaberry (Melia azedarach);~~
~~C. Chinese Tallow (Sapium sebiferum);~~
~~D. Tree of Heaven (Ailanthus altissima);~~
~~E. Salt Cedar (Tamerix species).~~
~~F. Japanese Ligustrum (Ligustrum japonicum).~~

(e) Final Tree Canopy Cover. The intent of this subsection is to promote tree canopy coverage in the City and the ETJ. The development of any property shall meet the final canopy percent requirements as described below based on the land use and can be accomplished by maximizing the preservation of trees through a tree survey method or tree stand delineation alternative and by tree planting (if necessary) or payment into the mitigation fund.

(1) Standards. Developments of all sites must provide a minimum final tree canopy cover as listed below for the entire gross project area outside of the regulatory floodplain.

A. Minimum final tree canopy coverage shall be provided at the percentages indicated below:

1) Single Family Residential 38%
2) Multi-family and Nonresidential 25%
3) CRAG area 15%;

~~A~~ B. The final tree canopy requirements shall be accomplished after meeting all preservation requirements and other planting requirements as set forth in this Chapter;

C. The city arborist may allow the applicant to defer the minimum tree canopy cover requirements to the building permit phase of the development with plans depicting final canopy cover of preserved trees and newly planted trees and the method to assure that the requirements will be met before the issuance of a building permit or with a guarantee of performance executed and filed with the City of San Antonio. The city arborist shall determine the probable maximum amount of tree mitigation required (measured in dollars) that may be attributable to the development.

~~D.. To attain the minimum final tree canopy cover requirements of this subsection, the applicant shall follow the same methodology used for preservation (survey or tree stand delineation) as outlined in section 35-523(f).~~

(f) Minimum Tree Preservation Requirements. To comply with the minimum final tree canopy cover requirements of subsection (e) an applicant shall elect either to perform a tree survey to identify trees for preservation in accordance with the provisions of this subsection below or to conduct a tree stand delineation as an alternative to the tree survey technique.

(1) **Protected Tree Designations**. The significant or heritage tree designations establish a threshold trunk size, measured in diameter at breast height (DBH), for various tree species for purposes of applying the requirements of this chapter. A significant or heritage tree is defined by DBH as set forth below.

(A) Significant Trees. A significant tree means a tree of six (6) inches or greater DBH for all tree species except the following species are significant with at least one trunk being equal or greater than the respective size (DBH):

1. Ashe Juniper (Juniperus ashei) – ten (10) inch DBH;
2. Huisache (Acacia farnesiana) – ten (10) inch DBH;
3. Mesquite (Prosopis glandulosa) – ten (10) inch DBH;
4. Arizona Ash (Fraxinus Velutina – ten (10) inch DBH;
5. Hackberry (Celtis spp.) – ten (10) inch DBH;
6. Texas persimmon (Diospyros texana) – five (5) inch DBH;
7. Texas redbud (var. texensis) – five (5) inch DBH;
~~8~~ Texas Mountain laurel (Sophora secundiflora) – five (5) inch DBH;
9. Condalia (Condalia hookeri) – five (5) inch DBH;
10. Possum haw (Ilex decidua - in floodplain only) – five (5) inch DBH;
11. Hawthorne (crataegus texana) – five (5) inch

(B) Heritage Trees. A heritage tree means a tree of twenty-four (24) inches or greater DBH for all tree species except the following species are heritage with at least one

(1) trunk being twelve (12) inches or greater DBH (the value of the twelve (12) inches or greater trunk is the value given to these small tree species):

1. Texas persimmon (Diospyros texana);
2. Texas redbud (var. texensis);
3. Texas Mountain laurel (Sophora secundiflora);
4. Condalia (Condalia hookeri);
5. Possum haw (Ilex decidua - in floodplain only);
6. Hawthorne (crataegus texana).

(C) Non-native Trees. Non-native invasive tree species are not protected and will be omitted from the tree survey. Non-native invasive tree species means the following tree species:

1. Chinese Pistache (Pistacia chinesis);
2. Chinaberry (Melia azedarach);
3. Chinese Tallow (Sapium sebiferum);
4. Tree of Heaven (Ailanthus altissima);
5. Salt Cedar (Tamerix species).
6. Japanese Ligustrum (Ligustrum japonicum).

(2) Tree survey methodology.

A. Standards: ~~Generally~~. Table 523-1 establishes the minimum percentage of all diameter inches ~~or percent tree canopy~~ of significant or heritage trees that must be preserved or mitigated. In environmentally sensitive areas the minimum percentage shall include the understory of the preserved trees. For single-family dwellings, developers and builders may elect to preserve trees at the platting or permitting stage; if a developer or builder elects to preserve at the platting stage, this method must be used throughout completion of the project.

Table 523-1

	Single-Family Dwellings	Multi-family and Nonresidential Uses
Significant Trees 6" DBH or greater	35% within each platted lot, excluding street right-of-way and easements. Plus each builder on a single-family dwelling lot shall also be required to plant two (2) one and one-half (1.5) inch caliper new trees, which trees shall generally be native, large canopy trees.	40% within the entire site excluding the street rights-of-way and easements; or for athletic fields, 25% of the entire site to be developed as such.
Significant Trees under 6" DBH	35% within each platted ~~planted~~ lot, excluding the street right-of-way and easements or 35% of the number of total count of all such trees.	40% within the entire site, excluding street right-of-ways, and easements; or 40% of the number of total count of all such trees; or for athletic fields, 25% of the entire site to be developed as such.
Heritage Trees	100% within each platted lot	100% within the entire site.
100-year	80% of all the trees within the floodplain,	80% of the trees within the

floodplain(s)	which shall not apply toward preservation requirements on the remainder of the lot.	floodplain, which shall not apply toward preservation requirements on the remainder of the site.
Environmentally Sensitive Areas	80% of all the trees within the environmentally sensitive area including easements and rights-of-ways. Such areas shall apply toward preservation on the remainder of the site.	80% of all the trees within the environmentally sensitive area including easements and right-of-ways. Such areas shall apply toward preservation of the remainder of the site.
Mitigation Maximum	Up to 80% ~~90%~~of significant and heritage trees may be mitigated rather than preserved.	Up to 80% ~~90%~~of significant and heritage trees may be mitigated rather than preserved.

B. ~~Methodology:~~ Calculation of Preservation Ratios: All percentages relating to preservation stated within this section shall be based on the initial tree survey. Any subsequent redevelopment of property must minimally preserve the applicable percentage of the total diameter inches of protected trees as indicated by the initial tree survey. To receive preservation credit in environmentally sensitive areas when using the tree survey or tree canopy method, the canopy area can be converted into diameter inches utilizing the following formula based on the dominant tree species in the area(s). Canopy area divided by shade value (Appendix E) equals number of trees, times the radius of the shade value area which will equal the diameter inches present in the environmentally sensitive area.

Formula:

Diameter (inches) = **Number of Trees** x **Radius**

Number of trees = Canopy Area (sq-ft)/Shade Value (sq-ft/tree)

Radius = Square Root(Shade Value Area ÷ 3.14)

Commentary: the value is based upon the one feet tree canopy radius to one inch trunk diameter relationship.

(3) Tree Stand Delineation Alternative.

A. Standards. As an alternative to a tree survey, a tree stand delineation ~~(no heritage tree survey is required)~~ may be used to meet the preservation requirements (see submittal requirements section 35-B125). In order to utilize this provision the site must have area(s) of tree canopy ~~that meet the woodlands criteria as set forth in Appendix A~~, however the presence of understory is not required except in environmentally sensitive areas where the minimum percentage shall include the understory of the preserved trees. ~~and must contain existing native understory vegetation~~. The application of this provision will be based on the total ~~gross~~ tree canopy of a site or project outside the 100-year floodplain, with no exclusions for rights-of-way or easements. A tree stand delineation shall meet the following standards:

Table 523-1.2

	Minimum preservation requirements	Other requirements

Total tree canopy cover on site outside of the regulatory floodplain	35% of total non-heritage tree canopy with subdivision, building permit or other permit after the Master Development Plan stage or 30% of total non-heritage tree canopy with Master Development Plan.	Tree save areas must be designated as such when the area is platted. Tree canopy area(s) to be preserved as tree save area(s) must include tree canopy in environmentally sensitive areas if such are present on site.
Heritage trees	Heritage trees shall be preserved at 80% using the tree stand delineation method only.	
Environmentally sensitive areas within the project boundaries	80% of the total canopy area and 100% of the heritage trees.	Tree save areas in environmentally sensitive areas shall count toward preservation on the remainder of the site.
Regulatory floodplain	80% of the total canopy area and 100% of the heritage trees..	The trees or tree canopy in the floodplain may not be used to meet preservation requirements set forth above for the developable portion of the land.
Mitigation Maximum	Up to 80% of the total tree canopy area and up to 80% of the heritage trees may be mitigated rather than preserved.	A minimum of 20% of the existing pre-development tree canopy and 20% of the heritage trees shall be preserved and may not be mitigated

~~• A tree preservation plan submitted at the master development plan stage must preserve a minimum of thirty (30) percent of contiguous tree canopy with the understory.~~
~~• If the tree preservation plan is delayed until subdivision review or any subsequent stages of development, the preservation requirement is thirty-five (35) percent of contiguous canopy with understory vegetation.~~
~~• Tree save areas will be a minimum of twenty thousand (20,000) square feet with any dimension being not less than thirty-five (35) feet.~~
~~• Tree save areas must be designated as such when the area is platted.~~
~~• Tree canopy area(s) to be preserved as tree save area(s) must include tree canopy in environmentally sensitive areas if such are present on site. These environmentally sensitive areas shall count toward preservation on the remainder of the site.~~
~~• The trees in the environmentally sensitive areas within the project boundaries are to be preserved at eighty (80) percent for significant trees and one hundred (100) percent for heritage trees.~~
~~• The 100-year floodplain areas within the project are to be preserved at eighty (80) percent for significant trees and one hundred (100) percent for heritage trees. The trees or tree canopy in the floodplain may not be used to meet preservation requirements set forth above for the developable portion of the land.~~
• ~~The minimum requirements must be met without mitigation to utilize this option.~~

~~B. Subsequent Removal.~~

~~• Removal of the tree save area or any portion thereof will require the applicant to reforest to the required preservation or tree canopy cover amount.~~
~~Mitigation trees will be as set forth in the standards of Table 523-2 using the shade value in Appendix E.~~

B. Calculation of Credits. This subsection shall be used to calculate the minimum preservation requirements in the tree stand delineation alternative.

1. Tree canopy crossing lot lines.
   a. Generally the credit to trees indicated for protection shall only be provided to trees whose primary trunk is located on the site subject to development. Where the primary tree trunk is located on the property subject to development a root protection zone shall be provided as defined in §35-523(j) and any tree canopy area that crosses into the adjacent site shall be applied as follows:
      i. Where more than 50% of the tree canopy area is on the property subject to development, the property will be credited for all of the tree canopy area.
      ii. Where less than 50% of the tree canopy area is on the property subject to development, the property will be credited half of the tree canopy area.

In locations that meet the woodlands criteria, the property line will be used to measure the limits of the canopy to be credited for the subject property(ies) regardless of where the trunk is located. In such cases a woodland canopy cover credit may be available in accordance with subsection (i) (9).

2. Tree canopy credit for newly planted trees. Newly planted trees will receive 75% of the mature canopy area per species as listed in Appendix E. To receive tree canopy credit each newly planted tree will require a minimum of 162 square feet in pervious planting area for non-residential and multi-family uses. Planting standards and soil specifications must adhere to those of the International Society of Arboriculture http://www.isa-arbor.com/publications/cadDetails.aspx. Additional canopy area may be claimed if structural soils or low impact development (LID) practices are used as provided in §35-523(i)(10).

(3) Subsequent Removal. Removal of the tree save area or any portion thereof will require the applicant to reforest to the required preservation or tree canopy cover amount. Mitigation trees will be as set forth in the standards of Table 523-2 using the shade value in Appendix E.

(4) Mitigation. Protected trees that are required to be preserved are to be mitigated at the ratio described in Table 523-2.

(5) Diversity and Desirability. As the particular site conditions warrant, the applicant shall make a reasonable effort to preserve a diversity of species of trees as determined by the city arborist.

(6) Site Design. The location of all proposed buildings and improvements shall be oriented by the applicant, to the extent the applicant determines possible, in a manner which allows for preserving of the greatest number of trees and in doing so the applicant is encouraged to design by taking into consideration the site's limitations and assets. Trees located within the existing right-of-way shall not be counted as it pertains to the minimum preservation percentage when using the tree survey methodology. Applicants are encouraged to preserve trees to meet the landscape and streetscape standards which could reduce or eliminate the irrigation requirements.

(7) Rights-of-Way. Unless otherwise allowed by this division, trees located within existing rights-of-way or easements may be damaged, destroyed, or removed only if prior approval is granted by the city arborist. If tree(s) are approved to be removed, mitigation will be at 1:1 unless Heritage-size which are mitigated at 3:1 (with the exception of species listed in Table 523-2, Column B, Row 1 which will be mitigated at 1:1) and are to be maintained by the project applicant.

(8) Trees on Public Property. The city shall have the right to maintain trees, plants, and shrubs within the lines of all public property as may be necessary to ensure the safety, protect facilities and improvements, and maintain the health and aesthetics of such public grounds. In order to achieve the above, the city or its municipal utility entities may remove or cause or order to be removed any tree which is located on public property and determined to be in conflict with a public purpose or to be a public hazard through coordination with the city arborist or city forester.

(9) Historic Trees. In order to protect historic trees, as defined, the city arborist shall defer the approval of tree preservation plans to review by the historic preservation officer who shall seek the advice of the historic design and review commission in instances where a historic tree is proposed to be removed. The commission may recommend additional replacement standards, recommend a cash payment to be deposited to the tree mitigation ~~replacement~~ fund to offset the cost of future tree planting on public property, or recommend that the application for permit and tree preservation plan be denied. Provided, however that no later than thirty (30) days after the final application for removal of the historic tree was received, the historic preservation officer ~~director of planning and development services~~ shall advise the applicant by certified mail, return requested, or hand delivery of his decision. The final application will be deemed approved if not acted upon by the historic preservation officer before the expiration of the thirty-day time period herein established. Such action may be appealed pursuant to section 35-481 ~~489~~ of this chapter.

~~(f)~~(g)**Mitigation/Alternative Mitigation Methods**. Significant or heritage trees may be removed in excess of the minimum preservation requirement contained in subsection (e) provided the excess removal is properly mitigated. If mitigation is required to compensate for removing trees in excess of the number of diameter inches allowed to be removed within

the surveyed area to be calculated for tree preservation under the minimum preservation requirements, the mitigation may be achieved in one of the ways prescribed in Table 523-2, below:

Table 523-2 Mitigation

(A) Method	(B) Description	(C) Restrictions
1. Establishment and maintenance of new trees at the required ratio on-site	Significant 1:1 Heritage 3:1 All tree species of Ash (all Fraxinus species) Hackberry (all Celtis species) Huisache, Ashe Juniper and Mesquite will be mitigated at 1:1.	No more than twenty-five (25) percent of the replacement trees shall be of the same species for the purposes of mitigation. Replacement trees must be at least one and one-half inch (1.5") DBH ~~three-inch diameter~~.
2. Payment to the tree mitigation fund	In lieu of meeting the minimum preservation or final canopy standards of this section, a payment to the tree mitigation fund may be provided in accordance with 35-C110. ~~See subsection (n o) of this section.~~	See subsection (~~n~~ o) Tree Mitigation Fund ~~of this section~~ for the authorized collection and disbursement of these funds.
3. Protection and maintenance of smaller trees within surveyed area	Protection and maintenance of existing trees within the surveyed area that are smaller than the size requirements for a protected tree.	Such trees must be at least two and one-half (2 1/2) inches DBH. See column B ratios for diameter-inches required.
4. Protection and maintenance of natural areas within the surveyed area	Protection and maintenance of existing natural areas, i.e., prairie, ~~steep slope~~, etc.	Area(s) must contain desirable plants as determined by the city arborist and/or by Texas Parks and Wildlife Dept.

In considering a mitigation method, the city arborist may weigh the value of smaller trees, clumps of trees, and natural vegetation that could be retained to meet the requirements of this section, such as mitigation method above, or the amount of vegetation to be retained on the site and/or added according to a landscape plan to determine the extent additional trees may not be required. For these reasons, indiscriminate clearing of smaller trees and shrubs or understory is discouraged. Small tree species shall be mitigated based on the one trunk that is five (5) inches or greater for significant status and the one trunk that is twelve (12) inches or greater for heritage status. Small tree species that achieve heritage status shall be mitigated on a 1:1 basis.

(~~g~~h) 100-Year Floodplain(s) and environmentally sensitive areas. Significant trees shall be preserved at eighty (80) percent preservation within the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent preservation within the 100-year floodplains and environmentally sensitive areas. The 100-year floodplain shall be determined by the floodplain administrator. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission. If trees are required to be removed by a governmental entity due to existing off-site conditions, then mitigation shall not be required by the applicant. The city arborist, the director of public works, the director of planning and development services, the bexar county flood control division manager and one (1) representative from the Cibolo Creek Watershed, the Leon Creek Coalition, the Salado Creek Foundation, the San Antonio River Oversight Committee, and the Land

Heritage Institute (for the Medina River) shall recommend a standard for treatment of drainageways, which standard shall be approved by the city council.

(~~h~~i) Tree Preservation Incentives. An individual may apply for, and subject to verification, shall receive incentives for tree preservation as follows:

(1) Parking Space Reduction. Upon application and verification by the city arborist, an individual shall be entitled to a reduction in the minimum parking requirements of section 35-526 of this chapter to help meet the minimum tree preservation requirements. For the purpose of providing an incentive, the said minimum parking requirements of section 35-526 of this chapter may be reduced by one (1) parking space for every four (4) diameter inches of trees that have been protected or mitigated on a site. The city arborist shall issue a certificate to the appropriate city department(s) confirming that a reduction has been earned under this section. Up to fifteen (15) percent of the required spaces may be waived, however, a waiver in excess of fifteen (15) percent of the required spaces must be approved by the director of planning and development services or his designee, and no waiver may exceed thirty (30) percent of the required spaces. A waiver of up to fifty (50) percent of the minimum parking spaces required by Table 526-3 may be granted if the plan will result in the preservation of woodlands or significant stands of trees in a natural state as in section 35-526. If used, the incentive provided by this subsection shall control over any other conflicting provision of this chapter.

(2) Sidewalks. Where the director of planning and development services determines that preservation of trees warrants the elimination, reduction in width, or modification to the sidewalk and curb requirements in accordance with the tree preservation standards, a waiver may be granted.

(3) Tree Cluster(s). In order to emphasize the importance of preserving trees in a cluster during development, additional tree preservation credit will be given as follows:

A. Cluster(s) of three (3) or more trees less than ten (10) feet apart without existing understory will be calculated at one hundred five (105) percent for each tree within the cluster with a minimum DBH size of two and one-half (2 1/2) inches ~~inch diameter~~.
B. Cluster(s) of three (3) or more trees less than ten (10) feet apart with existing understory will be calculated at one hundred fifteen (115) percent for each tree within the cluster with a minimum DBH size of two and one-half (2 1/2) inches ~~inch diameter~~.

(4) Landscape Credits. Landscape credits may be awarded as provided in section 35-511, above. Trees installed to meet the requirements of the Landscape Buffer §35-510 and/or Landscape ordinance §35-511 may be used to meet the requirements of the final tree canopy §35-523.

(5) Understory. ~~The city arborist may determine that the preservation of native understory plants together with trees grouped in significant stands may result in a reduction of new plantings needed to meet the landscape requirements and/or an increase of credit given for elective points and/or the elimination of an irrigation system requirement of section 35-511. Emphasis is on the preservation of said significant stands and accompanying native understory plants and therefore, the smaller tree diameters may be counted one (1) for one (1) in terms of meeting the minimum tree preservation requirements. It is at the discretion of the city arborist as to the maximum number of trees, less than the significant tree size, that may be allowed to be used for obtaining additional landscape points under this incentive~~ The city arborist, may determine that the preservation of existing predevelopment native understory plants together with trees

grouped in significant stands or native "natural" areas may result in a reduction of new tree plantings needed to meet the requirements of tree canopy in subsection (e). Such areas may receive up to 1.5 tree canopy credit. In addition, such areas can be used to meet the landscape requirements and/or an increase of credit given for elective points and/or the elimination of an irrigation system requirement of §35-511.

(6) Minimum Lot Size and Setbacks. The board of adjustment may waive the minimum lot size and setback requirements of the applicable zoning district for an individual lot or lots where the applicant demonstrates the following:

A. Compliance with the minimum lot size or setback requirement is needed to preserve a significant tree or heritage tree; and
B. If the tree permit application is pursuant to a proposed subdivision plat, the average lot size of the proposed subdivision will equal or exceed that of the applicable zoning district; and
C. The public purpose involved in protecting the tree exceeds the public purpose of complying with minimum lot size or setback requirements; and
D. The resulting lot sizes or setbacks do not violate the master plan or the applicable neighborhood plan.

(7) State Certification in Lieu of Compliance. The city arborist shall assist those who wish to have a site certified under the Texas Parks and Wildlife, Texas Wildscape Program in lieu of meeting city requirements in this division as long as twenty (20) percent of existing trees on-site are preserved.

(8) Energy conservation credit Planted or preserved large canopy shade trees (medium to large designated in Appendix E) located on the western or southern exposures of a habitable building may receive additional tree canopy credit for ~~post-development~~ final tree canopy cover requirements. The trees must be located a minimum of 10 feet but a maximum of 30 feet in distance from the building. Tree canopy cover may be credited at 1.5 times the existing or newly planted trees meeting the aforementioned specifications.

(9) Woodland canopy cover credit. Woodlands, as defined excluding regulatory floodplains, that are preserved beyond the minimum preservation requirements shall receive a tree canopy cover credit of 1.5 times the area and 2 times if the area joins with an abutting contiguous tree canopy area on the adjacent property. To receive credit, the adjoining properties must indicate tree save areas in perpetuity through subdivision platting or a dedicated conservation easement.

(10) Significant Tree canopy credit. A canopy cover credit of 1.5 times the tree canopy area of a significant tree preserved beyond the minimum preservation requirements may be counted toward meeting the final canopy coverage using the tree survey method only.

(11) Heritage Tree canopy credit. A canopy cover credit of 2.0 ~~3.0~~ times the tree canopy area of a heritage tree preserved beyond the minimum preservation requirements may be counted toward meeting the final tree canopy coverage using the tree survey or tree stand deliniation method. To use this credit when using the tree stand delineation method a heritage tree survey is required.

(12) Athletic Fields shall be deleted from the gross area for the final tree canopy cover requirements, however the tree preservation requirements shall remain at 25% for both methods tree survey or tree stand deliniation.

(13) Use of landscaped low impact development (LID) practices A canopy cover credit of 1.5 times the existing canopy cover of trees shall be provided for areas where tree preservation is maintained in conjuction with LID practices such as the use of structured soils including infiltration trenches, bioswales, micro-bioretention areas and where such locations receive appropriate amounts of stormwater runoff. To receive 1.5 times credit, the landscaped LID must be approved by application of §35-504 standards Such LID areas may also be used to comply with the buffer and/or landscape requirements of §35-510 and §35-511.

Summary of Tree Canopy Credit Options:

	Credit Amount *(counted by multiplying the existing canopy cover of trees)*
Understory Preservation	1.0 to 1.5
Energy Conservation	1.5
Woodland canopy	1.5 (on property) 2.0 (with abutting property)
Significant tree canopy	1.5
Heritage tree canopy	2.0
Low impact development	1.5

(ij) Root Protection Zone.

(1) Root Protection Zone. A root protection zone must be established around the trunk of each tree preserved or mitigation tree. For multi-family and nonresidential construction the root protection zone shall be an area defined by an average radius extending outward from the trunk of the tree a distance of one (1) linear foot for each inch (DBH). The root protection zone area shall be preserved at natural grade, with natural groundcover. No cutting, filling, trenching, root disturbance, soil disturbance, or construction impacts shall occur closer to the trunk than one-half (1/2) the root protection zone radius except in parking areas where approved alternative materials and methods are used, construction may be as close as five (5) feet from the root flares on one side of the tree. Filling shall be allowed to accomplish water conservation goals established by the City of San Antonio or by a public utility. Native understory vegetation within the root protection zone shall be preserved, however this requirement does not apply to root protection zone areas that have been landscaped using native, drought tolerant plants. The root protection zone may be shifted and clustered as long as there is no construction closer to the trunk than one-half (1/2) the root protection zone radius. The construction of sidewalks shall be allowed in the root protection zone, as long as excavation does not exceed three (3) inches.
The area contained within a root protection zone required under this subsection must be left in a pervious condition after construction and development are completed unless approved alternative construction methods are used. The arborist shall establish a written set of technical criteria on which such approval shall be based. These criteria will be updated at least every five (5) years with the assistance of a committee consisting of, at a minimum, the city arborist, the regional urban forester from the Texas Forest Service, a landscape architect and an engineer. During construction activity on the site, at least a

six-inch layer of coarse mulch shall be placed and maintained over the root protection zone. The impervious cover may encroach within the root protection zone if said encroachment is approved by the city arborist.

~~(2) Warranty. In lieu of establishing root protection zone(s) as prescribed in subsection 35-523(i) or adhering to alternate construction methods as approved by the city arborist, a developer or property owner may choose to provide a tree preservation warranty for multi-family and nonresidential construction only. In the event a developer or property owner chooses to provide a tree preservation warranty as provided for herein the owner of the property must provide a tree preservation warranty to the city arborist, which shall obligate the then owner of the property to replace any tree (or trees) reflected on the tree survey and which are the subject of the warranty. The term of the warranty shall be five (5) years from the date that a building permit is filed for building construction projects or five (5) years from the date construction is commenced for infrastructure improvements related to development projects. Each tree that is covered by a tree preservation warranty must be identified on a tree survey prepared in accordance with subsection 35-B123(c)(1)A and submitted with the tree preservation warranty. If any tree required to be preserved and which is the subject of a tree preservation warranty shall die during the term of the tree preservation warranty, the tree shall be replaced in accordance with the mitigation provisions of subsection 35-523(f). All replacement trees shall be planted in accordance with the standards set forth in subsection 35-523(l). The city may require such owner to replace a tree (or trees) that has died at any time during the term of the tree preservation warranty, and, if such owner fails to replace the tree within ninety (90) days of the city's written request to replace same, the city at its sole option may refuse to issue any new building permits, accept any development application, or accept any infrastructure improvements from such owner. Nothing in this subsection shall exclude any and all remedies otherwise provided by law.~~
~~The tree preservation warranty shall be filed in the records of the development services department of the city. A fee shall be assessed for each warranty tree identified on the preservation plan.~~
~~The seller of property subject to a tree preservation warranty shall provide a copy of the warranty and attached tree survey to prospective buyers.~~

(~~j~~k) Tree Protection During Construction.

(1) Generally. It is the applicant's responsibility to insure that all parts of the tree preservation plan are transferred to each appropriate person concerned with the development project. All trees that will be credited for preservation shall conform to these standards including single-family residential construction. The City Arborist shall determine the credit ratio for any tree preserved in a single family residential construction in which roots are not fully protected and are not subject to the requirements of the root protection zone.

(2) Protection Barrier. ~~Except for single-family residential construction, a~~ A protection barrier shall be erected at the edge of the root protection zone for all trees, understory and/or natural areas to be preserved to meet the requirements of the tree preservation, landscape and/or streetscape standards. The barrier shall be in place before any site work is initiated and maintained throughout the construction process. However, on one (1) side of the tree the protective barrier can be erected a minimum distance of sixty (60) inches from the trunk(s) of individual significant, heritage or mitigation trees or islands of such trees and understory and maintained until construction is completed. This protective barrier may be comprised of snow fencing, vinyl construction fencing, chain link,

geotextile material or other similar sturdy material. During construction, no excess soil, additional fill, equipment, liquids or construction debris shall be placed inside the protective barrier nor shall any soil be removed within the barrier.

(3) Grading. The proposed finished grade within the root protection zone of any tree to be preserved shall not be raised or lowered more than three (3) inches. Approved welling methods for tree preservation may be used within the root protection zone. Other welling and/or retaining methods may be used to protect and/or provide lateral support to the area outside the root protection zone.

(4) Branch/Root Pruning and Wounded Trees. All broken branches and exposed roots two (2) inches in diameter or greater of significant, heritage or mitigation trees shall be cut cleanly and in accordance with ANSI-A300 standards. In the case of oak species, in order to prevent infection by oak wilt spores, wounds must be painted with an acceptable wound dressing within thirty (30) minutes.

(5) Equipment/Vehicle Storage and Parking Areas. Prior to construction or land development, the developer or builder shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment, and related items, as well as stockpile areas for the storage of construction supplies and materials. The location and dimensions of said designated areas shall be clearly identified on construction and site plans and at the construction site.

(6) Boring of Utilities.

A. For purposes of this subsection, "boring" means the practice of tunneling below the effective root system of a tree for the purpose of running underground utilities.

B. Boring is permitted, but not required, under protected trees where needed to provide underground utility access. The minimum length of the bore shall be the width of the tree's canopy. The minimum depth is twenty-four (24) inches.

(7) Tree Protection Details. Tree protection notes and details shall be included on subdivision plans, tree preservation plans and/or landscape plans. The applicant shall also include tree protection notes and details with the bid documents given to the contractor.

(~~k~~l) General Maintenance. Significant, heritage, or mitigation trees must be maintained in a healthy condition at all times. The property owner is responsible for irrigating, fertilizing, pruning and other maintenance of all trees as needed. Except for residential development, mitigation trees that are planted on the property and that die within twelve (12) months of final inspection are subject to the mitigation requirements set forth in subsection (e) at a ratio of one-inch mitigation for every one (1) inch of a significant, heritage, or mitigation trees that dies. However, a significant or heritage or mitigation tree that dies from other than natural causes shall be mitigated at a ratio as defined in Table 523-2. Any tree that dies must be replaced with another living tree of the same category type or better within ninety (90) days after notification by the city. The director of planning and development services may extend this time period up to an additional ninety (90) days due to weather considerations. If the plants have not been replaced after appropriate notification and/or extension, the property owner shall be in violation of this section. If a public utility disturbs trees, it shall make every reasonable effort to preserve the trees and return them to their prior location and condition after the utility work is completed. If nonetheless, trees die, replacement is not the responsibility of the property owner if the death or destruction of the trees is due to the action of a public utility.

(~~l~~m) General Planting Standards.

(1) Mitigation or replacement trees required by this section must have a minimum caliper of one and one-half inches (1.5") ~~three (3) inches~~ measured six (6) inches above grade at the time of installation and, shall be planted in a pervious area of at least one hundred sixty-two (162) square feet per tree.

(2) No artificial plant materials may be used to satisfy the requirements of this section.

(3) For single-family residential construction, the two (2) trees required to be planted per residential lot shall be ~~class I trees, of~~ one and one-half inch (1.5") ~~two-inch caliper~~, and shall be a species that matures to a minimum height of thirty (30) feet (Appendix "E") unless there is a conflict with overhead utilities where the trunk would be within twelve (12) feet of overhead utilities. In such incidences the tree will be from the small tree species as listed in Appendix "E". The two trees per lot shall be counted towards the final tree canopy requirement.

(4) Plant materials required by this section must comply with the following minimum size requirements at the time of installation:

A. In satisfying the requirements of this section, the use of mulch material shall be provided at the time of planting.
B. Each replacement tree must be planted at least thirty (30) inches away from any impervious surface.
C. Plant areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops or other permanent barriers.

(5) Transplanting existing trees shall be considered an acceptable method for preserving a tree if:

A. The tree is a significant or heritage tree; and
B. The tree is transplanted on the same lot, parcel, or development site; and
C. The applicant provides a feasibility report prepared by a certified arborist or landscape architect which describes the following:

1. Digging method;
2. Relocation sites;
3. Method of transport;
4. Time of year transplanting will take place;
5. Storage methods (if any); and,
6. Maintenance programs before, during, and after transplanting.

D. The applicant shall comply with the requirements of the feasibility report, which shall be considered a condition of the tree permit.

(6) No more than twenty-five (25) percent of the replacement trees shall be of the same species for the purpose of mitigation.

(~~m~~n) Variance Procedure.

(1) Variances. Variances to the terms and requirements of this division may be granted by the city arborist where a literal enforcement of the provisions of this division will result in an unnecessary hardship. No variance may be granted unless:

A. Such variance will not be contrary to public interest;

B. Such variance will be in harmony with the spirit and purpose of this division;
C. The variance will not substantially weaken the general purposes of this division or the regulations herein established for the protection of trees; and
D. The variance granted is limited in scope of relief to only that which is necessary to relieve the hardship condition.

(2) Request for Variance. An applicant ~~A person~~ who feels they qualify for a variance, under the conditions outlined in subsection (a) "applicability" above, from the literal application of this division to their property may request a variance from such application of one (1) or more of the provisions of this division. All requests for variances shall be made in writing to the city arborist, and shall include:

A. The subject of the requested variance; and
B. The justification for granting a variance.

(3) Burden.
A. The party requesting a variance has the burden of demonstrating that sufficient evidence exists for the granting of a variance to application of this division. The city arborist shall consider and provide a written response to all such requests for variances as quickly as possible but not more than thirty (30) days from the date a valid request for variance is received. The response shall be served by certified mail, return receipt requested, or by hand delivery.
B. If granted. If a variance is granted as requested, or with modification, the recipient of the variance may develop their property according to all applicable provisions of this division, to the extent such provisions have not been waived or modified by the variance.

(4) Appeal. Any person who properly requests a variance pursuant to this section and objects to the decision of the city arborist which denies all or part of the relief requested may appeal such denial to the director of planning and development services or his designee by filing a request for appeal within ten (10) working days from the date notice of denial is received by the requesting party. All such appeals shall be made in writing to the office of the director of planning and development services and shall include all pertinent information which the person requesting the appeal wishes to be considered. The director of planning and development services may require additional information from or request a meeting with the person making the appeal. The written decision of the director of planning and development services, or authorized designee, on the appeal shall be rendered within fifteen (15) working days and shall be delivered to the appealing party by certified mail, return requested, or by hand delivery. If the director of planning and development services or authorized designee fails to render an opinion on the appeal within the fifteen-day period, the relief requested in the appeal shall be granted.

(5) Planning Commission.
A. If the director of planning and development services denies all or part of the relief requested in an appeal, the aggrieved party may appeal to planning commission by filing a notice of appeal with the director of planning and development services ~~office of the city clerk~~ no later than the tenth working day following the party's receipt of the written decision of the director of development services. ~~A true and correct copy of the notice of final appeal must also be filed with the office of~~ The ~~the~~ director of planning and development services ~~who~~, upon receipt of such notice, shall immediately transfer copies of all documents and information relevant to the appeal to the executive secretary to the

planning commission. The executive secretary of the planning commission shall schedule the hearing of the appeal at the earliest available regularly scheduled meeting of the planning commission which will allow compliance with the requirements of the Texas Open Meetings Act.

B. A decision of the planning commission ~~that is adverse to the applicant~~ shall be appealable ~~by the applicant~~ to the city council for final action by filing a notice of final appeal with the office of the city clerk no later than the tenth working day following the party's receipt of the written decision of the planning commission. A true and correct copy of the notice of final appeal must also be filed with the office of the director of planning and development services. The city clerk shall schedule the hearing of final appeal at the next available regularly scheduled meeting of the city council which will allow compliance with the requirements of the Texas Open Meetings Act.

C. Where this division requires either the city or applicant to respond, or take other action, within a specific number of days, such calculation shall begin on the first working day after the date of receipt of the information that necessitated response or action.

(~~n~~o) Tree Mitigation Fund.

(1) Fund Established. The director of finance is hereby directed to establish a dedicated account to be entitled tree mitigation fund (hereinafter the "fund").
(2) Penalties. Section 35-493 of this chapter provides for sections imposing civil penalties in addition to criminal penalties. Civil penalties collected pursuant to such section shall be recorded in the fund created pursuant to this section, unless expressly prohibited by law. Likewise, all funds received from the payment of mitigation fees pursuant to subsection (f) shall be recorded in the fund.

(3) Use of Funds. The funds collected from civil penalties and mitigation fees in the fund shall be utilized to pay for the planting ~~and maintenance~~ of trees to include a maintenance period not to exceed three years. Generated funds may be used by the City Forester to plant trees on public or private properties. Trees planted with mitigation funds shall not be used to meet any municipal code requirements for preservation, mitigation, landscaping, buffers, streetscape or other requirements. The ~~the~~ funding of tree preservation including the yearly digital imagery and planting programs shall ~~to~~ be administered by the parks & recreation ~~designated~~ department and city forester. The director of the parks & recreation ~~designated~~ department shall seek the advice of the parks and recreation board ~~open space committee~~ in regard to the selection of projects to be funded. A portion of the fund may be used, on an annual basis, to fund activities directed towards educating the public on the importance of trees in the environment, ecological issues and pollution prevention.

(4) Funds to be Kept Separate. The balance within the fund shall be recorded and accounted for in a manner that distinguishes them from other general funds of the city and shall be disbursed in a manner consistent with the purposes for which this fund has been established. The balance of this fund shall not be transferred to the general fund at the end of each budget year, but rather, the balance remaining in the fund at the close of the city's fiscal year shall roll over and become the beginning balance for the next fiscal year.

(~~o~~p) Public Projects. Municipal and utility entities shall obtain a tree permit before any vegetation is removed or new construction activity takes place. Special attention will be given to the preservation of trees in public rights-of-way that are to help satisfy the objectives of the

streetscape planting standards of this article (section 35-512). The city arborist shall approve an application for the reasonable removal of a protected tree in connection with construction, maintenance or repair of public facilities in or above a public street, alley, rights-of-way, easement or other public land.

(1) Preservation ~~Generally~~. A minimum of twenty-five (25) percent of all diameter inches of protected trees within the project boundary/limits must be preserved.
(2) Calculations of Preservation Ratios. All percentages relating to preservation stated within this section shall be based the initial tree survey. Any subsequent redevelopment of public property must minimally preserve the applicable percentage of the total diameter inches of protected trees as indicated in the initial tree survey.
(3) Tree Retention Ratio. A minimum of twenty (20) ~~ten (10)~~ percent of the total diameter inches within the surveyed area must be retained in their original location when possible. Removal of additional trees, up to the percentage prescribed in this section, requires mitigation (see subsection (f) "preservation" ~~above~~).
(4) Design, Diversity and Desirability. The location of all improvements shall be orientated by the applicant, to the extent the applicant determines possible, in a manner which allows for the preserving of the greatest number of trees and in doing so is encouraged to acquire rights-of-way in such a manner. Applicants are also encouraged to preserve trees to meet the landscape and streetscape standards. Also as the particular site conditions warrant, the applicant shall preserve a diversity of species.

(q) ~~(p)~~ Tree Canopy Investment Fund.

(1) Fund Established. The director of finance is hereby directed to establish a dedicated account to be entitled Tree Canopy Investment Fund.
(2) Tree Canopy Investment Fund Fees.
(i) A fee of fifteen dollars ($15.00) per lot shall be assessed for each residentially platted lot or for each residential building permit issued.
(ii) A fee of twenty-five dollars ($25.00) per acre or portion thereof shall be assessed for each commercially platted lot or a fee of twenty-five dollars ($25.00) per acre for each lot for which a commercial building permit is issued by the development services department.
(iii) Fees collected pursuant to the Tree Canopy Investment Fund shall be assessed at the time a tree permit is issued and recorded in the fund created pursuant to this section, unless expressly prohibited by law.

(3) Use of Funds. The funds collected shall be utilized to pay for the planting and maintenance of trees to include a maintenance period not to exceed three years. Generated funds may be used by the City Forester to plant trees on public or private properties and the yearly digital imagery to proactively enhance the city's tree canopy area. In addition, 10 % of the funds collected will be kept in a separate budget line to be used for any litigation necessary in the enforcement of this section. The program is to be administered by the parks & recreation ~~development services~~ department ~~designated department~~. The director of the parks & recreation ~~designated~~ department and the city forester shall seek the advice of the parks and recreation board ~~advise~~ on the selection of projects to be funded.

(4) Funds to Be Kept Separate. The balance within the fund shall be recorded and accounted for in a manner that distinguishes them from other general funds of the city and shall be disbursed in a manner consistent with the purposes for which this fund has been established. The balance of this fund shall not be transferred to the general fund at

the end of each budget year, but rather, the balance remaining in the fund at the close of the city's fiscal year shall roll over into the balance for the next fiscal year.

(r)~~(q)~~ **Definitions.** Definitions that appear below shall apply only to this section and shall prevail if in conflict with definitions found elsewhere in this chapter.

100 year floodplain. Use of the term 100 year floodplain shall refer to the Regulatory floodplain as defined in Appendices A and F.

Environmentally sensitive areas. Areas that require protection of native landscape, plant life, wildlife or ecological values. Environmentally sensitive areas shall include steep slopes and riparian buffers.

Floodplain. Use of the term floodplain shall refer to the Regulatory floodplain as defined in Appendices A and F.

Minimum Canopy Unit. The smallest tree canopy area in square feet that can be designated on a tree preservation plan to receive preservation credit.

Riparian Buffer. Vegetated areas, including buffer strips, adjacent to the regulatory floodplain that help to shade and partially protect a stream, creek or tributary from the impact of adjacent land uses. Riparian buffers are measured as follows:

1) A 60 foot wide tree and understory preserve area parallel to the 100-year floodplain in the Edwards Aquifer Recharge Zone or Contributing Zone.
2) A 30 foot wide tree and understory preserve area parallel to the 100-year floodplain outside of the Edwards Aquifer Recharge Zone or Contributing Zone.

Spoil Activities. Disturbances to the earth that include any soil and/or earth material generated from grading and/or clearing a site as well as material in excess from a site subject to development.

Steep slope. A slope exceeding twenty (20) percent or 1 foot vertical for every 5 feet horizontal.

Tree canopy. The outer limits of a tree's foliage consisting of leaves, branches and stems, that cover the ground when viewed from above. This may also include understory vegetation.

* * * * *

35 A101. Generally.

* * * * *

Heritage tree. As described in subsection 35-523 (f) ~~(d)~~.

* * * * *

Regulatory ~~100-year~~ floodplain. The land within the community subject to a one (1) percent or greater chance of flooding in any given year ~~flooding during a 100-year frequency storm event~~

assuming ultimate development has occurred throughout the watershed. For the purposes of this section the ~~The~~ regulatory ~~100-year~~ floodplain is limited to the reach of the stream which is designated as an area of special flood hazard on the currently effective FEMA Flood Insurance Rate Maps (FIRM Panels). NOTE: As the City's floodplain ordinance (Appendix F of the Unified Development Code) is approved by FEMA as a condition of participation in the National Flood Insurance Program (NFIP), the City's regulatory floodplain is considered FEMA's regulatory floodplain. *(note: to be consistent with Appendix F, section 106)*

* * * * *

Significant stand of trees and/or shrubs. See 35-523(f). ~~A group of class I trees that exceed a minimum of three (3) individual trees and have a minimum of one thousand (1,000) square feet of area associated with the stand.~~

* * * * *

Tree save area. An area left undisturbed in its natural condition pursuant to the tree preservation/tree stand delineation option.

* * * * *

Tree stand delineation. An optional alternative method for the "on-the-ground" tree survey and inventory required for the tree preservation plan using a current aerial photograph (a minimum resolution of six-inch pixels) with an overlay of the development. ~~The area shall have at least one (1) six-inch or greater caliper tree per three hundred twenty-five (325) square feet of land and where the branches and leaves form a continuous canopy and shall include areas with a continuous canopy of trees over an area of at least twenty thousand (20,000) square feet, and may be delineated through an aerial photograph. An area of contiguous wooded vegetation shall include both understory and protected trees.~~ An outline of the tree area(s) and the portion of that area ~~(the tree save areas with the associated understory)~~ that are to be preserved to meet the requirements as per the tree preservation standards in section 35-523.

* * * * *

Woodland. For use within subsections 35-523~~(e) (3)~~ , an area of contiguous wooded vegetation where trees are at a density of at least one (1) significant or greater caliper tree per three hundred twenty-five (325) square feet of land and where the branches and leaves form a continuous canopy. A woodland shall include areas with a continuous canopy of trees over an area of at least twenty thousand (20,000) square feet and with any dimension being not less than thirty-five (35) feet. A woodland may be delineated through an aerial photograph or a ground survey. A woodland shall include both understory and protected trees.

* * * * *

Woodlands tree save area. Any area identified to be saved through the use of the tree stand delineation process as an alternative to an "on-the-ground" tree survey and inventory with calculations.

* * * * *

Sec. 35-B123. Tree Permit--Tree Preservation Plan Option.

(a) Number of Copies. The applicant shall submit a tree preservation/affidavit application with three (3) sets of tree preservation plans, a survey showing the location of all significant, heritage, or mitigation trees, including clusters, an inventory with calculations, and tree protection notes as provided herein. The applicant shall also provide a Habitat Compliance Form consistent with section 35-B133, as applicable.

(b) Format. The tree survey shall be drawn to scale with sufficient clarity to indicate the location and extent of the work proposed, and show in detail that it conforms to the requirements of this section. The survey shall be submitted on a tree preservation (TP) sheet(s) and shall relate to the civil drawings. A survey that cannot be drawn on a single sheet shall be drawn with appropriate match lines on two (2) or more sheets. A TP survey sheet may also include the tree inventory, calculations, and the tree protection notes at the discretion of the applicant. It shall be the responsibility of the permit holder to maintain a copy of the tree permit, the data and drawings required by this section, and the conditions of approval imposed by the city arborist readily available at the site at all times during which the authorized work is in progress. All tree preservation plans shall be submitted in the form required by the city arborist and shall contain and provide tree protection notes, details and specifications clearly indicating the trees which will remain and the trees which are to be removed.

(c) Contents.

(1) The tree preservation plan contains three (3) components: a tree survey, the tree inventory, and the tree protection notes.

A. Multi-family residential, commercial and other development:

1. The Tree Survey. The tree survey shall, at a minimum, provide the following:

i. A vicinity map, project name, street address (or plat #, parcel #, or legal description), date, scale, north arrow and the names, addresses and telephone numbers of the person(s) preparing the plan;

ii. The location, species and size in diameter inches of each significant, heritage, (see subsection 35-523(d)) or mitigation trees, and any cluster or natural areas used to meet the requirements within the project area. Each tree is to be given a unique number which cross references or identifies the trees in the inventory. Warranty trees are to be clearly labeled on plan and inventory.

iii. The location of property lines, existing site grades and proposed site grades, location and width of existing and proposed streets and alleys, utility easements, driveways, parkways, and sidewalks on or adjacent to the project;

iv. Approximate centerlines of existing watercourses and the location of the 100-year floodplain; approximate location of significant drainage features and any major topographical features;

v. The location and dimensions of all staging areas and/or designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment, and related items as well as stockpile areas for the storage of construction supplies and materials; and

vi. The location of all improvements and their proximity to significant or heritage trees.

2. The Tree Inventory. A tree inventory shall include:

i. The diameter inches of and species of each significant, heritage, (see subsection 35-523(d)) or mitigation trees and optional cluster trees; tree number, species, DBH, location, and disposition of each tree;

ii. Reasons for removal of any such trees;

iii. Calculations indicating total diameter inches, inches preserved, and percent preservation, with a delineation of significant and heritage trees; and

iv. The tree designation (significant or heritage tree) and desirability percentage; and

v. The tree planting designation (quantity, size and type) and desirable location.

3. The Tree Protection Notes. The tree protection notes shall

include written information containing acceptable activities on the site and within the root protection zone of each tree, cluster or natural area to be preserved to meet the requirements for this standard, including:

i. Details and graphics illustrating the protective measures such as fencing and alternative construction methods; and

ii. Specifications denoting the criteria for methods and materials used for tree protection.

B. Residential:

1. The Tree Survey. ~~For lots located inside the city limits, the developer or property owner must provide a tree survey of the area contained in the front and rear yard setbacks, as established in the lot layout standards of this chapter, of the lots that are to be made ready for construction. For such lots located in a planned unit development, the developer or property owner must provide a tree survey of that portion of the front and rear yards within twenty (20) feet of the front and rear property lines respectively. For lots that are to be made ready for construction located outside the city limits, but in the ETJ and/or a planned unit development, the developer or property owner must provide a tree survey of that portion of the front and rear yards within twenty (20) feet of the front and rear property lines respectively.~~ The tree survey shall, at a minimum, provide the following:

i. A vicinity map, project name, street address (or plat #, parcel #, or legal description), date, scale, north arrow and the names, addresses and telephone numbers of the person(s) preparing the plan;

ii. A current aerial photograph (a minimum resolution of six-inch pixels) with an overlay of the development, an outline of the tree area(s) and the tree area(s) and understory that are to be preserved to meet the requirement standards;

iii. The location of property lines, existing grades and proposed grades, location and width of existing and proposed streets and alleys, utility easements,

driveways, parkways, and sidewalks on or adjacent to the project;

iv. Approximate centerlines of existing watercourses and the location of the 100-year floodplain; approximate location of significant drainage features and any major topographical features;

v. The location and dimensions of all staging areas and/or designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment, and related items as well as stockpile areas for the storage of construction supplies and materials;

vi. The location of all improvements and their proximity to significant or heritage trees; and

vii. Location, size, and species of all heritage trees.

2. The Tree Inventory. A tree inventory shall include:

i. The calculations for the preservation ratio of trees to be preserved; and

ii. Reasons for removal of any such trees; and

iii. The tree planting designation (quantity, size and type) and desirable location.

3. The Tree Protection Notes. The tree protection notes shall include written information containing acceptable activities on the site and within the root protection zone of each tree, cluster or natural area to be preserved to meet the requirements for this standard, including details and graphics illustrating the protective measures such as alternative construction methods.

* * * * *

35-B125. Tree Permit--Tree Stand Delineation Plan Option.

As an alternative option to the tree preservation plan, a tree stand delineation plan may be submitted. The tree tree stand delineation plan ~~that is required with the master development plan~~ shall include at a minimum ~~a~~ current aerial ~~photograph~~, satellite, photographic, or digital imagery and stored and analyzed by computer generated software such as but not limited to ArcView or AutoCAD with a minimum resolution of six-inch pixels with a scale of one inch equals four hundred feet (1"= 400'), and additional information contained herein.

(a) Number of Copies. The applicant shall submit a tree preservation/affidavit application with three (3) sets of the tree stand delineation plan.

(b) Format.

(1) A vicinity map, project name, street address (or plat #, parcel #, or legal description), date, scale, north arrow and the names, addresses and telephone numbers of the person(s) preparing the plan;

(2) A tree preservation plan sheet with a current aerial photograph (a minimum resolution of six-inch pixels) with an overlay of the development, an outline of the tree area(s) and the tree area(s) and understory that are to be preserved to meet the requirement standards; and

(3) Any aerial photograph that cannot be plotted on a single sheet shall be plotted with appropriate match lines on two (2) or more sheets. A tree preservation survey sheet may also include the tree area calculations and the tree protection notes at the discretion of the applicant. It is the applicant's responsibility to insure that all parts of the tree preservation plan are transferred to each appropriate person concerned with the development project.

(c) Contents.

(1) The location of property lines, existing grades and proposed grades, location and widths of existing and proposed streets and alleys, utility easements, driveways, parkways, and sidewalks on or adjacent to the project;

(2) Basic descriptive information regarding the vegetation type(s) that are within the existing tree area(s) and within those areas that are to be preserved; and

(3) Tree protection notes, details and specifications that include the written and graphic information of acceptable and non-acceptable activities on the site and within the tree save areas to be preserved to meet the requirements for this standard.

(4) Tree Stand Delineation Plans shall identify all heritage trees and tabulate total diameter inches and shall calculate final tree canopy cover with planted trees. The tree planting plans shall include designation (quantity, size and type) and desirable location.

* * * * *

35-C110. Tree Preservation Fees.

The following fees are established for purposes of issuing permits or taking related actions for purposes of the tree preservation standards. All fees shall be paid prior to issuance or certification of the action taken, and shall be earmarked as provided in section 35-C101, above.

Basic Fees

	Residential	Commercial
Tree Permit	$35.00/Lot $2,000.00 Maximum	$75.00/Acre
Affidavit Option 1 No Protected Trees	$35.00/Lot $1,000.00 Maximum	$75.00/Acre $2,000.00 Maximum
Plan Review Fee	$100.00	$100.00 ~~$75.00~~
Tree Preservation Preliminary Plan Review	$100.00	$100.00 ~~Per hour (One (1) hour minimum~~

Miscellaneous Fees

Tree Certification Credit	$100.00/project & $1.00/inch (Tree Mitigation Fund)
Tree Mitigation	$200.00/inch using the 1:1 ratio for ~~$100.00/inch~~ Significant Trees (Tree Mitigation Fund) $200.00/inch and a 3:1 ratio for ~~$300.00/inch~~ Heritage Trees (Tree Mitigation Fund)
Tree Maintenance License	$165.00/Three Years - Regular License (Four Hours Continuing Education) $60.00 Temporary License
Commencing Development Without a Tree Permit--Residential	$70.00/Lot $2,000.00 Minimum per Development
Commencing Development Without a Tree Permit--Commercial	$150.00/Acre $2,000.00 Minimum per Development

* * * * *

35-F106 Special Floodplain Definitions

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Regulatory floodplain is the land within the community subject to a one (1) percent or greater chance of flooding in any given year assuming ultimate development has occurred throughout the watershed. For the purposes of this section the regulatory floodplain is limited to the reach of the stream which is designated as an area of special flood hazard on the currently effective FEMA Flood Insurance Rate Maps (FIRM Panels). NOTE: As the city's floodplain ordinance (this Appendix F of the Unified Development Code) is approved by FEMA as a condition of participation in the National Flood Insurance Program (NFIP), the city's regulatory floodplain is considered FEMA's regulatory floodplain.

May 2009

Urban Ecosystem Analysis San Antonio, Texas

Calculating the Value of Nature

Report Contents

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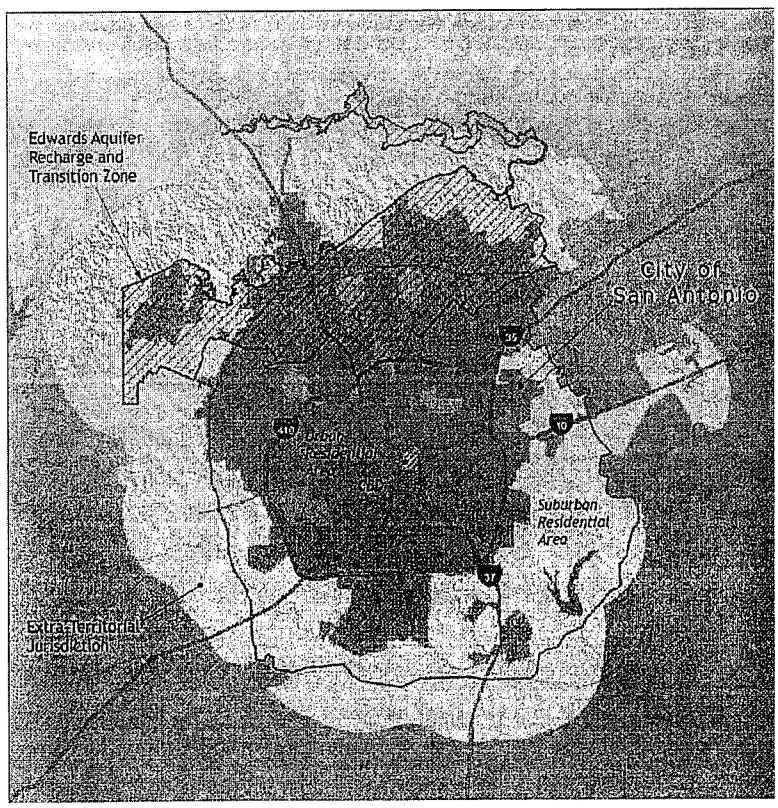

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Project Overview

Recognizing the many benefits that urban tree canopy brings to urban environmental quality and a growing concern of the loss of these benefits as the area continues to develop, the City of San Antonio engaged American Forests to update their previous Urban Ecosystem Analyses (UEA). The initial study published in November 2002 used 2001 Landsat satellite data and a subsequent study published in September 2003 used 2002 high resolution data. This analysis takes another snapshot in time to examine recent landcover changes and quantify the ecosystem benefits of the area's green infrastructure. The study examined three important geographic locations: the Extra-Territorial Jurisdiction (ETJ), City of San Antonio (COSA), and the Edwards Aquifer Recharge and Transition Zone (EARZ)—the City's sole source of drinking water and subject to a lot of development in recent years. As the area continues to develop, the ratio of impervious to pervious surface greatly influences the amount of stormwater runoff and water quality San Antonio must manage. This study also recommends suitable tree canopy goals, citywide and by landuse, needed to protect this vital resource and to meet San Antonio's environmental goals in accordance with current Master Plan policies, the Tree Preservation Ordinance and air and water compliance status.

The Urban Ecosystem Analysis in this study analyzed the ecology of landcover at two scales spanning two time periods. The first assessment utilized moderate-resolution (30 meter pixel resolution) data from Landsat satellite imagery taken in 2001 and 2006. While the resolution of Landsat data is too coarse for analyzing landuse scale areas, this chronological analysis shows historic trends. The second assessment used 2007 high-resolution (six ft. pixel resolution) digital imagery to calculate current landcover by landuse, city council district, and geographic location.

American Forests used CITYgreen software to calculate how these landcover changes impact the ecosystem services for mitigating stormwater runoff and air and water pollutants, and providing carbon storage and carbon sequestration. The stormwater formulas used in CITYgreen were calibrated to recent San Antonio stormwater events as measured by Pape-Dawson Engineers. For the first time, the City has an accurate measure of how landcover affects stormwater runoff for the entire ETJ and all the landcover contained within it.

This study also conducted predictive modeling scenarios to quantify the environmental benefits of enhancing San Antonio's tree canopy to American Forests' recommended canopy percentage levels. The evidence and data presented in this project will provide City leaders with the information to better integrate natural systems into future development decisions.

Data from this project gives City staff the ability to conduct their own assessments for on-going planning decisions. From a broader perspective, the urban ecosystem analysis offers the entire community a role in developing and maintaining its tree canopy and improving environmental quality.

Major Findings

American Forests published an initial Urban Ecosystem Analysis (UEA) in November 2002 of the San Antonio region looking at the change in canopy coverage. Between 1985 and 2001 the City of San Antonio (COSA) had lost 39% of its heavy tree canopy cover (defined as areas with greater than 50% tree canopy).

This new analysis measured changes in five distinct landcover types: tree canopy, urban, open space/grasslands, bare soil, and water. In addition to measuring trend changes in the City, this analysis also examined landcover trend changes for the ETJ and the EARZ. The analysis quantified the impacts these changes have had on stormwater management, air and water quality, and carbon sequestration and storage.

2001-2006 Landcover Change Trend Data Using 30 meter Landsat Satellite Imagery

- Since the initial UEA was conducted, the findings show that between 2001 and 2006 the City lost 1,800 acres (3.4%) of tree canopy and 7,600 acres (6.8%) of open space/grasslands while gaining 7,400 acres (5.8%) of additional urban area (Table 1).
- The most dramatic tree canopy loss trend occurred in the Edwards Aquifer Recharge and Transition Zone with 3,200 acres (6.0%) of tree canopy and 4,400 acres (10.7%) of open space/grasslands removed while almost 6,000 acres (20.2%) of urban area were added.
- The overall ETJ showed more modest changes with a 2,600 acre (1.2%) and a 16,000 acre (3.9%) decline in tree canopy and open space/grasslands respectively and a 15,000 acre (9.5%) increase in urban area.

2001-2006 Loss of Ecosystem Services

- The loss of tree canopy and increase in urban areas has ecological consequences; loss of green infrastructure means that the region's natural environment is less able to provide ecosystem services for air, water, and carbon.
- COSA's vegetative landcover lost its ability to remove approximately 206,000 pounds of air pollutants annually, valued at $491,000 per year. The loss of tree canopy equated to a loss of 79,000 tons of carbon stored in trees' wood and a loss of 600 tons of carbon sequestered annually.
- Without tree canopy to reduce stormwater runoff volume, the City must manage an additional 58 million cubic feet of stormwater, valued at $37 million (using a local engineered cost of $0.64 per cubic foot.)
- Tree roots absorb water pollutants for which ten measures are available: Biological Oxygen Demand, Cadmium, Chromium, Chemical Oxygen Demand, Copper, Lead, Nitrogen, Phosphorus, Suspended Solids, and Zinc. Of these, each worsened, ranging from 0.91% for Zinc to 4.21% for Chemical Oxygen Demand because trees were removed from the land.
- The ETJ, COSA, and EARZ ecosystem benefits are detailed in Table 2.

Quantifying San Antonio's 2007 landcover and its ecosystem benefits provides ecological opportunities for the future

- The City of San Antonio has a 38% overall tree canopy. While this is higher than in many cities, it is less than American Forests' recommended 40% for this City. The 2% difference translates into an estimated additional 454,600 trees. When this increase in tree canopy is modeled, the ecosystem benefits include an additional 721,000 pounds of air pollutants removed annually, valued at $1.7 million, a decrease in 3.4 million cubic feet of stormwater runoff, valued at $2.2 million, an increase in carbon storage of 276,000 tons and an increase in carbon sequestration of 2,200 tons per year.
- When viewed from a landuse perspective, San Antonio's existing canopy falls short of American Forests' recommendations in each category: Urban residential (-3%), Suburban residential (-6%), Central Business District (-3%), and Commercial (-7%).
- Trees slow stormwater runoff, decreasing the amount of stormwater storage needed. In 2007 San Antonio's tree canopy provided 974 million cubic feet in stormwater detention services, valued at $624 million.
- Trees improve air quality by removing nitrogen dioxide (NO2), sulfur dioxide (SO2), carbon monoxide (CO), ozone (O3) and particulate matter 10 microns or less (PM10) in size. In 2007 San Antonio's tree canopy removed 13 million lbs. of these pollutants annually at a value of $30 million per year.
- Trees have a direct impact on the carbon footprint. Trees help clean the air by storing and sequestering carbon. Total storage and the rate at which carbon is stored (known as sequestration) can be measured. Based on the 38% tree canopy cover measured in this study, San Antonio's trees stored 5 million tons of carbon in trees' wood and sequestered 38,000 tons of carbon in 2007.
- In 2007 San Antonio had 113,000 acres of tree canopy (38%). The City had 84,000 acres of open space with grass and scattered trees (28%), 88,000 acres of impervious surface (30%), 9,500 acres of bare soil (3%), and 3,400 acres of water (1%).
- Tree canopy decline is often imperceptible since development is approved and trees are removed on a project-by-project basis. The City has the opportunity to protect and enhance their tree canopy by adopting recommended tree canopy goals that will vary by landuse. This ensures a coordinated effort in protecting tree canopy and recognizes the need to protect areas like the Edwards Aquifer Recharge and Transition Zone. A coordinated effort will maximize the urban forests' ability to provide ecosystem services which will serve the entire community.

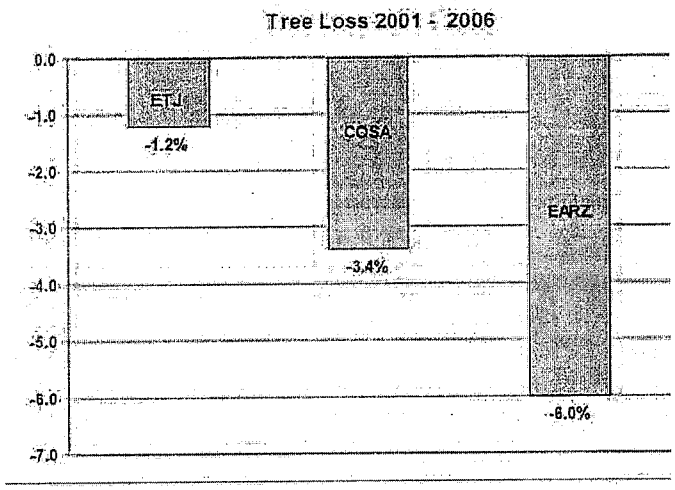
Landcover Change Trends: Landsat 2001-2006

San Antonio is indicative of tree canopy decline trends seen in many U.S. metropolitan areas over the last few decades. American Forests recommends that all metropolitan areas analyze the benefits of increased tree cover. Communities can offset the ecological impact of land development by planting trees and utilizing their natural capacity to clean air and water and slow stormwater runoff.

For this Urban Ecosystem Analysis, American Forests used the U.S. Geological Survey's National Landcover Data (NLCD) and a new classification methodology unavailable for the previous UEA analyses. The U.S. Geological Survey's data, now the gold standard for landcover change analysis, was classified from Landsat 30 meter pixel data from 2001 and 2006 data to document landcover change trends (Figure 1).

Table 1. San Antonio Landsat Data Changes Over Time

Landcover	ETJ Acres			City of San Antonio Acres			Edwards Aquifer Acres		
	2001	2006	% change	2001	2006	% change	2001	2006	% change
Trees	222,320	219,688	-1.2%	54,420	52,587	-3.4%	53,443	50.236	-6.0%
Open Space/grasslands	409,707	393,588	-3.9%	111,867	104,225	-6.8%	41,193	36.767	-10.7%
Urban	152,760	167,280	9.5%	128,198	135,637	5.8%	29,565	35.527	20.2%
Bare	3,398	7,658	125.4%	1,733	3,861	122.8%	1,538	3,198	107.9%
Water	7,507	7,278	-3.0%	2,545	2,459	-3.4%	121	121	0.0%



During 2001-2006, the Edwards Aquifer Recharge and Transition Zone (EARZ) showed the most dramatic loss of 6% in tree canopy, followed by a 3.4% loss in COSA and a 1.2% loss for the ETJ. Due to these landcover changes, the City lost the ability to store 58 million cubic feet of stormwater, valued at $37 million. A local engineered value of $0.64 per cubic foot was used to calculate the value of mitigating this additional stormwater (Pape-Dawson Engineers). San Antonio's tree canopy also lost $491,000 in annual air pollution removal value, 79,000 tons of carbon storage and 614 tons of carbon sequestration annually. The chronological analysis provides valuable public policy information showing general trends in landcover changes.

Table 2. San Antonio Change in Ecosystem Services as Measured with Landsat Data*

2001-2006	2001 Tree Canopy	2006 Tree Canopy	Tree Canopy Change	Tree Canopy Change	Loss of Air Pollution Removal	Loss of Air Pollution Removal Value	Loss in Stormwater Value	Loss in Stormwater Value @ $.64/cu ft.	Loss of Carbon Stored	Loss of Carbon Sequestered
	acres	acres	acres	%	lbs./yr	dollar value	cu. ft.	dollar value	tons	tons
ETJ	222,320	219,688	-2,632	-1.2%	-295,714	-$704,327	-93,036,121	-$59,543,117	-113,295	-882
COSA	54,420	52,587	-1,833	-3.4%	-205,968	-$490,572	-57,957,865	-$37,093,034	-78,911	-614
EARZ	53,443	50,236	-3,207	-6.0%	-360,132	-$857,757	-40,652,214	-$26,017,417	-137,975	-1,074

**Data was taken from 2001 and 2006 National Landcover Datasets so that historical data prepared in the same way could be compared.*

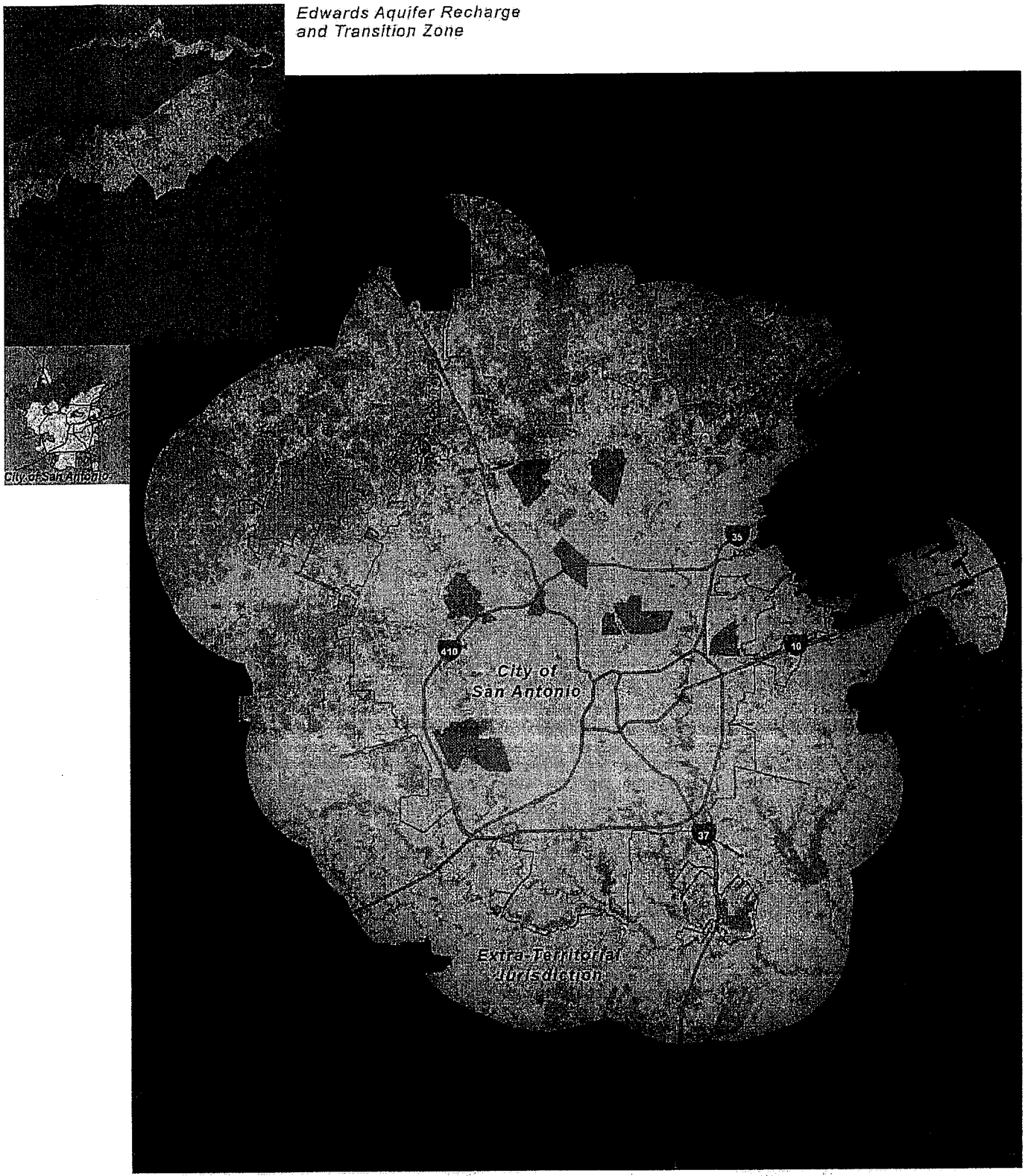


Figure 1. **Landsat Change Detection Analysis**
Tree Canopy Loss/Gain 2001-2006

City of San Antonio and Extra-Territorial Jurisdiction

0 3 6 Miles

Change detection performed using 30-meter pixel resolution Landsat imagery from 2001 and 2006.

Sources: American Forests, U. S. Geological Survey, City of San Antonio

Forest Loss (2001-2006)
Forest Gain (2001-2006)
Forest (No Change)
Water

Ecosystem Benefits by Landuse: High Resolution 2007 Data

To better understand how landcover and landuse impact ecosystem benefits generated by tree canopy, much finer, high-resolution, (2-ft, resampled to 6-ft) multi-spectral satellite imagery taken in October 2007 was classified into five landcover categories: trees (includes scrub); open space/grass/scattered trees; impervious surfaces; bare soil; and water (Figure 2). Landcover was also examined for four specific geographic areas: ETJ, COSA, EARZ, and City South; and four landuse classes: Urban Residential, Suburban Residential, Central Business District, and Commercial (Table 3).

The spectral analysis used to stratify landcover into different land cover classes can not distinguish canopy from scrub species such as mesquite and persimmon. Thus the percentages for tree canopy may be inflated. The ETJ south of the City is estimated to be heavily scrub and fewer trees, whereas the ETJ north of the city is estimated to be mostly trees and little scrub. As such, American Forests' canopy goal recommendations will reflect tree and scrub canopy together.

Table 3. 2007 Landcover by Geographic Area

	ETJ		Edwards Aquifer		Citywide		City South	
Landcover	2007 Acres	% Land-cover	2007 Acres	% Land-cover	2007 Acres	% Land-cover	2007 Acres	% Land-cover
Trees*	315,572	41.4%	66,903	55.0%	113,011	37.8%	17,399	35.9%
Open space/ Grasslands	302,333	39.7%	24,516	20.1%	84,290	28.2%	26,730	55.2%
Impervious	109,954	14.4%	23,692	19.5%	88,366	29.6%	2,283	4.7%
Urban: Bare soil	23,609	3.1%	6,206	5.1%	9,544	3.2%	616	1.3%
Water	9,886	1.3%	373	0.3%	3,366	1.1%	1,388	2.9%
Total Acres	761,354	100%	121,690	100%	298,577	100%	48,415	100%
Canopy %	41%		55%		38%		36%	

Landcover by Landuse

	CBD		Urban Res.		Suburban Res.		Commercial	
Landcover	2007 Acres	% Land-cover	2007 Acres	% Land-cover	2007 Acres	% Land-cover	2007 Acres	% Land-cover
Trees*	131	12.3%	34,576	32.0%	85,434	32.9%	8,915	13.1%
Open space/ Grasslands	84	7.8%	32,008	29.8%	115,466	44.5%	25,158	37.1%
Impervious	834	78.2%	38,687	36.0%	45,481	17.5%	29,017	42.8%
Urban: Bare soil	13	1.2%	1,772	1.6%	5,468	2.1%	4,516	6.7%
Water	5	0.5%	441	0.4%	7,461	2.9%	191	0.3%
Total Acres	1,066	100%	107,484	100%	259,310	100%	67,797	100%
Canopy %	12%		32%		33%		13%	

* Spectral analysis used to stratify landcover into different land cover classes can not distinguish canopy from scrub species such as mesquite and persimmon. As such the percentages for tree canopy may be inflated. The ETJ south of the City is estimated to be heavily scrub and fewer trees, whereas the ETJ north of the city is estimated to be mostly trees and little scrub.

Ecosystem Values of Green Infrastructure

A city's pervious landcover serves as its green infrastructure that provides many environmental benefits to a community including slowing stormwater runoff, improving water quality, protecting soil from erosion, improving air quality, and storing atmospheric carbon. Green infrastructure includes vegetation and their complex interactions with soil, air and water systems. As defined in this project, green infrastructure includes the landcover categories of tree canopy, open space/grasslands, bare soil, and water.

An Urban Ecosystem Analysis was conducted on landcover for each of the four landuse categories (Table 4), four geographic areas and ten City Council Districts (Table 5). San Antonio's urban forest contributes to its multiple ecosystem benefits. With 113,011 acres of tree canopy citywide, San Antonio's urban forest manages 974 million cubic feet of stormwater, valued at $624 million, removes 12.7 million lbs. of air pollutants annually, valued at $30.2 million per year, stores 4.9 million tons of carbon and sequesters 38,000 tons of carbon annually.

Table 4. San Antonio Ecosystem Services with 2007 High Resolution Imagery by Land Use

	Area	2007 Tree Canopy	2007 Tree Canopy	Air Pollution Removal	Air Pollution Removal Value	Carbon Stored	Carbon Sequestered	Stormwater Value	Stormwater Value @ $.64 per cu. ft
	acres	acres	percent	lbs./ yr	dollar value	tons	tons	cu. ft.	dollar value
Urban Res	107,484	34,576	32	3,883,518	$9,249,691	1,487,866	11,583	327,368,176	$209,515,632
Suburban Res	259,311	85,434	33	9,595,751	$22,854,981	3,676,355	28,621	702,596,006	$449,661,444
CBD	1,066	131	12	14,763	$35,162	5,656	44	1,824,932	$1,167,956
Commercial	67,796	8,915	13	1,001,331	$2,384,951	383,633	2,987	83,795,961	$53,629,415

Note that the sum of the land uses stormwater values doesn't total to the citywide value. This is because each land use has a specified soil type, whereas citywide, soil type must be generalized for the entire area. Stormwater calculations listed here are based on a 2-year, 24 hour storm event. Calculations from a 5-year, 24 hour storm event are included in the Map Book as part of this project.

Table 5. 2007 Ecosystem Services Using High Resolution Data by Geographic Area

	Area	2007 Tree Canopy	2007 Tree Canopy	Air Pollution Removal	Air Pollution Removal Value	Carbon Stored	Carbon Sequestered	Stormwater Value	Stormwater Value @ $.64 per cu. ft
	acres	acres	percent	lbs./ yr	dollar value	tons	tons	cu. ft.	dollar value
ETJ	761,354	315,572	41%	35,444,304	$84,420,579	13,579,534	105,720	2,577,353,854	$1,649,506,467
City of San Antonio	298,577	113,011	38%	12,693,069	$30,232,114	4,863,009	37,860	974,182,092	$623,476,539
Edwards Aquifer	121,690	66,903	55%	7,514,384	$17,897,620	2,878,935	22,413	519,940,487	$332,761,912
City South Area	48,415	17,399	36%	1,954,252	$4,654,601	748,719	5,829	151,813,217	$97,160,459
Council District 1	13,876	4,075	29%	457,673	$1,090,078	175,345	1,365	42,824,280	$27,407,539
Council District 2	35,170	9,125	26%	1,024,880	$2,441,039	392,655	3,057	85,694,399	$54,844,415
Council District 3	44,855	16,337	36%	1,834,940	$4,370,426	703,008	5,473	151,561,292	$96,999,227
Council District 4	30,952	9,189	30%	1,032,089	$2,458,209	395,417	3,078	78,442,652	$50,203,297
Council District 5	12,003	3,435	29%	385,771	$918,823	147,798	1,151	31,294,766	$20,028,650
Council District 6	36,669	17,812	49%	2,000,567	$4,764,913	766,464	5,967	142,348,185	$91,102,838
Council District 7	19,055	6,885	36%	773,262	$1,841,740	296,254	2,306	60,487,227	$38,711,826
Council District 8	38,027	18,379	48%	2,064,266	$4,916,631	790,868	6,157	147,276,760	$94,257,126
Council District 9	35,397	14,357	41%	1,612,587	$3,840,829	617,819	4,810	120,531,459	$77,140,134
Council District 10	32,574	13,418	41%	1,507,034	$3,589,426	577,380	4,495	114,871,551	$73,517,793

*The sum of the council districts' stormwater values doesn't total to the citywide value. This is because each council district and land use has a specified curve number related to water infiltration, whereas citywide, the curve number is a composite of the whole area so is more generalized.

**Stormwater analysis uses a 2yr, 24 hour storm event. The value of managing stormwater is based on current local construction costs of .64 per cubic foot (Pape-Dawson Engineers)

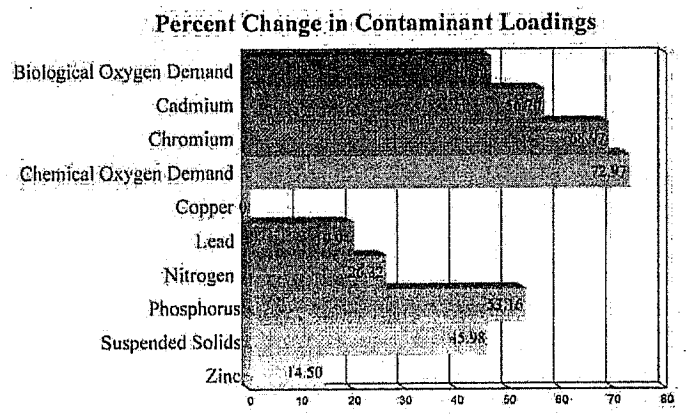
Stormwater Ecosystem Services

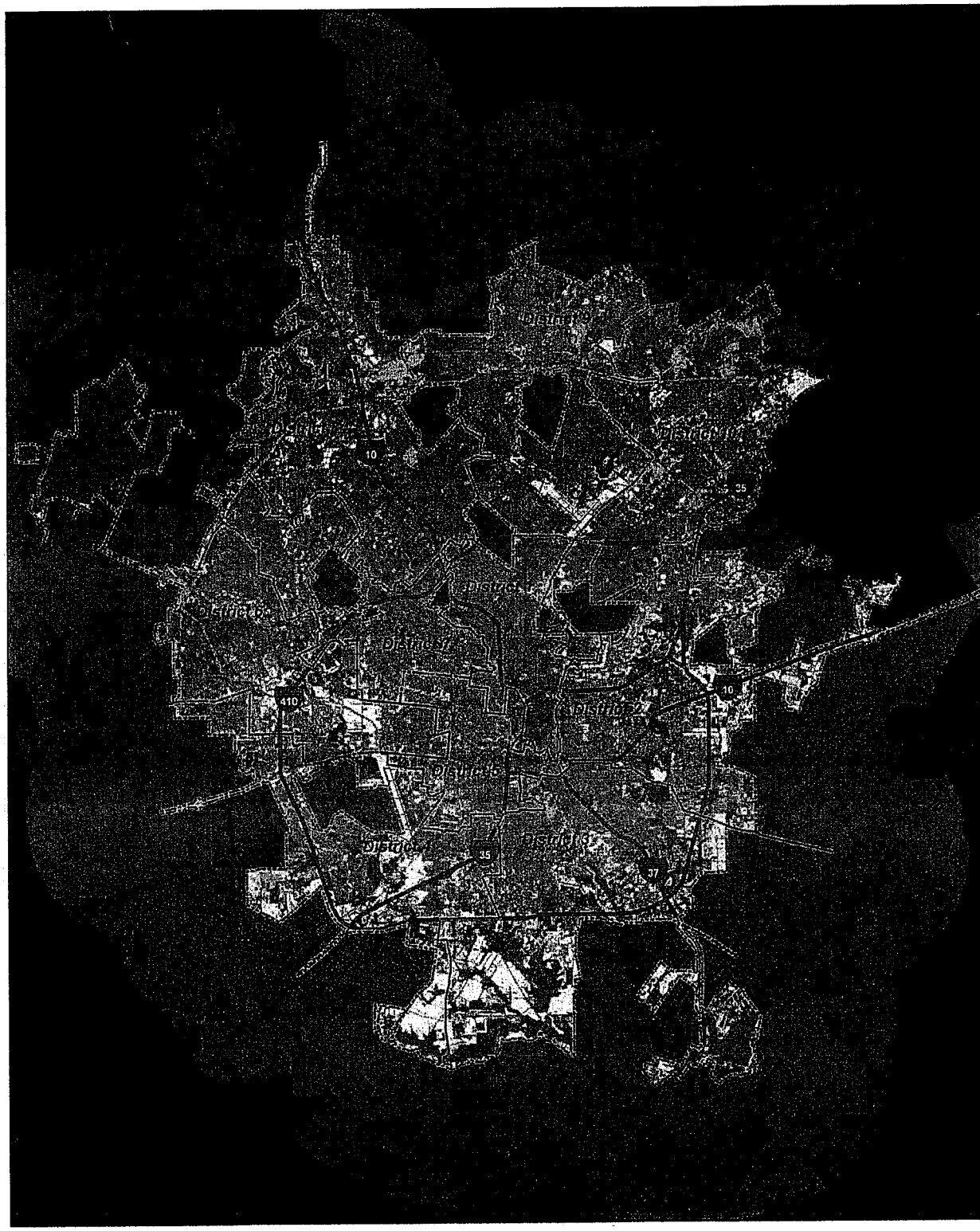
Trees reduce the volume of stormwater runoff by capturing some rain on their leaves and branches, which then evaporates back into the atmosphere. Other water infiltrates into the soil rather than running off the land, which must be managed. San Antonio's urban forest manages 974 million cubic feet of stormwater, valued at $624 million using a $0.64 per cubic foot value based on local engineering, construction, and land costs (Pape-Dawson Engineers).

A unique aspect of this Urban Ecosystem Analysis is that CITYgreen formulas used to calculate stormwater runoff reduction were calibrated with local stream gage data. For the first time, stormwater runoff is directly tied to the landcover, rather than just from select stream gage points. Pape-Dawson Engineers, a local engineering firm who has an extensive database of hydrology for the region, teamed with American Forests' hydrologist to calibrate the curve numbers used in CITYgreen. The methodology is provided as an addendum to this project.

Water Quality Ecosystem Services

Tree roots absorb water pollutants for which ten measures are available: Biological Oxygen Demand, Cadmium, Chromium, Chemical Oxygen Demand, Copper, Lead, Nitrogen, Phosphorus, Suspended Solids, and Zinc. Citywide, water pollution, as measured in percent change in pollutant loading, would worsen, from 15% for Zinc to 73% for Chemical Oxygen Demand if trees were removed from the land (a detailed graph of water pollutant loading for each analysis conducted in this project resides in the map book that accompanies this report).





2007 Land Cover

San Antonio
City Council Districts

Figure 2.

0 3 6 Miles

Land cover data derived from October 2007 aerial imagery (6 ft. resolution.)

Sources: American Forests, City of San Antonio

Impervious Surfaces
Open Space (Grass/Scattered Trees)
Trees
Urban: Bare
Water

AMERICAN FORESTS

Air Quality Ecosystem Services

The ecological value of air quality ecosystem services is based on the UFORE model developed by the U.S. Forest Service. The dollar value is calculated based on externality costs to society (such as public health-related respiratory costs) due to the additional air pollution. Externality values are established by State Service Commissions. San Antonio's urban forest removes 12.7 million lbs. of air pollutants annually, valued at $30 million per year.

Trees have a direct impact on the carbon footprint. Trees help clean the air by storing and sequestering atmospheric carbon in their wood. Total storage and the rate at which carbon is stored (known as sequestration) can be measured. San Antonio's tree canopy stores 5 million tons of carbon and annually sequesters 38,000 tons of carbon.

Establishing Tree Canopy Goals

American Forests advocates that every city set a tree canopy goal for their community. Establishing this big picture perspective is an important step in ensuring that their valuable green infrastructure is maintained at minimum thresholds, even as the community continues to develop. These goals can be measured periodically by updating the Urban Ecosystem Analysis to see if the City reversed its loss trend.

As shown in this Urban Ecosystem Analysis, tree canopy continues to decline in the ETJ, COSA, and most dramatically in the Edwards Aquifer Recharge and Transition Zone. American Forests recommends that the City adopt tree goals per landuse as a strategy to help balance the competing pressures to develop and protect its drinking water. Tree canopy goals per landuse help the City meet its stated environmental and quality of life goals, including federal and local clean air and water regulations.

To help establish appropriate tree canopy goals specific to this area, American Forests conducted a review of the City's current policies (Master Plan and Unified Building Code relevant to tree canopy and environmental mandates) and a literature search citing examples of other communities that use tree canopy goals to meet their environmental objectives. Both reports are provided to the City as addendums to this project and can also be found online at American Forests' website: http://www.americanforests.org/resources/urbanforests/analysis.php.

In the City's Master Plan, (http://www.sanantonio.gov/planning/master_plan.pdf) policies indicate that great care is taken to protect the Edwards Aquifer Recharge and Transition Zone, including Goal 1: Policy 1b: "Develop and implement a management plan for landuse activities which includes the best management practices, based on scientific study that will protect the recharge and drainage zones of the Edwards Aquifer from pollution."

In Section 35-523 of the Unified Building Code regarding Tree Preservation, "it is stated public policy of the city to maintain, to the greatest extent possible, existing trees within the city and the ETJ, and to add to the tree population within the city and the ETJ...with the following objectives:

- To encourage the preservation of trees to provide health benefits by the cleansing and cooling of the air and contributing to psychological wellness.
- To encourage the preservation of trees to provide environmental elements by adding value to property, and reduction of energy costs through passive solar design utilizing trees.
- To encourage the preservation of trees to provide environmental elements necessary to reduce the amount of pollutants entering streams and to provide elements crucial to establishment of the local ecosystem.
- To provide tree preservation requirements and incentives to exceed those requirements that encourage the maximum preservation of trees."

In addition to the City policies regarding environmental quality, San Antonio is currently in attainment of the Federal air quiality standard. However, with the adoption of the stricter standards, San Antonio expects to be designated non-attainment in March 2010. The mayor has signed the Mayors' Climate Protection Agreement and City staff is compiling San Antonio's greenhouse gas (GHG) baseline for 2005.

Ultimately, with the data and tools provided along with this analysis, American Forests' intent is to help communities calculate the value of their trees so that city leaders can make decisions with more complete information about the environmental and economic benefits of integrating "green" into their urban infrastructure.

Within the last fifteen years, many cities have become aware of the direct relationship between tree canopy and the ecosystem services they provide. This is evident from reviewing older literature such as the *U.S. Tree and Landscape Ordinances* published in 1989. Author Buck Abbey cites that a city's common precursor to setting citywide tree canopy goals was requiring a set number of trees be planted based upon square footage of site development. Abbey noted in a recent interview that since the book's publication, 13 communities now recognize tree canopy in their policy documents.

American Forests' literature review cites examples of four progressive U.S. communities that have adopted tree canopy goals: Roanoke, VA; Baltimore, MD; Sacramento Region and Rocklin, CA. Roanoke's city council adopted a 40% overall tree canopy

goal after an American Forests' Urban Ecosystem Analysis revealed that the city had only a 32% canopy. Even though other communities have not yet adopted this comprehensive approach, many other communities recognize tree canopy's multiple benefits and have written them into Comprehensive plans (Chapel Hill, NC; low impact development (LID) in Huntersville, NC; Watershed Management Plan (Charlotte-Mecklenburg County), air quality compliance tree protection ordinances (Kansas City), conservation development plans (Flower Mound, Texas), compliance with NPDES permits, and Phase II of the Clean Water Act (Baltimore County).

American Forests' recommendations of tree canopy goals for San Antonio are based on the area's existing tree canopy as quantified in this study, as well as local climate, soils, and rainfall patterns, and the City's mandate to protect its environmental quality and comply with federal regulations for air and water quality. American Forests' recommends a 40% citywide tree canopy goal as well as goals for each landuse. In addition, American Forests recommends a no-net loss in tree canopy for the EARZ because this area is so vital to the City's drinking water.

As of 2007, San Antonio's 38% overall tree canopy cover is 2% short of American Forests' 40% citywide recommendation for San Antonio (Table 6). Translating a goal into a rough estimate of trees needed, the City would have to plant an additional 454,600 trees based on a 27 ft. diameter tree canopy. With the modeling capabilities in CITYgreen software, American Forests projected the ecosystem benefits that this new tree canopy would add to the city (Table 7).

Table 6. San Antonio Recommended Tree Canopy Percentages

	Citywide	ETJ	CBD	Urban Res.	Suburban Res.	Commercial
Existing Canopy %	38%	55%	12%	32%	33%	13%
AF Recommended Canopy %	40%	55%	15%	35%	39%	20%
Difference in Canopy %	-2%	0%	-3%	-3%	-6%	-7%

Since trees also include scrub species such as mesquite and persimmon, tree canopy goals reflect this.

Modeling Ecosystem Benefits of Recommended Tree Canopy Percentages

By increasing tree canopy cover to recommended goals, the City will increase their environmental services that tree canopy provides. The additional tree canopy percentage in each landuse category was modeled to demonstrate these added ecological and economic benefits (Table 7). If San Antonio increased its canopy cover by 2% overall, the ecosystem services would add an additional $1.7 million in annual air pollutant removal value, an additional 276,278 tons of carbon stored and an annual 2,151 tons of carbon sequestered, as well as 3.4 million cubic feet of additional managed stormwater, valued at $2.2 million.

Table 7. Additional Benefits of Modeled San Antonio Ecosystem Services

Land Use	Additional Air Pollution Removal	Additional Air Pollution Removal Value	Additional Carbon Stored	Additional Carbon Sequestered	Decreased Stormwater Volume	Additional Stormwater Value @ $.64 per cu. ft
	lbs./ yr	dollar value	tons	tons	cu. ft.	dollar value
COSA	721,121	$1,717,553	276,278	2,151	3,358,739	$2,149,593
Urban res.	341,783	$814,052	130,945	1,019	2,691,324	$1,722,448
Suburban res.	1,763,063	$4,199,230	675,470	5,259	4,498,808	$2,879,237
CBD	3,202	$7,626	1,227	10	4,183	$2,677
Commercial	521,614	$1,242,371	199,842	1,556	2,880,229	$1,843,347

*Calculating the numbers of trees this represents is based on modeling the canopy size of an "average urban tree" in San Antonio considering both large and small trees and an average 27ft. diameter canopy spread. See calculations template for details.

Recommendations

This project has quantified San Antonio's green infrastructure—its landcover and corresponding ecosystem services. This digital data is packaged into a GIS interactive data layer compatible with existing GIS data so that City staff can use it in future planning decisions. American Forests recommends that the data and CITYgreen® software be used to run landcover scenarios, refine tree canopy goals over time, and quantify the progress made with current and new tree initiatives.

Establish Citywide Tree Cover Goals

Establish unified tree canopy goals for the entire City and stratify these goals for land use categories. Base these goals on City mandates for achieving environmental goals for air and water. Incorporate these goals into planning and development policies.

- Adopt unified tree canopy goals for the entire City and stratify these goals for landuse categories. Base these goals on City's mandates for achieving environmental goals for air and water. Incorporate these goals into planning and development policies.

Use the green data layer and CITYgreen to test new strategies to protect environmental quality

- Use CITYgreen scenario and replacement modeling capabilities to see if the strategy for enhancing urban forest canopy is achieving stated environmental goals.
- Use CITYgreen modeling to test strategies for attaining federal air quality compliance once stricter standards are adopted in 2010.

Use the green data layer and CITYgreen to document the ecosystem services provided by existing tree programs

- Share the green data layer provided with this project with other city departments concerned with related ecosystem services.
- Test the impacts of changing tree canopy, impervious surfaces, and other landcovers under different development scenarios.

Launch a public education campaign to increase public awareness of the direct relationship between environmental quality and tree canopy. Encourage private citizens to plant trees on private property

- Use analysis findings in popular media to educate the public about the importance of their role in increasing the urban forest and the positive impact planting on private property will make.
- Incorporate CITYgreen schools program into public schools to increase awareness of environmental issues, by teaching practical applications of GIS, math, science and geography. Curriculum is available through American Forests.

Photo: Gary Moll, American Forests

The urban forest along the River Walk.

About the Urban Ecosystem Analysis

American Forests Urban Ecosystem Analysis is based on the assessment of "ecological structures"—unique combinations of landuse and landcover patterns. Each combination performs ecological functions differently and is therefore assigned a different value. For example, a site with greater tree canopy provides more stormwater reduction benefits than one with less tree canopy and more impervious surface.

Data Used

American Forests calibrated landcover change based on the USGS 2001 National Landcover Dataset (NLCD) to update the prior Urban Ecosystem Analysis rather than updating the 2002 data from the original UEA. Imagery and classification techniques have changed substantially since the initial analysis. The U.S. Geological Survey's landcover data set is now the standard for Landsat-derived landcover change analysis. Imagery of San Antonio was classified from 2001 and 2006 and landcover change trends were quantified and documented. American Forests classified the imagery into five land classes: trees, urban, open space, bare soil, and water.

For the high resolution imagery, Sanborn acquired 2-foot pixel resolution, 4-band, multi-spectral aerial photography in October 2007. Sanborn then conducted a knowledge-based classification to divide the landcover into five categories: trees, open space/grass/scattered trees, impervious surfaces (such as gravel parking lots), bare soil, and water. The high resolution data was resampled to 6 ft., a size suitable for running ArcGIS to conduct analyses.

Analysis Formulas

Urban Ecosystem Analyses were conducted using American Forests' CITYgreen software®. CITYgreen for ArcGIS used the high resolution landcover classification for the analysis. The following formulas are incorporated into the CITYgreen software.

TR-55 for Stormwater Runoff: The CITYgreen stormwater analysis estimates the amount of stormwater that runs off a land area during a major storm. The stormwater runoff calculations incorporate volume of runoff formulas from the Urban Hydrology of Small Watersheds model (TR-55) developed by the U.S. Natural Resources Conservation Service (NRCS), formerly known as the U.S. Soil Conservation Service. Don Woodward, P.E., a hydrologic engineer with NRCS, customized the formulas to determine the benefits of trees and other urban vegetation with respect to stormwater management. Woodward in collaboration with Troy Dorman, Ph.D, P.E., Pape-Dawson Engineers, calibrated the curve numbers used in CITYgreen with local stream gage data within the ETJ. The methodology is described in an addendum to this report.

L-THIA for Water Quality: Using values from the U.S. Environmental Protection Agency (EPA) and Purdue University's Long-Term Hydrological Impact Assessment (L-THIA) spreadsheet water quality model, the Natural Resources Conservation Service (NRCS) developed the CITYgreen water quality model. This model estimates the change in the concentration of the pollutants in runoff during a typical storm event given the change in the landcover from existing trees to a no tree condition. This model estimates the event mean concentrations of nitrogen, phosphorus, suspended solids, zinc, lead, copper, cadmium, chromium, chemical oxygen demand (COD), and biological oxygen demand (BOD). Pollutant values are shown as a percentage of change.

UFORE Model for Air Pollution: CITYgreen® uses formulas from a model developed by David Nowak, PhD, of the USDA Forest Service. The model estimates how many pounds of ozone, sulfur dioxide, nitrogen dioxide, and carbon monoxide and particulate matter less than 10 microns are absorbed and filtered by tree canopies. The urban forest effects (UFORE) model is based on data collected in 55 U.S. cities. Dollar values for air pollutants are based on averaging the externality costs set by the State Public Service Commission in each state. Externality costs are the indirect costs to society, such as rising health care expenditures as a result of air pollutants' detrimental effects on human health. The UFORE model also estimates the carbon storage capacity and the annual amount of carbon sequestered by the tree canopy in a given area.

Acknowledgements for this Study

We gratefully acknowledge the support of the City of San Antonio, and consultants Sanborn Mapping specialists, Don Woodward, P.E., hydrologist, and Troy Dorman, Ph.D., P.E., senior hydrologist, Pape-Dawson Engineers in conducting this study.

For More Information

AMERICAN FORESTS, founded in 1875, is the oldest national nonprofit citizen conservation organization. Its three centers—Global ReLeaf, Urban Ecosystem Center, and Forest Policy Center—mobilize people to improve the environment by planting and caring for trees.

AMERICAN FORESTS' CITYgreen software provides individuals, organizations, and agencies with a powerful tool to evaluate development and restoration strategies and impacts on urban ecosystems. AMERICAN FORESTS offers regional training, teacher workshops and technical support for CITYgreen and is a certified ESRI developer and reseller of ArcGIS products.

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P/C AGENDA FOR March 10, 2010			
Item Number	Plat/PUD Name	Company	Owner Information
5	Traders Village	J C Pace Limited	Miguel A. Vela
6	Moretti Unit 1	Jonmil LLC	Michael Moretti
7	Terra Bella Unit 3 PUD	SA Hardy Oak LP	Brian Birdwell