SAN ANTONIO PLANNING COMMISSION AGENDA

April 22, 2009
2:00 P.M.

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

John Friesenhahn
Andrea Rodriguez
Lynda Billa Burke
Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez

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

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

1. **PRELIMINARY ITEMS**

   A. Work session, **1:15** P.M., Tobin Room
   - Agenda items may be discussed (Planning and Development Services)
   - Briefing on proposed amendment to the Unified Development Code Articles II and III regarding the Form Based Development District. (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070465	**Wurzbach Meadow Townhouse** (Southwest of Crystal Bow and west of Blackberry Drive)	**7**	**580 B-5**
B. 070484	**Wurzbach Heights Townhouse** (East of Roxbury Drive, north of Wurzbach Road)	**7**	**580 B-5**
C. 070471	**Horizon Pointe, Unit 6** (East of the intersection of Foster Road and Sierra Sunset)	**OCL**	**619 D-1**

* Project is located in the Camp Bullis Notification Area.

D. 080585	**Huebner/USAA Blvd Commercial** (On the north side of Huebner Road, at USAA Boulevard)	**8**		**548 E-5**
E. 090051	**Alamo Ranch 37, Lot 14, Block 85 Enclave** (Southeast of the intersection of Prince Solms and Tersk)		**OCL**	**577 C-6**

REPLATS:

F. 080477	**Valero Data Expansion** (On the north side of Wiseman Boulevard, near Westover Hills)	**6**		**578 E-6**

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-9 HELD ABOVE:

6.	**070471**	**Horizon Pointe, Unit 6** (East of the intersection of Foster Road and Sierra Sunset)	**OCL**	**619 D-1**
7.	**080585**	**Huebner/USAA Blvd Commercial** (On the north side of Huebner Road, at USAA Boulevard)	**8**	**548 E-5**
8.	**090051**	**Alamo Ranch 37, Lot 14, Block 85 Enclave** (Southeast of the intersection of Prince Solms and Tersk)	**OCL**	**577 C-6**
9.	**080477**	**Valero Data Expansion** (On the north side of Wiseman Boulevard, near Westover Hills)	**6**	**578 E-6**

PLATS:

10.	**070467**	**Cielo Vista Bend*** (Southeast of Cielo Vista and IH 10)	**8**	**479 E-2**

LAND TRANSACTIONS:

11. **S.P. 1416** Request for a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement. (Capital Improvement Management Services Department, by Jesse Quesada)

12. **S.P. 1424** Request for a Joint Use Agreement to use City of San Antonio owned Property. (Capital Improvement Management Services Department, by David Segovia)

INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS FOR ITEMS 13-14 HELD ABOVE:

13.	070465	**Wurzbach Meadow Townhouse** (Southwest of Crystal Bow and west of Blackberry Drive)	7	580 B-5
14.	070484	**Wurzbach Heights Townhouse** (East of Roxbury Drive, north of Wurzbach Road)	7	580 B-5

PLATS:

15.	080593	**Wagley** deferral appeal/resolution (Southwest of Salinas Street and N. San Marcos Street)	5	616 C-4

LAND TRANSACTIONS:

16. **S.P. No. 1380** Request to close, vacate and abandon an unimproved 12 foot-wide alley (Capital Improvement Management Services Department, by Jesse Quesada)

17. Briefing and consideration of a resolution de-designation and deleting a of segment of Braun Road on Major Thoroughfare Plan, generally located west of FM 1560 and north of Shaenfield Road. (Planning and Development Services, by Richard Martinez, Senior Planner)

18. Briefing and consideration of a resolution de-designation and deleting a of segment of Jones-Maltsberger Road on Major Thoroughfare Plan generally located north of Redland Road and south of Loop 1604. (Planning and Development Services, by Richard Martinez, Senior Planner)

19. Briefing and consideration of a resolution authorizing a municipal boundary adjustment with City of Kirby transferring approximately 40 acres to City of Kirby from City of San Antonio; and approximately 1 acre to City of San Antonio from City of Kirby. (Planning and Development Services, Trish Wallace, Planning Manager)

COMPREHENSIVE MASTER PLANS:

20. Public hearing and consideration of a resolution recommending the Eastern Triangle Community Plan, a 14.98 square mile area bound by Interstate Highway 10 and FM 1346 on the north, Loop 410 and South Foster Road on the east, New Sulphur Springs and Southcross Boulevard on the south, and Roland Avenue on the west, to City

Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by Rebecca Paskos, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

21. Public hearing and consideration of resolution recommendation the Ingram Hills Neighborhood Plan, a 0.99 square mile area bound by Bandera Road on the north, the properties fronting Benrus Boulevard and Ridge Road on the east, Ingram Road and Quill Road on the south, and Callaghan Road on the west to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

22. Approval of the minutes for the April 8, 2009 Planning Commission meeting

23. Director's report

- Budget and Department Performance
- Camp Bullis Awareness Zone
- Edwards Aquifer
- Professional Development Opportunity – conferences and workshops
- Steering Committee on Historic Preservation
- Technical Advisory Committee
- Unified Development Code

24. 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

25. ADJOURNMENT

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A **April 22, 2009**

WURZBACH MEADOW TOWNHOUSE — MAJOR PLAT — 070465
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 B-5
OWNER: Tesoro Homes, Ltd., by Clay Schinke
ENGINEER: Briones Consulting & Eng. Ltd., by Rolando H. Briones, Jr., P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Pending

Location: Southwest of Crystal Bow and west of Blackberry Drive

Services Available: SAWS Water and Sewer

Zoning: R-4 CD — Residential Single Family District with a conditional use for Townhouse

Proposed Use: Townhouse

APPLICANT'S PROPOSAL:

To plat **8.983** acres consisting of **134** single family lots, **3** non-single family lots and **1,780** linear feet of public streets.

DISCUSSION:

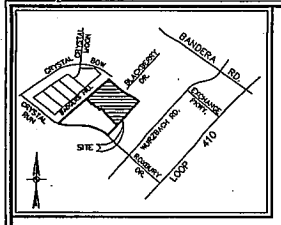
The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. Three notices were mailed to the adjacent property owners and as of this writing none have been returned in opposition.

It is noted that because plat #070484, Wurzbach Heights Townhouse Subdivision, provides access to this development, it must be recorded before this unit. A note has been placed in the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Pending

PLAT NO. 070465



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

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

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – GUILBEAU, P.U.D. AY 0950.

4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.

5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-10)

6.) 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.

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

8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

9.) "CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL 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.

10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERVIEABLE AREAS UNLESS NOTED OTHERWISE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.T.V.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

DRAINAGE EASEMENT NOTE:

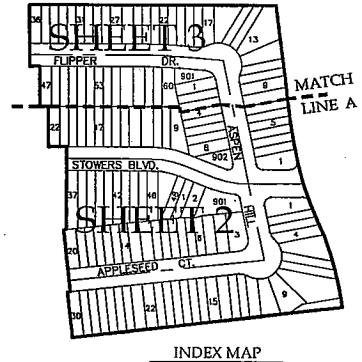
NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	730.00	3.76	1.88	0°17'44"	3.76
C2	730.00	222.97	112.36	17°30'00"	222.10
C3	870.00	201.44	101.49	13°13'35"	200.66
C4	29.00	17.40	8.97	34°22'55"	17.14
C5	51.00	126.58	———	142°12'26"	96.50
C6	25.00	32.05	18.65	73°26'36"	29.90
C7	10.00	20.26	16.03	116°05'33"	16.97
C8	15.00	20.73	12.40	79°10'21"	19.12
C9	15.00	26.84	18.70	102°31'32"	23.40
C10	15.00	18.39	10.55	70°15'49"	17.26
C11	15.00	26.40	18.14	100°49'39"	23.12
C12	10.00	12.57	7.27	72°00'45"	11.76
C13	225.00	58.32	28.31	14°20'34"	58.18
C14	175.00	18.05	9.54	5°54'16"	18.04
C15	225.00	81.64	41.28	20°47'25"	81.20
C16	175.00	63.50	32.10	20°47'25"	63.15
C17	25.00	18.50	9.63	36°44'25"	18.28
C18	51.00	150.20	———	168°44'33"	101.51
C19	25.00	41.57	27.41	95°15'44"	36.94
C20	825.00	72.23	36.14	5°01'00"	72.21
C21	775.00	67.86	33.95	5°01'00"	67.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.73	N42°00'59"E
L2	6.67	N42°00'59"E
L3	40.20	S48°17'39"W
L4	19.45	S48°17'39"W
L5	22.20	S48°17'39"W
L6	19.42	N53°54'11"E
L7	19.42	N30°07'40"E



INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROLLINGWOOD ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 2575, PAGE 295, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS REMAINING PORTIONS OF LOTS 6, 7, 11 THRU 15, ALL OF LOTS 8 THRU 10, BLOCK 6, N.C.B. 18096, AND REMAINING PORTIONS OF LOTS 14 THRU 22, BLOCK 7, N.C.B. 18097, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND THE REMAINING PORTION OF BLACKBERRY DRIVE RIGHT-OF-WAY THAT WAS QUITCLAIMED IN VOLUME 3380, PAGES 1514-1522 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ADJACENT SUBDIVISIONS			
	UNIT	VOLUME & PAGE	PLAT I.D. NUMBER
1	WURZBACH HEIGHTS SUBDIVISION	—	070464
2	THE VILLAS AT INGRAM HILLS TWO, P.U.D.	VOLUME 9551, PAGE 53	070486
2	ROLLINGWOOD ESTATES SUBDIVISION, UNIT 2	VOLUME 2575, PAGE 295	—

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

134 TOWNHOMES
SHEET 1 OF 3
REPLAT
ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.983 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
ROLANDO H. BRIONES, JR.
81430
LICENSED
PROFESSIONAL ENGINEER

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.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL
LAND SURVEYOR

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 GEORGE OZUNA JR. R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

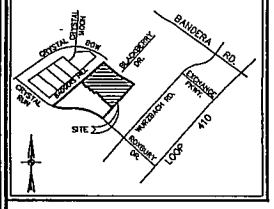
STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT _____
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF _____.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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

PLAT NO. 070465



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

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

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION — GUILBEAU, P.I.D. AY 0956.

4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFIRM TO N.A.D. 83.

5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE. (SS-304 (EXC) P-5-40)

6.) 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.

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

8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTIER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

9.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL 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.

10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

11.) ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERVIOUS AREAS UNLESS NOTED OTHERWISE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.V.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

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 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.

LEGEND

D.A.P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT

SEE SHEET 3 OF 3

MATCH LINE A

① WURZBACH HEIGHTS SUBDIVISION PLAT NO. 070489

② ROLLINGWOOD ESTATES SUBDIVISION, UNIT 2 VOL. 2575 PG. 295, DPRBCT

STOWERS BLVD.

BLACKBERRY DRIVE

APPLESEED CT.

ASPEN HILL

NCB 18089

BLOCK 21 · BLOCK 22 · BLOCK 23 · BLOCK 20 · BLOCK 6 · BLOCK 7

NCB 18097

(0.046 AC) GREENBELT 902

(0.105 AC) GREENBELT 901

REMAINING PORTION OF LOT 6

REMAINING PORTION OF LOT 22

REMAINING PORTION OF LOT 20

REMAINING PORTION OF LOT 21

REMAINING PORTION OF LOT 19

REMAINING PORTION OF LOT 18

REMAINING PORTION OF LOT 17

REMAINING PORTION OF LOT 14

EXISTING ② 25' DRAIN ESM'T.

EXISTING 52' DRAINAGE & SANITARY SEWER EASEMENT (VOL. 5956, PAGE 316, R.P.R.)

10' SANITARY SEWER ESM'T.

EXIST. 10' SANITARY SEWER ESM'T.

EXIST. 10' E.G.T.V.E.

30' B. S. L.

598.04'

140.00'

180.81'

134 TOWNHOMES

SHEET 2 OF 3
REPLAT
ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.983 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS · ROLANDO H. BRIONES, JR. · 81430 · LICENSED · PROFESSIONAL ENGINEER

_____ 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 GEORGE OZUNA JR. R.P.L.S.

STATE OF TEXAS · REGISTERED · GEORGE OZUNA, JR. · 2625 · PROFESSIONAL · LAND SURVEYOR

_____ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS · JOSE R. GONZALEZ · MY COMMISSION EXPIRES · NOVEMBER 30, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 _____ DEED AND PLAT _____ RECORDS OF _____.
SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____.

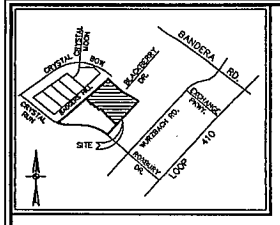
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

PLAT NO. 070465



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

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DEVELOPER/OWNER:
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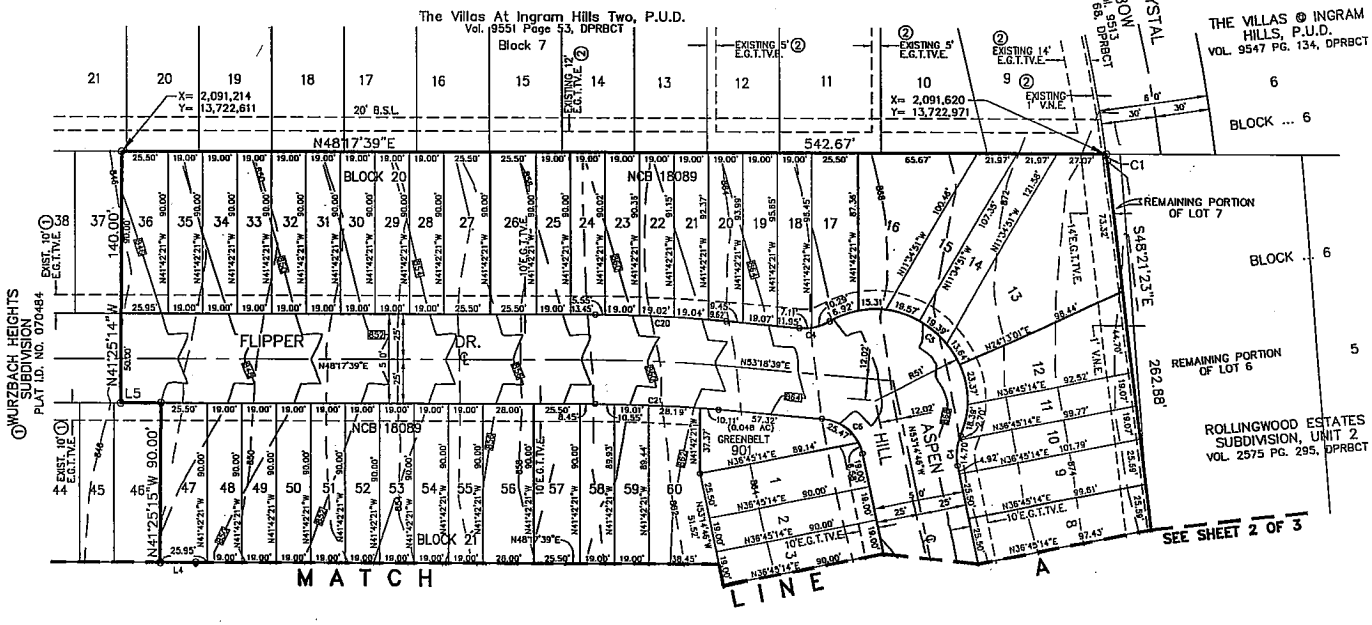

134 TOWNHOMES

SHEET 3 OF 3

REPLAT ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.983 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

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

BY:_____
CHAIRMAN

BY:_____
SECRETARY

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.

ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER

_____
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 GEORGE OZUNA JR., R.P.L.S.

STATE OF TEXAS REGISTERED GEORGE OZUNA, JR. 2625 PROFESSIONAL LAND SURVEYOR

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 _____ DEED AND PLAT _____ RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B **April 22, 2009**

WURZBACH HEIGHTS TOWNHOUSE	MAJOR PLAT	070484
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 B-5
OWNER: Tesoro Homes, Ltd., by Clay Schlinke
ENGINEER: Briones Consulting and Engineering, Ltd., by Rolando H. Briones, Jr., P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: Pending

Location: East of Roxbury Drive, north of Wurzbach Road

Services Available: SAWS Water and Sewer

Zoning: R-4 CD Residential Single Family District with a conditional use for Townhomes

Proposed Use: Townhomes

APPLICANT'S PROPOSAL:

To plat **7.552** acres consisting of **90** single family lots, **7** non-single family lots and **1679** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. Three notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Pending

PLAT NO. 070484

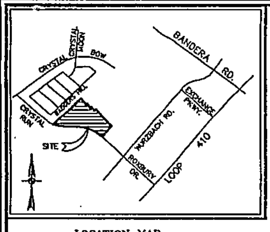
90 TOWNHOMES

SHEET 1 OF 3

REPLAT
ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18099 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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NOT TO SCALE

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V.N.E.	=	VEHICULAR NON-ACCESS EASEMENT
C.V.E.	=	CLEAR VISION EASEMENT
P.D.E.	=	PRIVATE DRAINAGE EASEMENT

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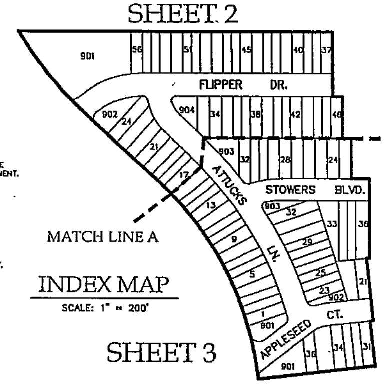
11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. LOTS DESIGNATED AS GREENBELT AND PARKING EASEMENTS WILL NOT BE TOTALLY IMPERMEABLE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.TV.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.



INDEX MAP

SCALE: 1" = 200'

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

DATED THIS ________ DAY OF ____________ A.D., 20____.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER — STATE OF 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.

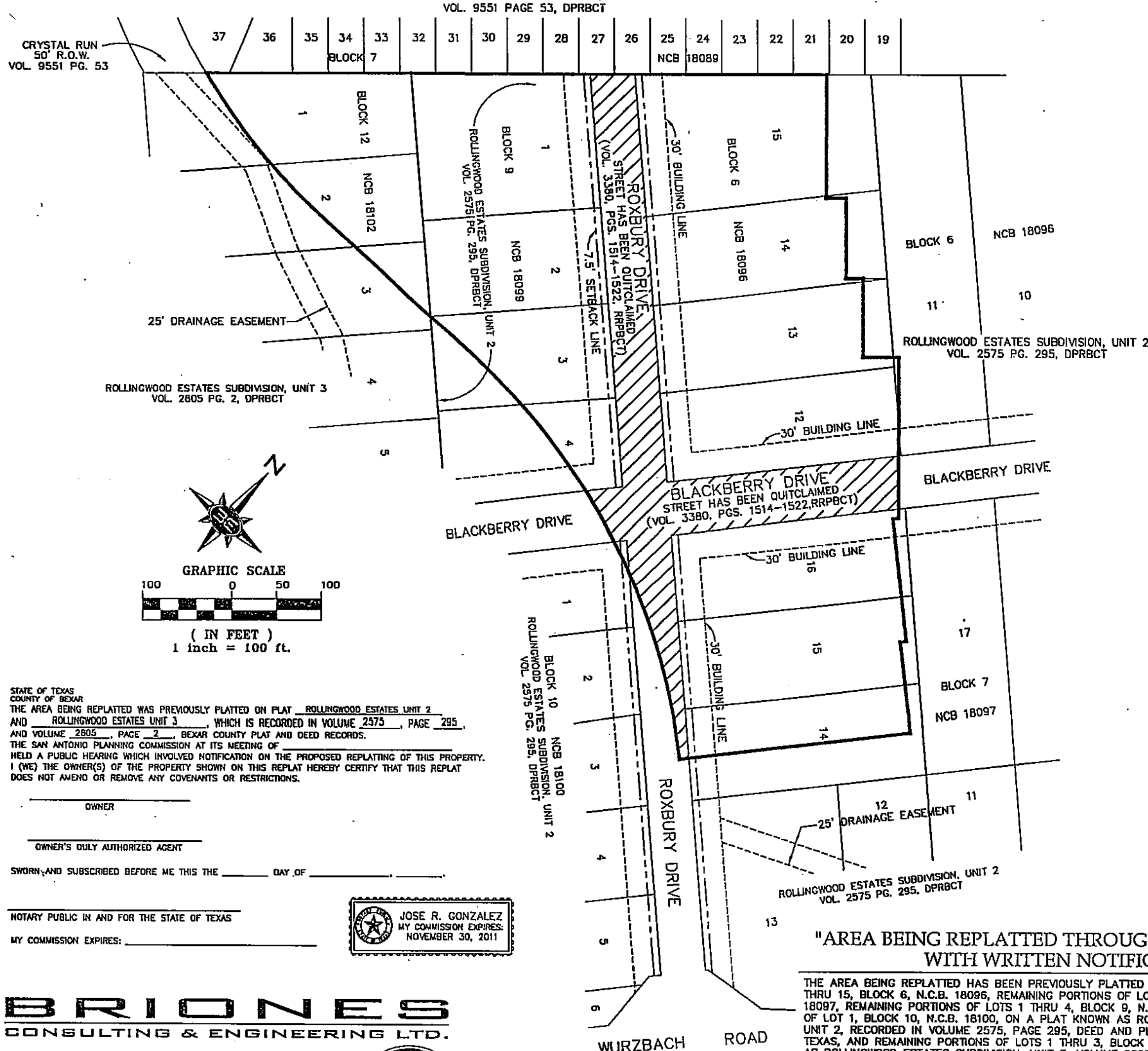
____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED GEORGE OZUNA, JR. 2625 PROFESSIONAL LAND SURVEYOR

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 GEORGE OZUNA, JR., R.P.L.S.

____
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROLLINGWOOD ESTATES UNIT 2 AND ROLLINGWOOD ESTATES UNIT 3, WHICH IS RECORDED IN VOLUME 2575, PAGE 295, AND VOLUME 2805, PAGE 2, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ______________________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

____
OWNER

____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ________ DAY OF ______________, ________.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______________________

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS REMAINING PORTIONS OF LOTS 11 THRU 15, BLOCK 6, N.C.B. 18096, REMAINING PORTIONS OF LOTS 14 THRU 16, BLOCK 7, N.C.B. 18097, REMAINING PORTIONS OF LOTS 1 THRU 4, BLOCK 9, N.C.B. 18099, AND REMAINING PORTION OF LOT 1, BLOCK 10, N.C.B. 18100, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND REMAINING PORTIONS OF LOTS 1 THRU 3, BLOCK 12, N.C.B. 18102, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3, VOLUME 2805, PG. 2, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND PORTIONS OF ROXBURY DRIVE AND BLACKBERRY DRIVE RIGHT-OF-WAY THAT WERE QUITCLAIMED IN VOLUME 3380, PAGES 1514 THRU 1522, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

RECEIVED 09 APR 15 PM 3:0 LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____
OWNER

____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

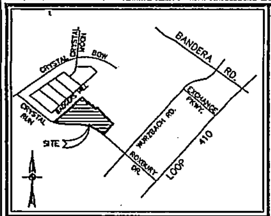
STATE OF TEXAS
COUNTY OF BEXAR

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 DEED AND PLAT RECORDS OF ____________ SAID COUNTY, IN BOOK VOLUME ______________ ON PAGE ____________ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ______________ A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

PLAT NO. 070484



LOCATION MAP

NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

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

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – CUILBEAU, P.I.D. AY 0850.

4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFIRM TO N.A.D. 83.

5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)

6.) 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.

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

8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

9.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL 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.

10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. LOTS DESIGNATED AS GREENBELT AND PARKING EASEMENTS WILL NOT BE TOTALLY IMPERMEABLE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.TV.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

GRAPHIC SCALE

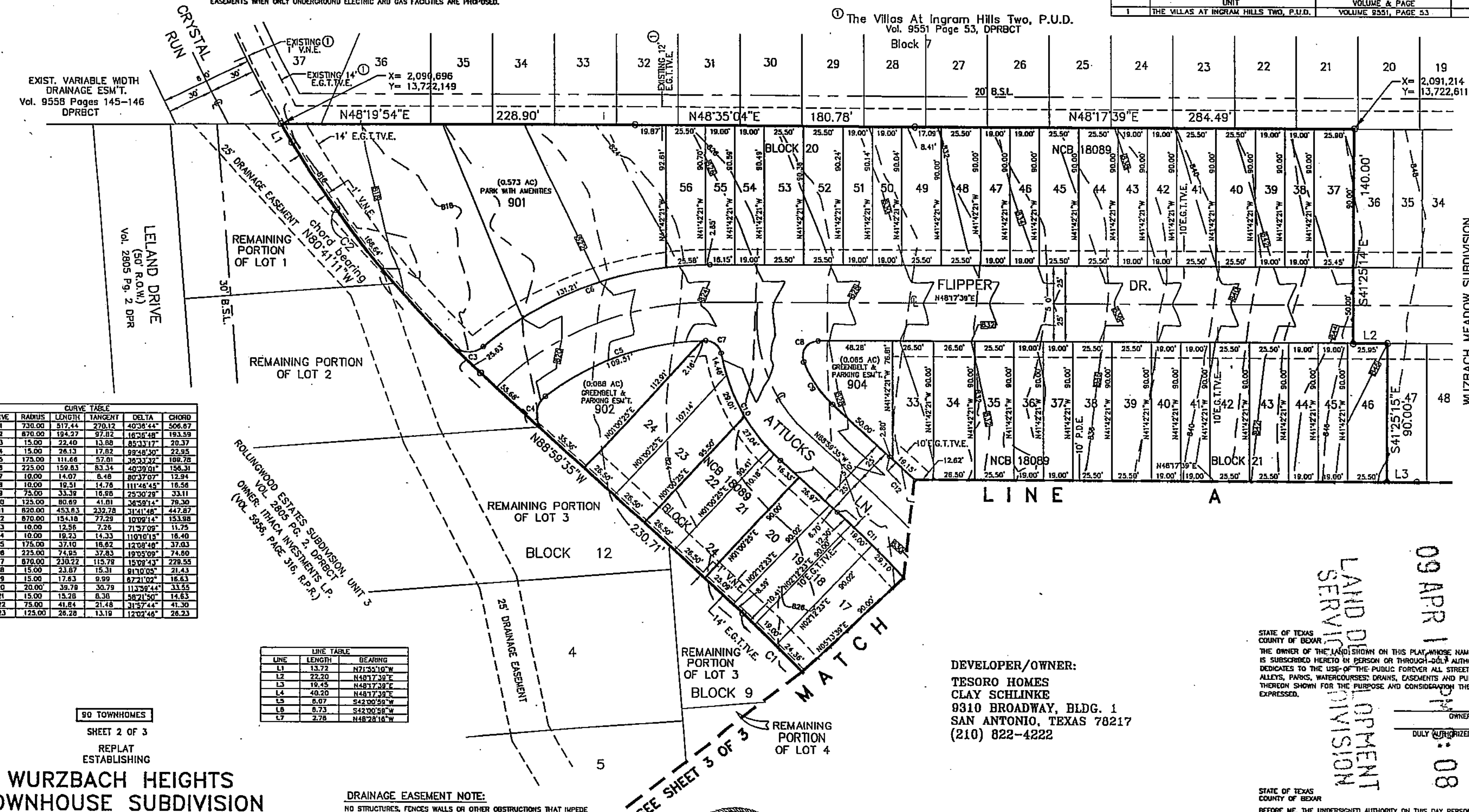
50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.TV.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT

ADJACENT SUBDIVISIONS			
	UNIT	VOLUME & PAGE	PLAT I.D. NUMBER
1	THE VILLAS AT INGRAM HILLS TWO, P.U.D.	VOLUME 9551, PAGE 53	070486



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	730.00	517.44	270.12	40°36'44"	506.67
C2	670.00	194.27	97.82	16°36'48"	193.59
C3	15.00	22.40	13.88	85°33'17"	20.37
C4	15.00	26.13	17.82	99°48'30"	22.95
C5	175.00	111.66	57.61	36°33'32"	109.78
C6	225.00	159.83	83.34	40°39'01"	156.31
C7	10.00	14.07	8.48	80°37'07"	12.94
C8	10.00	19.51	14.76	111°46'45"	16.56
C9	75.00	33.39	16.98	25°30'29"	33.11
C10	125.00	80.69	41.81	36°59'14"	79.30
C11	820.00	453.83	232.78	31°41'48"	447.87
C12	870.00	154.18	77.29	10°09'14"	153.98
C13	10.00	12.56	7.26	71°57'09"	11.75
C14	10.00	19.23	14.33	110°10'15"	16.40
C15	175.00	37.10	18.62	12°08'48"	37.03
C16	225.00	74.95	37.83	19°05'09"	74.60
C17	870.00	230.22	115.79	15°09'43"	229.55
C18	15.00	23.87	15.31	91°10'05"	21.43
C19	15.00	17.63	9.99	67°21'02"	16.63
C20	20.00'	39.79	30.79	113°59'44"	33.55
C21	15.00	15.28	8.38	58°21'50"	14.63
C22	75.00	41.84	21.48	31°57'44"	41.30
C23	125.00	26.28	13.19	12°02'46"	26.23

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.72	N71°35'10"W
L2	22.20	N40°17'39"E
L3	19.45	N48°17'39"E
L4	40.20	N48°17'39"E
L5	6.07	S42°00'59"W
L6	6.73	S42°00'59"W
L7	2.78	N48°28'16"W

90 TOWNHOMES

SHEET 2 OF 3

REPLAT
ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18099 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

DATED THIS ________ DAY OF ____________ A.D., 20____.

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

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 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.

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

STATE OF TEXAS * ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER

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.

____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED GEORGE OZUNA, JR. 2625 PROFESSIONAL LAND SURVEYOR

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 GEORGE OZUNA JR., R.P.L.S.

____
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
09 APR 1 PM 3: 08
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____
OWNER

____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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 DEED AND PLAT RECORDS OF __________ SAID COUNTY, IN BOOK VOLUME ____________ ON PAGE ____________ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ________ DAY OF ____________ A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

PLAT NO. 070484

LOCATION MAP
NOT TO SCALE

LEGEND

D.A.P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.TV.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
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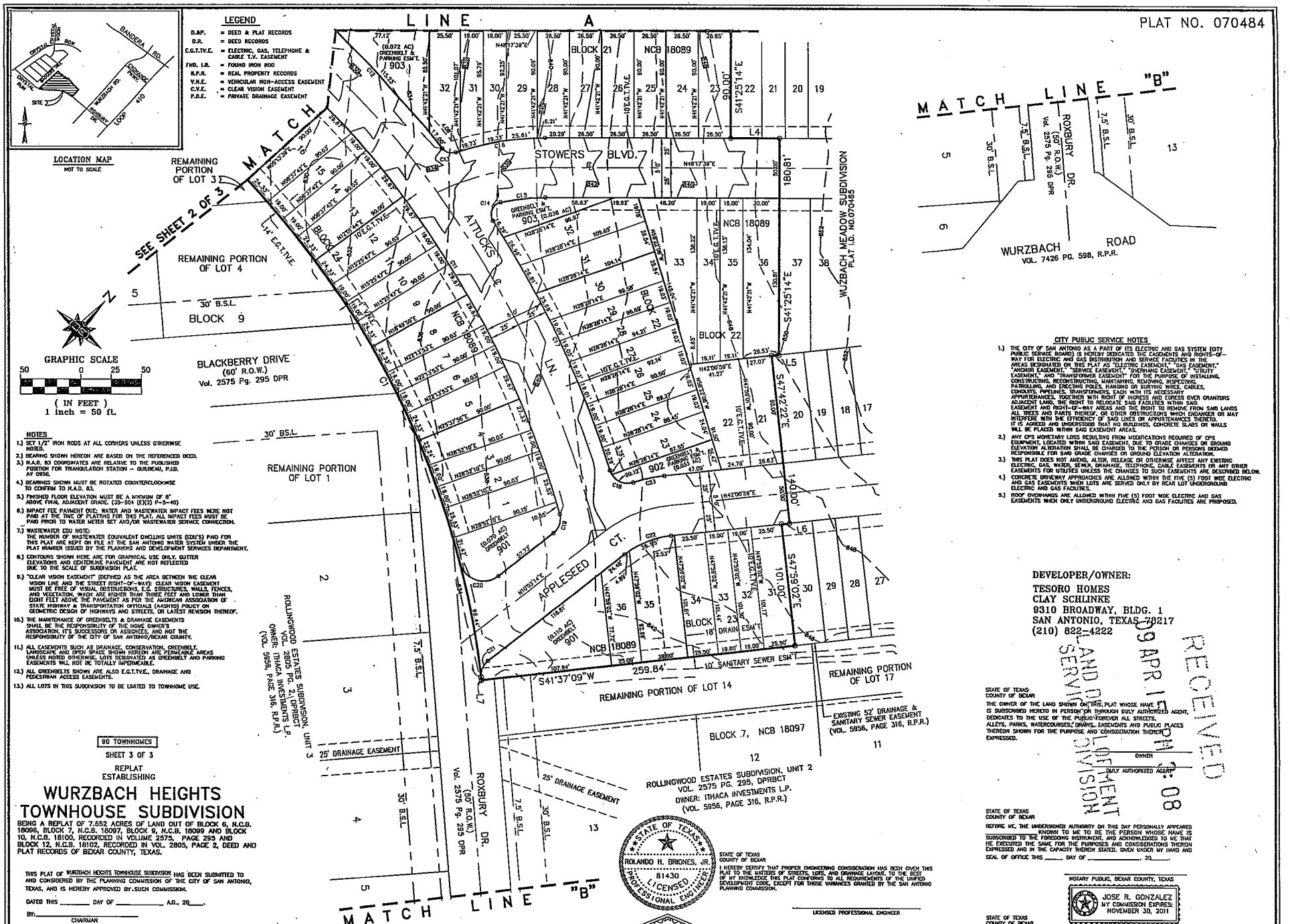

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – GUILBEAU, P.I.D. AY 0950.
4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
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7.) WASTEWATER EDU NOTE:
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8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
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90 TOWNHOMES

SHEET 3 OF 3

REPLAT ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18099 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

DRAINAGE EASEMENT NOTE:
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STATE OF TEXAS
ROLANDO H. BRIONES, JR.
81430
LICENSED
PROFESSIONAL ENGINEER

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL
LAND SURVEYOR

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 GEORGE OZUNA JR. R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CITY PUBLIC SERVICE NOTES

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REWORKING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR UNHANGING 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 ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

RECEIVED
09 APR 15 PM 4:08
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ OWNER

_____ DULY AUTHORIZED AGENT

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

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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 _____ DEED AND PLAT _____ RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C4 6 **April 22, 2009**

HORIZON POINTE UNIT 6 — MAJOR PLAT — 070471
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 619 D-1
OWNER: CRVI TXAZCO Portfolio, LLC by M. Timothy Clark
ENGINEER: M.W. Cude Engineers, LLL, by Ian J. Cude, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: April 22, 2009

Location: East of the intersection of Foster Road and Sierra Sunset

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 751A, Woodlake Farms, accepted March 19, 2004

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.323** acres consisting of **84** single family lots, **3** non-single family lots with **2,280.73** linear feet of public streets.

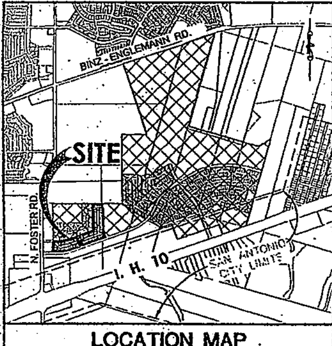
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. Eleven notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES
RECEIVED
2009 APR 15 PM 2:35



LOCATION MAP NOT TO SCALE

MAPSCO GRID NO.: P.61801

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

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

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

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

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

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

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

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

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

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

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

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE INCLUDING BUT NOT LIMITED TO OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, GREENBELTS, DETENTION PONDS AND PARKS WITHIN "HORIZON POINTE SUBDIVISION, UNIT 6" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

PLAT NO. 070471

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: CURTIS OSTRANDER

REPLAT & SUBDIVISION PLAT
ESTABLISHING

HORIZON POINTE SUBDIVISION, UNIT 6

BEING 15.323 ACRES OUT OF THE REMAINING PORTION OF A 421.424 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 13895, PAGE 1722, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF LOTS 903 AND 904 AS SHOWN ON PLAT OF HORIZON POINTE SUBDIVISION, UNIT 8 RECORDED IN VOLUME 9592, PAGES 79-80, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE HEIRS CHAPPELL, SURVEY NO. 322, ABSTRACT NO. 884, COUNTY BLOCK 5094, BEXAR COUNTY, TEXAS.

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

DATED THIS ______ DAY OF ______ A.D. ______

BY: ______ CHAIRMAN

BY: ______ SECRETARY

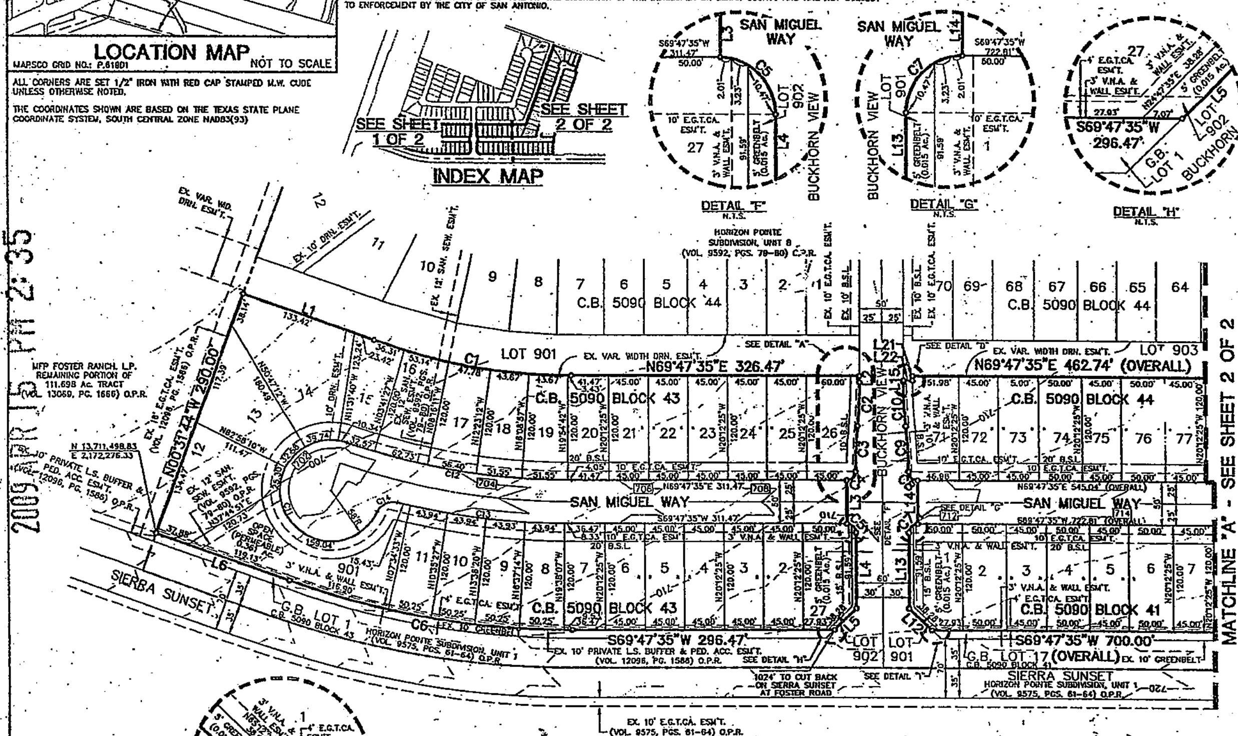
CERTIFICATE OF APPROVAL

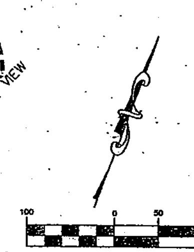
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY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

ON THIS THE ______ DAY OF ______, A.D. ______

ATTESTED ______ COUNTY JUDGE, BEXAR COUNTY, TEXAS

______ COUNTY CLERK, BEXAR COUNTY, TEXAS





SCALE: 1" = 100'

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE ENERGY
C.V.	= CLEAR VISION
DRN.	= DRAINAGE
EDU	= EQUIVALENT DWELLING UNIT
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	= EASEMENT
EX.	= EXISTING
F.I.P.	= FOUND 1/2" IRON PIN
G.B.	= GREENBELT
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NGS	= NATIONAL GEODETIC SURVEY
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS
PED. ACC.	= PEDESTRIAN ACCESS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR. WD.	= VARIABLE WIDTH
V.N.A.	= VEHICULAR NON-ACCESS
VOL.	= VOLUME
—720—	= PROPOSED CONTOUR
———	= STREET CENTERLINE

STATE OF TEXAS
COUNTY OF *TRAVIS*

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 & APPLICANT
CRVI H-TEXAS, L.P.
CONTACT PERSON: M. TIMOTHY CLARK
301 CONGRESS, SUITE 500
AUSTIN, TX 78701
TEL: (512) 925-9585
FAX: (512) 494-8519

[signature]
OWNER: CRVI H-TEXAS, L.P.
M. TIMOTHY CLARK, PRESIDENT

STATE OF TEXAS
COUNTY OF *Travis*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *M. Timothy Clark* 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 *27th* DAY OF *March* A.D. *2009*.

JESSICA C. VILLARREAL
Notary Public, State of Texas
My Commission Expires
December 29, 2010

[signature]
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
IAN J. CUDE
80901
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

[signature]
LICENSED PROFESSIONAL ENGINEER

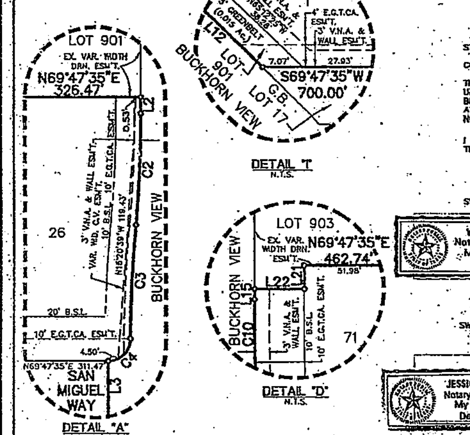
STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.P.L.S.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT, HORIZON POINTE UNIT 8, PLAT NO. 070453 WHICH IS RECORDED IN VOLUME 9592 PAGES 79-80 BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF APRIL 22, 2009 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

LOT 903, BLK. 43 *[signature]*
OWNER: HORIZON POINTE HOA

SWORN AND SUBSCRIBED BEFORE ME THIS THE *27* DAY OF *March*

WHITNEY ANN ANDRUS
Notary Public, State of Texas
My Commission Expires
July 18, 2012

Whitney Ann Andrus
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: *July 18, 2012*

LOT 904, BLK. 44 *[signature]*
OWNER: CRVI H-TEXAS, L.P.

SWORN AND SUBSCRIBED BEFORE ME THIS *27th* DAY OF *March*

JESSICA C. VILLARREAL
Notary Public, State of Texas
My Commission Expires
December 29, 2010

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: *12/29/2010*

LOT 903, BLK. 44
OWNER & APPLICANT
HORIZON POINTE HOME OWNER'S ASSOC.
C/O SPECTRUM MANAGEMENT
17319 SAN PEDRO
SUITE 318
SAN ANTONIO, TX 78232
TEL: (210) 494-0659
FAX: (210) 494-0887

[signature]
OWNER: HORIZON POINTE HOA
ED WENDLER, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF *TRAVIS*

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *27* DAY OF *March* A.D. *2009*

WHITNEY ANN ANDRUS
Notary Public, State of Texas
My Commission Expires
July 18, 2012

Whitney Ann Andrus
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

PLAT NO. 070471

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.481.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: CURTIS OSTRANDER

REPLAT & SUBDIVISION PLAT
ESTABLISHING

HORIZON POINTE SUBDIVISION, UNIT 6

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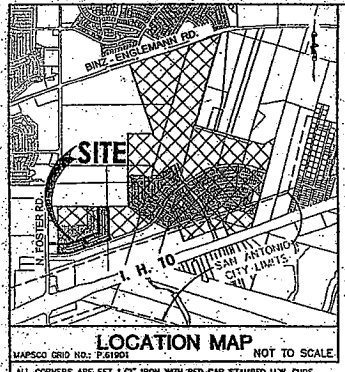

LOCATION MAP

NOT TO SCALE

MAPSCO GRID NO.: P.61901

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

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

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

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OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, ON LATEST REVISION THEREOF.

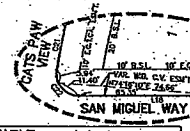
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

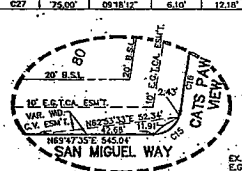
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE INCLUDING BUT NOT LIMITED TO OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, GREENBELTS, DETENTION PONDS AND PARKS WITHIN "HORIZON POINTE SUBDIVISION, UNIT 6" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

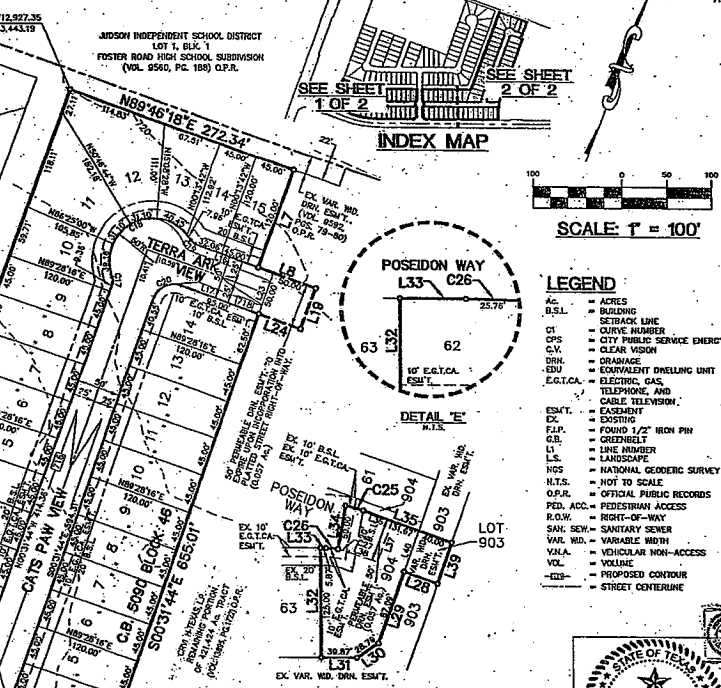
LINE TABLE		
LINE	LENGTH	BEARING
L1	156.84'	N89°26'15"E
L2	7.17'	S20°12'25"E
L3	50.00'	S20°12'25"E
L4	85.00'	N20°12'25"W
L5	35.36'	S24°47'35"W
L6	157.01'	S89°28'15"W
L7	120.00'	S00°13'42"E
L8	84.55'	N89°28'15"E
L9	50.00'	S20°12'25"E
L10	57.81'	S89°47'35"W
L11	120.00'	S20°12'25"E
L12	32.36'	N53°12'25"W
L13	85.00'	N20°12'25"W
L14	50.00'	N20°12'25"W
L15	2.17'	N20°12'25"W
L16	95.51'	N89°28'15"E
L17	65.00'	S89°46'18"W
L18	108.98'	N69°47'35"E
L19	50.00'	S00°13'42"E
L20	5.00'	S20°12'25"E
L21	5.00'	N20°12'25"W
L22	10.00'	N69°47'35"E
L23	50.00'	S00°13'42"E
L24	50.00'	S89°46'18"W
L25	50.00'	N69°47'35"E
L26	50.00'	S20°12'25"E
L27	132.98'	N00°31'44"W
L28	40.00'	S89°28'16"W
L29	87.09'	S00°31'44"E
L30	28.78'	S34°37'56"W
L31	39.86'	S69°47'35"W
L32	125.00'	N20°12'25"W
L33	5.87'	N69°47'35"E
L34	50.00'	N09°49'56"W
L35	105.43'	N89°28'16"E
L36	33.76'	N89°28'16"E
L37	50.00'	N00°31'44"W
L38	33.76'	N89°28'16"E
L39	50.00'	S00°31'44"E
L40	50.00'	N00°31'44"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD-BEARING
C1	865.00'	19°38'40"	115.13'	228.09'	226.89'	N79°36'55"E
C2	520.00'	05°34'02"	25.26'	50.53'	50.51'	N17°25'24"W
C3	540.00'	05°34'02"	26.26'	52.47'	52.45'	N17°25'24"W
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	N24°47'35"E
C5	10.00'	90°00'00"	10.00'	15.71'	14.14'	N65°12'25"W
C6	955.00'	19°38'40"	185.34'	327.43'	325.83'	N79°36'55"E
C7	10.00'	90°00'00"	10.00'	15.71'	14.14'	N24°47'35"E
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	N65°12'25"W
C9	640.00'	05°34'02"	25.26'	52.47'	52.45'	N22°59'26"W
C10	520.00'	05°34'02"	25.26'	50.53'	50.51'	N22°59'26"W
C11	58.00'	263°45'39"	64.69'	267.00'	86.39'	N43°31'39"W
C12	785.00'	18°53'36"	130.61'	258.85'	257.68'	N78°14'35"E
C13	835.00'	13°41'24"	100.23'	199.51'	199.04'	N76°38'17"E
C14	20.00'	78°33'28"	16.36'	27.42'	25.32'	N44°12'15"E
C15	20.00'	82°08'18"	8.72'	14.34'	13.14'	N38°42'35"E
C16	425.00'	11°50'00"	44.04'	87.76'	87.62'	N06°36'44"W
C17	10.00'	40°45'33"	3.71'	7.11'	6.96'	N20°54'31"W
C18	50.00'	171°37'35"	---	149.77'	99.73'	N44°31'31"E
C19	10.00'	40°34'01"	3.70'	7.08'	6.93'	N89°56'41"W
C20	25.00'	84°25'46"	22.68'	36.84'	33.60'	N47°33'55"E
C21	325.00'	10°18'59"	33.85'	67.52'	67.43'	N85°41'14"W
C22	10.00'	99°31'42"	11.78'	17.34'	15.25'	N60°31'34"W
C23	10.00'	90°00'00"	10.00'	15.71'	14.14'	N45°31'44"W
C24	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°28'16"E
C25	125.00'	09°18'17"	10.17'	20.30'	20.27'	N84°49'10"E
C26	75.00'	10°22'30"	6.81'	13.58'	13.56'	N74°58'50"E
C27	75.00'	09°18'12"	6.10'	12.18'	12.16'	N84°49'16"E





SCALE: 1" = 100'



AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF LOT 903 AND A PORTION OF LOT 904 AS SHOWN ON PLAT OF HORIZON POINTE SUBDIVISION, UNIT 8 (VOL. 9592, PGS. 79-80) OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE ENERGY
C.V.	= CLEAR VISION
DRN.	= DRAINAGE
EDU	= EQUIVALENT DWELLING UNIT
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	= EASEMENT
EX.	= EXISTING
F.I.P.	= FOUND 1/2" IRON PIN
G.B.	= GREENBELT
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NGS	= NATIONAL GEODETIC SURVEY
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS
PED. ACC.	= PEDESTRIAN ACCESS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR. WID.	= VARIABLE WIDTH
V.N.A.	= VEHICULAR NON-ACCESS
VOL.	= VOLUME
420	= PROPOSED CONTOUR
	= STREET CENTERLINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT, HORIZON POINTE UNIT 8, PLAT NO. 070043 WHICH IS RECORDED IN VOLUME 9592, PAGES 79-80 BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF APRIL 22, 2009 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

LOT 903, BLK. 43

OWNER: HORIZON POINTE HOA

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF March

Whitney Ann Andrus
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WHITNEY ANN ANDRUS
Notary Public, State of Texas
My Commission Expires
July 18, 2012

MY COMMISSION EXPIRES: July 18, 2012

LOT 904, BLK. 44

OWNER: CRW H-TEXAS, L.P.

SWORN AND SUBSCRIBED BEFORE ME THIS 24 DAY OF March

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSICA C. VILLARREAL
Notary Public, State of Texas
My Commission Expires
December 29, 2010

MY COMMISSION EXPIRES: 12/29/2010

LOT 903, BLK. 44
OWNER & APPLICANT
HORIZON POINTE HOME OWNER'S ASSOC.
C/O SPECTRUM MANAGEMENT
17319 SAN PEDRO
SUITE 318
SAN ANTONIO, TX 78232
TEL: (210) 494-0659
FAX: (210) 494-0867

OWNER: HORIZON POINTE HOA
ED WENDLER, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF March A.D. 2009

Whitney Ann Andrus
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WHITNEY ANN ANDRUS
Notary Public, State of Texas
My Commission Expires
July 18, 2012

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

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____ A.D. _____

ATTESTED _____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF Travis

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 & APPLICANT
CRW H-TEXAS, L.P.
CONTACT PERSON: M. TIMOTHY CLARK
301 CONGRESS, SUITE 500
AUSTIN, TX 78701
TEL: (512) 925-9505
FAX: (512) 494-8519

M. Timothy Clark

OWNER: CRW H-TEXAS, L.P.
M. TIMOTHY CLARK, PRESIDENT

STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED M. Timothy Clark 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 27th DAY OF March A.D. 2009

JESSICA C. VILLARREAL
Notary Public, State of Texas
My Commission Expires
December 29, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF 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.

STATE OF TEXAS
IAN J. CUDE
90801
LICENSED
PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

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: M.W. CUDE ENGINEERS L.L.C.

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

M.W. CUDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DEVELOPMENT SERVICES
RECEIVED
2009 APR 24 P 2:35

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5D1 7 **April 22, 2009**

HUEBNER / USAA BLVD.
COMMERCIAL — MINOR PLAT — 080585
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 E-5
OWNER: Huebner Two, LLC, by Jay W. Maresh
ENGINEER: Moy Civil Engineers, by Duane A. Moy, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: April 22, 2009

Location: On the north side of Huebner Road, at USAA Boulevard

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Office / Retail

Major Thoroughfare: Huebner Road is a primary arterial type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **5.320** acres consisting of **3** non-single family lots.

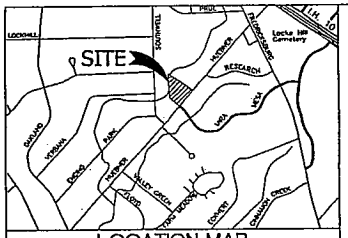
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22 2009. Three notices were mailed to adjacent property owners and as of this writing; no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080585



LOCATION MAP

FERGUSON MAP GRID NUMBER 548-E5 NOT TO SCALE

OWNER/DEVELOPER

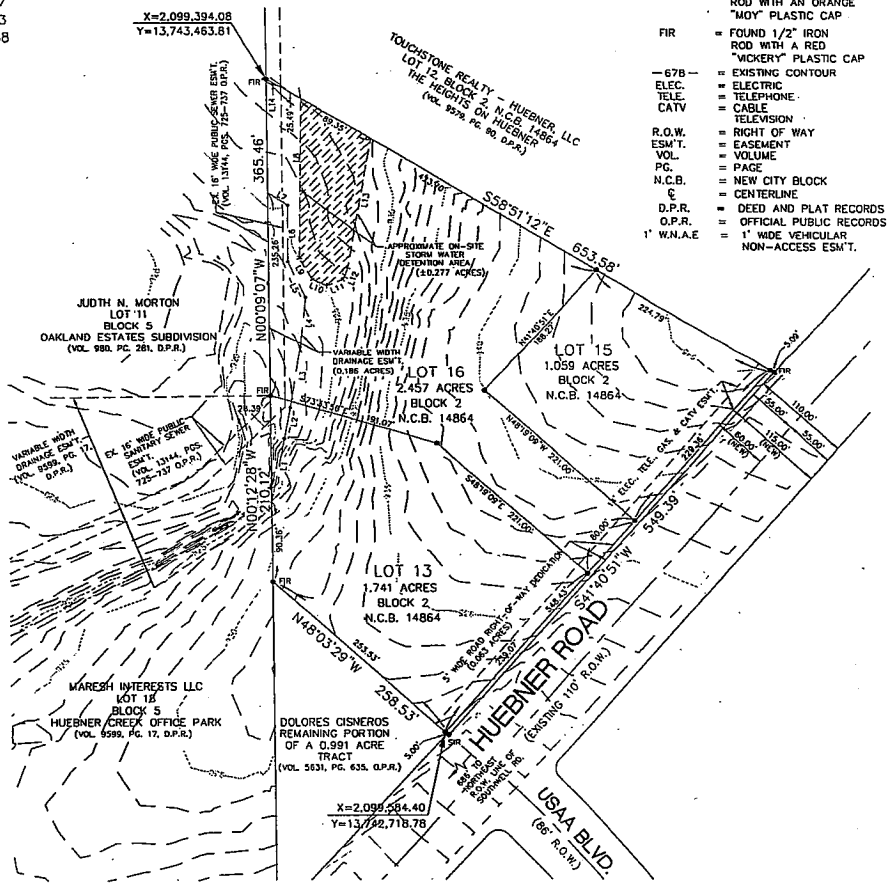
OWNER: HUEBNER TWO, LLC
ADDRESS: P.O. BOX 897
HELOTES, TEXAS 78023
PHONE: (210) 372-0688
FAX: (210) 326-0642

LEGEND:

SIR	=	SET 1/2" IRON ROD WITH AN ORANGE "MOY" PLASTIC CAP
FIR	=	FOUND 1/2" IRON ROD WITH A RED "VICKERY" PLASTIC CAP
—678—	=	EXISTING CONTOUR
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CATV	=	CABLE TELEVISION
R.O.W.	=	RIGHT OF WAY
ESM'T.	=	EASEMENT
VOL.	=	VOLUME
PG.	=	PAGE
N.C.B.	=	NEW CITY BLOCK
℄	=	CENTERLINE
D.P.R.	=	DEED AND PLAT RECORDS
O.P.R.	=	OFFICIAL PUBLIC RECORDS
1' W.N.A.E	=	1' WIDE VEHICULAR NON-ACCESS ESM'T.

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.53'	S11°23'24"W
L2	35.79'	S11°33'39"W
L3	72.09'	S09°27'24"W
L4	57.71'	S06°18'22"W
L5	45.34'	S25°12'24"E
L6	65.21'	S00°19'46"W
L7	25.99'	S57°01'34"E
L8	182.89'	N00°58'26"E
L9	27.74'	N29°50'27"W
L10	17.59'	N64°50'38"W
L11	19.49'	S68°29'07"W
L12	14.10'	S21°48'53"W
L13	150.31'	S10°08'49"W
L14	18.73'	S58°51'12"E

SCALE: 1" = 100'



CPS NOTES:

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

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

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

WASTEWATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
2. CONTOURS ARE BASED ON NAVD 1988.

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT THAT INTERFERES WITH THE INTENDED PURPOSE OR USE OF THE DEDICATED DRAINAGE EASEMENT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE DESIGN OR CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DEDICATED DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DRAINAGE EASEMENTS, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

STREETSCAPE NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (UDC).

CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH SECTION 35-506(e)(5) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (UDC).

CROSS ACCESS NOTE:

AS REQUIRED IN SECTION 35-506-R3 OF THE U.D.C., THE OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS FRONTING ON THE ARTERIAL.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF THE STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN DRAFTED BY THE PLANNING COMMISSION OF THE CITY.

MOY CIVIL ENGINEERS
DUANE A. MOY, P.E.

_____
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:
MOY CE SURVEYORS, INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051

JAMES W. RUSSELL
R.P.L.S. #4230
MOY CE SURVEYORS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMERCIAL DETENTION POND DEFERRAL (UNTIL BUILDING PERMIT) PLAT NOTES:

1. NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED THE CITY OF SAN ANTONIO.
2. THE ON-SITE STORM WATER DETENTION AREA OUTLINED IS AN APPROXIMATE REPRESENTATION OF ITS SIZE AND LOCATION BASED UPON PRELIMINARY CALCULATIONS BY MOY CIVIL ENGINEERS ON FILE WITH THE CITY OF SAN ANTONIO ASSOCIATED WITH PLAT #080465. THE PRELIMINARY CALCULATIONS ESTIMATED THAT AN EASEMENT OF ±0.277 ACRES IN SIZE WOULD BE REQUIRED AND WOULD THEREFORE NOT BE DEVELOPABLE.
3. A PRIVATE DRAINAGE EASEMENT (AND ANY REQUIRED PUBLIC DRAINAGE EASEMENTS) TO ENCOMPASS THE ON-SITE DETENTION SYSTEM AND ANY OUTFALL STRUCTURES SHALL BE REQUIRED TO BE RECORDED BY SEPARATE INSTRUMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
4. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE AND THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT (AND ANY REQUIRED PUBLIC EASEMENTS) PRESCRIBED BE SEPARATE INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND / OR BEXAR COUNTY.
5. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DETENTION POOOND AND OUTLET STRUCTURE DRAINAGE EASEMENT PRESCRIBED BY SEPARATE INSTRUMENT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS.

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: HUEBNER TWO, LLC
BY: JAY W. MARESH

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBUC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GUSTAV ECKHART ESTATE SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 388, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

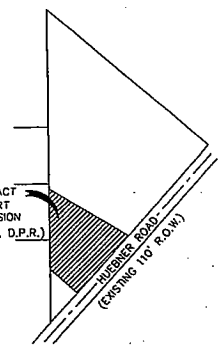
I(WE), THE OWNER(S) OF THE SHOWN PROPERTY ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER: HUEBNER TWO, LLC
BY: JAY W. MARESH

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH NOTIFICATION

BEING A 5.320 ACRE TRACT OF LAND OUT OF A PORTION OF TRACT 1, BLOCK 2, N.C.B. 14864 GUSTAV ECKART ESTATE SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 388, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REPLAT OF
GUSTAV ECKART ESTATE SUBDIVISION ESTABLISHING
HUEBNER / USAA BLVD. COMMERCIAL

BEING A 5.320 ACRE TRACT OF LAND OUT OF A PORTION OF TRACT 1, BLOCK 2, N.C.B. 14864 GUSTAV ECKART ESTATE SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 388, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 13, 15 AND 16, BLOCK 2, N.C.B. 14864, SAN ANTONIO, BEXAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

THIS PLAT OF HUEBNER / USAA BLVD. COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

2009 MAR 30 PM 2:59

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

RECEIVED
PLANNING & DEVELOPMENT SERVICES

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK BEXAR COUNTY TEXAS

BY: _____ DEPUTY

FEBRUARY 2009 SHEET 1 OF 1

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5E & 8 **April 22, 2009**

ALAMO RANCH 37
LT 14 BLK 85 ENCLAVE — MINOR PLAT — 090051
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 C-6
OWNER: Pulte Homes of Texas, L.P., by Laurin Darnell
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: April 22, 2009

Location: Southeast of the intersection of Prince Solms and Tersk

Services Available: SAWS Water and Sewer

Zoning: OCL Outside San Antonio City limits

Plat is in accordance with:
MDP 808-D, Alamo Ranch, was accepted on May 25, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

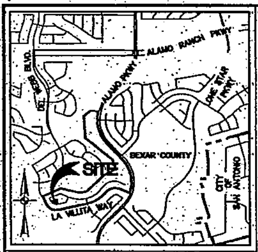
To plat **0.3890** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. One notice was mailed to the adjacent property owner, as of this writing no written opposition have been submitted.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

MAPSCO MAP: 577 GRID: C6
NOT-TO-SCALE

LEGEND

- DR — DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DPR — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR◎ — FOUND IRON ROD
- —1140— — EXISTING CONTOURS
- —1140— PROPOSED CONTOURS
- 100 YEAR FEMA FLOODPLAIN
- CITY OF SAN ANTONIO LIMITS

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

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.

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

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

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	207.24'	160.00'	121.04'	74°12'49"	193.06'	N64°36'44"W
C2	201.91'	160.00'	116.90'	72°18'12"	188.78'	N63°39'25"W
C3	5.33'	160.00'	2.67'	01°54'37"	5.33'	N79°14'10"W

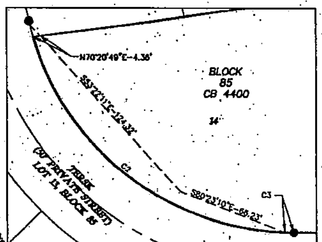
LINE TABLE

LINE	LENGTH	BEARING
L1	14.85'	S78°16'52"W

①　10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9595, PGS 28-31, D.P.R.)

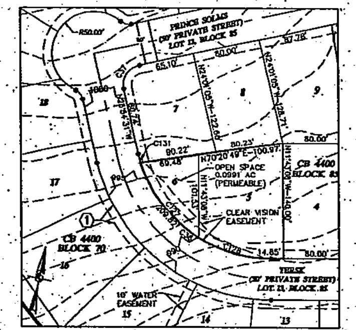
②　CLEAR VISION EASEMENT (VOL. 9595, PGS 28-31, D.P.R.) SEE DETAIL "A", THIS SHEET

SURVEYOR NOTES:
1. MONUMENTS ARE CAPS STAMPED WITH "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDEI.
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.



DETAIL "A"

SCALE: 1"= 50'



SCALE: 1"= 100'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 5, AND 6, BLOCK 85, COUNTY BLOCK 4400, OF THE ALAMO RANCH UNIT 37, ENCLAVE SUBDIVISION PLAT RECORDED IN VOLUME 9595, PAGES 28-31, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

RECEIVED 09 MAR 32 AM 8:34 LAND DEVELOPMENT SERVICES DIVISION

PLAT NUMBER 090051

SCALE: 1"= 50'
0'　50'　100'　150'

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

REPLAT ESTABLISHING

ALAMO RANCH 37 LT 14 BLK 85 ENCLAVE

A 0.3890 ACRE OF LAND ESTABLISHING LOT 14, BLOCK 85, COUNTY BLOCK 4400, OUT OF THE ALAMO RANCH, UNIT 37, ENCLAVE SUBDIVISION PLAT AS RECORDED IN VOLUME 9595, PAGES 28-31 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

GENERAL NOTES:
1. 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.
2. 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.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC, DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 37, ENCLAVE WHICH IS RECORDED IN VOLUME VOLUME 9595, PAGES 28-31, OF THE DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ____________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

[signature] , OWNER
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 19 DAY OF March, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 09, 2012 [signature]

ANNETTE ONTIVEROS Notary Public, State of Texas My Commission Expires November 09, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]

OWNER/DEVELOPER: LAURIN DARNELL
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS, 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL 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 19 DAY OF March, A.D. 2009.

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ANNETTE ONTIVEROS Notary Public, State of Texas My Commission Expires November 09, 2012

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: Shauna L. Weaver]
LICENSED PROFESSIONAL ENGINEER

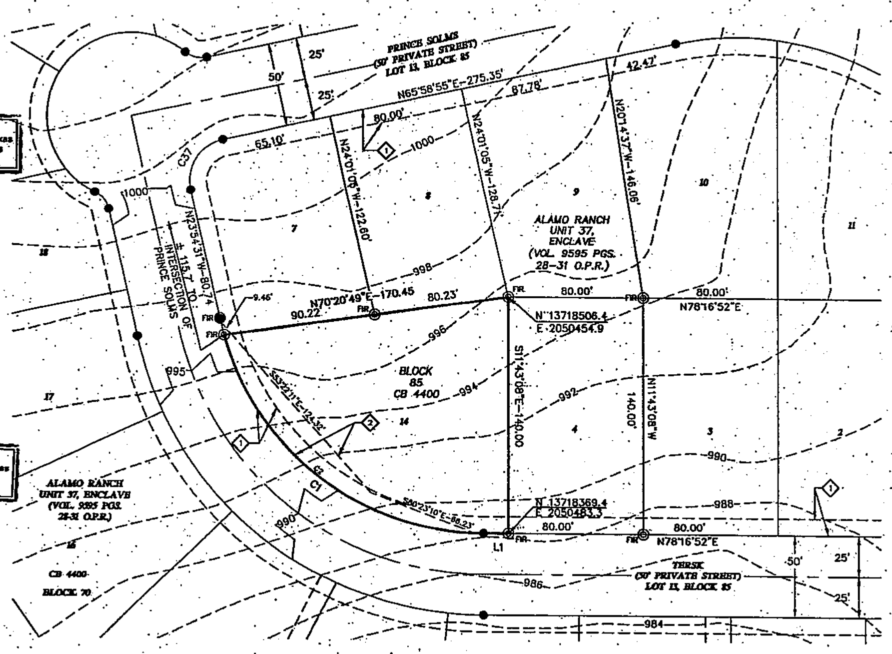
STATE OF TEXAS — SHAUNA L. WEAVER — 89512 — LICENSED PROFESSIONAL ENGINEER

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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — JOHN NOEL NICHOLLS — 4402 — PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF APPROVAL

THIS MINOR PLAT ALAMO RANCH 37 LT 14 BLK 85 ENCLAVE HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES DATED THIS ______ DAY OF ____________, A.D. 20____.

BY: ______________________________
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

THIS PLAT OF ALAMO RANCH 37 LT 14 BLK 85 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ______ DAY OF ______ A.D. 20____.

BY: ______________________________ CHAIRMAN

BY: ______________________________ SECRETARY

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 1

ALAMO RANCH 37 LT 14 BLK 85 ENCLAVE

JOB NO. 6782-30

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5F & 9 **April 22, 2009**

VALERO DATA EXPANSION — MAJOR PLAT — 080477
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 E-6
OWNER: Valero Services, Inc., by Al A. Philippus
ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: April 22, 2009

Location: On the north side of Wiseman Boulevard near Westover Hills

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District
C-3R Commercial District Restricted

Plat is in accordance with:
MDP 110, Westover Hills, was accepted on May 17, 1991

Proposed Use: Data Storage Center

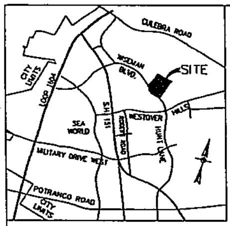
Major Thoroughfare: Wiseman Boulevard is a secondary arterial type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **51.832** acres consisting of **3** non-single family lot and **966** linear feet of private streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT TO SCALE

MAPSCO MAP 578 GRID E6

SURVEY NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE CORS BASE STATION POE1.

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.

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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 BELOW.

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

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

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT #060052 WHICH IS RECORDED IN VOLUME 9588, PAGE 66-67, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AL PHILIPPUS 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 THERON EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, A.D. 20______.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

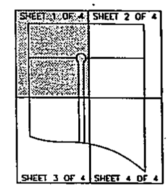
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

Date: Apr 13, 2009, 9:42am User ID: COrem
File: P:\53\60\21\Design\Civil\Plat\PL5360-21.dwg

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C6	13.91'	15.00'	7.50'	53°07'48"	13.42'	N26°33'54"W
C7	55.64'	60.00'	30.00'	53°07'48"	53.67'	N26°33'54"W
C8	188.50'	60.00'	INFINITE'	180°00'00"	120.00'	S90°00'00"E
C9	55.64'	60.00'	30.00'	53°07'48"	53.67'	S26°33'54"W
C10	13.91'	15.00'	7.50'	53°07'48"	13.42'	S26°33'54"W



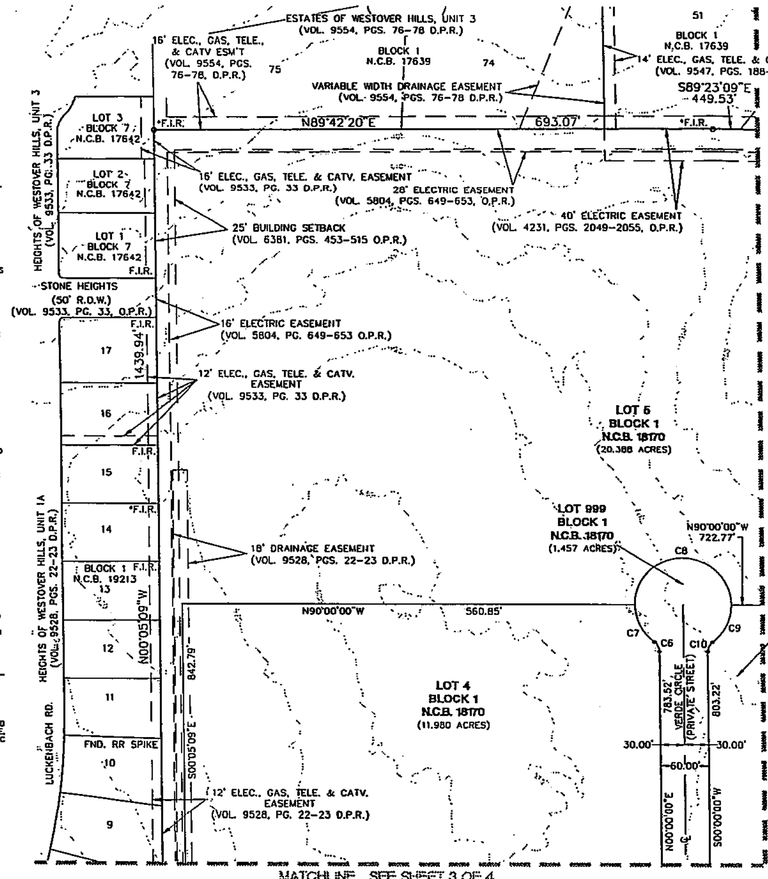
SHEET INDEX
NOT TO SCALE

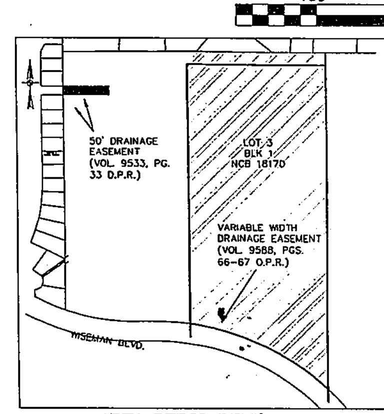
PLAT NO. 080477

LEGEND
D.P.R.=DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.=DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC.=ELECTRIC
ESM'T.=EASEMENT
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.=FOUND 1/2" IRON ROD.
*F.I.R.=FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".
GETC.=GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
N.C.B. =NEW CITY BLOCK
O.P.R.=OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
R.O.W.=RIGHT-OF-WAY
V.N.A.E.=VEHICULAR NON ACCESS EASEMENT
——920——=EXISTING CONTOURS

SCALE : 1"=100'

0' 100' 200' 300'





AREA BEING REPLATTED

THROUGH A SHORT PUBLIC HEARING

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 3, BLOCK 1, NEW CITY BLOCK 18170, RECORDED IN VOLUME 9588, PAGES 66-67, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE VALERO DATA EXPANSION, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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

4. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (SAWS). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

5. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

6. LOT 999 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

OWNER/DEVELOPER:
AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

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.

REPLAT & SUBDIVISION PLAT
ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF ______ VALERO DATA EXPANSION ______ 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

PAPE-DAWSON ENGINEERS

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

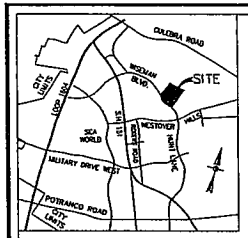
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY



LOCATION MAP

NOT TO SCALE

MAPSCO MAP 578 GRID E6

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISEMAN BOULEVARD, A 110-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9311, PAGES 40-45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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 ALTERATIONS.

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

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

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

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT #000052 WHICH IS RECORDED IN VOLUME 9568, PAGE 86-87, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

STATE OF TEXAS NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS IS 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: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS 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.

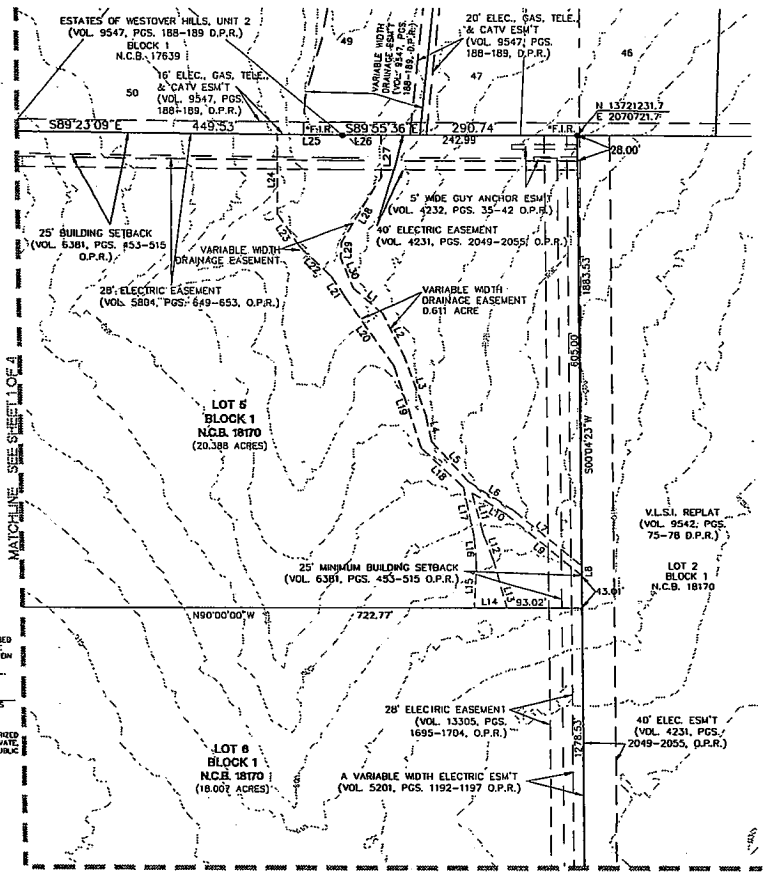
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

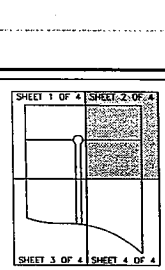
COUNTY OF BEXAR

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	47.65'	S48°34'47"E
L2	63.22'	S24°44'25"E
L3	79.05'	S19°01'48"E
L4	33.33'	S11°18'34"E
L5	69.60'	S41°02'41"E
L6	65.88'	S56°07'48"E
L7	110.31'	S49°22'32"E
L8	12.71'	S00°04'23"W
L9	122.69'	N49°24'15"W
L10	49.91'	N56°38'40"W
L11	55.45'	S14°18'14"E
L12	36.89'	S19°14'34"E
L13	63.74'	S14°27'24"E
L14	40.26'	N90°00'00"W
L15	57.47'	N03°00'19"E
L16	36.15'	N03°48'48"W
L17	64.92'	N11°08'42"W
L18	72.49'	N45°14'27"W
L19	109.31'	N17°31'01"W
L20	108.76'	N33°26'44"W
L21	30.18'	N32°30'42"W
L22	53.56'	N46°07'53"W
L23	49.96'	N12°52'12"W
L24	98.52'	N00°36'51"E
L25	80.48'	S89°23'09"E
L26	47.75'	S89°55'36"E
L27	49.88'	S00°04'24"W
L28	97.08'	S31°07'19"W
L29	20.22'	S04°34'35"W
L30	42.04'	S21°38'43"E



SHEET INDEX

NOT TO SCALE

PLAT NO. 080477

LEGEND
D.P.R.=DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.=DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC.=ELECTRIC
ESM'T.=EASEMENT
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.=FOUND 1/2" IRON ROD.
"F.I.R.=FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".
GCTC.=GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
N.C.B. =NEW CITY BLOCK
O.P.R.=OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
R.O.W.=RIGHT-OF-WAY
V.A.A.E.=VEHICULAR NON ACCESS EASEMENT
=EXISTING CONTOURS

SCALE : 1"=100'

0' 100' 200' 300'

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.

OWNER/DEVELOPER:
AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE VALERO DATA EXPANSION, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
4. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (SAWS). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
5. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
6. LOT 999 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

REPLAT & SUBDIVISION PLAT
ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ VALERO DATA EXPANSION _____ 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

SHEET 2 OF 4

VALERO DATA EXPANSION
JOB NO. 5360-21

VALERO DATA EXPANSION
JOB NO. 5360-21

Date: Apr 13, 2009, 9:42am User ID: COrem
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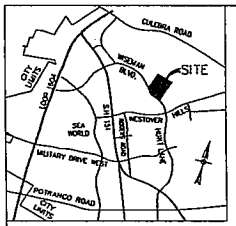
JOB NO. 5360-21

PLAT NO. 080477



LOCATION MAP

NOT TO SCALE
MAPSCO MAP 578 GRID E6

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISEMAN BOULEVARD, A 110-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9511, PAGES 40-45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

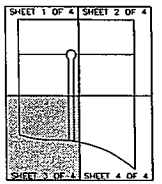
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	164.56'	1355.00'	82.38'	06°57'31"	164.46'	N83°23'26"W
C2	436.41'	1145.00'	220.88'	21°50'16"	433.77'	N81°28'35"W
C3	1099.82'	1355.00'	582.23'	46°30'20"	1069.88'	N69°08'33"W
C4	89.40'	55.00'	58.09'	93°07'49"	79.88'	N46°33'55"E
C5	76.71'	55.00'	46.08'	79°54'40"	70.64'	S39°57'20"E
C11	130.67'	1355.00'	65.39'	05°31'32"	130.62'	N89°37'57"W
C12	406.83'	1145.00'	205.58'	20°21'28"	404.69'	S82°12'59"E
C13	29.58'	1145.00'	14.79'	01°28'48"	29.58'	N71°17'51"W
C14	804.58'	1355.00'	414.54'	34°01'17"	792.81'	N62°54'02"W



SHEET INDEX

NOT TO SCALE

LEGEND
D.P.R.=DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.=DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC.=ELECTRIC
ESMT.=EASEMENT
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.=FOUND 1/2" IRON ROD.
"F.I.R."=FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".
GETC=GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
N.C.B. =NEW CITY BLOCK
O.P.R.=OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
R.O.W.=RIGHT-OF-WAY
V.N.A.E.=VEHICULAR NON ACCESS EASEMENT
·····=EXISTING CONTOURS

SCALE : 1"=100'

0' 100' 200' 300'

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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 BELOW.

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

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

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT #080053 WHICH IS RECORDED IN VOLUME 9568, PAGE 66-67, NAME COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS 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.

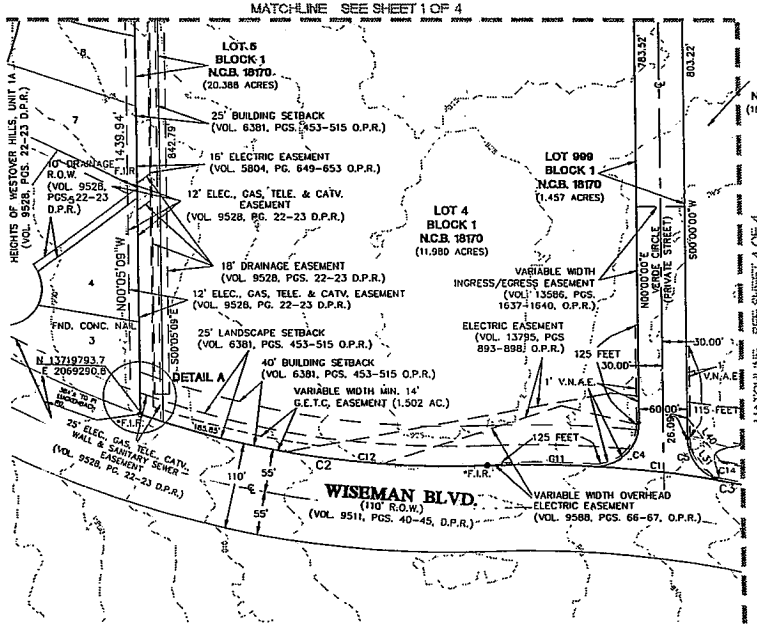
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

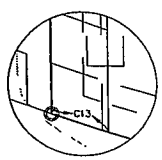
COUNTY OF BEXAR

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



LINE TABLE		
LINE	LENGTH	BEARING
L31	50.62'	N36°46'27"W
L40	70.90'	S36°46'27"E



DETAIL A

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.

OWNER/DEVELOPER:
AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE VALERO DATA EXPANSION, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

2. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THOSE SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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

4. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (SAWS). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

5. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

6. LOT 999 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

REPLAT & SUBDIVISION PLAT
ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

SHEET 3 OF 4

VALERO DATA EXPANSION
JOB NO. 5360-21

VALERO DATA EXPANSION
JOB NO. 5360-21

Date: Apr 13, 2009, 9:42am User ID: CDCarr
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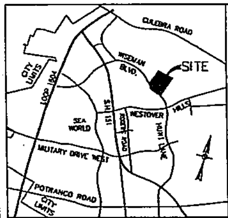

LOCATION MAP

NOT TO SCALE

MAPSCO MAP 578 GRID E6

SURVEY NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISEMAN BOULEVARD, A 110-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9511, PAGES 40-45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
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LEGEND
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D.R.=DEED RECORDS OF BEXAR COUNTY, TEXAS
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F.I.R.=FOUND 1/2" IRON ROD.
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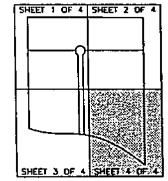
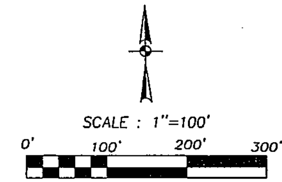
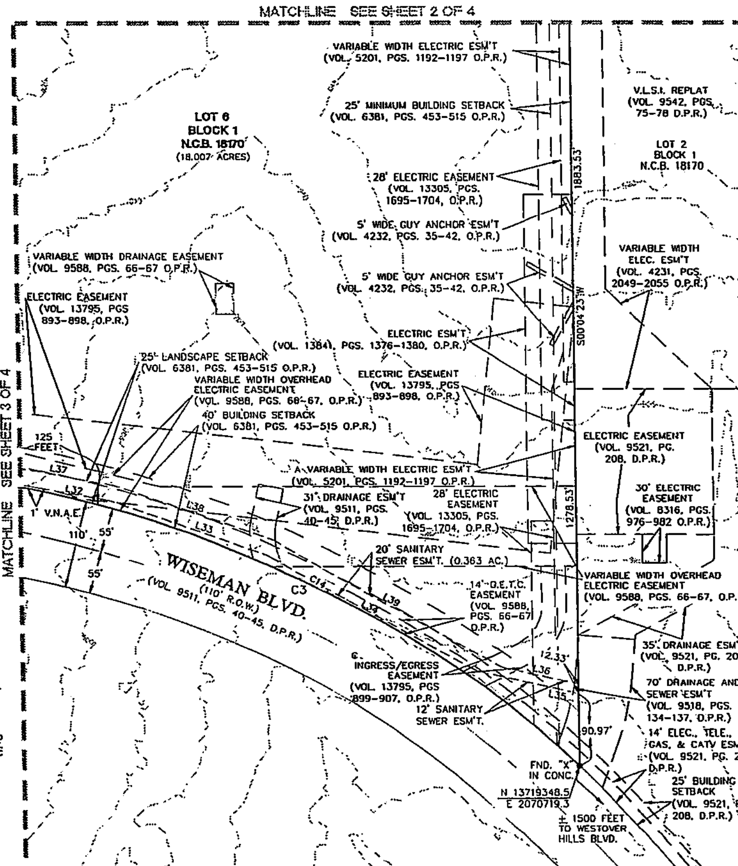
=EXISTING CONTOURS



SHEET INDEX
NOT TO SCALE





LINE TABLE		
LINE	LENGTH	BEARING
L32	144.72'	N79°47'50"W
L33	207.47'	N70°45'11"W
L34	298.76'	N59°24'19"W
L35	128.33'	N76°40'25"W
L36	96.73'	S76°40'25"E
L37	138.42'	S79°47'50"E
L38	211.04'	S70°45'11"E
L39	324.66'	S59°24'19"E

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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 BELOW.

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

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

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT #080052 WHICH IS RECORDED IN VOLUME 9588, PAGE 66-67, NAME COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS 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.

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

REPLAT & SUBDIVISION PLAT
ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF ________ VALERO DATA EXPANSION ________ 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

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

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.

OWNER/DEVELOPER:
AL PHILIPPUS
VALERO SERVICES, INC.
ONE VALERO WAY
SAN ANTONIO, TX 78249
(210) 345-2000

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

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE VALERO DATA EXPANSION, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
4. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (SAWS). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
5. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
6. LOT 999 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________, DEPUTY

Date: Apr 13, 2009, 9:41am User ID: COrem
File: P:\53\60\21\Design\Civil\Plat\PL5360-21.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 10 **April 22, 2009**

CIELO VISTA BEND — MAJOR PLAT — 070467
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 479 E-2
OWNER: Cielo Vista Partners, Ltd., by William T. Ellis
ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: April 15, 2009

Location: Southeast of Cielo Vista and IH-10

Services Available: SAWS Water and Sewer

Zoning:	C-2 CD	Commercial District with a Conditional Use for a Hotel
	GC-1	Hill Country Gateway Corridor

Proposed Use: Retail

Major Thoroughfare: IH-10 is a freeway, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To plat **5.892** acres consisting of **2** non-single family lots.

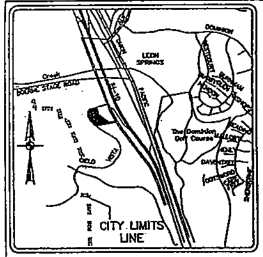
DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and does not require review by the City's Office of Military Affairs and the Camp Bullis Military Installation because the tract is less than 10 acres and is not abutting the Camp Bullis boundary.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070467



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP 479 GRID E2

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

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT TO HWY-110, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 66.03'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

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.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	180.19'	125.72'	109.52'	82°07'13"	165.16'	N30°20'44"E
C2	312.39'	455.42'	162.62'	39°18'03"	306.30'	N30°31'30"W
C3	65.92'	1764.97'	32.96'	02°08'24"	65.92'	N51°02'27"W
C4	66.03'	2198.79'	33.02'	01°43'14"	66.03'	S34°34'13"E
C5	174.08'	120.72'	106.10'	82°37'25"	159.39'	N30°04'10"E
C6	24.84'	450.42'	12.42'	03°09'36"	24.84'	N12°27'13"W

LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TV
ESMT = EASEMENT
F.I.R. = FOUND ½" IRON ROD
D.R. = DEED RECORDS OF BEXAR COUNTY, TX
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
——1160—— = PROPOSED CONTOURS
- - 1160 - - = EXISTING CONTOURS

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

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

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

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

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

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

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

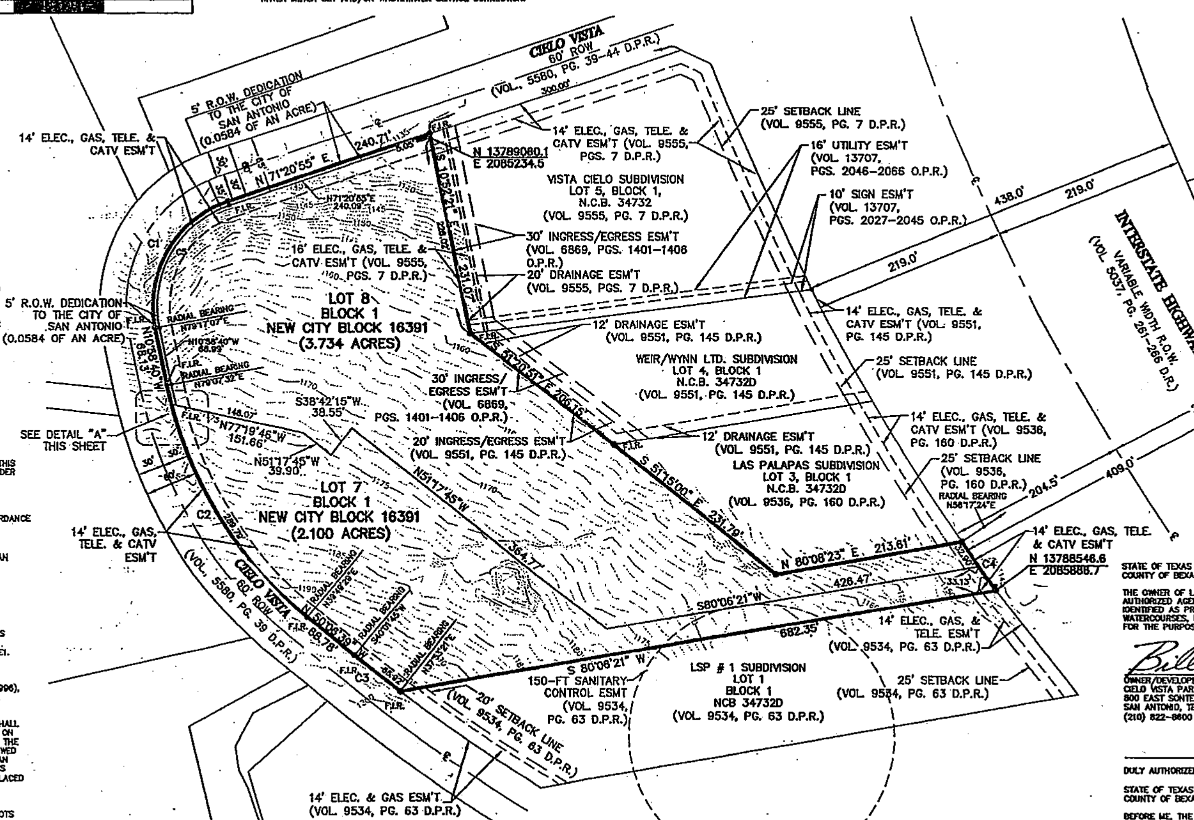
2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE CORS BASE STATION PDE1.

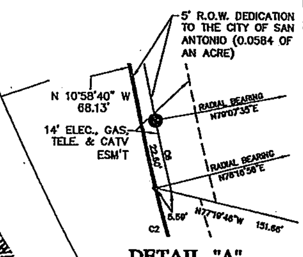
3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

6. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. FINISHED FLOOR ELEVATIONS MUST BE AT A MINIMUM OF 602 FEET.





DETAIL "A"
SCALE: NTS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH 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.

Bill Ellis, PRESIDENT
OWNER/DEVELOPER:
CIELO VISTA PARTNERS, LTD.
800 EAST SONTERRA BOULEVARD, STE 160
SAN ANTONIO, TEXAS 78258
(210) 822-8600

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF APRIL, 2009

NOTARY PUBLIC,

JOANNE M. MACMILLAN
Notary Public, State of Texas

SUBDIVISION PLAT OF CIELO VISTA BEND

A 5.892 ACRE TRACT BEING ALL OF THAT CALLED 5.896 ACRES CONVEYED TO CIELO VISTA PARTNERS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13668, PAGES 1063-1066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY NUMBER 27, ABSTRACT 708, COUNTY BLOCK 4732, NOW ALL IN NEW CITY BLOCK 16391 OF THE CITY OF SAN ANTONIO, 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.

4/3/09
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — MATT JOHNSON — 64627 — 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 — JOHN NOEL NICHOLLS — 4402 — LAND SURVEYOR

THIS PLAT OF CIELO VISTA BEND 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. ____ 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

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

Date: Apr 02, 2009, 4:11pm User ID: KSiragusa
File: P:\72\63\02\Design\Civil\Plat\PL726302.dwg

JOB NO. 7263-02

Agenda Item # 11

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission — Consent Agenda

FROM: George Rodriguez, Assistant Director, Real Estate Division

COPY: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

SUBJECT: S. P. No. 1416 - Request for a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement

DATE: March 25, 2009

PETITIONER: Longhorn Supply Inc.
C/o MOY Civil Engineers
Attn: Sam B. Blesdoe P.E.
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 04/22/2009.

BACKGROUND

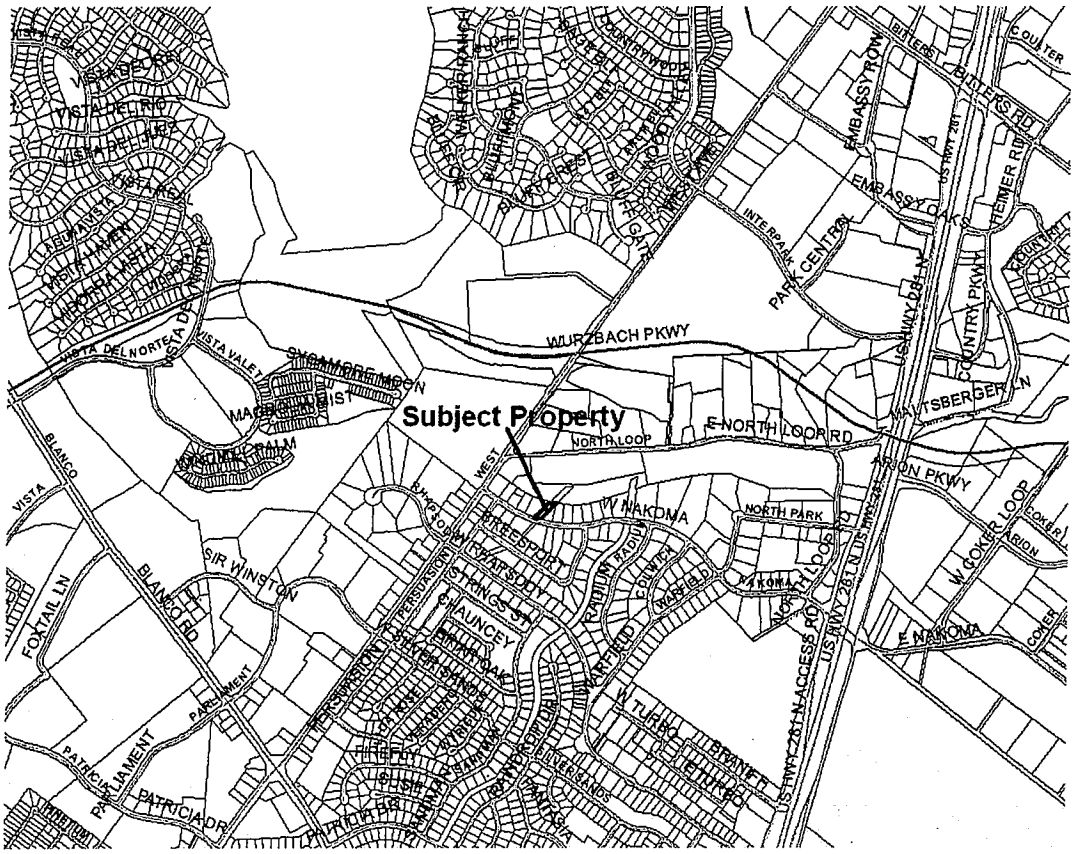
Petitioner is requesting a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement adjacent to NCB 15855 in City Council District 9, as shown on attached Exhibit "A." The drainage easement is located between 323 and 403 W. Nakoma and consists of 13,937 square feet (.3199 of an acre). Petitioner operates the adjacent business located at 403 W. Nakoma and would like to use the easement for parking purposes. Plans include developing the area to provide a concrete, level surface while maintaining continued drainage through the easement. The petitioner has submitted pipe culvert plans for the use of the drainage easement and are available for review. The other abutting owner, Diamond Properties, has consented to the use of this drainage right of way by the execution of a Consent to Non-Drainage Use of Drainage Easement.

COORDINATION AND FINANCIAL IMPACT

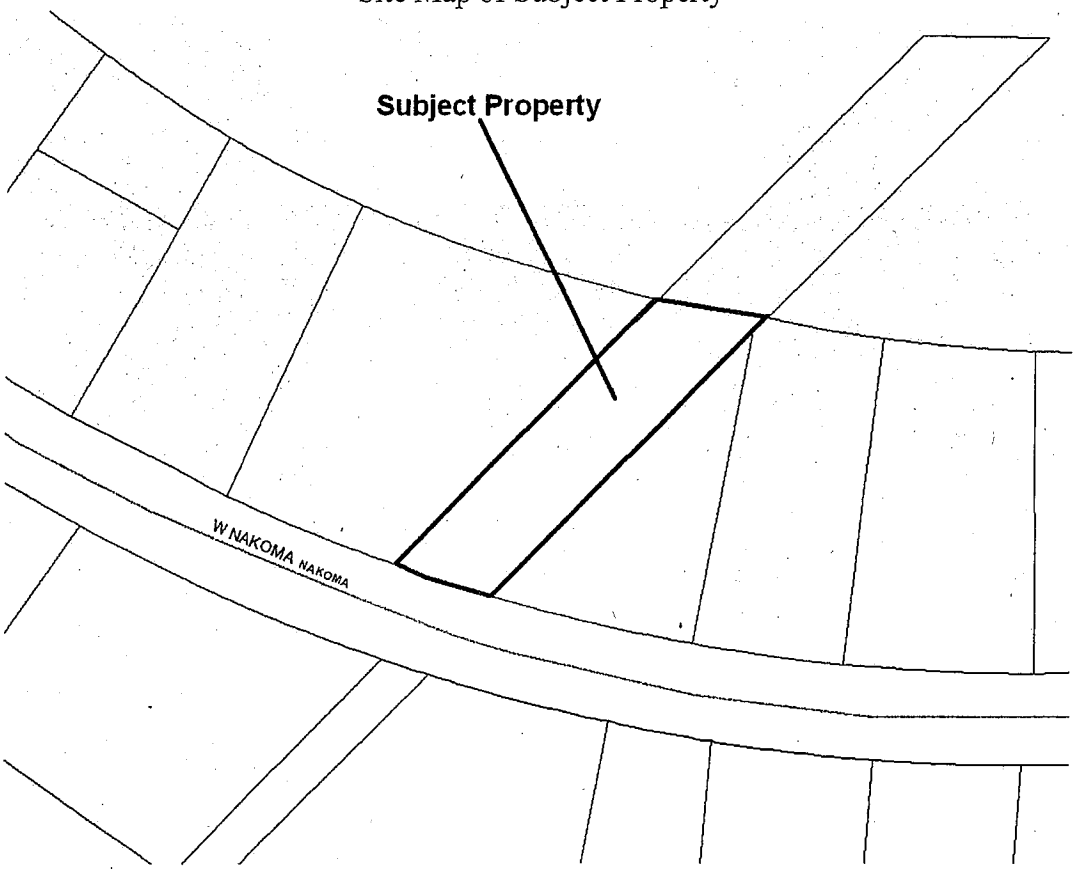
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

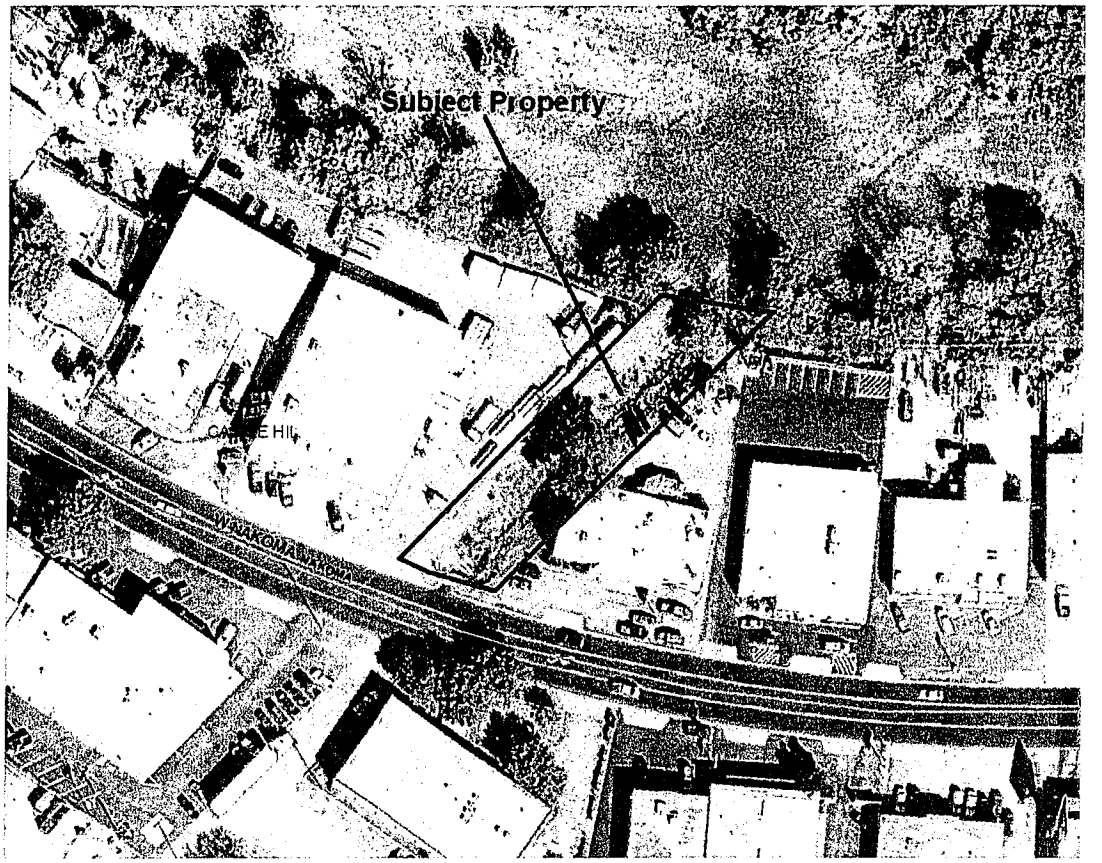


Site Map of Subject Property

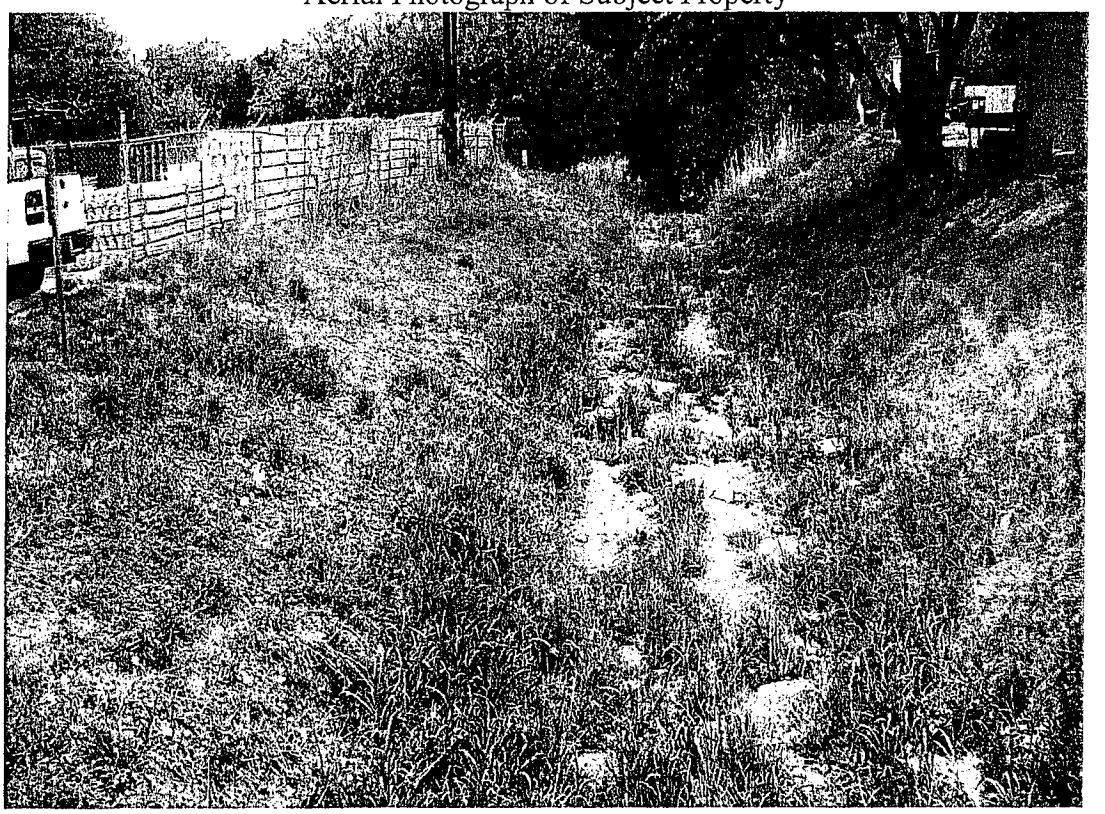


Map of Subject Property

Exhibit "A"



Aerial Photograph of Subject Property



View of Subject Facing North

Exhibit "A"

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

February 13, 2009

Longhorn Supply Inc.
C/o MOY Civil Engineers
Attn: Sam B. Blesdoe P.E.
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Re: S.P. No. 1416- Request for a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement

Dear Mr. Blesdoe:

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

CPS ENERGY: CPS Energy does not mind as long as CPS Energy poles do not end up in the middle of the drain. The overhead electric facilities that serve 323-327 Nakoma may need to be adjusted for proper clearance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT: Petitioner must abide by the tree preservation ordinance and the willow trees located on site must remain and be protected with the correct tree root protection zone. Also, the area is zoned "I-1", General Industrial; therefore, the petitioner must not exceed the maximum number of parking spaces allowed by this established use. All applicable buffers, landscaping and setbacks must be in accordance with code.

PUBLIC WORKS DEPARTMENT: **Disability Access Office**: Conditional approval if:

1. Submission of plans for building permit and landscaping will be required
2. Parking plans to comply with all ADA requirements
3. Save healthy trees
4. Minimize impervious cover

Storm Water Operations Division: Conditional approval for removal of the open portion of this channel and installing the pipe culverts as long as culvert plans are submitted to Storm Water Engineering for approval. **Street Maintenance Division**: Conditional approval as long as all permit requirements are met. **Storm Water Utility/Engineering Division**: Conditional approval based upon requirement of a building permit from Development Services. This permit will require an engineering study showing adequate capacity for the proposed improvements per the UDC, construction plans, and a Floodplain Development Permit Application to be submitted to Public Works Storm Engineering Review Team, 2nd floor DSD prior to issuing the license to use Public ROW. Also, Applicant must provide all hydrology and hydraulics for the proposed improvement and must submit a CLOMR-F for the improvement meeting the COSA's and FEMA's requirements.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: Stormwater Engineering needs to approve the design. Development Services needs to inspect the construction. The fee established for this license agreement is $500.00 for an indefinite duration subject to rights of termination set out in the Joint Use Agreement. The City of San Antonio has the right to use a portion of the subject property, if needed in the future, for any Right of Way or Drainage purpose. The City of San Antonio must be formally released from any and all liabilities, which may be incurred in connection with this request. A Certificate of Insurance must be provided. Petitioner asserts that all evidence of ownership of Public Right of Way proposed to be used by the City of San Antonio is true and correct.

If you concur with the above-mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement, the three (3) original Joint Use Agreements, the Certificate of Insurance, the Discretionary Contracts Disclosure Form and the fee, we will continue processing your request.

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

Sincerely,

George Rodriguez
Assistant Director
Real Estate Section

AGREED AS TO TERMS AND CONDITIONS:

Longhorn Inc.

By: Lloyd H. Evans Jr.

Owner / President
Title:

By: Barbara Joy Evans

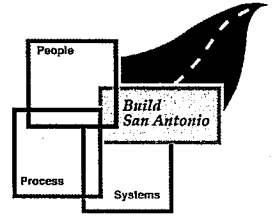
Owner
Title:

3-6-09
Date:

City of San Antonio
Capital Improvements Management Services Department

April 22, 2009

Joint Use Agreement



Planning Commission Item

- Longhorn Supply Inc. (petitioner) is requesting a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement in City Council District 9.
- The drainage easement is located between 323 and 403 W. Nakoma Street and consists of 13,937 square feet (.3199 of an acre).
- Petitioner operates the adjacent business located at 403 W. Nakoma Street and would like to use the easement for parking purposes.

Background

Purpose:

- Plans include developing the area to provide a concrete, level surface while maintaining continued drainage through the easement.
- The petitioner has submitted pipe culvert plans for the use of the drainage easement and are available for review.
- The other abutting owner, Diamond Properties, has consented to the use of this drainage right of way by the execution of a Consent to Non-Drainage Use of Drainage Easement.

Exhibit "A"
Site Map of Subject Property

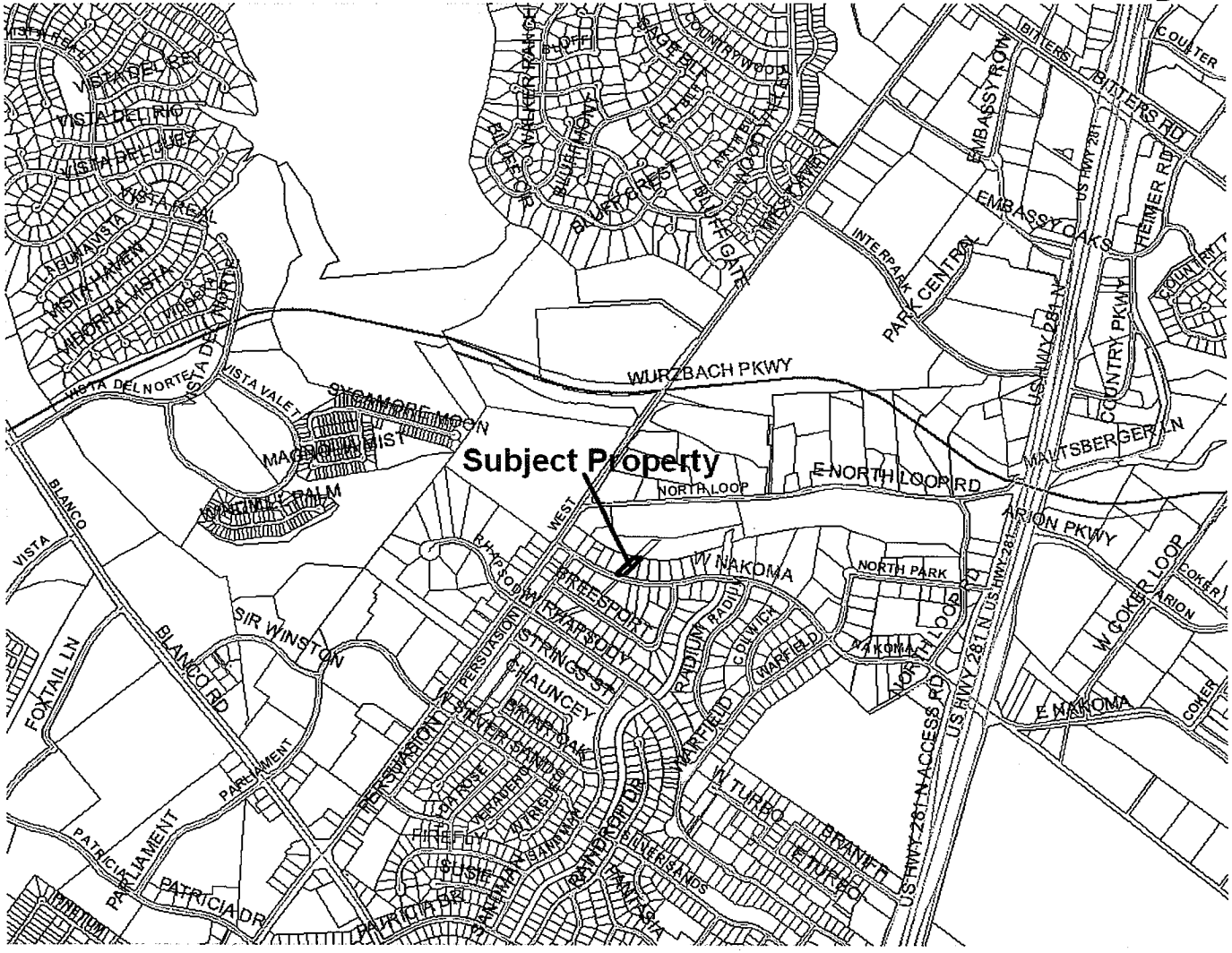


Exhibit "A" (Cont.)
Site Map of Subject Property

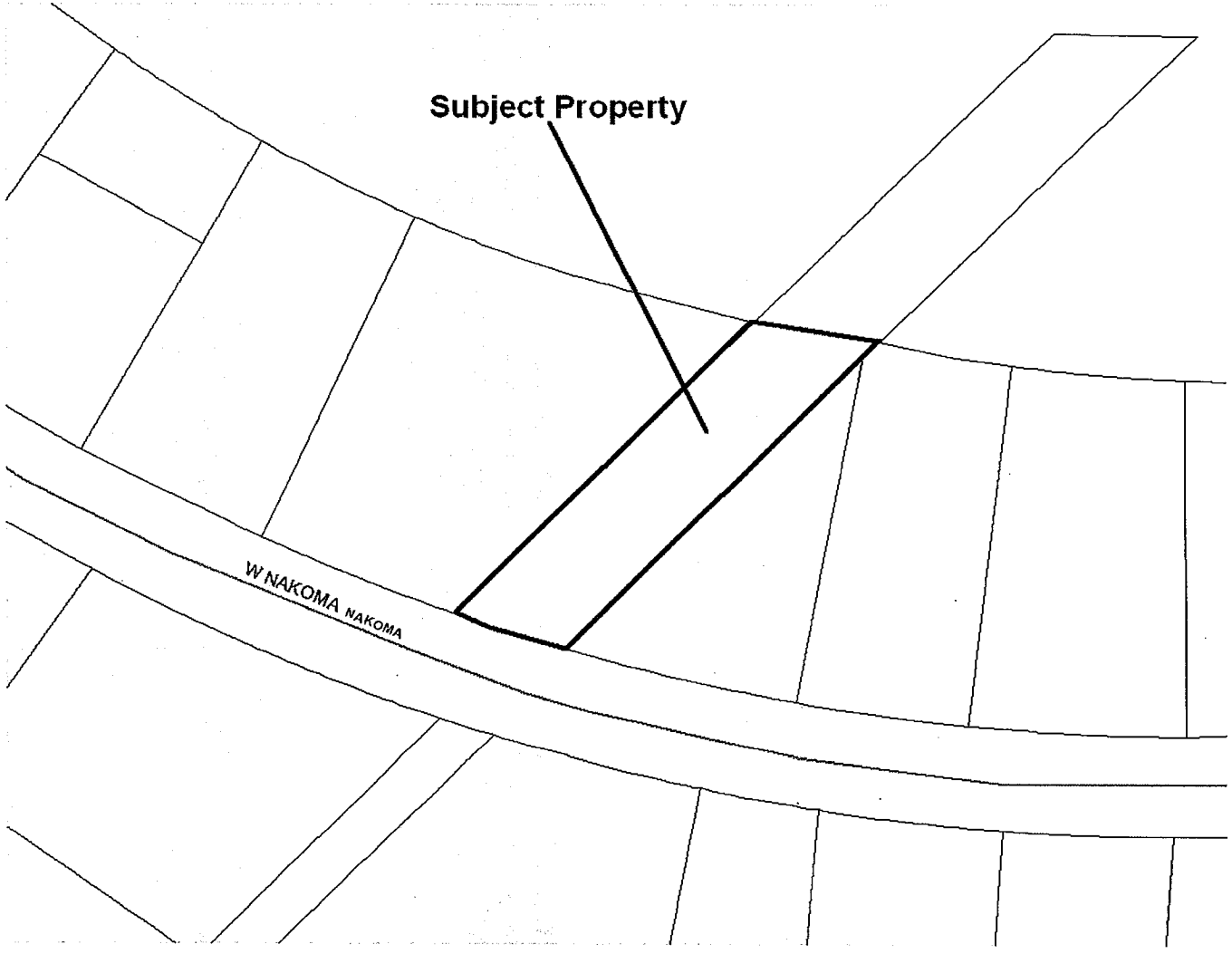


Exhibit "A" (cont.)
Aerial Photograph of Subject Property

Exhibit "A" (cont.)
Aerial Subject Property Facing North

Background (cont.)

Coordination:

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

Fiscal Impact

Financial Impact:

- The City will collect a fee of $500.00 for this Joint Use Agreement.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code which requires City Council approval for any private use of property owned or controlled by the City.

Recommendation:

- Staff recommends approval of this request.

Agenda Item # 12

CITY OF SAN ANTONIO **Consent Agenda**

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission
FROM: George H. Rodriguez, Assistant Director, Capital Improvements Management Services Department
COPIES: Marcia Shelf Orlandi, Real Estate Manager, Property Disposition Division, File
DATE: Monday, April 6, 2009
SUBJECT: S.P. No. 1424 - Request for a Joint Use Agreement to use City of San Antonio owned property

PETITIONER: San Antonio Water Systems (SAWS)
Attn: Mario Luna
P.O. Box 2449
San Antonio, Texas 78298

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 4/22/2009.

BACKGROUND

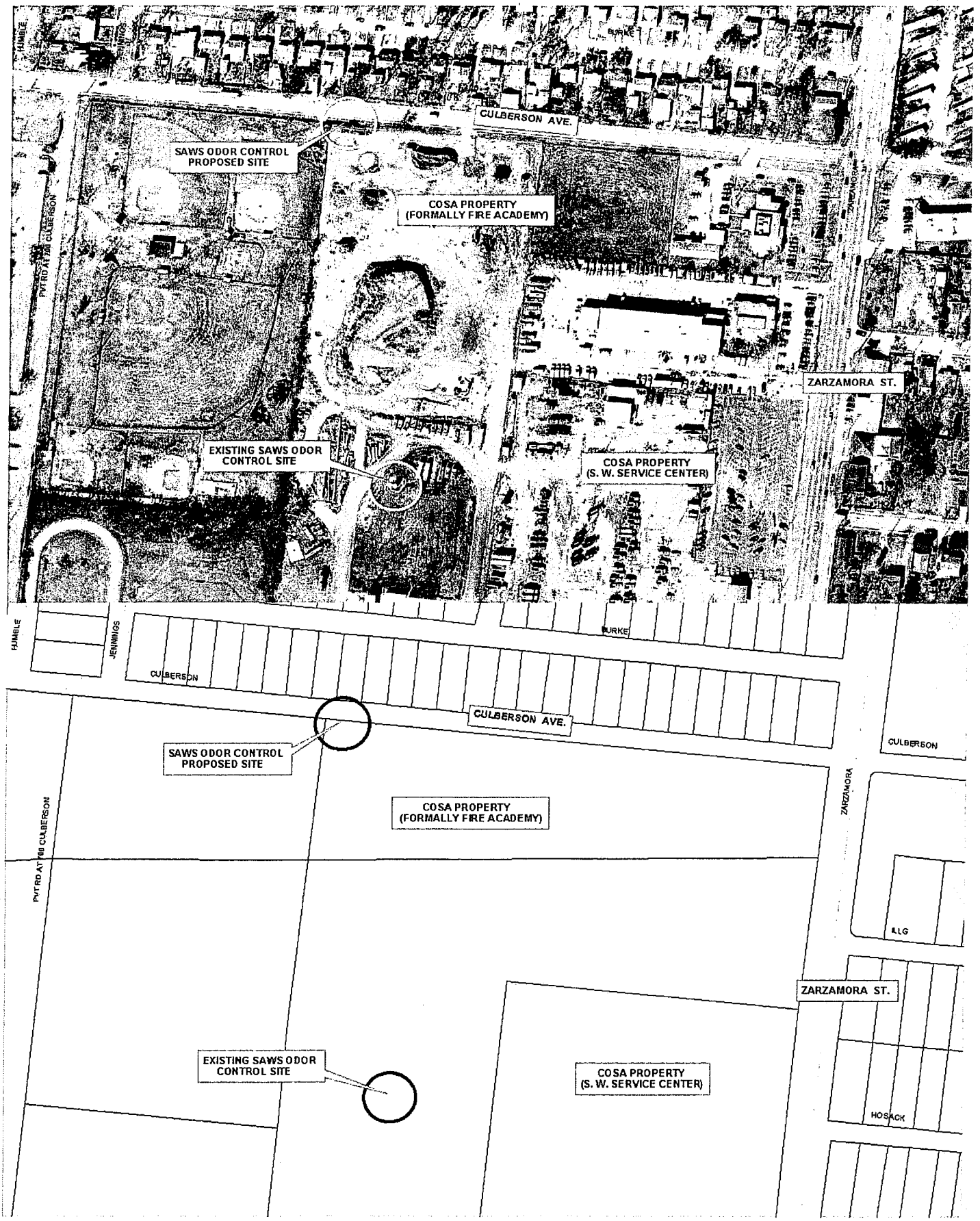
San Antonio Water System (SAWS) is requesting a Joint Use Agreement to use a portion of City owned property at 4531 South Zarzamora Street (previously known as San Antonio Fire Academy) to relocate an existing odor control site which is presently situated approximately at the center of this property. SAWS is currently in the design phase of rehabilitating various ferrous sulfate odor control sites within its system. This entails rehabilitating and/or relocating existing odor control site to comply with Occupational Safety and Health Administration requirements. The proposal is to relocate the existing odor control site from the present location to the northwest corner of the facility site along the south right of way line of Culberson Ave., as shown on attached Exhibits "A" & "B", located in Council District 5.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.


CULBERSON AVE.
SAWS ODOR CONTROL PROPOSED SITE
COSA PROPERTY (FORMALLY FIRE ACADEMY)
PVT RD AT 100 CULBERSON
ZARZAMORA ST.
EXISTING SAWS ODOR CONTROL SITE
COSA PROPERTY (S. W. SERVICE CENTER)
HUMBLE
JENNINGS
BURKE
CULBERSON
CULBERSON AVE.
SAWS ODOR CONTROL PROPOSED SITE
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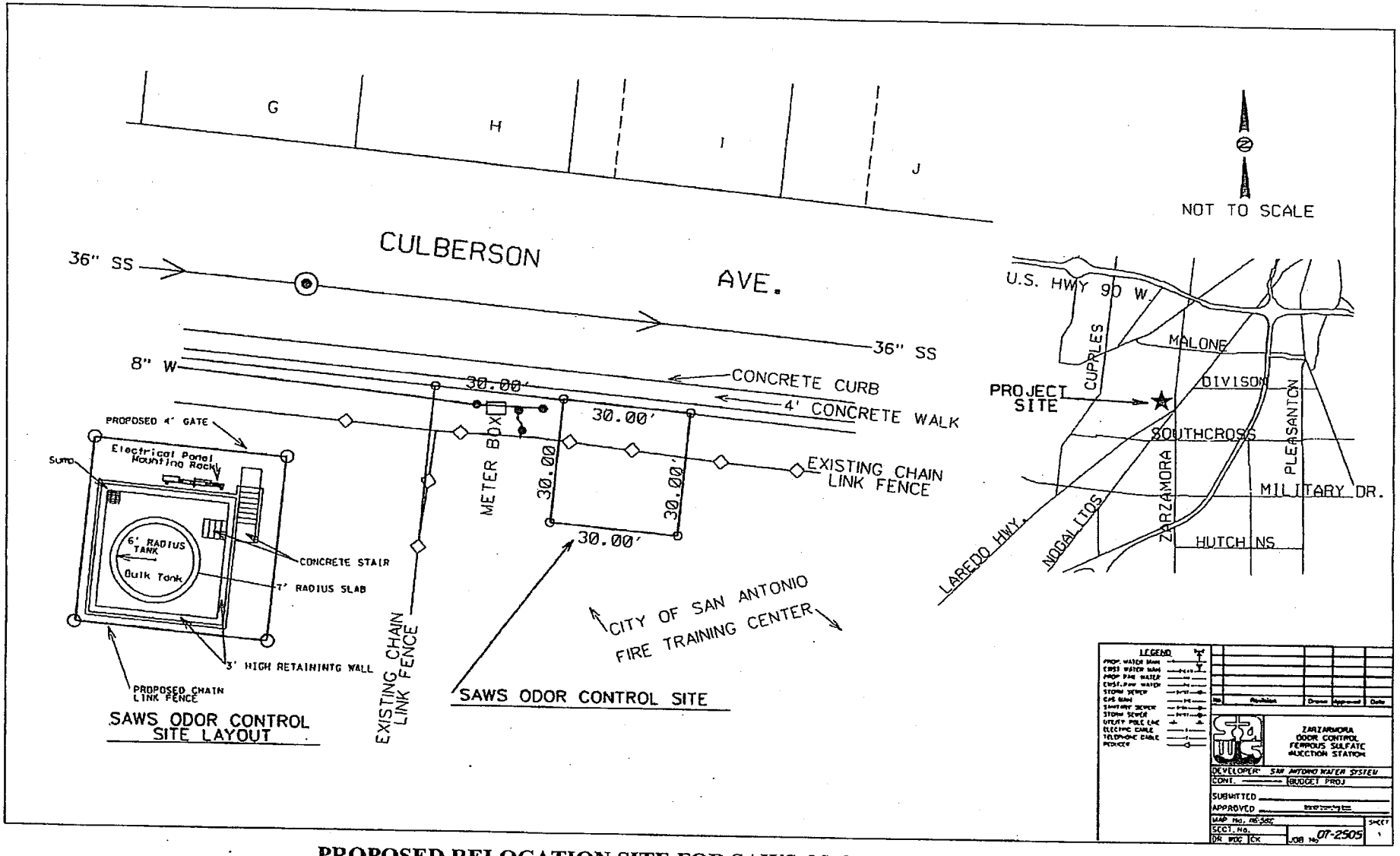
PVT RD AT 100 CULBERSON
ILLG
ZARZAMORA ST.
EXISTING SAWS ODOR CONTROL SITE
COSA PROPERTY (S. W. SERVICE CENTER)
HOSACK

EXHIBIT "A"



PROPOSED RELOCATION SITE FOR SAWS ODOR CONTROL UNIT

EXHIBIT "B"

CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

March 18, 2009

San Antonio Water System (SAWS)
Attn: Mario Luna
P.O. Box 2449
San Antonio, Texas 78298

Re: S. P. No. 1424 - Request for a Joint Use Agreement to use City of San Antonio owned property for the location of an Odor Control Unit

Dear Mr. Luna:

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

PLANNING AND DEVELOPMENT SERVICES:
"Ensure the residential property owners are notified (as a courtesy) of the relocation of the odor control unit and the proximity to their properties."

CITY PUBLIC SERVICE ENERGY:
"As long as the site tank is not in CPSE easement. Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek relocation of the facilities with express permission and coordination with City Public Service Energy and at the sole expense of the petitioner. There are existing fiber communication cables that are used by COSA to communicate to the Fire Training Academy radio site. If these cables will be affected, SAWS will need to reimburse CPS Energy for the cost of relocating the facilities. These are on distribution poles."

CAPTIAL IMPROVEMENTS MANAGEMENT SERVCIES DEPARTMENT:

- The use of this city-owned property will be authorized by a City Ordinance.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the public right of way proposed to be used, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

Additionally, the fee established for this Joint Use Agreement is $7,500.00, to be paid to the City of San Antonio prior to City Council consideration. If for some reason the license is not approved by City Council the license fee will be returned to the petitioner.

If you concur with the above mentioned conditions, please countersign this letter in the space provided below and return to the undersigned. We will continue processing your request upon receipt of this signed Letter of Agreement.

Sincerely,

George H. Rodriguez
Assistant Director, Real Estate Section

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: San Antonio Water System (SAWS)

Marisa Martinez
By:

Project Engineer
Title:

P

3/30/09

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 13 **April 22, 2009**

WURZBACH MEADOW TOWNHOUSE **SUBDIVISION NAME**	MAJOR PLAT	070465 **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 B-5
OWNER: Tesoro Homes, Ltd., by Clay Schinke
ENGINEER: Briones Consulting & Eng. Ltd., by Rolando H. Briones, Jr., P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Pending

Location: Southwest of Crystal Bow and west of Blackberry Drive

Services Available: SAWS Water and Sewer

Zoning: R-4 CD Residential Single Family District with a conditional use for Townhouse

Proposed Use: Townhouse

APPLICANT'S PROPOSAL:

To plat **8.983** acres consisting of **134** single family lots, **3** non-single family lots and **1,780** linear feet of public streets.

DISCUSSION:

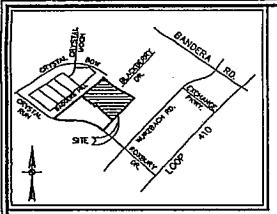
The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. Three notices were mailed to the adjacent property owners and as of this writing none have been returned in opposition.

It is noted that because plat #070484, Wurzbach Heights Townhouse Subdivision, provides access to this development, it must be recorded before this unit. A note has been placed in the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Pending

PLAT NO. 070465



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE 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 BELOW.

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION — GUILBEAU, P.U.D. AT 0950.

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10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.T.V.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

DRAINAGE EASEMENT NOTE:

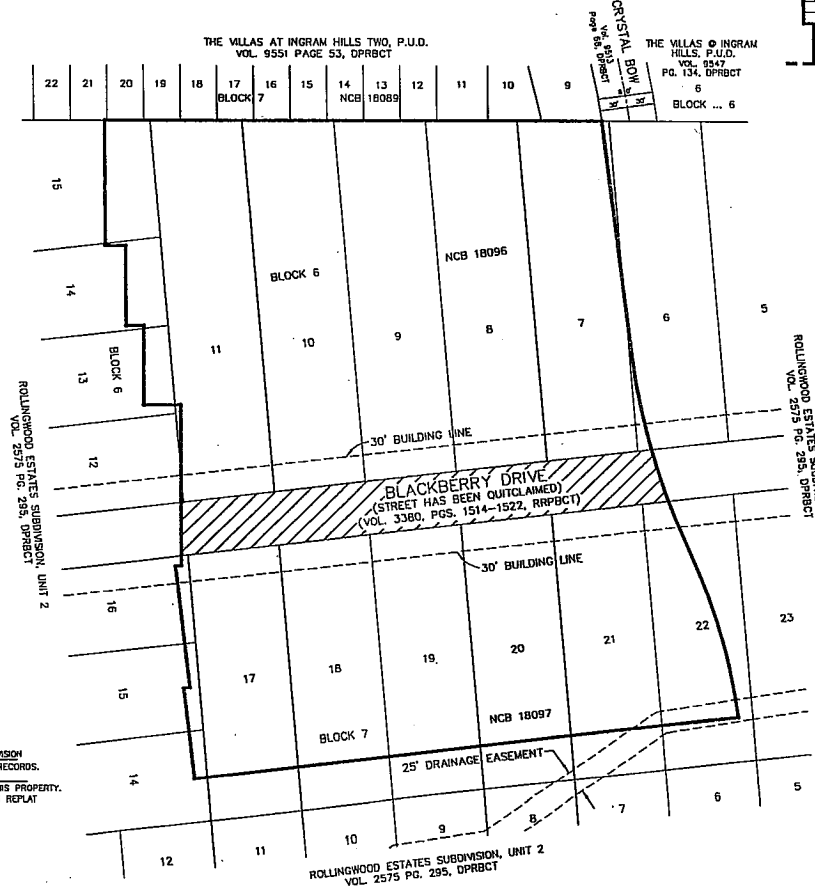
NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

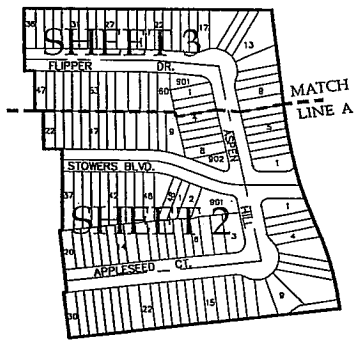
LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	730.00	3.76	1.88	0°17'44"	3.76
C2	730.00	222.97	112.38	17°30'00"	222.10
C3	670.00	201.44	101.49	17°13'35"	200.68
C4	28.00	17.46	8.97	34°22'55"	17.14
C5	54.00	126.58	—	142°12'28"	98.50
C6	25.00	32.05	18.65	73°28'36"	29.90
C7	10.00	20.28	16.03	116°05'33"	16.97
C8	15.00	20.73	12.40	79°10'21"	19.12
C9	15.00	28.84	18.70	102°31'32"	23.40
C10	15.00	18.39	10.55	70°15'46"	17.26
C11	15.00	26.40	18.14	100°49'38"	23.12
C12	10.00	12.57	7.27	72°00'45"	11.76
C13	225.00	56.32	28.31	14°20'34"	56.18
C14	175.00	19.05	9.54	6°14'16"	19.04
C15	225.00	81.64	41.28	20°47'25"	81.20
C16	175.00	63.50	32.10	20°47'25"	63.15
C17	29.00	18.80	9.63	36°44'25"	18.28
C18	51.00	150.20	—	168°44'33"	101.51
C19	25.00	41.57	27.41	95°15'44"	36.94
C20	825.00	72.23	36.14	5°01'00"	72.21
C21	775.00	67.86	33.95	5°01'00"	67.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.73	N42°00'59"E
L2	6.07	N42°00'59"E
L3	40.20	S48°17'39"W
L4	19.45	S48°17'39"W
L5	22.20	S48°17'39"W
L6	19.42	N33°34'11"E
L7	19.42	N30°37'40"E





INDEX MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROLLINGWOOD ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 2575, PAGE 295, BEXAR COUNTY PLAT AND DEED RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS REMAINING PORTIONS OF LOTS 6, 7, 11 THRU 15, ALL OF LOTS 8 THRU 10, BLOCK 6, N.C.B. 18096, AND REMAINING PORTIONS OF LOTS 14 THRU 22, BLOCK 7, N.C.B. 18097, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND THE REMAINING PORTION OF BLACKBERRY DRIVE RIGHT-OF-WAY THAT WAS QUITCLAIMED IN VOLUME 3380, PAGES 1514-1522 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ADJACENT SUBDIVISIONS			
	UNIT	VOLUME & PAGE	PLAT I.D. NUMBER
1	WURZBACH HEIGHTS SUBDIVISION	—	070484
2	THE VILLAS AT INGRAM HILLS TWO, P.U.D.	VOLUME 9551, PAGE 53	070486
2	ROLLINGWOOD ESTATES SUBDIVISION, UNIT 2	VOLUME 2575, PAGE 295	—

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

134 TOWNHOMES

SHEET 1 OF 3

REPLAT ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.883 ACRES OF LAND OUT OF BLOCK 8, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER

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 GEORGE OZUNA JR. #2625.

GEORGE OZUNA, JR. 2625 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

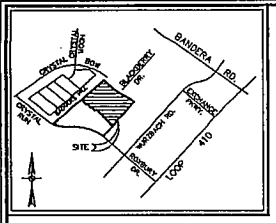
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NO. 070465



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13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

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 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.

LEGEND

D.&P.	=	DEED & PLAT RECORDS
D.R.	=	DEED RECORDS
E.G.T.TV.E.	=	ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	=	FOUND IRON ROD
R.P.R.	=	REAL PROPERTY RECORDS
V.N.E.	=	VEHICULAR NON-ACCESS EASEMENT
C.V.E.	=	CLEAR VISION EASEMENT

SEE SHEET 3 OF 3

MATCH LINE A

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

134 TOWNHOMES

SHEET 2 OF 3
REPLAT
ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.983 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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.

ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER

_____
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 GEORGE OZUNA JR. R.P.L.S.

GEORGE OZUNA, JR. 2625 REGISTERED PROFESSIONAL LAND SURVEYOR

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

JOSE R. GONZALEZ MY COMMISSION EXPIRES: NOVEMBER 30, 2011

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 _____ DEED AND PLAT RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

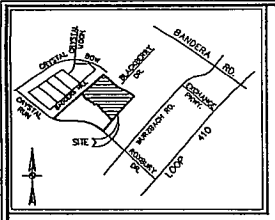
_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

PLAT NO. 070465



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – GUILBEAU, P.I.D. AY 0930.

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

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D.R.	= DEED RECORDS
E.G.T.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
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DEVELOPER/OWNER:
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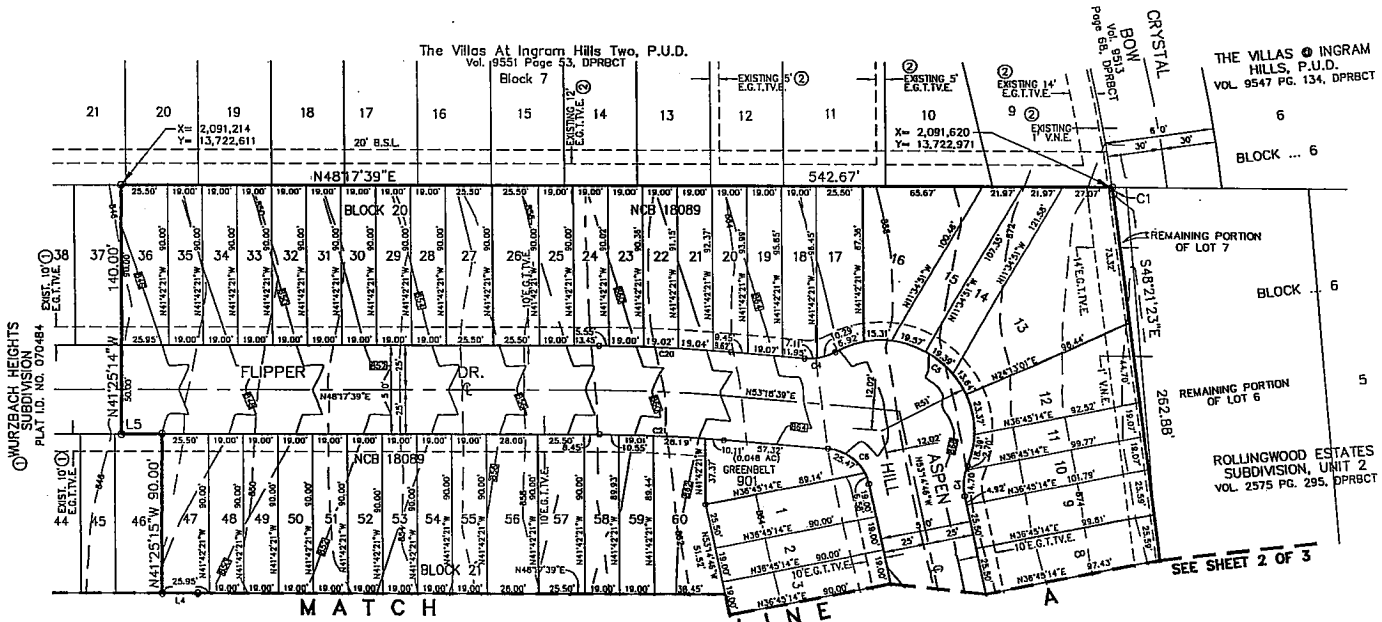

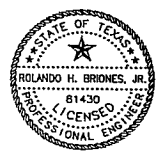

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

134 TOWNHOMES
SHEET 3 OF 3
REPLAT
ESTABLISHING

WURZBACH MEADOW TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 8.983 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, AND BLOCK 7, N.C.B. 18097, OF THE ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING WURZBACH MEADOW SUBDIVISION CONTAINING 8.983 ACRES.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

_____ 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 GEORGE OZUNA JR R.P.L.S.

_____ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 _____ DEED AND PLAT _____ RECORDS OF _____.
SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 14 **April 22, 2009**

WURZBACH HEIGHTS TOWNHOUSE — MAJOR PLAT — 070484
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 B-5
OWNER: Tesoro Homes, Ltd., by Clay Schlinke
ENGINEER: Briones Consulting and Engineering, Ltd., by Rolando H. Briones, Jr., P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: Pending

Location: East of Roxbury Drive, north of Wurzbach Road

Services Available: SAWS Water and Sewer

Zoning: R-4 CD — Residential Single Family District with a conditional use for Townhomes

Proposed Use: Townhomes

APPLICANT'S PROPOSAL:

To plat **7.552** acres consisting of **90** single family lots, **7** non-single family lots and **1679** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 22, 2009. Three notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Pending

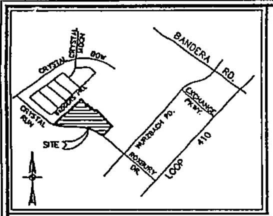
90 TOWNHOMES

SHEET 1 OF 3

REPLAT
ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18099 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND

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V.N.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT

CITY PUBLIC SERVICE NOTES

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7.) WASTEWATER EDU NOTE:
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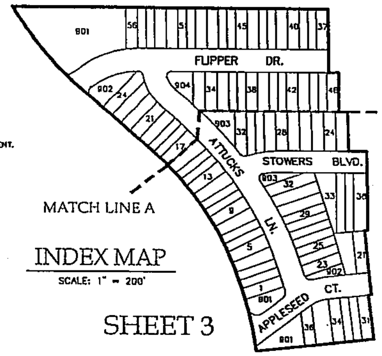

INDEX MAP
SCALE: 1" = 200'

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DATED THIS ______ DAY OF __________ A.D., 20___.

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

STATE OF TEXAS ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
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____
LICENSED PROFESSIONAL ENGINEER

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COUNTY OF BEXAR
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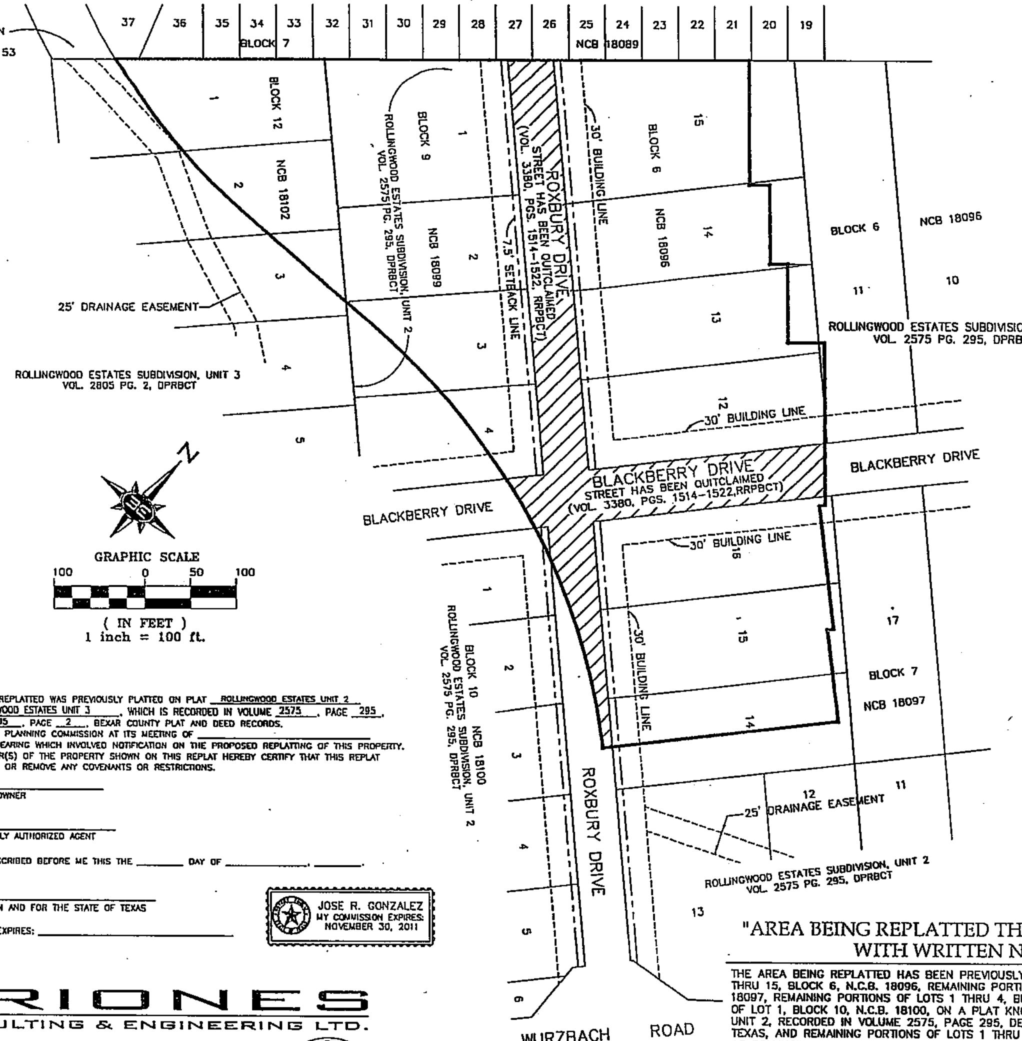

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(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROLLINGWOOD ESTATES UNIT 2 AND ROLLINGWOOD ESTATES UNIT 3, WHICH IS RECORDED IN VOLUME 2575, PAGE 295, AND VOLUME 2805, PAGE 2, BEXAR COUNTY PLAT AND DEED RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ____________
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

____
OWNER

____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ______ DAY OF __________, ______.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ____________

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS REMAINING PORTIONS OF LOTS 11 THRU 15, BLOCK 6, N.C.B. 18096, REMAINING PORTIONS OF LOTS 14 THRU 16, BLOCK 7, N.C.B. 18097, REMAINING PORTIONS OF LOTS 1 THRU 4, BLOCK 9, N.C.B. 18099, AND REMAINING PORTION OF LOT 1, BLOCK 10, N.C.B. 18100, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION UNIT 2, RECORDED IN VOLUME 2575, PAGE 295, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND REMAINING PORTIONS OF LOTS 1 THRU 3, BLOCK 12, N.C.B. 18102, ON A PLAT KNOWN AS ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3, VOLUME 2805, PG. 2, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND PORTIONS OF ROXBURY DRIVE AND BLACKBERRY DRIVE RIGHT-OF-WAY THAT WERE QUITCLAIMED IN VOLUME 3380, PAGES 1514 THRU 1522, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

RECEIVED 09 APR -1 PM 3:00 LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____
OWNER

____
DULY AUTHORIZED AGENT

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

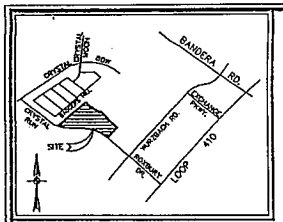
JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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 DEED AND PLAT RECORDS OF __________, SAID COUNTY, IN BOOK VOLUME __________ ON PAGE __________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF __________ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

PLAT NO. 070484



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

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

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

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

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

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

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – CURLBEAU, P.A.D. AY 0950.

4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.

5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)

6.) 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.

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

8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

9.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL 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.

10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. LOTS DESIGNATED AS GREENBELT AND PARKING EASEMENTS WILL NOT BE TOTALLY IMPERMEABLE.

12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.TV.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

D.&P.	=	DEED & PLAT RECORDS
D.R.	=	DEED RECORDS
E.G.T.TV.E.	=	ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	=	FOUND IRON ROD
R.P.R.	=	REAL PROPERTY RECORDS
V.N.E.	=	VEHICULAR NON-ACCESS EASEMENT
C.V.E.	=	CLEAR VISION EASEMENT
P.D.E.	=	PRIVATE DRAINAGE EASEMENT

ADJACENT SUBDIVISIONS			
	UNIT	VOLUME & PAGE	PLAT I.D. NUMBER
1	THE VILLAS AT INGRAM HILLS TWO, P.U.D.	VOLUME 9551, PAGE 53	070486

① The Villas At Ingram Hills Two, P.U.D. Vol. 9551 Page 53, DPRCT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	230.00	317.44	270.12	40°38'44"	308.87
C2	878.00	194.37	97.82	12°36'48"	193.59
C3	15.00	32.40	13.86	85°33'17"	20.37
C4	15.00	26.13	17.83	99°48'30"	22.85
C5	175.00	111.86	57.81	36°33'33"	109.78
C6	225.00	159.83	83.34	40°39'01"	156.31
C7	10.00	14.07	8.48	80°37'07"	12.94
C8	10.00	19.31	14.78	111°06'45"	16.56
C9	75.00	33.39	16.98	25°30'29"	33.11
C10	125.00	80.69	41.81	36°59'14"	79.30
C11	820.00	453.83	232.78	31°41'46"	447.87
C12	870.00	154.19	77.29	10°09'14"	153.98
C13	10.00	12.56	7.36	71°57'09"	11.75
C14	10.00	19.23	14.33	110°10'15"	16.40
C15	175.00	37.10	18.62	12°08'48"	37.03
C16	325.00	74.85	37.83	13°05'09"	74.80
C17	878.00	230.22	115.79	15°09'43"	229.55
C18	15.00	33.87	15.31	91°10'05"	21.43
C19	15.00	17.63	9.89	67°21'02"	16.63
C20	20.00'	39.70	30.79	113°78'44"	33.55
C21	15.00	15.28	8.38	58°21'50"	14.63
C22	75.00	41.84	21.48	31°57'44"	41.30
C23	125.00	26.26	13.19	12°02'46"	26.23

LINE TABLE

LINE	LENGTH	BEARING
L1	13.73	N71°55'10"W
L2	22.20	N48°17'39"E
L3	19.45	N48°17'39"E
L4	40.20	N48°17'39"E
L5	6.07	S42°00'59"W
L6	8.73	S42°00'59"W
L7	2.78	N48°28'16"W

90 TOWNHOMES

SHEET 2 OF 3

REPLAT ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18096, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18099 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

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 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.

STATE OF TEXAS
ROLANDO H. BRIONES, JR.
81430
LICENSED
PROFESSIONAL ENGINEER

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.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GEORGE OZUNA, JR.
2625
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 GEORGE OZUNA JR. R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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 _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

RECEIVED
09 APR 1 PM 4:08
LAND DEVELOPMENT SERVICES DIVISION

SEE SHEET 3 OF 3

MATCH LINE A

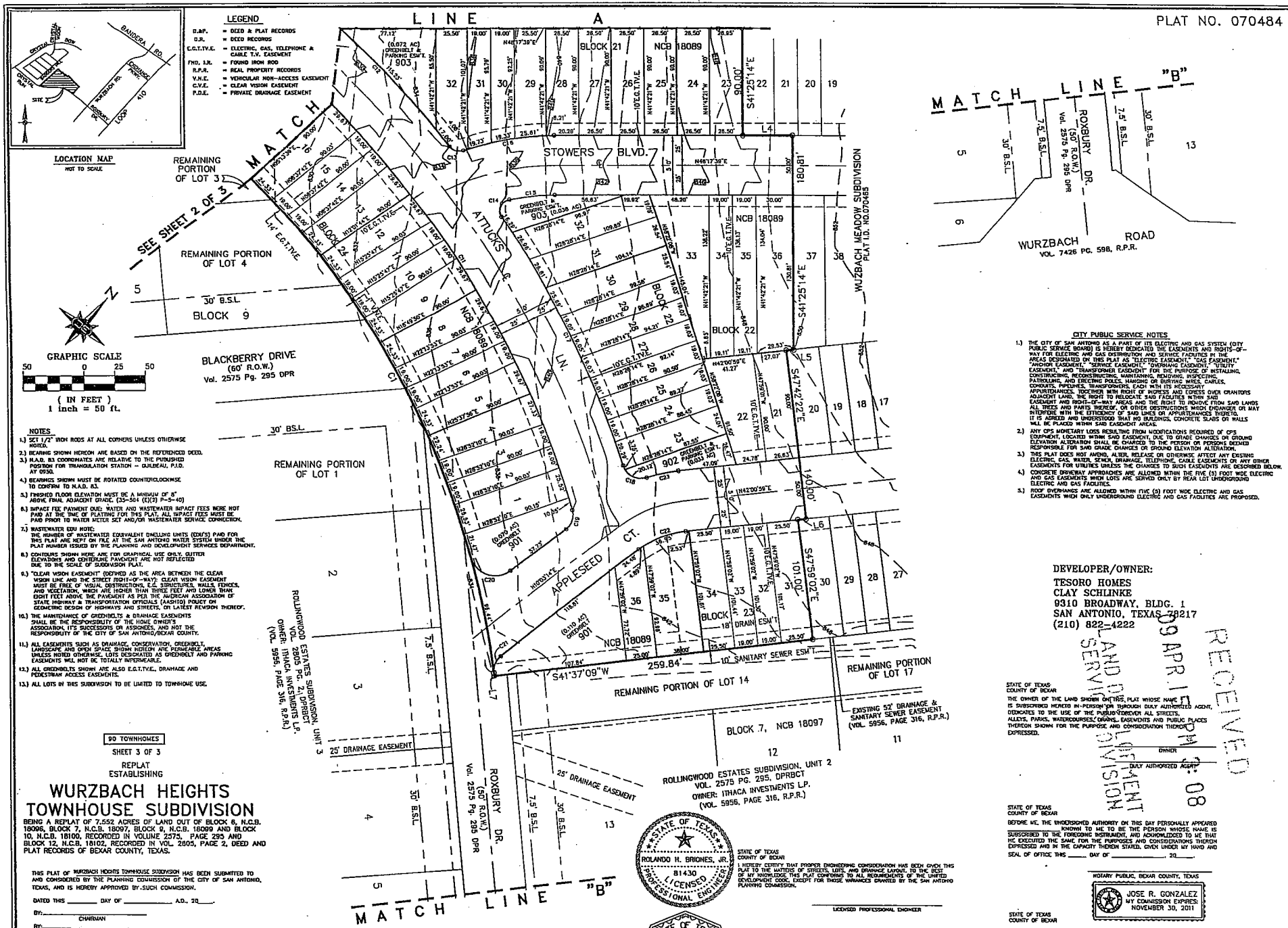
REMAINING PORTION OF LOT 1
REMAINING PORTION OF LOT 2
REMAINING PORTION OF LOT 3
REMAINING PORTION OF LOT 4
BLOCK 12
BLOCK 9
BLOCK 20
BLOCK 21
NCB 18089
(0.573 AC) PARK WITH AMENITIES 901
(0.088 AC) GREENBELT & PARKING ESM'T. 902
(0.083 AC) GREENBELT & PARKING ESM'T. 904
EXIST. VARIABLE WIDTH DRAINAGE ESM'T. Vol. 9558 Pages 145-146 DPRBCT
LELAND DRIVE (50' R.O.W.) Vol. 2805 Pg. 2 DPR
ROLLINGWOOD ESTATES SUBDIVISION, UNIT 3 VOL. 2805, PG. 2, DPRBCT OWNER: ITHACA INVESTMENTS L.P. (VOL. 9595, PAGE 316, R.P.R.)
WURZBACH MEADOW SUBDIVISION PLAT I.D. NO. 07465
FLIPPER DR.
ATTUCKS LN
25' DRAINAGE EASEMENT
30' B.S.L.
20' B.S.L.
10' G.T.TV.E.
14' E.G.T.TV.E.
EXISTING 1" V.N.E.
EXISTING 14' E.G.T.TV.E.
EXISTING 12' E.G.T.TV.E.
X= 2,090,696 Y= 13,722,149
X= 2,091,214 Y= 13,722,611
N48°19'54"E 228.90'
N48°35'04"E 180.78'
N48°17'39"E 284.49'
S41°25'15"E 140.00'
N88°39'35"W 230.71'

PLAT NO. 070484

LOCATION MAP
NOT TO SCALE

LEGEND

D.B.P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
C.G.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
C.V.E.	= CLEAR VISION EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – GUILBEAU, P.I.D. AY 0930.
4.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
5.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(3) P-5-40)
6.) 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.
7.) WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
8.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
9.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (I.E. 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.
10.) THE MAINTENANCE OF GREENBELTS & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
11.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. LOTS DESIGNATED AS GREENBELT AND PARKING EASEMENTS WILL NOT BE TOTALLY IMPERMEABLE.
12.) ALL GREENBELTS SHOWN ARE ALSO E.G.T.V.E., DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
13.) ALL LOTS IN THIS SUBDIVISION TO BE LIMITED TO TOWNHOME USE.

90 TOWNHOMES

SHEET 3 OF 3

REPLAT
ESTABLISHING

WURZBACH HEIGHTS TOWNHOUSE SUBDIVISION

BEING A REPLAT OF 7.552 ACRES OF LAND OUT OF BLOCK 6, N.C.B. 18066, BLOCK 7, N.C.B. 18097, BLOCK 9, N.C.B. 18089 AND BLOCK 10, N.C.B. 18100, RECORDED IN VOLUME 2575, PAGE 295 AND BLOCK 12, N.C.B. 18102, RECORDED IN VOL. 2805, PAGE 2, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

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 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.

STATE OF TEXAS
ROLANDO H. BRIONES, JR.
81430
LICENSED PROFESSIONAL ENGINEER

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.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GEORGE OZUNA, JR.
2625
REGISTERED PROFESSIONAL LAND SURVEYOR

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 GEORGE OZUNA JR., R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

CITY PUBLIC SERVICE NOTES

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS ACCESSORIES OR 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 ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

DEVELOPER/OWNER:
TESORO HOMES
CLAY SCHLINKE
9310 BROADWAY, BLDG. 1
SAN ANTONIO, TEXAS 78217
(210) 822-4222

RECEIVED
09 APR 15 PM 2:08
LAND DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

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 _____ DEED AND PLAT _____ RECORDS OF _____
SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
PLAT DEFERRAL APPEAL

AGENDA ITEM NO: 15 **April 22, 2009**

WAGLEY SUBDIVISION
SUBDIVISION NAME:

080593
PLAT #:

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 616 C-4
OWNER: Janice Wagley
SURVEYOR: C & W Surveying, by Kevin Wilson
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Location: Southwest of Salinas Street and N. San Marcos Street

Zoning: IDZ Infill Development Zone

Plat status: Plat deferral was approved on November 12, 2008.

APPLICANT'S REQUEST:

Applicant is requesting a 6 month extension to the plat deferral process to continue temporary building permits and utility services prior to plat approval as noted in the attached letter.

DISCUSSION:

November 12, 2008	The Planning Commission approved the plat deferral with the stipulation that the proposed plat would be formally filed within 180 days of the approval date and considered for approval within 30 days of the filing. At this writing, no certifying agency has received technical materials to begin the review for letter of certification.
March 4, 2009	The surveyor and applicant were notified of the plat deferral expiration by certified mail.
March 13, 2009	The applicant signed the receipt for the certified mail.

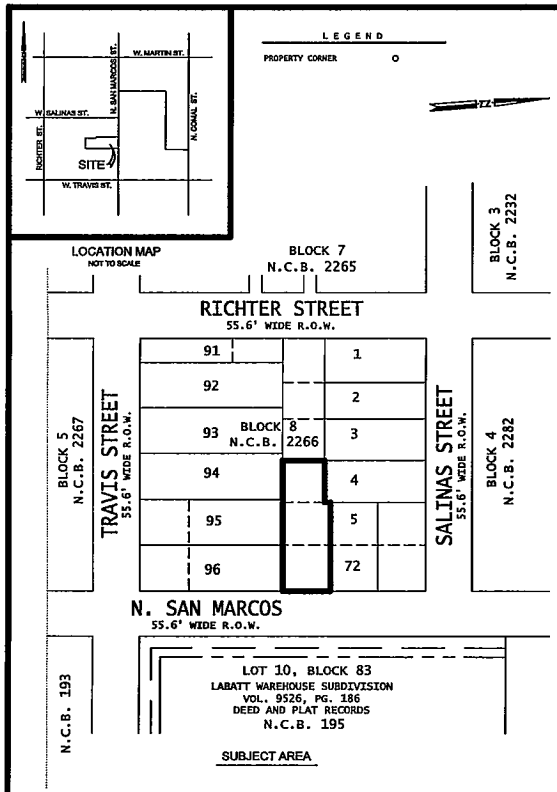
April 6, 2009	The applicant submitted a time extension request for the plat deferral.
May 11, 2009	The plat deferral will expire.

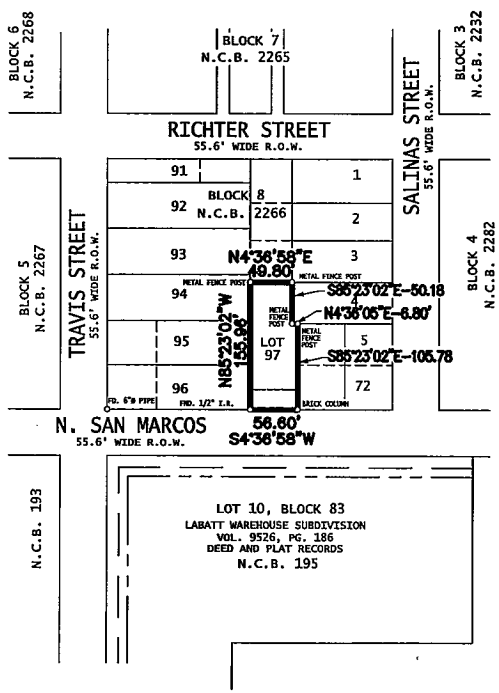
STAFF RECOMMENDATION:

Staff recommends **disapproval** of the appeal and approval of the resolution to terminate utility service and revoke building permits for the following reason:

- No progress toward plat completion has occurred since the approval of the plat deferral.

PLAT ID NO.080593





REPLAT ESTABLISHING

WAGLEY SUBDIVISION

THE SOUTH PART OF LOTS 4, 5 AND 72, BLOCK 8, N.C.B. 2266, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO DEED THEREOF RECORDED IN VOLUME 12255, PAGE 471, DEED AND PLAT RECORDS OF 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, and to the best of my knowledge, this plat conforms to all the requiremetns of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the city.

_____
Registered Professional Engineer

Sworn to and subscribed before me this the ____ day of_____, 2008.

_____
Notary Public
Bexar County, Texas

State of Texas
County of Bexar

I hereby certify that the above plat confrms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: Kevin Ray Wilson.

STATE OF TEXAS
REGISTERED
KEVIN R WILSON
5787
PROFESSIONAL
LAND SURVEYOR

_____
Kevin Ray Wilson
Registered Professional Land Surveyor
No. 5787

Sworn to and subscribed before me this the ____ day of_____, 2008.

_____
Notary Public
Bexar County, Texas

This plat of Wagley Subdivision has been submitted to and considered by the Planning Commission to the City of San Antonio, Texas and is hereby approved by such commission.

Date this ____ day of_____, 2008.

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., 2008 at_____M. and duly recorded the____day of_____, A.D., 2008, at ___M. in the records of_____of said county, in Book/Volume____, on Page____in testimony whereof, witness my hand and seal of office this day of_____, A.D.

County Clerk, Bexar County, Texas

By:_____ Deputy

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 forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

_____
Owner's duly authorized agent

State of Texas
County of Bexar

Before me, the undesigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he(she) executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the____ day of _____ 2008.

_____
Notary Public in and for the
State of Texas

My commission expires _____

The City of San Antonio as part of its electric and gas system (City Public Service Board)is hereby dedicated the easement and right-of-way for electric and gas distribution and service facilities on the areas designated on this plat as "electric easement", "anchor easement", "service easement", "overhang easement", "gas easement", "utility easement" and "transformer easement" for the purpose of installing, construction, reconstruction, 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 relocated said facilities within said easements and right-of-way areas and the right to remove from said lands all trees or parts thereof, or other constructions which endanger or may with efficiency of said lines or appurtenances thereto, it is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

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 elevation alterations.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

Wastewater EDU Note: The owner has agreed to pay all applicable impact fees before the plat recordation. The number of wastewater equivalent dwelling units (EDU) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.

RECEIVED
08 SEP 30
LAND DEVELOPMENT SERVICES DIVISION

C&W Surveying
P.O. Box 692202
San Antonio, TX 78269
210-613-2067
210-690-8241 Fax

Resolution No. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Wagley Subdivision (plat # 080593) in connection with a previously approved deferral.

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

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

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

Whereas, the Commission approved a deferral for the Wagley Subdivision, Plat # 080593 on November 12, 2008 and;

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

Whereas, the City of San Antonio has given the required 45 day advance notice to Janice Wagley and the project surveyor, C & W Surveying via certified mail that the time in which to file the required plat would expire on May 11, 2009 and failure to comply could result in termination of service and revocation of building permits and;

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

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

Passed and approved this _____ day of _____, 2009.

Approved:

_____
Cecilia Garcia
Chair

Attest:

_____
Executive Secretary

From: Janice Wagley
1525 Bench Trail
Schertz, TX 78154

DEVELOPMENT SERVICES
RECEIVED
2009 APR -6 PM 1:36

Date: 04/06/2009

To: City of San Antonio
Department of Development Service
1901 S. Alamo
San Antonio, TX 78204

RE: Expiration of Plat Deferral for Wagley (#080593)

Dear Planning Commission,

I, Janice Wagley am requesting for an extension on the Preliminary plat that has been submitted by C & W Surveying, Kevin Wilson. The formal plat filed of the subdivision plat has not been accomplished as required by the Planning Commission... We are requesting for a 6 months extension in order to complete the project. All the other aspect of the project is in the process. We had a delay in moving the building to the site causing for the extension request.

Sincerely Your

Janice Wagley

Agenda Item # 16

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: George Rodriguez, Assistant Director, Real Estate Division

COPY: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

SUBJECT: S. P. No. 1380 - Request to close, vacate and abandon an unimproved 12 foot-wide alley

DATE: March 23, 2009

PETITIONER: San Antonio Retail Merchants Association
C/o Shelton & Valadez
Attn: Bobby Perez
600 Navarro, Suite 500
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on April 22, 2009.

BACKGROUND

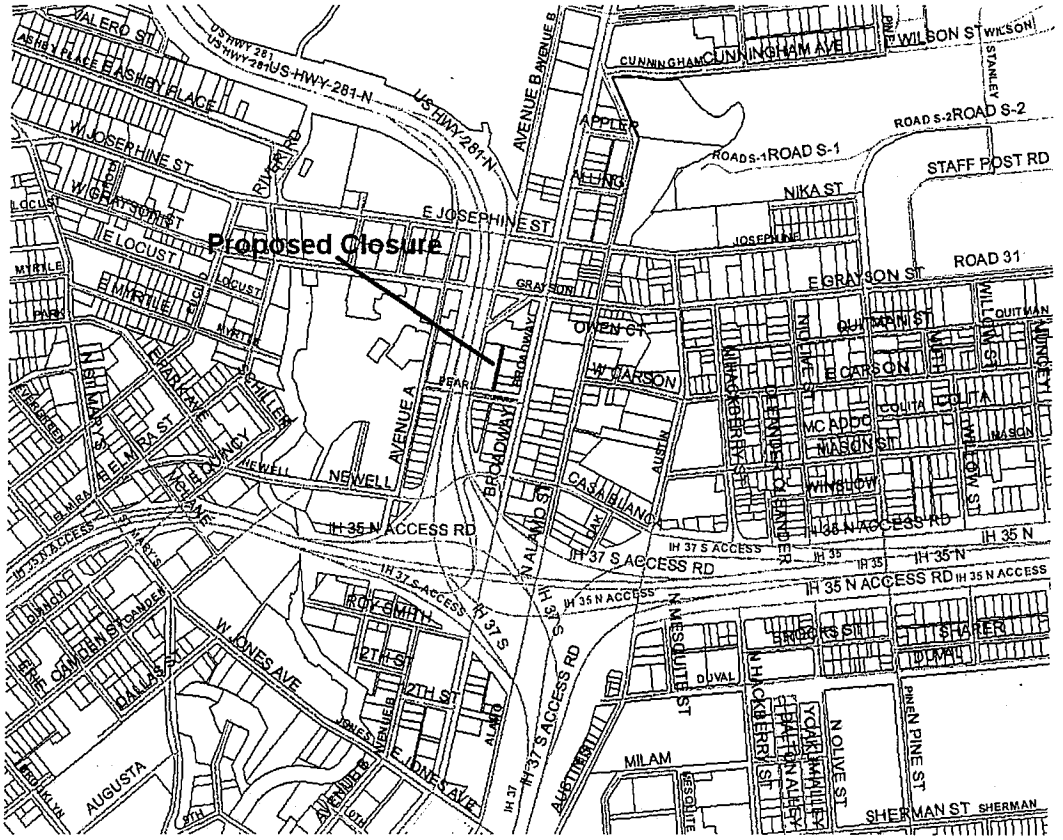
Petitioner is requesting to close, vacate and abandon an unimproved 12-foot wide alley adjacent to NCB 969 in City Council District No. 2, as shown on attached Exhibit "A." The Right of Way is located north of Pearl Parkway between Broadway Street and US Highway 281 North Access Road. The petitioner owns all of the abutting property to the proposed closure. If approved, petitioner proposes to incorporate this Public Right of Way with its abutting properties for redevelopment purposes. The unimproved alley does not serve vehicular traffic as access to the alley is blocked at its single point of ingress/egress at Pearl Parkway by a chain and lock.

COORDINATION AND FINANCIAL IMPACT

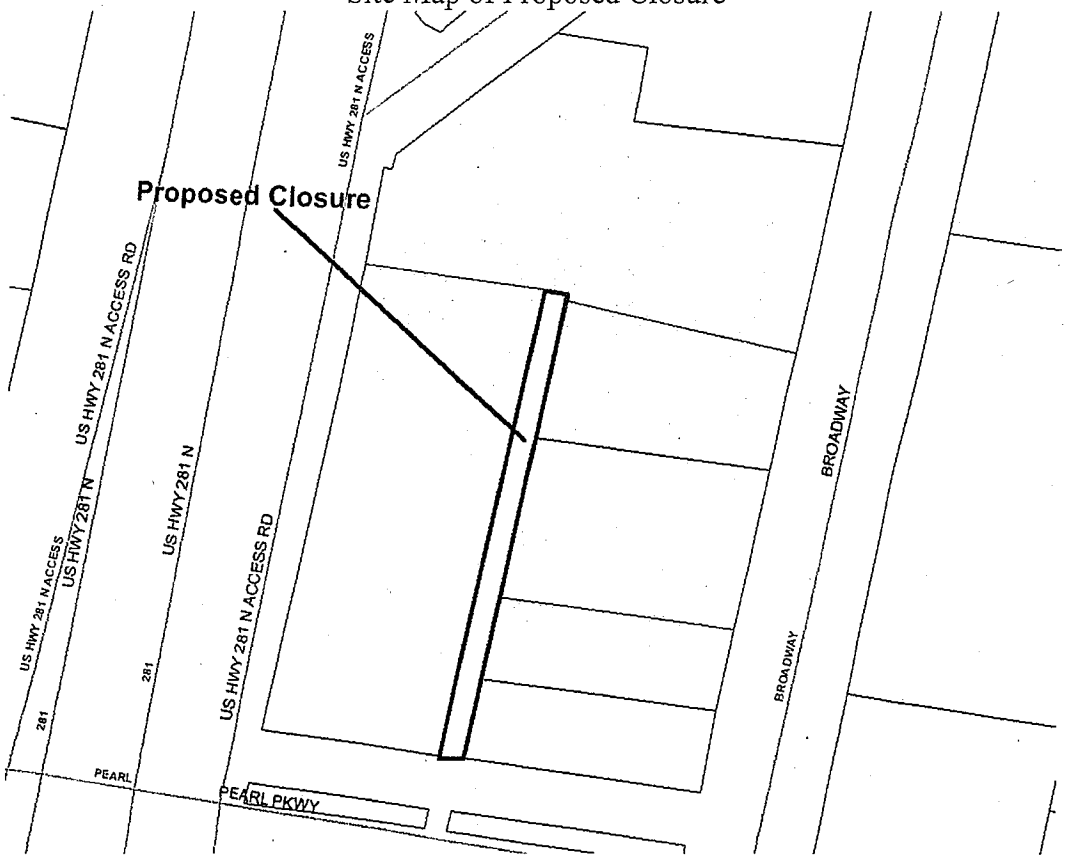
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



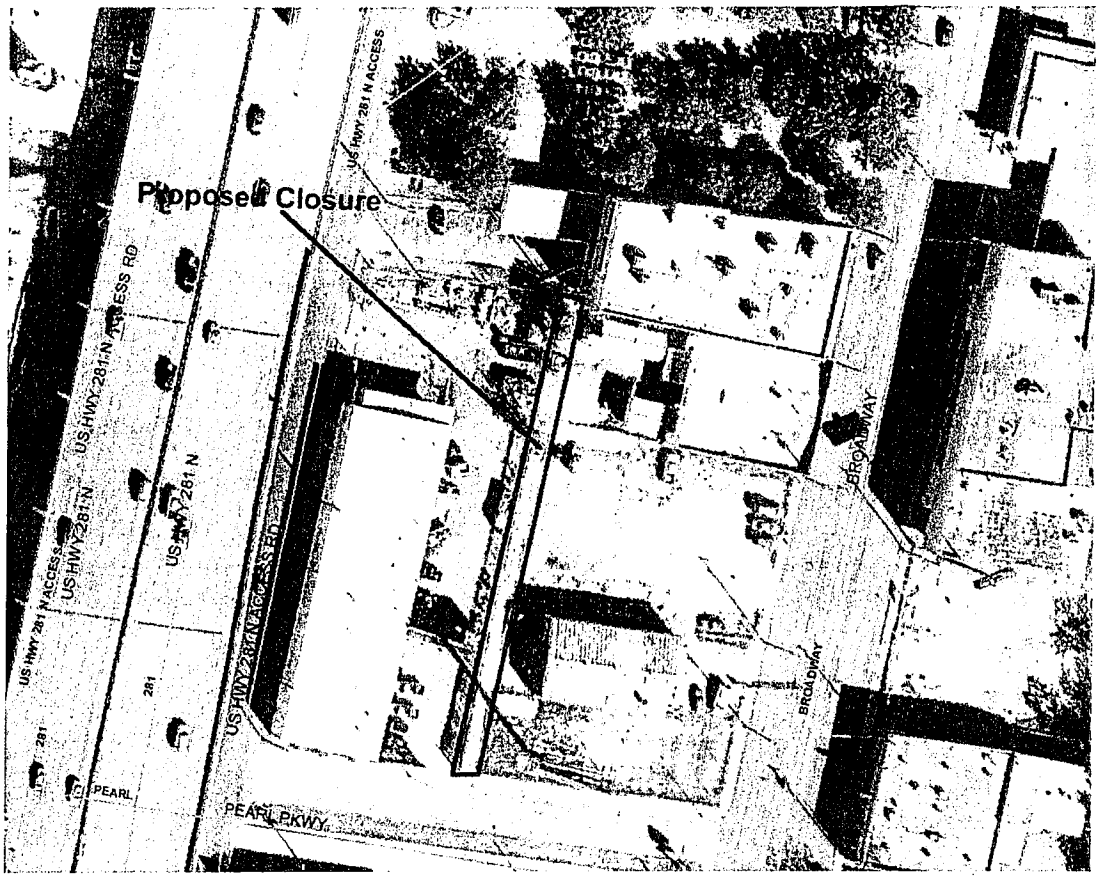
Site Map of Proposed Closure



Map of Proposed Closure

Exhibit "A"

Page 1 of 2



Aerial Photograph of Proposed Closure

View of Proposed Closure Facing North

Exhibit "A"

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

February 20, 2009

San Antonio Retail Merchants Association
C/o Shelton & Valadez
Attn: Bobby Perez
600 Navarro, Suite 500
San Antonio, Texas 78205

Re: Special Project No. 1380 - Request to close, vacate and abandon an unimproved 12-foot wide alley

Dear Mr. Perez:

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

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT: Ensure that all utilities are relocated and a sufficient easement is provided. Provided proper permits are obtained.

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

Petitioner agrees to pay a total fee of $7,092.00, which includes the assessed value of the Public Right of Way of $6,900.00, $144.00 for the posting of two (2) signs notifying the public of the proposed street closure and $48.00 for recording fees. The total fee will be due and payable to the City of San Antonio prior to City Council consideration.

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

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

Sincerely,

George Rodriguez
Assistant Director

AGREED AS TO TERMS AND CONDITIONS:

San Antonio Retail Merchants Association

By: _____

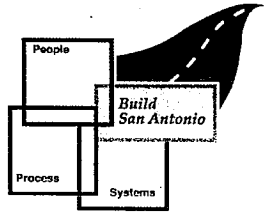
SEC/TREAS.
Title: _____

3/6/09
Date: _____

City of San Antonio
Capital Improvements Management Services Department

April 22, 2009

Public Right of Way Closure



Planning Commission Item

- The San Antonio Retail Merchants Association (petitioner) is requesting the closure, vacation and abandonment of an unimproved 12 foot-wide alley Public Right of Way in City Council District No. 2.
- This right of way is located north of Pearl Parkway between Broadway Street and US Highway 281 North Access Road. The right of way consists of 3,480 square feet (0.0799 of an acre).

Background

Purpose:

- The petitioner owns all the abutting properties to the proposed closure.
- If approved, petitioner proposes to incorporate this Public Right of Way with its abutting properties for redevelopment purposes.
- The unimproved alley does not serve vehicular traffic as access to the alley is blocked at its single point of ingress/egress at Pearl Parkway by a chain and lock.

Exhibit "A"
Site Map of Proposed Closure

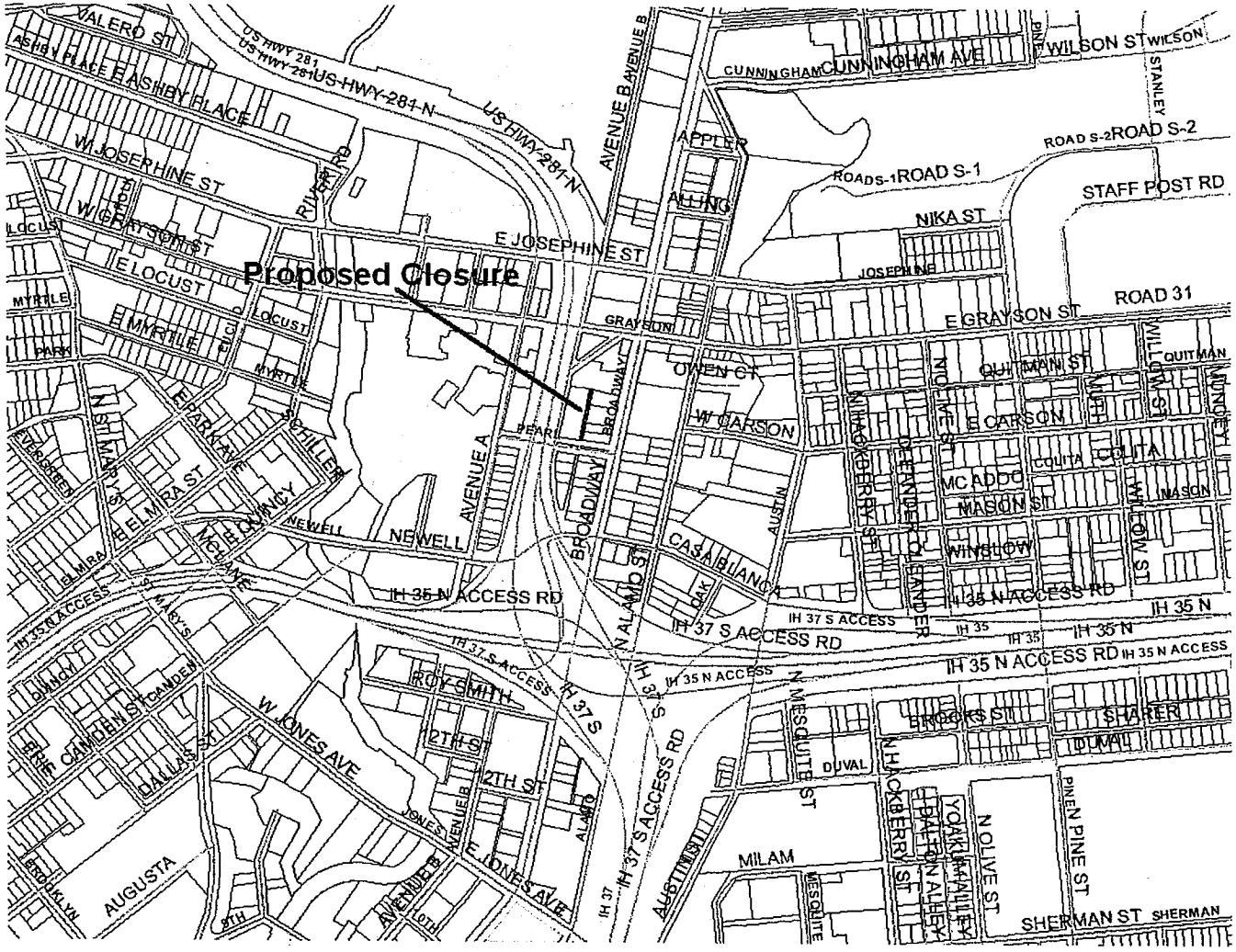


Exhibit "A" (Cont.)
Map of Proposed Closure

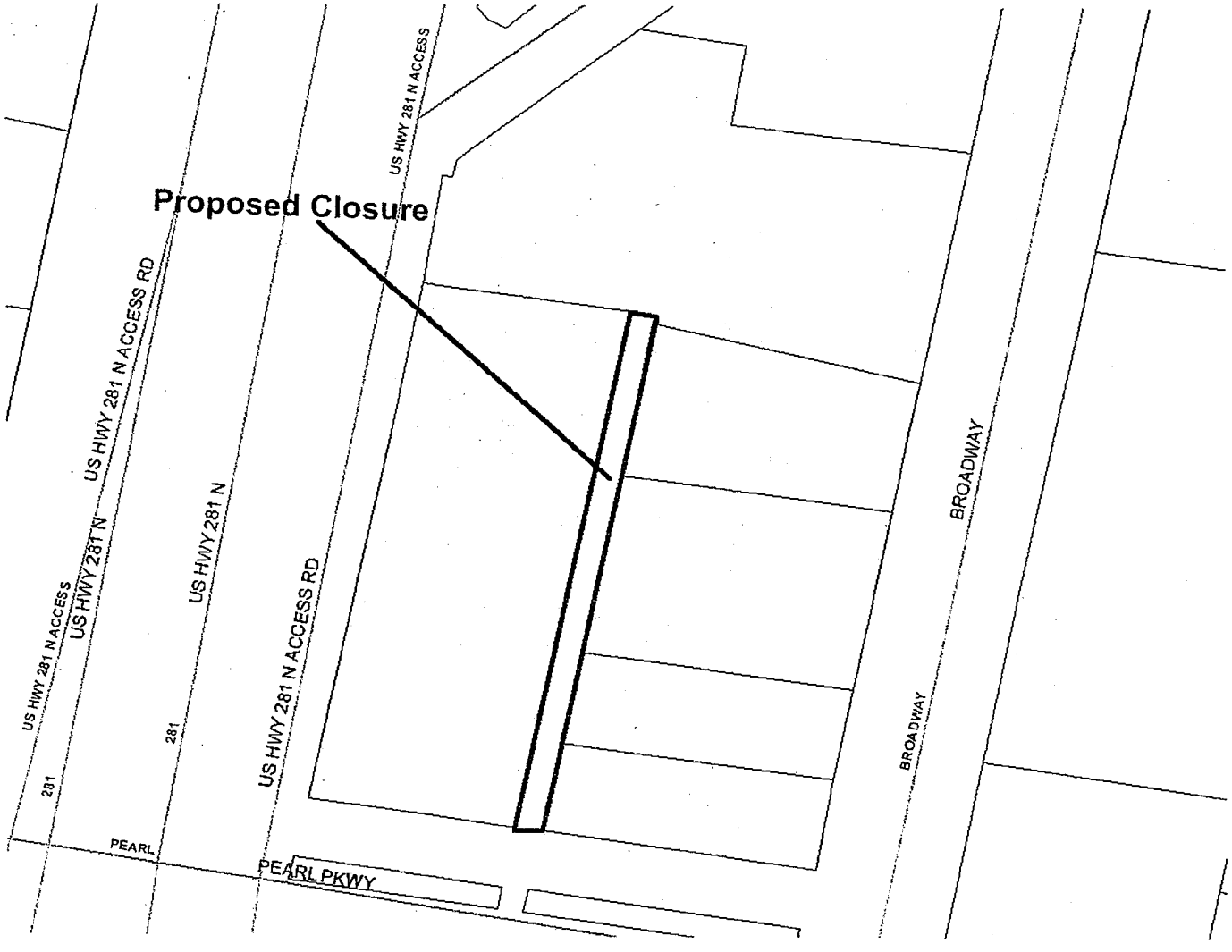


Exhibit "A" (cont.)
Aerial Photograph of Proposed Closure

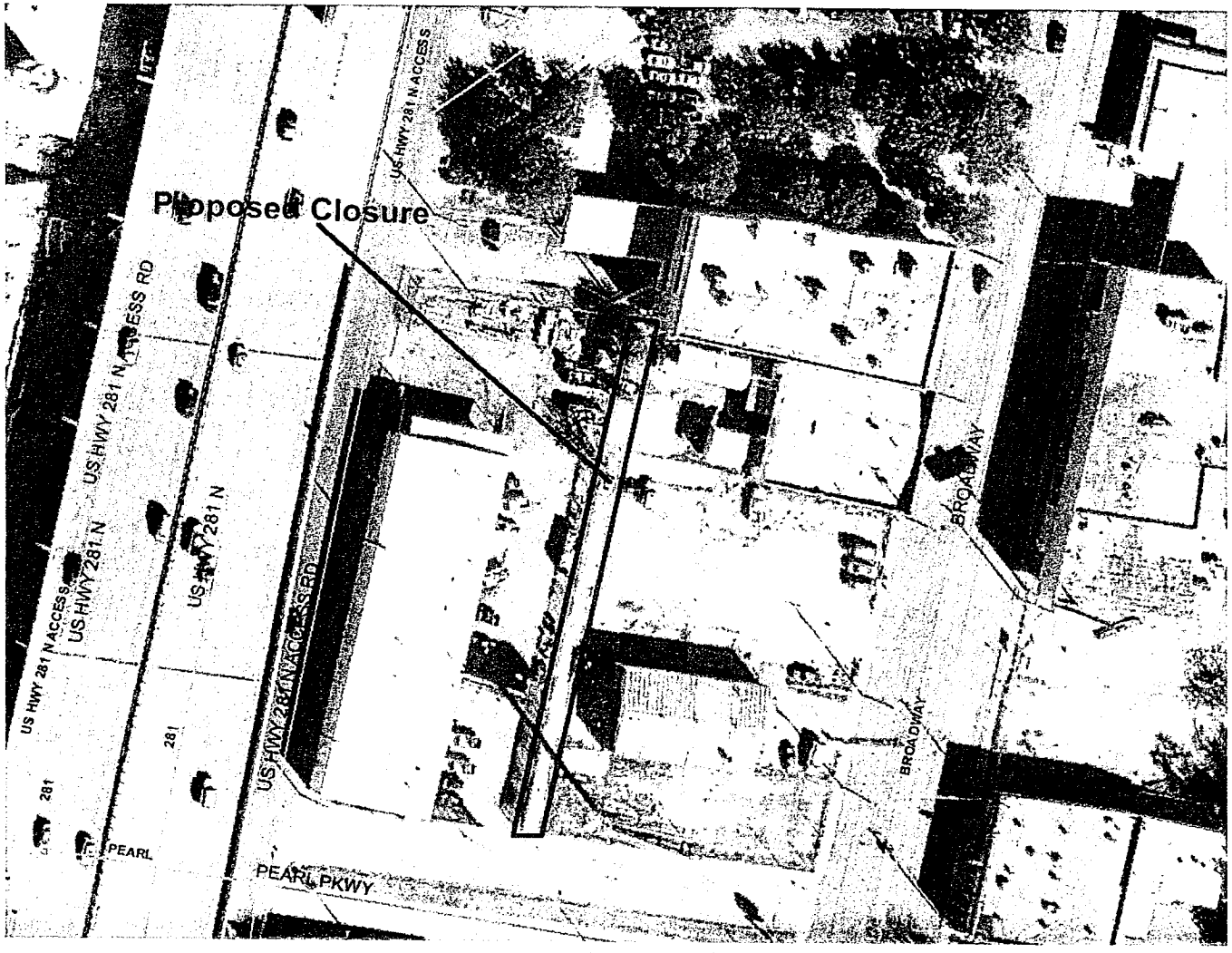


Exhibit "A" (cont.)
View of Proposed Closure Facing North

Background (cont.)

Coordination:

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

Background (cont.)

Notification:

- One (1) Sign has been posted informing the public of the proposed closure.
- 19 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- No notices were returned in favor.
- No notices were returned in opposition.

Fiscal Impact

Financial Impact:

- The City will collect a fee of $7,092.00 for the closure, vacation and abandonment of this Public Right of Way

- This Public Right of Way will added to the tax rolls and will generate revenue for the taxing entities

Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

Agenda Item # 17

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING DIVISION

STAFF RECOMMENDATION

PLANNING COMMISSION MEETING DATE: April 22, 2009

COUNCIL DISTRICT: 6

APPLICANT:
Staff identified certain issues with a proposed street segment on the Major Thoroughfare Plan (MTP). To resolve these issues, staff is submitting a recommendation to amend the MTP.

SUBJECT:
De-designation and deletion of a segment of Braun Road on the MTP.

BACKGROUND INFORMATION:
The MTP calls for a proposed Braun Road alignment to intersect FM 1560, extend west approximately 9,600 feet, make a 90-degree turn south, and travel approximately 8,000 feet until it intersects Galm Road. This proposed alignment of Braun Road is a Secondary Arterial Type A (86' ROW) and currently exists only on paper.

This proposed alignment can potentially enhance connectivity and circulation between Galm Road and Braun Road; however, it traverses 100-year flood plain at four points. It also traverses several existing residential properties and streets in the City of Helotes.

De-designation and deletion means the proposed alignment will not be constructed and the line on the map representing this alignment will be erased.

ISSUE:
Staff recommends this section of the proposed Braun Road alignment be de-designated and deleted from the MTP for the following reasons:

- Due to the existence of Government Canyon, which this proposed alignment abuts, it is anticipated that growth in the area will not be as expected and will thus lessen the necessity of this proposed alignment.
- Environmental conditions and existing development make construction of this proposed alignment unlikely. This existing development refers to residential properties and streets in the City of Helotes. When these properties and streets were built, the City of Helotes made no provision for ROW and construction of this planned segment of Braun Road. The City of Helotes is not obligated to enforce San Antonio's MTP but can do so on a voluntary basis.
- De-designating and deleting this proposed alignment will not significantly harm overall future connectivity and circulation because alternative routes exist nearby.

ALTERNATIVES:
One alternative is to re-align around the existing development in the City of Helotes and connect to Galm Rd. This, however, will cause two problems: a) it will create a t-intersection on FM 1560, which may cause considerable interruption to the flow of traffic; and b) require crossing a 100-year flood plain at three points. Thus, environmental conditions and existing development preclude re-alignment. There are no feasible alternatives given the location of the 100-year flood plain and the location of existing residential development in the City of Helotes.

FISCAL IMPACT:
There is no fiscal impact associated with this amendment.

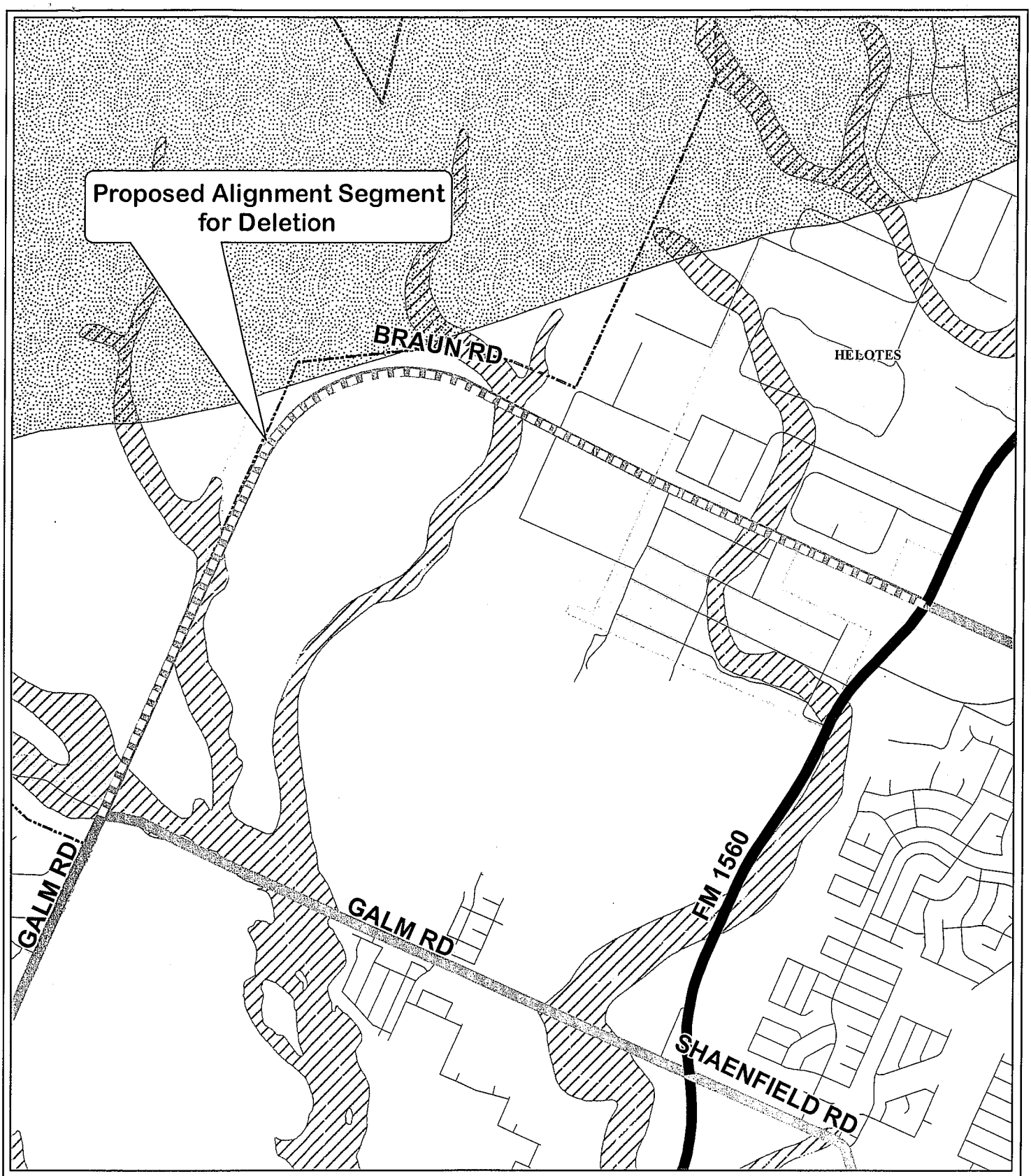
PROCESS HISTORY:
A public informational meeting was held on February 10. To advertise this meeting, 56 notices were mailed on January 27 to property owners within 200 feet of the proposed changes. Two people attended, and another two phoned with questions for clarification. This proposed amendment was presented to the Technical Advisory Committee on March 23.

TECHNICAL ADVISORY COMMITTEE
Approval.

STAFF RECOMMENDATION:
Approval.

PLANNING AND DEVELOPMENT SERVICES STAFF

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Richard Martinez	Sr. Planner, Regional Planning



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Belen L. Garcia
Map file location:
\\fscommon\GIS\Pln50\plan_lo\Comprehensive\Major Thoroughfare Plan\Proposed_MTP_Changes\Braun Road\Amend_BraunRd_ANSI_A_Port.mxd
Map Last Edited: 22 January 2009
PDF Filename: 0901GL50.pdf

City of San Antonio

Major Thoroughfare Plan Amendment

Braun Road

0 330 660 1,320 Feet

City of San Antonio
Planning and Development Services Department
Roderick J. Sanchez, AICP, CBO
Director
Cliff Morton Development and Business Services Center
1901 South Alamo
San Antonio, TX 78204

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO DE-DESIGNATE AND DELETE A SEGMENT OF BRAUN ROAD GENERALLY LOCATED WEST OF FM 1560 AND NORTH OF SHAENFIELD ROAD.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on April 22, 2009 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to de-designate and delete a segment of Braun Road generally located west of FM 1560 and north of Shaenfield Road as illustrated in Attachment I, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 22nd DAY OF APRIL 2009.

Approved:

_____
Cecilia Garcia, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

Agenda Item # 18

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING DIVISION

STAFF RECOMMENDATION

PLANNING COMMISSION MEETING DATE: April 22, 2009

COUNCIL DISTRICT: 10

APPLICANT:
Staff is submitting a recommendation to amend the Major Thoroughfare Plan (MTP).

SUBJECT:
De-designation and deletion of Jones-Maltsberger Road.

BACKGROUND INFORMATION
From the intersection of Jones-Maltsberger Road and Redland Road north to the FM1604 frontage, the MTP calls for a Secondary Arterial Type A (86' ROW). This distance is about 2,000 feet. The southern 1,100 feet follows the existing alignment of Jones-Maltsberger Road, which is currently a two-lane street with 60 feet of right-of-way. The northern 900 feet is a proposed alignment which traverses developed and undeveloped properties. No pavement has been constructed over this 900 foot stretch, and no right-of-way has been dedicated.

For the purposes of this amendment, "designate" means that the MTP has ruled that an existing or proposed street may become some type of arterial in the future. "De-designate" means that an existing street or proposed street will no longer be considered a potential future arterial. "Delete" means that a line on the MTP map, with no existing street associated with it, is being erased from the MTP map (no street will be physically eliminated). "Existing alignment" means existing street. "Proposed alignment" means a non-existing street but one that may be constructed in the future.

ISSUE
Staff is making two recommendations. The first is to de-designate the southern 1,100 feet. The second is to de-designate and delete the northern 900 feet. Staff is making these recommendations for the following reasons:

1: Existing development makes the construction of the proposed northern 900 foot alignment unlikely. A section (550 feet) of this proposed 900 foot alignment traverses a developed property – a church – which did not dedicate or construct the Secondary Arterial Type A (86' ROW). It is therefore unlikely that this 550 foot alignment will ever be built. What is left is the possibility that the remaining 350 feet will be constructed by a proposed development (associated with MDP titled "FCS Fischer, Ltd. 86.73 Acre Tract"), but this would provide no connectivity to the street system.

2: If the proposed northern 900 foot alignment were constructed, the connection it would create with the existing Jones-Maltsberger Road alignment would be approximately across from a "bus service entrance" driveway to Driscoll Middle School. This could potentially create difficulty for school buses entering the school. (See Exhibit A)

3: Any design of the intersection of the proposed northern 900 foot alignment and the existing alignment of Jones-Maltsberger would be problematic in part because of the curvature of the existing Jones-Maltsberger alignment.

4: Without the proposed northern 900 foot alignment, the southern 1,100 foot alignment is not necessary.

5: Local arterial connectivity is provided by Redland Road and proposed Bulverde Road.

OTHER ALTERNATIVES
Not amending the MTP would result in the likelihood that the proposed 900 foot alignment will never be built. Re-aligning the proposed 900 foot alignment to another point of Jones-Maltsberger Road would result in the same aforementioned intersection design concerns.

FISCAL IMPACT
There is no fiscal impact associated with this amendment.

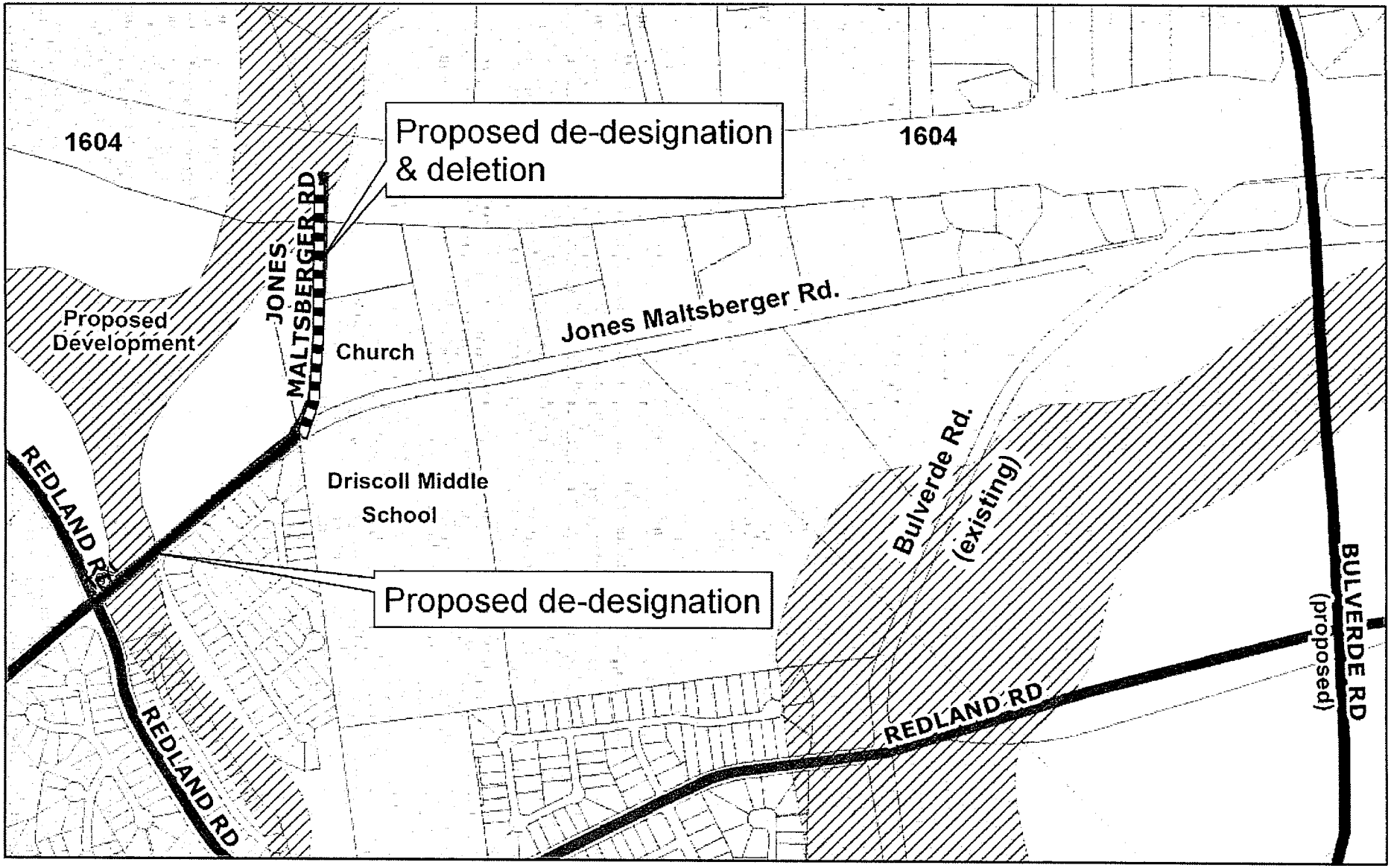
PROCESS HISTORY
A public informational meeting was held on February 10. To advertise this meeting, 108 notices were mailed on January 27 to property owners within 200 feet of the proposed changes. Over a dozen people attended. This proposed amendment was presented to the Technical Advisory Committee on March 23.

TECHNICAL ADVISORY COMMITTEE
Approval.

STAFF RECOMMENDATION
Approve.

PLANNING AND DEVELOPMENT SERVICES STAFF

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Richard Martinez	Sr. Planner, Regional Planning



City of San Antonio
Planning and Development Services Department

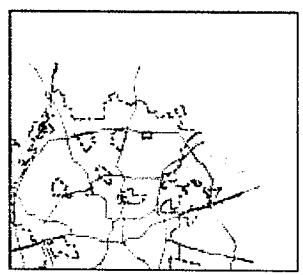
Major Thoroughfare Plan Amendment
Jones-Maltsberger Rd.

Primary Arterial Type A 120'
Secondary Arterial Type A 86'
FEMA 100 flood plain
Edwards Aquifer (TECQ)
City of San Antonio
Bexar County
Cities and Towns
Proposed designation
Proposed de-designation & deletion

N
W
E
S

0 500 1,000 1,500 2,000 2,500 3,000 3,500 Feet

Map Last Edited: March 2, 2020
PDF Filename: Redland JM local streets TAU



RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO DE-DESIGNATE AND DELETE A SEGMENT OF JONES-MALTSBERGER ROAD GENERALLY LOCATED NORTH OF REDLAND ROAD AND SOUTH OF LOOP 1604.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on April 22, 2009 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to de-designate and delete a segment of Jones-Maltsberger Road generally located north of Redland Road and south of Loop 1604 as illustrated in Attachment I, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 22nd DAY OF APRIL 2009.

Approved:

_____
Cecilia Garcia, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

Agenda Item # 19

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING SECTION
STAFF RECOMMENDATION

PLANNING COMMISSION: April 22, 2009

SUBJECT: Municipal Boundary Adjustment with the City of Kirby

APPLICANT: City of Kirby

COUNCIL DISTRICT: 2

SUMMARY:
Request from City of Kirby for City of San Antonio to release approximately 38.70 acres of land from the City of San Antonio municipal boundaries to the City of Kirby and approximately 1.10 acres of land from the City of Kirby to the City of San Antonio.

BACKGROUND INFORMATION
The City of Kirby is requesting to add three separate areas or tracts comprising approximately 38.70 acres of land to its municipal boundaries. Tract 1 is approximately 14.0 acres and is located adjacent to the northeast corner of Kirby. Tract 2 is approximately 13.9 acres and is located east of Kirby. Tract 3 is approximately 10.8 acres and is located on the west side of Kirby. (See the attached exhibit)

[The original request asked for approximately 141.5 with no exchange to the City of San Antonio. The request has since been amended to reduce Tract 2 from 81.7 acres to 13.9 acres because the request exceeded state law requirements (in that municipal boundary exchanges can only be for areas less than 1,000 feet in width). Tract 3 was amended from 45.6 acres to 10.8 acres.]

In exchange for the release of property, the City of Kirby has agreed to release property to the City of San Antonio which includes approximately 1.1 acres that is currently split between the City of Kirby and the City of San Antonio. In Tract 4, this encompasses the front portions of sixteen residential lots that are currently in Kirby. In Tract 5, this encompasses the eastern border of a commercial lot which currently has a convenience store.

The reasons for the request vary by tract. All of the reasons involve adjusting the lines to allow for a more logical municipal boundary distinction for the provision of unified services between the City of San Antonio and the City of Kirby.

Tract 1
Tract 1 is adjacent to and includes approximately 1,500 ft. of Old Seguin Road (FM 78 to the north), currently within the City limits of San Antonio, and intersects with Summer Fest Road to the south. The land is undeveloped and is situated between two floodplains. In the letter of request, the City of Kirby cited problems with street maintenance and litter clean-up on this section of Old Seguin Road. Because this property is an entrance to Kirby, off FM 78, they have an interest in keeping this area maintained "as its appearance reflects on the City of Kirby." The City of Kirby would assume maintenance responsibility for the 1,500 ft. of Old Seguin Rd. scheduled for end of April, 2009 at estimated cost of $56,495.

Tract 2
Tract 2 (13.9 acres) was purchased by the City of Kirby in 1995 and functions as a city park. As a city facility, they would like to incorporate the park area into their municipality which will also continue to serve nearby San Antonio neighborhoods. Initially the City of Kirby had requested the City of San Antonio release an additional 67.8 acres surrounding this site, however, the width requirements exceeded those allowed by state law. Subsequently the request was modified to the municipal park only.

Tract 3
Tract 3 contains 9 parcels of land. The largest is approximately 9 acres and contains a manufactured home park. The current municipal boundary line dissects the entire manufactured home park. Most of the park (approximately ¾) is in Kirby. The remaining ¼ is the City of San Antonio. The other eight parcels are approximately 6,000 sq. ft. lots adjacent to, and north of, the manufactured home park.

Tract 4
Tract 4 is comprised of portions of 16 lots that are predominantly in the City of San Antonio, but the front door, facing east, is technically in the City of Kirby. This municipal boundary adjustment will clarify lot lines. Kirby currently provides solid waste collection to these homes, and this service will need to be transferred to the City of San Antonio.

Tract 5
Tract 5 is part of a commercial parcel that is approximately 1.2 acres. Approximately .4 acres on the eastern border is in the City of Kirby and the remainder is in the City of San Antonio. Property tax is currently split between San Antonio and Kirby, but Sales Tax from the convenience store is collected only by the City of Kirby. Upon the municipal boundary adjustment, the sales tax would be collected by the City of San Antonio.

ISSUE
The most pressing issue for the City of Kirby is that they would like to avoid the confusion in service delivery created by neighborhoods being divided by the municipal boundary and would like to provide consistent services to those areas. Additionally, they would also like to have their municipal park within their municipality, and provide maintenance and litter control to their municipal entrance along Old Seguin Road.

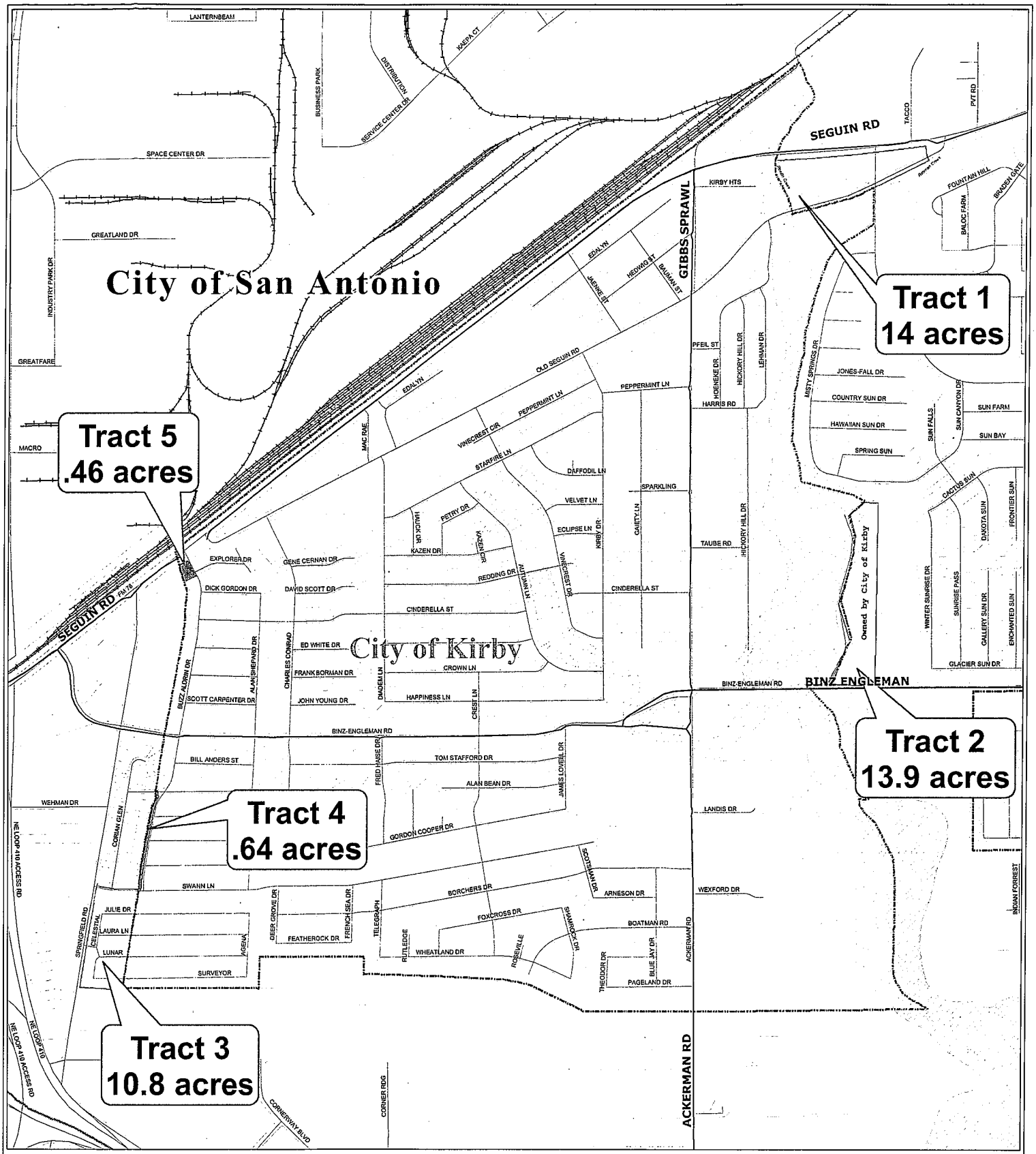
FISCAL IMPACT
The property released in Tracts 1, 2, and 3 currently yield approximately $11,000 in property tax revenue for the City of San Antonio. To offset this, the City of Kirby is releasing the commercial property in Tract 5 which is estimated to yield more than $11,000 in sales tax revenue for San Antonio (which receives 1.125% of the 8.125% of sales tax charged). In addition, The City of San Antonio has planned capital improvements along Old Seguin Road for April 2009. Kirby has agreed to reimburse San Antonio for the budgeted project costs of $56,495.

NEXT STEPS:
Public information meeting to be held with affected property owners on April 21, 2009.

RECOMMENDATION:
Approval

PLANNING AND DEVELOPMNET SERVICES STAFF:

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Last Edited: March 30, 2009
PDF Filename: 0803GG21.pdf

City of San Antonio
City of Kirby
Request for Boundary Adjustment

City of San Antonio Planning and Community Development Department
Roderick J. Sanchez, AICP, CBO
Director
Cliff Morton Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

RESOLUTION NO.

RECOMMENDING APPROVAL OF THE ADJUSTMENT OF THE BOUNDARY BETWEEN THE CITY OF SAN ANTONIO AND THE CITY OF KIRBY INVOLVING APPROXIMATELY 39.8 ACRES SUBJECT TO APPROVAL OF THE ADJUSTMENT BY THE CITY OF CONVERSE.

WHEREAS, the Local Government Code permits adjacent cities to make mutually agreeable boundary adjustments; and

WHEREAS, the current boundary line between the City of San Antonio and the City of Kirby current dissects lots in several areas.

WHEREAS, the proposed adjustment would resolve potential confusion injurisdiction and delivery of services to the parcels involved; and

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

SECTION 1. The Planning Commission approves and recommends City Council adopt a municipal boundary adjustment to allow approximately 38.7 acres (currently in the City of San Antonio) to lie within the municipal boundaries of the City of Kirby; and to allow approximately 1.1 acres to be adjusted (from the City of Kirby) to lie within the City of San Antonio as illustrated in Attachment I.

SECTION 2. The City of Kirby shall reimburse the City of San Antonio $56,495 for road improvements to Old Seguin Road scheduled for repair in 2009.

PASSED AND APPROVED ON THIS 22nd DAY OF APRIL 2009.

Approved:

_____
Cecilia Garcia, Chair
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

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

Council District: **2** City Council Meeting Date: **May 21, 2009**

Agenda Item # 20

Plan Boundaries:
N: IH-10 and FM 1346
E: Loop 410 and S. Foster Road
S: New Sulphur Springs Road and Southcross Boulevard
W: Roland Avenue
Plan Area: 14.98 square miles
Population: Approximately 28,000 (2000 Census)
Online Draft: http://www.sanantonio.gov/planning/neighborhoods/ET_draft_update_0305.asp

☒Planning Area Boundary – Attachment 1
☒Future Land Use Plan – Attachment 2
☒Goals and Objectives – Attachment 3

Summary:

The Eastern Triangle planning area has developed a plan under the Community Building and Neighborhood Planning Program (CBNP) adopted by City Council in 1998. A summary of the plan's goals and objectives is found in Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the neighborhood and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

At the April 22, 2009, Planning Commission meeting, staff will request a resolution from the Planning Commission to recommend to the City Council that the Eastern Triangle Community Plan become a component of the City's Master Plan. A public hearing is scheduled at City Council for May 22, 2009. Staff recommends approval.

Background Information:

The Eastern Triangle Community Plan represents a partnership of work between the City of San Antonio and the Eastern Triangle Planning Team that spanned approximately one year. Created by neighbors, businesses, neighborhood and resident associations, community organizations, churches, property owners, and other interested groups, the Eastern Triangle Community Plan is a blueprint for action. By setting goals, objectives and action steps, the community creates a vision for the future and identifies the steps needed to reach its goals. This plan organizes many of the neighborhoods' ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for implementation from the City of San Antonio or identified partnering agencies, the Eastern Triangle Community Plan shall be used as a guide for decision making.

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

Issue:

The Eastern Triangle planning area was selected for planning services through a competitive application process. The planning effort began in May 2008 and included 8 public meetings and workshops held in the community between June and August 2008. Over 260 different individuals from the community attended one or more of the public meetings to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Development Services Department, together with the Planning Team, worked to encourage participation in the community planning process. Notification of public meetings was sent to more than 10,000 neighborhood stakeholders, property owners and other interested citizens. In addition, flyers were posted at local businesses and community centers and meetings announcements were posted in neighborhood newsletters.

Eight public meetings and workshops were held between May 2008 and March 2009. The first meeting gave the community stakeholders an opportunity to identify the things that were adding value to the neighborhood and the things that needed improvement. During the next five public workshops stakeholders and City Staff created goals, vision statements and action steps for needed and desired improvements in the community. Representatives from City of San Antonio departments and partnering agencies were also given a chance to present programs, services and projects that the community could use to improve the quality of life. The third public meeting was geared toward business owners and business and vacant property owners. City Staff worked with the Planning Team to organize the information received during these public meetings and workshops in order to present the goals and strategies in a cohesive document. The final stage of the planning process involved an Open House held in March 2009. The Eastern Triangle community members were invited to review the draft document and submit comments and suggestions.

Coordination:

Review of the Eastern Triangle Community Plan was coordinated with the following departments: Animal Care Services, Capital Improvement and Management Services, City Attorney's Office, Community Initiatives, Cultural Affairs, Customer Service/311 Program, Economic Development, Office of Emergency Management, Office of Environmental Policy, Fire, Office of Historic Preservation, Grants Monitoring and Administration, Housing and Neighborhood Services, Library, Parks and Recreation, Police, Public Works, and Solid Waste Management.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Staff recommends APPROVAL of the Eastern Triangle Community Plan and inclusion of the plan in the City of San Antonio Master Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 22, 2009

☐ Approval ☐ Denial ☐ Resolution Attached

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

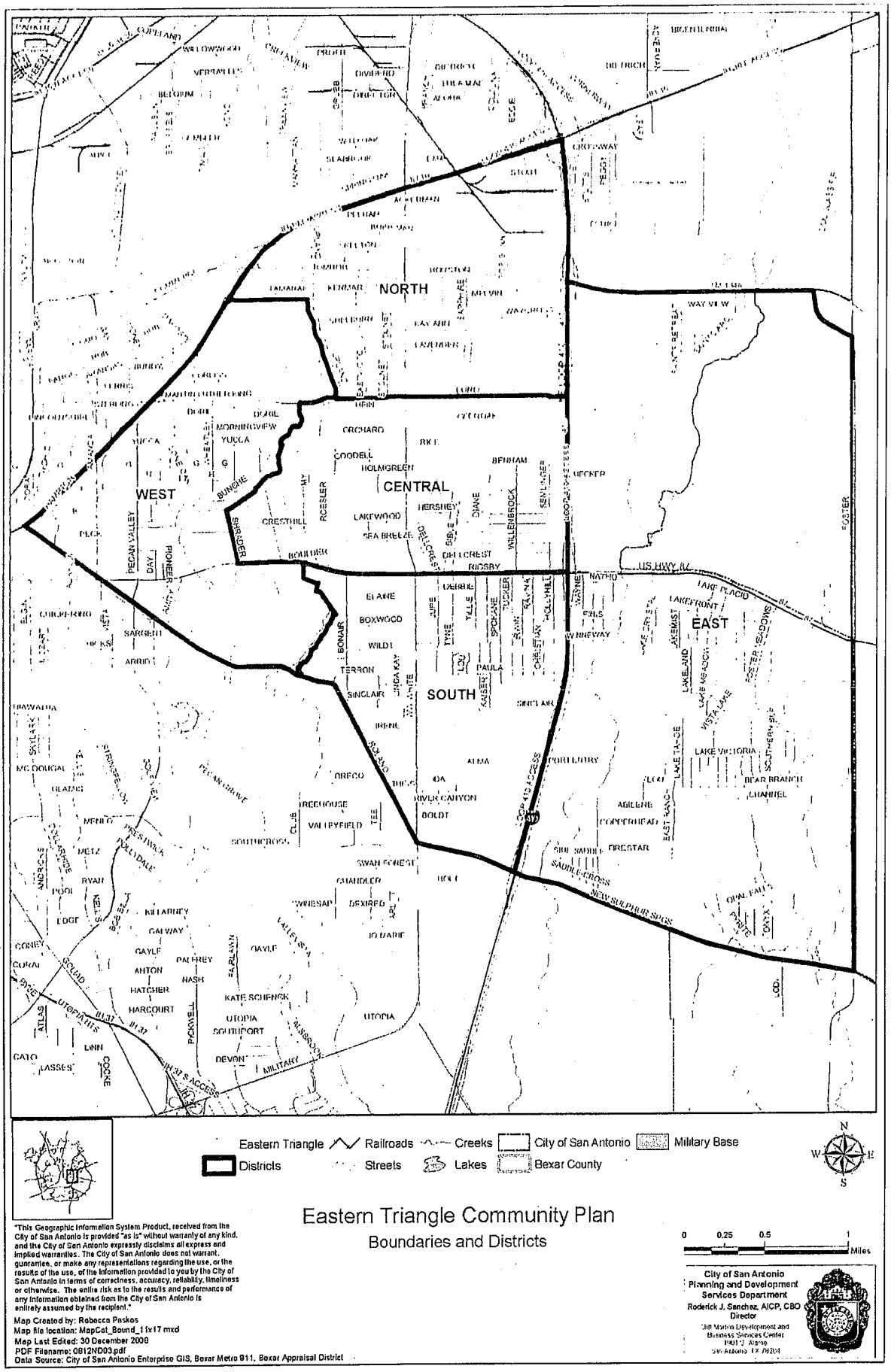
Newspaper Publication Date of Public Hearing: April 6, 2009
Registered Neighborhood Association(s) Notified: Eastwood Village Neighborhood Association, Huntleigh Park Residents Association, Hein-Orchard Association, Wheatley Heights Action Group, Southeast Side Community Organization, Dellcrest Forest Neighborhood Association, Dellcrest Area Neighborhood Association, Royal View Neighborhood Association, Lower Southeast Side Association, Lakeside Neighborhood Association, and Crestlake Homeowners Association

Planning Department Staff:

Rod Sanchez, AICP, CBO	Director	
Patrick Howard, AICP	Assistant Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Project Planners:		
Rebecca Paskos	Senior Planner	Phone No.: 207-7816
Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

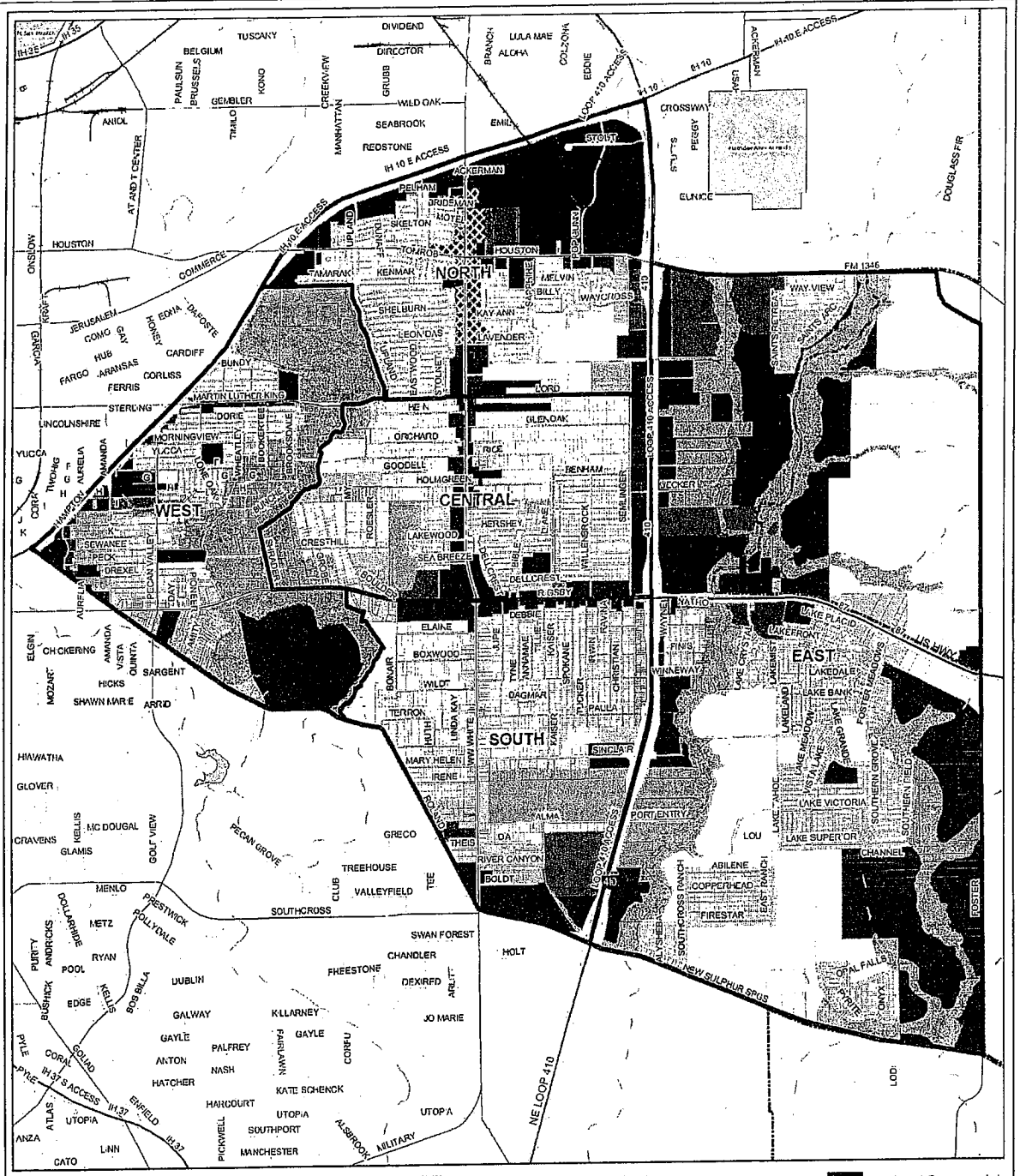
City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation

Attachment 1: Planning Area Boundary



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

Attachment 2: Land Use Plan



Railroads
Streets
Floodplain
Lakes
Intermittent Streams
Flowing Streams & Small Rivers
Medium Flowing Rivers

City of San Antonio
Bexar County
Military Base
Districts
Low Density Residential
Medium Density Residential
High Density Residential

Low Density Mixed Use
High Density Mixed Use
Possible TOD
Urban Living
Rural Living
Neighborhood Commercial
Community Commercial

Regional Commercial
Business Park
Light Industrial
Industrial
Public/Institutional
Parks/Open Space
Agricultural

"This Geographic Information System Product, received from the City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

Map Last Edited: 1 April 2009
PDF Filename: 0903ND15.pdf
Map Created by: Rebecca Paskos
Map file location: \\fscommon\misc50\Neighborhoods\Eastern Triangle CP\Mapping\Working Maps\Land Use\ET Future Land Use\MapCat_FLU_11x17.mxd
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Eastern Triangle Community Plan
Future Land Use

DRAFT

N W E S

0 0.25 0.5 1 Miles

City of San Antonio
Planning and Development Services Department
Roderick J. Sanchez, AICP, CBO
Director
Cliff Morton Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

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

Attachment 3: Goals and Objectives

The Goals and Objectives of the Eastern Triangle Community Plan are organized around the following elements: Crime and Public Safety; Economic Development; Housing and Neighborhoods; Parks, Linear Greenways, and Community Facilities; Public Health and Wellness; Transportation, Drainage, and Infrastructure. Below is a list of the Goals and Objectives identified for each of the elements.

CRIME AND PUBLIC SAFETY

OVERALL GOAL: A community that is a safe and clean place in which to live in free of crime, stray animals, and trash

GOAL 1: IMPROVE THE SENSE OF SECURITY THROUGH EDUCATION AND POLICE PRESENCE AND COOPERATION

- Objective 1.1: Increase community policing presence and participation
- Objective 1.2: Improve the public perception of high crime rates by educating community members on where and what type of crime is occurring in the Eastern Triangle
- Objective 1.3: Increase the presence and quality of Police protection through shorter response times and improved customer service
- Objective 1.4: Improve the relationship and communication between SAPD and citizens so that SAPD will have more interest in the community and better able to address concerns and or requests more comprehensively

GOAL 2: SAFER STREETS THROUGH LAW ENFORCEMENT

- Objective 2.1: Reduce speeding on residential streets

GOAL 3: COMMUNITY FREE OF GANG ACTIVITY

- Objective 3.1: Eliminate all gang activity to create a community free of drug trafficking and gun fire.

GOAL 4: REDUCE THE NUMBER OF STRAY ANIMALS

- Objective 4.1: Increase the dissemination of information to residents about laws and ordinances concerning animal care and encourage that they are enforced

GOAL 5: KEEP COMMERCIAL AND RESIDENTIAL PROPERTIES WELL MAINTAINED IN THE EASTERN TRIANGLE

- Objective 5.1: Improve property maintenance
- Objective 5.2: Wipe out graffiti
- Objective 5.3: Eliminate illegal dumping of refuse materials
- Objective 5.4: Improved relationship with Code Compliance to address neighborhood concerns
- Objective 5.5: Improve zoning compliance

GOAL 6: BE PREPARED TO ACT IN CASE OF A NEIGHBORHOOD OR COMMUNITY EMERGENCY

- Objective 6.1: Develop an emergency alert system and evacuation plan

ECONOMIC DEVELOPMENT

OVERALL GOAL: Economically viable community through a well trained workforce and safe, attractive streets

GOAL 7: CREATE A COMMUNITY WIDE ECONOMIC DEVELOPMENT PLAN

- Objective 7.1: Create a coalition of Eastern Triangle residents and businesses to pursue the cohesive economic development vision and goals.
- Objective 7.2: Attract new businesses to the Eastern Triangle
- Objective 7.3: Encourage sustainability and continuity of economic development programs through secure funding sources

GOAL 8: EXPAND AND BUILD THRIVING COMMERCIAL CORRIDORS

- Objective 8.1: Identify specific corridors for revitalization and develop strategic plans for redevelopment
- Objective 8.2: Designate S. WW White Road as a Corridor Overlay District by creating design standards along the street that establish a unique identity that is attractive to residents, visitors, businesses and investors

GOAL 9: PROMOTE DIVERSIFICATION OF BUSINESSES AND SERVICES

- Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle
- Objective 9.2: Encourage residents to open bank accounts instead of using check cashing service

GOAL 10: GROW AN EDUCATED AND WELL TRAINED LOCAL WORKFORCE

- Objective 10.1: Increase local training and educational programs within the planning area to develop stable and sustainable entrepreneurship
- Objective 10.2: Provide financial education, employment opportunities and occupational training in area schools
- Objective 10.3: Encourage local job skill programs to diversity employment opportunities as well as matching job skill education with the local job market

GOAL 11: ENHANCE THE PHYSICAL ENVIRONMENT

- Objective 11.1: Improve pedestrian linkages and provide enhanced streetscapes to encourage patronage of local businesses.
- Objective 11.2: Ensure the safety of pedestrians, cyclists and motorists by improving the streetscape

HOUSING AND NEIGHBORHOODS

OVERALL GOAL: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

GOAL 12: DEVELOP MORE GOOD, VERY GOOD, AND EXCELLENT QUALITY OR BETTER CONSTRUCTED HOUSING FOR ALL RESIDENTS, FROM YOUNG ADULTS TO THE ELDERLY, WITHIN THE PLANNING AREA.

- Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children
- Objective 12.2: Promote the development of senior specific housing options

Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community
Objective 12.4: Implement green building standards and environmental design in housing
Objective 12.5: Encourage home ownership and promote programs that aid in creating more homeownership opportunities

GOAL 13: ENCOURAGE WELL-MAINTAINED NEIGHBORHOODS AND HOUSING STOCK
Objective 13.1: Encourage home and property maintenance to improve existing housing stock
Objective 13.2: Cooperate between neighbors to improve the overall appearance of the community
Objective 13.3: Identify owners of properties that are habitually in disrepair, and hold them accountable for required maintenance
Objective 13.4: Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image

GOAL 14: ENHANCE NEIGHBORHOOD AWARENESS, EDUCATION, AND COOPERATION
Objective 14.1: Decrease disconnection between generations in order to create mutually beneficial community cooperation
Objective 14.2: Increase the number of Neighborhood Associations and mandatory Homeowners' Associations (HOAs)

GOAL 15: IMPROVE COMMUNITY PRIDE AND ATTITUDE
Objective 15.1: More concern or consideration for each other in the community

GOAL 16: CONSTRUCT HOUSING THAT INCORPORATES ACCESS TO TRANSIT AND PUBLIC AMENITIES
Objective 16.1: Improve access and amenities within and nearby residential neighborhoods

PARKS, LINEAR GREENWAYS, AND PUBLIC HEALTH

OVERALL GOAL: Enhance the area's parks, recreation, community facilities and programming to establish a regional draw with world-class amenities that meets the current and future needs of the Eastern Triangle

GOAL 17: DEVELOP A SYSTEM TO ENSURE THAT THE EASTERN TRIANGLE HAS THE HIGHEST LEVEL OF PARK FACILITIES AVAILABLE
Objective 17.1: Form a committee made of community members to implement the goals and objectives of the Parks, Linear Greenways, and Community Facilities chapter
Objective 17.2: Designate Martin Luther King Park as a "Destination Park" that will be the multi-sport complex for the region
Objective 17.3: Enhance existing park facilities
Objective 17.4: Identify maintenance issues, promote safety, and improve current parks
Objective 17.5: Utilize various methods to find funding for desirable park projects for the area

GOAL 18: BUILD A LIBRARY WITHIN THE EASTERN TRIANGLE WITH DISTINCT AREAS THAT HAS THE RESOURCES TO ADDRESS THE NEEDS OF ALL AGES FROM YOUTH TO ADULT
Objective 18.1: Build a new public library in the Eastern Triangle

Objective 18.2: Promote library resources and services that assist adults in research and learning computer skills

GOAL 19: CREATE A LEARNING CENTER FOR PEOPLE OF ALL AGES IN THE EASTERN TRIANGLE

Objective 19.1: Expand workforce programs to teach vocational skills
Objective 19.2: Reutilize closed schools as learning centers and/or community centers
Objective 19.3: Provide free computer lessons for seniors
Objective 19.4: Establish practices that keep young people in school by developing more after school programs and options designed to involve young people in the organization and operation of the program to increase participation

GOAL 20: INCORPORATE NEIGHBORHOOD ART AND CULTURAL ACTIVITIES

Objective 20.1: Collaborate with the Office of Cultural Affairs (OCA) to provide and participate in more art and cultural activities in the Eastern Triangle

GOAL 21: CONSOLIDATE OR CREATE PROGRAMS TO BETTER ADDRESS THE NEEDS OF THE COMMUNITY EFFECTIVELY AND EFFICIENTLY

Objective 21.1: Partner with different community organizations to collaborate and achieve goals
Objective 21.2: Promote the Eastern Triangle community events, activities, and programs
Objective 21.3: Seek funding for activities not organizations so that more programs can be offered

GOAL 22: ENHANCE COUNTY AND CITY SERVICES TO RESIDENTS IN THE EASTERN TRIANGLE

Objective 22.1: Create a "one-stop" service center for government services that includes a COSA Community Link Customer Service Center where residents can have access to city and county, and state services without going downtown

PUBLIC HEALTH AND WELLNESS

OVERALL GOAL: Provide a myriad of health care options to the residents of the Eastern Triangle through education, preventative healthcare services, and healthcare offices, clinics and medical complexes.

GOAL 23: ADDRESS THE COMMUNITY'S NEEDS FOR BASIC AND MENTAL HEALTHCARE THROUGH IMPROVED ACCESS TO HEALTHCARE, PREVENTATIVE HEALTH PROGRAMS AND COMMUNITY COLLABORATION

Objective 23.1: Create an Eastern Triangle Health and Wellness Committee to coordinate and address major health concerns within the community.
Objective 23.2: Bring basic healthcare services to the Eastern Triangle
Objective 23.3: Create a mental healthcare facility to service the Eastern Triangle
Objective 23.4: Create a comprehensive senior citizen one stop center for the Eastern Triangle

GOAL 24: EDUCATE THE COMMUNITY ABOUT THE IMPORTANCE OF HEALTH AND WELLNESS AND PROVIDE OPPORTUNITIES TO UTILIZE EDUCATIONAL PROGRAMS

Objective 24.1: Provide educational information to neighborhood associations and community organizations and encourage them to host special presentations on specific health and wellness issues
Objective 24.2: Get the word out through mass communication tools
Objective 24.3: Organize an annual community-wide 1K or 5K run/walk and include physical fitness education

GOAL 25: CREATE A CULTURE OF WELLNESS AMONG THE EASTERN TRIANGLE YOUTH THROUGH EDUCATIONAL PROGRAMS, WELLNESS CENTERS AND COMMUNITY EMPHASIS ON HEALTHY LIVING
Objective 25.1: Create teen centers aimed at promoting physical activity and addressing teen concerns (such as mental health, teen pregnancy, body image, etc.)
Objective 25.2: Create a center for homeless youth, pregnant youth, and/or youth suffering from substance abuse to finish their education, procure employment, obtain healthcare and learn life/job skills
Objective 25.3: Bring health and wellness education to area schools, throughout all grade levels

TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE

OVERALL GOAL: Utilize the concept of Complete Streets to enhance the aesthetics and service level of infrastructure in the Eastern Triangle through maintenance and improvement to current systems so that transportation networks for all modes of transportation and drainage systems function safely and efficiently

GOAL 26: IMPROVE SAFETY AND MOBILITY ALONG THE MAJOR THOROUGHFARES AND NEIGHBORHOOD STREETS IN THE EASTERN TRIANGLE
Objective 26.1: Ensure that all traffic signals are functioning, synchronized, well maintained, and easy to see from a safe distance
Objective 26.2: Implement traffic safety measures to allow pedestrians, disabled persons and bicyclists to safely cross busy corridors
Objective 26.3: Implement traffic safety measures to allow motorists to safely cross busy corridors
Objective 26.4: Acquire traffic devices to assist in slowing down traffic around blind curves along Martin Luther King

GOAL 27: BUILD AND MAINTAIN ROADS THAT ARE IN GREAT CONDITION FOR TRAVELING IN AND AROUND NEIGHBORHOODS
Objective 27.1: Reduce the amount of time required for implementing capital improvement projects while maintaining and improving current streets

GOAL 28: DEVELOP MORE ATTRACTIVE STREETS FOR PEDESTRIANS, BICYCLISTS, MOTORISTS AND ECONOMIC DEVELOPMENT
Objective 3.1: Encourage boulevard street design with medians, pedestrian crossings, and bicycle lanes to allow easy access within the community

GOAL 29: CHANGE TRAFFIC PATTERNS TO REDUCE CONGESTION ON MAJOR THOROUGHFARES.
Objective 29.1: Decrease congestion and the amount of time spent in idle traffic
Objective 29.2: Improve traffic flow around Loop 410 to alleviate traffic congestion

GOAL 30: UTILIZE VARIOUS TRAFFIC CALMING METHODS AND DEVICES TO REDUCE SPEEDING ON RESIDENTIAL STREETS.

Objective 30.1: Invest in traffic calming measures along neighborhood streets

GOAL 31: ALLOW FOR INCREASED BICYCLE ACCESS IN THE COMMUNITY IN SUPPORT OF THE COMPLETE STREETS CONCEPT

Objective 31.1: Provide more bicycle facilities along streets and in linear parks

Objective 31.2: Increase connectivity between neighborhoods by creating an Eastern Triangle Community off-road loop for non-motorized modes of transportation to avoid high traffic roadways and connect hike and bike trails to increase accessibility for community residents

GOAL 32: RECOGNIZE WALKING AS A VIABLE MODE OF TRANSPORTATION AND PROVIDE A SAFE WAY FOR RESIDENTS AND VISITORS TO EXPLORE AND USE THE EASTERN TRIANGLE ON FOOT

Objective 32.1: Increase the amount of landscaped and buffered sidewalks along commercial corridors in the Eastern Triangle

Objective 32.2: Bring existing sidewalks up to ADA standards

GOAL 33: CREATE SAFE SCHOOL ZONES

Objective 33.1: Maintain a safe environment within school zones

Objective 33.2: Provide a safe way for children to walk to school

GOAL 34: ENCOURAGE THE PLACEMENT OF ADDITIONAL STREET LIGHTS FOR SAFETY AND SECURITY OF ALL MODES OF TRANSPORTATION WHERE NECESSARY

Objective 34.1: Provide additional street lights where necessary for pedestrian, bicyclist, and vehicular safety and the deterrence of crime that does not increase light pollution

GOAL 35: ENSURE SAFE AND RELIABLE PUBLIC TRANSIT OPTIONS IN ORDER TO PROVIDE MOBILITY CHOICES FOR ALL WITHIN THE EASTERN TRIANGLE

Objective 35.1: Provide better transportation for disabled and senior citizens

Objective 35.2: Connect the Eastern Triangle to downtown San Antonio, Fort Sam Houston, St. Phillip's College, AT&T Center, Medical Center, and other major employers with better accessibility to public transit for Eastern Triangle residents

Objective 35.3: Provide safer and sheltered bus stops

GOAL 36: PROVIDE SEWER SERVICE TO ALL RESIDENTS AND BUSINESSES THROUGHOUT THE EASTERN TRIANGLE

Objective 36.1: Eliminate septic systems in the Eastern Triangle through cooperative efforts of the community and government agencies

GOAL 37: REDUCE FLOODING IN THE COMMUNITY BY IMPROVING DRAINAGE

Objective 37.1: Establish an Eastern Triangle Storm Water Subcommittee to maintain communication with government departments and other public agencies

Objective 37.2: Monitor current drainage projects, propose new projects where needed, and related projects located within and outside of the planning area that may negatively affect the Eastern Triangle

Objective 37.3: Ensure that the current drainage system receives regular maintenance and remains clean and unobstructed

Objective 37.4: Establish regulations for the use of new strategies to increase water absorption and reduce the volume of storm water run-off

GOAL 38: ENHANCE NEIGHBORHOOD ENVIRONMENTS THROUGH IMPROVEMENTS TO THE UTILITY NETWORK

Objective 38.1: Explore converting above ground electrical utilities to an underground network to help beautify the neighborhood and remove utility pole obstructions in sidewalks

RESOLUTION NO. _____

RECOMMENDING THE EASTERN TRIANGLE COMMUNITY PLAN, AN AREA BOUNDED BY INTERSTATE HIGHWAY 10 AND FM 1346 ON THE NORTH, LOOP 410 AND SOUTH FOSTER ROAD ON THE EAST, NEW SULPHUR SPRINGS AND SOUTHCROSS BOULEVARD ON THE SOUTH, AND ROLAND AVENUE ON THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Eastern Triangle Community Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on April 22, 2009.

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

SECTION 1: The Eastern Triangle Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22 day of April 2009.

Approved:

_____

Cecilia G. Garcia, Chair
San Antonio Planning Commission

Attest:

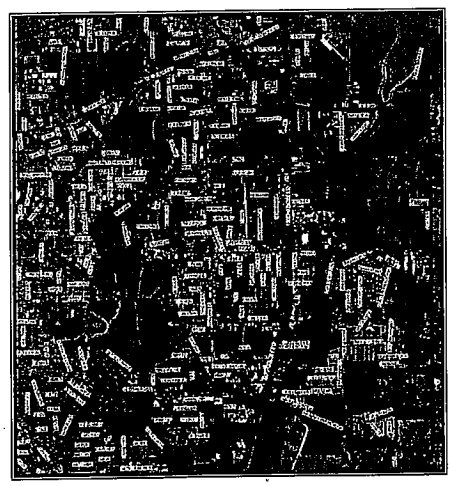
_____

Executive Secretary
San Antonio Planning Commission

EASTERN TRIANGLE COMMUNITY PLAN

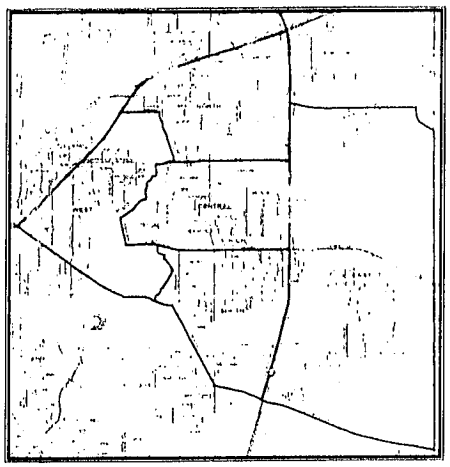
Planning Commission
April 22, 2009
Item # 20

Community Plan Purpose



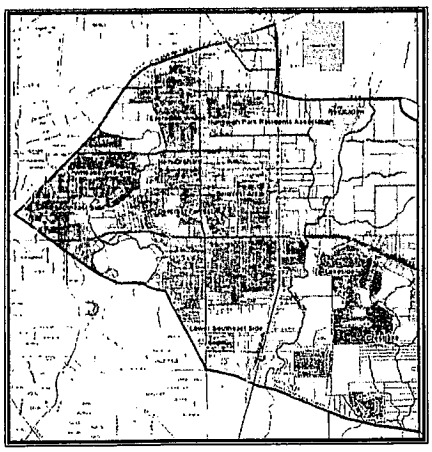
- Provides opportunity for community to address SWOTS (strengths, weaknesses, opportunities and threats) and plan for the future of the Eastern Triangle Community

Planning Area Location



- Boundaries
  - North IH 10, Loop 410, and FM 1346
  - East S. Foster Road
  - South New Sulphur Springs & Southcross
  - West Roland
- City Council District 2
- Approximately 15 Square Miles
  About 28,000 residents

Planning Area Location (continued)



- Home to 11 area Neighborhood Associations:
  - Eastwood Village
  - Huntleigh Park
  - Hein-Orchard
  - Wheatley Heights
  - Southeast Side
  - Dellcrest Forest
  - Dellcrest Area
  - Royal View
  - Lower Southeast Side
  - Lakeside
  - Crestlake

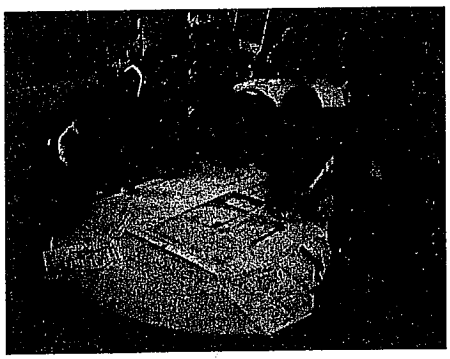
Community Planning Process

1st Public Meeting: SWOT's *81 Participants*	**May 31, 2008**
1st Plan Writing Workshop: Crime & Public Safety *41 Participants*	**June 17, 2008**
2nd Plan Writing Workshop: Economic Development & Housing *20 Participants*	**July 15, 2008**
2nd Public Meeting/3rd Plan Writing Workshop: Land Use *21 Participants*	**July 26, 2008**
4th Plan Writing Workshop: Transportation, Infrastructure, & Drainage *29 Participants*	**August 5, 2008**
5th Plan Writing Workshop: Parks, Linear Greenways, Community Facilities, & Public Health *28 Participants*	**August 26, 2008**
3rd Public Meeting: Business & Development Meeting *55 Participants*	**September 23, 2008**
4th Public Meeting: Open House *81 Participants*	**March 19, 2009**

Community Planning Process, Cont.

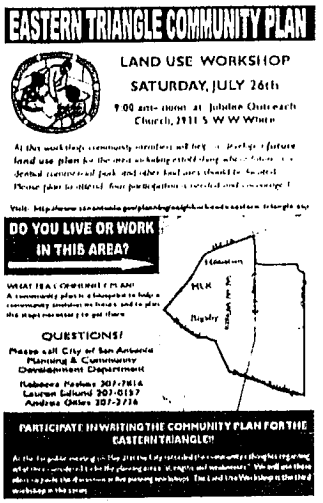
12 Planning Team Meetings **April 2008 – February 2009**

15 Planning Team Committee Meetings **September 2008 – February 2009**



- Planning Team
  - 29 members including 1 Chair & 2 Co-Chairs
  - 8 Committees

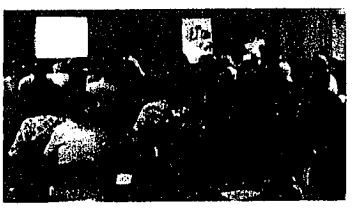
Community Outreach

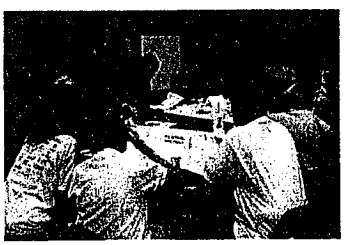


- Notices were mailed to all property owners for the 1st Public Meeting
- Notices for public workshops including the 2nd Public Meeting were mailed to all attendees of the 1st Public Meeting
- Notices were mailed to all business properties and vacant land owners as well as to all business owners for the 3rd Public Meeting: Business and Development Meeting
- Flyers for public workshops were posted at area businesses, churches, and park facilities
- Neighborhood Association newsletters advertised community meetings
- Press releases notified local media regarding coverage and announcement featured on TV's 4
- A comprehensive webpage was devoted to the Plan

Community Involvement

- Over 260 participants attended one or more of the 8 public meetings and workshops
- 33 staff members from various City departments and public agencies attended one or more of the public meetings, workshops, and Planning Team Committee meetings

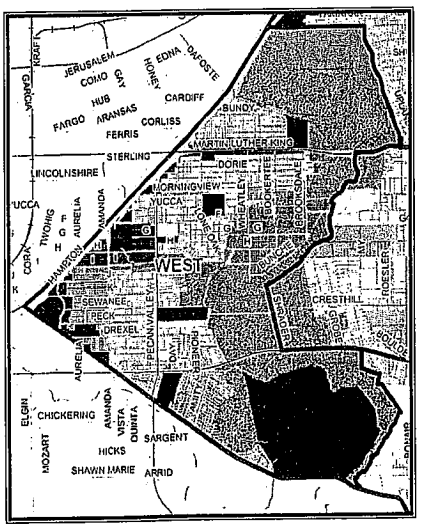




Plan Elements

- Land Use Plan
- Crime & Public Safety
- Economic Development
- Housing & Neighborhoods
- Parks & Community Facilities
- Public Health
- Transportation, Infrastructure, & Drainage
- Implementation Strategy
- Plan Indicators

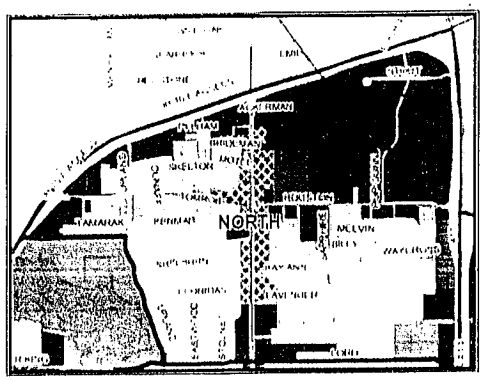
Land Use Plan



- **West District**
  - Mixed use corridor on MLK
  - Regional node at IH-10 & Roland
  - Linear greenways along drainage canals
  - Less intense commercial along Rigsby

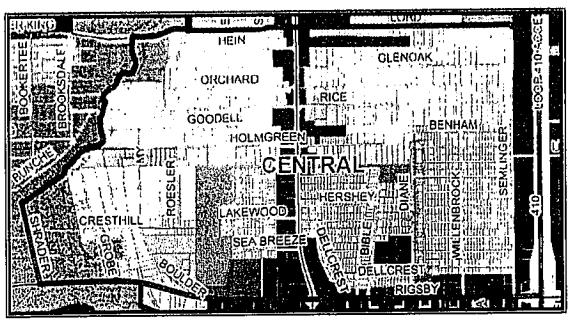
Land Use Plan

- **North District**
  - Industrial in the northeast corner
  - Regional commercial node at IH 10 & WW White
  - TOD proposed at Houston & WW White

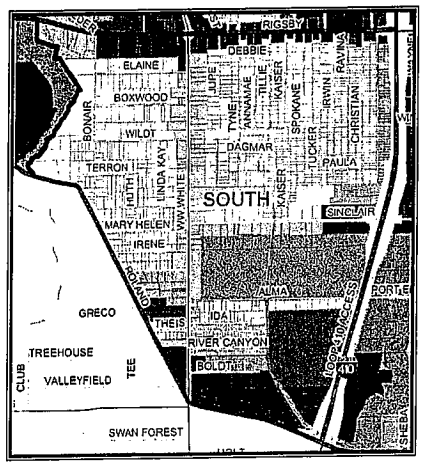


Land Use Plan

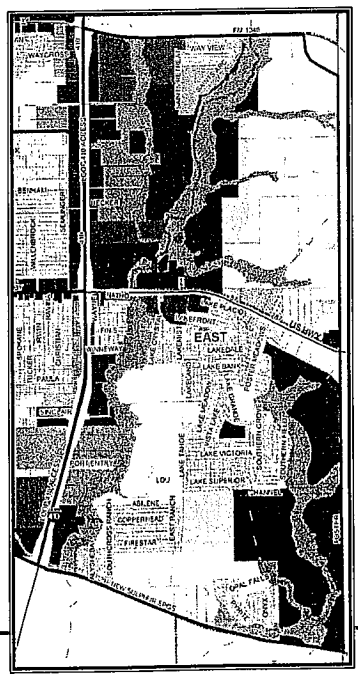
- **Central District**
  - Conversion of former landfill as park/open space
  - Low density mixed use located along Holmgreen at former elementary school



Land Use Plan



- **South District**
  - Preservation of large lots of one acre or more and the rural character
  - Neighborhood Commercial along WW White
  - Recommend rezoning to convert unwanted industrial zoning along Sinclair Road to Neighborhood Commercial

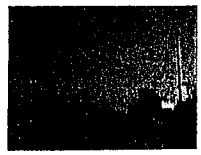


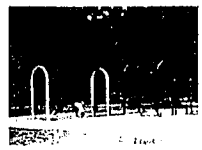
Land Use Plan

- **East District**
  - Preservation of large lots of one acre or more and the rural character
  - Commercial along Highway 87
  - Transformation of former industrial to business park
  - Light industrial maintained south Sinclair east of Loop 410
  - Propose Rosillo Creek Linear Greenway

Key Elements

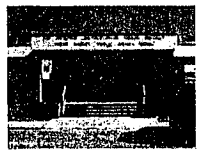
- **Crime & Public Safety**
  - Reduce crime & gang activity
  - Animal care
  - Property maintenance
  - Emergency preparedness
- **Economic Development**
  - Commercial corridors
  - Diversity of business & services
  - Educated workforce
- **Housing & Neighborhoods**
  - Quality housing
- **Parks, Linear Greenways, & Community Facilities**
  - Multi-use trails
  - Education & learning centers





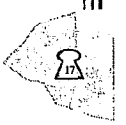
Key Elements, Cont.

- **Public Health & Wellness**
  - Basic healthcare needs
  - Health & wellness education
- **Transportation, Infrastructure, & Drainage**
  - Complete Streets
  - Traffic calming & reduce traffic congestion
  - Walkability & bicycle access
  - Sewer service
  - Drainage improvements
- **Implementation Strategy**
  - Plan Implementation Team
  - Outreach & partnerships
  - Reliable & timely implementation



Staff Recommendation & Next Steps

- Recommend that the Eastern Triangle Community Plan be forwarded to City Council for adoption as a component of the City's Master Plan
- City Council Public Hearing: May 21, 2009



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

Council District: 7

City Council Meeting Date: **May 21, 2009**

Agenda Item #21

Plan Boundaries:

N: Bandera Road, and Callaghan Road
E: Benrus Boulevard, and Ridge Road
S: Ingram Road, and West Quill Drive
W: Callaghan Road

Plan Area: 0.9905 square mile
Population: 5,231
Online Draft:
http://www.sanantonio.gov/planning/pdf/neighborhoods/Ingram_Hills_Neighborhood_Plan.pdf

☒Planning Area Boundary – Attachment 1
☒Future Land Use Plan – Attachment 2
☒Goals and Objectives – Attachment 3

Summary:

The Ingram Hills Neighborhood has developed a plan under the Community Building and Neighborhood Planning Program (CBNP) adopted by City Council in 1992. A summary of the plan's goals and objectives is found in Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the neighborhood and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

At the May 22, 2009 Planning Commission meeting, staff will be requesting a resolution from the Planning Commission to recommend to the City Council that the Ingram Hill Neighborhood Plan become a component of the City's Master Plan. A public hearing is scheduled at City Council for June 4, 2009. Staff recommends approval.

Background Information:

The Ingram Hills Neighborhood Plan represents a partnership of work between the City of San Antonio and the Ingram Hills Planning Team that spanned approximately five months. Created by neighbors, businesses, neighborhood and resident associations, community organizations, churches, schools, property owners, and other interested groups, the Ingram Hills Neighborhood Plan is a blueprint for action. By setting goals, objectives and action steps, the community creates a vision for the future and identifies the steps needed to reach its goals. This plan organizes many of the neighborhood's ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for implementation from the City of San Antonio or identified partnering agencies, the Ingram Hills Neighborhood Plan shall be used as a guide for decision making.

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

The Ingram Hills Neighborhood was selected for planning services through a competitive application process. The planning effort began in October 2008 and included 7 planning team meetings and workshops held in the community between October 2008 and March 2009. 53 different individuals from the community attended the public meeting to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Development Services Department, together with the Planning Team, worked to encourage participation in the neighborhood planning process. Notification of public meeting was sent to more than 1,050 neighborhood stakeholders, property owners and other interested citizens. In addition Planning Team Volunteers were encouraged to post flyers and announce meetings in local newsletters throughout the community. A meeting notice was broadcast on SATV, and a press release notified media of the community meeting.

One community meeting was held in March 2009. The meeting gave the neighborhood stakeholders an opportunity to review the goals, objectives and action steps envisioned by the planning team. Representatives from City of San Antonio departments and partnering agencies were also given a chance to present programs, services and projects that the neighborhood could use to improve the quality of life and answered questions of the public. City Staff worked with the Planning Team to organize the information received during these public meetings and present the goals and strategies in a cohesive document.

Issue:

The original Ingram Hills Neighborhood Plan was adopted in 1992. This update comes at a critical point in the continuing collaborative efforts of the Ingram Hills Neighborhood and the City of San Antonio during the major infrastructure upgrade taking place on Callaghan Road and its vicinity. This will improve the overall welfare of the area and will promote better accessibility, solve drainage problems and promote development along Callaghan Road.

Coordination:

Review of the Ingram Hills Neighborhood Plan was coordinated with the following departments: Capital Improvement and Management Services, City Attorney's Office, Parks and Recreation, Police, and Public Works (Traffic and Strom Water). Also, VIA and Linear Creeks Advisory Board participated at various levels.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Staff recommends APPROVAL of the Ingram Hills Neighborhood Plan and inclusion of the plan in the City of San Antonio Master Plan.

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

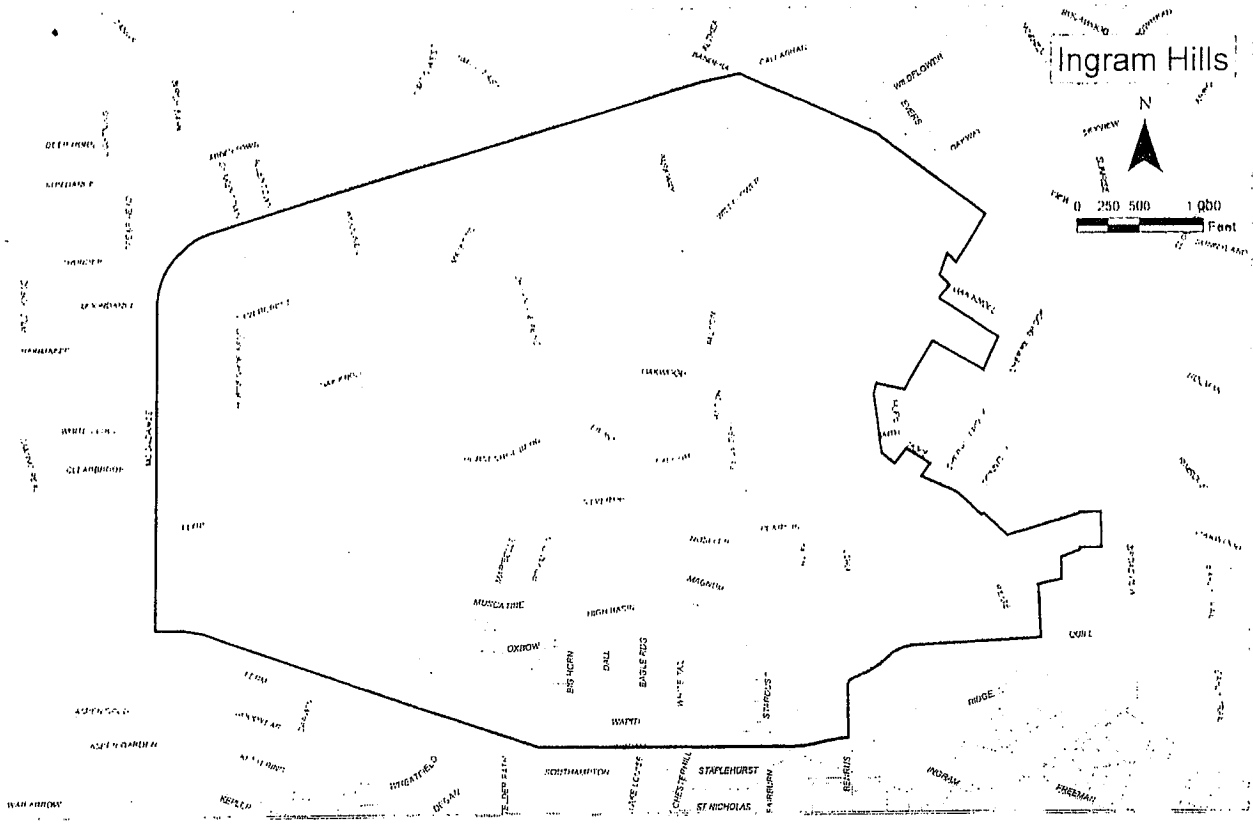
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: April 22, 2009
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: April 3, 2009
Registered Neighborhood Association(s) Notified: Ingram Hills Neighborhood Association

Staff:

Roderick Sanchez, AICP, CBO	Director	
Patrick Howard, AICP	Assistant Director	
Nina Nixon-Mendez, AICP	Planning Manager	
John Osten	Senior Planner	207-2187

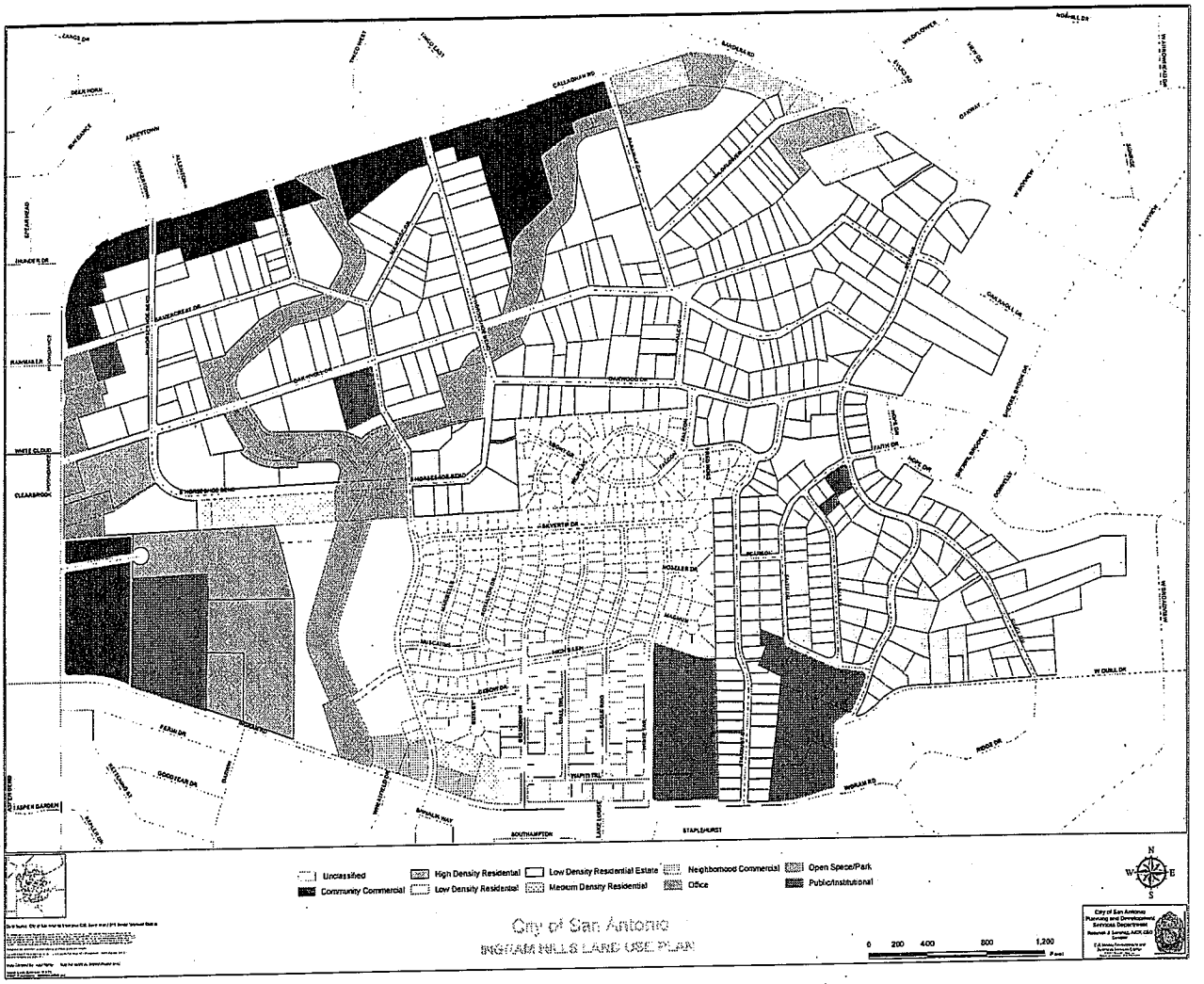
City of San Antonio Planning and Development Services Department
Plan Adoption Recommendation

Attachment 1: Planning Area Boundary



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

Attachment 2: Land Use Plan



Attachment 3: Goals and Objectives

The Goals and Objectives of the Ingram Hills Neighborhood Plan are organized around the following elements: Housing and Neighborhoods; Economic Development; Drainage; Transportation and Infrastructure; Community Facilities, and Public Safety. Below is a list of the Goals and Objectives identified for each of the elements.

Goal 1: Housing – Preserve and enhance the neighborhood's housing stock
Objective 1.1 Improve the quality and condition of housing within the neighborhood

Goal 2: Land Use – Maintain and preserve the large lot character of the neighborhood, keep existing medium and high density residential uses to provide a housing mix, and discourage incompatible development
Objective 2.1 Monitor zoning changes and Board of Adjustment variances and special exceptions
Objective 2.2 Monitor construction work in Neighborhood Conservation District

Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood
Objective 3.1 Continue to encourage area businesses to increase their participation in neighborhood activity.

Goal 4: Transportation - Create a safe and attractive transportation system for motorists, pedestrians, bicyclists, and bus riders
Objective 4.1 Expand and enhance the pedestrian circulation system
Objective 4.2 Make traffic and street improvements to the street system to enhance transportation safety
Objective 4.3 Coordinate with VIA Metropolitan Transit to enhance bus ridership

Goal 5: Drainage - Assess storm water management and determine appropriate mitigation to improve safety and alleviate draining problems
Objective 5.1 Request that Public Works or CIMS verify efficiency of drainage infrastructure

Goal 6: Open Space/Aesthetics - Maintain and enhance open space and community aesthetics
Objective 6.1 Encourage and promote continued support of and participation in IHNA and COSA clean-up activities
Objective 6.2 Increase open space throughout neighborhood

Goal 7: Community Service/Facilities - Cultivate support for Community Service and the improvement of Neighborhood Facilities
Objective 7.1 Encourage neighborhood participation in the development of facilities for the Ingram Hills Park and other future park and green space projects
Objective 7.2 Network with adjoining neighborhood associations to leverage public support for community projects
Objective 7.3 Partner with schools to improve educational attainment
Objective 7.4 Ensure that all neighborhood facilities are accessible

Goal 8: Public Safety - Increase public safety throughout the neighborhood
Objective 8.1 Assess crime prone areas and recommend actions to deter crime through environmental design
Objective 8.2 Increase public awareness and participation in crime prevention programs

RESOLUTION NO._____

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE INGRAM HILLS NEIGHBORHOOD PLAN, FOR AN AREA OF APPROXIMATELY 0.99 SQUARE MILE, GENERALLY BOUND BY BANDERA ROAD TO THE NORTH, CALLAGHAN ROAD TO THE WEST, INGRAM AND WEST QUILL ROAD TO THE SOUTH AND BENRUS BOULEVARD AND RIDGE ROAD TO THE EAST, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Ingram Hills Neighborhood Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 22, 2009 and **APPROVED** the amendment; and

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

SECTION 1: The amendment to update the land use element of the Ingram Hills Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF APRIL, 2009.

Approved:

_____
Cecilia G. Garcia, Chair
San Antonio Planning Commission

Attest:

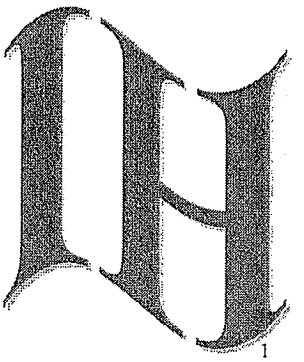
_____
Executive Secretary
San Antonio Planning Commission

Ingram Hills Neighborhood Plan

Plan Update

Planning Commission

April 22, 2009



1

Background

- The Ingram Hills Neighborhood Plan was adopted in 1992 and is not a consistency plan (considered a guide)
- The Neighborhood Association requested that the plan be updated to meet current UDC requirements for a consistency plan
- The 1992 plan did not have a land use component
- Updates to text and formatting were also necessary

2

Background - Zoning

Since the adoption of the revised UDC in 2001, there have been 8 rezoning cases in the Ingram Hills Neighborhood Planning Area:

- 2 area wide rezonings:
  - Comprehensive rezoning from R-5 to NP districts (2002)
  - NCD-3 Design standards for residential properties (2004);
- 3 cases for Historic Significance designation
- 1 case from I-1 to C-2P for auto repair
- 1 case from R-20 NCD-3 to R-20 NCD-3 CD (Multi-Family)
- 7 cases noted above were approved by City Council
- 1 case was denied from R-20 NCD-3 to C-2 NCD-3 CD (Auto Sales)

3

Application Process

- Since major revisions were required, the Ingram Hills Neighborhood Association submitted the Plan Update Application to our Community Building and Neighborhood Planning Program on March 1, 2007.
- The Memorandum Of Understanding (MOU) was signed between the Planning Team Members and the Director of PDSD in November 2008.

4

Planning Team

- A 15 member Planning Team was formed in late October 2008.
- 7 Planning Team meetings were held between October 08 and March 09.
  - First 3 meetings focused on the land use portion
  - Last 4 meetings for the rest of the document
- One individual meeting with a property owner after the public meeting

Community Outreach

- 1,050 notices were mailed to the property owners and residents

- One Public meeting was held on March 2, 2009 at the International Bible Center, 53 citizens attended
- One press release issued
- TVSA broadcast

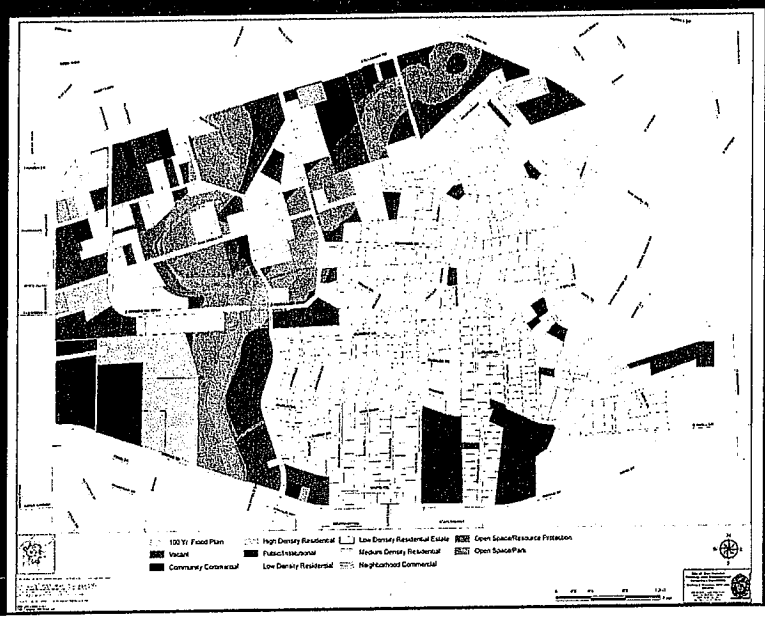
6

Components of the Plan

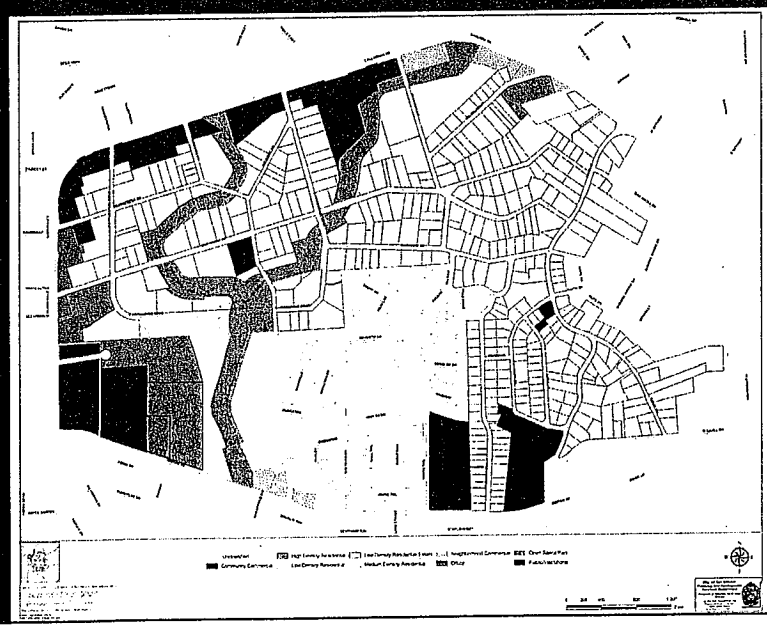
- Land Use & Housing
- Economic Development
- Transportation & Infrastructure
- Open Space & Aesthetics
- Community Service & Neighborhood Facilities
- Public Safety
- Taking Action
- Measuring Success

7

Existing Land Use



Proposed Land Use Plan



Land Use Goals

- Preserve large lot character
- Preserve existing medium & high density residential uses
- Discourage incompatible uses
- Support a mix of commercial uses
- Encourage linear park along Zarzamora Creek

10

Transportation & Infrastructure Goals

- Follow up with current project on Callaghan Road
- Enhance the transportation system for motorists, pedestrians, cyclists and bus riders
- Follow up with street repairs
- Follow up with drainage problems and projects

11

Open Space & Aesthetics Goals

- Maintain and enhance open space and community aesthetics
- Participate in clean up activities
- Increase open space throughout the neighborhood
- Pursue linear park along the creek
- Encourage NCD-3 landscaping regulations

12

Public Safety Goals

- Increase public safety
- Public awareness in crime prevention
- Increase neighborhood crime watch programs
- Continue with SAPD – SAFFE Program
- Educate community members

13

Technical Committee

- Public Works - Storm Water
- Public Works - Traffic
- Parks & Recreation
- CIMS
- VIA

14

Next Steps

- Planning Commission Hearing – April 22
- City Council Hearing – May 21

15

SAN ANTONIO PLANNING COMMISSION

α **PUBLIC NOTICE** α
SUPPLEMENT

In addition to other scheduled items to be heard by the Planning Commission at its April 22, 2009 meeting, the Commission will be asked to consider the following item:

SPECIAL PROJECT:

1. Public hearing and consideration of a request to close the intersection of Willow Oak at Roadrunner Way. (Public Works Department by Majed Al-Ghafry, Director; Kent Hickingbottom, Assistant Director)

Note: This item was placed on the agenda after the regular packet was printed.

THE DEVELOPMENT AND BUSINESS SERVICES BUILDING IS WHEELCHAIR ACCESSIBLE. HANDICAP PARKING SPACES ARE LOCATED ON THE SOUTH SIDE OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission

FROM: Majed A. Al-Ghafry, Director of Public Works 4/16/09

COPIES TO: Sharon De La Garza, Assistant City Manager; Kent Hickingbottom, Assistant Director of Public Works

SUBJECT: **Request to close Willow Oak Street at the intersection of Roadrunner Way**

DATE: April 16, 2009

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on April 22, 2009.

BACKGROUND

A request has been made from the District 8 City Council Office, through their constituents in the Dell Oak Estates neighborhood, to close Willow Oak Street where it intersects with Roadrunner Way. This request was triggered to prevent cut through traffic from Hausman Road to Roadrunner Way on a residential street (Willow Oak Street). Options for this closure include the installation of a cul-de-sac or installation of bollards at this intersection on Willow Oak Street. This road closure will allow access in and out of Willow Oak Street to the properties facing the street. Willow Oak Street will remain a public street.

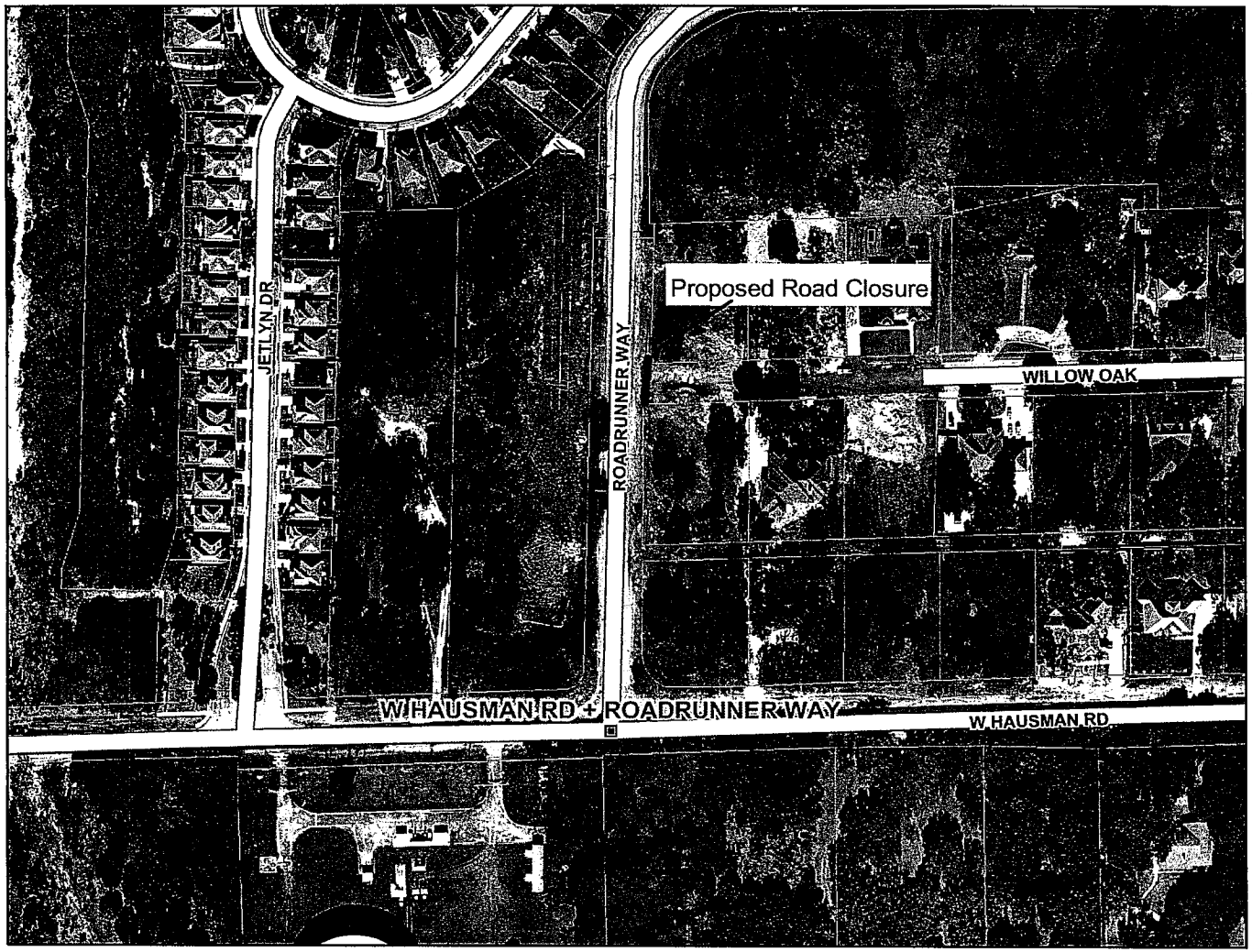
COORDINATION AND FINANCIAL IMPACT

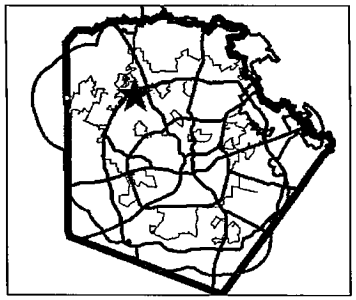
In compliance with City procedures, the request has been canvassed through interested City departments. The Dell Oak Estates Neighborhood Association has agreed to fund the cost associated with the installation of the bollards.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Wilow Oak Street Closure Aerial





Legend

- SA International Airport
- Lakes
- Military Bases
- Incorporated Towns
- San Antonio City Limits
- Bexar County Line
- Bexar Streets
- Parcels
- Helotes

0 250 500 750 ft.

Scale: 1:2,500

Map center: 2086618, 13756070

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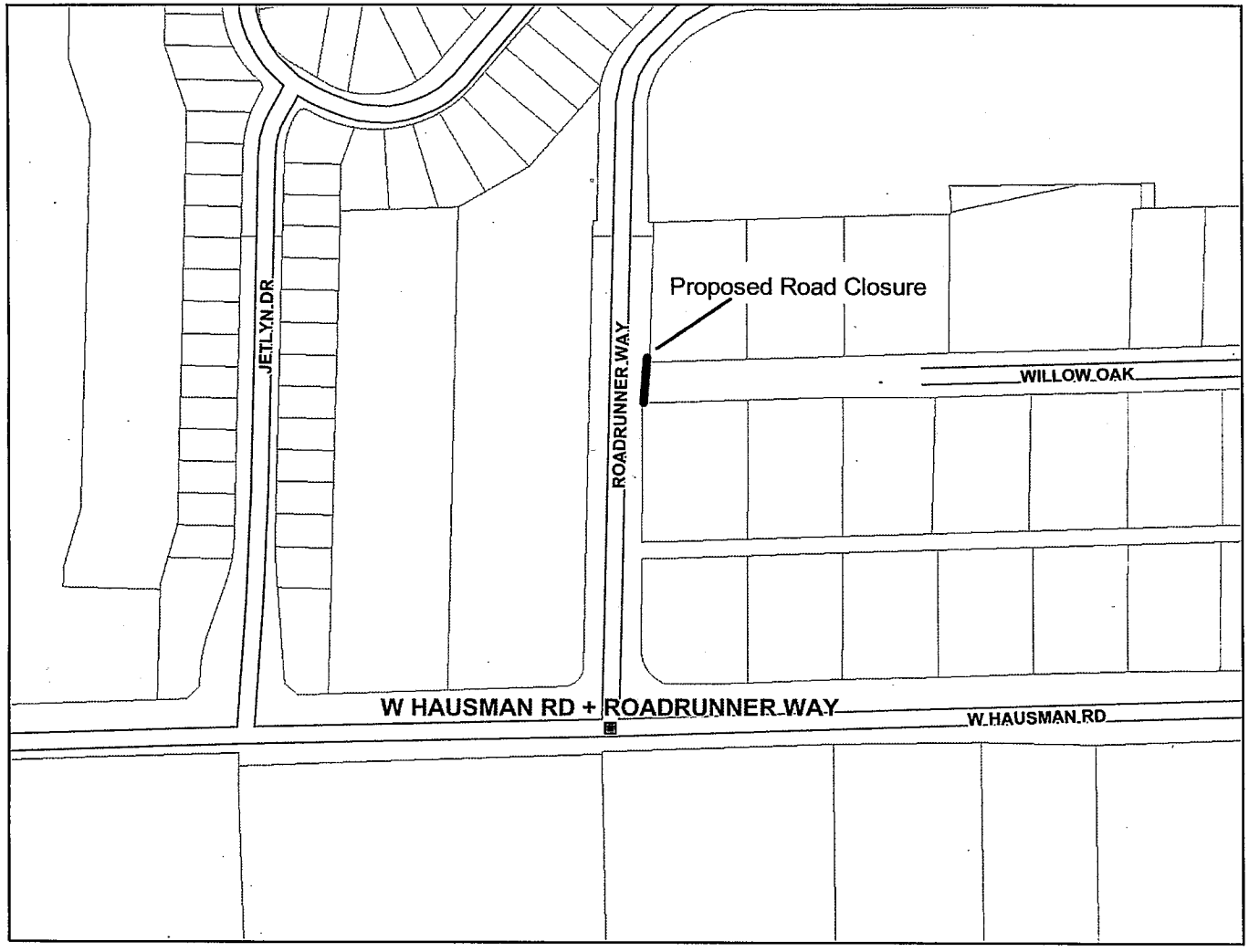
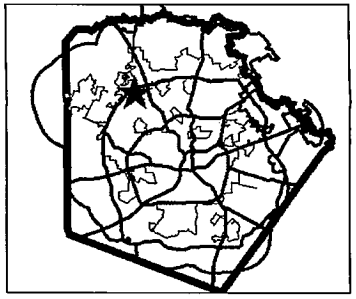
Willow Oak Street Closure





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P/C AGENDA FOR March 25, 2009

Item Number	Plat Name	Company	Owner Information
5A & 13	Wurzbach Meadow Townhouse	Tesoro Homes	Clay Schinke
5B & 14	Wurzbach Heights Townhouse	Tesoro Homes	Clay Schinke
5C & 6	Horizon Point, Unit 6	CRVI TXAZCO Portfolio LLC	M. Timothy Clark
5D & 7	Huebner/USAA Blvd Commercial	Huebner Two LLC	Jay W. Maresh
5E & 8	Alamo Ranch 37 LT 14 BLK 85 Enclave	Pulte Homes of Texas, LP	Laurin Darnell
5F & 9	Valero Data Expansion	Valero Services, In.c	Al A. Philippus
10	Cielo Vista Bend	Cielo Vista Partners, Ltd	William T. Ellis