

SAN ANTONIO PLANNING COMMISSION AGENDA

June 23, 2010

2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEMS:

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

- Agenda items may be discussed (PDSD)
- Briefing on the North Sector Plan and Heritage South Sector Plan (PDSD)

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. 080436	Old Camp Bullis Corner* (On the west side of Talavera Ridge, south of Old Camp Bullis Road)	8	514 B-1
B. 100141	Hidden Cove Elementary Site (North of the intersection of Gray Buffalo Drive and Potlatch Drive)	4	680 D-1
C. 100153	Dominion Cottage Estates, Unit 5-C PUD* (On the southwest side of Tuscany Court, south of Ambassador Lane)	8	480 A-4

* Project is located in the Camp Bullis Notification Area.

REPLATS:

- | | | | |
|------------------|--|----------|----------------|
| D. 090353 | The Residence at Medical Center
(Southwest of the intersection of Huebner Road and Apple Green Road) | 8 | 548 B-8 |
| E. 100028 | Montabella-Foster Road
(On the west side of Foster Road, north of Lakeview Drive) | 2 | 585 D-6 |
-

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:

- | | | | |
|-------------------|--|----------|----------------|
| 6. 080436 | Old Camp Bullis Corner*
(On the west side of Talavera Ridge, south of Old Camp Bullis Road) | 8 | 514 B-1 |
| 7. 100141 | Hidden Cove Elementary Site
(North of the intersection of Gray Buffalo Drive and Potlatch Drive) | 4 | 680 D-1 |
| 8. 100153 | Dominion Cottage Estates, Unit 5-C PUD*
(On the southwest side of Tuscany Court, south of Ambassador Lane) | 8 | 480 A-4 |
| 9. 090353 | The Residence at Medical Center
(Southwest of the intersection of Huebner Road and Apple Green Road) | 8 | 548 B-8 |
| 10. 100028 | Montabella-Foster Road
(On the west side of Foster Road, north of Lakeview Drive) | 2 | 585 D-6 |

PLATS:

- | | | | |
|-------------------|---|------------|----------------|
| 11. 100051 | Hillcrest, Unit 5A Phase 1
(At the southeast corner of Spurs Ranch and Range Boss) | OCL | 646 B-2 |
| 12. 100080 | Valencia Terrace Enclave*
(At the northeast corner of Old Blanco Road and Borgfeld Drive) | OCL | 450 C-4 |
-

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- | | | | |
|-----|-----------|--|----------------|
| 13. | 030217 | Coker United Methodist Church Add 1 (time extension) 9 | 550 E-2 |
| | | (North of North Loop Road, east of West Avenue) | |
| 14. | 10-02-007 | Monterrey Village Rights Determination Appeal 6 | 613 A-2 |
| | | (South of Highway 151 between Loop 410 and Hunt Lane) | |

LAND TRANSACTIONS:

15. Public Hearing and consideration of a request to sell the 243 Center Street property; acquire and dispose of approximately 23.626 acres of property east of and adjoining Palo Alto College on the South Side. (Center City Development Office, by David McGowen)
16. **PA10017** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately: 1) 0.725 acres out of NCB 7665 located at 1018 East Southcross Boulevard from Mixed Use land use to Heavy Industrial land use, and 2) 1.254 acres out of NCB 7665 located at 1018 East Southcross Boulevard from Mixed Use land use to Light Industrial land use. (Planning and Development Services Department by Michael Taylor)

OTHER ITEMS:

17. TAC interviews and appointments.
18. Approval of the minutes for the June 9, 2010 Planning Commission meeting
19. Director's report - City Council Action Update (Planning Commission Items sent to Council)
20. 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
21. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A&C June 23, 2010

OLD CAMP BULLIS CORNER
SUBDIVISION NAME

MINOR PLAT

080436
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 B-1

OWNER: Old Camp Bullis Partners, LTD, by David P. Beales, P.E., Agent

ENGINEER: Briones Consulting & Engineering, Ltd., by David P. Beales, P. E.

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

Date filed with Planning Commission: May 28, 2010

Location: On the west side of Talavera Ridge, south of Old Camp Bullis Road

Services Available: SAWS Water and Sewer

Zoning: R-6 Single Family Residential
 MPCD Master Planned Community District
 GC1 Gateway Corridor District

Plat is in associated with:

MPCD 237E, The RIM, approved on June 28, 2007

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To plat 4.313 acres consisting of 1 non-single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on June 23, 2010. Two (2) notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

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

STAFF RECOMMENDATION:

Approval

REPLAT AND SUBDIVISION
ESTABLISHING

OLD CAMP BULLIS CORNER

BEING 4.313 ACRES OF LAND OUT OF THE WILLIAM REDFIELD SURVEY NO. 23, ABSTRACT NO. 635, COUNTY BLOCK 4780 AND THE H. WAGENFUHR SURVEY NO. 429, ABSTRACT NO. 817, COUNTY BLOCK 4761, BEAR COUNTY, TEXAS AND BEING COMPRISED OF A 3.674 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 13278, PAGES 702-707 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS; A 0.10 ACRE TRACT BEING THE SAME LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1607, PAGE 56 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS; A 0.10 ACRE TRACT BEING A PORTION OF A FIVE ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 508 AND LOT 901, BLOCK 5, NCB 14747, THE RIM, UNIT 14, RECORDED IN VOLUME 9611, PAGE 113 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

DATED THIS _____ DAY OF _____ AD. 20____

BY: _____
CHAIRMAN
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

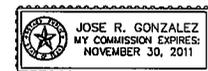
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID P. BEALES 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, BEAR COUNTY, TEXAS



LEGEND

- D.P.R. = 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.H.E. = VEHICULAR NON-EGRESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- Ⓜ = EXISTING WATER WELL

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

GENERAL NOTES

- 1) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (33-504 (E)(2) 8-40)
- 2) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 3) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 4) 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.
- 5) NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 6) NO CONCRETE CONSTRUCTION IN DRAINAGE EASEMENT THAT OVERLAPS THE 14' G.E.T.V. EASEMENT WITHOUT PRIOR APPROVAL FROM CPS ENERGY.

SURVEYOR'S NOTES

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF BEARING IS N.A.D. 83 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
- 3) COORDINATES ARE BASED ON N.A.D. 83 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN SURFACE VALUES.
- 4) DIMENSIONS SHOWN ARE SURFACE.

EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DRAINING 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.

IMPACT FEE NOTE

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

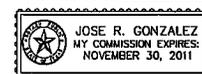
STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT _____ THE RIM, UNIT 14 WHICH IS RECORDED IN VOLUME 9611, PAGE 113, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ JUNE 23, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER 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 _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



UNPLATTED
86.89 QUARTER
FOURTH QUARTER
PROPERTIES L.P.
VOLUME 1295
PAGES 237-245
OFFICIAL PUBLIC RECORDS

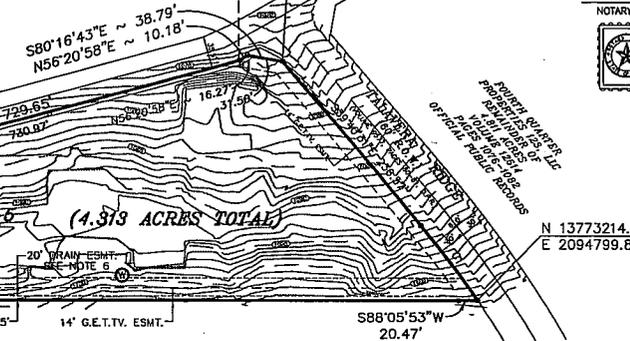
H. WAGENFUHR SURVEY NO. 429
ABSTRACT NO. 817

WILLIAM REDFIELD SURVEY NO. 23
ABSTRACT NO. 635

N 13773479.4
E 2094587.2



(IN FEET)
1 inch = 100 ft.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD
C1	176.58	125.04	51.92	103.27	103.27	163.83



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

LICENSED PROFESSIONAL ENGINEER

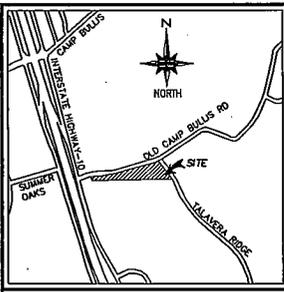


STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: _____ JERRY D. WILKIE, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR

CITY PUBLIC SERVICE NOTES

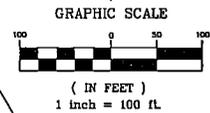
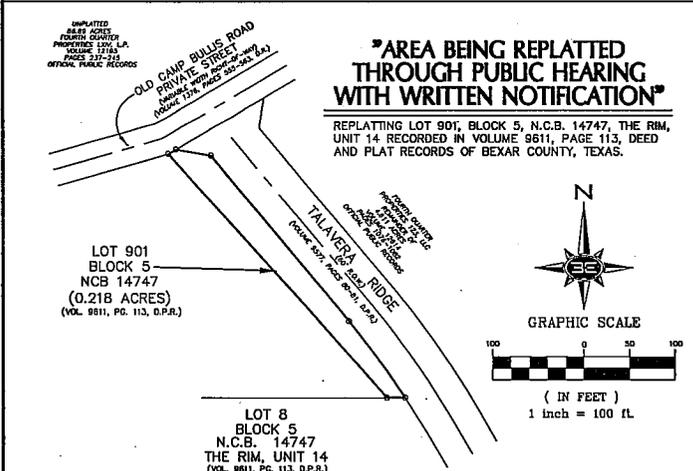
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. 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, GAS EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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.



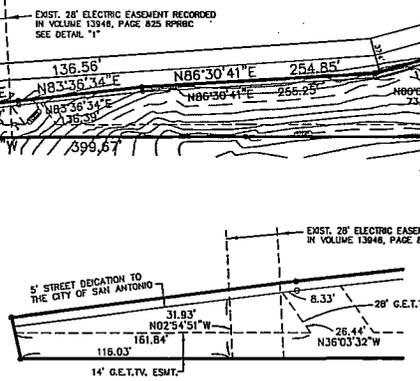
LOCATION MAP
NOT TO SCALE
MAPSCO GRID No. 480-C

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

REPLATTING LOT 901, BLOCK 5, N.C.B. 14747, THE RIM, UNIT 14 RECORDED IN VOLUME 9611, PAGE 113, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



(IN FEET)
1 inch = 100 ft.



DETAIL "1"
SCALE: 1" = 50'

OWNER/DEVELOPER:
OLD CAMP BULLIS PARTNERS LTD.
4115 MEDICAL DRIVE, SUITE 200
SAN ANTONIO, TX 78229
(210) 615-6900



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: 5B & 7 June 23, 2010

HIDDEN COVE ELEMENTARY SITE
SUBDIVISION NAME

MAJOR PLAT

100141
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 680 D-1

OWNER: Southwest Independent School District, by William E. Atkins

ENGINEER: M.W. Cude Engineers L.L.C., by Joshua M. Cude, P.E.

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

Date filed with Planning Commission: June 2, 2010

Location: North of the intersection of Gray Buffalo Drive and Potlatch Drive.

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-family District

Proposed Use: School

APPLICANT'S PROPOSAL:

To plat **12.983** acres consisting of **1** non-single family lot.

DISCUSSION:

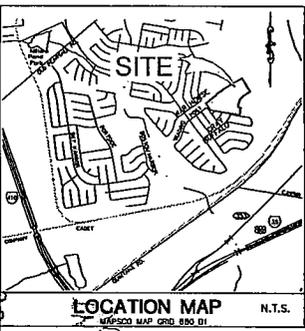
The Planning Commission will hold a public hearing on the proposed replatting of this property on June 23, 2010. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Southwest Community Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

RECEIVED

10 MAY 33 AM 11:56



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (C.P.S. 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", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERIGING PILES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL PILES OR PARTS, INCLUDING, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

THIS PLAT DOES NOT MOUND, 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.

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.

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IF APPLICABLE, ALL IMPACT FEES, AT THE RATES EFFECTIVE AT THE TIME OF PLAT RECORDATION, MUST BE PAID AT THE TIME OF WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEKAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT HIDDEN COVE ELEMENTARY SITE SUBDIVISION, PLAT OF BEKAR COUNTY, TEXAS, RECORDED IN VOLUME 9524, PAGE 122, BEKAR COUNTY DEED AND PLAT RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

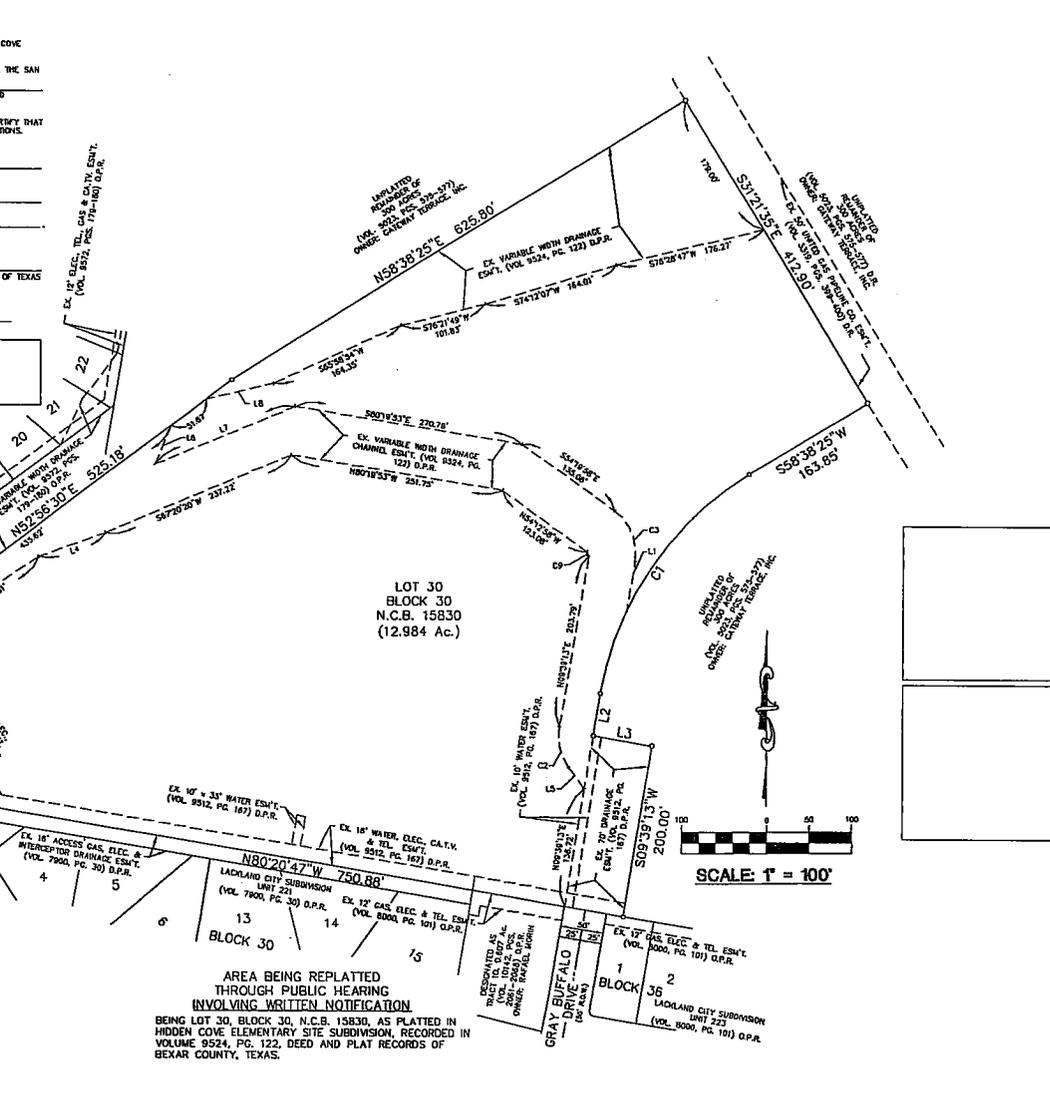
OWNER _____
DULY AUTHORIZED AGENT _____
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND

- AC. = ACRES
- CH. = CURVE NUMBER
- D.R. = DEED RECORDS
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- EDU. = EQUIVALENT DWELLING UNIT
- E.T.C.A. = ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- E.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEC. = ELECTRIC
- ESN'T. = EASEMENT
- EN. = ENDS
- FP. = FOUND 1/2" IRON PIN
- LI. = LINE NUMBER
- N.T.S. = NOT TO SCALE
- D.P.R. = OFFICIAL PUBLIC RECORDS
- PS. = PACE
- P.C.S. = PLAT RECORDS
- R.O.W. = RIGHT-OF-WAY
- R.P.R. = REAL PROPERTY RECORDS
- SAN. SCR. = SANITARY SEWER
- UDC. = UNIFIED DEVELOPMENT CODE
- V.A.A.E. = VOUCHER OR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- = STREET CENTERLINE
- = MAJOR EXISTING GROUND CONTOUR
- = MINOR EXISTING GROUND CONTOUR
- = EXISTING PROPERTY LINE



OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UDC 33-506 (1)(3).

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

THE CITY OF SAN ANTONIO. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-506 (4)(5).

NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS SHALL 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 BEKAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANATOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (83) 83.

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

PLAT NO. 100141

M.W. CUDE ENGINEERS, L.L.C.
10325 BARBERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.481.2951 FAX 210.523.1112
WWW.MWCUDE.COM
THE REGISTERED ENGINEERING FIRM #415
CONTACT: CHRISTOPHER DGE, P.E.

REPLAT
ESTABLISHING
**HIDDEN COVE ELEMENTARY
SITE SUBDIVISION**

BEING LOT 31, BLOCK 30, NEW CITY BLOCK 15830 AS SHOWN PREVIOUSLY AS LOT 30, BLOCK 30, NEW CITY BLOCK 15830 ON PLAT OF HIDDEN COVE ELEMENTARY SCHOOL SITE RECORDED IN VOLUME 9524, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

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

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

DIVISION/DEVELOPER
SOUTHWEST INDEPENDENT SCHOOL DISTRICT
11014 BRUSH LANE
SAN ANTONIO, TEXAS 78252
TELE (210) 823-6500
FAX (210) 823-6442
CONTACT PERSON: EDUARDO F. GARCIA

OWNER _____
DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEKAR

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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER D. DGE, P.E.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEKAR

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.
STEPHANIE L. JAMES, R.P.L.S.

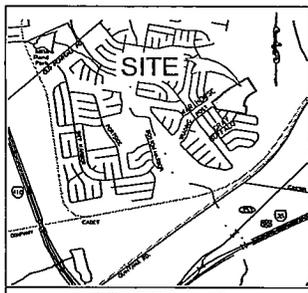
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEKAR

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

COUNTY CLERK, BEKAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP N.T.S. MAPED MAP 288 BHO III

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (C.P.S. 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ELECTRIC POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPING AND TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF BUSINESS AND EXPRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID WIRES OR APPURTENANCES INDICATED, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY C.P.S. ENERGY MORTUARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, LINE OR SERVICE EASEMENTS OR CHANGING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR SUCH ELEVATION ALTERATIONS.

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

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 DEPARTMENT.

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IF APPLICABLE, ALL IMPACT FEES, AT THE RATES EFFECTIVE AT THE TIME OF PLAT RECORDATION, MUST BE PAID AT THE TIME WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UDC 35-506 (7)(3).

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

THE CITY OF SAN ANTONIO: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (6)(2).

NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO PROCESS AND EXPRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY VIOLATING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (83) 81.

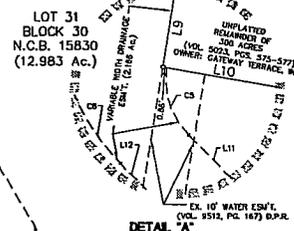
1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE

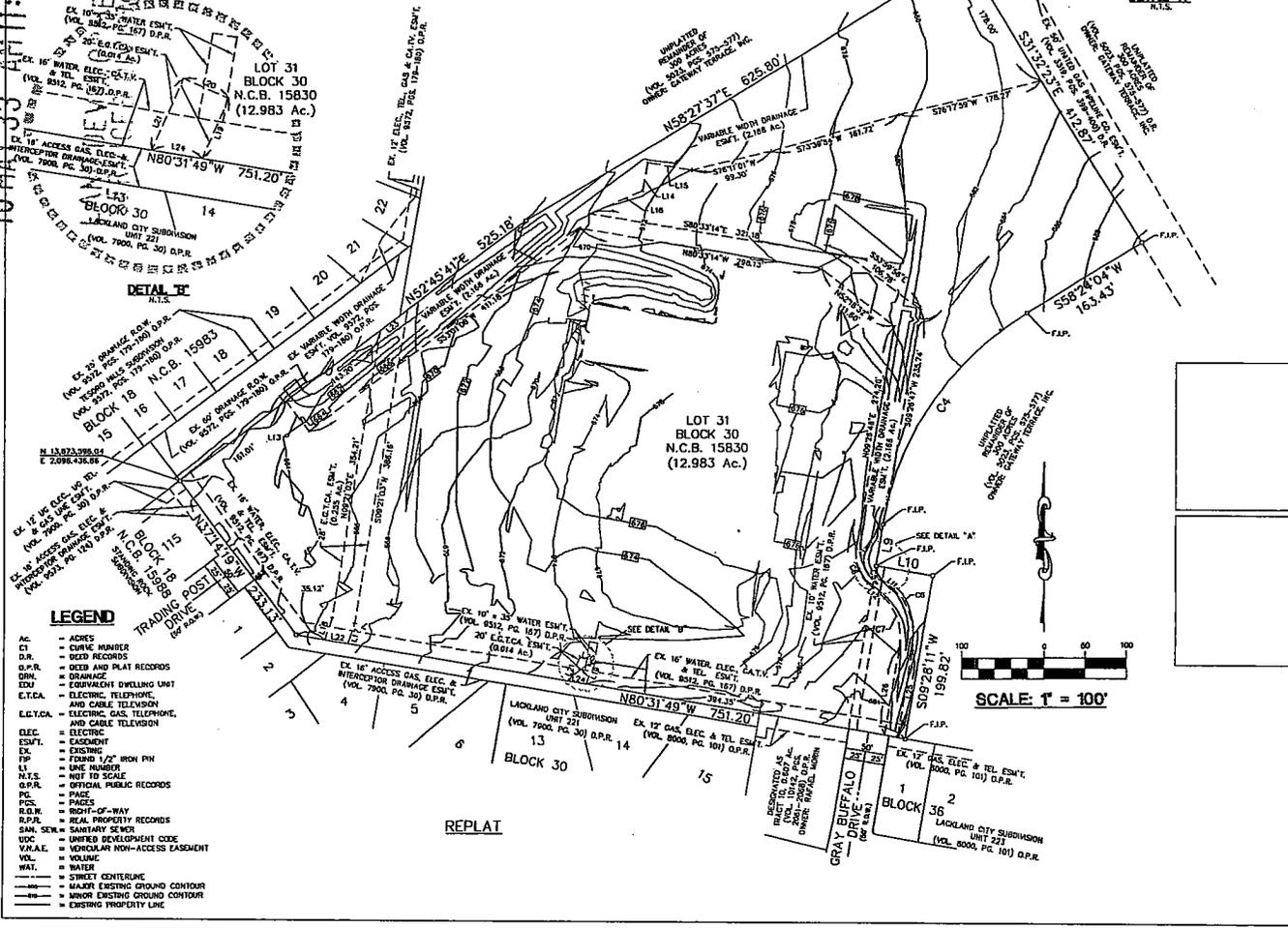
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	324.00'	330.87'	170.85'	309.84'	324.17'	S32.17°W
C2	63.00'	450.00'	49.48'	36.39'	48.22'	S150°E
C3	69.00'	63.9211'	66.88'	32.40'	63.47'	S222°28'27"W
C4	324.00'	330.87'	170.85'	309.84'	324.17'	S32.17°W
C5	18.00'	51.9211'	17.17'	5.30'	18.54'	N85°17'22"E
C6	81.00'	55.9000'	29.23'	22.43'	28.27'	S183°31'E
C7	63.00'	450.00'	49.48'	36.39'	48.22'	S150°E
C8	48.50'	445.000'	47.82'	34.72'	45.71'	N83°02'12"W
C9	5.00'	63.9211'	5.57'	3.17'	5.29'	N22°28'27"W

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	58.15'	S09°39'33"W	L14	38.87'	S09°26'48"W
L2	58.89'	S09°29'13"W	L15	38.87'	N80°33'12"W
L3	76.00'	S07°20'47"E	L16	76.03'	S82°07'06"W
L4	82.93'	S10°17'43"W	L17	24.12'	S185°57'57"W
L5	37.28'	N15°20'07"E	L18	27.43'	N185°27'27"E
L6	49.14'	S21°31'48"W	L19	16.94'	S23°43'03"W
L7	178.00'	N87°20'20"E	L20	20.00'	S09°14'57"E
L8	81.57'	S78°40'27"W	L21	32.03'	N23°43'03"E
L9	51.00'	S09°03'53"W	L22	36.39'	N89°14'49"W
L10	88.83'	S09°19'48"E	L23	48.74'	N57°45'41"E
L11	21.00'	S45°33'12"E	L24	28.64'	N82°49'49"W
L12	22.77'	N45°33'12"W	L25	106.60'	S09°26'48"W
L13	45.88'	N37°14'19"W	L26	106.65'	N09°26'48"E



DETAIL 'A' N.T.S.



- LEGEND
- AC. = ACRES
 - CI = CURVE NUMBER
 - D.R. = DEED RECORDS
 - D.P.R. = DEED AND PLAT RECORDS
 - DRN. = DRAINAGE
 - EDU. = EQUIVALENT DWELLING UNIT
 - E.T.C.A. = ELECTRIC TELEPHONE AND CABLE TELEVISION
 - E.L.C.V.A. = ELECTRIC GAS, TELEPHONE AND CABLE TELEVISION
 - ELEC. = ELECTRIC
 - ESMT. = EASEMENT
 - EX. = EXISTING
 - FP. = FOUND 1/2" IRON PIN
 - LI. = LINE NUMBER
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS
 - PC. = PLAT
 - P.C.E. = PHASE
 - R.O.W. = RIGHT-OF-WAY
 - R.P.R. = REAL PROPERTY RECORDS
 - S.M.S. = SANITARY SEWER
 - UDC. = UNIFIED DEVELOPMENT CODE
 - V.A.L.E. = VEHICULAR NON-ACCESS EASEMENT
 - VOL. = VOLUME
 - WAT. = WATER
 - = STREET CENTERLINE
 - = MAJOR EXISTING GROUND CONTOUR
 - = MINOR EXISTING GROUND CONTOUR
 - = EXISTING PROPERTY LINE

REPLAT

SCALE: 1" = 100'

PLAT NO. 100141

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL. 210.681.2941 FAX 210.923.7112
WWW.MWCUDE.COM
THE REGISTERED ENGINEERING FIRM HAS
CONTACT: CHRISTOPHER DICE, P.E.

REPLAT ESTABLISHING
HIDDEN COVE ELEMENTARY SITE SUBDIVISION

BEING LOT 31, BLOCK 30, NEW CITY BLOCK 15830 AS SHOWN PREVIOUSLY AS LOT 30, BLOCK 30, NEW CITY BLOCK 15830 ON PLAT OF HIDDEN COVE ELEMENTARY SCHOOL SITE RECORDED IN VOLUME 9524, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

DATED THIS _____ DAY OF _____ A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

OWNER/DEVELOPER
SOUTHWEST INDEPENDENT SCHOOL DISTRICT
1104 BRUSH LAKE
SAN ANTONIO, TEXAS 78252
TELE (210) 622-8500
FAX (210) 622-6842
CONTACT PERSON: EDUARDO F. GARCIA

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED 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. _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

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

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

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE GRANTED 870.

M.W. CUDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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

BY: _____ DEPUTY

RECEIVED

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C&B June 23, 2010

DOMINION COTTAGE
ESTATES UNIT 5-C PUD
SUBDIVISION NAME

MINOR PLAT

100153
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 A-4

OWNER: John Walker

ENGINEER: Maverick Land Surveying Co., by Robert J. Schroeder, P. E.

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

Date filed with Planning Commission: May 25, 2010

Location: On the southwest side of Tuscany Court, south of Ambassador Lane

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District
PUD Planned Unit Development

Plat/PUD is in associated with:

PUD 01-018; Dominion Cottage Estates, approved on October 10, 2001

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat 0.740 acres consisting of 1 single family lot.

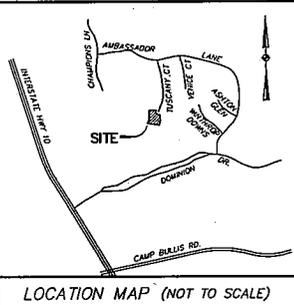
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on June 23, 2010. Eleven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Dominion Homeowners Association, which is registered with the City of San Antonio.

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

STAFF RECOMMENDATION:

Approval



Maverick Land Surveying Co.
 1856 Lockhill-Selms, Suite 105
 San Antonio, Texas 78213
 210-342-9455
 FAX-210-342-9524

LEGEND:
 ABBREVIATED TERMS:
 N.C.B. = NEW CITY BLOCK N.C.B. = NEW CITY BLOCK
 D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
 R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
 ELEC. = ELECTRIC
 TELE. = TELEPHONE
 C.A.T.V. = CABLE TELEVISION
 P.C. = POINT OF CURVATURE
 * = PROPERTY CORNER FOUND (1/2" IRON ROD UNLESS NOTED)

OWNER/DEVELOPER:
 JOHN & JENNIFER WALKER
 39 CHAMPIONS LANE
 SAN ANTONIO, TX 78257

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLED DOMINION COTTAGE ESTATES UNIT-5A (PLANNED UNIT DEVELOPMENT), RECORDED IN VOLUME 9554, PAGES 195-196, IN DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT VIOLATE OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
 SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2010.

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

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 CITY OF SAN ANTONIO, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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. _____

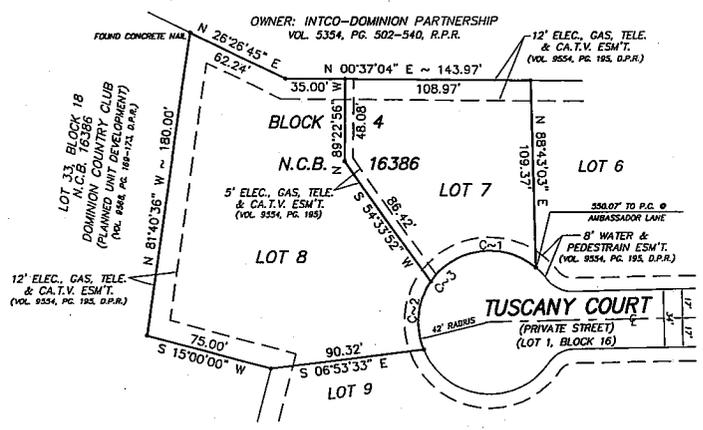
 NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF DOMINION COTTAGE ESTATES, UNIT-5C (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

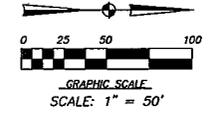
BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C-1	70.24'	42.00'	46.50'	95°48'55"	S 07°20'56" E	62.33'
C-2	42.05'	42.00'	22.98'	57°22'03"	S 83°56'25" E	40.32'
C-3	112.29'	42.00'	176.18'	153°10'58"	S 36°01'57" E	81.71'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

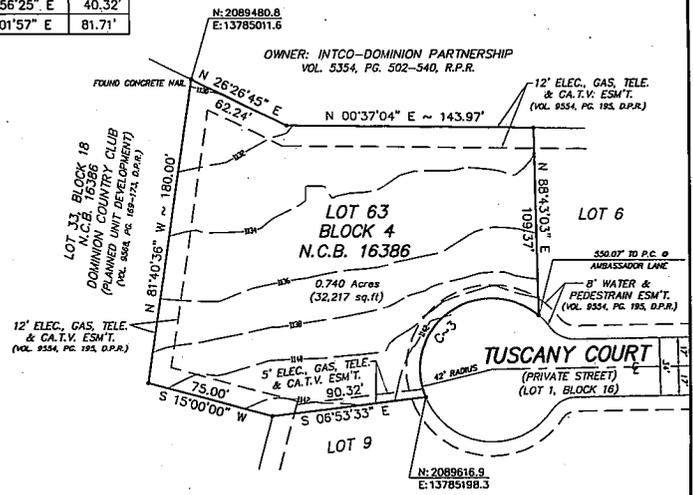
THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOTS 7 AND 8, BLOCK 4, NEW CITY BLOCK 16386, DOMINION COTTAGE ESTATES, UNIT-5A (PLANNED UNIT DEVELOPMENT), AS SHOWN BY PLAT RECORDED IN VOLUME 9554, PAGES 195-196, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



- GENERAL NOTES:**
- 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 AND ALLEYS OF THE DOMINION COTTAGE ESTATES UNIT-5C P.U.D. 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 ALLEYS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 - THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN DOMINION COTTAGE ESTATES, UNIT-5C, P.U.D. SHALL BE THE RESPONSIBILITY OF DOMINION GARDEN HOMES OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
 - NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, PRIVATE ALLEYS OR GREENBELTS SHALL BE DEDICATED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED HOWEVER, WHERE THE SAME AREA ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND /OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO 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.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES (8") ABOVE FINAL ADJACENT GRADE.
 - THE BASIS OF BEARINGS IS FROM THE SUBDIVISION PLAT OF THE REPLAT AND SUBDIVISION PLAT ESTABLISHING DOMINION COTTAGE ESTATES, UNIT-5A, P.U.D., IN VOLUME 9554, PAGE 195-196, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 - THE TWO SETS OF COORDINATE VALUES SHOWN HEREON ARE IN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL THE ZONE 4204, NAD 83.
 - ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GROUND) IS 0.9982.
 - BEARINGS MUST BE ROTATED 0°03'04" COUNTERCLOCKWISE TO MATCH NAD 83.

- CPS NOTES:**
- The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Sanitary Sewer Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement", for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, pole-planting, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
 - Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easements, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade change or ground elevation alteration.
 - This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

PLAT No. 100153



REPLAT ESTABLISHING DOMINION COTTAGE ESTATES, UNIT-5C (PLANNED UNIT DEVELOPMENT)

A 0.740 ACRE TRACT OF LAND BEING ALL OF LOTS 7 AND 8, BLOCK 4, N.C.B. 16386, DOMINION COTTAGE ESTATES, UNIT-5A (PLANNED UNIT DEVELOPMENT), RECORDED IN VOLUME 9554, PAGES 195-196, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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

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 THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND
SUBDIVISION PLAT
AGENDA ITEM NO: 5D&9 June 23, 2010

THE RESIDENCE AT
MEDICAL CENTER
SUBDIVISION NAME

MAJOR PLAT

090353
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 B-8

OWNER: Huebner Ranch, LLC, by Gary G. Gill

ENGINEER: KFW Engineering, by Steven Krauskopf, P.E.

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

Date filed with Planning Commission: May 28, 2010

Location: Southwest of the intersection of Huebner Road and Apple Green Road.

Services Available: SAWS Water and Sewer

Zoning: MF-25 Low Density Multi-Family District

Proposed Use: Commercial

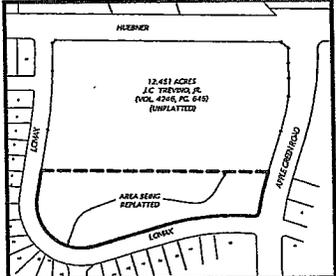
Major Thoroughfare: Huebner Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **11.911** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval



AREA BEING REPLATTED THROUGH PUBLIC HEARING

AREA BEING REPLATTED IS 3.574 ACRES BEING A VARIABLE WIDTH TEMPORARY FULL EASEMENT PREVIOUSLY PLATTED IN 48'x120' CREEK UNITS WHICH IS RECORDED IN VOLUME 858A, PAGE 156 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

LEGEND

F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
 STAMPED "KFW SURVEYING"
 R.O.W. = RIGHT-OF-WAY

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.

- KEY NOTES**
- 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 1' NON-ACCESS EASEMENT
 - VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE)

CURVE TABLE			CURVE TABLE		
CHORD	LENGTH	BEARING	CHORD	LENGTH	CHORD BEARING
11	33.17	N52°41'10"E	12	33.17	S52°41'10"W
12	52.12	S48°58'50"E	13	98.04	N49°05'17"W
13	98.04	N49°05'17"W	14	145.20	N57°11'35"W
14	145.20	N57°11'35"W	15	200.00	S65°44'47"E
15	200.00	S65°44'47"E	16	260.00	S72°39'37"W
16	260.00	S72°39'37"W	17	320.00	S78°33'23"W
17	320.00	S78°33'23"W	18	380.00	S83°26'59"W
18	380.00	S83°26'59"W	19	440.00	S87°20'45"W
19	440.00	S87°20'45"W	20	500.00	S90°14'31"W
20	500.00	S90°14'31"W	21	560.00	S92°08'17"W
21	560.00	S92°08'17"W	22	620.00	S93°02'03"W
22	620.00	S93°02'03"W	23	680.00	S93°55'49"W
23	680.00	S93°55'49"W	24	740.00	S94°49'35"W
24	740.00	S94°49'35"W	25	800.00	S95°43'21"W
25	800.00	S95°43'21"W	26	860.00	S96°37'07"W
26	860.00	S96°37'07"W	27	920.00	S97°30'53"W
27	920.00	S97°30'53"W	28	980.00	S98°24'39"W
28	980.00	S98°24'39"W	29	1040.00	S99°18'25"W
29	1040.00	S99°18'25"W	30	1100.00	S99°12'11"W
30	1100.00	S99°12'11"W	31	1160.00	S99°05'57"W
31	1160.00	S99°05'57"W	32	1220.00	S98°59'43"W
32	1220.00	S98°59'43"W	33	1280.00	S98°53'29"W
33	1280.00	S98°53'29"W	34	1340.00	S98°47'15"W
34	1340.00	S98°47'15"W	35	1400.00	S98°41'01"W
35	1400.00	S98°41'01"W	36	1460.00	S98°34'47"W
36	1460.00	S98°34'47"W	37	1520.00	S98°28'33"W
37	1520.00	S98°28'33"W	38	1580.00	S98°22'19"W
38	1580.00	S98°22'19"W	39	1640.00	S98°16'05"W
39	1640.00	S98°16'05"W	40	1700.00	S98°09'51"W
40	1700.00	S98°09'51"W	41	1760.00	S98°03'37"W
41	1760.00	S98°03'37"W	42	1820.00	S97°57'23"W
42	1820.00	S97°57'23"W	43	1880.00	S97°51'09"W
43	1880.00	S97°51'09"W	44	1940.00	S97°44'55"W
44	1940.00	S97°44'55"W	45	2000.00	S97°38'41"W
45	2000.00	S97°38'41"W	46	2060.00	S97°32'27"W
46	2060.00	S97°32'27"W	47	2120.00	S97°26'13"W
47	2120.00	S97°26'13"W	48	2180.00	S97°19'59"W
48	2180.00	S97°19'59"W	49	2240.00	S97°13'45"W
49	2240.00	S97°13'45"W	50	2300.00	S97°07'31"W
50	2300.00	S97°07'31"W	51	2360.00	S97°01'17"W
51	2360.00	S97°01'17"W	52	2420.00	S96°55'03"W
52	2420.00	S96°55'03"W	53	2480.00	S96°48'49"W
53	2480.00	S96°48'49"W	54	2540.00	S96°42'35"W
54	2540.00	S96°42'35"W	55	2600.00	S96°36'21"W
55	2600.00	S96°36'21"W	56	2660.00	S96°30'07"W
56	2660.00	S96°30'07"W	57	2720.00	S96°23'53"W
57	2720.00	S96°23'53"W	58	2780.00	S96°17'39"W
58	2780.00	S96°17'39"W	59	2840.00	S96°11'25"W
59	2840.00	S96°11'25"W	60	2900.00	S96°05'11"W
60	2900.00	S96°05'11"W	61	2960.00	S95°58'57"W
61	2960.00	S95°58'57"W	62	3020.00	S95°52'43"W
62	3020.00	S95°52'43"W	63	3080.00	S95°46'29"W
63	3080.00	S95°46'29"W	64	3140.00	S95°40'15"W
64	3140.00	S95°40'15"W	65	3200.00	S95°34'01"W
65	3200.00	S95°34'01"W	66	3260.00	S95°27'47"W
66	3260.00	S95°27'47"W	67	3320.00	S95°21'33"W
67	3320.00	S95°21'33"W	68	3380.00	S95°15'19"W
68	3380.00	S95°15'19"W	69	3440.00	S95°09'05"W
69	3440.00	S95°09'05"W	70	3500.00	S95°02'51"W
70	3500.00	S95°02'51"W	71	3560.00	S94°56'37"W
71	3560.00	S94°56'37"W	72	3620.00	S94°50'23"W
72	3620.00	S94°50'23"W	73	3680.00	S94°44'09"W
73	3680.00	S94°44'09"W	74	3740.00	S94°37'55"W
74	3740.00	S94°37'55"W	75	3800.00	S94°31'41"W
75	3800.00	S94°31'41"W	76	3860.00	S94°25'27"W
76	3860.00	S94°25'27"W	77	3920.00	S94°19'13"W
77	3920.00	S94°19'13"W	78	3980.00	S94°12'59"W
78	3980.00	S94°12'59"W	79	4040.00	S94°06'45"W
79	4040.00	S94°06'45"W	80	4100.00	S94°00'31"W
80	4100.00	S94°00'31"W	81	4160.00	S93°54'17"W
81	4160.00	S93°54'17"W	82	4220.00	S93°48'03"W
82	4220.00	S93°48'03"W	83	4280.00	S93°41'49"W
83	4280.00	S93°41'49"W	84	4340.00	S93°35'35"W
84	4340.00	S93°35'35"W	85	4400.00	S93°29'21"W
85	4400.00	S93°29'21"W	86	4460.00	S93°23'07"W
86	4460.00	S93°23'07"W	87	4520.00	S93°16'53"W
87	4520.00	S93°16'53"W	88	4580.00	S93°10'39"W
88	4580.00	S93°10'39"W	89	4640.00	S93°04'25"W
89	4640.00	S93°04'25"W	90	4700.00	S92°58'11"W
90	4700.00	S92°58'11"W	91	4760.00	S92°51'57"W
91	4760.00	S92°51'57"W	92	4820.00	S92°45'43"W
92	4820.00	S92°45'43"W	93	4880.00	S92°39'29"W
93	4880.00	S92°39'29"W	94	4940.00	S92°33'15"W
94	4940.00	S92°33'15"W	95	5000.00	S92°27'01"W
95	5000.00	S92°27'01"W	96	5060.00	S92°20'47"W
96	5060.00	S92°20'47"W	97	5120.00	S92°14'33"W
97	5120.00	S92°14'33"W	98	5180.00	S92°08'19"W
98	5180.00	S92°08'19"W	99	5240.00	S92°02'05"W
99	5240.00	S92°02'05"W	100	5300.00	S91°55'51"W

SCALE: 1" = 100'

STATE OF TEXAS
 COUNTY OF BEAR
 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 INSTRUMENTS APPLICABLE TO THE PLAT.

Joe J. Zill, Manager
 OWNER

OWNER'S DUTY AUTHORIZED AGENT
 SWORN AND SUBSCRIBED BEFORE ME THIS 12 DAY OF May, 2010
John Adkins
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 6/19/2013

STATE OF TEXAS
 COUNTY OF BEAR
 I, (WE) HUEBNER RANCH, LLC, AM (ARE) THE OWNER OF THE LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS 12 DAY OF May, A.D. 2010

Joe J. Zill, Manager
 OWNER

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Steven D. Krauskopf*, 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 12 DAY OF May, A.D. 2010

John Adkins
 NOTARY PUBLIC
 BEAR COUNTY TEXAS

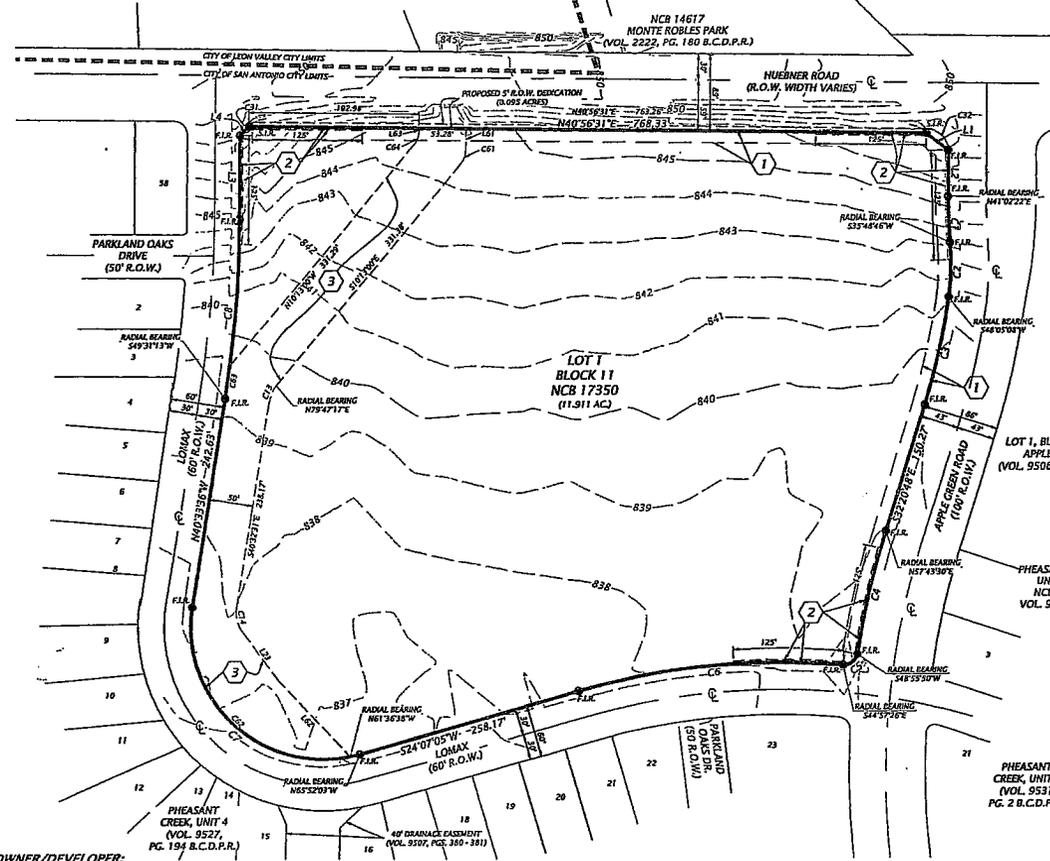
STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT I HAVE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

Steven D. Krauskopf
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION BY KFW SURVEYING.

Teresa A. Seidel
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 7400 BLANCO, SUITE 260
 SAN ANTONIO, TEXAS 78216
 PHONE: 210-979-8444
 FAX: 210-979-0499



C.E.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC FACILITIES" AND "GAS FACILITIES" WHICH ARE TO BE PLACED WITHIN THE "OVERLAPPING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF MAINTENANCE, REPAIRS, INSPECTION, PATROLLING AND ELECTRIC POLE, HANGING OR SURGING LINES, CABLES, CONDUITS, FITTINGS OR TRANSFORMERS. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS, OR OTHER OBSTRUCTIONS WHICH EVIDENCE OF MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OPS INSTANT LOSS RESULTING FROM ADJUSTMENTS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENTS OR TO MAKE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR THE SAID SAID CHANGES OF GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTES:

- 1/2" DIAMETER BEAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
- ALL STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INTERFERE WITHIN THE DRAINAGE EASEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS, UNLESS THEY ARE APPROVED BY THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS OR THE DISTRICT OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS TO ALL DRAINAGE EASEMENTS AND TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GCS WITH A CORNER SCALE FACTOR OF 1.00017.
5. REFERENCED PROPERTY IS IN ZONE A, AS DETERMINED TO BE OUTSIDE THE SUBDIVISION RECORDS AS SHOWN ON THE RECORD MAP 254 OF 300, COMMUNITY PAVEMENT NO. 400200014, DATED JANUARY 4, 2002.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID).
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE. (3550420210-5-40)
- WATER, WASTEWATER, A RECREATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 583. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMITS.
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LCC 35-506.14(3)
- OWNER SHALL PROVIDE SHARED CROSSES ACROSS WITH ADJACENT LOTS IN ACCORDANCE WITH LCC 35-506.14(2)

MASTER WATER EDD NOTE
 THE NUMBER OF WASTEWATER EQUIVALENT DRAINING 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 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES.

REPLAT AND PLAT ESTABLISHING THE RESIDENCE AT MEDICAL CENTER

BEING 11.911 ACRE TRACT OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, NEW CITY BLOCK 13665, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 12.451 ACRES OF LAND CONVEYED TO J.C. TREVINO, JR. BY DEED OF RECORD IN VOLUME 4246, PAGE 646 OF DEED RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF THE RESIDENCE AT MEDICAL CENTER, 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: _____
 CHAIRPERSON
 BY: _____
 SECRETARY

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

 COUNTY CLERK, BEAR COUNTY, TEXAS
 BY: _____ DEPUTY

KFW
 ENGINEERS & SURVEYING
 REGISTERED ENGINEERING FIRM #938
 7400 BLANCO SUITE 260
 SAN ANTONIO, TEXAS 78216
 PHONE (210) 979-8444
 FAX (210) 979-8441

JOHN ADKINS
 Notary Public, State of Texas
 My Commission Expires
 June 19, 2013

STATE OF TEXAS
 STEVEN D. KRAUSKOPF
 LICENSED PROFESSIONAL ENGINEER
 96525
 5/12/2010

STATE OF TEXAS
 TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 5672
 5/12/2010

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 5E & 10 June 23, 2010

MONTABELLA-FOSTER ROAD
SUBDIVISION NAME

MAJOR PLAT

100028
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 585 D-6

OWNER: NRP Properties, LLC, by Dan Markson

ENGINEER: Bury & Partners Engineering Solutions, by Steven D. Eklund, P.E.

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

Date filed with Planning Commission: May 28, 2010

Location: On the west side of Foster Road, north of Lakeview Drive

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is in associated with: MDP 614, Davenport, accepted on October 2, 1998

Proposed Use: Multi-Family

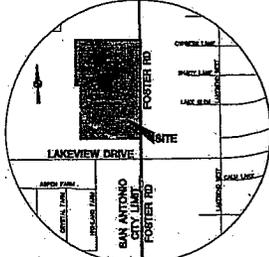
Major Thoroughfare: Foster Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

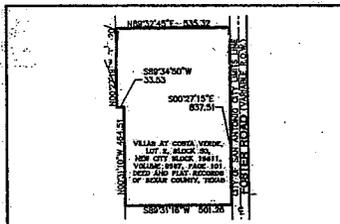
To plat 9.933 acres consisting of 2 non-single family lots.

STAFF RECOMMENDATION:

Approval



VICINITY MAP NOT TO SCALE SAN ANTONIO, TEXAS



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

(SCALE: 1"=300') THE AREA BEING REPLATTED IS ALL OF LOT 2, BLOCK 50, NCB 16611, 9.933 ACRES, KNOWN AS VILLAS AT COSTA VERDE, RECORDED IN VOLUME 9567, PG. 101, DEED AND PLAT RECORDS OF 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DAN MARKSON DEVELOPER: NRP PROPERTIES, LLC 111 SOLEDAD, SUITE 1220 SAN ANTONIO, TX 78205

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDER-SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MARKSON 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 24 DAY OF May, 2010.

LORRAINE D. FLORES NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES 1/23/2011



STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 050567, VILLAS AT COSTA VERDE, WHICH IS RECORDED IN VOLUME 9567, PAGE 101, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER: DAN MARKSON DEVELOPER: NRP PROPERTIES, LLC 111 SOLEDAD, SUITE 1220 SAN ANTONIO, TX 78205

SWORN AND SUBSCRIBED BEFORE ME THIS 24 DAY OF May, 2010.

LORRAINE D. FLORES NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES 1/23/2011



STATE OF TEXAS COUNTY OF BEXAR

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

STEVEN D. EKUND, P.E. REGISTERED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 80187



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:

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



WASTEWATER EDU. NOTE:

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

IMPACT FEE PAYMENT DUE:

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

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

CLEAR VISION AREA NOTE:

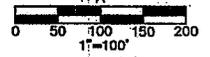
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506-(d)(5).

GENERAL NOTES:

- 1. BEARING BASIS-ALL BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, USING 14-DOT CORG. STATIONS TXAN AND TXSM.
2. THE BEARINGS SHOWN HEREON ARE BASED ON CFS OBSERVATIONS OF THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, SOUTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 1.00017
3. OWNER SHALL REQUIRE CROSS-ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35-506(c)(3) OF THE COSA UDC.

EASEMENT MAINTENANCE NOTE:

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



LEGEND

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

DRAINAGE NOTES:

NO STRUCTURE FENCES WALLS, OR OTHER OBSTRUCTIONS THAT WOULD PREVENT THE DRAINAGE OF SURFACE WATER FROM THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS AUTHORIZED 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.

CFS NOTES:

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

- 2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

INGRESS AND EGRESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED THROUGH COMMON DRIVES BETWEEN LOTS 3 AND 4, AS WELL AS LOT 4 AND THE ADJACENT PROPERTY TO THE NORTH, FOR SHARED CROSS ACCESS AND ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE TAKEN OR USED UNLESS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



San Antonio, TX 78216 922 Icon Road, Suite 100 Tel: (210)555-9890 Fax: (210)555-9829 TBR# Registration Number 71948 Bury+Partners-LLC, Inc. ©Copyright 2010

STATE OF TEXAS COUNTY OF BEXAR

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

DEPUTY

MONTABELLA - FOSTER ROAD SUBDIVISION

BEING A 9.933 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF LOT 2, BLOCK 50, NEW CITY BLOCK 16611, VILLAS AT COSTA VERDE SUBDIVISION, AS RECORDED IN VOLUME 9567, PAGE 101 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 3 AND 4, BLOCK 50, N.C.B. 16611

THIS PLAT OF MONTABELLA - FOSTER ROAD 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. 2010

BY: CHAIRMAN

BY: SECRETARY

REPLAT ESTABLISHING MONTABELLA - FOSTER ROAD SUBDIVISION BEING A 9.933 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, OUT OF LOT 2, BLOCK 50, NEW CITY BLOCK 16611, VILLAS AT COSTA VERDE SUBDIVISION, AS RECORDED IN VOLUME 9567, PAGE 101 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 3 AND 4, BLOCK 50, N.C.B. 16611

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 June 23, 2010

**HILLCREST UNIT 5A PHASE 1
SUBDIVISION NAME**

MAJOR PLAT

**100051
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 B-2

OWNER: Pulte Homes of Texas, L.P., by Charles Marsh

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

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

Date filed with Planning Commission: June 7, 2010

Location: At the southeast corner of Spurs Ranch and Range Boss

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat/PUD is in associated with:

MDP 787B, Hillcrest, accepted on June 6, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 7.345 acres consisting of 42 single family lots and 1 non-single family lot, 1,300 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

42 LOTS

SUBDIVISION PLAT OF

HILLCREST SUBDIVISION UNIT 5A PHASE 1

BEING A 7.345 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, BEAR COUNTY, TEXAS.

THIS PLAT OF HILLCREST SUBDIVISION UNIT 5A PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2010.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

OWNER: _____

BY: CHARLES MARSH LAND DEVELOPMENT MANAGER

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2010.

LEAH D. TAMEZ NOTARY PUBLIC, BEAR COUNTY, TEXAS MY COMMISSION EXPIRES: AUGUST 29, 2012

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

PAUL W. DENHAM REGISTERED PROFESSIONAL ENGINEER 59456

REGISTERED PROFESSIONAL-ENGINEER PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

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

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

BY: _____ DEPUTY

- LEGEND 1.1 BUILDING SETBACK LINE B.S.L. 1.2 CLEAR VISION EASEMENT C.V.E. 1.3 ELECTRIC & CABLE TELEVISION EASEMENT E.C.T.V.E. 1.4 TELEPHONE & CABLE TELEVISION EASEMENT T.C.T.V.E. 1.5 GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E. 1.6 NEIGHBORHOOD NON-RESIDENTIAL EASEMENT N.N.R.E. 1.7 ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT E.G.T.V.E. 1.8 UTILITY ELECTRIC, GAS, TELEPHONE & CABLE T.V. SANITARY SEWER WATER SPOWALK & CLEAR VISION EASEMENT U.S.C.V.E. 1.9 WATER SPOWALK & CLEAR VISION EASEMENT W.S.C.V.E. 1.10 PROPOSED FINISHED CENTURION 1100 1.11 THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. COORDINATE SYSTEM, SOUTH CENTRAL ZONE. 1.12 ROTATION GRID TO PLAT IS 0°00'00" 1.13 ROTATION GRID TO PLAT IS 0°00'00" 1.14 COORDINATION AS SHOWN IN THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION 1/4" X 1/4" REBAR AND 3/8" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 1.15 BEARING REFERENCE SOURCE IS THE EAST RIGHT-OF-WAY LINE OF SPIRES RANCH BETWEEN THE ROUND 1/2" REBAR WITH CARTER-BURRESS PLASTIC CAPS SHOWN HEREON, AND CALLED SOUTH 27°27' ON THE PLAT OF HILLCREST SUBDIVISION UNIT 6B RECORDED IN VOLUME 5374, PAGE 100, D.P.R. 1.16 D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. 1.17 D.P.R. = DEED AND PLAT RECORDS OF NEAL COUNTY, TEXAS. 1.18 ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 1.19 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE. 1.20 THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "BANK", SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION. 1.21 THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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/BEAR COUNTY. 1.22 BEAR METROPOLITAN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET. 1.23 IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

CURVE TABLE table with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD

LINE TABLE table with columns: LINE, LENGTH, BEARING

NOTE: 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. 2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPES OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 3. NO STRUCTURES OR OBSTACLES THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. FENCES SHALL BE CONSTRUCTED TO ALLOW DRAINAGE FLOW. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID PRIVATE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID PRIVATE DRAINAGE EASEMENTS. INDIVIDUAL HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT (MOWING, ETC) IN THEIR INDIVIDUAL LOTS.

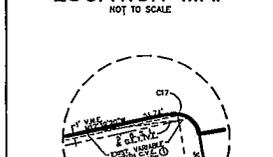
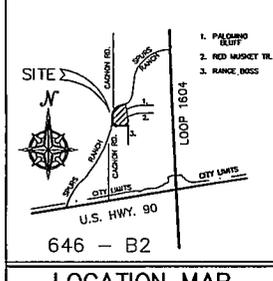
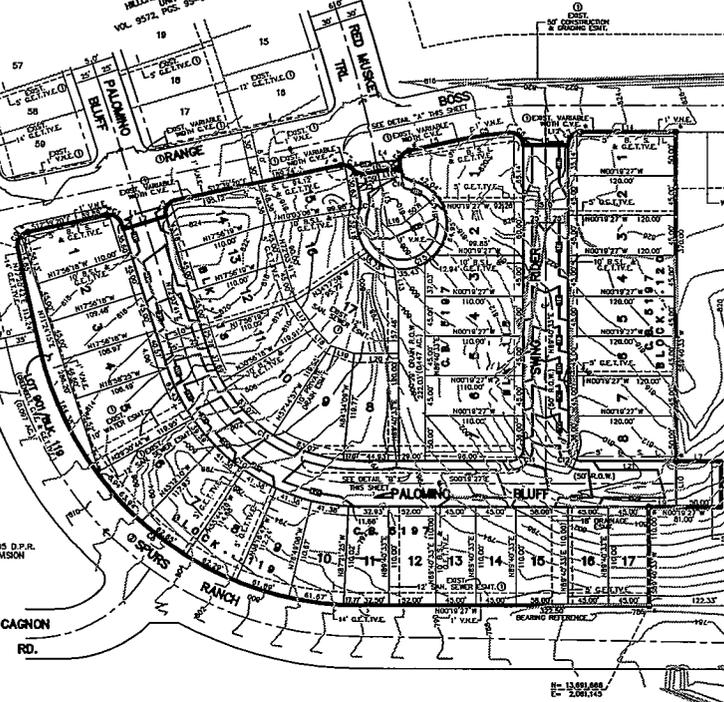
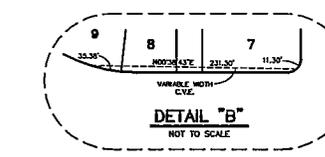
BUILDING SETBACK NOTE THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT REFERENCE table with columns: PLAT REFERENCE, HILLCREST SUBDIVISION UNIT 3, HILLCREST SUBDIVISION UNIT 6B

MONUMENT NOTE: 1/2" I.L.F. W/CHERRY-BURRESS CAP 1/2" I.L.F. W/3-R E CAP 1/2" I.L.F. W/3-R E CAP

UNPLATTED OWNER: PULTE HOMES OF TEXAS, L.P. 1354 NORTH LOOP TRACT VOL. 10000, PGS. 1550-1559 D.P.R. APPROXIMATELY 42 AC. REMAINING

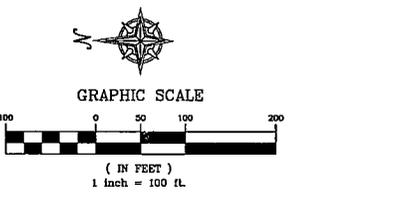
"C.P.S. NOTES" 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEEDING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT. TELEPHONE EASEMENT, GAS EASEMENT, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRAILER EASEMENT" ARE THE PURPOSES OF INVESTING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND REPAIRING THE SAID UTILITY SYSTEMS. THE PURPOSES OF INVESTING, TRANSFORMING, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, ON OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE UTILITY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY OPT. MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS COMPONENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AVOID, ALTER, REDUCE 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. 3. CONCRETE CONCRETE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. CONCRETE CONCRETE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



OWNER/DEVELOPER: PULTE HOMES OF TEXAS, L.P. 1354 NORTH LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-1885

Donham-Ramones Engineering and Associates, Inc. 1380 Pantheon Way, Suite 290 San Antonio, Tx. 78232 Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS IN COMPLIANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT AND THAT THE PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS _____ DAY OF _____ A.D. 20____



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 June 23, 2010

VALENCIA TERRACE ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

100080
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 450 C-4

OWNER: Borgfeld and Blanco Holdings, LLC, by Joel F. Pollack

ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Samuel B. Bledsoe, III, P.E.

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

Date filed with Planning Commission: June 8, 2010

Location: At the northeast corner of Old Blanco Road and Borgfeld Drive

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Blanco Road and Borgfeld Road are secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **62.637** acres consisting of **84** single family lots, **6** non-single family lots and **5,523.4** linear feet of private streets.

DISCUSSION:

Bexar County Public Works Department has cited: Sections 35-506(i) Horizontal Curvature, 35-506(t) Traffic Calming, and 35-515(b) Lot Layout Regulations, Block and Street Length of the UDC. The applicant has submitted a request for an Administrative Exception to the requirements.

The Bexar County Director and the Planning and Service Director have granted an administrative exception to Sections 35-506(i) Horizontal Curvature, 35-506(t) Traffic Calming, and 35-515(b) Lot Layout Regulations; Block and Street Length.

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

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin;
- Will comply with the July 22, 2008 Bexar County Court Order for dark sky lighting measures.

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request by: 1) Having the five lots, which back up to Blanco Road and being the closest to Camp Bullis, build the homes as close as possible to the front of the lots and with materials that are generally accepted for use in sound attenuation construction; 2) Comply with Bexar County's dark sky measures; and 3) Disclose to prospective buyers the potential for noise generated from aircraft and other activities common to the operations at Camp Bullis. The applicant further states that a habitat assessment study and a presence/absence study were conducted by a licensed biologist in accordance with US Fish and Wildlife Service regulations and no endangered species were found.

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 82.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRES TRACT RECORDED IN VOLUME 1428D, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

Moy Tahir Ramirez Engineers, LLC
Engineers Surveyors Planners

12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5055

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED OTHERWISE FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, RIGHTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERED TO BE THE TRUE AND CORRECT INTENT OF THE PARTIES.

OWNER/DEVELOPER: BORGFELD AND BLANCO HOLDINGS, LLC 20500 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF F. BLOCH, known to me to be the PERSON WHOSE NAME IS SET FORTH HEREIN, AND ACKNOWLEDGED TO ME THAT HE DECLINED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF JUNE 2012

Notary Public, State of Texas My Commission Expires June 03, 2012

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 ACRUAL SURVEY MADE ON THE GROUND BY: MOY TAHIR RAMIREZ ENGINEERS, LLC 12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

DONALD DEAN BORRER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF SURVEYS, LOTS, AND DIVISIONS LATER TO THE DATE OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO ZONING COMMISSION.

SARGEL B. BLEDSOE, III LICENSED PROFESSIONAL ENGINEER NO. 38920 MOY TAHIR RAMIREZ ENGINEERS, LLC 12770 CHAMBERLAIN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF VALENCIA TERRACE, 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 MONTH, A.D. 2012 BY: CHAIRMAN BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT OF THE BOARD OF COUNTY COMMISSIONERS OF BEXAR COUNTY, HEREBY CERTIFY THAT THE ATTACHED PLAT, WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 7th DAY OF JUNE 2012 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATE: JUN 7 7 PM 5:59

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF MONTH, A.D. 2012 AT _____ M., AND DULY RECORDED THE DAY OF MONTH, A.D. 2012, AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF MONTH, A.D. 2012

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

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF MONTH, A.D. 2012 AT _____ M., AND DULY RECORDED THE DAY OF MONTH, A.D. 2012, AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF MONTH, A.D. 2012

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

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF MONTH, A.D. 2012 AT _____ M., AND DULY RECORDED THE DAY OF MONTH, A.D. 2012, AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF MONTH, A.D. 2012

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

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF MONTH, A.D. 2012 AT _____ M., AND DULY RECORDED THE DAY OF MONTH, A.D. 2012, AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF MONTH, A.D. 2012

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

LEGEND
-1100- (100) EXISTING CONTOUR PROPOSED CONTOUR
E.G.T.I.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L. BUILDING SETBACK LINE
DRAIN. DRAINAGE
SAN. SEW. SANITARY SEWER
R.O.W. RIGHT OF WAY
R. RAILROADS
C. CENTERLINE
E.S.M.T. EASEMENT
O.P.R. OFFICIAL PUBLIC RECORDS
VALENCIA TERRACE, ENCLAVE (PLAT NO. 100080)

OWNER: BORGFELD AND BLANCO HOLDINGS, LLC 20500 HUEBNER ROAD, SUITE 200 SAN ANTONIO, TEXAS 78258 TEL: (210) 843-3227

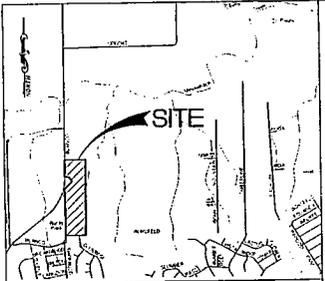
CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (WATER AND PUBLIC SERVICE (WAPS)) IS HEREBY DEDICATED TO THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, MOVING, PATTERING AND ERECTING POLES, HANDIC OR BURNING WHEELS, CABLES, CONDUITS, WIRES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADINGS, ADJACENT LAND, THE RIGHT TO LOCATE SUCH FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE ERECTING OF SAID LINES OR APPURTENANCES THEREOF, AT ITS DISCRETION AND WITHOUT LIABILITY TO THE PERSON OR PERSONS BELIEVED RESPONSIBLE FOR SAID EASEMENTS OR RIGHTS-OF-WAY. ANY CPS UTILITY LOSS RESULTING FROM OBSTRUCTIONS REMOVED BY CPS OR ANY OTHER PARTY LOCATED WITHIN SAID EASEMENT, THE TO BE MADE OR ALTERED SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS BELIEVED RESPONSIBLE FOR SAID EASEMENTS OR RIGHTS-OF-WAY. CONCRETE DRIVEWAY APPROPRIATES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS 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.C.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC GAS TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

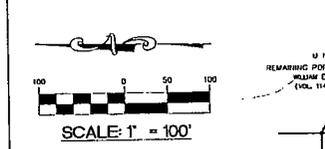
TOOT NOTES: (1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ATTENUATION MEASURES FOR FUTURE NOISE MITIGATION. (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO ACCESS POINTS ALONG FM 2696, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 364.27.

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

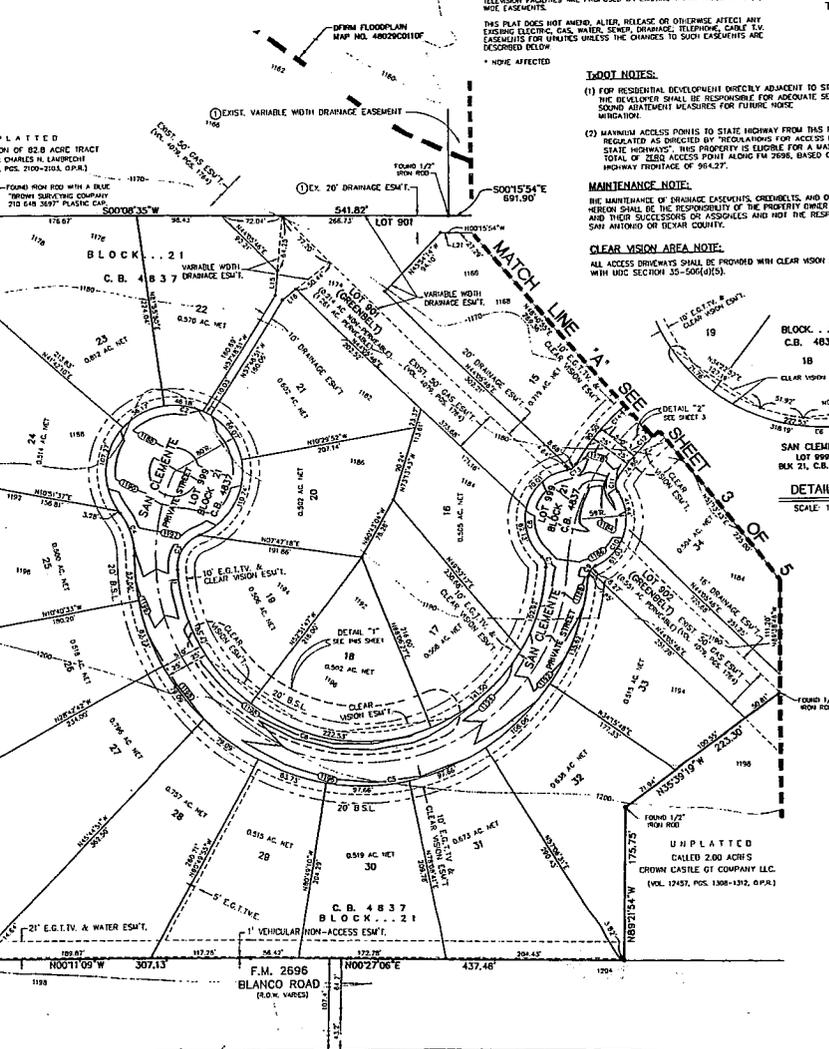
CLEAR VISION AREA NOTE: ALL ACCESS DRIVeways SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH MDC SECTION 35-506(a)(5).



NOT TO SCALE GRID NO. 450 B & C - 3, & 4



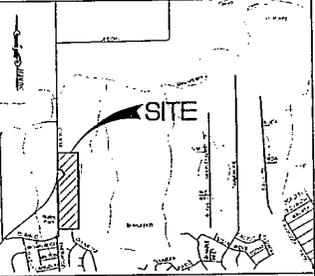
- NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480230001H, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADDED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." 2) EXCEPT AS SHOWN, PROPERTY OWNERS WILL BE NOTIFIED WITH A SET 1/2" HIGH PIN WITH AN ORANGE "X" WITH ENIG PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3) THE BENCHMARKS SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 0" ABOVE FINAL ADJACENT GRADE. 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER PIPE WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS. APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRADINGS, ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 6) ALL EASEMENTS SUCH AS DRAINAGE, CONVEYANCE, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. 8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET AREAS.



SEPTIC NOTE: SEPTICS WASTED 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. STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

SAWS NOTE: WASTEWATER EDU NOTE: IMPACT FEE PAYMENT DUE. IMPACT FEE PAYMENT DUE, WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE FINDER OF WASTEWATER COVALENT BONDING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE SET FORTH ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER 12200.



LOCATION MAP NOT TO SCALE GRID NO. 450 B & C - 3, & 4

NOTES:

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480220210F, EFFECTIVE DATE SEPTEMBER 28, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADOWED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE SUBDIVIDED WITH A 1/2" BORN PIN WITH AN ORANGE "MIR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARING SHOWN HEREON ARE BASED UPON THE NAD 83 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO HANDSICING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
6) EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

CEP NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND FACILITY IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "HOT WATER EASEMENT," "SEWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIRS, RELOCATION, MOVING, PARKING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PROBES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPROXIMATE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT PROPERTY TO REMOVE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL IRRES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY WHEREVER WITH THE EFFECTS OF SAID LINES ON APPURTENANCES WHERETO IT IS AGREED AND UNDERSTOOD THAT NO BURNING, CONDUCT OR LAISE OF WIRES WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY CEP VARIATION LOGS RESULTING FROM INSPECTIONS REQUIRED BY CEP EQUIPMENT LOCATED WITHIN SAID EASEMENT TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE MAINTAINED ON THE PROPERTY AND PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN LOTS ARE ZONED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE IMPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
* NONE AFFECTED

LEGEND:

- 1000 (1000) PROPOSED CONTOUR
E.C.T.V. EASEMENT
B.S.L.
D.H.L.
S.H.L.
S.H.L. SEW.
R.O.W.
E
C.C.M.T.
O.P.R.
OWNER
BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 1822, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



12770 CHARTER PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS COUNTY OF BEAR) THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DAY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS BELONGING TO PRIVATE TOWNHOMES, GREENBELTS, AND OPEN SPACE, ALL DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREOF.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOEL T. POLLOCK, 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 14th DAY OF JUNE 2010. DAVID AGUIRRA, Notary Public, State of Texas, My Commission Expires June 03, 2012.

STATE OF TEXAS COUNTY OF BEAR) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE FOREGOING. MOY TAIN RAMIREZ ENGINEERS, PLLC 12770 CHARTER PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

STATE OF TEXAS COUNTY OF BEAR) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE FOREGOING. DONALD DEAN BOERNER, 5207 PRIVATE STREET, SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

STATE OF TEXAS COUNTY OF BEAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES APPROVED BY THE SAN ANTONIO ZONING COMMISSION. SAMUEL B. BLEDSOE, 38820 CHARTER PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

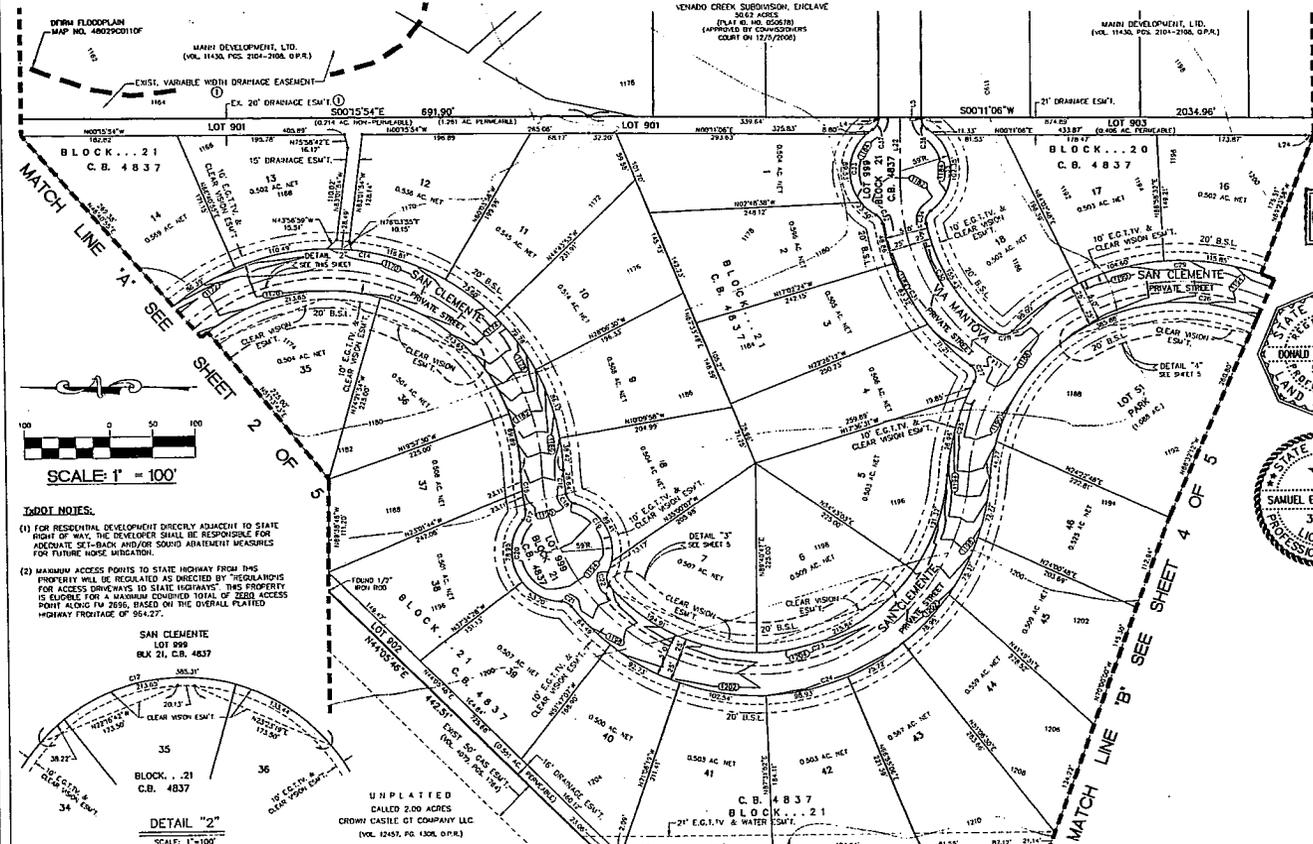
STATE OF TEXAS COUNTY OF BEAR) THIS IS A COPY OF VALENCIA TERRACE, ENCLAVE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION. DATED THIS 10th DAY OF JUNE 2010. CITY CLERK, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON JUNE 14, 2010, AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND ORDINANCES GOVERNING SAID PLAT AS APPROVED BY THE SAID COMMISSIONERS COURT.

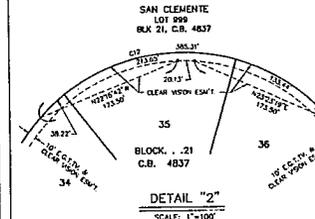
DATED THIS 14th DAY OF JUNE 2010. COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR) PLAT WAS FILED FOR RECORD IN MY OFFICE, ON JUNE 14, 2010, AT 10:59 AM, AND DULY RECORDED THE DAY OF JUNE, A.D. 2010, AT PAGE 1822 OF VOLUME 1822 OF THE SAN ANTONIO PUBLIC RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF JUNE, A.D. 2010. COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMISSIBLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR MEMBERSHIP ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR APPROPRIATE SETBACK AND/OR SLOPE ADJUSTMENT MEASURES FOR FUTURE HOSE MANDATION.
2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2200 ACCESS POINT ALONG FM 2636, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 364.27'.



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

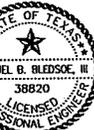
STREETSCAPE NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

SAWS NOTE: IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER WETTER SET AND/OR SEWER SERVICE CONNECTION.

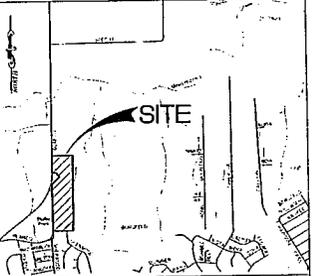
WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH USEC SECTION 35-506(C)(1).

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



10 JUN - 7 3:59 PM 2010



LOCATION MAP
NOT TO SCALE
GRID NO. 450
B & C - 3, & 4

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

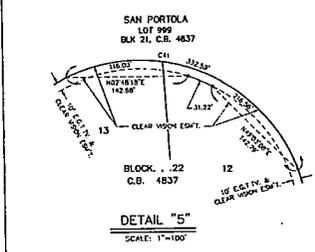
STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 55-012) DURING ANY CONSTRUCTION PHASE.

SAWS NOTE:
IMPACT FEE PAYMENT DUE:
IMPACT FEE PAYMENT DUES, WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LDC SECTION 33-506(6)(5).

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



- NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48020C0101, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA A" FLOOD PLAIN.
 - EXCEPT AS SHOWN, PROPERTY OWNERS WILL BE RESPONSIBLE WITH A SET 1/2" IRON PIN WITH AN OUNCE 1/2" DUE PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY COLORADO POSITIONING SYSTEM.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN AND LANDSCAPING OR OTHER FITE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER CRATOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
 - THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
 - CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.

- NOTE NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADOPTING SET-BACK ADJACENT SOUND ABATEMENT MEASURES FOR FUTURE HOSE WINDMILL.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COUNTRIED TOTAL OF ZERO ACCESS POINT ADJACENT TO STATE HIGHWAY FRONTAGE OF 964.27'

- EPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (WATER PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "TELEPHONE EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, PARALLELING AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, FACTS WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CRATOR'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 EXIST OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID WIRES, OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO, BURNING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY EPS WORKER'S LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EPS EASEMENTS, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS WHO CAUSED SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.I.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR SET UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.I.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXIST WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES WHICH ARE IN EXCESS TO SUCH EASEMENTS AND DESCRIBED BELOW:
- HOME AFFECTED

LEGEND

- 1100- (E)S.E. EXISTING CONTOUR
- 1100- (E)S.E. PROPOSED CONTOUR
- E.C.T.I.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT BUILDING SETBACK LINE
- DRAINAGE DRAINAGE
- SANITARY SEWER
- RIGHT OF WAY
- RADIUS
- EASEMENT
- CELEBRITY
- OFFICIAL PUBLIC RECORDS
- VENADO CREEK, ENCLAVE (PLAT 100 00678)

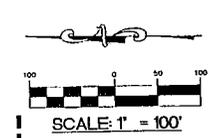
OWNER
BORGFELD AND BLANCO HOLDINGS, LLC.
20550 HUEBNER ROAD, SUITE 200
SAN ANTONIO, TEXAS 78258
TEL: (210) 643-3227

SUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE, ENCLAVE

A 62.6379 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 131, ABSTRACT 612, COUNTY BLOCK 4837, BEAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 14150, PAGES 1774-1780, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

MTR
Moy Tain Ramirez Engineers, PLLC
12770 CHARRON PARK, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

Engineers
Surveyors
Planners



STATE OF TEXAS
COUNTY OF BEAR
I, THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A LEGAL AGENT, HEREBY CERTIFY TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, ONLY THE PUBLIC RECORDS, AND ACKNOWLEDGE TO ME THAT HE ENJOINED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

OWNER UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF JUNE 2010

JOEL C. POLLOCK
NOTARY PUBLIC
BEAR COUNTY, TEXAS

DAVID AGUIRRA
Notary Public, State of Texas
My Commission Expires June 03, 2012

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACADEMIC SURVEY MADE OF THE GROUND BY: MOY TAIN RAMIREZ ENGINEERS, LLC 12770 CHARRON PARK, SUITE 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

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

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF VALENCIA TERRACE, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED (IF SAID) COMMISSION.

DATED THIS 10th DAY OF JUNE 2010 A.D.

BY: SAMUEL B. BLEDSOE, CHAIRMAN
BY: SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PROPERLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 20____.

IT IS APPROVED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID COUNTY AND THIS PLAT WAS APPROVED BY SAID COMMISSIONERS COURT.

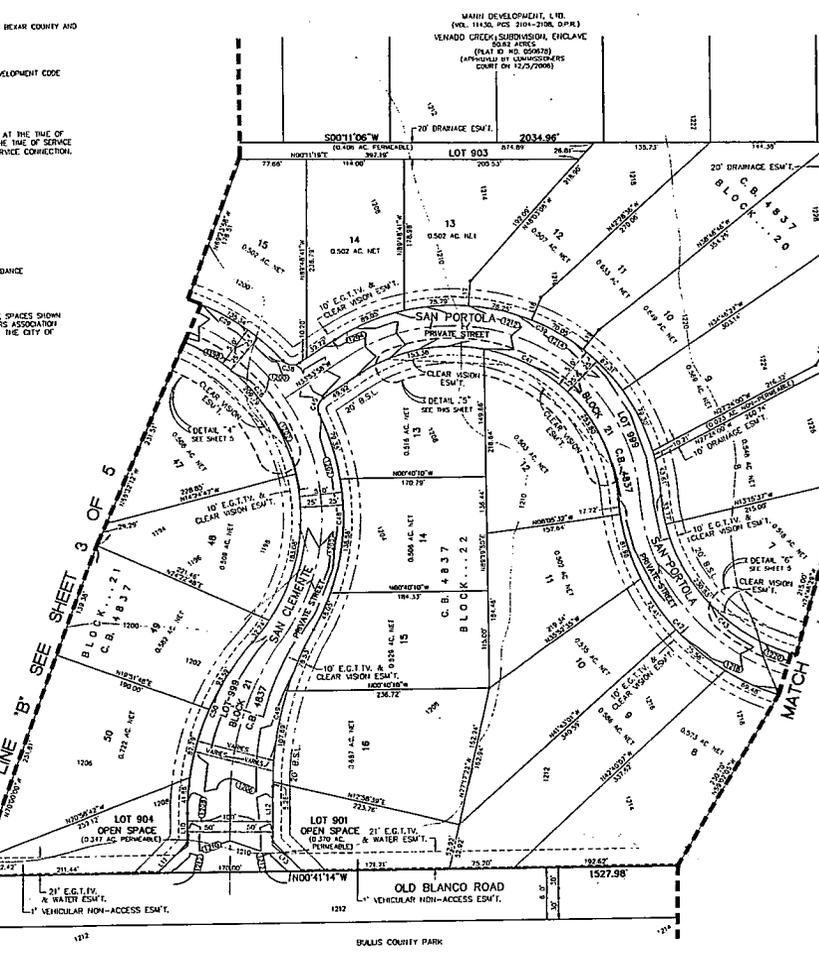
DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____.

AT _____ M. AND FULLY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK NUMBER _____ OF PAGE _____ IN TESTIMONY WHEREOF, WITNESSES MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS





• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

May 5, 2010

Mr. Christopher Looney
Interim Assistant Director, Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace, Enclave, Plat # 100080
Administrative Exception- Block and Street Lengths, Section 35-515(b)(3)A(ii); Section 35-515(b)(3)B

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Sections 35-515(b)(3)A(ii) and Section 35-515(b)(3)B as it pertains to street block lengths, specifically,

“A street’s block length shall not exceed one thousand two hundred (1200) feet when the street is a:

- Block that ends with a cul-de-sac
- Local type A”

And “Street Length. The maximum overall length of streets with homes fronting shall not exceed three thousand (3000) feet. ...”

This project is an enclave subdivision with private streets and 84 lots centered around a “coving plan”, a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

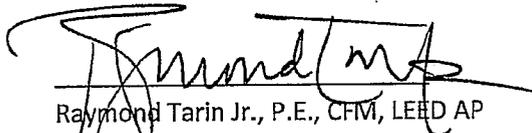
1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the limitation on street and block lengths is to “protect pedestrians from high vehicular speeds” which could result from long straight blocks that do not incorporate traffic calming design measures. Streets that incorporate traffic calming measures may exceed the limitation on block lengths in accordance with UDC Section 35-515(b)(3)C which references UDC Section 35-506 (t) Traffic Calming. Consistent with this direction, this project is being developed using a “coving plan” concept consisting of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. These private streets will have a posted speed limit of 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 84 lots within this development.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential for

higher driver speeds on long straight streets. Several traffic calming measures have been incorporated within the subdivision geometric design to address any adverse impacts on public health, safety and public welfare. The "coving plan consist of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. Additional traffic calming measures of "T" intersections, median raised islands and mid block turn-arounds with rapidly flared pavements have also been incorporated. These private streets will have a posted speed limit of 20 mph.

3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,
Moy Tarin Ramirez Engineers, LLC



Raymond Tarin Jr., P.E., CFM, LEED AP
Principa

DONNA



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

April 12, 2010

Mr. Christopher Looney
Interim Assistant Director, Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace, Enclave, Plat # 100080
Administrative Exception- Horizontal Curves, Section 35-506i

Dear Mr. Looney,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio Unified Development Code, Section 35-506i as it pertains to reverse curves, specifically the requirement for a 50-foot tangent between reverse curves. This project is an enclave subdivision with private streets and 84 lots centered around a "coving plan", a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of an exception from compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

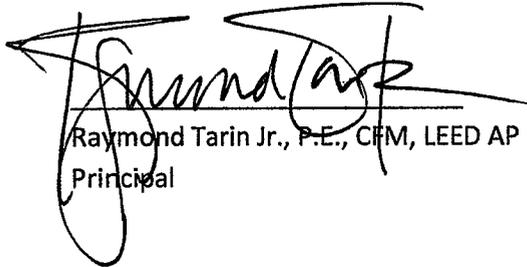
1. **If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property:** The "coving plan" site plan maximizes open space, reduces street pavement needs, encourages slower driver speeds and increases subdivision aesthetics. Incorporating the minimum 50 foot tangent lengths between reverse curves geometrically does not allow for the site plan to function as dictated by the coving concept.
2. **The hardship relates to the applicants land, rather than personal circumstance:** This project is located on the Contributing Zone of the Edwards Aquifer where impervious cover limitations are enforced by TCEQ. The project is also across Blanco Road from Camp Bullis where new sound abatement ordinances are being developed. Incorporating the "coving plan" has significantly reduced the length of streets and area of asphalt pavement for the subdivision and significantly increased open space on lots which allows this development to remain below regulated limits and attenuate sound issues.
3. **The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:** The hardship is associated with the coving plan which utilizes the reverse curves as an essential geometric characteristic for the efficient lot layout. This allows for the reduction of the pavement areas and the increased open spaces.
4. **The hardship is not the result of the applicant's own actions:** As previously stated The hardship is associated with the coving plan which utilizes the reverse curves as an essential geometric characteristic for the efficient lot layout. This allows for the reduction of the pavement areas and the increased open spaces.

5. **The granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of other property in accordance with these regulations:** By allowing the development of this tract without the minimum required 50 foot tangents, this development will realize a reduction in pavement area and design speeds and an increase in open space that are the benefits of a coving plan design. This enclave has been designed to meet the required design speed and sight distance requirements in accordance with the City of San Antonio Unified Development Code. In addition, the centerline radii will also meet the current UDC requirements. This exception will not be injurious to other properties as it pertains only to this tract and will not prevent the orderly subdivision of other property .

Additionally, two subdivisions that incorporate this coving concept have been designed and constructed within the past two years in San Antonio and Bexar County. They are Campanas and Roseheart. Each of these subdivisions has been approved without the noted 50 foot tangent between the reverse curves.

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,
Moy Tarin Ramirez Engineers, LLC



Raymond Tarin Jr., P.E., CFM, LEED AP
Principal



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) ~ 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Valencia Terrace Enclave Subdivision re-plat totaling 62.351 acres with 84 residential lots and 9 "900" series lots
Address:	Located at the NE corner of Old Blanco Road and Borgfield Ferguson Map Grid 450/C-4
A/P #/PPR #/Plat #:	100080
AEVR #:	
AEVR Submittal Date:	4/12/2010 and 5/5/2010
AEVR Submitted by:	Raymond Tarin, Jr., P.E.; Moy-Tarin-Ramirez Engineers, Inc.
Issue:	Reverse curvature, traffic calming, block length, and overall street lengths.
Code Sections:	2009 Unified Development Code (UDC), Sections 35-506(i) – Horizontal Curvature, 35-506(t) – Traffic Calming; 515(b) – Lot Layout Regulations, Block and Street Length
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Tarin's letter dated April 12, 2010; revised May 5, 2010. At issue is the layout and proposed construction of two streets (San Clemente and San Poroca in the proposed plat of Valencia Terrace. The proposed plat is a gated development with 84 residential lots and 9 "900 series" lots that will not readily be accessed by the public. Below is a table of the reverse curvature locations. Reverse curves are best served a minimum 50' tangent between curves for a Local A street as stated in the UDC since the tangent section allows the driver an opportunity to reorient their line of sight before entering into the next curve. Given the curvilinear layout of the streets in the development will induce a "traffic calming" effect and that the horizontal offset lines of sight have been design at 30 MPH, the layout should not have an adverse impact of the public health and safety. San Clemente (3,674' max block length and total street length) and San Portola (1,753' max block length and total street length) exceed the maximum street and block length and requires traffic calming. As stated previously, the layout of the streets induces a "traffic calming" effective.

Street Name	Location of Reverse Curve	Street Name	Location of Reverse Curve
San Clemente	Sta. 004+02.10	San Clemente	Sta. 035+76.85
San Clemente	Sta. 013+28.00	San Portola	Sta. 004+58.28
San Clemente	Sta. 020+87.28	San Portola	Sta. 012+06.77
San Clemente	Sta. 027+33.10		

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The curvilinear layout of the streets is equivalent to a traffic island design that is used for traffic calming. Evaluating the layout of a traffic island, the reason why they are considered effective in traffic calming is because it has a reverse curve layout that the driver must negotiate entering the island. Reverse curves are located between 700' to 900' in the proposed development which is where a traffic calming device would be required under the when long block and street lengths are provided. However, if the HOA were request the streets be converted to public streets, the minimum 50' tangent section between reverse curves must be provided since the minimum posted speed limit would be 30 MPH instead of the 20 MPH limit the applicant is proposing for this development.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The development should be platted as a Planned Unit Development (PUD). The PUD allows for street construction that does not conform to public street standards. However, the street layout should not have any adverse impacts on the public health, safety, and welfare.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest.
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

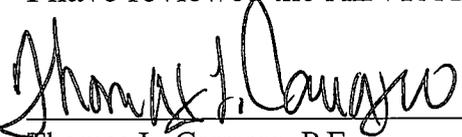


Robert Brach, P.E.
Development Services Engineer

5/24/10

Date

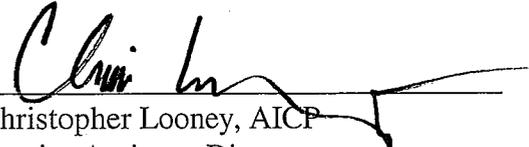
I have reviewed the AEVR Analysis and concur with the recommendation.



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Planning and Development Services Department

5/26/10

Date



Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Planning and Development Services Department

6-1-10

Date



REPLY TO
ATTENTION OF

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

MAR 12 2010

Office of the Commander

Roderick J. Sanchez, AICP, CBO
Director
Planning and Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Sanchez,

Thank you for the opportunity to respond to your staff's March 1, 2010 notification on Valencia Terrace Enclave Plat 100080 for a 62 acre housing development on Camp Bullis' eastern border along Blanco Road in the vicinity of Borgfeld Drive. We provide the following comments.

Placing a large development in this location could create noise complaint issues for military training operations conducted on Camp Bullis. We have helicopter flight operations in areas adjacent to this tract and have in the past received noise complaints from residents to the south. See enclosed June 2009 Joint Land Use Study (JLUS) noise study map. Our low level helicopter flight corridor ("nap of the earth") passes very near this area and there are three helicopter landing zones in this vicinity, thus safety concerns would also arise. We also have C-130 flight operations to the north at our Combat Assault Landing Strip, CALS, the only airfield on Camp Bullis. The CALS arrival/departure route crosses over Blanco Road north of the Valencia tract and could create some noise issues, although it is outside of the noise contours for the CALS. See enclosed June 2009 JLUS noise study map. While the City of San Antonio is developing a Sound Attenuation Overlay for areas around Camp Bullis, it will not cover the city's extraterritorial jurisdiction (ETJ).

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees around Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,500 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development near Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey. From enclosed digital overhead imagery, it appears that some of the tract is heavily wooded with old growth cedar and oak. Also, we have well-documented occupied Golden-cheeked Warbler habitat on Camp Bullis a few hundred yards to the east of this plat.

Development would also create light pollution issues and could impact night vision training

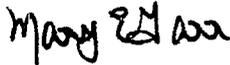


on Camp Bullis. Night-time lights from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc.) is done in many different areas of Camp Bullis, including adjacent to this area.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) commits to sound attenuation measures for the housing and a set off from Blanco Road for safety reasons, (2) has appropriate documentation for the potential Warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin, (3) commits to incorporate dark sky lighting measures (such as the Bexar County Lighting Order) into their project, (4) and commits to disclosing to buyers the potential for noise and other impacts (see City of San Antonio voluntary disclosure at: <http://www.sanantonio.gov/dsd/pdf/RealEstateDisclosureStatement.pdf>).

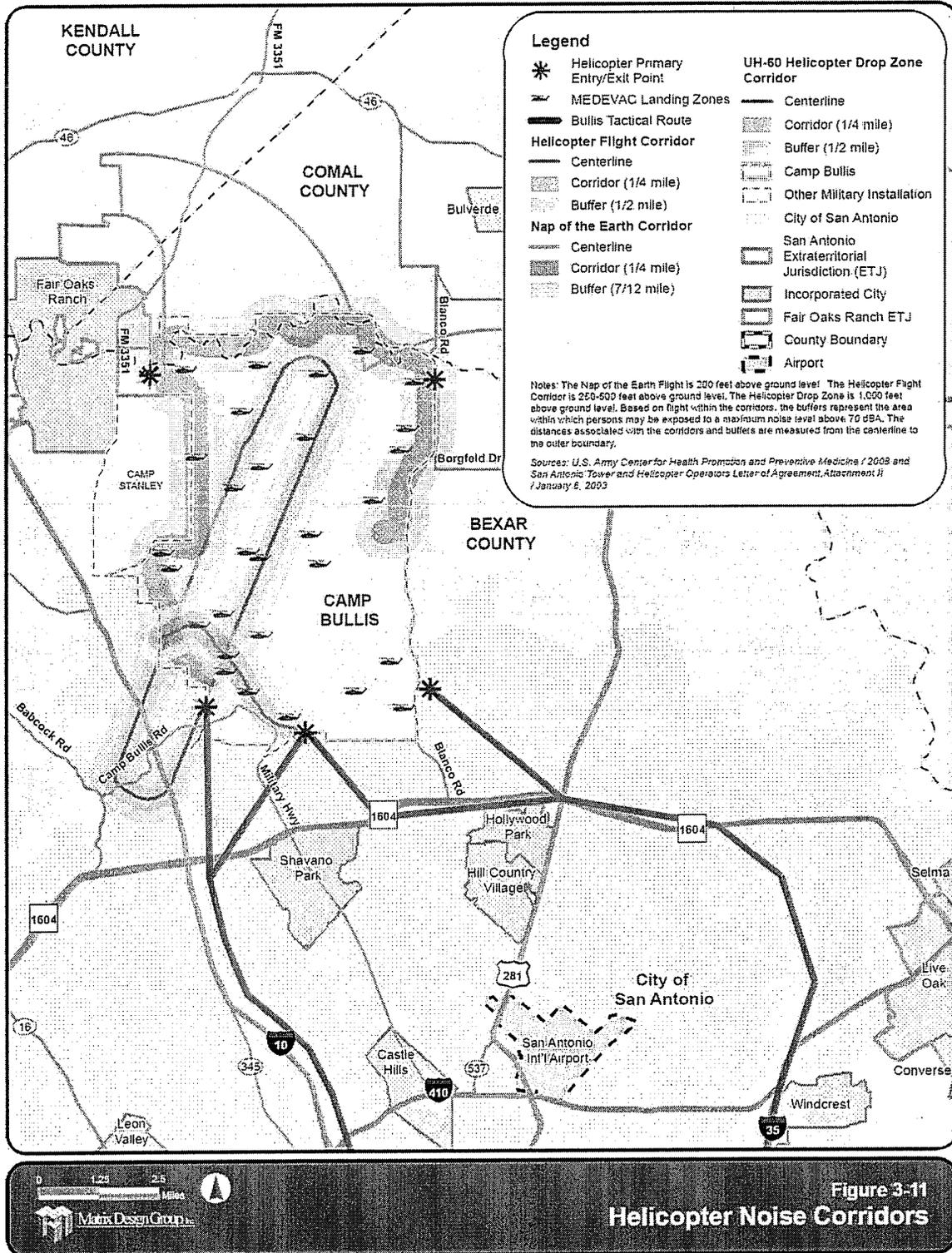
My points of contact are Mr. Phil Reidingger at (210) 221-1099 or (210) 336-0449 (cell) and Mr. Jim Cannizzo at (210) 295-9830.

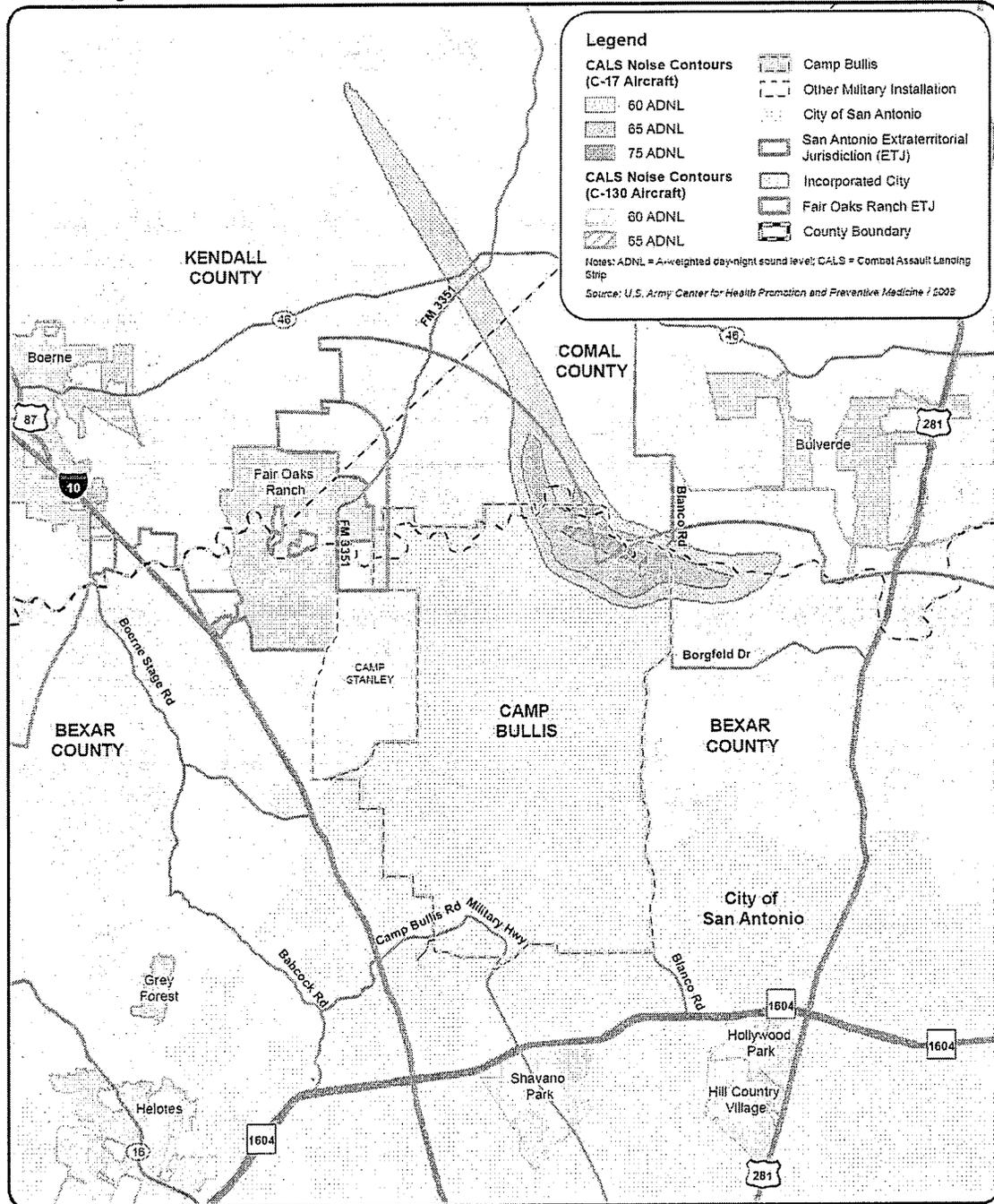
Sincerely,



Mary E. Garr
Colonel, US Army
Commanding

Enclosures





0 1.25 2.5 Miles

Figure 3-10
CALS Noise Contours

DEVELOPMENT SERVICES
RECEIVED

2010 MAY 19 AM 11:22



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

May 18, 2010

Ms. Donna Schueling
Planning and Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Valencia Terrace, Enclave
Plat I.D. No. 100080

Dear Ms. Schueling,

This letter is an update to our previous correspondence of April 5, 2010 regarding our response to comments about the proximity of this development to Camp Bullis. As mentioned before, we share the Army's concern about compatibility with operations at Camp Bullis and have taken the following steps to address the issues:

1. Sound Attenuation There are five (5) lots which back up to Blanco Road and are the closest lots in the development to Camp Bullis. The developer will require that homes on these lots be located as close to the front of the lots as possible, thus providing the maximum setback from Blanco Road. The distance from the rear of these homes to the Camp Bullis property line will vary from 240 ft to 330 ft. In addition, these five (5) homes will be built with materials generally accepted for use in sound attenuation construction.

2. Warbler Habitat A habitat assessment study and a presence/absence study were conducted by a licensed biologist in accordance with USFWS regulations, and no endangered species were found.

3. Dark Sky Lighting The developer and builders will comply with the County's ordinance on dark sky lighting.

4. Disclosure The developer will disclose to prospective buyers the potential for noise generated from aircraft and other activities common to operations at Camp Bullis. The builders will also notify homeowners of the proximity of Camp Bullis.

DEVELOPMENT SERVICES

RECEIVED

Again, we would like to emphasize our commitment to be a good neighbor to Camp Bullis and insure that compatibility issues can be minimized or avoided completely. If you have any questions or need additional information, please let us know.

2010 APR 19 AM 11:22

Sincerely,

Moy Tarin Ramirez Engineers, LLC



Samuel B. Bledsoe, P.E.

cc: James V. Cannizzo
Administrative and Civil Law
US Army AMEDDDC&S and FSH
1303 Stanley Road (Bldg 134)
Fort Sam Houston, TX 78234-5019

Individual Consideration

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 13 June 23, 2010

COKER UNITED METHODIST
CHURCH ADD 1
SUBDIVISION NAME

030217
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 550 E-2

OWNER: Tom Ellis

ENGINEER: G.E. Reaves Engineering, Inc. by Gaylord Reaves, P.E.

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

Location: North of North Loop Road, east of West Avenue

Plat status: The Planning Commission approved this plat on September 22, 2004. The plat has not been recorded. The Planning Commission granted the applicant a (3) three year time extension on August 8, 2007 to expire on September 22, 2010.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the delay of the TxDot Wurzbach Parkway Extension Project, improvements have been delayed. The percentages of improvements completed are as follows:

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

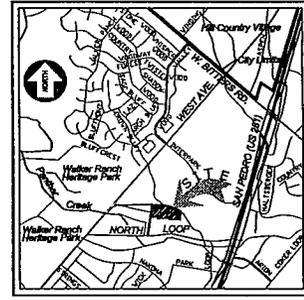
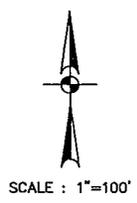
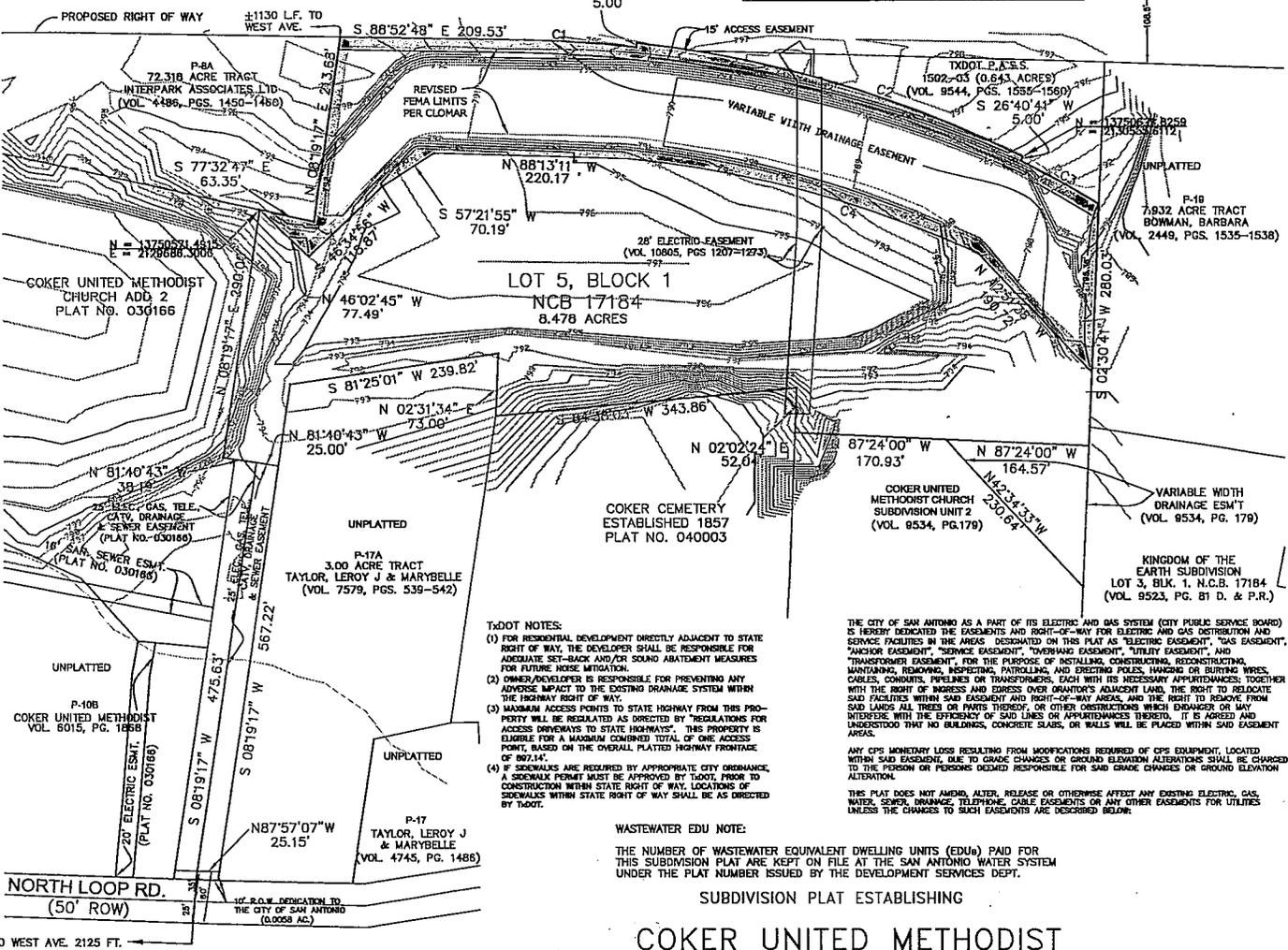
STAFF RECOMMENDATION:

Approval

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	127.52'	1315.50	5°33'15"	63.81
C2	460.91'	1320.50	19°59'56"	232.82
C3	101.65'	1315.50	4°25'38"	50.85
C4	414.75'	1253.32	18°57'38"	209.29

TxDOT
PROPOSED WURZBACH PARKWAY
 (MIN. 217' ROW)

P-8A
 72.318 ACRE TRACT
 INTERPARK ASSOCIATES LTD
 (VOL. 4486, PGS. 1450-1460)



LOCATION MAP
 NOT TO SCALE

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

*NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 12" ABOVE FINAL ADJACENT GRADE. (30'-50'±)±10"±1" in flood plain need plinth note with 1')

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

- NOTES:
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
 - 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
 - 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE BEING N87°24'00"W.
 - 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
 - 6.) F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD
 ESM" = EASEMENT
 ELEC. = ELECTRIC
 TELE. = TELEPHONE
 CATV = CABLE TELEVISION

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 HOSE MITIGATION.
- (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 867.14'.
- (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.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, 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 DRAGAGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

SUBDIVISION PLAT ESTABLISHING
COKER UNITED METHODIST CHURCH ADD 1

BEING LOT 5, BLOCK 1, NEW CITY BLOCK (N.C.B.) 17184, CONSISTING OF 8.478 ACRES OF LAND BEING A PORTION OF A 72.318 ACRE TRACT OF LAND AS RECORDED IN VOL. 4486, PAGES 1450-1460, A PORTION OF AN 18.133 ACRE TRACT OF LAND AS RECORDED IN VOL. 6015, PAGES 1868-1873, AND A PORTION OF AN 8.305 ACRE TRACT OF LAND AS RECORDED IN VOL. 8623, PAGES 1805-1811, ALL OF OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS; SAID TRACT BEING OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT NO. 125 COUNTY BLOCK 5001, NOW IN A N.C.B. 17184, OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF COKER UNITED METHODIST CHURCH ADD 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

OWNER/DEVELOPER:
 COKER UNITED METHODIST CHURCH
 231 NORTH LOOP ROAD
 SAN ANTONIO, TX 78216
 (210) 494-3455

By: _____ CHAIRMAN
 By: _____ SECRETARY



GE Reaves Engineering, Inc.
 P.O. Box 791793
 San Antonio, TX 78279-1793
 (210) 490-4506 Fax 490-4812

TOM B. ELLIS
 CHAIRMAN OF THE BOARD OF TRUSTEES
 COKER UNITED METHODIST CHURCH

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM B. ELLIS 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____.

STATE OF TEXAS
 COUNTY OF BEAR

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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, BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

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

GAYLORD E. REAVES
 LICENSED PROFESSIONAL ENGINEER NO. 44095

STATE OF TEXAS
 COUNTY OF BEAR

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

RECEIVED
 MAY 21 AM 10:55
 LAND DEVELOPMENT
 SERVICES DIVISION



GE Reaves Engineering, Inc.

CIVIL ENGINEERING

• STRUCTURAL ENGINEERING

• LAND SURVEYORS

May 21, 2010

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

Sub: Coker United Methodist Church Add1, Plat No. 030217
Lot 5, Block 1, NCB 17184
GRE No. E97-0174

Re: **Request for Extension of Subdivision Plat Approval**

Mr. Sanchez:

The Coker United Methodist Church formally requests an extension to the subject subdivision's plat expiration date of 22 September 2010 (reference attached memo from Subdivision Office dated 8 August 2007). The subdivision plat is not yet recorded since the required site drainage improvements have not been constructed by the aforementioned developer and accepted by your office. The proposed 80' wide earthen channel will be located in a variable drainage easement adjacent to the subdivision's north line. Said drainage facility will intercept upgradient off-site storm water runoff and convey the flow east through the subdivision for eventual discharge into the Panther Springs Creek. The off-site flows will be channeled onto the Coker Church property by culverts constructed by TXDOT during the Wurzbach Parkway Extension Project, originally scheduled for 2008. However, the anticipated roadway work has still not commenced on this segment of the parkway extension. On-site establishment of driveway culverts and approaches to the Wurzbach Parkway frontage road is dependent upon currently unknown locations of TXDOT culvert outlets. Coker Church has prudently decided to coordinate their drainage improvement efforts with TXDOT to avoid costly conflicts. However, TXDOT has not finalized the precise location of proposed Wurzbach Parkway runoff outfalls or permissible driveway entrance(s) onto the public right-of-way. Therefore, Coker Church plans to indefinitely postpone construction of the required on-site storm water conveyance infrastructure until a more favorable construction situation exists (i.e., the parkway project's eventual completion) by requesting permission to have the associated plat's approval expiration date extended.

Please contact the undersigned at (210) 490-4506 ext. 207 or at trecine@gereaveseng.com if you have any questions or need additional clarification regarding the plat applicant's request for plat approval extension. Thank you very much for your direction and prompt attention to this submittal.

Respectfully,
GE REAVES ENGINEERING, INC.

Anthony T. Recine III, P.E.
Senior Engineer
Texas Firm Registration F-1808

ATR/atr/28366
Attachments



RECEIVED
10 MAY 21 AM 10:55
LAND DEVELOPMENT
SERVICES DIVISION

**CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT**
Interdepartmental Correspondence

TO: San Antonio Planning Commission

FROM: Melissa Ramirez, Senior Management Analyst on behalf of Roderick J. Sanchez,
Director, Planning and Development Services

COPY: File and City Attorney's Office

SUBJECT: Applicants Appeal of Monterrey Village Appeal on - RD 10-02-007

DATE: June 23, 2010

SUMMARY AND RECOMMENDATION:

The applicant filed an appeal on May 12, 2010 based on the City's denial of statutory rights associated with RD 10-02-007, Monterrey Village. The Unified Development Code (UDC) §35-712(d) authorizes the Planning Commission to hear such appeals. In this appeal, the applicant questions the City's determination not to recognize rights for the project based on: 1. Statutory rights are determined, or an agreement regarding statutory rights; may be entered on a phase by phase basis for a multi-phase project. 2. The Applicant's fair notice does not include a site plan or indication of phasing for the project. 3. The Applicant requests exemption from every regulatory agency. 4. The Applicant does not comply with the applicable provisions of Chapter 245 of the Local Government Code or Chapter 35 of the COSA Unified Development Code ("UDC"). Therefore, staff's recommendation is for denial of the appeal.

BACKGROUND INFORMATION:

The applicant submitted COSA application Rights Determination 10-02-007 on February 26, 2010, requesting a rights determination for a project within POADP #60 that is located south of Highway 151 between Loop 410 and Hunt Lane. The applicant indicates that the 103.39 acres is a commercial project and was described in the POADP #60 as "Commercial and Office." Also, the Applicant's attorney states in a cover letter that Commercial and Office includes Multi-Family and that such project will conform to the current "Master Planned Community District" zoning. The Applicant requests approval of statutory rights as of March 30, 1983, the date the application for POADP #60 that was filed with COSA.

POLICY ANALYSIS:

The Planning and Development Services Department with a recommendation from the City Attorney's Office denies the Rights Determination application, which is based on:

1. Statutory rights are determined on a phase by phase basis for a multi-phase project. The Applicant's COSA Rights Determination application indicates that the project will include +/-

200 buildings to be developed in approximately 7 phases per the Master Planned Community District (MPCD) and up to 13 phases for the entire 184.384 tract. A land use plan is included but no site plan and no indication of phasing.

2. The Applicant's fair notice does not include a site plan or indication of phasing for the project. Fair notice of a project is not provided by indicating land use, zoning compliance, possible construction of +/- 200 buildings with no site plan, and 7-13 phases of development with no indication of such phases.

3. The Applicant requests exemption from "Every regulatory agency's, as defined by Chapter 245, Section 245.001 (4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 30, 1983." COSA may only exempt Applicant from those regulations over which COSA has authority.

4. The Applicant does not comply with the applicable provisions of Chapter 245 of the Local Government Code or Chapter 35 of the COSA Unified Development Code ("UDC").

STAFF RECOMMENDATION:

Staff's recommendation is for denial of the appeal.

Monterrey Village Rights Determination Appeal

RD 10-02-007
Planning Commission
June 23, 2010

1

Application Background

- The applicant submitted COSA application Rights Determination 10-02-007 on February 26, 2010.
- The request is based on POADP #60 that is located south of Highway 151 between Loop 410 and Hunt Lane.
- The applicant indicates that the project is 103.39 acres and is described in the POADP #60 as "Commercial and Office."

2

Application Background

- However, the Applicant's attorney states in a cover letter that Commercial and Office includes Multi-Family and that such a project will conform to the current "Master Planned Community District" zoning.
- In addition, the Applicant requests approval of statutory rights as of March 30, 1983, the date the application for POADP #60 was filed with the City.

3

Appeal Briefing

The Planning and Development Services Department with a recommendation from the City Attorney's Office denies the Rights Determination application based on:

4

Policy Analysis

1. Statutory rights are determined on a phase by phase basis for a multi-phase project.

- The Applicant's application indicates that the project will include +/- 200 buildings to be developed in approximately 7 phases per the Master Planned Community District (MPCD) and up to 13 phases for the entire 184.384 tract.
- A land use plan was included but no site plan and no indication of phasing was provided.

5

Policy Analysis

2. The Applicant's fair notice does not include a site plan or indication of phasing for the project.

- Fair notice of a project is not provided by indicating land use, zoning compliance, possible construction of +/- 200 buildings with no site plan, and 7-13 phases of development with no indication of such phases.

6

Policy Analysis

3. The Applicant requests exemption from "Every regulatory agency's, as defined by Chapter 245, Section 245.001 (4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 30, 1983;"

- However, COSA may only exempt Applicants from those regulations over which COSA has authority.

7

Policy Analysis

4. The Applicant does not comply with the applicable provisions of Chapter 245 of the Local Government Code or Chapter 35 of the COSA Unified Development Code ("UDC").

8

Staff Recommendation

Staff recommends denial of the appeal.

- The applicant failed to provide any supporting documentation that identifies phasing.
- The underlying permit POADP #60 does not recognize the multi-family project.
- COSA cannot exempt the applicant from every regulatory agency.

9

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
JAMES B. GRIFFIN



PAUL M JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

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10 MAY 12 PM 4: 25
LAND DEVELOPMENT
SERVICES DIVISION

May 12, 2010

Via Hand-Delivery

Mr. Roderick J. Sanchez, AICP
Director
Planning and Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Re: Appeal of the Planning and Development Services Department's Determination to Deny Acknowledgement of Vested Rights as Requested in Rights Determination #10-02-007 for a 103.39-Acre Tract of Land Located South of Highway 151 between Loop 410 and Hunt Lane, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9163.001*

Dear Mr. Sanchez:

The purpose of this correspondence is to appeal the decision of the Planning and Development Services Department regarding Rights Determination #10-02-007 in accordance with Section 35-712(d) of the City of San Antonio ("COSA") Unified Development Code ("UDC"). On February 26, 2010 our Firm requested that COSA acknowledge vested rights for the Subject Property/Project. In short, the Subject Property/Project has rights by virtue of the Westlake Preliminary Overall Development Plan #60 ("POADP #60") for a Commercial/Office/Multi-Family Development as of March 30, 1983 (the date POADP #60 was approved by COSA). On April 26, 2010, our Firm received a denial from COSA for acknowledgement of vested rights, which also included a recommendation to deny entering into a consent agreement as requested concurrently with our request for acknowledgement of vested rights. This correspondence shall serve as a timely appeal of the Planning and Development Services Department's denial to acknowledge vested rights and recommendation to deny entering into a consent agreement for the Subject Property/Project.

In the April 26th correspondence from COSA, COSA cites four reasons for denying our Firm's request to acknowledge vested rights. These reasons, and our responses to such, are as follows:

1. "The applicant does not comply with the applicable provisions of Chapter 245 of the Local Government Code or Chapter 35 of the COSA Unified Development Code

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“UDC”):

All applicable provisions of the COSA UDC and Chapter 245 of the Local Government Code (the “Code”) have been met and the fulfillment of such requirements was clearly outlined in our application for vested rights. POADP #60 was filed with COSA on March 30, 1983 and subsequently approved on November 7, 1985. At the time the POADP was approved and the Project became vested, COSA UDC Section 35-2076 required the filing of at least one (1) plat within eighteen (18) months of POADP acceptance in order for the POADP to be validated. This requirement was met by virtue of the filing, approval, and recordation of Plat Nos. 850579, 850546, and 850039, which were approved on November 14, 1985, December 16, 1985, and February 18, 1986, respectively (i.e. all within 18 months of POADP acceptance).

The Project also met the dormancy requirements of the Code, as interpreted by the COSA City Attorney’s Office, by virtue of Plat Nos. 000108, 030061, and 030257 being filed, approved and recorded between the first anniversary of the effective date of Chapter 245 of the Code (May 11, 2000) and the fifth anniversary of the effective date of such Chapter (May 11, 2004). The dormancy requirements of the Code state that “progress towards completion of the project” must be demonstrated for the Project within the timeframe above. Chapter 245.005 of the Code defines “progress towards completion of the project” as, among others, “An application for a final plat or plan is submitted to a regulatory agency.” As stated above and in our vested rights application, multiple plats were submitted (and approved) to a regulatory agency (COSA) and therefore the dormancy requirements have been met.

Therefore, all provisions applicable to vested rights and validation of POADPs in effect at the time POADP #60 was originally filed and approved have been satisfied.

2. **“Statutory rights are determined, or an agreement regarding statutory rights may be entered, on a phase by phase basis for a multi-phase project.”**

The UDC provisions which state that statutory rights are determined on a phase by phase basis for a multi-phase project were just recently adopted on January 15, 2009. Because the Subject Property/Project is vested to March 30, 1983, only the rules and regulations in effect at that time should apply to the Subject Property/Project. Therefore, the recently-adopted phasing requirement should not apply to the Subject Property/Project. However, if the Subject Property/Project is in fact subject to the phasing requirement, we reserve the right to submit a request for acknowledgement of vested rights on a phase by phase basis. In the end, the fact that the phasing requirement is only recently adopted (and therefore, in our opinion, not applicable to the Subject Property/Project) is

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another reason for executing a consent agreement for the Subject Property/Project.

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The UDC provisions requiring submittal of separate applications on phase by phase basis were not in effect on the date POADP #60 was filed with COSA and therefore should not apply to the Subject Property/Project. In the event such provisions are applicable to the Subject Property/Project, we hereby reserve the right to submit a request for acknowledgment of rights and/or enter into an agreement regarding rights on a phase by phase basis.

3. **“The Applicant’s fair notice does not include a site plan or indication of phasing for the project. Fair notice of a project is not provided by indicating land use, zoning compliance, possible construction of +/- 200 buildings with no site plan, and 7-13 phases of development with no indication of such phases.”**

The Fair Notice form and site plan submitted with our vested rights application actually gave more detail than is required by the UDC! More specifically, see the attached plan, which was submitted with our application and provides the following information:

- Although labeled “land use plan” rather than “site plan,” the information contained therein is the same regardless of the name listed on the plan;
- Land use was clearly labeled on both the site plan (showing commercial and multi-family uses) and on the Fair Notice form itself (listing exact acreage and square footage of the land allocation, use allocation, density, and impervious cover!);
- Section 35-B132 of the UDC lists the requirements for providing Fair Notice of a Project, including the requisite information to be included on the Fair Notice site plan. This required information includes lot layout, general building footprint, impervious cover, and land use. All of this information was provided on the site plan. Zoning compliance is not required with the site plan and Fair Notice information. Nevertheless, the Master Planned Community District plan submitted with the vested rights application shows the zoning for the Subject Property, which corresponds with the Project stated in POADP #60;
- The Fair Notice form states that the project may contain up to two-hundred buildings. The UDC does not require that the number of buildings be shown on the site plan or listed on the Fair Notice form. However, our site plan gives a detailed description of the number of buildings and general footprint of the buildings. Again, our Fair Notice of the Project goes above and beyond what is required by the UDC;

Mr. Roderick Sanchez
 May 12, 2010
 Page | 4

DEVELOPMENT SERVICES
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- Phasing is shown on the Master Planned Community District plan, attached hereto for your reference. This plan was adopted by City Council in connection with the rezoning of the Subject Property and clearly shows the phases of the Project.

Fair Notice of the Project given in the site plan (land use plan) and the Fair Notice form not only meets the requirements stated in the UDC, but actually goes above and beyond such requirements by describing the Project in great detail.

4. **“The applicant requests exemption from “Every regulatory agency’s, as defined by Chapter 245, Section 245.001(4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 30, 1983.” COSA may exempt Applicant from those regulations over which COSA has authority only.”**

We acknowledge that COSA may exempt the Project from only those regulations over which COSA has authority. We further recognize that an acknowledgement of vested rights by COSA only grants the Project exemption from those regulations over which COSA has authority.

In conclusion, the Project has vested rights as of March 30, 1983 for a Commercial/Office/Multi-Family Development by virtue of Westlakes POADP #60. However, COSA denied acknowledgement of such rights as requested by our Firm on February 26, 2010. This correspondence is submitted as a timely appeal of COSA’s denial to acknowledge vested rights for the Project. Our appeal of COSA’s decision is based on the fact that all applicable provisions of the Code and the UDC were complied with, the Project is single-phase (but was incorrectly labeled as multi-phase in our submittal), and more-than-adequate Fair Notice of the Project was given in the Fair Notice form and Fair Notice site plan. Also, we acknowledge that COSA may exempt the Project from only those regulations over which COSA has authority. We respectfully request that COSA’s denial be overturned, as the Project has met all requirements for COSA to acknowledge vested rights for the Project/Subject Property.

Additionally, as you are aware, our Firm met with Planning and Development Services Department and City Attorney’s Office personnel on May 5th to discuss this vested rights determination as well a separate rights determination (Two Creeks North). COSA’s response to the Two Creeks North rights determination, which our Firm has not yet received, will likely explain in more detail COSA’s interpretation of certain issues which also affect this vested rights determination (e.g. the phasing requirement). Therefore, we reserve the right to submit additional information to this appeal (and postpone hearing of the appeal) once our Firm receives COSA’s response to the Two Creeks North rights determination. Additionally, we reserve the right to enter into a consent agreement with COSA for the Subject Property/Project and nothing contained in this correspondence shall be construed as a waiver or relinquishment of such right.

If you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,

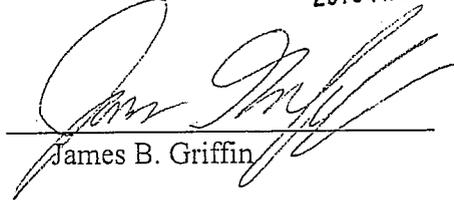
Mr. Roderick Sanchez
May 12, 2010
Page | 5

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BROWN & ORTIZ, P.C.

2010 MAY 12 PM 4: 27

By:



James B. Griffin

Enclosures: As stated

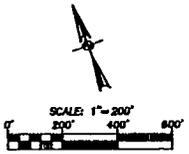


DRAWN BY: J. B. B. 2/7/68, 1/24/68, 1/24/68
 CHECKED BY: J. B. B. 2/7/68, 1/24/68, 1/24/68
 DATE: 2/7/68, 1/24/68, 1/24/68

1. AREA CLAIMS	2. WATER RIGHTS	3. LAND USE BOUNDARY
4. BUILDING FOOTPRINT	5. PARKING LOT	6. DRIVEWAY
7. SIDEWALK	8. CURB	9. STREET LIGHT
10. UTILITY POLE	11. UTILITY LINE	12. FENCE
13. GROUND COVER	14. TREE	15. SHrub
16. SAND	17. GRAVEL	18. ASPHALT
19. CONCRETE	20. BRICK	21. STONE
22. METAL	23. WOOD	24. PLASTER
25. GYPSUM	26. CEMENT	27. SAND
28. GRAVEL	29. ASPHALT	30. CONCRETE

LEGEND

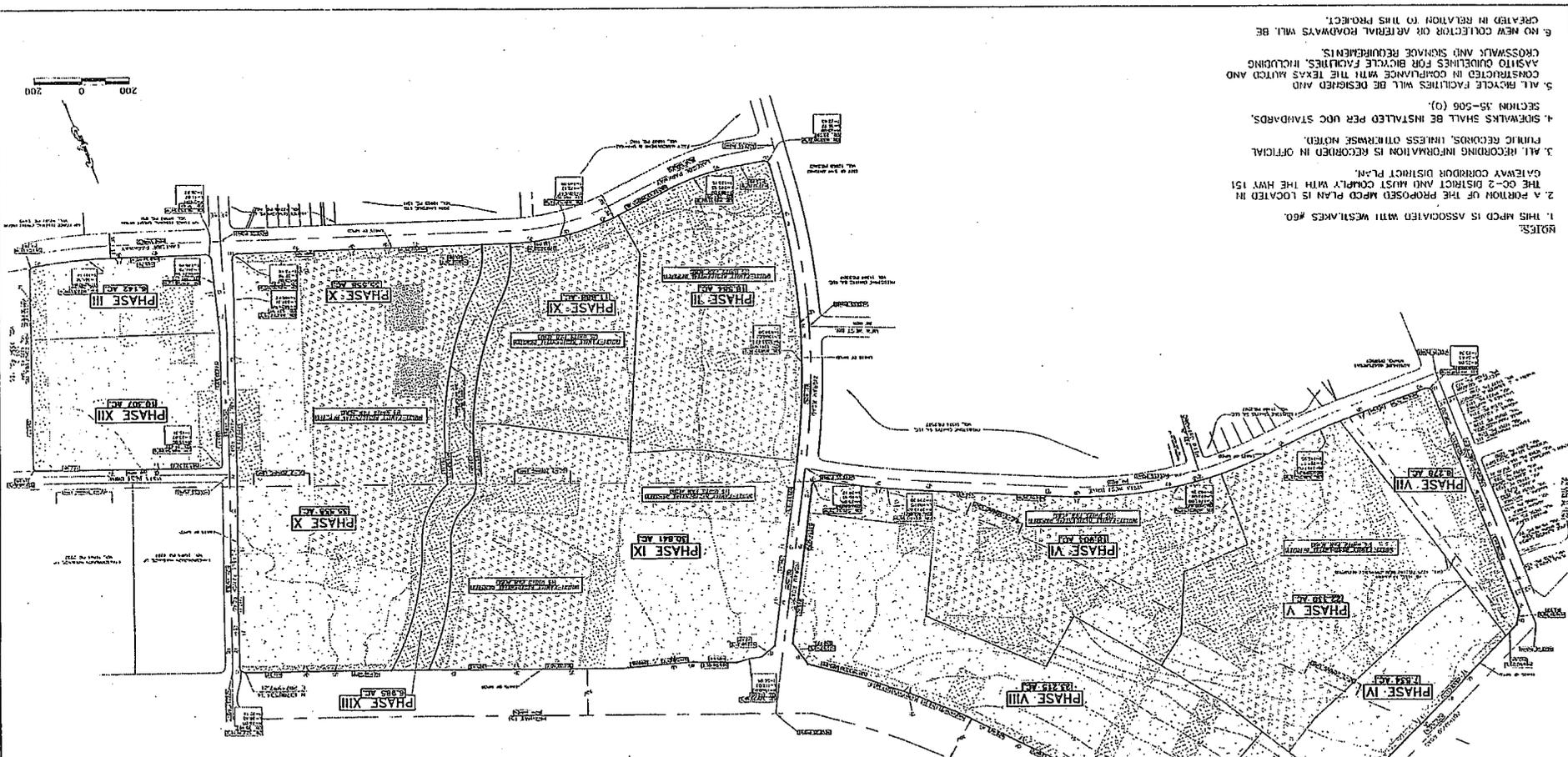
- AREA CLAIMS WATER RIGHTS
- LAND USE BOUNDARY



<p>PAPE-DAWSON ENGINEERS</p> <p style="font-size: small;">ONE EAST AVENUE SAN ANTONIO, TEXAS 78205 PHONE (512) 343-1111 1001 SOUTH BROADWAY, SUITE 1000 SAN ANTONIO, TEXAS 78205 PHONE (512) 343-1111</p>
<p>MONTERREY VILLAGE LAND USE PLAN SAN ANTONIO, TEXAS</p>
<p>1 OF 1</p>

L300-55-AT-100-V

- NOTES:
1. THIS MAP IS ASSOCIATED WITH WESTLAKES #60.
 2. A PORTION OF THE PROPOSED MAP IS LOCATED IN THE CC-2 DISTRICT AND MUST COMPLY WITH THE HWY 151 GATEWAY CORRIDOR DISTRICT PLAN.
 3. ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
 4. SIDEWALKS SHALL BE INSTALLED PER UOC STANDARDS, SECTION 35-506 (c).
 5. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTED AND CROSSWALK AND SIGNAGE REQUIREMENTS.
 6. NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.



PHASING BREAKDOWN

PHASE	ACREAGE	APPROXIMATE NUMBER OF UNITS
PHASE I	3,200 AC.	1,100
PHASE II	2,000 AC.	700
PHASE III	1,500 AC.	500
PHASE IV	1,200 AC.	400
PHASE V	1,000 AC.	350
PHASE VI	1,000 AC.	350
PHASE VII	1,000 AC.	350
PHASE VIII	1,000 AC.	350
PHASE IX	1,000 AC.	350
PHASE X	1,000 AC.	350
PHASE XI	1,000 AC.	350
PHASE XII	1,000 AC.	350
PHASE XIII	1,000 AC.	350

LAND USE TOTALS

LAND USE CATEGORY	ACREAGE	PERCENTAGE
RESIDENTIAL	15,000	75%
COMMERCIAL	2,000	10%
OPEN SPACE	2,000	10%
UTILITIES	1,000	5%
ROADWAYS	1,000	5%

- LEGEND
- PROPOSED OPEN SPACE
 - PROPOSED MULTIFAMILY RESIDENTIAL
 - PROPOSED COMMERCIAL
 - PROPOSED FIRE TOWER
 - MPCD BOUNDARY LINE
 - PLANNING BOUNDARY LINE
 - CHORD BEARING
 - CHORD DISTANCE
 - SIDEWALK RAMP-TYPE III
 - SIDEWALK RAMP-TYPE IV
 - PROPOSED DRIVEWAY

PROJECT NAME: MONTEREY VILLAGE

SCALE: 1"=200'

MASTER PLANNED COMMUNITY DISTRICT

NO. DATE COMMENTS

DATE: 03/06/78

EMP: SSC DMC: DVC

SSC

1500 SUNDOWN BLVD. SUITE 200
 IRVING, TEXAS 75038
 (972) 412-1111
 (972) 412-1112
 (972) 412-1113
 (972) 412-1114
 (972) 412-1115
 (972) 412-1116
 (972) 412-1117
 (972) 412-1118
 (972) 412-1119
 (972) 412-1120



City of San Antonio, Texas

Department of Planning and Development Services

April 26, 2010

James Griffin
Brown & Ortiz, P.C.
Attorneys at Law
112 E. Pecan Street, Suite 1360
San Antonio, TX 78205

RE: Rights Determination File: RD#10-02-007 Monterrey Village

Dear Mr. Griffin:

We have reviewed your rights determination application that was submitted on February 26, 2010. Based on the information provided in the application, the following is our official finding:

Applicant submitted COSA application #10-02-007 requesting a rights determination and/or a consent agreement, related to a project located on 103.39 acres of land within POADP #60. The Planning and Development Services Department with a recommendation from the City Attorney's Office denies the Rights Determination application and does not recommend entering into a consent agreement with the Applicant as requested in the consent agreement application CA 10-02-001.

Applicant requests approval of statutory rights as of March 30, 1983, the date the application for POADP #60 was filed with COSA.

In the COSA Rights Determination/Consent Agreement application form, the Applicant indicates that the project is a commercial project and was described in the POADP #60 application as "Commercial and Office." Also, the Applicant's attorney states in a cover letter that Commercial and Office includes Multi-Family and that such project will conform to the current "MPCD" zoning.

The Applicant's COSA Rights Determination/Consent Agreement application indicates that the project will include +/- 200 buildings to be developed in approximately 7 phases per the MPCD plan and up to 13 phases for the entire 184.384 tract. A land use plan is included but no site plan and no indication of phasing.

1. The Applicant does not comply with the applicable provisions of Chapter 245 of the Local Government Code or Chapter 35 of the COSA Unified Development Code ("UDC").
2. Statutory rights are determined, or an agreement regarding statutory rights may be entered, on a phase by phase basis for a multi-phase project.

3. The Applicant's fair notice does not include a site plan or indication of phasing for the project. Fair notice of a project is not provided by indicating land use, zoning compliance, possible construction of +/- 200 buildings with no site plan, and 7-13 phases of development with no indication of such phases.

4. The Applicant requests exemption from "Every regulatory agency's, as defined by Chapter 245, Section 245.001 (4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 30, 1983." COSA may exempt Applicant from those regulations over which COSA has authority only.

All appeals and resubmitted information must be in writing and filed with the Director of Planning and Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have further questions please contact Melissa Ramirez at 207-7038.

Sincerely,



Christopher J. Looney, AICP
Interim Assistant Director,
Land Development Division

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
JAMES B. GRIFFIN



PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

February 26, 2010

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10 FEB 26 PM 2:49
LAND DEVELOPMENT
SERVICES DIVISION

Ms. Melissa Ramirez
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Hand-Delivered

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, Texas 78205

Hand-Delivered

Re: Rights Determination for 103.39-Acres out of a 184.384-Acre Tract of Land Known as Monterrey Village, Located South of Highway 151 Between Loop 410 and Hunt Lane, More Specifically Described as 102.578 acres out of Lots P-1, P-1A, P-1G, P-1E, P-2, P-2B, P-1F, P-1M, P-4, P-4D, P-6, and P-6C, New City Block 15329, and Lots P-1C, P-1D, 2, P-2B, and P-3A, New City Block 15849, in San Antonio, Bexar County, Texas (the "Subject Property"; *see Exhibit "1"*); *Our File No. 9163.001*

Dear Ms. Ramirez and Mr. Hart:

Attached please find a Rights Determination Application for the above-referenced property (*see Exhibit "2"*). This request is made pursuant to the provisions of Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") and the City of San Antonio's (the "COSA") Unified Development Code (the "UDC").

To provide for the development of the Subject Property, the Westlakes Preliminary Overall Area Development Plan No. 60 (the "Westlakes POADP #60") was filed with the COSA on **March 30, 1983** (the "Vesting Date") and subsequently approved on November 7, 1985 (*see Exhibit "3"*). The Westlakes POADP #60 designates the land use for the Subject Property as Commercial and Office (which includes Multi-Family and is collectively referred to as "Commercial" – the "Project"). The Westlakes POADP #60 is a required "permit" by a

RD#10-02-007

regulatory agency and qualifies as the first permit in a "series of permits" necessary for the development of the Commercial Project on the Subject Property as those terms are contemplated by Chapter 245 of the Code. The Subject Property is currently zoned "MPCD" (Master Planned Community District) and the Commercial and Multi-Family designation for the Subject Property in the MPCD Plan is consistent with the "Commercial" Project listed in the Westlakes POADP #60 (see Exhibit "4").

The Westlakes POADP #60 has met the requirements of COSA UDC Section 35-2076 by the filing of at least one plat within eighteen (18) months from the date the POADP was accepted. Specifically, the following plats were filed, approved, and recorded within eighteen (18) months from the acceptance of Westlakes POADP #60 (i.e. by May 6, 1987):

1. Plat No. 850579, Westlakes Shamrock Unit 1, recorded on November 14, 1985 (see Exhibit "5");
2. Plat No. 850546, Westlakes Subdivision Unit 10, recorded on December 16, 1985 (see Exhibit "6");
3. Plat No. 850039, Westlakes Hardin Subdivision, recorded on February 18, 1986 (see Exhibit "7");

Furthermore, the Project is not "dormant," as defined by Section 245.005 of the Local Government Code, because progress toward its completion is evidenced by the filing, approval, and recording of the following plats pursuant to the Westlakes POADP #60:

1. Plat No. 000108, Westlakes Subdivision Unit 18, recorded on June 30, 2000 (see Exhibit "8");
2. Plat No. 030061, Westlakes Elementary, recorded on June 27, 2003 (see Exhibit "9");
3. Plat No. 030257, Westlakes, recorded on May 7, 2004 (see Exhibit "10");

The above plats clearly qualify as "permits" and because they were applied for, approved, and recorded between the first anniversary of the effective date of Chapter 245 of the Texas Local Government Code (May 11, 2000) and the fifth anniversary of the effective date of such Chapter (May 11, 2004), the Project has demonstrated "progress" according to the City Attorney's interpretation of the "dormancy" provisions of the state law.

In conclusion, the Westlakes POADP #60 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property. The Westlakes POADP #60 was accepted by the COSA on November 7, 1985 and the "Project" for the Subject Property described therein is Commercial and Office (which includes Multi-Family and collectively referred to as Commercial), which corresponds to the "MPCD" zoning designation for the Subject Property. Furthermore, the Westlakes POADP #60 has met the requirements of UDC Section 35-2076 as well as the "dormancy" provisions of the Texas Local

RD#10-02-007

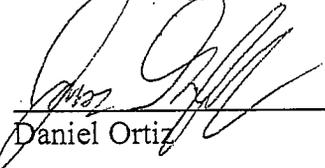
Government Code. *Therefore, this Firm requests that COSA acknowledge that the 103.39-acres out of the overall 184.384-acre property is vested as of November 7, 1985 for Commercial (which includes office and multi-family) development by virtue of the Westlakes POADP #60 and the description of the Project therein.*

Included with this correspondence, please find the enclosed check for \$1,000.00 to cover the costs of processing this application and duplicate copies of the following:

- 1. Subject Property Exhibit;
- 2. Rights Determination Application;
- 3. Westlakes POADP #60;
- 4. MPCD Zoning Plan;
- 5. Plat No. 850579;
- 6. Plat No. 850546;
- 7. Plat No. 850039;
- 8. Plat No. 000108;
- 9. Plat No. 030061; *and*
- 10. Plat No. 030257.

Very truly yours,

BROWN & ORTIZ, P.C.

BY: 
For Daniel Ortiz

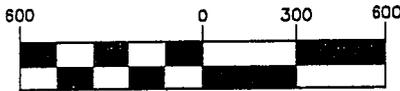
DO/jbg
Enclosures: As stated

RD#10-02-007

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LOCATION MAP
N.T.S.



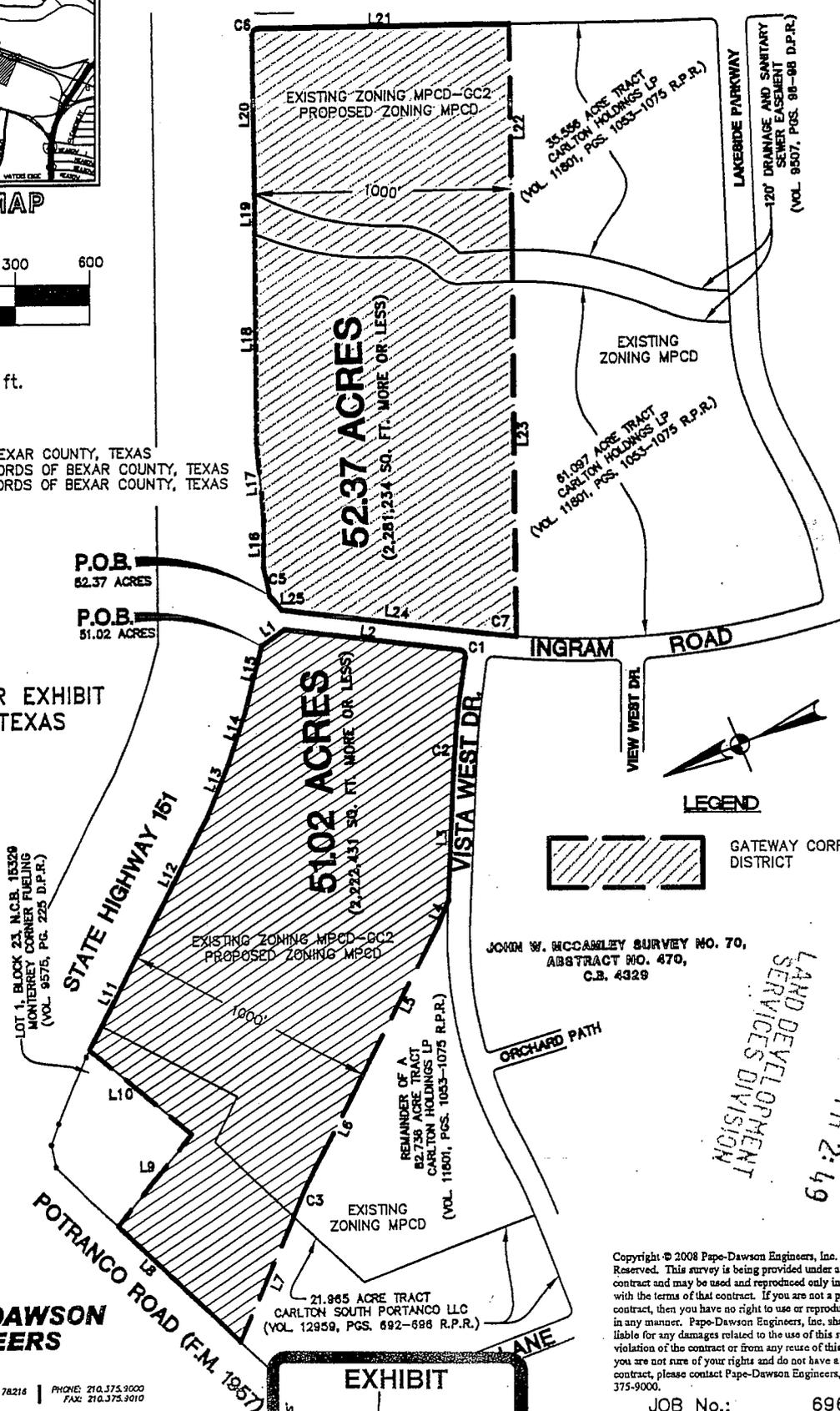
(IN FEET)
1 inch = 600 ft.

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	25.00	92°36'28"	S 79°03'42" W	36.15'	40.41'
C2	3943.00	08°41'17"	N 80°38'44" W	480.00'	480.26'
C3	1665.05	08°45'18"	N 43°13'33" W	198.19'	198.30'
C5	1500.00	04°18'45"	S 79°53'41" E	112.00'	112.03'
C6	25.00	90°24'10"	S 22°38'32" E	35.48'	39.45'
C7	3203.47	02°08'04"	N 28°38'09" E	117.47'	117.48'

CABLE RANCH ROAD



**GATEWAY CORRIDOR EXHIBIT
SAN ANTONIO, TEXAS**

LINE	BEARING	LENGTH
L1	S 12°27'14" E	110.79'
L2	S 29°45'29" W	687.74'
L3	N 84°19'22" W	486.38'
L4	N 44°04'11" W	111.02'
L5	N 39°28'01" W	642.32'
L6	N 39°31'01" W	433.14'
L7	N 43°07'50" W	518.16'
L8	N 88°08'24" E	680.03'
L9	S 27°44'59" E	461.11'
L10	N 82°14'59" E	514.40'
L11	S 39°48'57" E	406.81'
L12	S 39°24'55" E	605.86'
L13	S 44°06'33" E	219.36'
L14	S 47°36'23" E	216.53'
L15	S 52°43'57" E	265.58'
L16	S 65°23'56" E	180.89'
L17	S 72°07'58" E	300.56'
L18	S 87°24'47" E	805.43'
L19	S 87°51'15" E	155.41'
L20	S 87°51'28" E	811.22'
L21	S 22°07'53" W	974.86'
L22	N 87°51'27" W	795.06'
L23	N 87°24'47" W	1565.38'
L24	N 29°41'21" E	795.44'
L25	N 71°47'08" E	72.12'

LOT 1, BLOCK 23, N.C.B. 18329
MONTEREY CORNER FUELING
(VOL. 9575, PG. 225 D.P.R.)

REMAINDER OF A
82,736 ACRE TRACT
CARLTON HOLDINGS LP
(VOL. 11801, PGS. 1053-1075 R.P.R.)

21.865 ACRE TRACT
CARLTON SOUTH PORTANCO LLC
(VOL. 12959, PGS. 692-698 R.P.R.)

JORDN W. MCCANLEY SURVEY NO. 70,
ABSTRACT NO. 470,
C.B. 4329



LEGEND

GATEWAY CORRIDOR DISTRICT

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PAPE-DAWSON ENGINEERS

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

EXHIBIT

JOB No.: 6969-51

RD#10-02-007

Date: Feb 24, 2010, 6:34pm User: D:\Mangum
File: P:\99\99\99\Design\Exhibits\EX100224-Zoning.dwg



City of San Antonio
Planning & Development Services
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

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70 FEB 26 PM 2:49
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SERVICES DIVISION

Intake Date: _____

Intake By: _____

Type: Rights Determination

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application; approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

Owner: Carlton Holdings, LP

Agent: Brown & Ortiz, P.C.

Phone: 210.299.3704 Fax: 210.299.4731

Address: 111 E. Pecan, Suite 1360

City: San Antonio State: TX Zip code: 78205

Engineer/Surveyor: Pape-Dawson Contact: Matthew Johnson

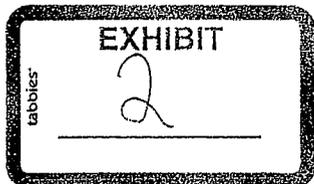
Address: 555 E. Ramsey Phone: 210.375.9000

City: San Antonio State: TX Zip code: 78216

Name of Project: Monterrey Village

Site location or address of project and legal description:

103.39-Acres out of a 184.384-Acre Tract of Land Known as Monterrey Village. Located South of Highway 151 Between Loop 410 and Hunt Lane. More Specifically Described as 102.578 acres out of Lots P-1, P-1A, P-1G, P-1E, P-2, P-2B, P-1F, P-1M, P-4, P-4D, P-6, and P-6C, New City Block 15329, and Lots P-1C, P-1D, 2, P-2B, and P-3A, New City Block 15849, in San Antonio, Bexar County, Texas



City Council District(s): 6 ETJ: No Edward's Aquifer Recharge Zone? No

1. Describe current use(s) of the property:

Undeveloped

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.

(a) Nature of the project:

Commercial (includes office/retail) & Multi-Family

(b) Total land area, in square feet: 4,503,668.4 S.F. (103.39 acres)

(c) Total area of impervious surface, in square feet: 4,053,301.5 S.F. (93.05 acres)

(d) Number of residential dwellings units, by type: Aprx 1.665 units (45 units per acre for approximately 37 acres)

(e) Type and amount of non-residential square footage (ground floor building footprint only):
Approximately 1,666,170 S.F. (38.25 acres)

(f) Number of buildings: +/- 200

(g) Phases of the development (if applicable): Approximately 7 phases per the MPCD Plan (Up to 13 phases for entire 184.384 tract)

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates:

Every regulatory agency's, as defined by Chapter 245, Section 245.001(4) of the Texas Local Government Code, orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements made effective after March 30, 1983.

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SERVICES DIVISION

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)

Accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: Westlakes POADP #60 # _____

Date accepted: 3-30-1983 (approved 11-17-85) Expiration Date: N/A

MDP Size: 1021.509 acres

P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

PLAT APPLICATION

Fair Notice required with plat application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT

Plat Name: Multiple - see attached correspondence Plat # _____ Acreage: _____

Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

OTHER PERMITS:

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SERVICES DIVISION

5. Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): *Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.*

See attached correspondence

6. Requested date for claim of rights for this Project: March 30, 1983

7. Describe any construction or related actions that have taken place on the property since that date: *Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc*

See attached correspondence

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SERVICES DIV S10M

Consent Agreements Only: - This information to be provided at later date by applicant

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

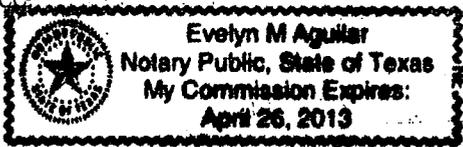
8. Sworn statement:

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Daniel Ortiz Signature: [Signature] (For Daniel Ortiz) Date: 3-1-10

Sworn to and subscribed before me by James Griffin on this 1st day of March in the year 2010, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Planning & Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

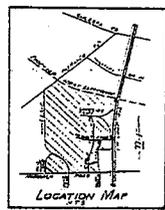
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SERVICES DIVISION

This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.



MASTER PLAN

RD#10-02-007



- NOTES:
1. 125 ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY THE CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.
 2. 3002 ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY LACKLAND CITY WATER COMPANY AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LACKLAND CITY WATER COMPANY.
 3. AREA SOUTH OF PROPOSED WEST EXPRESSWAY IS NOW PRESENTLY ZONED TEMPORARY P-1.
 4. FLOOD PLAIN LIMITS SHOWN WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480028 03A-2 EFFECTIVE DATE OCTOBER 10, 1984 FOR DEKALB COUNTY, TEXAS.
 5. FUTURE UNITS WILL BEGIN CONSTRUCTION AT APPROXIMATE 6 MONTH INTERVALS.

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 LAND DEVELOPMENT
 SERVICES DIVISION

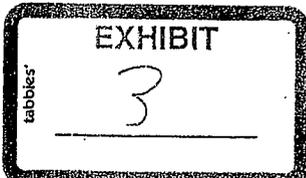
WESTLAKES

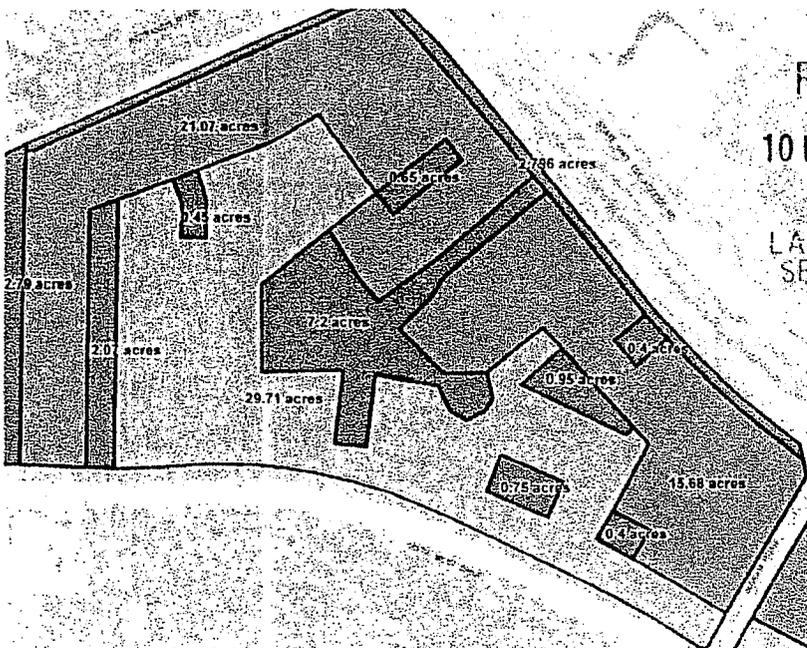
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISED MARCH 12, 1985
 REVISED OCTOBER 28, 1985 (ADDED WEST SIDE DEVELOPMENT)

A Master Planned Multi-Use Development of Southwest Ranch, Ltd., The Richard Gill Company, General Partner 615 Soledad San Antonio, Texas 78292

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION DATE: 11-7-85





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 LAND DEVELOPMENT
 SERVICES DIVISION

Area Breakdown

Commercial	73.923 acres
Multi-Family Residential	83.04 acres
Open Space	46.016 acres
Total	202.979 acres
Maximum Residential Density	45 units / acre

RD#10-02-007

LEGEND

-  Commercial
-  Multi-Family Residential
-  Open Space

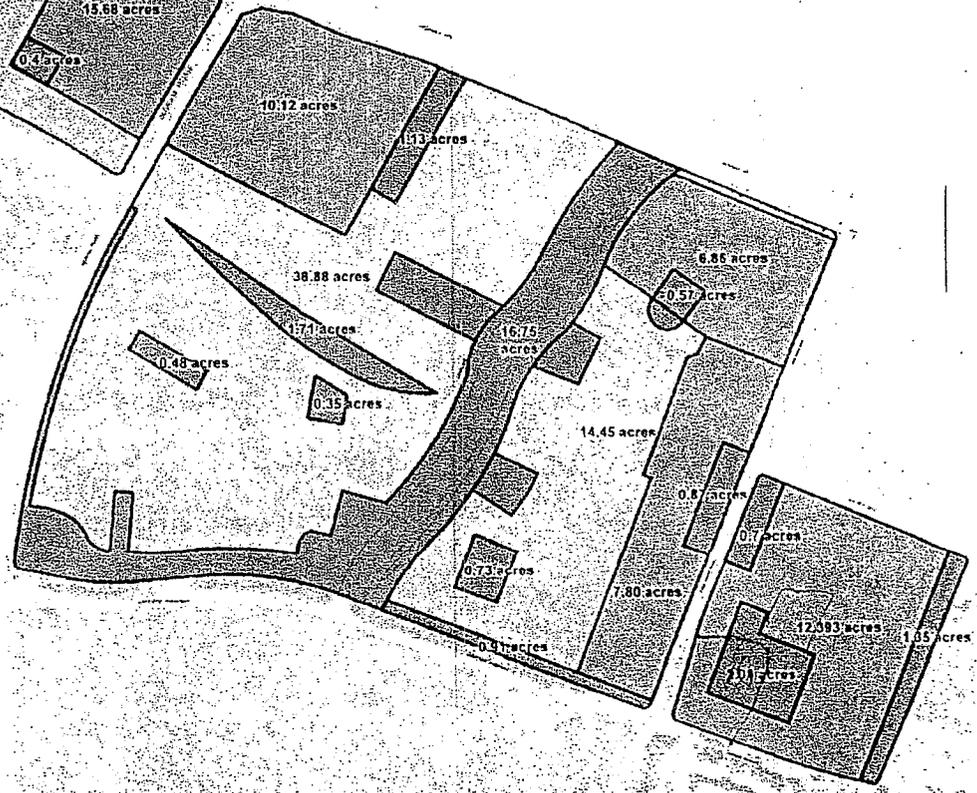
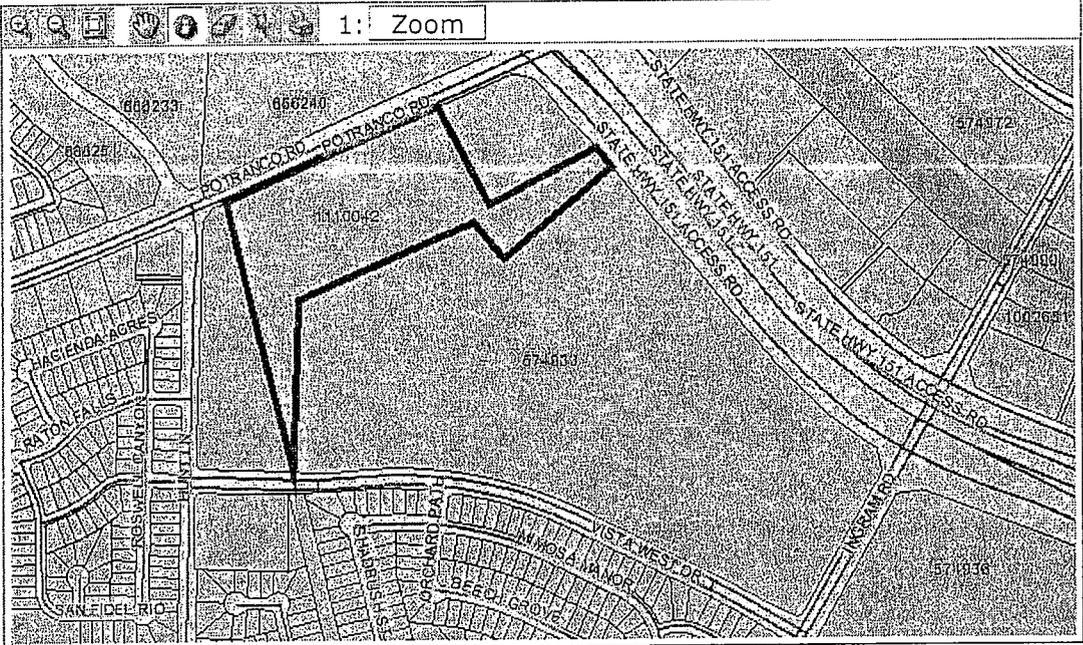


EXHIBIT
 4
 Tables



Property Details	
Account	
Property ID:	1110042
Geo. ID:	15329-000-0030
Type:	Real
	NCB 15329
	P-2B (13.6437
Legal Description:	AC), BLK 31
	NCB 15849 BLK
	31 P-2B
	(2.0403 AC)
Location	
Address:	STATE HWY 151 TX
Neighborhood:	NBHD code15330
Mapsco:	613A3
Jurisdictions:	06, 08, 09, 10, 11, 21, 56, CAD
Owner	
Name:	CARLTON SOUTH POTRANCO LLC
Address:	1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879
Property	
Appraised Value:	\$1,350
Map Layers	
Radius Search	



15.684 acres

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SERVICES DIVISION

RD#10-02-007

<input type="checkbox"/> Property Details		1: Zoom
Account Property ID: 1124922 Geo. ID: 15849-023-0020 Type: Real NCB 15849 (MONTERREY STORAGE), BLOCK 23 LOT 2		
Location Address: N HUNT LN TX Neighborhood: NBHD code15330 Mapsco: 613A3 Jurisdictions: 06, 08, 09, 10, 11, 21, 96, CAD		
Owner Name: CARLTON SOUTH POTRANCO LLC Address: 1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879		
Property Appraised Value: \$540		
<input type="checkbox"/> Map Layers <input checked="" type="checkbox"/> Radius Search		
<p>6.281 acres</p>		

Website version: 1.2.2.2

Database last updated on: 12/13/2009 9:00 PM

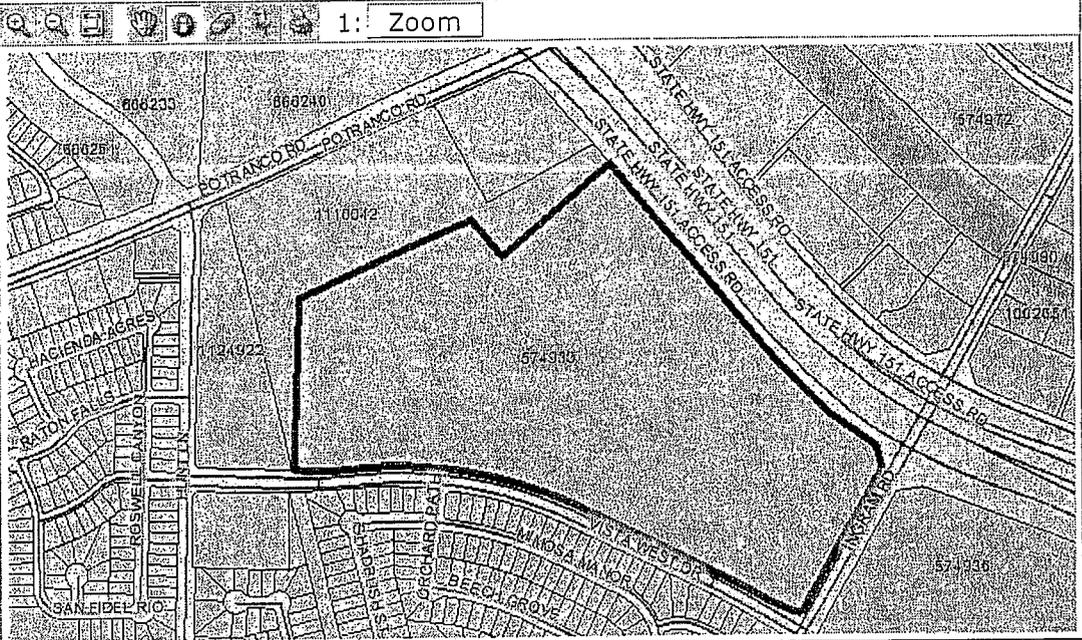
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RD#10-02-007

Property Details	
Account	
Property ID:	574933
Geo. ID:	15329-000-0023
Type:	Real
Legal Description:	NCB 15329 P-2 (50.3462AC), BLK 31 P-1E (4.23 AC) NCB 15849 BLK 31 P-1A (1.4858 AC)
Location	
Address:	STATE HWY 151 TX
Neighborhood:	NBHD code15330
Mapsc0:	613A3
Jurisdictions:	06, 08, 09, 10, 11, 21, 56, CAD
Owner	
Name:	CARLTON HOLDINGS LP
Address:	% TIM O'SHEA 1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879
Property	
Appraised Value:	\$4,810
Map Layers	
Radius Search	



56.062 acrs

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 10 FEB 26 PM 2:49
 LAND DEVELOPMENT
 SERVICES DIVISION

RD#10-02-007

Property Details		1: Zoom			
Account Property ID: 574936 Geo. ID: 15329-000-0026 Type: Real Legal Description: NCB15329P2E.P1G,BLK32 P-3 NCB 15849 BLK 32 P-1D					
Location Address: 10402 INGRAM RD TX Neighborhood: NBHD code15255 Mapsco: 613B4 Jurisdictions: 06, 08, 09, 10, 11, 21, 56, CAD					
Owner Name: CARLTON HOLDINGS LP Address: % TIM O'SHEA 1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879					
Property Appraised Value: \$11,170					
<input type="checkbox"/> Map Layers					
<input type="checkbox"/> Radius Search					
				61.04 acres	

Website version: 1.2.2.2

Database last updated on: 12/13/2009 9:00 PM

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 SERVICES DIVISION

RD#10-02-007

1: Zoom	
Property Details	
Account	
Property ID:	574943
Geo. ID:	15329-000-0044
Type:	Real
Legal Description:	NCB15329 P-4 13.442,P-1F .79 BLK 34 P6C 3.36 NCB 15849 BLK 32 P1C 11.881 P-3A 4.408
Location	
Address:	STATE HWY 151 TX
Neighborhood:	NBHD code15255
Mapsco:	613B4
Jurisdictions:	06, 08, 09, 10, 11, 21, 56, CAD
Owner	
Name:	CARLTON HOLDINGS LP
Address:	% TIM O'SHEA 1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879
Property	
Appraised Value:	\$6,200
Map Layers	
Radius Search	

33.881 acrs

Website version: 1.2.2.2

Database last updated on: 12/13/2009 9:00 PM

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RD#10-02-007

Property Details		1: Zoom	
Account			
Property ID:	574945		
Geo ID:	15329-000-0046		
Type:	Real		
Legal Description:	NCB 15329 P-4D (.88 AC) & P-1M (.408AC) BLK 34 P-6 (11.4360 AC)		
Location			
Address:	CABLE RANCH RD TX		
Neighborhood:	NBHD code15330		
Mapsc0:	613C4		
Jurisdictions:	05, 08, 09, 10, 11, 21, 56, CAD		
Owner			
Name:	CARLTON HOLDINGS LP		
Address:	% TIM O'SHEA 1650 TYSONS BLVD STE 950 MC LEAN, VA 22102-4879		
Property			
Appraised Value:	\$2,090		
Map Layers			
Radius Search			

11.436 acres

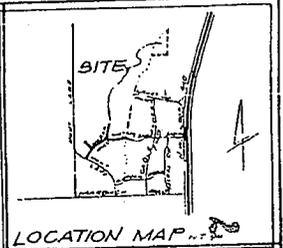
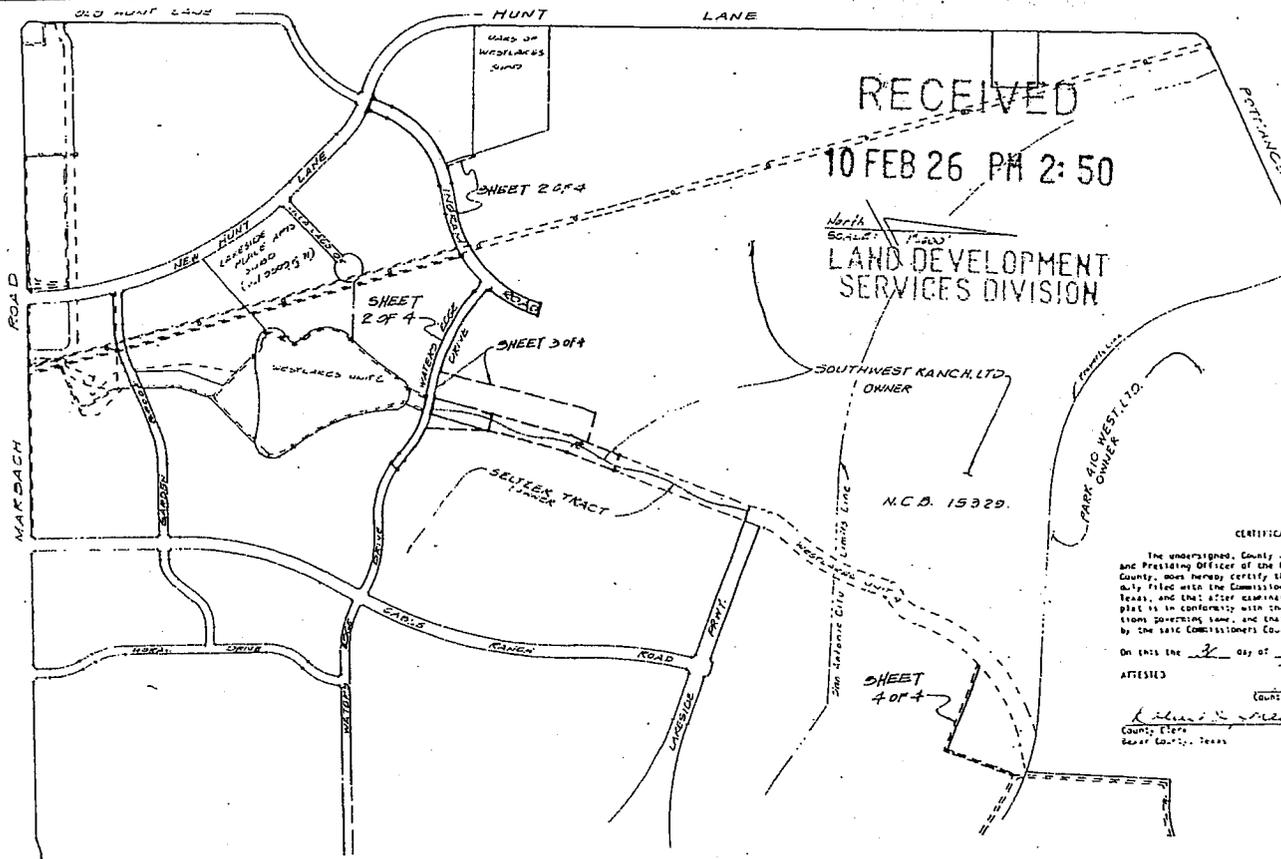
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LAND DEVELOPMENT
SERVICES DIVISION

RD#10-02-007

075225

2. 50

THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLANNING COMMISSION OF THE CITY OF BEAR COUNTY, TEXAS. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLANNING COMMISSION OF THE CITY OF BEAR COUNTY, TEXAS.



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LAND DEVELOPMENT
SERVICES DIVISION

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, Texas, 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 17 day of June, 1985
ATTESTED
County Judge, Bexar County, Texas

INDEX MAP

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 109 San Antonio, Texas 78216

REPLAT and SUBDIVISION PLAT ESTABLISHING
WESTLAKES SUBDIVISION UNIT-10

BEING 14.193 ACRES OF LAND OUT OF A 1,021.509 ACRE TRACT DESCRIBED BY DEED IN VOLUME 2498, PAGE 475, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, & BEING OUT OF THE J. W. MCCAMLEY SURVEY NO. 70 ABSTRACT 470, COUNTY BLOCK 4329, & PARTLY OUT OF THE R. E. SEVY SURVEY NO. 157, ABSTRACT 709, COUNTY BLOCK 4321, AND OUT OF BLOCKS 32, 33, 34, & 35 OF CABLE RANCH SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 162, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE PLAT OF WESTLAKES SUBDIVISION UNIT-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.
DATED THIS 14th DAY OF October 1985

STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, County Clerk of Bexar County, Texas, do 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.

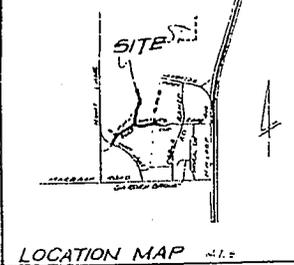
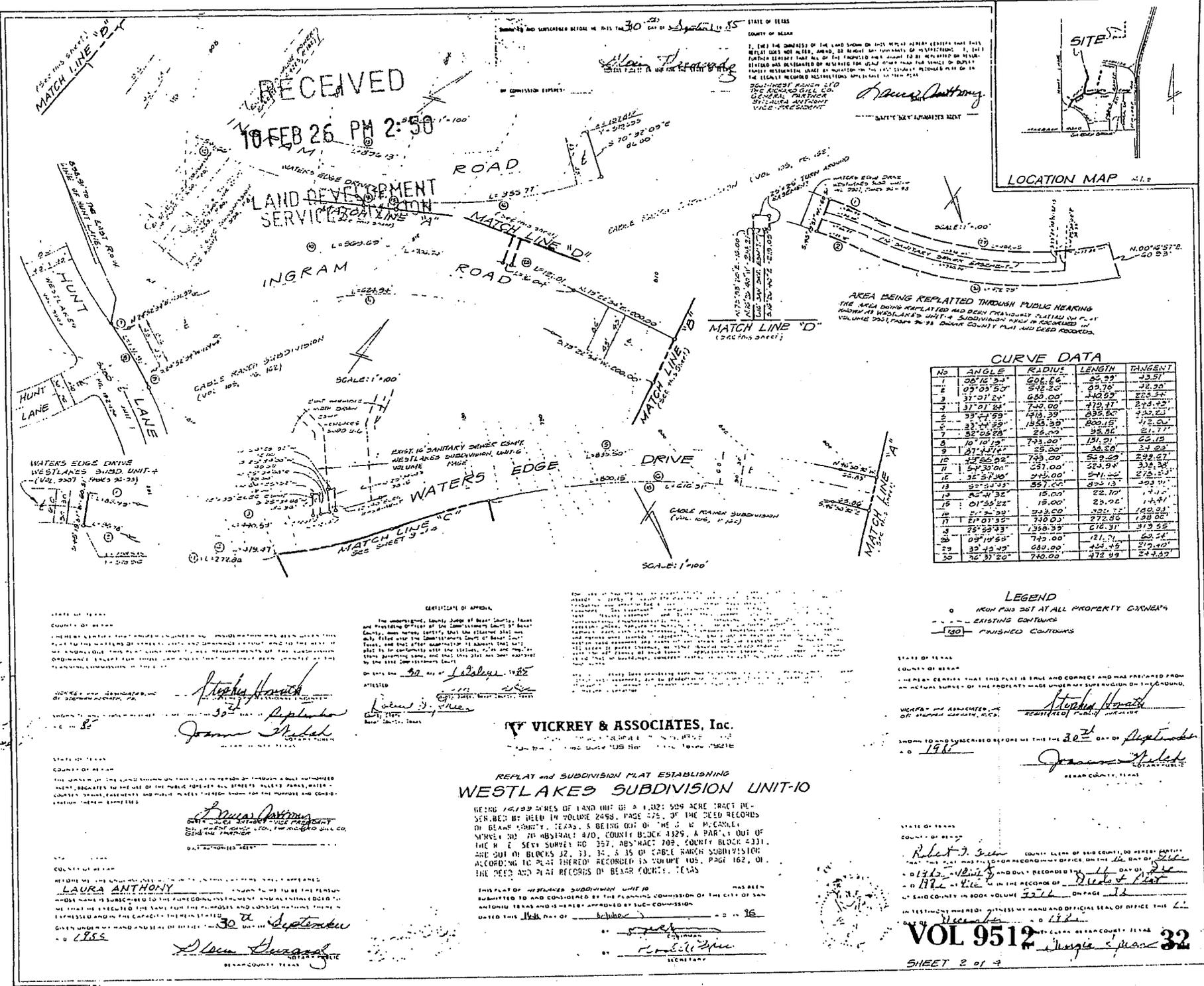
STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, County Clerk of Bexar County, Texas, do hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, County Clerk of Bexar County, Texas, do 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.

STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, County Clerk of Bexar County, Texas, do 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.

VOL 9512 SHEET 31

EXHIBIT 6
D#10-02-007



STATE OF TEXAS
 COUNTY OF BEAR
 I, John Howard, Surveyor, do hereby certify that this replat does not alter, amend, or change in any way the original plat of the Westlakes Subdivision Unit-10, as shown on the record books of Bear County, Texas, Volume 951, Page 32. I have caused this replat to be prepared and recorded in accordance with the laws of the State of Texas, and the rules and regulations of the State Board of Survey, and the rules and regulations of the State Board of Real Estate. I have caused this replat to be prepared and recorded in accordance with the laws of the State of Texas, and the rules and regulations of the State Board of Survey, and the rules and regulations of the State Board of Real Estate.

John Howard
 Surveyor

AREA BEING REPLATED THROUGH PUBLIC HEARINGS
 THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED ON PLAT NUMBER 10 WESTLAKES SUBDIVISION UNIT-10, AS SHOWN ON VOLUME 951, PAGE 32 OF BEAR COUNTY PLAT AND RECORD BOOKS.

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	36°16'30"	606.66	65.22	43.57
2	09°09'50"	546.25	69.70	38.20
3	37°01'24"	680.00	140.59	226.34
4	37°01'24"	730.00	149.47	240.75
5	33°24'59"	410.33	85.65	112.20
6	33°24'59"	180.00	36.00	21.77
7	22°05'28"	26.00	35.25	21.77
8	10°10'19"	743.00	131.01	65.13
9	27°11'17"	25.00	28.20	23.23
10	22°05'28"	743.00	52.80	242.57
11	54°30'06"	231.00	324.94	314.38
12	32°53'30"	240.00	241.22	218.24
13	22°05'28"	557.00	82.13	403.71
14	22°05'28"	15.00	22.10	17.47
15	01°55'22"	15.00	22.96	17.47
16	5°12'20"	243.00	252.57	148.24
17	17°01'55"	138.00	272.55	128.00
18	09°10'55"	740.00	121.71	60.54
19	32°13'45"	680.00	141.49	217.40
20	36°37'20"	740.00	178.49	244.27

LEGEND

○ HIGH PUNK SET AT ALL PROPERTY CORNERS

--- EXISTING CONTOURS

▭ FINISHED CONTOURS

STATE OF TEXAS
 COUNTY OF BEAR
 I, John Howard, Surveyor, do hereby certify that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

John Howard
 Surveyor

WITNESSED AND ASSOCIATED AS DEPUTY SURVEYOR, I, James P. Hild, do hereby certify that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James P. Hild
 Deputy Surveyor

SHOWN TO AND VERIFIED BEFORE ME THIS 30th DAY OF September 1988

James P. Hild
 Notary Public

REPLAT AND SUBDIVISION PLAT ESTABLISHING WESTLAKES SUBDIVISION UNIT-10

BEING 121.39 ACRES OF LAND OUT OF A 1,322.509 ACRE TRACT HEREBY BEING HELD IN VOLUME 2498, PAGE 475, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, & BEING OUT OF THE S.E. 1/4 OF SECTION 30, T.15N. R.10E. COUNTY BECKER 1129, A PART OUT OF THE N.E. 1/4 SE 1/4 SURVEY NO. 357, ABS. WACR 702, COUNTY BECKER 4311, AND OUT OF BLOCKS 32, 33, 34, & 35 OF CABLE RANCH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 162, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF WESTLAKES SUBDIVISION UNIT-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION DATED THIS 14th DAY OF September 1988.

James P. Hild
 Secretary

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bear County, Texas, and Presiding Officer of the Commission of Bear County, Texas, hereby certify that the replat does not alter, amend, or change in any way the original plat of the Westlakes Subdivision Unit-10, as shown on the record books of Bear County, Texas, Volume 951, Page 32. I have caused this replat to be prepared and recorded in accordance with the laws of the State of Texas, and the rules and regulations of the State Board of Survey, and the rules and regulations of the State Board of Real Estate.

On this 30th day of September 1988

John Howard
 Surveyor

James P. Hild
 Deputy Surveyor

John Howard
 County Judge

James P. Hild
 Notary Public

STATE OF TEXAS
 COUNTY OF BEAR
 I, Laura Anthony, Clerk of the County, do hereby certify that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Laura Anthony
 Clerk of the County

WITNESSED AND ASSOCIATED AS DEPUTY CLERK, I, James P. Hild, do hereby certify that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James P. Hild
 Deputy Clerk

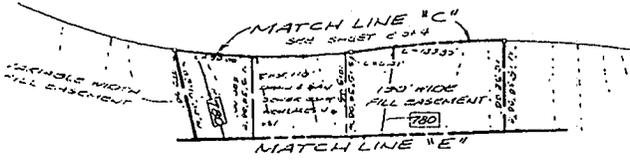
SHOWN TO AND VERIFIED BEFORE ME THIS 30th DAY OF September 1988

James P. Hild
 Notary Public

RD#10-02-007

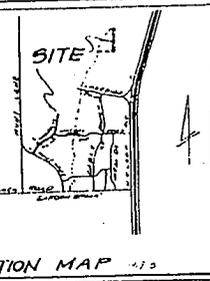
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NO 51

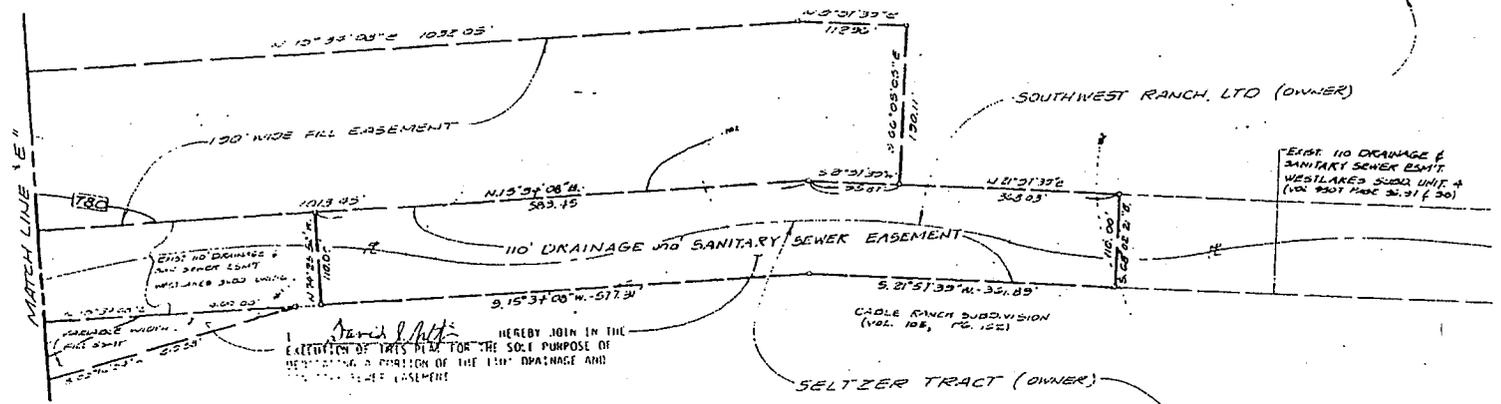


LEGEND
 ○ IRON PINS SET AT ALL PROPERTY CORNERS
 - - - EXISTING CONTOURS
 ——— FINISHED CONTOUR

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LAND DEVELOPMENT
 SERVICES DIVISION



David J. Miller
 HEREBY JOIN IN THE
 EXECUTION OF THIS PLAN FOR THE SOLE PURPOSE OF
 SETTING A PORTION OF THE 110' DRAINAGE AND
 SANITARY SEWER EASEMENT

STATE OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 David J. Miller
 Notary Public
 My Comm. Expires APRIL 1, 1985
 Signed before me this 30th day of September 1985

STATE OF TEXAS
 COUNTY OF BEAR
 I, Stephen Howard, Registered Professional Engineer, do hereby certify that proper engineering consideration has been given this plat and the water and sewer easements shown thereon and to the best of my knowledge and belief this plat conforms to all requirements of the subdivision act and the rules thereunder which have been granted by the planning commission of the city of Dallas.
 Signed before me this 30th day of September 1985
 James H. Miller, Notary Public, Bear County, Texas

STATE OF TEXAS
 COUNTY OF BEAR
 I, David J. Miller, Notary Public, Bear County, Texas, do hereby certify that the undersigned is the owner of the land shown on this plat and is authorized to execute this plat and the easements shown thereon for the purposes and considerations therein expressed.
 Signed before me this 30th day of September 1985
 David J. Miller, Notary Public, Bear County, Texas

STATE OF TEXAS
 COUNTY OF BEAR
 I, Laura Anthony, do hereby certify that I am the owner of the land shown on this plat and I am authorized to execute this plat and the easements shown thereon for the purposes and considerations therein expressed and in the capacity herein stated.
 Signed before me this 30th day of September 1985
 Laura Anthony, Notary Public, Bear County, Texas

THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE COMPLETION DATE OF BEAR COUNTY, TEXAS, BEING 1856, WAS THE DATE WHEN THE ORIGINAL PLAT WAS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND THAT THE ORIGINAL PLAT WAS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ON THE 30th DAY OF SEPTEMBER, 1985.

VICKREY & ASSOCIATES, Inc.
 LAND SURVEYORS & ENGINEERS
 7338 BARKWOOD DRIVE, SUITE 109, SAN ANTONIO, TEXAS 78245

**REPLAT AND SUBDIVISION PLAT ESTABLISHING
 WESTLAKES SUBDIVISION UNIT 10**

BEING 1.2193 ACRES OF LAND SHOWN ON A 1,021.509 ACRE TRACT DESCRIBED BY 210 IN VOLUME 2498, PAGE 475, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, & BEING OUT OF THE J. W. MCCAMEY SURVEY NO. 70 ABSTRACT 470, COUNTY BLOCK 4329, & PARTLY OUT OF THE J. E. SEVY SURVEY NO. 157, ABSTRACT 709, COUNTY BLOCK 4331, AND OUT OF BLOCKS 32, 33, 34, & 35 OF CABLE RANCH SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 152, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
 THIS PLAT OF WESTLAKES SUBDIVISION UNIT 10 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DALLAS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 16th DAY OF SEPTEMBER, 1985.

James H. Miller, Notary Public
 David J. Miller, Notary Public

THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME IS IN ACCORDANCE WITH THE CITY ORDINANCES AND REGULATIONS RELATIVE TO THE SUBDIVISION OF LAND AND THE CONSTRUCTION OF SANITARY SEWER AND DRAINAGE SYSTEMS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME IS IN ACCORDANCE WITH THE CITY ORDINANCES AND REGULATIONS RELATIVE TO THE CONSTRUCTION OF SANITARY SEWER AND DRAINAGE SYSTEMS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME IS IN ACCORDANCE WITH THE CITY ORDINANCES AND REGULATIONS RELATIVE TO THE CONSTRUCTION OF SANITARY SEWER AND DRAINAGE SYSTEMS.

STATE OF TEXAS
 COUNTY OF BEAR
 I, Stephen Howard, Registered Professional Engineer, do hereby certify that this plat is true and correct and was prepared from an accurate survey of the property made under my supervision on the ground.
 Signed before me this 30th day of September 1985
 James H. Miller, Notary Public, Bear County, Texas

STATE OF TEXAS
 COUNTY OF BEAR
 I, Robert D. Green, County Clerk of Bear County, Texas, do hereby certify that this plat was filed for recording in the public records of Bear County, Texas, on the 16th day of September 1985, and was duly recorded in Volume 105, Page 152, of the Deed and Plat Records of Bear County, Texas, in Book Volume 9112, on Page 37.
 In testimony whereof, I have hereunto set my hand and official seal of office, this 17th day of September, 1985.

VOL 9512 BY *Robert D. Green* **33**
 SHEET 2-11

RD#10-02-007

107300

FILED IN DEPT. OF PUBLIC SAFETY BY V.S. 02

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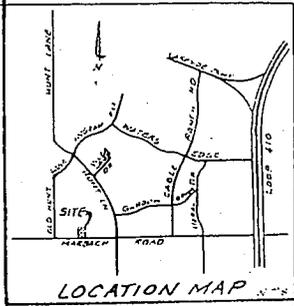
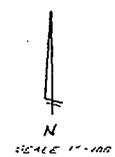
1/1/14

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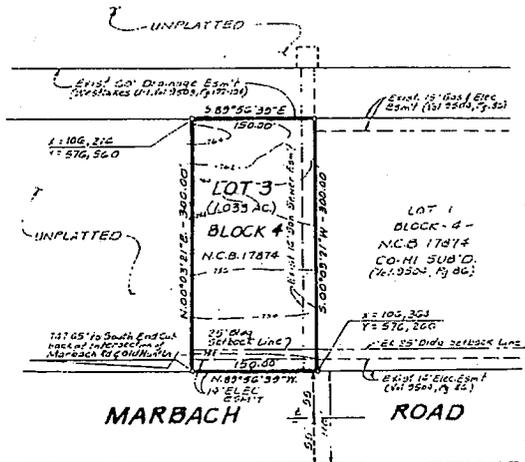
LAND DEVELOPMENT
SERVICES DIVISION

AMENDED IN
VOL. 9513
PG. 188

THE OWNER HAS ADVISED THAT THIS PLAN
CONFORMS TO THE REQUIREMENTS OF THE
CITY OF SAN ANTONIO, TEXAS, AND IS
HEREBY APPROVED BY THE CITY ENGINEER
ON THE DATE OF THIS INSTRUMENT.



LEGEND
... EXISTING CONTAINS



STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, being certain that proper engineering considerations have been given this
part to the matters of street, utility 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 granted at the
planning commission of the city of

VICKREY & ASSOCIATES, INC.
BY Stephen Howard
REGISTERED PROFESSIONAL ENGINEER
DATE: 31 DAY OF JANUARY
A.D. 1986

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAN HAS PERSONALLY APPEARED
BEFORE ME AND HAS DECLARED THAT THE MATTER IS HIS OWN AND THAT HE IS THE
OWNER OF THE SAME AND THAT HE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS therein
EXPRESSED AND IN THE CAPACITY OF THE PERSON CREATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF FEBRUARY
A.D. 1986

NOTARY PUBLIC
STATE OF TEXAS
Anna Hernandez
NOTARY PUBLIC
BEXAR COUNTY TEXAS

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Berco Road Suite 109 San Antonio, Texas 78216

SUBDIVISION PLAT
ESTABLISHING
WESTLAKES HARDIN SUBDIVISION

BEING 1.033 ACRES OF LAND OUT OF 1021.509
ACRE TRACT DESCRIBED BY DEED RECORDED
IN VOL. 2498, PG. 475, OF THE OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY OF BEXAR COUNTY
TEXAS, AND BEING OUT OF COUNTY BLOCK 333,
BLOCK 33, CABLE RANCH SUBDIVISION, ACCORDING
TO PLAT THEREOF RECORDED IN VOL. 105, PG. 152,
OF THE DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS, AND OUT OF THE R.E. SEVY
SURVEY NO. 357, ABSTRACT NO. 709 BEXAR
COUNTY, N.C.B. 17874, SAN ANTONIO, TEXAS.

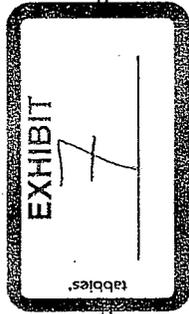
THE PLAT OF WESTLAKES HARDIN SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 15 DAY OF FEBRUARY A.D. 1986
BY John C. ...
CITY ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR
I, Stephen Howard, being certain that this plat is true and correct and has been prepared from
an actual survey of the property made under my supervision and the aid of
VICKREY & ASSOCIATES, INC.
BY Stephen Howard
REGISTERED PROFESSIONAL ENGINEER
DATE: 31 DAY OF JANUARY
A.D. 1986

VOL 9512 159

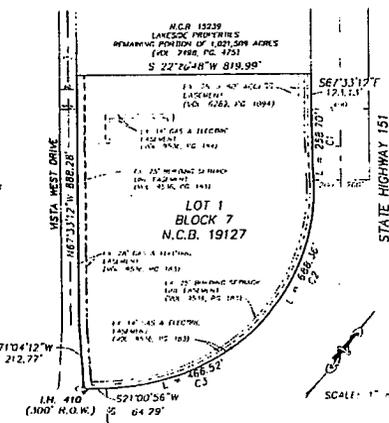
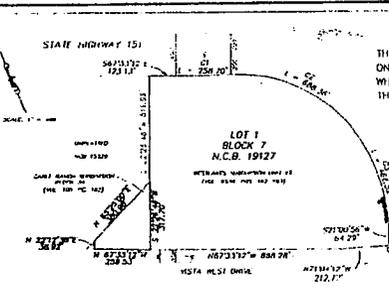
STATE OF TEXAS
COUNTY OF BEXAR
I, Robert D. Green, County Clerk of said County, do hereby certify
that this plat was filed for recording in the office of the County Clerk
on the 15 DAY OF FEBRUARY
A.D. 1986 at 11:00 A.M. and duly recorded in the records of Deeds & Plats
of said County in book volume 9512 on page 159
IN TESTIMONY WHEREOF, UNLESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 15
DAY OF February A.D. 1986
COUNTY CLERK BEXAR COUNTY, TEXAS
BY George S. Spear, DEPUTY



RD#10-02-007

10000-10-20-0000

RECORDERS, ARCHITECTS, ENGINEERS, SURVEYORS, REAL ESTATE BROKERS, AND OTHERS ARE HEREBY NOTIFIED THAT THE PLAT NO. 000108 IS ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



AREA BEING REPLATTED THROUGH PUBLIC HEARING THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED IN PLAT KNOWN AS WESTLAKES SUBDIVISION UNIT 13 WHICH IS RECORDED IN VOLUME 9336, PAGE 182-183, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON THAT KNOWN AS CABLE RANCH SUBDIVISION UNIT 11 WHICH IS RECORDED IN VOLUME 9336, PAGE 187, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF May AD 2000.

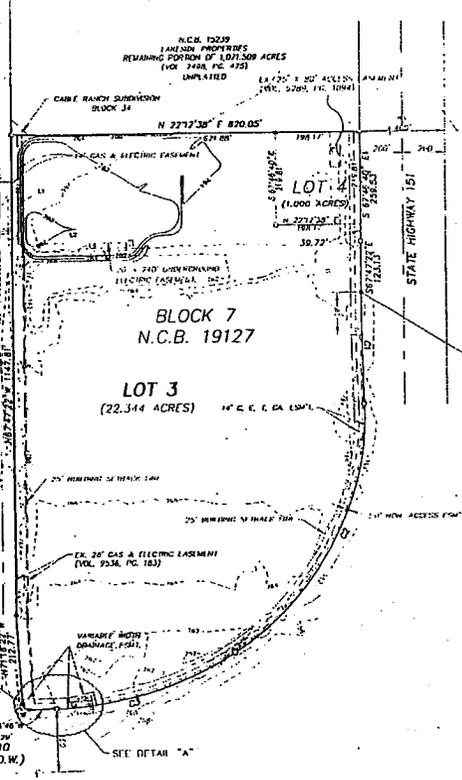
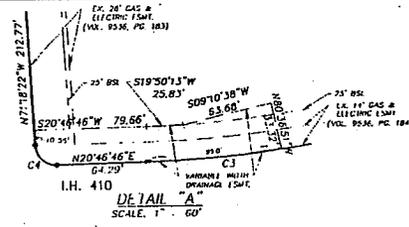
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DEUTY AUTHORIZED AGENT, DEPENDS TO THE USE OF THE PUBLIC FOR ALL SURVEY, ALIEN, PLANNING, WATER RIGHTS, DRAINAGE, EROSION CONTROL AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSTRUCTION THEREIN.

STATE OF ARKANSAS COUNTY OF BENTON BEFORE ME, THE UNDEPUTED AUTHORITY ON THIS DAY PERSONALLY APPEARED to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

AREA BEING REPLATTED THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS CABLE RANCH SUBDIVISION WHICH IS RECORDED IN VOLUME 105, PAGE 162, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

RECEIVED 10 FEB 26 PM 2:50

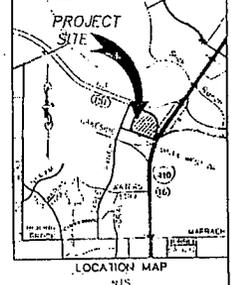
LAND DEVELOPMENT SERVICES DIVISION



X=2080435 Y=13704770

WATERWATER EDU NOTE: THE NUMBER OF WATERWATER EQUIPMENT DRILLING UNITS BEING PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PLAT NO. 000108



- LEGEND:
- 1/4" = 1' ELECTRIC
- 1/4" = 1' GAS
- 1/4" = 1' WATER
- 1/4" = 1' SEWER
- 1/4" = 1' DRAINAGE
- 1/4" = 1' EROSION CONTROL
- 1/4" = 1' PUBLIC PLACES

Table with 2 columns: LINE, LENGTH, BEARING. Contains 4 rows of data.

Table with 6 columns: CURVE, RADIUS, BEARING, CHORD, CHORD BEARING, CHORD DISTANCE. Contains 4 rows of data.

- 1. FOR ANY DEVELOPMENT UNDER THIS PLAT...
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY...
3. MARKING ACCESS POINTS TO STATE HIGHWAY FROM THIS...
4. A 30' WIDE RIGHT-OF-WAY IS REQUIRED BY STATE HIGHWAY...

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SERVICE... THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SERVICE... THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SERVICE...



NOTARY SEAL - Sandra R. Hager, Notary Public, Benton County, State of Arkansas, My Commission Expires 7/20/2008.

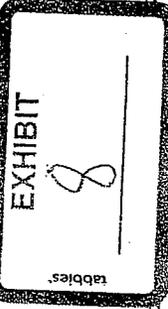
NOTARY SEAL - Sandra R. Hager, Notary Public, Benton County, State of Arkansas, My Commission Expires 7/20/2008.

VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 7334 Blanco Road Suite 109 San Antonio, Texas 78216 Telephone: (210)349-3271

WESTLAKES SUBDIVISION UNIT 18 A 23.344 ACRE TRACT SITUATED IN SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 7, NCB 19127, WESTLAKES SUBDIVISION UNIT 13, DESCRIBED BY PLAT RECORDED IN VOLUME 9336, PAGES 182-183, OF THE DEED AND THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO OUT OF BLOCK 34, CABLE RANCH SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO OUT OF A 1021.509 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 2498, PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE J.W. MCCAMLEY SURVEY No. 70, ABSTRACT 470, NCB 15239, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT IS SUBMITTED TO AND REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 28 DAY OF May AD 2000.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF SURVEY, ALIEN, PLANNING, WATER RIGHTS, DRAINAGE, EROSION CONTROL AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSTRUCTION THEREIN.



RD#10-02-002

Doc# 98039162272
 Rev# 95258
 Plot# 30
 Title# 18-07875
 County# BEXAR
 City# SAN ANTONIO
 State# TEXAS
 Date# 06/26/2003
 Drawing# 18-07875
 Drawing# 18-07875



LOCATION MAP N.T.S.

M.W. CUDE ENGINEERS, L.L.C.
 WESTLAKES ELEMENTARY SCHOOL

RECEIVED
 10 FEB 26 PM 2:50
 DEVELOPMENT SERVICES DIVISION

N 13,702,780.01
 E 2,075,468.99

SCALE 1" = 100'

PLAT NO. 030081

CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD BEARING	CHORD DIST.
CD	70.00	87.2111°	21.07	N78°26'33"W	21.07
CD	831.00	51.5000°	332.38	S21°41'17"W	361.38
CD	824.00	171.324°	113.72	S78°26'33"W	188.87
CD	100.00	171.324°	241.00	S87°17'00"W	241.00
CD	110.00	171.324°	19.72	S87°17'00"W	19.72
CD	280.00	91.170°	12.37	N11°58'08"W	12.37
CD	243.00	107.00°	118.87	S12°28'00"W	125.30
CD	243.00	207.00°	133.00	S28°18'00"W	133.00
CD	33.00	80.563°	50.90	N17°57'23"W	71.70
CD	33.00	81.000°	11.24	S21°00'00"W	72.12
CD	25.00	91.708°	28.11	S6°30'00"W	28.11

LEGEND

- INDICATES IRON PINS SET OR FOUND
- PROPOSED CONTOUR
- E.C.I.C.A. ESM'T.
- TELEPHONE, & CABLE T.V. ESM'T.
- OFFICIAL PUBLIC RECORDS
- B.S.L. = BUILDING SETBACK LINE
- DRN. = DRAINAGE
- SAN. SEW. = SANITARY SEWER
- D.P.R. = DEED AND PLAT RECORDS
- D.R. = DEED RECORDS

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

MASTERWATER ERM NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER 18-07875. THE NUMBER OF EDU'S PAID FOR THE PUMPUPS AND DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PUMPUPS AND DRAINS CONSIDERATION THEREIN EXPRESSED.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND SEWER SERVICE CONNECTION.

SINGLE-FAMILY REQUIREMENTS WILL BE DONE DURING CONSTRUCTION.

STATE OF TEXAS
 COUNTY OF BEXAR

THE UNDERSIGNED OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, dedicated to the use of the PUBLIC EMPLOYMENT AND TRAINING CENTER, BEING ALL OF THE REAL PROPERTY AS DESCRIBED DEED RECORDED IN VOLUME 9416, PAGES 2326-2330 BEING OUT OF A 77,844 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 5949, PAGES 1-40, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF BLOCK 33, CABLE RANCH SUBDIVISION RECORDED IN VOLUME 105, PAGE 182, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE R.E. SEVY SURVEY NO. 357, ABSTRACT NO. 709, COUNTY BLOCK 4331, BEXAR COUNTY, TEXAS.

John M. Folkes
 OWNER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, AND THAT HE RECOGNIZED THE SAME FOR THE PUMPUPS AND DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PUMPUPS AND DRAINS CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF JUNE, 2003.

Anna M. Gibson
 Notary Public
 BEXAR COUNTY, TEXAS

MINA K. GIBSON
 Notary Public
 My Commission Expires
 April 28, 2004

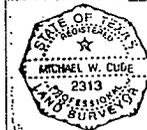


STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PROVISIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING ACT, AND THAT 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.
 MICHAEL W. CUDE, P.E.

Michael W. Cude, P.E.
 LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
 COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
 MICHAEL W. CUDE, P.E.

Michael W. Cude, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF BEXAR

Cherry Rickhoff, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF June, A.D. 2003, AT 1:16 PM AND ONLY RECORDED ON THE 27 DAY OF June, A.D. 2003, AT 1:16 PM IN THE RECORDS OF Deeds and Plats OF SAID COUNTY IN BOOK VOLUME 9556 ON PAGE 38 IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27 DAY OF JUNE, A.D. 2003.

Cherry Rickhoff
 COUNTY CLERK BEXAR COUNTY TEXAS

Jessica Sepulveda
 DEPUTY

JUNE 2003 SHEET 1 OF 1

AREA BEING REPLATED

THE AREA BEING REPLATED (18.879 ACRES) WAS PREVIOUSLY PLATED ON BLOCK 33, CABLE RANCH SUBDIVISION WHICH WAS RECORDED SUBDIVISION WHICH WAS RECORDED ON JULY 14, 1908 IN VOLUME 105, PAGE 182, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SANITARY SEWER", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EASEMENT AND EGRESS THEREOF AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONITORING DEVICES OR SURVEYING EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AFFECT, 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.



M.W. CUDE ENGINEERS, L.L.C.
 CIVIL ENGINEERS & SURVEYORS

80325 SANDRA ROAD
 SAN ANTONIO, TEXAS 78250
 (210) 841-2291

INFO@MWCUDE.COM
 WWW.MWCUDE.COM
 FAX: (210) 323-7112

THIS PLAT OF WESTLAKES ELEMENTARY SCHOOL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DATED THIS 26 DAY OF JUNE 2003.

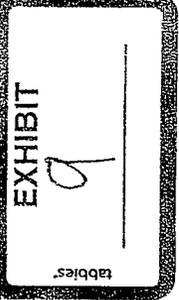
Director of Development Services

REPLAT
 ESTABLISHING

WESTLAKES ELEMENTARY SCHOOL

BEING 18.879 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17875 BEING ALL OF THE REAL PROPERTY AS DESCRIBED DEED RECORDED IN VOLUME 9416, PAGES 2326-2330 BEING OUT OF A 77,844 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 5949, PAGES 1-40, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF BLOCK 33, CABLE RANCH SUBDIVISION RECORDED IN VOLUME 105, PAGE 182, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE R.E. SEVY SURVEY NO. 357, ABSTRACT NO. 709, COUNTY BLOCK 4331, BEXAR COUNTY, TEXAS.

RD# 10-02-007





City of San Antonio
Planning & Development Services
Fair Notice Form



Date: February 26, 2010 Notice Number: FN 10-0008

1. Original Fair Notice Form Number if Applicable: _____
2. Existing Rights Determination No. if applicable: RD#10-02-007

COSA USE ONLY	
Expiration date: <u>4/12/10</u>	Authorized Rep: <u>Larry Od's</u>

3. If a permit application identified in item (6) below is not submitted for completeness review within 45 days from the filing date of this form, this notice will be null and void.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All site plans must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- | | |
|---|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input checked="" type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. <u>60</u> | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Plat No. _____ |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |

RECEIVED
 10 FEB 26 PM 2:50
 LAND DEVELOPMENT
 SERVICES DIVISION

City of San Antonio Planning & Development Services

Fair Notice Form

(Cont'd)

FN 10-0008

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.

*SAWS/ Utilities No. *Category Determination Letter from SAWS:

*CPS Energy/ Utilities No. *Other:

*Application for Letter of Certification (LOC) (Subdivision Plat No. issued):

The following single plat projects require a site plan:

- *Multi-Family *Commercial *Office *Industrial
*Multiple Land Use Projects (Complete # 7) *Entertainment *Special District
*Other:

A site plan is not required for single phase/single plat Single - Family residential projects.

7. For all site plans please complete the following:

(a) Single - Family: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Density
Impervious Cover

(b) Multi -Family: Land Allocation in Square Feet & Acreage Apprx 1,611,720 S.F. (37 acres)
Use Allocation in Square Feet & Acreage Apprx 1,369,962 S.F. (31.45 acres)
Density 45 units per acre
Impervious Cover Apprx 1,450,548 S.F. (33.3 acres)

(c) Commercial (includes Office/Retail):
Land Allocation in Square Feet & Acreage Apprx 1,960,200 S.F. (45 acres)
Use Allocation in Square Feet & Acreage Apprx 1,666,170 S.F. (38.25 acres)
Impervious Cover Apprx 1,764,180 S.F. (40.5 acres)

(d) Office: Land Allocation in Square Feet & Acreage see above
Use Allocation in Square Feet & Acreage
Impervious Cover

NOTE: The remaining acreage (approximately 21.39 acres) will be dedicated as open space/parkland per the MPCD Site Plan

RD#10-02-007

(e) Industrial: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Impervious Cover

(f) Entertainment: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Impervious Cover

RECEIVED
10 FEB 26 PM 2:50
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT
SERVICES DIVISION

City of San Antonio Planning & Development Services

Fair Notice Form

(Cont'd)

FN10-0008

8. Project Name: Monterrey Village

Property Description: 103.39-Acres out of a 184.384-Acre Tract of Land Known as Monterrey Village, Located South of Highway 151 Between Loop 410 and Hunt Lane, More Specifically Described as 102.578 acres out of Lots P-1, P-1A, P-1G, P-1E, P-2, P-2B, P-1F, P-1M, P-4, P-4D, P-6, and P-6C, New City Block 15329, and Lots P-1C, P-1D, 2, P-2B, and P-3A, New City Block 15849, in San Antonio, Bexar County, Texas

Owner: Carlton Holdings, LP Phone: Fax:

Address: City: State Zip Code:

Agent: Brown & Ortiz, P.C. Phone: 210.299.3704 Fax: 210.299.4731

Address: 112 E. Pecan, Suite 1360 City: San Antonio State TX ZipCode: 78205

Applicant: same as agent above Phone: Fax:

Address: City: State ZipCode:

Engineer/Surveyor: Pape-Dawson Phone: 210.375.9000 Fax:

Address: 555 E. Ramsey City: San Antonio State TX ZipCode: 78216

Contact Person Name: Daniel Ortiz E-mail: DO@kbrownpc.com

Phone: 210.299.3704 Fax: 210.299.4731

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No San Antonio City Limits: Yes No

Council District: 6 School District: Northside ISD Ferguson map grid: 613 A-2 & 3; B-3 & 4; C-3 & 4

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Daniel Ortiz Signature: [Signature] (for Daniel Ortiz)

Address: 112 E. Pecan, Suite 1360 City: San Antonio State TX ZipCode 78205

E-mail: DO@kbrownpc.com

NOTE: To be valid, all fields must be completed.

RECEIVED 10 MAR 11 PM 1:41 PLANNING AND DEVELOPMENT SERVICES DIVISION

RD#10-02-007



City of San Antonio

Planning and Development Services – Land Entitlements
Fair Notice Form Review Notification

TO: James Griffin

DATE: March 4, 2010

Address: Brown & Ortiz, PC
112 East Pecan Ste 1360
San Antonio, TX 78205

FROM: Larry Odis

COPIES TO: File

FAIR NOTICE FORM: FN10-0008

NAME: Monterrey Village

SUBMITTAL DATE: February 26, 2010

EXPIRATION DATE: April 12, 2010

The Fair Notice Form referenced above was reviewed
and deemed:

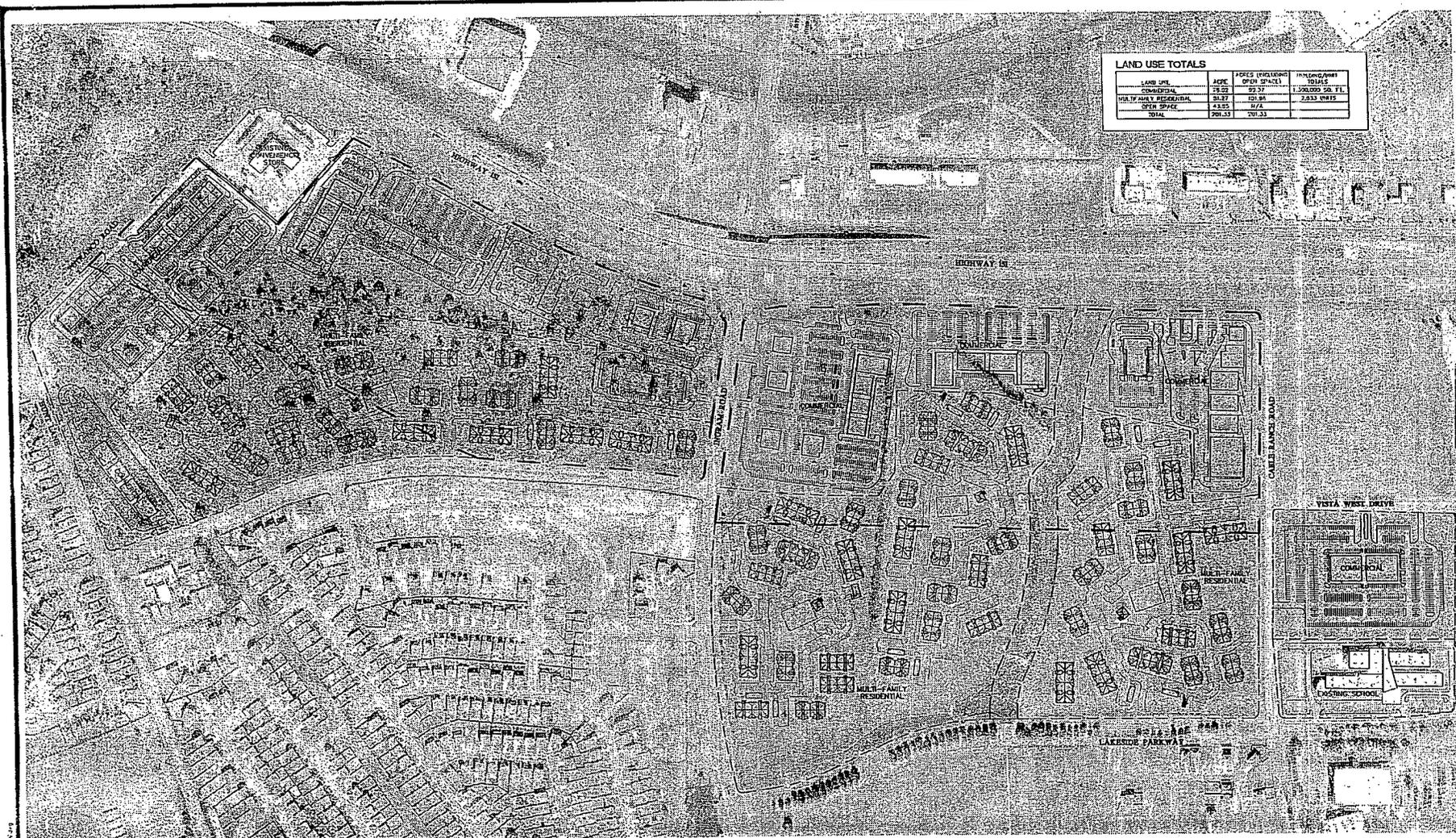
*COMPLETE

**INCOMPLETE

In order to complete the Fair Notice Form referenced above the following needs to be provided:

*If the Fair Notice Form has been deemed complete, then the **SUBMITTAL DATE** is the effective date of the Fair Notice Form as per UDC Section 35-410(h).

The submitted Fair Notice Form will be deemed invalid if filing remains incomplete upon reaching the **EXPIRATION DATE as per UDC Section 35-410(h). This Fair Notice document is referenced in RD 10-02-007 file.



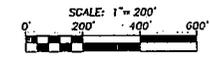
LAND USE TOTALS			
LAND USE	ACRE	SQ. FEET (INCLUDES OPEN SPACE)	PERCENTAGE OF TOTAL
COMMERCIAL	18.23	793,777	1.36%
MULTIFAMILY RESIDENTIAL	30.47	1,328,000	2.33%
OPEN SPACE	43.55	1,875,000	3.33%
TOTAL	92.25	3,996,777	7.02%

LEGEND

--- AREA CLAIMS VESTED RIGHTS

--- LAND USE BOUNDARY

FN10-0008



SCALE: 1" = 200'

0' 200' 400' 600'

88618-02-007

EXCERPTS:

PAPE-DAWSON ENGINEERS

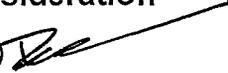
305 EAST MURPHY | SAN ANTONIO, TEXAS 78204 | PHONE: 214.521.1000
 200 S. W. 10TH ST. | SUITE 100 | SAN ANTONIO, TEXAS 78207 | FAX: 214.521.1001

**MONTEREY VILLAGE
 LAND USE PLAN
 SAN ANTONIO, TEXAS**

JOB NO. 880-01
 DATE FEBRUARY 2007
 REVISION
 CHECKED BY PHARY KR
 SHEET 1 OF 1

This map was prepared by Pape-Dawson Engineers, Inc. for the City of San Antonio. It is not to be used for any other purpose without the written consent of Pape-Dawson Engineers, Inc.

CENTER CITY DEVELOPMENT OFFICE (CCDO)
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**
FROM: David A. McGowen, Downtown Real Estate Manager (CCDO) 
COPY: Marcia Shelf Orlandi, Property Disposition Division (CIMS), File
SUBJECT: Request to dispose of the City-owned 243 N. Center Street property;
acquire and dispose of approximately 23.626 acres of property adjacent
to Palo Alto College
DATE: June 14, 2010

PETITIONER: City of San Antonio on behalf of Zachry Realty LLC and Capitol
Aggregates LLC
Attn: David McGowen
114 W. Commerce Street, Room 202
San Antonio, TX 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 June 23, 2010.

BACKGROUND

Petitioner is requesting to sell the City-owned 243 N. Center Street property located in Council District 2, as shown on the attached Map. Zachry Realty, LLC and Capitol Aggregates, LLC propose to utilize the existing structure for offices and will use the surface parking to accommodate the parking needs of the office as well as for the St. Paul Square commercial area. The City's Downtown Operations Parking Division will relocate to another facility after the transaction closes.

In exchange for the 243 N. Center Street property, the City will receive approximately 23.626 acres of property from the H.B. Zachry Company and Zachry Realty, LLC located east of and adjacent to Palo Alto College on the City's South side in Council District 3. The 23.626-acre property will then be transferred to Alamo Colleges for its use in expanding Palo Alto College and providing educational opportunities on the South side. In consideration for the land, Alamo Colleges will participate in the Verano TIRZ in an amount not to exceed \$15,000,000, such amount being the estimated cost to reconstruct Villaret Boulevard. Alamo Colleges will have the option to reconstruct Villaret Boulevard, but provided that Villaret reconstruction is not completed prior to October 1, 2018, the TIRZ will reimburse the City for the value of the land conveyed to Alamo Colleges.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. A Canvassing Checklist is attached for review. As part of the purchase and sale documents that will

be negotiated, Zachry will agree to abide by all of the conditions imposed through this canvassing process.

CONCLUSION AND RECOMMENDATION

Staff recommends that Planning Commission consider this request, and if appropriate cause the attached resolution to be executed.

Attachments: Exhibit "A"
 Exhibit "B"
 Canvassing Comments
 Resolution

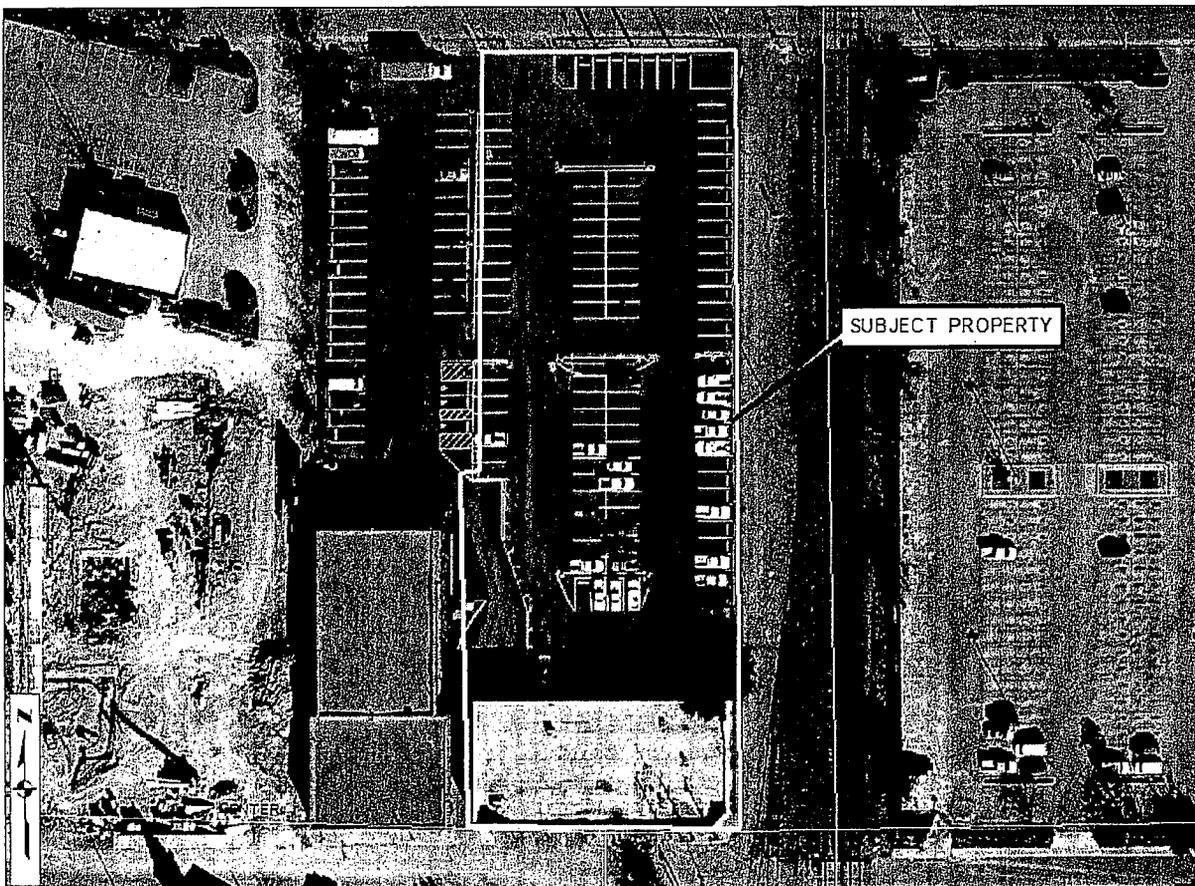
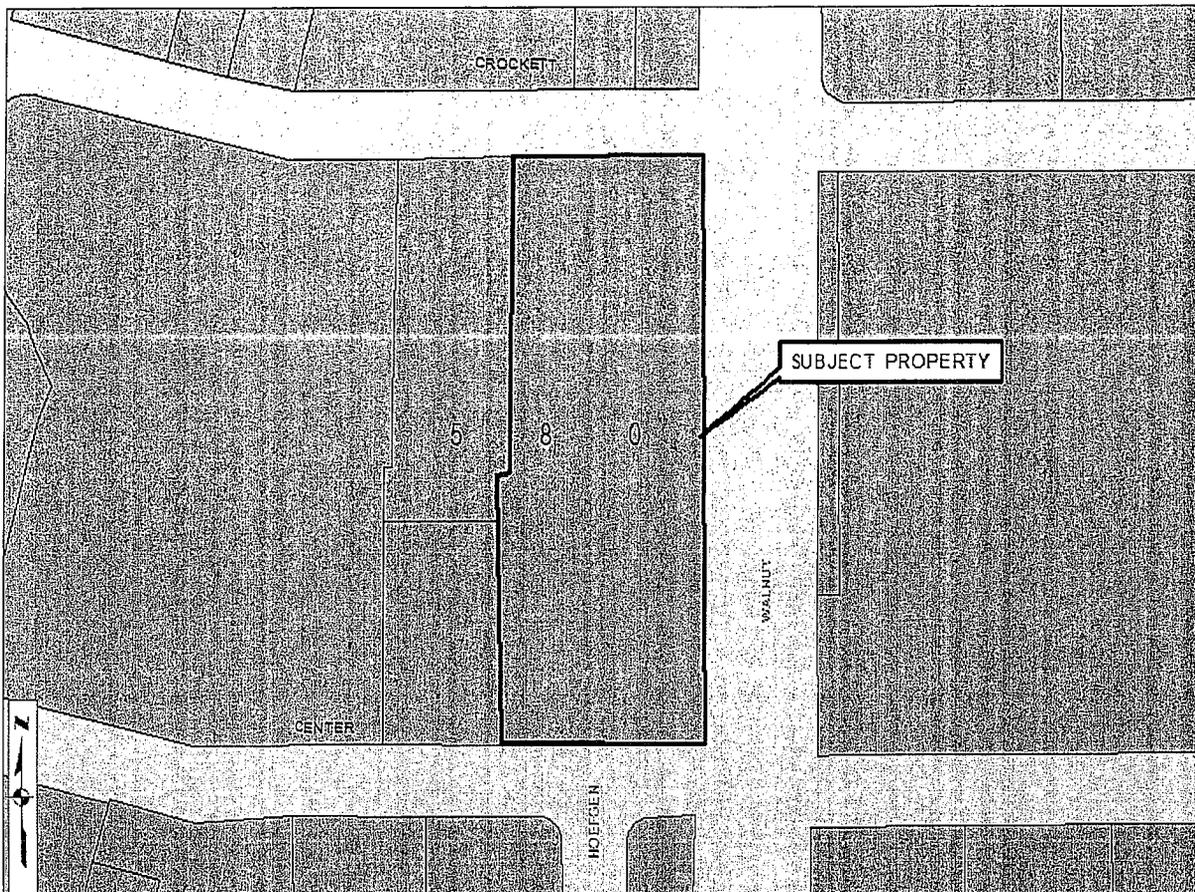
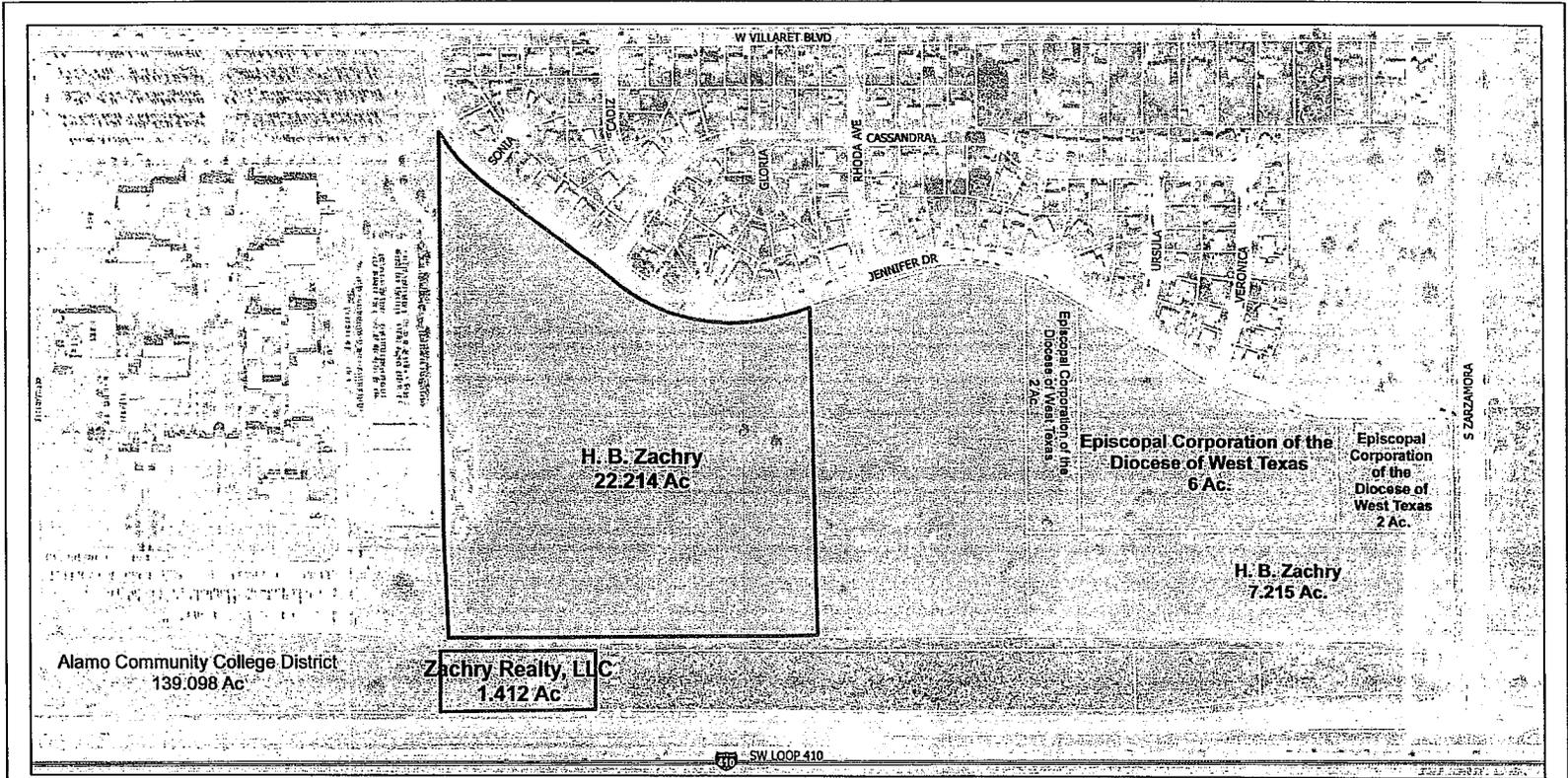


Exhibit "A"



Data Source: City of San Antonio Enterprise GIS, Street Name 911, Survey/Assessment Office
 This is an aerial photograph of the City of San Antonio, Texas. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map.

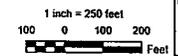
Map Created by: Bryant, Garcia
 Map File: 100011803.mxd
 Project: 100011803.mxd
 Map Last Edited: 7th June 2010
 PDF Filename: 100011803.pdf

□ Property of Interest Parcels

City of San Antonio

Palo Alto Property

Exhibit "B"



City of San Antonio
 Capital Improvements
 Management Services
 Technical Services
 Director Mike Felske, P.E.
 Municipal Plaza Building
 114 West Commerce Street
 San Antonio, TX 78205



Attachment to Planning Commission Memo
243 N. Center Street Canvassing Comments

With reference to the above captioned project, the City of San Antonio has now completed the canvassing process and will recommend approval of this request subject to Zachry Realty LLC and Capitol Aggregates LLC agreeing to the following conditions:

CITY PUBLIC SERVICE ENERGY:

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

Underground & Networking Engineering - "CAUTION! There is an existing underground duct bank located on the southwest corner within the property. No objections."

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

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:

"The Office of Historic Preservation should review plan and/or proposed changes to the exterior of this building."

OFFICE OF HISTORIC PRESERVATION:

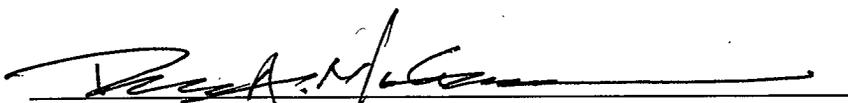
"Any exterior changes require approval of the Historic & Design Review Commission, regardless of ownership."

DOWNTOWN OPERATIONS:

"The Parking Division must have a sufficient amount of time to obtain an alternative site for office space, perform interior finish-out construction, and relocate administrative personnel. This timeframe must be approved by the Director of the Downtown Operations Department."

The City will assert that in the event the property located at 243 N. Center Street is not already subject to any of the terms and conditions outlined above as a result of recorded documents currently affecting the property, City and Petitioner will include these conditions in the purchase and sale documents currently being negotiated by the parties.

Agreed to:



David A. McGowen, Downtown Real Estate Manager
Center City Development Office

RESOLUTION # _____

A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE DISPOSITION BY THE CITY OF SAN ANTONIO OF THE 243 N. CENTER STREET PROPERTY IN COUNCIL DISTRICT 2 AND THE ACQUISITION AND DISPOSITION OF APPROXIMATELY 23.626 ACRES OF PROPERTY EAST OF AND ADJOINING PALO ALTO COLLEGE IN COUNCIL DISTRICT 3.

* * * * *

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

WHEREAS, the City has entered into negotiations with Zachry Realty, LLC and Capitol Aggregates, LLC to dispose of the City-owned 243 N. Center Street property consisting of 1.424 acres of land improved with a building consisting of 18,625 square feet of building area in Council District 2.

WHEREAS, the City has entered into negotiations with H.B. Zachry Corporation and Zachry Realty, LLC to acquire approximately 23.626 acres of unimproved land adjacent to and east of Palo Alto College in Council District 3.

WHEREAS, the City has entered into negotiations with Alamo Colleges to dispose of the 23.626 acres of unimproved land acquired from the H.B. Zachry Corporation and Zachry Realty, LLC in Council District 3.

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the exchange of properties.

SIGNED this 23rd day of June, 2010.

AMELIA HARTMAN, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission



Planning Commission

June 23, 2010

Agenda Item 17

Exchange of properties between the City of
San Antonio, Zachry and Alamo Colleges

Center City Development Office

Background and Purpose

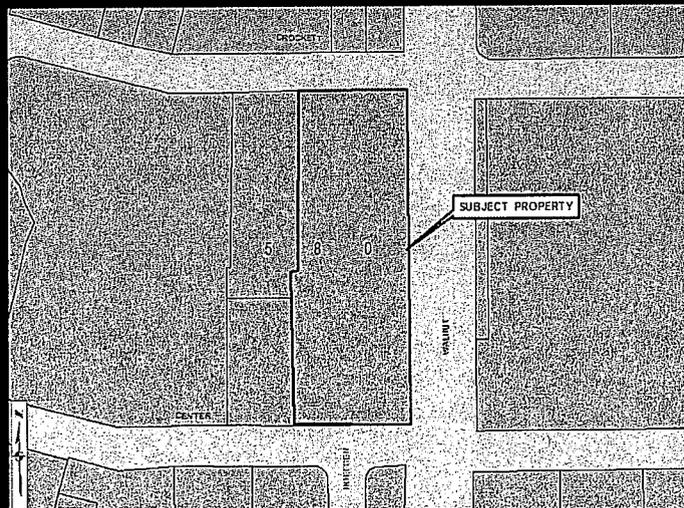
- The City of San Antonio and Zachry have been in discussions involving the sale of the 243 N. Center Street property to Zachry
 - Property will be used for office space and surface parking
 - Dedicated surface parking would enhance commercial activity in the near East Side
- Zachry owns property adjacent to Palo Alto College that can be used for expansion of the college
- In exchange for the Zachry-owned property, Alamo Colleges has agreed to participate in the Verano TIRZ for up to \$15M

Background and Purpose

- The proposed transaction includes the following:
 - The City will convey its 243 N. Center Street property (valued at \$1,885,000) to Zachry Realty and Capitol Aggregates
 - Zachry Realty and HB Zachry will convey a total of 23.626 acres adjacent to Palo Alto Colleges to the City; total value is \$1,885,000
 - The City will then convey the Palo Alto acreage to Alamo Colleges for its use in expanding the campus
 - Should Alamo Colleges opt not to reconstruct Villaret Boulevard prior to 2018, the City will be reimbursed the \$1,885,000

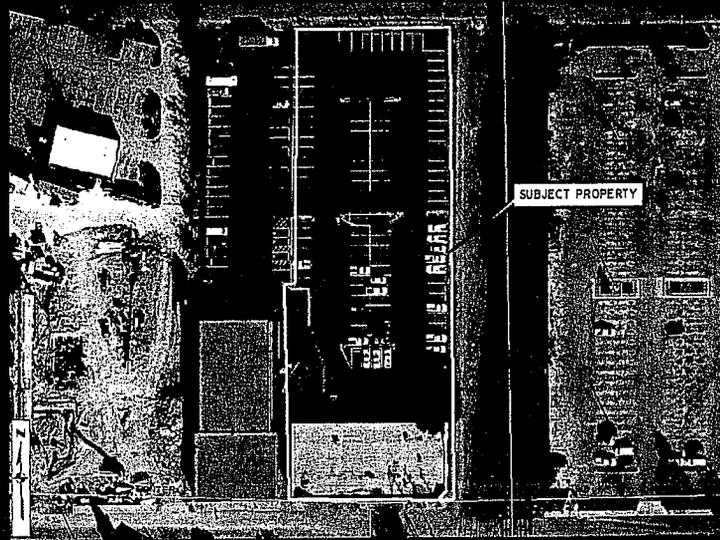
3

243 Center Street Property



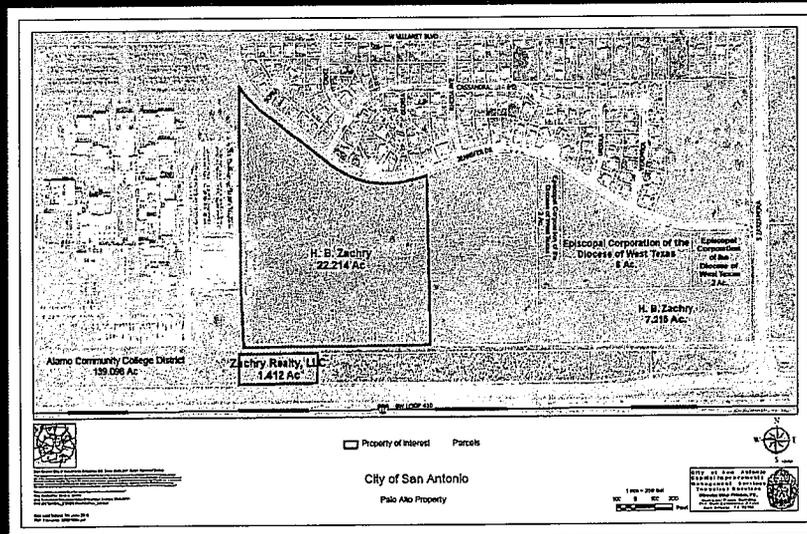
4

243 Center Street Property



5

Palo Alto Acreage



6

Conclusion

- The transaction has been canvassed through all interested City departments and utility agencies
- Staff recommends approval of the transaction

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

Plan Amendment Application Case No.: PA10017

ITEM # 18

Council District: 3

City Council Meeting Date: June 24, 2010

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

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**

The applicant requests to amend the Land Use Plan designation: 1) from **Mixed Use** land use to **Heavy Industrial** land use on 0.725 acres, and 2) from **Mixed Use** land use to **Light Industrial** land use on 1.254 acres.

Background Information:

Applicant: Emil R. Moncivais

Owner: 1018 Southcross LLC

Property Location: 1018 East Southcross Boulevard

Acreage: 1.979 acres

Current Land Use of site: Machine Shop with Chrome Plating Operations

Adjacent Land Uses:

- N: Casket Manufacturing, Art Supply Store
- S: Office/ Warehouse Building, Single-Family Residential Structures
- E: Vacant (Across Roosevelt Avenue)
- W: Warehouses, Contractor's Facility, Auto Repair

Issue:

LAND USE ANALYSIS:

The subject property is situated on the east side of East Southcross Boulevard approximately 110 feet southwest of the centerline of the intersection of East Southcross Boulevard and Roosevelt Avenue and found near the center of the South Central San Antonio Community Plan planning area. The subject property is located within a small pocket of commercial and light industrial uses that are in close proximity to the San Antonio River, Riverside Golf Course, a recreational vehicle park, and Gilbert Elementary School.

The future land use designation for the subject property is Mixed Use. The subject property is within a large node designated for a mix of commercial, office and residential uses that centers on the intersection of East Southcross Boulevard and Roosevelt Avenue and extends southwest along East Southcross Boulevard. The *Mixed Use* land use category provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/ plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street

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

presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

The subject property is currently occupied by a machine shop with chrome plating. The applicant is requesting to change the future land use designation to Heavy Industrial land use for a 0.725-acre portion of the site that includes the main structure containing the machining and chrome plating operations and Light Industrial land use for a 1.254-acre portion of the site that includes an unimproved parking area and an accessory building. The applicant has also submitted an application to rezone the 0.725-acre portion of the site to "I-2" Heavy Industrial zoning district to allow for the existing machine shop and chrome plating operations. The *Heavy Industrial* land use category includes heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. The *Light Industrial* land use category includes a mix of light manufacturing uses, office park and limited retail/ service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories, and warehousing.

The subject property is located within a mixed use node situated in a bend of the San Antonio River near Riverside Golf Course and the Mission Reach of the San Antonio River Improvements Project. While there are currently other industrial uses in the area, this area has been identified for transition away from industrial uses for over a decade. The original South Central San Antonio Community Plan adopted in 1999 designated this area for commercial, office, and medium to high density residential uses. The 2005 update of the South Central San Antonio Community Plan consolidated these separated designations into a single mixed-use designation for the area that calls for the integration of commercial, office, and medium to high density residential uses in a pedestrian oriented environment. The 2005 update also included a community development initiative specifically calling for the transition of heavy industrial uses along the San Antonio River to mixed uses. The Roosevelt Corridor Reinvestment Plan, completed in 2009 as a component of the Strategic Plan for Community Development, also identified the need to phase out high intensity industrial zoning in the area (Reinvestment Strategy 3.0) as part of an overall effort to encourage reinvestment along the Roosevelt Avenue Corridor. Two large area rezoning initiatives for the Roosevelt Corridor were approved by City Council in October 2009. The first included rezoning properties, consistent with the adopted future land use plan, to eliminate high intensity commercial and industrial zoning; the second included the adoption of site and building design standards for new commercial construction. The proposed land use changes would be incompatible with the South Central San Antonio Community Plan and the Roosevelt Corridor Reinvestment Plan.

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

TRANSPORTATION INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: East Southcross Boulevard is a Secondary Arterial Type A (86-foot right-of-way); Roosevelt Avenue is a Primary Arterial Type B (70 – 120-foot right-of-way)

The subject property has direct access to East Southcross Boulevard and indirect access to Roosevelt Avenue via an abutting portion of property also owned by 1018 Southcross LLC. East Southcross Boulevard is a 4-lane roadway with a 35 mph posted speed limit. A school zone with a reduced speed limit of 20 mph during posted hours begins/ ends approximately 1,000 south of the subject property

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

on East Southcross Boulevard. Roosevelt Avenue is a 4-lane TxDOT maintained roadway with a 40 mph posted speed limit. Sidewalks are present, but not continuous, along both sides of the East Southcross Boulevard right-of-way.

The subject property is located within walking distance to bus stops for the #515 Southcross VIA bus route that travels east-west from Dwight Middle School to Southcross Ranch and the #42 Roosevelt VIA bus route that travels north-south from Downtown to the intersection of US 281 and Loop 1604 on the far southside. The routes provide frequent service to the subject properties and easy connections to multiple north-south and east-west routes.

Comments: The existing transportation infrastructure does not support Light Industrial or Heavy Industrial land uses. Light and Heavy Industrial land uses should generally be concentrated at arterials, expressways, and railroad lines. East Southcross Boulevard and Roosevelt Avenue are low speed arterials with school zones, bus stops, pedestrians, and bicyclists, the presence of which could create conflicts with the heavy truck traffic associated with light and heavy industrial uses. Southcross Boulevard is used by buses and private vehicles transporting students to Gilbert Elementary School, as well as children walking and riding bicycles to the campus. Improvements to the San Antonio Missions National Park and the Mission Reach of the San Antonio River are intended to bring even more tourists, bicyclists, and pedestrians to the area in the near future.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Public Facilities: This established neighborhood is served by existing schools, parks, fire stations and other community facilities.

Harlandale ISD Gilbert Elementary School is located approximately 480 feet southwest of the subject property. Riverside Golf Course is located approximately 500 feet northwest of the subject property. The subject property is also located in a bend of the San Antonio River and approximately 1500 feet from planned river access points off of Roosevelt Avenue and East Southcross Boulevard to be constructed as part of the Mission Reach of the San Antonio River Improvements Project.

Comments: Light industrial and heavy industrial uses are generally undesirable near schools, parks, and other tourist attractions. The noises, smells, potentially dangerous chemicals and processes, and heavy truck traffic often associated with light industrial and heavy industrial uses can create conflicts with schools and parks; uses which require a quiet and tranquil environment to fulfill their function.

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The requested land use changes are incompatible with the South Central San Antonio Community Plan and the Roosevelt Corridor Reinvestment Plan, both of which express the desire of the community to transition away from light and heavy industrial uses near the river to a mix of commercial, office, and residential uses that will better support the investment in the San Antonio River and the overall revitalization of the area. The requested land use changes would have a

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

significant negative impact on the transportation infrastructure and community facilities in the area by allowing for the potentially noxious activities and conditions associated with light industrial and heavy industrial uses. **Staff recommends denial of both requested land use changes.**

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 23, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 4, 2010

No. Notices mailed 10 days prior to Public Hearing: 21 to owners of property within 200 feet; 15 to the South Central San Antonio Community Plan Planning Team

Registered Neighborhood Association(s) Notified: Mission San Jose Neighborhood Association; Riverside South Neighborhood Association (within 200 feet)

ZONING SUPPLEMENTAL INFORMATION:

Zoning Case Number: Z2010045 (zoning change request includes 0.725 acre portion of site only)

Current zoning district: "H C-3 AHOD" and "H C-3 AHOD MC-1"

Proposed zoning district: "H I-2 AHOD" and "H I-2 AHOD MC-1"

Zoning Public Hearing Date: June 15, 2010

Approval

Denial

Planning & Development Services Department Staff:

Roderick Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Andrea Gilles

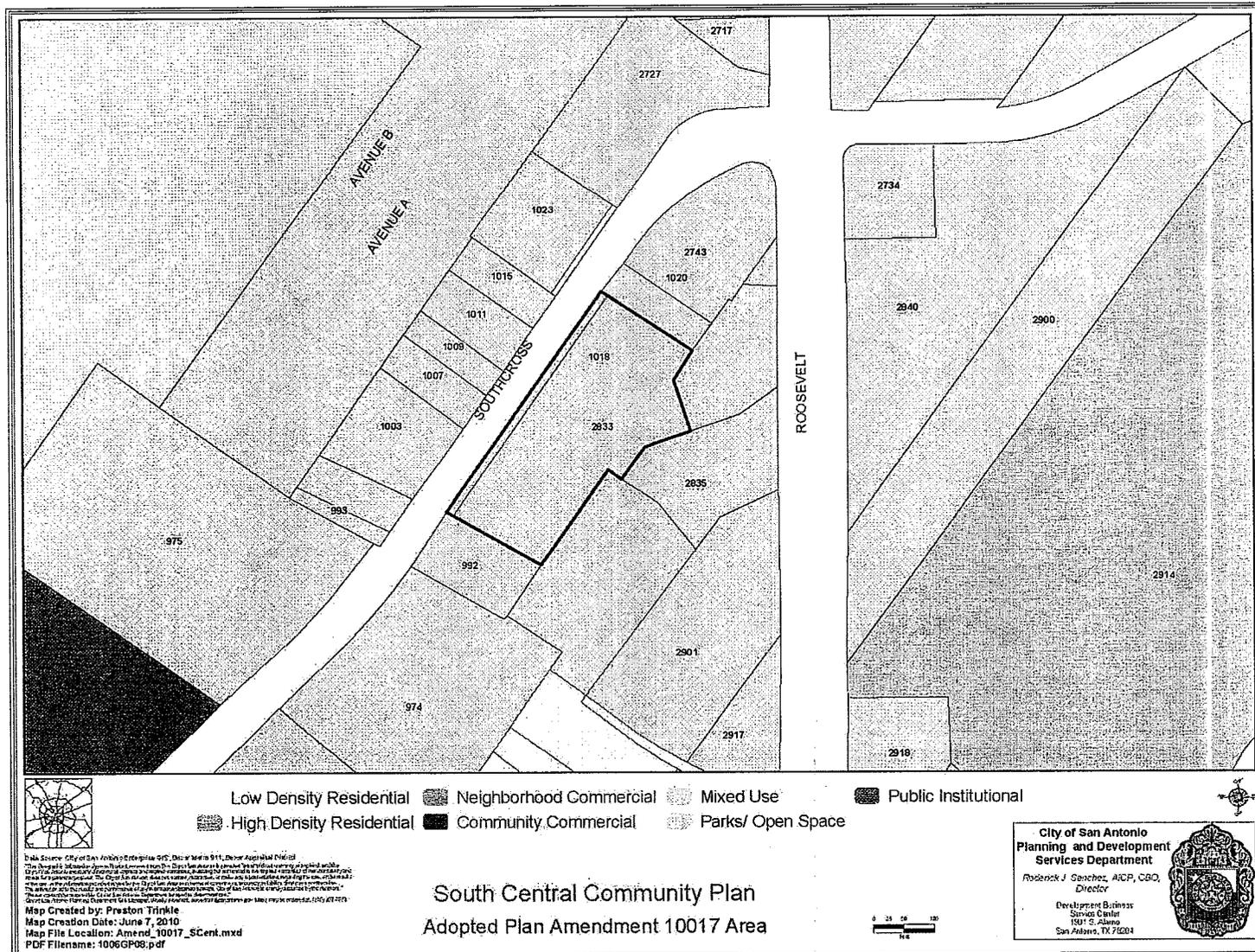
Interim Planning Manager

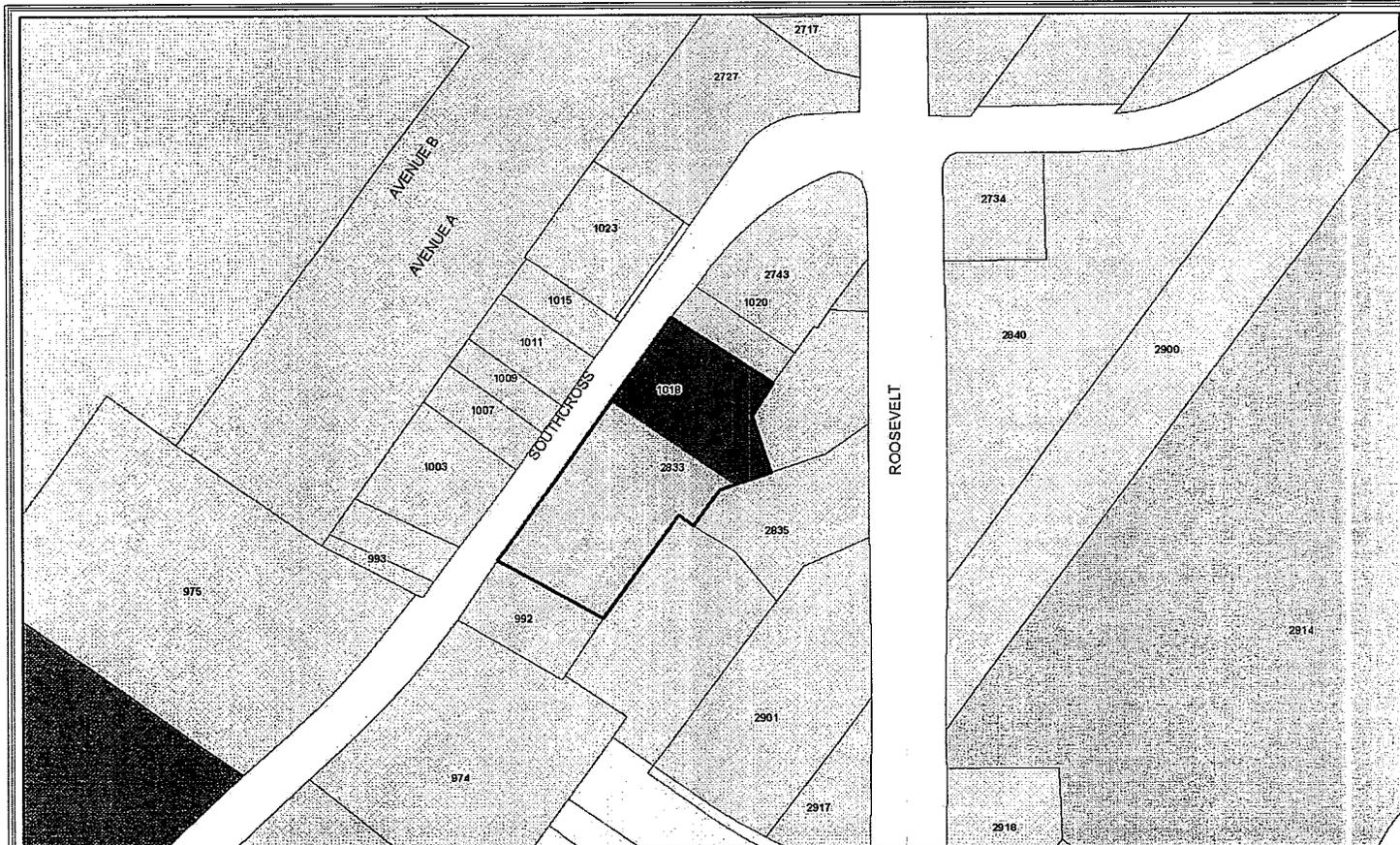
Case Manager: Michael Taylor, AICP

Interim Senior Mgmt. Analyst

Phone No.: 207-0145

Attachment 1: Land Use Maps



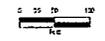


- Heavy Industrial
- Low Density Residential
- Neighborhood Commercial
- Mixed Use
- Public Institutional
- Light Industrial
- High Density Residential
- Community Commercial
- Parks/ Open Space

Data Source: City of San Antonio Enterprise GIS, Devar Metro GIS, Esri ArcView Desktop
 This map was prepared by the City of San Antonio Planning and Development Services Department. The City of San Antonio Planning and Development Services Department is not responsible for any errors or omissions in this map. The City of San Antonio Planning and Development Services Department is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio Planning and Development Services Department is not responsible for any claims or lawsuits resulting from the use of this map. The City of San Antonio Planning and Development Services Department is not responsible for any claims or lawsuits resulting from the use of this map.

Map Created by: Preston Trinkle
 Map Creation Date: June 7, 2010
 Map File Location: Amend_10017_scent.mxd
 PDF Filename: 1006GP09.pdf

South Central Community Plan Proposed Plan Amendment 10017 Area



City of San Antonio
Planning and Development
Services Department

Roderick J. Sanchez, AICP, CEO,
 Director

Development Bureau
 Service Center
 1491 S. Alamo
 San Antonio, TX 78201

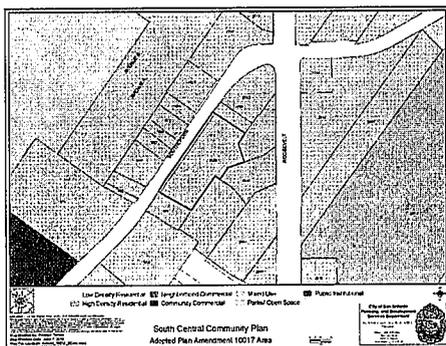
Master Plan Amendment 10017

South Central San Antonio Community Plan

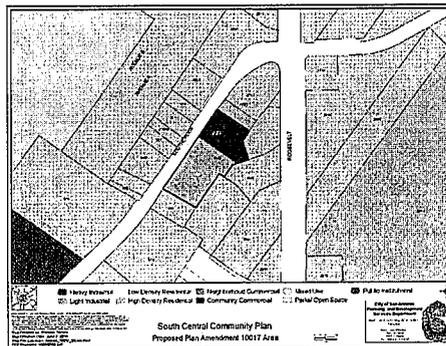
Agenda Item No. XX
Planning Commission
June 23, 2010

Amendment 10017

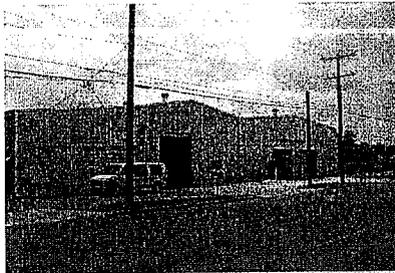
Plan as adopted:



Proposed amendment:



Subject Property



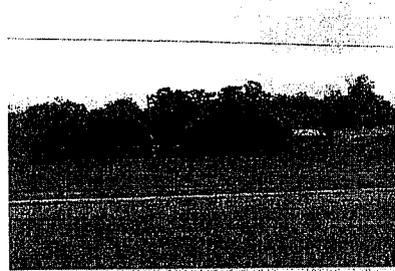
Heavy Industry Proposed for 0.725 acres



Heavy Industry Proposed for 0.725 acres

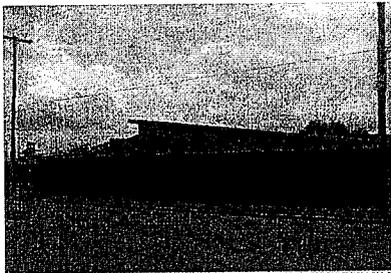


Light Industry Proposed for 1.254 acres

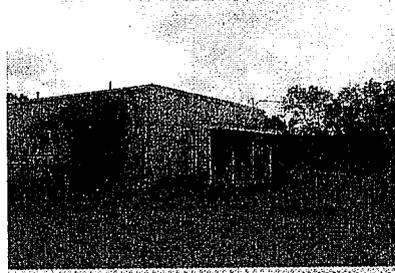


Light Industry Proposed for 1.254 acres

Adjacent Properties



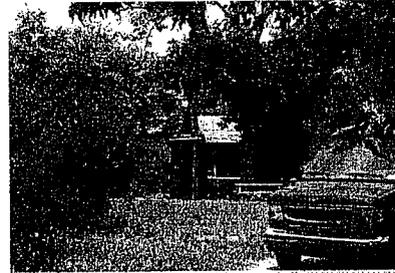
Art Supply Store to the north



Office/Warehouse to the south



Auto Repair & Contractor's Facility to the west



Single-Family Residence to the east

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE: 1) FROM MIXED USE LAND USE TO HEAVY INDUSTRIAL LAND USE ON APPROXIMATELY 0.725 ACRES OUT OF NCB 7665 LOCATED AT 1018 EAST SOUTHCROSS BOULEVARD, AND 2) FROM MIXED USE LAND USE TO LIGHT INDUSTRIAL LAND USE ON APPROXIMATELY 1.254 ACRES OUT OF NCB 7665 LOCATED AT 1018 EAST SOUTHCROSS BOULEVARD.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999 and approved updates to the South Central San Antonio Community Plan on November 10, 2005 and December 6, 2007; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on June 23, 2010 and **DENIED** the amendment on June 23, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 23rd DAY OF JUNE 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

P/C AGENDA FOR June 23, 2010

Item Number	Plat/PUD Name	Company	Owner Information
5A & 6	Old Camp Bullis Corner	Old Camp Bullis Partners, LTD	David Beales P.E. Agent
5B & 7	Hidden Cove Elementary Site	Southwest Independent School District	William E. Atkins
5C & 8	Dominion Cottage Estates Unit 5-C PUD	John Walker	John Walker
5D & 9	The Residence at Medical Center	Huebner Ranch, LLC	Gary G. Gill
5E & 10	Montabella-Foster Road	NRP Properties, LLC	Dan Markson
11	Hillcrest Unit 5A Phase 1	Pulte Homes of Texas, L.P.	Charles Marsh
12	Valencia Terrace Enclave	Borgfeld and Blanco Holdings, LLC	Joel F. Pollack
13	Coker United Methodist Church Add 1	Tom Ellis	Tom Ellis