SAN ANTONIO PLANNING COMMISSION AGENDA

September 24, 2008

2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*
Dr. Francine S. Romero, *Chair Pro-Tem*
Amelia Hartman
John Friesenhahn
Jose R. Limon
Dr. Sherry Chao-Hrenek
Andrea Rodriguez

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, **1:30** P.M., Tobin Room
   - Agenda items may be discussed (Development Services)

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

3. Roll Call

4. Citizens to be heard

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2009-FY 2014 Adopted Capital Improvements Plan. (Office of Management & Budget, by Peter Zanoni, Director, and Capital Improvements Management Services, by Michael Frisbie, Director)

6. **PUBLIC HEARINGS**

		Council District	Ferguson Index #
REPLAT W/ WRITTEN NOTIFICATION:			
A. 070605	**Diamond T Ranch, Unit 1 PUD** (North of Stone Oak Parkway at Diamond T Way)	**9**	**483 B-4**
PLANNED UNIT DEVELOPMENT (PUD) PLAN:			
B. 08-007	**Dominion Panhandle** (On the south side of Brenthurst Lane, east of Vail Abbey)	**8**	**480 B-6**

REPLAT:

C. 080192	**Brownstone Townhouse, Unit 8** (On the west side of Paschal Avenue and south of East Locust Street)	**1**	**582 E-2**

CONSENT AGENDA

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

PUBLIC HEARING FOR ITEM 7 HELD ABOVE:

7.	**080192**	**Brownstone Townhouse, Unit 8** (On the west side of Paschal Avenue and south of East Locust Street)	**1**	**582 E-2**

PLATS:

8.	**070005**	**SA #32 Bandera** (Southeast of FM 1604; north of Bandera Road)	**8**	**547 A-2**
9.	**070104**	**Weston Oaks, Unit 1** (On the south side of Potranco Road, west of Grosenbacher Road)	**OCL**	**611 C-5**
10.	**070105**	**Weston Oaks, Unit 5** (On the south side of Potranco Road, west of Grosenbacher Road)	**OCL**	**611 C-5**
11.	**080394**	**Villa Del Sol, Unit 10D** (East of Zarzamora Road at Ashley Boulevard)	**4**	**681 E-2**
12.	**080577**	**Victoria Courts, Unit 1A** (On the north side of Santos Street; east of Labor Street)	**1**	**616 F-7**

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT PLAN (PUBLIC HEARINGS FOR ITEM 13 & 15 HELD ABOVE):

13.	**08-007**	**Dominion Panhandle** (On the south side of Brenthurst Lane, east of Vail Abbey)	**8**	**480 B-6**

PLATS:

14.	**080169**	**Dominion Panhandle** (On the south side of Brenthurst Lane, east of Vail Abbey)	**8**	**480 B-6**
15.	**070605**	**Diamond T Ranch, Unit 1 PUD** floodplain variance (North of Stone Oak Parkway at Diamond T Way)	**9**	**483 B-4**

COMPREHENSIVE MASTER PLANS:

16. 08030 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of 1) approximately 120.20 acres located southwest of the intersection of Southton Road and Center Road from Resource Protection/Open Space and Rural Living land use to Heavy Industry land use, and 2) approximately 209.45 acres located south and southeast of the intersection of Southton Road and Center Road from Rural Living land use to Agriculture and Light Industry land use. (Planning and Community Development Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

17. Public hearing and consideration of a resolution affirming that an update to the Near Northwest Community Plan, which covers an area generally bounded by Bandera Road on the west; Callaghan Road and NW Loop 410 on the north; IH-10 to the east; and Culebra Road and Saint Cloud Road to the south, is not warranted at this time, in accordance with Planning and Community Development Department staff's recommendation and analysis. (Planning and Community Development Department by Tyler Sorrells, Planner, Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

18. Consideration of a request for an amendment to the Unified Development Code related to Carwashes. (Development Services Department by Chris Looney, Planning Manager)

19. Approval of the minutes for the September 10, 2008 Planning Commission meeting

20. Director's report

21. Questions and discussion

22. 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

23. ADJOURNMENT

#5

CITY OF SAN ANTONIO
OFFICE OF MANAGEMENT AND BUDGET

TO: Planning Commission

CC: Sheryl Sculley, City Manager; T.C. Broadnax, Assistant City Manager; Penny Postoak Ferguson, Assistant City Manager; Roderick Sanchez, Director of Planning & Development Services; Michael Frisbie, Director of Capital Improvements Management Services

FROM: Peter Zanoni, Management & Budget Director

DATE: September 16, 2008

SUBJECT: Planning Commission Briefing on the City's FY 2009-FY 2014 Capital Improvements Plan

On September 24, 2008, Peter Zanoni and Michael Frisbie will provide a presentation to the Planning Commission on the City's FY 2009-FY 2014 Capital Improvements Plan. The City Manager presented the Proposed FY 2009-FY 2014 Capital Improvements Plan to the Mayor and City Council on August 14, 2008. City Staff also presented a briefing on the Proposed FY 2009-FY 2014 Capital Budget to the Mayor and City Council during a Worksession on September 9, 2008. The Council adopted the FY 2009-2014 Capital Plan on September 11, 2008.

The Adopted FY 2009-FY 2014 Capital Improvements Plan totals $1.6 billion and includes 365 projects. The first year of the six-year plan, FY 2009, has $772.5 million in programmed infrastructure improvement expenditures. Attached for review is a copy of the FY 2009-FY 2014 Capital Improvements Plan.

ATTACHMENT
FY 2009-FY 2014 Capital Improvements Plan

ADOPTED CAPITAL PLAN BY FUNCTION, PROGRAM, AND PROJECT
WITH PROJECT REVENUE SOURCE(S), SCOPE AND COUNCIL DISTRICT LOCATION(S
For FY 2009 Through FY 2014
(Dollars In Thousands)

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
ANIMAL CARE ADOPTION/SPAY AND NEUTER FACILITY							
2007 ISSUED CERTIFICATES OF OBLIGATION	130	0	0	0	0	0	*130*
TOTAL	*130*	*0*	*0*	*0*	*0*	*0*	*130*

Council District(s): CW

Project Number (40-00151) - This project will provide for an adoption/spay and neuter facility. The total project cost is $1,050,000 with contributions from outside agencies of $700,000 and a contribution of $350,000 from COSA.

ANIMAL CARE CREMATORIUM							
2007 ISSUED CERTIFICATES OF OBLIGATION	250	0	0	0	0	0	*250*
TOTAL	*250*	*0*	*0*	*0*	*0*	*0*	*250*

Council District(s): CW

Project Number (40-00152) - This project provides for the procurement of a gas/fire crematory installation and necessary permitting. This crematorium will be installed at the newly constructed Animal Care Facility.

ANIMAL CARE EXISTING FACILITY DEMOLITION							
2007 ISSUED CERTIFICATES OF OBLIGATION	366	0	0	0	0	0	*366*
UNISSUED CERTIFICATES OF OBLIGATION	300	0	0	0	0	0	*300*
TOTAL	*666*	*0*	*0*	*0*	*0*	*0*	*666*

Council District(s): CW

Project Number (40-00153) - Includes demolition of current facility, necessary environmental work, and parking lot construction.

BUSINESS INTELLIGENCE							
2007 ISSUED TAX NOTES	1,841	0	0	0	0	0	*1,841*
TOTAL	*1,841*	*0*	*0*	*0*	*0*	*0*	*1,841*

Council District(s): CW

Project Number (09-00019) - Provides funding which will allow the City to formalize a Business Intelligence strategy to maximize the current tools in SAP Warehouse.

CITY FACILITIES RESTORATION/CONSTRUCTION							
UNISSUED CERTIFICATES OF OBLIGATION	2,000	7,000	7,000	0	0	0	*16,000*
TOTAL	*2,000*	*7,000*	*7,000*	*0*	*0*	*0*	*16,000*

Council District(s): CW

Project Number (40-00162) - This project provides funding for the restoration and or construction of City facilities to include City Service Centers.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
CITY HALL ANNEX							
UNISSUED CERTIFICATES OF OBLIGATION	4,000	0	0	0	0	0	*4,000*
TOTAL	*4,000*	*0*	*0*	*0*	*0*	*0*	*4,000*
Council District(s): CW	Project Number (40-00155) - This project provides for the demolition of the City Hall Annex and will supplement the parking lot around City Hall as part of the Spanish Governor's Palace Historic Civic Center Master Plan.						
EMERGENCY/CITIZEN NOTIFICATION SYSTEM							
2007 ISSUED TAX NOTES	250	0	0	0	0	0	*250*
TOTAL	*250*	*0*	*0*	*0*	*0*	*0*	*250*
Council District(s): CW	Project Number (09-00016) - Procures a system or service to notify personnel and/or citizens in the event of a crisis.						
ENTERPRISE CONTENT MANAGEMENT (ECM)							
2007 ISSUED TAX NOTES	1,096	0	0	0	0	0	*1,096*
TOTAL	*1,096*	*0*	*0*	*0*	*0*	*0*	*1,096*
Council District(s): CW	Project Number (09-00013) - Provides funding for software technology that will enable the City to capture digital content.						
E-PROCUREMENT APPLICATION							
2007 ISSUED TAX NOTES	3,372	0	0	0	0	0	*3,372*
TOTAL	*3,372*	*0*	*0*	*0*	*0*	*0*	*3,372*
Council District(s): CW	Project Number (09-00012) - Provides funding which will allow for a centralized method for obtaining goods and services through one application.						
E-RECRUITMENT APPLICATION							
2007 ISSUED TAX NOTES	910	0	0	0	0	0	*910*
TOTAL	*910*	*0*	*0*	*0*	*0*	*0*	*910*
Council District(s): CW	Project Number (09-00014) - Provides funds to replace the current e-recruitment tool.						
HAVEN FOR HOPE							
2007 ISSUED CERTIFICATES OF OBLIGATION	3,500	0	0	0	0	0	*3,500*
2007 ISSUED TAX NOTES	1,500	0	0	0	0	0	*1,500*
TOTAL	*5,000*	*0*	*0*	*0*	*0*	*0*	*5,000*
Council District(s): 5	Project Number (38-00011) - City of San Antonio Homeless Campus Development.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
HEALTH FACILITIES IMPROVEMENTS							
2006 ISSUED CERTIFICATES OF OBLIGATION	617	0	0	0	0	0	*617*
UNISSUED CERTIFICATES OF OBLIGATION	902	0	0	0	0	0	*902*
TOTAL	*1,519*	*0*	*0*	*0*	*0*	*0*	*1,519*
Council District(s) CW	Project Number (40-00158) - This project will provide funds for roof repairs, HVAC replacement, parking lot repairs, interior upgrades, wall and floor repairs, restroom and waiting area upgrades, ADA issues, and HIPAA compliance.						
INFORMATION TECHNOLOGY UPGRADES							
UNISSUED TAX NOTES	15,000	10,000	5,000	0	0	0	*30,000*
TOTAL	*15,000*	*10,000*	*5,000*	*0*	*0*	*0*	*30,000*
Council District(s) CW	Project Number (09-00004) - This project will provide for Information Technology Infrastructure Improvements.						
LEARNING CENTER REPAIRS							
2007 ISSUED CERTIFICATES OF OBLIGATION	63	0	0	0	0	0	*63*
UNISSUED CERTIFICATES OF OBLIGATION	120	120	120	120	0	0	*480*
TOTAL	*183*	*120*	*120*	*120*	*0*	*0*	*543*
Council District(s) CW	Project Number (40-00160) - This project will provide general repairs to 12 Community Family Resource Learning Centers such as the Willie C. Velasquez and Barbara Jordan Learning Centers.						
MUNICIPAL FACILITIES DEFERRED MAINTENANCE							
2007 ISSUED CERTIFICATES OF OBLIGATION	100	0	0	0	0	0	*100*
UNISSUED CERTIFICATES OF OBLIGATION	4,292	0	0	0	0	0	*4,292*
TOTAL	*4,392*	*0*	*0*	*0*	*0*	*0*	*4,392*
Council District(s) CW	Project Number (40-00161) - This project provides funding to address deferred maintenance of municipal facilities.						
MUNICIPAL RECORDS FACILITY ROOF REPAIR/REPLACEMENT							
2007 ISSUED CERTIFICATES OF OBLIGATION	126	0	0	0	0	0	*126*
TOTAL	*126*	*0*	*0*	*0*	*0*	*0*	*126*
Council District(s) CW	Project Number (40-09999) -This project will provide for the repair of the roof and exterior leaks at the Municipal Records Facility.						
NETWORK MONITORING AND EMERGENCY RESPONSE SYSTEM							
2007 ISSUED TAX NOTES	2,000	0	0	0	0	0	*2,000*
TOTAL	*2,000*	*0*	*0*	*0*	*0*	*0*	*2,000*
Council District(s) CW	Project Number (09-00018) -- Provides funds for a system function to prevent, detect, and respond to network outages, attacks, and events.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
GENERAL GOVERNMENT							
MUNICIPAL FACILITIES							
PLANT MAINTENANCE (WORK ORDER MANAGEMENT)							
2007 ISSUED TAX NOTES	1,141	0	0	0	0	0	*1,141*
TOTAL	*1,141*	*0*	*0*	*0*	*0*	*0*	*1,141*
Council District(s): CW	Project Number (09-00015) - Provides funds for a comprehensive software solution for all maintenance activities that are performed within a company.						
SEGREGATION OF DUTIES SOFTWARE IMPROVEMENT							
2007 ISSUED TAX NOTES	382	0	0	0	0	0	*382*
TOTAL	*382*	*0*	*0*	*0*	*0*	*0*	*382*
Council District(s): CW	Project Number (09-00010) - Provides funds to procure tools to monitor SAP roles and identify conflicts and further safeguard City funds and other sensitive information.						
TEXAS A&M CAMPUS INFRASTRUCTURE							
UNISSUED CERTIFICATES OF OBLIGATION	14,500	0	0	0	0	0	*14,500*
TOTAL	*14,500*	*0*	*0*	*0*	*0*	*0*	*14,500*
Council District(s): 3	Project Number (40-00164) - This project will provide for the acquisition of land necessary for the Texas A&M Campus located in southern San Antonio.						
TIME ADMINISTRATION							
2007 ISSUED TAX NOTES	800	0	0	0	0	0	*800*
UNISSUED TAX NOTES	800	0	0	0	0	0	*800*
TOTAL	*1,600*	*0*	*0*	*0*	*0*	*0*	*1,600*
Council District(s): CW	Project Number (07-00002) - This project will provide for the procurement of a Time & Labor Data Collection Solution (Time Clock) that will integrate with the SAP Time Management module.						
WEST END PARK/FRANK GARRETT							
2007 ISSUED CERTIFICATES OF OBLIGATION	610	0	0	0	0	0	*610*
UNISSUED CERTIFICATES OF OBLIGATION	1,220	0	0	0	0	0	*1,220*
TOTAL	*1,830*	*0*	*0*	*0*	*0*	*0*	*1,830*
Council District(s): 1	Project Number (40-00165) - West End: Will repair roof, fix foundation deficiencies, improve drainage and renovate the kitchen. Frank Garrett: replace flooring throughout, HVAC, replace intercom/communications system, implement a security system.						
TOTAL MUNICIPAL FACILITIES	***62,188***	***17,120***	***12,120***	***120***	***0***	***0***	***91,548***
OTHER FACILITIES							
ALAMEDA THEATER							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	0	2,147	0	0	0	0	*2,147*
TOTAL	*0*	*2,147*	*0*	*0*	*0*	*0*	*2,147*
Council District(s): 1	Project Number (40-00166) - This project will provide for restoration work for the Alameda Theater.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
GENERAL GOVERNMENT							
OTHER FACILITIES							
DOWNTOWN BRIDGE REHABILITATION							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	400	0	0	0	0	0	*400*
TOTAL	*400*	*0*	*0*	*0*	*0*	*0*	*400*
Council District(s) 1 — Project Number (40-00167) - Provides funding for re-coating and maintenance of five (5) Downtown Vehicular/Pedestrian Bridges. The improvements will include safe remediation of lead-based paint removal and treatment of corrosion.							
LA VILLITA RESTORATION							
2007 ISSUED CERTIFICATES OF OBLIGATION	500	0	0	0	0	0	*500*
UNISSUED CERTIFICATES OF OBLIGATION	500	700	73	0	0	0	*1,273*
TOTAL	*1,000*	*700*	*73*	*0*	*0*	*0*	*1,773*
Council District(s) 1 — Project Number (40-00168) - Provides funding to replace existing electrical panels, replace pavers, replace HVAC units, upgrade public restrooms, repair roofs in several historic buildings, and replace trees in Maverick Plaza.							
RIVERWALK IMPROVEMENT PROJECTS							
2007 ISSUED CERTIFICATES OF OBLIGATION	725	0	0	0	0	0	*725*
RIVERWALK CAPITAL IMPROVEMENT FUND	300	300	300	300	300	300	*1,800*
UNISSUED CERTIFICATES OF OBLIGATION	486	989	0	0	0	0	*1,475*
TOTAL	*1,511*	*1,289*	*300*	*300*	*300*	*300*	*4,000*
Council District(s) 1 — Project Number (40-00170) - The project would consist of demolition and site preparation, construction of accessible walkways and landings and consulting fees.							
TOTAL OTHER FACILITIES	*2,911*	*4,136*	*373*	*300*	*300*	*300*	*8,320*
TOTAL GENERAL GOVERNMENT	*65,099*	*21,256*	*12,493*	*420*	*300*	*300*	*99,868*
PUBLIC HEALTH & SAFETY							
DRAINAGE							
ALAMO FARMSTEAD AREA DRAINAGE							
2007 GO DRAINAGE IMPROVEMENT BOND	314	783	941	0	0	0	*2,038*
TOTAL	*314*	*783*	*941*	*0*	*0*	*0*	*2,038*
Council District(s) 7 — Project Number (40-00045) - Construct an underground drainage system and reconstruct Rochelle, without curbs. Project will be designed and constructed with available funds.							
ANSLEY PHASE 1 (COMMERCIAL TO MOURSUND)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	1,597	0	0	0	0	0	*1,597*
TOTAL	*1,597*	*0*	*0*	*0*	*0*	*0*	*1,597*
Council District(s) 3 — Project Number (23-00200) - Reconstructs street with new curbs, sidewalks, driveway approaches and necessary drainage improvements.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
AVE MARIA OUTFALL (AVE MARIA TO BURWOOD)							
2007 GO DRAINAGE IMPROVEMENT BOND	119	158	752	0	0	0	*1,029*
TOTAL	*119*	*158*	*752*	*0*	*0*	*0*	*1,029*
Council District(s) 1 — Project Number (40-00046) - Improve drainage channel outfall from Ave Maria to Burwood and upgrade the culvert at Burwood.							
BROADWAY CORRIDOR, PHASE III A (CARNAHAN)							
2007 GO DRAINAGE IMPROVEMENT BOND	891	895	4,080	3,089	0	0	*8,955*
TOTAL	*891*	*895*	*4,080*	*3,089*	*0*	*0*	*8,955*
Council District(s) 9 — Project Number (40-00047) - Provide a drainage system that is designed to convey a 100-year storm event across Broadway, improving the Broadway corridor beginning at Carnahan and terminating at Davis Court.							
CATALPA - PERSHING BRIDGE MODIFICATIONS							
2007 GO DRAINAGE IMPROVEMENT BOND	650	2,320	2	0	0	0	*2,972*
TOTAL	*650*	*2,320*	*2*	*0*	*0*	*0*	*2,972*
Council District(s) 1 9 — Project Number (40-00048) - Provide bridge upgrades to Mulberry and Millrace crossings to accommodate a 100-year flood event.							
COMMERCIAL TRIBUTARY TO 6 MILE CREEK PHASE I							
2005 STORM WATER REVENUE BOND	1,500	1,045	0	0	0	0	*2,545*
TOTAL	*1,500*	*1,045*	*0*	*0*	*0*	*0*	*2,545*
Council District(s) 3 4 — Project Number (23-00170) - Channel improvements from Six Mile Creek to N of Petaluma and drainage improvements including 2 bridge class structures at Ansley and Petaluma.							
COMMERICAL TRIBUTARY PHASE II (PETALUMA TO IH 35)							
2007 GO DRAINAGE IMPROVEMENT BOND	1,752	3,886	6,245	3,255	0	0	*15,138*
TOTAL	*1,752*	*3,886*	*6,245*	*3,255*	*0*	*0*	*15,138*
Council District(s) 3 4 — Project Number (40-00049) -Design and construct drainage channel and related drainage structures along Commercial Tributary at cross streets from Petaluma to IH-35.							
CULEBRA 58F, PHASE II B (LAVEN TO UPSTREAM OF CULEBRA)							
2007 GO DRAINAGE IMPROVEMENT BOND	1,073	1,097	4,857	3,607	0	0	*10,634*
TOTAL	*1,073*	*1,097*	*4,857*	*3,607*	*0*	*0*	*10,634*
Council District(s) 7 — Project Number (40-00050) - Reconstruct Zarzamora Creek from Laven to 1,600 feet upstream of Culebra to 100-year flood capacity. Project includes upgrading the Culebra Road crossing.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
CULEBRA CREEK REGIONAL STORM WATER FACILITY (RSWF)							
2007 GO DRAINAGE IMPROVEMENT BOND	4,388	684	2	0	0	0	*5,074*
STORM WATER FACILITIES FUND	2,500	500	0	0	0	0	*3,000*
TOTAL	*6,888*	*1,184*	*2*	*0*	*0*	*0*	*8,074*
Council District(s): 6	Project Number (40-00051) - This project will design and construct a regional storm water facility (RSWF) in the vicinity of Culebra Creek.						
DAM STRUCTURES: UPGRADES AND REPAIRS							
STORM WATER FACILITIES FUND	750	750	0	0	0	0	*1,500*
TOTAL	*750*	*750*	*0*	*0*	*0*	*0*	*1,500*
Council District(s): CW	Project Number (23-00125) - This project provides funding for physical upgrades and repairs at Elmendorf, Olmos, and 19th Street Dams from the analysis provided in the Dam Structures and Repair report.						
EMERGENCY ACTION PLANNING							
STORM WATER FACILITIES FUND	500	0	0	0	0	0	*500*
TOTAL	*500*	*0*	*0*	*0*	*0*	*0*	*500*
Council District(s): CW	Project Number (23-00215) - This project provides funding for development of emergency action plans for Elmendorf, Olmos, and 19th Street Dams.						
FORT SAM HOUSTON DRAINAGE							
2007 GO DRAINAGE IMPROVEMENT BOND	652	676	3,049	1,852	0	0	*6,229*
TOTAL	*652*	*676*	*3,049*	*1,852*	*0*	*0*	*6,229*
Council District(s): 2	Project Number (40-00052) - Address drainage needs for Fort Sam Houston including a bridge crossing at Salado Creek.						
GOLIAD RD: PECAN VALLEY - MILITARY PH II							
2007 GO DRAINAGE IMPROVEMENT BOND	5,474	6,468	5	0	0	0	*11,947*
TOTAL	*5,474*	*6,468*	*5*	*0*	*0*	*0*	*11,947*
Council District(s): 3	Project Number (40-00053) - Continue Goliad Rd project from Lasses to Pecan Valley. Provides for 4 lanes, with sidewalks, curbs, and driveway approaches and an underground storm system.						
GOLIAD/I37 OUTFALL (CHANNEL FROM GOLIAD TO ACROSS IH-37)							
2003 STORM WATER REVENUE BOND	1,090	0	0	0	0	0	*1,090*
2007 GO DRAINAGE IMPROVEMENT BOND	778	778	3,203	3,026	0	0	*7,785*
TOTAL	*1,868*	*778*	*3,203*	*3,026*	*0*	*0*	*8,875*
Council District(s): 3	Project Number (40-00054) - Expand channel and add additional culverts under IH-37 to increase drainage capacity.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
GUILBEAU ROAD DRAINAGE IMPROVEMENTS PHASE II							
2007 GO DRAINAGE IMPROVEMENT BOND	1,100	99	0	0	0	0	*1,199*
TOTAL	*1,100*	*99*	*0*	*0*	*0*	*0*	*1,199*

Council District(s): 7

Project Number (40-00055) - This project will provide a storm drain system along Guilbeau Road from Mystic Park to 800 feet east of Mystic Park. This project includes the installation of curbs and lights.

HIGH WATER DETECTION/EARLY FLOOD WARNING SYSTEM EXPANSION							
2007 GO DRAINAGE IMPROVEMENT BOND	888	96	0	0	0	0	*984*
TOTAL	*888*	*96*	*0*	*0*	*0*	*0*	*984*

Council District(s): CW

Project Number (40-00056) - Add additional locations to the City's High Water Detection/Early Flooding Warning System Expansion Program.

INDIAN CREEK CHANNEL IMPROVEMENTS							
2007 GO DRAINAGE IMPROVEMENT BOND	534	1,113	8	0	0	0	*1,655*
TOTAL	*534*	*1,113*	*8*	*0*	*0*	*0*	*1,655*

Council District(s): 4

Project Number (40-00057) - Improve existing channel on Indian Creek from 5 Palms to Godek and tie into War Cloud Project. Properties currently shown to be in regulatory floodplain will be out of floodplain due to drainage improvements.

KENTWOOD MANOR AREA DRAINAGE, PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	834	834	2,321	985	0	0	*4,974*
TOTAL	*834*	*834*	*2,321*	*985*	*0*	*0*	*4,974*

Council District(s): 9

Project Number (40-00058) - This project will construct ditches along streets with culvert crossings to reduce flooding.

LOOP 410 AT NACOGDOCHES DRAINAGE IMPROVEMENTS							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	326	0	0	0	0	0	*326*
TOTAL	*326*	*0*	*0*	*0*	*0*	*0*	*326*

Council District(s): 9 10

Project Number (23-00938) - This project will provide for drainage improvements from Loop 410 to Haskins including reconstruction of bridges at Nacogdoches and Haskins. TxDOT project.

MARBACH DRAINAGE, PH II A (MILITARY TO WEST OF RAWHIDE)							
2007 GO DRAINAGE IMPROVEMENT BOND	812	1,172	2,026	396	0	0	*4,406*
TOTAL	*812*	*1,172*	*2,026*	*396*	*0*	*0*	*4,406*

Council District(s): 6

Project Number (40-00059) - Design Marbach from Military to Loop 410 and reconstruct Marbach from Military to Rawhide to accommodate for drainage improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
MIDCREST DETENTION							
2007 GO DRAINAGE IMPROVEMENT BOND	2,484	3,114	1,913	0	0	0	*7,511*
STORM WATER FACILITIES FUND	4,000	0	0	0	0	0	*4,000*
TOTAL	*6,484*	*3,114*	*1,913*	*0*	*0*	*0*	*11,511*
Council District(s) 7	Project Number (40-00060) - Construction of a detention pond to reduce downstream flooding.						
OAK GLEN/HASKIN LOW WATER CROSSING, PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	400	705	704	0	0	0	*1,809*
TOTAL	*400*	*705*	*704*	*0*	*0*	*0*	*1,809*
Council District(s) 10	Project Number (40-00061) - This project will reconstruct and provide drainage improvements to Haskin from Cave Land to Oak Glen.						
OCTAVIA #63, PHASE II							
2007 GO DRAINAGE IMPROVEMENT BOND	1,797	2,671	2,657	73	0	0	*7,198*
TOTAL	*1,797*	*2,671*	*2,657*	*73*	*0*	*0*	*7,198*
Council District(s) 5	Project Number (40-00184) - Reconstruct streets, with new underground drainage systems, curbs, sidewalks and driveway approaches in area bounded by South Flores, West Hart Avenue/Weinberg/Chalmers Ave, IH-35 South and Gladstone Street/Tommins Ave.						
RANDOLPH/WEIDNER DRAINAGE (SHERI ANN -RANDOLPH TO WEIDNER)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	1,186	1,186	0	0	0	0	*2,371*
TOTAL	*1,186*	*1,186*	*0*	*0*	*0*	*0*	*2,371*
Council District(s) 10	Project Number (23-00224) - This project will provide channel improvements.						
RIP RAP #69 PHASE II C PART 4 (COMMERCIAL TO MARNEY)							
1999 GO DRAINAGE IMPROVEMENT BOND	722	0	0	0	0	0	*722*
2004 ISSUED CERTIFICATES OF OBLIGATION	98	0	0	0	0	0	*98*
2007 GO DRAINAGE IMPROVEMENT BOND	185	1,000	4,000	2,330	0	0	*7,515*
TOTAL	*1,005*	*1,000*	*4,000*	*2,330*	*0*	*0*	*8,335*
Council District(s) 3	Project Number (40-00062) - Reconstruct from Commercial to Marney and constructs curbs, sidewalks, driveway approaches and necessary drainage improvements. Reconstructs 3 roads with new same improvements from above.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
RIP RAP #69 PHASE II D (CANAVAN, BRUNSWICK, FITCH)							
2005 STORM WATER REVENUE BOND	2,881	2,881	0	0	0	0	*5,761*
2007 GO DRAINAGE IMPROVEMENT BOND	3,031	3,031	0	0	0	0	*6,062*
TOTAL	*5,912*	*5,912*	*0*	*0*	*0*	*0*	*11,823*

Council District(s): 3

Project Number (23-00599) - Provide channel improvements from IH-35 east to the box culvert system at Marney Plaza.

SALADO CREEK HIKE AND BIKE PHASE I							
1999 GO FLOOD CONTROL WITH PARK IMPROVEMENT BOND	204	227	0	0	0	0	*431*
2006 ISSUED CERTIFICATES OF OBLIGATION	870	0	0	0	0	0	*870*
PROP 3 - FY 2000 LEON CREEK AND SALADO CREEK LINEAR PARK	58	42	0	0	0	0	*100*
UNISSUED CERTIFICATES OF OBLIGATION	53	38	0	0	0	0	*91*
TOTAL	*1,185*	*307*	*0*	*0*	*0*	*0*	*1,492*

Council District(s): 2 CW

Project Number (23-00904) - This project will construct a hike and bike trail along Salado Creek from Comanche Park to Willow Springs Golf Course.

SAN ANTONIO RIVER IMPROVEMENTS							
2003 STORM WATER REVENUE BOND	146	0	0	0	0	0	*146*
2007 ISSUED CERTIFICATES OF OBLIGATION	29,835	0	0	0	0	0	*29,835*
PROP 2 - FY 2005 SAN ANTONIO RIVER IMPROVEMENTS	3,000	0	0	0	0	0	*3,000*
TEXAS DEPARTMENT OF TRANSPORTATION	1,540	0	0	0	0	0	*1,540*
UNISSUED CERTIFICATES OF OBLIGATION	5,000	0	0	0	0	0	*5,000*
TOTAL	*39,521*	*0*	*0*	*0*	*0*	*0*	*39,521*

Council District(s): CW

Project Number (23-00946) - Provide amenities for improvements for SA River Channel to create linear park from Hildebrand to Lexington and Alamo to Mission Espada including hike and bike trails, landscaping, lighting, etc. Managed by SA River Authority.

SAN ANTONIO RIVER WATER QUALITY/CLARITY IMPROVEMENT PROJECT							
STORM WATER FACILITIES FUND	250	0	0	0	0	0	*250*
STORM WATER OPERATING FUND	2,500	0	0	0	0	0	*2,500*
TOTAL	*2,750*	*0*	*0*	*0*	*0*	*0*	*2,750*

Council District(s): CW

Project Number (23-00089) - This project will provide for structural and non-structural best management practices to be implemented in the San Antonio River between gates 3 and 4 to improve water quality and clarity in the San Antonio River.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
SAN ANTONIO RIVER WATER TREATMENT PROJECT							
2005 STORM WATER REVENUE BOND	1,000	500	0	0	0	0	*1,500*
2006 ISSUED CERTIFICATES OF OBLIGATION	701	0	0	0	0	0	*701*
TOTAL	*1,701*	*500*	*0*	*0*	*0*	*0*	*2,201*
Council District(s) 1	Project Number (26-00519) - This project will provide for the development of water treatment systems for water emanating from the San Antonio Zoo into the San Antonio River in Brackenridge Park.						
SARIP -EAGLELAND RIVER WALK/PEDESTRIAN PROJECT							
2006 ISSUED CERTIFICATES OF OBLIGATION	640	0	0	0	0	0	*640*
2007 ISSUED CERTIFICATES OF OBLIGATION	613	0	0	0	0	0	*613*
UNISSUED CERTIFICATES OF OBLIGATION	296	456	0	0	0	0	*752*
TOTAL	*1,549*	*456*	*0*	*0*	*0*	*0*	*2,005*
Council District(s) 5	Project Number (23-00504) - Construct pedestrian walkway along and within the San Antonio River Channel from just south of Alamo Street to connect with the Riverwalk just north of Guenther Street.						
SKYLINE NEIGHBORHOOD IMPROVEMENTS PHASE I							
2003 GO DRAINAGE IMPROVEMENT BOND	150	0	0	0	0	0	*150*
2007 GO DRAINAGE IMPROVEMENT BOND	501	520	2,763	2,284	0	0	*6,068*
TOTAL	*651*	*520*	*2,763*	*2,284*	*0*	*0*	*6,218*
Council District(s) 10	Project Number (40-00064) - Design and construct, to available funds, Cisco, Middle and Skyline Streets from Bell to the dead end. Installs inlets and pipes at dead end of Skyline and ties improvements into existing drainage system.						
UPPER LEON CREEK RSWF							
2005 STORM WATER REVENUE BOND	250	0	0	0	0	0	*250*
2007 GO DRAINAGE IMPROVEMENT BOND	2,501	655	0	0	0	0	*3,156*
STORM WATER FACILITIES FUND	2,500	0	0	0	0	0	*2,500*
TOTAL	*5,251*	*655*	*0*	*0*	*0*	*0*	*5,906*
Council District(s) 8	Project Number (23-03730) - This project will acquire properties necessary for the construction of regional detention facilities.						
VALLEY FORGE DRAINAGE SYSTEM							
2007 GO DRAINAGE IMPROVEMENT BOND	190	190	718	24	0	0	*1,122*
TOTAL	*190*	*190*	*718*	*24*	*0*	*0*	*1,122*
Council District(s) 10	Project Number (40-00066) - Design and construct a reinforced concrete pipe drainage system from Crown Point along Valley Forge to an existing drainage channel.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
DRAINAGE							
W.W. WHITE AREA STREETS, PHASE II							
2007 GO DRAINAGE IMPROVEMENT BOND	1,228	3,164	4,640	0	0	0	*9,032*
TOTAL	*1,228*	*3,164*	*4,640*	*0*	*0*	*0*	*9,032*
Council District(s) 2	Project Number (40-00067) -Construct storm system along Holmgreen (underground system and open channel). Reconstructs Brusk (Rice - Goodell), Goodell (Brusk - Schumacher), Schumacher (Rice - Holmgreen), and Holmgreen (W.W. White to W of My Lane).						
WESTWOOD VILLAGE DRAINAGE							
2007 GO DRAINAGE IMPROVEMENT BOND	374	370	1,701	617	0	0	*3,062*
TOTAL	*374*	*370*	*1,701*	*617*	*0*	*0*	*3,062*
Council District(s) 6	Project Number (40-00068) - Improve the existing box culvert system at Old Highway 90 and the drainage channel from Old Highway 90 to Pinn Road (in Westwood Village neighborhood between Orr and Marcum Roads).						
ZARZAMORA DRAINAGE #39, PHASE I							
2007 GO DRAINAGE IMPROVEMENT BOND	1,240	1,240	5,640	4,757	0	0	*12,877*
TOTAL	*1,240*	*1,240*	*5,640*	*4,757*	*0*	*0*	*12,877*
Council District(s) 5	Project Number (40-00069) - Provide complete street reconstruction of Zarzamora from W. Winnipeg Avenue to Humble Avenue and W. Winnipeg Ave. from Zarzamora to Jennings with underground drainage.						
ZARZAMORA DRAINAGE PROJECT #83A PHASE I							
2005 STORM WATER REVENUE BOND	2,278	949	0	0	0	0	*3,227*
TOTAL	*2,278*	*949*	*0*	*0*	*0*	*0*	*3,227*
Council District(s) 4	Project Number (23-00178) - This project will provide for the upgrade of the existing drainage channels from the end of the Ansley Blvd Drainage #1091 project to Zarzamora.						
TOTAL DRAINAGE	*103,224*	*46,292*	*52,227*	*26,295*	*0*	*0*	*228,038*
FIRE PROTECTION							
FIRE STATION #50 PERMANENT							
2006 ISSUED CERTIFICATES OF OBLIGATION	1,892	1,607	0	0	0	0	*3,499*
TOTAL	*1,892*	*1,607*	*0*	*0*	*0*	*0*	*3,499*
Council District(s) 3	Project Number (20-00110) - This project will provide permanent facilities to house fire department resources in the newly annexed area on the south side of San Antonio.						
FIRE STATION #51 PERMANENT							
2006 ISSUED CERTIFICATES OF OBLIGATION	2,196	1,851	0	0	0	0	*4,047*
TOTAL	*2,196*	*1,851*	*0*	*0*	*0*	*0*	*4,047*
Council District(s) 8	Project Number (20-00113) - This project will provide permanent facilities to house fire department resources in the IH10 De Zavala area to address response time.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
FIRE PROTECTION							
FIRE STATION #52							
UNISSUED CERTIFICATES OF OBLIGATION	0	1,761	2,297	1,937	0	0	*5,995*
TOTAL	*0*	*1,761*	*2,297*	*1,937*	*0*	*0*	*5,995*
Council District(s): CW	Project Number (40-00171) - Provides funding for a new fire station.						
FIRE STATION RENOVATIONS							
2005 ISSUED CERTIFICATES OF OBLIGATION	515	51	0	0	0	0	*566*
2006 ISSUED CERTIFICATES OF OBLIGATION	244	0	0	0	0	0	*244*
2007 ISSUED CERTIFICATES OF OBLIGATION	1,587	0	0	0	0	0	*1,587*
UNISSUED CERTIFICATES OF OBLIGATION	0	808	333	0	0	0	*1,141*
TOTAL	*2,346*	*859*	*333*	*0*	*0*	*0*	*3,538*
Council District(s): CW	Project Number (20-00122) - Fire Stations will receive roofing, HVAC replacement and other repair/improvements.						
FIRE STATION REPLACEMENT							
2006 ISSUED CERTIFICATES OF OBLIGATION	2,535	0	0	0	0	0	*2,535*
UNISSUED CERTIFICATES OF OBLIGATION	1,880	7,247	6,811	6,502	1,571	0	*24,011*
TOTAL	*4,415*	*7,247*	*6,811*	*6,502*	*1,571*	*0*	*26,546*
Council District(s): CW	Project Number (20-00115) - This project will provide for land acquisition and the construction of new facilities as needed.						
REPLACE FIRE STATIONS 1 AND 3							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	361	0	0	0	0	0	*361*
UNISSUED CERTIFICATES OF OBLIGATION	1,929	1,929	0	0	0	0	*3,858*
TOTAL	*2,290*	*1,929*	*0*	*0*	*0*	*0*	*4,219*
Council District(s): 2	Project Number (20-00006) - Provides funding to combine Fire Stations 1 and 3 into one facility to be located in the area of Cherry and Nolan.						
SERVICES FACILITY- FIRE							
2006 ISSUED CERTIFICATES OF OBLIGATION	1,881	1,319	0	0	0	0	*3,200*
2006 ISSUED TAX NOTES	171	0	0	0	0	0	*171*
UNISSUED CERTIFICATES OF OBLIGATION	0	1,200	0	0	0	0	*1,200*
TOTAL	*2,052*	*2,519*	*0*	*0*	*0*	*0*	*4,571*
Council District(s): 5	Project Number (20-00123) - This project will provide for a new Services Facility including additional bays, expansion of the breathing apparatus shop, and increased administrative and storage areas.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
FIRE PROTECTION							
WATER RESCUE PROP							
UNISSUED CERTIFICATES OF OBLIGATION	0	1,000	0	0	0	0	*1,000*
TOTAL	*0*	*1,000*	*0*	*0*	*0*	*0*	*1,000*

Council District(s): 6 CW

Project Number (20-00009) - This project will provide a prop for training Firefighters in water rescue techniques utilized during flooding events. This is part of the San Antonio Flood Emergency (SAFE) program.

TOTAL FIRE PROTECTION	*15,191*	*18,773*	*9,441*	*8,439*	*1,571*	*0*	*53,415*
LAW ENFORCEMENT							
POLICE FACILITY IMPROVEMENTS							
UNISSUED CERTIFICATES OF OBLIGATION	5,050	1,661	0	0	0	0	*6,711*
TOTAL	*5,050*	*1,661*	*0*	*0*	*0*	*0*	*6,711*

Council District(s): CW

Project Number (40-00174) - This project will provide funding for improvements to Police facilities.

POLICE SATELLITE SUBSTATIONS							
UNISSUED CERTIFICATES OF OBLIGATION	1,100	4,000	4,000	0	0	0	*9,100*
TOTAL	*1,100*	*4,000*	*4,000*	*0*	*0*	*0*	*9,100*

Council District(s): CW

Project Number (40-00172) - Provides funding for the construction of multiple satellite police substations.

PROPERTY ROOM/ASSET SEIZURE FACILITIES							
2007 ISSUED TAX NOTES	2,175	0	0	0	0	0	*2,175*
TOTAL	*2,175*	*0*	*0*	*0*	*0*	*0*	*2,175*

Council District(s): 5

Project Number (24-00014) - SAPD is purchasing a building at 555 Academic Court which will house the property room, asset seizure and other units. This project provides repairs and improvements for 30,000 square feet.

PUBLIC SAFETY HEADQUARTERS							
2007 ISSUED CERTIFICATES OF OBLIGATION	300	10,000	4,950	0	0	0	*15,250*
UNISSUED CERTIFICATES OF OBLIGATION	14,850	29,875	40,025	0	0	0	*84,750*
TOTAL	*15,150*	*39,875*	*44,975*	*0*	*0*	*0*	*100,000*

Council District(s): CW

Project Number (40-00176) - This project will provide for the construction of a Public Safety HeadQuarters in the downtown area.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
PUBLIC HEALTH & SAFETY							
LAW ENFORCEMENT							
REGIONAL INTEROPERABILITY SYSTEM & CAD							
1999 GO PUBLIC SAFETY IMPROVEMENT BOND	2,186	1,458	0	0	0	0	*3,644*
2007 ISSUED CERTIFICATES OF OBLIGATION	1,130	740	0	0	0	0	*1,870*
BEX CO FIRE MARSHAL'S OFFICE FIRE CODE FUND CONTRIB	150	100	0	0	0	0	*250*
BEX CO SHERIFF'S OFFICE CAD ENHANCEMENT CONTRIB	88	58	0	0	0	0	*146*
BEXAR METRO 911 DISTRICT CONTRIBUTION	2,400	1,600	0	0	0	0	*4,000*
COPS TECH GRANT	4,820	3,160	0	0	0	0	*7,980*
TOTAL	*10,774*	*7,116*	*0*	*0*	*0*	*0*	*17,890*
Council District(s): CW — Project Number (17-00032) - Funds will be allocated to procure application software for Automated Field Reporting (AFR) and a tightly integrated Report Management System (RMS) that is scalable for future regional expansion.							
TOTAL LAW ENFORCEMENT	*34,249*	*52,652*	*48,975*	*0*	*0*	*0*	*135,876*
MUNICIPAL FACILITIES							
COMMUNICARE HEALTH CENTER							
2007 GO PUBLIC HEALTH IMPROVEMENT BOND	125	0	0	0	0	0	*125*
TOTAL	*125*	*0*	*0*	*0*	*0*	*0*	*125*
Council District(s): 4 — Project Number (40-00149) - Facility renovations at the Barrio Family Health Center located at 1102 Barclay. The total cost for this project is currently estimated to be $3.5 million, with the City's share expected to equal approximately 7% of it's total.							
EMERGENCY OPERATIONS CENTER							
2003 GO PUBLIC HEALTH AND SAFETY IMPROVEMENT BOND	1,210	0	0	0	0	0	*1,210*
TOTAL	*1,210*	*0*	*0*	*0*	*0*	*0*	*1,210*
Council District(s): CW — Project Number (23-02036) - These funds will provide for capital outlay.							
TOTAL MUNICIPAL FACILITIES	*1,335*	*0*	*0*	*0*	*0*	*0*	*1,335*
OTHER FACILITIES							
LANDFILL SLOPE REPAIR							
2006 ISSUED TAX NOTES	310	0	0	0	0	0	*310*
2007 ISSUED CERTIFICATES OF OBLIGATION	1,500	0	0	0	0	0	*1,500*
TOTAL	*1,810*	*0*	*0*	*0*	*0*	*0*	*1,810*
Council District(s): CW — Project Number (55-00008) - This project will repair a slope failure at the Pearsall Landfill.							
TOTAL OTHER FACILITIES	*1,810*	*0*	*0*	*0*	*0*	*0*	*1,810*
TOTAL PUBLIC HEALTH & SAFETY	*155,809*	*117,717*	*110,643*	*34,734*	*1,571*	*0*	*420,474*

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
COMMUNITY INITIATIVES							
BILLA LEARNING CENTER FACILITY IMPROVEMENTS							
COMMUNITY DEVELOPMENT BLOCK GRANT	105	0	0	0	0	0	*105*
TOTAL	*105*	*0*	*0*	*0*	*0*	*0*	*105*
Council District(s) 3 — Project Number (38-00010) - This project includes facility improvements to the Billa Learning and Leadership Center. These facility improvements include: foundation leveling and sidewalk replacement.							
COLUMBIA HEIGHTS CENTER FACILITY IMPROVEMENTS							
COMMUNITY DEVELOPMENT BLOCK GRANT	25	0	0	0	0	0	*25*
TOTAL	*25*	*0*	*0*	*0*	*0*	*0*	*25*
Council District(s) 4 — Project Number (38-00008) - This project includes facility improvements to the Columbia Heights Learning and Leadership Center. These facility improvements include: parking lot leveling, related landscaping for drainage, and a new marquee.							
MARGARITA HUANTES LITERACY LEARNING DEVELOPMENT CENTER							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	22	0	0	0	0	0	*22*
TOTAL	*22*	*0*	*0*	*0*	*0*	*0*	*22*
Council District(s) 5 — Project Number (38-00005) - This project will replace the HVAC system in the Margarita Huantes Literacy Learning Development Center.							
ST. MARY'S CENTER FACILITY IMPROVEMENTS							
COMMUNITY DEVELOPMENT BLOCK GRANT	60	0	0	0	0	0	*60*
TOTAL	*60*	*0*	*0*	*0*	*0*	*0*	*60*
Council District(s) 7 — Project Number (38-00009) - This project includes facility improvements to the St Mary's Center. These facility improvements include foundation leveling and flooring replacement.							
WEST END PARK SENIOR CENTER							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	168	0	0	0	0	0	*168*
TOTAL	*168*	*0*	*0*	*0*	*0*	*0*	*168*
Council District(s) 1 — Project Number (38-00006) - This project will refurbish and rearrange restrooms and add a unisex restroom for ADA accessibility at the West End Park Senior Nutrition Center. This Center serves citizens from Council Districts 1, 5, and 7.							
WILLIE VELASQUEZ LITERACY LEARNING DEVELOPMENT CENTER							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	334	0	0	0	0	0	*334*
TOTAL	*334*	*0*	*0*	*0*	*0*	*0*	*334*
Council District(s) 1 — Project Number (38-00007) - This project will expand the floor space at the literacy center and will replace the HVAC system at the center.							
TOTAL COMMUNITY INITIATIVES	*714*	*0*	*0*	*0*	*0*	*0*	*714*

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
LIBRARIES							
BAZAN BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	218	0	0	0	0	0	*218*
TOTAL	*218*	*0*	*0*	*0*	*0*	*0*	*218*
Council District(s) 5	Project Number (40-00138) - Repairs and renovations to branch library facilities.						
CENTRAL LIBRARY ELEVATOR							
2006 ISSUED CERTIFICATES OF OBLIGATION	125	0	0	0	0	0	*125*
TOTAL	*125*	*0*	*0*	*0*	*0*	*0*	*125*
Council District(s) 1	Project Number (40-00188) - This project will provide funds for the replacement certain elevator components at the Central Library Branch.						
CENTRAL LIBRARY WEATHERIZATION PROJECT							
2006 ISSUED CERTIFICATES OF OBLIGATION	2,450	0	0	0	0	0	*2,450*
2006 ISSUED TAX NOTES	150	0	0	0	0	0	*150*
2007 ISSUED CERTIFICATES OF OBLIGATION	2,300	0	0	0	0	0	*2,300*
UNISSUED CERTIFICATES OF OBLIGATION	1,100	0	0	0	0	0	*1,100*
TOTAL	*6,000*	*0*	*0*	*0*	*0*	*0*	*6,000*
Council District(s) 1	Project Number (04-00108) - This project will provide for the recoating of the Central Library, replacement of roof, skylight and repair of exterior leaks.						
CODY BRANCH LIBRARY							
COMMUNITY DEVELOPMENT BLOCK GRANT	500	0	0	0	0	0	*500*
TOTAL	*500*	*0*	*0*	*0*	*0*	*0*	*500*
Council District(s) 5	Project Number (40-00191) - Repairs and renovations to branch library facilities.						
COLLINS GARDENS BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	299	0	0	0	0	0	*299*
TOTAL	*299*	*0*	*0*	*0*	*0*	*0*	*299*
Council District(s) 5	Project Number (40-00139) - Repairs and renovations to branch library facilities.						
CORTEZ BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	197	2	0	0	0	0	*199*
COMMUNITY DEVELOPMENT BLOCK GRANT	100	0	0	0	0	0	*100*
TOTAL	*297*	*2*	*0*	*0*	*0*	*0*	*299*
Council District(s) 4	Project Number (40-00140) - Expansion of the meeting and repairs and renovations to branch library facility.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
LIBRARIES							
DISTRICT 3 NEW BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	4,637	0	0	0	0	0	*4,637*
UNISSUED CERTIFICATES OF OBLIGATION	1,725	0	0	0	0	0	*1,725*
TOTAL	*6,362*	*0*	*0*	*0*	*0*	*0*	*6,362*
Council District(s) 3	Project Number (40-00141) - Design, construction and furnishing of a new branch library.						
DISTRICT 9 NEW BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	375	2,625	0	0	0	0	*3,000*
UNISSUED CERTIFICATES OF OBLIGATION	375	3,127	498	0	0	0	*4,000*
TOTAL	*750*	*5,752*	*498*	*0*	*0*	*0*	*7,000*
Council District(s) 9	Project Number (40-00142) - Design, construction and furnishing of a new branch library.						
HERTZBERG LIBRARY MASTER PLAN AND STABILIZATION PROJECT							
2003 GO LIBRARY IMPROVEMENT BOND	426	0	0	0	0	0	*426*
TOTAL	*426*	*0*	*0*	*0*	*0*	*0*	*426*
Council District(s) 1	Project Number (04-00112) - This project provided architectural and engineering service to stabilize the structure. The balance of the remaining funds to be transferred to the National Western Art Foundation for finish-out of the History Center Portal.						
JOHNSTON BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	248	0	0	0	0	0	*248*
COMMUNITY DEVELOPMENT BLOCK GRANT	150	0	0	0	0	0	*150*
TOTAL	*398*	*0*	*0*	*0*	*0*	*0*	*398*
Council District(s) 4	Project Number (40-00144) - Repairs and renovations to branch library facilities.						
LAS PALMAS BRANCH ROOF REPLACEMENT							
2006 ISSUED CERTIFICATES OF OBLIGATION	480	0	0	0	0	0	*480*
TOTAL	*480*	*0*	*0*	*0*	*0*	*0*	*480*
Council District(s) 1	Project Number (40-00189) - This project will provide funds for the replacement of the roof.						
MCCRELESS BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	399	0	0	0	0	0	*399*
TOTAL	*399*	*0*	*0*	*0*	*0*	*0*	*399*
Council District(s) 3	Project Number (40-00145) - Repairs and renovations to branch library facilities. Possible expansion of parking.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
LIBRARIES							
MEMORIAL BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	264	0	0	0	0	0	*264*
TOTAL	*264*	*0*	*0*	*0*	*0*	*0*	*264*
Council District(s) 5	Project Number (40-00146) - Repairs and renovations to branch library facilities.						
PAN AMERICAN BRANCH LIBRARY							
2007 GO LIBRARY IMPROVEMENT BOND	199	0	0	0	0	0	*199*
TOTAL	*199*	*0*	*0*	*0*	*0*	*0*	*199*
Council District(s) 4	Project Number (40-00147) - Repairs and renovations to branch library facilities.						
THOUSAND OAKS BRANCH LIBRARY- HVAC							
2006 ISSUED CERTIFICATES OF OBLIGATION	240	0	0	0	0	0	*240*
TOTAL	*240*	*0*	*0*	*0*	*0*	*0*	*240*
Council District(s) 1	Project Number (40-00190) - This project will provide funds for the replacement of air conditioning, heating and ventilating system.						
WESTERN ART HISTORY PORTAL							
2007 ISSUED CERTIFICATES OF OBLIGATION	750	0	0	0	0	0	*750*
UNISSUED CERTIFICATES OF OBLIGATION	750	0	0	0	0	0	*750*
TOTAL	*1,500*	*0*	*0*	*0*	*0*	*0*	*1,500*
Council District(s) 1	Project Number (40-00177) - Provides funding to convert up to 5,000 sq. ft. of the Briscoe Art Museum to a History Center Portal. History Center Portal will be operated by the San Antonio Public Library.						
WESTFALL BRANCH LIBRARY- HVAC/ROOF REPLACEMENT							
2006 ISSUED CERTIFICATES OF OBLIGATION	600	0	0	0	0	0	*600*
TOTAL	*600*	*0*	*0*	*0*	*0*	*0*	*600*
Council District(s) 1	Project Number (40-00187) - This project will provide funds for the replacement of air conditioning, heating, ventilating system and roof replacement.						
TOTAL LIBRARIES	*19,058*	*5,754*	*498*	*0*	*0*	*0*	*25,310*
MUNICIPAL FACILITIES							
ALAMODOME TURF SYSTEM							
HOTEL RENEWAL IMPROVEMENT CONTINGENCY FUND	500	0	0	0	0	0	*500*
TOTAL	*500*	*0*	*0*	*0*	*0*	*0*	*500*
Council District(s) 2 CW	Project Number (45-00013) - This project would provide an updated turf system to the Alamodome based on new technology which will improve operations and assist with conversions.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
MUNICIPAL FACILITIES							
CONVENTION CENTER CARPET REPLACEMENT							
HOTEL RENEWAL IMPROVEMENT CONTINGENCY FUND	3,000	0	0	0	0	0	*3,000*
TOTAL	*3,000*	*0*	*0*	*0*	*0*	*0*	*3,000*
Council District(s) 1	Project Number (42-00020) - Provides for replacement of the carpet within the Convention Center.						
CONVENTION CENTER EXTERIOR RENOVATION							
HOTEL OCCUPANCY TAX REVENUE BOND	1,500	0	0	0	0	0	*1,500*
HOTEL RENEWAL IMPROVEMENT CONTINGENCY FUND	1,500	0	0	0	0	0	*1,500*
TOTAL	*3,000*	*0*	*0*	*0*	*0*	*0*	*3,000*
Council District(s) 1	Project Number (42-00009) - This project would provide for exterior upgrades including grand entrance to the Convention Center, exterior finishes, lighting and landscaping enhancements.						
CONVENTION CENTER INTERIOR IMPROVEMENTS							
HOTEL RENEWAL IMPROVEMENT CONTINGENCY FUND	515	0	0	0	0	0	*515*
TOTAL	*515*	*0*	*0*	*0*	*0*	*0*	*515*
Council District(s) 1	Project Number (42-00016) - Would provide for additional furniture in public seating areas, enhance concession outlets, and develop the grotto as a preferred catering venue.						
CONVENTION CENTER ROOF REPLACEMENT							
HOTEL RENEWAL IMPROVEMENT CONTINGENCY FUND	2,983	0	0	0	0	0	*2,983*
TOTAL	*2,983*	*0*	*0*	*0*	*0*	*0*	*2,983*
Council District(s) 1	Project Number (42-00018) - Would replace the existing roof at the convention center.						
LILA COCKRELL THEATER RENOVATION							
HOTEL OCCUPANCY TAX REVENUE BOND	24,000	0	0	0	0	0	*24,000*
TOTAL	*24,000*	*0*	*0*	*0*	*0*	*0*	*24,000*
Council District(s) 1	Project Number (42-00021) - Would provide for a full renovation of the Lila Cockrell Theater.						
TOTAL MUNICIPAL FACILITIES	*33,998*	*0*	*0*	*0*	*0*	*0*	*33,998*

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
APACHE PARK - PAVILION							
2007 GO PARK & RECREATION IMPROVEMENT BOND	131	0	0	0	0	0	*131*
TOTAL	*131*	*0*	*0*	*0*	*0*	*0*	*131*
Council District(s) 5	Project Number (40-00070) - Development of a park pavilion.						
ARNOLD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	484	0	0	0	0	0	*484*
TOTAL	*484*	*0*	*0*	*0*	*0*	*0*	*484*
Council District(s) 4	Project Number (40-00071) - Basic park improvements.						
AVENIDA GUADALUPE COMPLEX							
2007 GO PARK & RECREATION IMPROVEMENT BOND	150	0	0	0	0	0	*150*
TOTAL	*150*	*0*	*0*	*0*	*0*	*0*	*150*
Council District(s) 5	Project Number (40-00072) - Renovate existing facilities and improve infrastructure.						
BROOKS PARK IMPROVEMENTS							
BROOKSIDE TIRZ DEVELOPMENT FUND	300	0	0	0	0	0	*300*
TOTAL	*300*	*0*	*0*	*0*	*0*	*0*	*300*
Council District(s) 3	Project Number (26-00087) - Provides for the Development of a Neighborhood Park.						
CLAUDE BLACK COMMUNITY CENTER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	147	0	0	0	0	0	*147*
TOTAL	*147*	*0*	*0*	*0*	*0*	*0*	*147*
Council District(s) 2	Project Number (40-00074) - Facility improvements and mechanical repairs.						
COLLINS GARDENS PARK-LIGHTING/AMENITIES							
2007 GO PARK & RECREATION IMPROVEMENT BOND	60	0	0	215	0	0	*275*
TOTAL	*60*	*0*	*0*	*215*	*0*	*0*	*275*
Council District(s) 5	Project Number (40-00075) - Development of lighting and basic park improvements.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
CONCEPCION PARK POOL							
2007 GO PARK & RECREATION IMPROVEMENT BOND	50	264	0	0	0	0	*314*
UDC FEE IN-LIEU-OF-FUNDS	3	0	0	0	0	0	*3*
TOTAL	*53*	*264*	*0*	*0*	*0*	*0*	*317*
Council District(s): 3 — Project Number (40-00076) - Rehabilitate the pool facility to include ADA modifications.							
CULEBRA CREEK PARK LAND/ACQUISITION							
2007 GO PARK & RECREATION IMPROVEMENT BOND	1,043	0	0	0	0	0	*1,043*
UDC FEE IN-LIEU-OF-FUNDS	73	0	0	0	0	0	*73*
TOTAL	*1,116*	*0*	*0*	*0*	*0*	*0*	*1,116*
Council District(s): 6 — Project Number (40-00077) - Acquire park property and/or develop general park improvements.							
DENMAN (LAND ACQUISITION / PARK DEVELOPMENT CD 8 / CD 9)							
2007 ISSUED CERTIFICATES OF OBLIGATION	600	0	0	0	0	0	*600*
TOTAL	*600*	*0*	*0*	*0*	*0*	*0*	*600*
Council District(s): 8 9 — Project Number (40-00150) - Acquisition of park land and/or general park improvements.							
EDWARDS AQUIFER PROTECTION PROGRAM							
PROP 1 - EDWARDS AQUIFER RECHARGE ZONE	36,253	0	0	0	0	0	*36,253*
TOTAL	*36,253*	*0*	*0*	*0*	*0*	*0*	*36,253*
Council District(s): CW — Project Number (24-00013) - This project will provide for the acquisition of sensitive land over the Edwards Aquifer Recharge Zone.							
ELLA AUSTIN COMMUNITY CENTER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	150	50	0	0	0	0	*200*
TOTAL	*150*	*50*	*0*	*0*	*0*	*0*	*200*
Council District(s): 2 — Project Number (40-00079) - General facility rehabilitation.							
ELMENDORF LAKE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	109	370	0	0	0	0	*479*
TOTAL	*109*	*370*	*0*	*0*	*0*	*0*	*479*
Council District(s): 5 — Project Number (40-00080) - Park rehabilitation, including stage and boat dock structure, ball field lighting, and ADA modifications.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
FAIRCHILD PARK POOL FACILITY							
2007 GO PARK & RECREATION IMPROVEMENT BOND	80	375	0	0	0	0	*455*
TOTAL	*80*	*375*	*0*	*0*	*0*	*0*	*455*
Council District(s) 2	Project Number (40-00081) - Rehabilitation of the pool facility, including ADA modifications.						
FIRST TEE PROGRAM AT POLO FIELD							
2007 ISSUED CERTIFICATES OF OBLIGATION	220	0	0	0	0	0	*220*
TOTAL	*220*	*0*	*0*	*0*	*0*	*0*	*220*
Council District(s) 9	Project Number (40-00179) - Contribution of $250,000 for the development of 6,600 SF Learning Center for The First Tee program in partnership with Golf San Antonio (GSA). This project represents the second phase of the GSA capital improvement plan.						
FLORES PARK POOL							
2007 GO PARK & RECREATION IMPROVEMENT BOND	80	375	0	0	0	0	*455*
TOTAL	*80*	*375*	*0*	*0*	*0*	*0*	*455*
Council District(s) 4	Project Number (40-00082) - Rehabilitation of the pool facility, including ADA modifications.						
GATEWAY TERRACE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	84	0	0	0	0	0	*84*
TOTAL	*84*	*0*	*0*	*0*	*0*	*0*	*84*
Council District(s) 4	Project Number (40-00084) - Development of general park improvements.						
GEORGE GERVIN ACADEMY WELLNESS							
2007 GO PARK & RECREATION IMPROVEMENT BOND	250	200	50	0	0	0	*500*
TOTAL	*250*	*200*	*50*	*0*	*0*	*0*	*500*
Council District(s) 2	Project Number (40-00085) - Partner with a non-profit entity to construct a gym to be available for public use. The total cost for this project is currently estimated to be $3.5 million, with the city's share estimated at 500K.						
GOLDEN COMMUNITY							
2007 GO PARK & RECREATION IMPROVEMENT BOND	131	0	0	0	0	0	*131*
TOTAL	*131*	*0*	*0*	*0*	*0*	*0*	*131*
Council District(s) 4	Project Number (40-00086) - Development of park improvements.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
GUADALUPE THEATER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	500	0	0	0	0	0	*500*
TOTAL	*500*	*0*	*0*	*0*	*0*	*0*	*500*
Council District(s) 5	Project Number (40-00087) - General rehabilitation of facility.						
HARLANDALE PARK GROUP PAVILION							
2007 GO PARK & RECREATION IMPROVEMENT BOND	38	0	0	0	0	0	*38*
5 YR PARK FACILITIES PARK RENOVATION	300	0	0	0	0	0	*300*
TOTAL	*338*	*0*	*0*	*0*	*0*	*0*	*338*
Council District(s) 3	Project Number (40-00088) - Development of a park pavilion.						
HAUSMAN PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	340	0	0	0	0	0	*340*
UDC FEE IN-LIEU-OF-FUNDS	79	0	0	0	0	0	*79*
TOTAL	*419*	*0*	*0*	*0*	*0*	*0*	*419*
Council District(s) 8	Project Number (40-00089) - Development of park improvements adjacent to John Igo Branch Library.						
HEMISFAIR PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	2,000	0	0	0	0	0	*2,000*
UNISSUED CERTIFICATES OF OBLIGATION	1,300	0	0	0	0	0	*1,300*
TOTAL	*3,300*	*0*	*0*	*0*	*0*	*0*	*3,300*
Council District(s) 1	Project Number (40-00090) - Provides funding to rehabilitate historic structures, provide infrastructure for outdoor events, upgrade restrooms, plumb and refurbish all water features in the park, enhance landscaping and irrigation, etc.						
HERITAGE NEIGHBORHOOD POOL							
2007 GO PARK & RECREATION IMPROVEMENT BOND	909	0	0	0	0	0	*909*
UDC FEE IN-LIEU-OF-FUNDS	16	0	0	0	0	0	*16*
TOTAL	*925*	*0*	*0*	*0*	*0*	*0*	*925*
Council District(s) 4	Project Number (40-00091) - Rehabilitation and renovation of an existing facility including ADA modifications for use by the general public (contingent on Heritage Neighborhood Association deeding more than 2 acres, including pool, to the City).						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
HILLSIDE ACRES COMMUNITY GARDENS							
2007 GO PARK & RECREATION IMPROVEMENT BOND	174	0	0	0	0	0	*174*
UDC FEE IN-LIEU-OF-FUNDS	23	0	0	0	0	0	*23*
TOTAL	*197*	*0*	*0*	*0*	*0*	*0*	*197*
Council District(s) 4	Project Number (40-00092) - Development of park and facility improvements.						
INGRAM HILLS PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	4	96	0	0	0	0	*100*
UDC FEE IN-LIEU-OF-FUNDS	18	0	0	0	0	0	*18*
TOTAL	*22*	*96*	*0*	*0*	*0*	*0*	*118*
Council District(s) 7	Project Number (40-00093) - Development of lighting and basic park improvements.						
JAPANESE TEA GARDENS							
2007 GO PARK & RECREATION IMPROVEMENT BOND	465	0	0	0	0	0	*465*
TOTAL	*465*	*0*	*0*	*0*	*0*	*0*	*465*
Council District(s) 9	Project Number (40-00094) - Renovation of facility infrastructure and ADA modifications.						
JOE WARD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	314	0	0	0	0	0	*314*
TOTAL	*314*	*0*	*0*	*0*	*0*	*0*	*314*
Council District(s) 7	Project Number (40-00095) - Development of a pool bathhouse and ADA modification.						
KINGSBOROUGH SCHOOL WALKING TRACK LIGHTING							
2007 GO PARK & RECREATION IMPROVEMENT BOND	174	0	0	0	0	0	*174*
TOTAL	*174*	*0*	*0*	*0*	*0*	*0*	*174*
Council District(s) 3	Project Number (40-00096) - Development of lighting improvements.						
LACKLAND TERRACE PARK/ SKATE FACILITY							
2007 GO PARK & RECREATION IMPROVEMENT BOND	309	0	0	0	0	0	*309*
TOTAL	*309*	*0*	*0*	*0*	*0*	*0*	*309*
Council District(s) 4	Project Number (40-00097) - Development of general park improvements including a skate park.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
LEON CK GREENWAY (ACQ. PROP 3)							
PROP 3 - FY 2000 LEON CREEK AND SALADO CREEK LINEAR PARK	724	0	0	0	0	0	*724*
TOTAL	*724*	*0*	*0*	*0*	*0*	*0*	*724*

Council District(s): CW

Project Number (26-00060) - Purchase property along Leon Creek for the Linear Creekway Parks Development Project.

LEON CREEK GREENWAY (BANDERA RD TO LOOP 410)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	6,864	0	0	0	0	0	*6,864*
TOTAL	*6,864*	*0*	*0*	*0*	*0*	*0*	*6,864*

Council District(s): 6 7

Project Number (26-00077) - Designs and constructs hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 5.3 miles in length.

LEON CREEK GREENWAY (LOOP 1604 TO BANDERA ROAD)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	924	0	0	0	0	0	*924*
PROP 3 - FY 2000 LEON CREEK AND SALADO CREEK LINEAR PARK	4,048	0	0	0	0	0	*4,048*
TOTAL	*4,972*	*0*	*0*	*0*	*0*	*0*	*4,972*

Council District(s): 7 8

Project Number (26-00079) - Designs and constructs hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 7 miles in length.

LEON CREEK GREENWAY (LOOP TRAIL AT LEVI STRAUSS PARK)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	420	2,456	0	0	0	0	*2,876*
TOTAL	*420*	*2,456*	*0*	*0*	*0*	*0*	*2,876*

Council District(s): 6

Project Number (26-00078) - Designs and constructs hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 2.7 miles in length.

LEON CREEK GREENWAY (PEARSALL PARK TO QUINTANA ROAD)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	0	420	2,228	0	0	0	*2,648*
TOTAL	*0*	*420*	*2,228*	*0*	*0*	*0*	*2,648*

Council District(s): 4

Project Number (26-00076) - Designs and constructs hike and bike trails along the Leon Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 2 miles in length.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
LOCKWOOD PARK GYM							
2007 GO PARK & RECREATION IMPROVEMENT BOND	40	0	0	0	0	0	*40*
2007 ISSUED CERTIFICATES OF OBLIGATION	300	0	0	0	0	0	*300*
TOTAL	*340*	*0*	*0*	*0*	*0*	*0*	*340*
Council District(s) 2	Project Number (26-00529) - Provides funding to demolish the existing gym. A covered basketball court would be built on the site.						
M.L. KING PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	220	0	0	0	0	0	*220*
UDC FEE IN-LIEU-OF-FUNDS	6	0	0	0	0	0	*6*
TOTAL	*226*	*0*	*0*	*0*	*0*	*0*	*226*
Council District(s) 2	Project Number (26-00470) - Development of the park north of Salado Creek to include a group pavilion and parking lot.						
MAGIK CHILDREN'S THEATER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	100	0	0	0	0	0	*100*
TOTAL	*100*	*0*	*0*	*0*	*0*	*0*	*100*
Council District(s) 1	Project Number (40-00100) - General rehabilitation to theater.						
MAIN PLAZA							
2006 ISSUED CERTIFICATES OF OBLIGATION	250	0	0	0	0	0	*250*
TOTAL	*250*	*0*	*0*	*0*	*0*	*0*	*250*
Council District(s) 1	Project Number (40-00999) - This project will provide funding to finish out improvements at Main Plaza.						
MARKET SQUARE							
2007 GO PARK & RECREATION IMPROVEMENT BOND	140	900	100	0	0	0	*1,140*
UNISSUED CERTIFICATES OF OBLIGATION	1,860	0	0	0	0	0	*1,860*
TOTAL	*2,000*	*900*	*100*	*0*	*0*	*0*	*3,000*
Council District(s) 1	Project Number (40-00101) - Improvements to public plazas.						
MARKET SQUARE EL MERCADO BUILDING							
2007 GO PARK & RECREATION IMPROVEMENT BOND	650	197	0	0	0	0	*847*
UNISSUED CERTIFICATES OF OBLIGATION	0	278	47	0	0	0	*325*
TOTAL	*650*	*475*	*47*	*0*	*0*	*0*	*1,172*
Council District(s) 1	Project Number (40-00102) -Provides funding to improve underground utility work to manage stormwater, install new pavers and curb ramps, exterior lighting, and improve landscape in public plazas.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
MCALLISTER PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	90	0	0	0	0	0	*90*
TOTAL	*90*	*0*	*0*	*0*	*0*	*0*	*90*
Council District(s) 9	Project Number (40-00103) - Rehabilitation of Park Trails.						
MEDINA BASE ROAD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	173	0	0	0	0	0	*173*
UDC FEE IN-LIEU-OF-FUNDS	15	0	0	0	0	0	*15*
TOTAL	*188*	*0*	*0*	*0*	*0*	*0*	*188*
Council District(s) 4	Project Number (40-00104) - Basic park improvements.						
MEDINA RIVER GREENWAY							
PROP 2 - FY 2005 MEDINA RIVER IMPROVEMENTS	3,309	5,047	0	0	0	0	*8,356*
TOTAL	*3,309*	*5,047*	*0*	*0*	*0*	*0*	*8,356*
Council District(s) 3 4	Project Number (26-00055) - This project will provide for the acquisition and development of properties along the Medina River and design/development of recreational hike and bike trails.						
MILLER'S POND PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	81	0	0	0	0	0	*81*
UDC FEE IN-LIEU-OF-FUNDS	5	0	0	0	0	0	*5*
TOTAL	*86*	*0*	*0*	*0*	*0*	*0*	*86*
Council District(s) 4	Project Number (40-00105) - Basic park improvements.						
MIRAFLORES BRACKENRIDGE PARK IMPROVEMENT							
FACILITY SERVICES IMPROVEMENT & CONTINGENCY FUND	562	0	0	0	0	0	*562*
TOTAL	*562*	*0*	*0*	*0*	*0*	*0*	*562*
Council District(s) 9	Project Number (26-00089) - Development of a master plan and design/construction of a bridge access from the park, ADA modifications, facility general renovations to include lighting electrical, irrigation, landscape, artwork restoration and stabilization						
MISSION DEL LAGO AREA PARK DEVELOPMENT							
2007 GO PARK & RECREATION IMPROVEMENT BOND	40	0	0	130	0	0	*170*
TOTAL	*40*	*0*	*0*	*130*	*0*	*0*	*170*
Council District(s) 3	Project Number (40-00106) - Development of general park improvements, including sport courts, on park land adjacent to the Mission Del Lago Golf Course.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
MITCHELL LAKE WETLANDS CONSERVATION							
2007 GO PARK & RECREATION IMPROVEMENT BOND	94	0	0	0	0	0	*94*
TOTAL	*94*	*0*	*0*	*0*	*0*	*0*	*94*
Council District(s): 3	Project Number (40-00107) - Expansion of the center's parking, pavilion, and restroom facilities. The total cost for this project is currently estimated to be $250,000, with the City's share expected to equal approximately 50% of this total.						
MONTERREY PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	75	0	0	0	0	0	*75*
TOTAL	*75*	*0*	*0*	*0*	*0*	*0*	*75*
Council District(s): 5 7	Project Number (40-00108) - Development of parking lot lighting.						
MUNICIPAL GOLF COURSES IMPROVEMENTS							
UNISSUED CERTIFICATES OF OBLIGATION	2,800	0	0	0	0	0	*2,800*
TOTAL	*2,800*	*0*	*0*	*0*	*0*	*0*	*2,800*
Council District(s): CW	Project Number (26-00090) - This project will provide enhancements at multiple municipal golf courses. The enhancements associated with this project, along with increased advertising, are expected to increase volume of play and yield additional revenue.						
NANI FALCONE SKATE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	354	0	0	0	0	0	*354*
UDC FEE IN-LIEU-OF-FUNDS	24	0	0	0	0	0	*24*
TOTAL	*378*	*0*	*0*	*0*	*0*	*0*	*378*
Council District(s): 7	Project Number (40-00109) - Development of a skate park.						
NEIGHBORHOOD PARK ACQUISITION AND DEVELOPMENT							
UDC FEE IN-LIEU-OF-FUNDS	250	200	200	200	200	200	*1,250*
TOTAL	*250*	*200*	*200*	*200*	*200*	*200*	*1,250*
Council District(s): CW	Project Number (26-00056) - This project will provide for the acquisition and development of neighborhood park land through fees collected by U.D.C. fee-in-lieu requirements.						
NEW BRAUNFELS INFRASTRUCTURE PROJECT, PHASE I THROUGH V							
UNISSUED CERTIFICATES OF OBLIGATION	7,955	0	0	0	0	0	*7,955*
TOTAL	*7,955*	*0*	*0*	*0*	*0*	*0*	*7,955*
Council District(s): 3	Project Number (61-00100) - This is a five phase project which will extend South New Braunfels from Southeast Military Drive to Loop 410 through Brooks City Base.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
NORTHAMPTON PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	264	0	0	0	0	0	*264*
TOTAL	*264*	*0*	*0*	*0*	*0*	*0*	*264*
Council District(s) 2	Project Number (40-00110) - Development of basic park improvements.						
NORTHEAST AREA RECREATIONAL FACILITY							
2007 GO PARK & RECREATION IMPROVEMENT BOND	4,000	0	0	0	0	0	*4,000*
TOTAL	*4,000*	*0*	*0*	*0*	*0*	*0*	*4,000*
Council District(s) 2	Project Number (40-00111) - Public recreational facility (to include multi-purpose rooms and gymnasium).						
OFFICER JOHN R. WHEELER PARK (CHESTNUT SPRINGS PARK)							
2007 GO PARK & RECREATION IMPROVEMENT BOND	435	0	0	0	0	0	*435*
TOTAL	*435*	*0*	*0*	*0*	*0*	*0*	*435*
Council District(s) 6	Project Number (40-00112) - Development of basic park improvements.						
OSCAR PEREZ PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	300	0	0	0	0	0	*300*
TOTAL	*300*	*0*	*0*	*0*	*0*	*0*	*300*
Council District(s) 6	Project Number (40-00113) - Development of trail lighting and a playground expansion.						
PALO ALTO COLLEGE SOCCER FIELD							
2007 GO PARK & RECREATION IMPROVEMENT BOND	200	0	0	0	0	0	*200*
TOTAL	*200*	*0*	*0*	*0*	*0*	*0*	*200*
Council District(s) 4	Project Number (40-00114) - Soccer field development at Palo Alto College. The total cost for this project is currently estimated to be $400,000, with the City's share expected to equal approximately 50% of this total.						
PALO ALTO TERRACE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	0	0	0	70	0	0	*70*
TOTAL	*0*	*0*	*0*	*70*	*0*	*0*	*70*
Council District(s) 4	Project Number (40-00115) - Development of basic park improvements.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
PEARSALL PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	150	845	0	0	0	0	*995*
TOTAL	*150*	*845*	*0*	*0*	*0*	*0*	*995*
Council District(s) 4	Project Number (40-00116) - Development of the northern portion of the park.						
PERSHING PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	80	0	0	0	0	0	*80*
TOTAL	*80*	*0*	*0*	*0*	*0*	*0*	*80*
Council District(s) 2	Project Number (40-00117) - Development of basic park improvements.						
RAINBOW HILLS PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	489	0	0	0	0	0	*489*
TOTAL	*489*	*0*	*0*	*0*	*0*	*0*	*489*
Council District(s) 4	Project Number (40-00118) - Rehabilitation of basic park facilities to include the trails and park amenities.						
REGIONAL SPORTSPLEX / SPECIAL NEEDS PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	6,200	0	0	0	0	0	*6,200*
TOTAL	*6,200*	*0*	*0*	*0*	*0*	*0*	*6,200*
Council District(s) 10	Project Number (40-00119) - Development of a soccer field complex and a special needs park. The total cost for this project is currently estimated to be $14 million, with the City's share equal to approximately 44% of this total.						
RIVERWALK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	500	0	0	0	0	0	*500*
TOTAL	*500*	*0*	*0*	*0*	*0*	*0*	*500*
Council District(s) 1	Project Number (40-00120) - Rehabilitation of the historic River Bend including ADA improvements.						
ROOSEVELT PARK PLAYGROUND							
2007 GO PARK & RECREATION IMPROVEMENT BOND	184	0	0	0	0	0	*184*
TOTAL	*184*	*0*	*0*	*0*	*0*	*0*	*184*
Council District(s) 5	Project Number (40-00121) - Development of basic park improvements to include an additional playground and shade cover.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
ROSEDALE PARK - SKATE PARK AND OTHER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	355	0	0	0	0	0	*355*
UDC FEE IN-LIEU-OF-FUNDS	26	0	0	0	0	0	*26*
TOTAL	*381*	*0*	*0*	*0*	*0*	*0*	*381*
Council District(s) 5	Project Number (40-00122) - Development of basic park improvements to include a skate park and electrical upgrades.						
SALADO CREEK GREENWAY							
PROP 3 - FY 2000 LEON CREEK AND SALADO CREEK LINEAR PARK	240	0	0	0	0	0	*240*
TOTAL	*240*	*0*	*0*	*0*	*0*	*0*	*240*
Council District(s) CW	Project Number (26-00064) - Purchase property along Salado Creek for the Linear Creekway Parks Development Project.						
SALADO CREEK GREENWAY (BLANCO RD TO WALKER RANCH PARK)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	0	300	1,088	0	0	0	*1,388*
TOTAL	*0*	*300*	*1,088*	*0*	*0*	*0*	*1,388*
Council District(s) 9	Project Number (26-00080) - Designs and constructs hike and bike trails along the Salado Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 1.2 miles in length.						
SALADO CREEK GREENWAY (JOHN JAMES TO FORT SAM)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	0	0	0	942	0	0	*942*
TOTAL	*0*	*0*	*0*	*942*	*0*	*0*	*942*
Council District(s) 2	Project Number (26-00525) - Construct .6 miles of hike & bike paths and/or bike lanes along Holbrook Road (including wayfinding/interpretive signage).						
SALADO CREEK GREENWAY (MCALLISTER PARK TO LOOP 410)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	4,794	0	0	0	0	0	*4,794*
TOTAL	*4,794*	*0*	*0*	*0*	*0*	*0*	*4,794*
Council District(s) 9 10	Project Number (26-00083) - Designs and constructs hike and bike trails along the Salado Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 5.5 miles in length.						
SALADO CREEK GREENWAY (RIGSBY RD TO S.S. LIONS PARK)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	2,461	0	0	0	0	0	*2,461*
TOTAL	*2,461*	*0*	*0*	*0*	*0*	*0*	*2,461*
Council District(s) 2 3	Project Number (26-00081) - Designs and constructs hike and bike trails along the Salado Creek area including all associated trailheads, trails and amenities for a stretch of creek approximately 1.4 miles in length.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
SALADO CREEK GREENWAY (WALKER RANCH TO MCALLISTER)							
PROP 2 - FY 2005 LEON CREEK AND SALADO CREEK LINEAR	0	0	0	300	0	0	*300*
TOTAL	*0*	*0*	*0*	*300*	*0*	*0*	*300*
Council District(s) 9	Project Number (26-00526) - Provide wayfinding/interpretive signage to accompany hike & bike trail constructed in conjunction with Wurzbach Parkway.						
SALADO CREEK HIKE AND BIKE PHASE II							
2006 ISSUED CERTIFICATES OF OBLIGATION	990	0	0	0	0	0	*990*
PROP 3 - FY 2000 LEON CREEK AND SALADO CREEK LINEAR PARK	207	147	0	0	0	0	*354*
UNISSUED CERTIFICATES OF OBLIGATION	137	97	0	0	0	0	*234*
TOTAL	*1,334*	*244*	*0*	*0*	*0*	*0*	*1,578*
Council District(s) 2	Project Number (23-00181) - This project will construct a hike and bike trail along the Salado Creek from Willow Springs Golf Course to Binz-Engelman Road.						
SOUTHSIDE LIONS PARK DAM AND SPILLWAY							
2005 STORM WATER REVENUE BOND	255	0	0	0	0	0	*255*
2007 ISSUED CERTIFICATES OF OBLIGATION	500	0	0	0	0	0	*500*
COMMUNITY DEVELOPMENT BLOCK GRANT	47	0	0	0	0	0	*47*
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	1,174	0	0	0	0	0	*1,174*
UDC FEE IN-LIEU-OF-FUNDS	45	0	0	0	0	0	*45*
TOTAL	*2,021*	*0*	*0*	*0*	*0*	*0*	*2,021*
Council District(s) 3	Project Number (26-00256) - This project will repair the Southside Lions Park Lake Dam and Spillway.						
SOUTHSIDE LIONS PARK LAKE AREA							
2007 GO PARK & RECREATION IMPROVEMENT BOND	0	0	63	412	0	0	*475*
TOTAL	*0*	*0*	*63*	*412*	*0*	*0*	*475*
Council District(s) 3	Project Number (40-00123) - Rehabilitation of general park facilities around the lake to include playgrounds, trails, lighting, and other park facilities.						
SPANISH GOVERNOR'S PALACE							
2007 GO PARK & RECREATION IMPROVEMENT BOND	775	0	0	0	0	0	*775*
TOTAL	*775*	*0*	*0*	*0*	*0*	*0*	*775*
Council District(s) 1	Project Number (40-00124) - Provides for the design and construction of Spanish Governor's Palace into a municipal plaza as a continuation of the westward path from the river walk to the Mercado.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
SPICEWOOD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	72	0	0	0	0	0	*72*
TOTAL	*72*	*0*	*0*	*0*	*0*	*0*	*72*
Council District(s) 4	Project Number (40-00125) - Development of basic park improvements.						
STABLEWOOD PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	219	0	0	0	0	0	*219*
TOTAL	*219*	*0*	*0*	*0*	*0*	*0*	*219*
Council District(s) 4	Project Number (40-00126) - Development of basic park improvements.						
SUNRISE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	170	0	0	0	0	0	*170*
TOTAL	*170*	*0*	*0*	*0*	*0*	*0*	*170*
Council District(s) 6	Project Number (40-00127) - Development of basic park improvements to include a playground.						
SUNSET HILLS BASKETBALL COURT							
2007 GO PARK & RECREATION IMPROVEMENT BOND	25	144	0	0	0	0	*169*
TOTAL	*25*	*144*	*0*	*0*	*0*	*0*	*169*
Council District(s) 6	Project Number (40-00128) - Renovate the existing basketball court.						
SWIMMING FACILITIES IMPROVEMENTS CD 7							
2007 GO PARK & RECREATION IMPROVEMENT BOND	1,499	0	0	0	0	0	*1,499*
UDC FEE IN-LIEU-OF-FUNDS	6	0	0	0	0	0	*6*
TOTAL	*1,505*	*0*	*0*	*0*	*0*	*0*	*1,505*
Council District(s) 6	Project Number (40-00129) - Rehabilitation of existing pool facilities at Sunset Hills, Garza, Woodlawn Lake and Joe Ward Pools including ADA modifications.						
TOM SLICK PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	0	0	0	532	0	0	*532*
TOTAL	*0*	*0*	*0*	*532*	*0*	*0*	*532*
Council District(s) 6	Project Number (40-00130) - Development of basic park improvements.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
UNIVERSITY OF TEXAS AT SAN ANTONIO ATHLETICS FACILITIES							
2007 GO PARK & RECREATION IMPROVEMENT BOND	0	0	1,000	4,550	0	0	*5,550*
TOTAL	*0*	*0*	*1,000*	*4,550*	*0*	*0*	*5,550*

Council District(s): 8

Project Number (40-00131) - Collaboration with other entities to develop venues for youth tournaments and competitions, including baseball, softball, track, soccer, tennis, and various practice fields. Leveraged funds.

VILLA CORONADO PARK AND COMMUNITY CENTER							
2007 GO PARK & RECREATION IMPROVEMENT BOND	224	0	0	0	0	0	*224*
UDC FEE IN-LIEU-OF-FUNDS	256	0	0	0	0	0	*256*
TOTAL	*480*	*0*	*0*	*0*	*0*	*0*	*480*

Council District(s): 3

Project Number (40-00132) - Development of a walking trail and general rehabilitation of the community center.

VISTA VERDE PARK							
2007 GO PARK & RECREATION IMPROVEMENT BOND	210	0	0	0	0	0	*210*
TOTAL	*210*	*0*	*0*	*0*	*0*	*0*	*210*

Council District(s): 5

Project Number (40-00133) - General park improvements.

VOELCKER PROPERTY PARK ACQUISITION AND DEVELOPMENT							
2007 GO PARK & RECREATION IMPROVEMENT BOND	818	0	0	0	0	0	*818*
2007 ISSUED CERTIFICATES OF OBLIGATION	5,000	168	0	0	0	0	*5,168*
UNISSUED CERTIFICATES OF OBLIGATION	1,225	1,275	0	0	0	0	*2,500*
TOTAL	*7,043*	*1,443*	*0*	*0*	*0*	*0*	*8,486*

Council District(s): CW

Project Number (26-00075) - Acquisition of 107 acres of park land in area located between Blanco Road and N.W. Military Highway at Wurzbach Parkway. Acquisition of 204 acres of land for use as an urban park including Phase I development.

WESTSIDE YMCA BUILDING RENOVATIONS							
2007 GO PARK & RECREATION IMPROVEMENT BOND	419	0	0	0	0	0	*419*
2007 ISSUED CERTIFICATES OF OBLIGATION	1,200	0	0	0	0	0	*1,200*
TOTAL	*1,619*	*0*	*0*	*0*	*0*	*0*	*1,619*

Council District(s): 5

Project Number (40-00135) - Design and construction of general facility rehabilitation.

WITTE MUSEUM/BRACKENRIDGE PARKING GARAGE							
UNISSUED CERTIFICATES OF OBLIGATION	1,700	0	0	0	0	0	*1,700*
TOTAL	*1,700*	*0*	*0*	*0*	*0*	*0*	*1,700*

Council District(s): 9

Project Number (40-00180) - General improvements to museum, possibly including parking improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
RECREATION & CULTURE							
PARKS							
WOODLAWN LAKE PARK PEDESTRIAN BRIDGE							
2007 GO PARK & RECREATION IMPROVEMENT BOND	346	0	0	0	0	0	*346*
TOTAL	*346*	*0*	*0*	*0*	*0*	*0*	*346*
Council District(s) 6 — Project Number (40-00137) - Development of basic park improvements including a pedestrian bridge and playground expansion.							
YMCA FACILITIES IN CD 2 AND CD 5							
2007 ISSUED CERTIFICATES OF OBLIGATION	150	25	25	0	0	0	*200*
TOTAL	*150*	*25*	*25*	*0*	*0*	*0*	*200*
Council District(s) 2 5 — Project Number (40-00181) - Provides structural review of YMCA facilities in City Council Districts 2 and 5.							
TOTAL PARKS	***118,080***	***14,229***	***4,801***	***7,351***	***200***	***200***	***144,861***
TOTAL RECREATION & CULTURE	***171,850***	***19,983***	***5,299***	***7,351***	***200***	***200***	***204,883***
TRANSPORTATION							
AIR TRANSPORTATION							
3DI NEW TERMINAL EXPANSION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	280	0	0	0	0	0	*280*
AIRPORT IMPROVEMENT PROGRAM GRANT	1,947	0	0	0	0	0	*1,947*
AIRPORT PASSENGER FACILITY CHARGE BOND	5,505	4,586	0	0	0	0	*10,091*
AIRPORT REVENUE BOND	530	0	0	0	0	0	*530*
AIRPORT REVENUE BOND	6,842	2,280	0	0	0	0	*9,122*
TOTAL	*15,104*	*6,866*	*0*	*0*	*0*	*0*	*21,970*
Council District(s) 9 — Project Number (33-00103) - Provides for architectural, engineering/planning services for the Terminal Expansion Program at Int'l Airport to include Concourse B & C, elevated roadway system, utility infrastructure, central plant upgrade & airside aprons.							
AVIATION PROJECT MANAGEMENT							
AIRPORT REVENUE BOND	8,551	4,349	0	0	0	0	*12,900*
TOTAL	*8,551*	*4,349*	*0*	*0*	*0*	*0*	*12,900*
Council District(s) 9 — Project Number (33-00101) - This work consists of program and construction management of the ongoing Expansion Program at International Airport.							
BUILDING EVALUATION & RENOVATIONS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	150	150	150	150	150	0	*750*
TOTAL	*150*	*150*	*150*	*150*	*150*	*0*	*750*
Council District(s) 3 9 — Project Number (33-00106) - The project provides for the inspection of City-owned tenant occupied facilities on airport grounds to insure they meet code requirements and are suitable for leasing. Renovations will be performed where and when necessary.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
BUILDING UPGRADES AND IMPROVEMENTS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	500	500	500	500	500	0	*2,500*
TOTAL	*500*	*500*	*500*	*500*	*500*	*0*	*2,500*
Council District(s): 9	Project Number (33-00111) - The project includes building modifications and capital improvements to City-owned facilities throughout airport property.						
CAPITAL PROJECTS - SURVEYING AND PLATTING FEES							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	220	220	220	220	220	0	*1,100*
TOTAL	*220*	*220*	*220*	*220*	*220*	*0*	*1,100*
Council District(s): 3 9	Project Number (33-00125) - This project provides for surveying services, participation in the "Fee-In-Lieu Of" Onsite Detention Pond Policy, and other platting fees.						
EMPLOYEE SCREENING							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	456	0	0	0	0	0	*456*
TOTAL	*456*	*0*	*0*	*0*	*0*	*0*	*456*
Council District(s): 9	Project Number (33-00026) - This project will install employee screening lanes in both Terminals 1 & 2, including building modifications and installation of magnetometers and standard operating equipment currently in use by the TSA at passenger screening.						
ENVIRONMENTAL ASSESSMENT /CLEANUP							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	200	200	200	200	200	0	*1,000*
TOTAL	*200*	*200*	*200*	*200*	*200*	*0*	*1,000*
Council District(s): 3 9	Project Number (33-00121) - This project provides for the assessment and remediation of any soil and/or groundwater contamination, asbestos, lead-based paint, or any other environmental concerns located at either International or Stinson Airport.						
EXTEND RUNWAY 21 & TAXIWAY "N"							
AIRPORT IMPROVEMENT PROGRAM GRANT	2,755	4,397	0	0	0	0	*7,152*
AIRPORT PASSENGER FACILITY CHARGE BOND	8,264	13,190	0	0	0	0	*21,454*
TOTAL	*11,019*	*17,587*	*0*	*0*	*0*	*0*	*28,606*
Council District(s): 9	Project Number (33-00160) - This project extends Runway 21 and Taxiway "N" a distance of 1,000 feet in support of increased air traffic and will enhance the airport's capacity.						
EXTENDED TAXIWAY R - PHASE II							
AIRPORT IMPROVEMENT PROGRAM GRANT	1,625	0	0	0	0	0	*1,625*
AIRPORT REVENUE BOND	542	0	0	0	0	0	*542*
TOTAL	*2,167*	*0*	*0*	*0*	*0*	*0*	*2,167*
Council District(s): 9	Project Number (33-00022) - Taxiway Romeo will be further extended to the northwest by approximately 1200 LF to provide airside access to planned development along Nakoma from U.S. Hwy 281 to Jones Maltsberger.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
FINANCIAL MANAGEMENT SYSTEM							
AIRPORT REVENUE BOND	1,000	0	0	0	0	0	*1,000*
TOTAL	*1,000*	*0*	*0*	*0*	*0*	*0*	*1,000*

Council District(s): 3 9

Project Number (33-00162) - This project will provide & install software for the complex accounting needs inherent to the aviation industry & include the additional software required to interface with SAP.

HOURLY GARAGE STRUCTURAL REPAIRS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	360	0	0	0	0	0	*360*
TOTAL	*360*	*0*	*0*	*0*	*0*	*0*	*360*

Council District(s): 9

Project Number (33-00035) - This project will provide structural repairs to the hourly-parking garage at the International Airport. The analysis of the faculty for the repairs will also conduct a benefit-cost analysis to evaluate repairs vs. replacement.

MASTER PLAN UPDATE AT SAN ANTONIO INTERNATIONAL AIRPORT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	667	0	0	0	0	0	*667*
TOTAL	*667*	*0*	*0*	*0*	*0*	*0*	*667*

Council District(s): 9

Project Number (33-00146) - This project updates the 1998 Airport Master Plan for San Antonio International Airport. This update will be used as a planning and programming tool for future capital development.

NEW NORTHWEST ACCESS ROADS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	987	1,814	0	0	0	0	*2,801*
TOTAL	*987*	*1,814*	*0*	*0*	*0*	*0*	*2,801*

Council District(s): 9

Project Number (33-00027) - This project will provide access roads to tenant sites currently under development on the northwest side of San Antonio International Airport.

NEW PARKING FACILITY							
AIRPORT REVENUE BOND	139	0	0	0	0	0	*139*
TOTAL	*139*	*0*	*0*	*0*	*0*	*0*	*139*

Council District(s): 9

Project Number (33-00100) - This project provides construction of a new parking garage in order to accommodate increases in parking demand consistent with the master plan.

NEW TERMINAL EXPANSION - PROJECT 5 - TERMINAL C							
~~AIRPORT IMPROVEMENT & CONTINGENCY FUND~~	~~2,259~~	~~1,917~~	~~0~~	~~0~~	~~0~~	~~0~~	~~4,176~~
AIRPORT PASSENGER FACILITY CHARGE	443	376	0	0	0	0	*819*
AIRPORT PASSENGER FACILITY CHARGE BOND	23,714	20,127	0	0	0	0	*43,841*
AIRPORT REVENUE BOND	40,593	34,454	0	0	0	0	*75,047*
TOTAL	*67,009*	*56,874*	*0*	*0*	*0*	*0*	*123,883*

Council District(s): 9

Project Number (33-00154) - This project includes construction of a new five-gate terminal to be integrated with Terminal B. The construction is consistent with the master plan and is the second phase of the Terminal Expansion project.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
NEW TERMINAL EXPANSION - PROJECT 6 ROADWAYS & PERMEMENT UTILITIES							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	5,401	0	0	0	0	0	*5,401*
AIRPORT PASSENGER FACILITY CHARGE BOND	1,193	0	0	0	0	0	*1,193*
TOTAL	*6,594*	*0*	*0*	*0*	*0*	*0*	*6,594*

Council District(s) 9

Project Number (33-00153) - This project includes construction of a bi-level roadway system to serve the upper and lower levels of terminals B & C. It also includes construction of a utility corridor located primarily within the roadway alignment.

NEW TERMINAL EXPANSION - PROJECT 7 - TERMINAL 2 DEMOLITION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	3,526	0	0	0	0	*3,526*
TOTAL	*0*	*3,526*	*0*	*0*	*0*	*0*	*3,526*

Council District(s) 9

Project Number (33-00204) - This project is the demolition of Terminal 2 upon the completion of Terminal B. This demolition will permit the construction of Terminal C and the phased construction of the aircraft parking apron.

NEW TERMINAL EXPANSION - PROJ 8 - AIRSIDE APRON & UTILITIES							
AIRPORT IMPROVEMENT PROGRAM GRANT	3,737	4,248	12,880	0	0	0	*20,865*
AIRPORT PASSENGER FACILITY CHARGE	1,245	1,416	4,293	0	0	0	*6,954*
TOTAL	*4,982*	*5,664*	*17,173*	*0*	*0*	*0*	*27,819*

Council District(s) 9

Project Number (33-00004) - This multi-phased project includes construction of aircraft parking apron supporting the new Terminals B & C and demolition and relocation of utilities located underneath the existing apron pavement.

NEW TERMINAL EXPANSION - PROJ 9 - CENTRAL PLANT MODIFICATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	498	0	0	0	0	0	*498*
AIRPORT PASSENGER FACILITY CHARGE	1,449	0	0	0	0	0	*1,449*
AIRPORT REVENUE BOND	14	0	0	0	0	0	*14*
TOTAL	*1,961*	*0*	*0*	*0*	*0*	*0*	*1,961*

Council District(s) 9

Project Number (33-00156) - This project includes the installation of a new chiller & associated equipment to serve the new Terminals B & C. Modifications/upgrades to existing equipment will also be performed to increase capacity & meet code requirements.

NEW TERMINAL EXPANSION - PROJECT 11 - WAYFINDING & SIGNAGE							
AIRPORT PASSENGER FACILITY CHARGE	0	660	0	0	0	0	*660*
TOTAL	*0*	*660*	*0*	*0*	*0*	*0*	*660*

Council District(s) 9

Project Number (33-00147) - This project is an airport-wide conversion of all wayfinding and signage in support of the opening of Terminal B, and subsequent renaming of Terminal 1 to Terminal A.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
NEW TERMINAL EXPANSION - PROJECT 12-TERMINAL 1 MODIFICATIONS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	713	0	0	0	0	0	*713*
AIRPORT PASSENGER FACILITY CHARGE	3,741	1,452	0	0	0	0	*5,193*
AIRPORT REVENUE BOND	0	8,360	0	0	0	0	*8,360*
TOTAL	*4,454*	*9,812*	*0*	*0*	*0*	*0*	*14,266*

Council District(s) 9

Project Number (33-00152) - This project will expand the check-point security area to provide an additional service lane & modify the existing baggage handling system to allow the removal of the large security equipment.

NEW TERMINAL EXPANSION - PROJECT 4 - TERMINAL B							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	0	0	*0*
AIRPORT PASSENGER FACILITY CHARGE BOND	66,050	1,615	0	0	0	0	*67,665*
AIRPORT REVENUE BOND	24,429	592	0	0	0	0	*25,021*
TOTAL	*90,479*	*2,207*	*0*	*0*	*0*	*0*	*92,686*

Council District(s) 9

Project Number (33-00151) - This project includes construction of a new seven-gate terminal, integral with and west of Terminal 1. The construction is consistent with the master plan and is the first of a multi- phase terminal expansion program.

NEW TERMINAL EXPANSION PROJECT 14 - SUPPORTING PROJECTS							
AIRPORT PASSENGER FACILITY CHARGE BOND	0	5,304	0	0	0	0	*5,304*
AIRPORT REVENUE BOND	867	5,304	0	0	0	0	*6,171*
TOTAL	*867*	*10,608*	*0*	*0*	*0*	*0*	*11,475*

Council District(s) 9

Project Number (33-00042) -This project includes supporting projects for the terminal expansion program which includes sidewalks & landscaping, replacement facilities & additional roadway signage & overhead signage for the newly expanded roadway system.

NEW TERMINAL EXPANSION PROJECT 15 - PASSENGER BOARDING BRIDGES							
AIRPORT REVENUE BOND	7,000	0	0	0	0	0	*7,000*
TOTAL	*7,000*	*0*	*0*	*0*	*0*	*0*	*7,000*

Council District(s) 9

Project Number (33-00043) -This this project provides for passenger boarding bridges for concourse c. the bridges are custom made with a long lead time for assembly processing. Includes pre-conditioned air, 400 HZ and potable water.

NORTH LOOP SERVICE CENTER SITE REDEVELOPMENT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	500	0	2,000	0	0	*2,500*
TOTAL	*0*	*500*	*0*	*2,000*	*0*	*0*	*2,500*

Council District(s) 9

Project Number (33-00166) - This project provides for the infrastructure development in support of the redevelopment of the North Loop Service Center.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
PARKING AREA SURVEILLANCE							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	605	0	0	0	0	0	*605*
TOTAL	*605*	*0*	*0*	*0*	*0*	*0*	*605*
Council District(s) 9	Project Number (33-00041) - This project includes the fourth expansion to the East Air Cargo Facility at the International Airport. This continues the policy of providing adequate cargo handling facilities.						
PARKING REVENUE CONTROL SYSTEM							
AIRPORT REVENUE BOND	4,564	0	0	0	0	0	*4,564*
TOTAL	*4,564*	*0*	*0*	*0*	*0*	*0*	*4,564*
Council District(s) 9	Project Number (33-00196) - This project replaces the existing system with an integrated revenue control system for parking and other ground transportation operations.						
PAY ON FOOT CAMERAS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	15	0	0	0	0	0	*15*
TOTAL	*15*	*0*	*0*	*0*	*0*	*0*	*15*
Council District(s) 9	Project Number (33-00177) - This project includes the installation of security cameras for surveillance of the parking pay on foot facilities.						
PERIMETER ROAD RECONSTRUCTION AT SAIA							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	533	0	*533*
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	0	1,600	0	*1,600*
TOTAL	*0*	*0*	*0*	*0*	*2,133*	*0*	*2,133*
Council District(s) 9	Project Number (33-00005) - This project includes the reconstruction of approximately 5,500 feet of perimeter road with concrete pavement.						
RECONSTRUCT SKY PLACE BLVD							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	192	1,994	0	0	0	0	*2,186*
TOTAL	*192*	*1,994*	*0*	*0*	*0*	*0*	*2,186*
Council District(s) 9	Project Number (33-00025) - Reconstruct approximately 2,200 LF of existing Sky Place Blvd. between Jones Maltsberger Road and the Aviation Department ARFF Station.						
RECONSTRUCT TAXIWAY E							
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	375	1,125	0	*1,500*
AIRPORT PASSENGER FACILITY CHARGE BOND	0	0	0	125	375	0	*500*
TOTAL	*0*	*0*	*0*	*500*	*1,500*	*0*	*2,000*
Council District(s) 9	Project Number (33-00194) - This project includes the reconstruction of a portion of Taxiway E, located east of Runway 3/21.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
RESIDENTIAL ACOUSTICAL TREATMENT PROGRAM							
AIRPORT IMPROVEMENT PROGRAM GRANT	8,000	8,000	8,000	6,000	0	0	*30,000*
AIRPORT PASSENGER FACILITY CHARGE BOND	2,000	2,000	2,000	1,500	0	0	*7,500*
TOTAL	*10,000*	*10,000*	*10,000*	*7,500*	*0*	*0*	*37,500*
Council District(s) 9 10 — Project Number (33-00170) - This project is the ongoing construction for the Residential Acoustical Treatment Program whereby residences located within eligible noise exposure levels will be renovated to reduce interior noise.							
RUNWAY 12R REHABILITATION							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	0	0	0	2,233	2,233	*4,466*
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	0	0	6,700	6,700	*13,400*
TOTAL	*0*	*0*	*0*	*0*	*8,933*	*8,933*	*17,866*
Council District(s) 9 — Project Number (33-00178) - This project provides for the rehabilitation to primary Runway 12R resulting from life cycle analysis. Portions of this runway are approaching 30 years old.							
SKY PLACE DRAINAGE IMPROVEMENTS							
AIRPORT IMPROVEMENT PROGRAM GRANT	3,001	0	0	0	0	0	*3,001*
AIRPORT REVENUE BOND	3,653	0	0	0	0	0	*3,653*
TOTAL	*6,654*	*0*	*0*	*0*	*0*	*0*	*6,654*
Council District(s) 9 — Project Number (33-00119) - This project includes the construction of a box culvert system in order to enclose the open ditch along Sky Place Blvd. This will open this area to new development of corporate hangars and FBO tenants.							
SKY PLACE SITE IMPROVEMENTS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	300	0	0	0	0	0	*300*
TOTAL	*300*	*0*	*0*	*0*	*0*	*0*	*300*
Council District(s) 9 — Project Number (33-00182) - This project provides infrastructure improvements in support of new tenant construction on the Northwest side of the Airport. A portion of this project is contingent upon completion of the Sky Place Box Culvert project.							
STINSON (SSF) HANGER 7 RENOVATION							
STINSON REVOLVING FUND	0	0	0	500	0	0	*500*
TOTAL	*0*	*0*	*0*	*500*	*0*	*0*	*500*
Council District(s) 3 — Project Number (33-00008) - This project will provide for the renovation of the historically recognized Hanger 7 at Stinson Airport.							
STINSON (SSF) HANGERS 1 AND 2 PAINTING							
STINSON REVOLVING FUND	30	0	0	0	0	0	*30*
TEXAS DEPARTMENT OF TRANSPORTATION	30	0	0	0	0	0	*30*
TOTAL	*60*	*0*	*0*	*0*	*0*	*0*	*60*
Council District(s) 3 — Project Number (33-00007) - This project will provide for the replacement of rotten wood end gables and painting of Hangers 1 and 2 at Stinson Airport.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
STINSON (SSF) NEW ENTRANCE AND DIRECTIONAL SIGNAGE							
TEXAS DEPARTMENT OF TRANSPORTATION	50	0	0	0	0	0	*50*
TOTAL	*50*	*0*	*0*	*0*	*0*	*0*	*50*

Council District(s): 3

Project Number (33-00011) - This project includes the installation of landside entrance and directional signs at Stinson Airport.

STINSON (SSF) PAPIS (APPROACH NAVIGATIONAL AIDES)							
TEXAS DEPARTMENT OF TRANSPORTATION	164	0	0	0	0	0	*164*
TOTAL	*164*	*0*	*0*	*0*	*0*	*0*	*164*

Council District(s): 3

Project Number (33-00185) - This project includes the installation of PAPIs (approach navigational aids) on both runways to replace the old VASI systems.

STINSON (SSF) PCC JOINT REPLACEMENT							
STINSON REVOLVING FUND	0	0	0	30	0	0	*30*
TEXAS DEPARTMENT OF TRANSPORTATION	0	0	0	30	0	0	*30*
TOTAL	*0*	*0*	*0*	*60*	*0*	*0*	*60*

Council District(s): 3

Project Number (33-00013) - This project will provide for the routine maintenance of concrete pavement at Stinson Airport by replacing the joint materials and extending the pavement's useful life.

STINSON (SSF) PILOT LOUNGE WEATHER EQUIPMENT							
STINSON REVOLVING FUND	30	0	0	0	0	0	*30*
TEXAS DEPARTMENT OF TRANSPORTATION	30	0	0	0	0	0	*30*
TOTAL	*60*	*0*	*0*	*0*	*0*	*0*	*60*

Council District(s): 3

Project Number (33-00014) - This project will provide for grant-eligible equipment to be used by pilots for weather planning.

STINSON (SSF) RUNWAY 14 REILS (APPROACH NAVIGATIONAL AIDES)							
TEXAS DEPARTMENT OF TRANSPORTATION	47	0	0	0	0	0	*47*
TOTAL	*47*	*0*	*0*	*0*	*0*	*0*	*47*

Council District(s): 3

Project Number (33-00186) - This project includes the replacement of REILS (Approach Navigational Aides) on Runway 14 at Stinson Airport.

STINSON (SSF) RUNWAY 32 RUNUP PAD							
TEXAS DEPARTMENT OF TRANSPORTATION	111	0	0	0	0	0	*111*
TOTAL	*111*	*0*	*0*	*0*	*0*	*0*	*111*

Council District(s): 3

Project Number (33-00187) - This project includes the construction of a runup pad at the end of Runway 32 at Stinson to promote more efficient airfield operations and minimize delays.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
STINSON (SSF) RUNWAY 9/27 OVERLAY AND EXTENSION							
TEXAS DEPARTMENT OF TRANSPORTATION	1,772	0	0	0	0	0	*1,772*
TOTAL	*1,772*	*0*	*0*	*0*	*0*	*0*	*1,772*
Council District(s) 3	Project Number (33-00188) - This project includes extending Runway 9/27 at Stinson approximately 200 feet in order to increase the total length to 5,000 feet. This project also includes the overlay of the runway and the replacement of runway edge lights.						
STINSON (SSF) SECURITY CAMERAS							
STINSON REVOLVING FUND	0	150	0	0	0	0	*150*
TOTAL	*0*	*150*	*0*	*0*	*0*	*0*	*150*
Council District(s) 3	Project Number (33-00016) - This project includes the installation of security cameras at Stinson Airport to be monitored by the communications center at International Airport.						
STINSON (SSF) TAXIWAY A RECONSTRUCTION							
TEXAS DEPARTMENT OF TRANSPORTATION	260	0	0	0	0	0	*260*
TOTAL	*260*	*0*	*0*	*0*	*0*	*0*	*260*
Council District(s) 3	Project Number (33-00191) - This project includes the reconstruction of Taxiway A at Stinson together with the replacement of the taxiway edge lights.						
STINSON (SSF) TAXIWAYS D, D1 & D2 EXTENSIONS							
TEXAS DEPARTMENT OF TRANSPORTATION	659	0	0	0	0	0	*659*
TOTAL	*659*	*0*	*0*	*0*	*0*	*0*	*659*
Council District(s) 3	Project Number (33-00192) - This project includes the extension of taxiways at Stinson to improve operational logistics and to improve airfield access.						
STINSON (SSF) WEST APRON IMPROVEMENTS							
STINSON REVOLVING FUND	0	16	0	0	0	0	*16*
TEXAS DEPARTMENT OF TRANSPORTATION	0	150	0	0	0	0	*150*
TOTAL	*0*	*166*	*0*	*0*	*0*	*0*	*166*
Council District(s) 3	Project Number (33-00020) - This project will provide for the completion of a portion of the aircraft ramp that was left unpaved due to utilities directly below the surface. The utilities (sewer lines) will be removed by SAWS in 2007.						
STINSON (SSF)STRUCTURAL OVERLAY RW 14/32							
STINSON REVOLVING FUND	0	0	0	120	0	0	*120*
TEXAS DEPARTMENT OF TRANSPORTATION	0	0	0	1,080	0	0	*1,080*
TOTAL	*0*	*0*	*0*	*1,200*	*0*	*0*	*1,200*
Council District(s) 3	Project Number (33-00018) - This project will provide for an overlay to Runway 14/32, which will extend its useful life. Ramp and taxiway pavements will also receive an overlay to facilitate aircraft movement to and from the runways.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
STINSON AIRSPACE TRAFFIC PROCEDURES ANALYSIS							
TEXAS DEPARTMENT OF TRANSPORTATION	0	50	0	0	0	0	*50*
TOTAL	*0*	*50*	*0*	*0*	*0*	*0*	*50*

Council District(s): 3

Project Number (33-00036) - This study will evaluate the air traffic flow into & out of Stinson Municipal Airport.

STINSON BUILDING AND RAMP MODIFICATIONS							
TEXAS DEPARTMENT OF TRANSPORTATION	0	595	0	0	0	0	*595*
TOTAL	*0*	*595*	*0*	*0*	*0*	*0*	*595*

Council District(s): 3

Project Number (33-00033) - This project will add helicopter parking apron and a hangar door to the Cadmus building located at Stinson Municipal Airport. The building will be used by the SAPD Blue Eagles as their new location on Stinson Airport.

STINSON MASTER PLAN UPDATE							
TEXAS DEPARTMENT OF TRANSPORTATION	0	200	0	0	0	0	*200*
TOTAL	*0*	*200*	*0*	*0*	*0*	*0*	*200*

Council District(s): 3

Project Number (33-00034) - This project updates the 2001 Airport Master Plan for Stinson Municipal Airport. This update will be used as a planning and programming tool for future capital development.

STINSON PERIMETER INTRUSION DETECTION SYSTEM (PIDS)							
STINSON REVOLVING FUND	0	0	0	145	1,426	0	*1,571*
TOTAL	*0*	*0*	*0*	*145*	*1,426*	*0*	*1,571*

Council District(s): 3

Project Number (33-00030) - Install a Perimeter Intrusion Detection System (PIDS) at Stinson Municipal Airport to prevent and detect the intrusion of unauthorized persons into the secured areas on airport property.

STINSON(SSF) NEW AIR TRAFFIC CONTROL TOWER							
STINSON REVOLVING FUND	50	160	0	0	0	0	*210*
TEXAS DEPARTMENT OF TRANSPORTATION	450	1,440	0	0	0	0	*1,890*
TOTAL	*500*	*1,600*	*0*	*0*	*0*	*0*	*2,100*

Council District(s): 3

Project Number (33-00010) - This project includes the site selection, design, & construction of a new air traffic control tower (ATCT) at Stinson Airport. A new ATCT will eliminate anticipated line-of-sight issues that will occur with future development.

TAXIWAY G RECONSTRUCTION							
AIRPORT IMPROVEMENT PROGRAM GRANT	0	0	525	10,275	0	0	*10,800*
AIRPORT PASSENGER FACILITY CHARGE BOND	0	0	175	3,425	0	0	*3,600*
TOTAL	*0*	*0*	*700*	*13,700*	*0*	*0*	*14,400*

Council District(s): 9

Project Number (33-00193) - This project includes the reconstruction of Taxiway G from Taxiway L to the approach of Runway 12R. Portions of Taxiway G are over 25 years old and are approaching the end of their useful life cycle.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
TAXIWAY Q EXTENSION							
AIRPORT IMPROVEMENT PROGRAM GRANT	0	981	7,188	0	0	0	*8,169*
AIRPORT PASSENGER FACILITY CHARGE BOND	0	327	2,396	0	0	0	*2,723*
TOTAL	*0*	*1,308*	*9,584*	*0*	*0*	*0*	*10,892*
Council District(s) 9	Project Number (33-00195) - This project will extend Taxiway Q approximately 1,000 feet to provide access from the east side of Runway 21. This project is in support of the Runway 21 Extension project.						
TERMINAL & AIRFIELD SECURITY							
AIRPORT IMPROVEMENT PROGRAM GRANT	1,335	0	0	0	0	0	*1,335*
TOTAL	*1,335*	*0*	*0*	*0*	*0*	*0*	*1,335*
Council District(s) 9	Project Number (33-00205) - This project includes the evaluation & upgrade of terminal & airfield security access & related transportation security administration (TSA) mandates as a result of nationwide increased security requirements.						
TERMINAL 1 AUTOMATIC DOORS							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	0	525	0	0	0	0	*525*
TOTAL	*0*	*525*	*0*	*0*	*0*	*0*	*525*
Council District(s) 9	Project Number (33-00199) - This project includes the replacement of the automatic doors in Terminal 1.						
TERMINAL 1 ELEVATORS REPLACEMENT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	150	300	0	0	0	0	*450*
TOTAL	*150*	*300*	*0*	*0*	*0*	*0*	*450*
Council District(s) 9	Project Number (33-00201) - This project includes the replacement of all public elevators in Terminal 1.						
TERMINAL 1 ESCALATORS REPLACEMENT							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	1,084	690	0	0	0	0	*1,774*
TOTAL	*1,084*	*690*	*0*	*0*	*0*	*0*	*1,774*
Council District(s) 9	Project Number (33-00029) - This project includes the replacement of all escalators in Terminal 1.						
TERMINAL 1 IN-BOUND BAGGAGE SYSTEM REPLACEMENT							
AIRPORT REVENUE BOND	300	0	0	0	0	0	*300*
TOTAL	*300*	*0*	*0*	*0*	*0*	*0*	*300*
Council District(s) 9	Project Number (33-00200) - This project includes the procurement and installation of new baggage conveyors for Terminal 1.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
AIR TRANSPORTATION							
TERMINAL 1 PANEL JOINT SEALING							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	600	0	0	0	0	0	*600*
TOTAL	*600*	*0*	*0*	*0*	*0*	*0*	*600*
Council District(s) 9	Project Number (33-00202) - This project includes the re-sealing of the exterior metal panel on Terminal 1.						
TERMINAL 1 ROOF							
AIRPORT REVENUE BOND	1,000	0	0	0	0	0	*1,000*
TOTAL	*1,000*	*0*	*0*	*0*	*0*	*0*	*1,000*
Council District(s) 9	Project Number (33-00203) - This project includes the replacement of the Terminal 1 roof at the International Airport.						
TERMINAL AREA FORECAST UPDATE 2006							
AIRPORT IMPROVEMENT & CONTINGENCY FUND	200	0	0	0	0	0	*200*
TOTAL	*200*	*0*	*0*	*0*	*0*	*0*	*200*
Council District(s) 9	Project Number (33-00190) - Validation of the FAA's 2006 Terminal Area Forecast to insure that the data and collection methodology are correct.						
TOTAL AIR TRANSPORTATION	*255,548*	*139,115*	*38,527*	*26,675*	*15,062*	*8,933*	*483,860*
STREETS							
36TH STREET EXTENSION THROUGH KELLY USA							
2007 GO STREET IMPROVEMENT BOND	25	25	1,391	2,552	0	0	*3,993*
TOTAL	*25*	*25*	*1,391*	*2,552*	*0*	*0*	*3,993*
Council District(s) 4	Project Number (40-00001) -Extension of 36th St 1.9 miles to link Kelly USA to major thoroughfares, providing ingress and egress to and from Kelly USA. Leveraged funds.						
36TH STREET RECONSTRUCTION (US 90 TO KELLY AFB ENTRANCE)							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	333	285	0	0	0	0	*618*
UNISSUED CERTIFICATES OF OBLIGATION	1,463	0	0	0	0	0	*1,463*
TOTAL	*1,796*	*285*	*0*	*0*	*0*	*0*	*2,081*
Council District(s) 4 5	Project Number (23-00839) - This project will provide the City's share to widen the primary access roadway to Port Authority of San Antonio with curbs, sidewalks, drainage and includes engineering, right-of- way, and utility relocation. MPO/FDP Program.						
ARENA RD (IH-35 TO HOUSTON ST) AND/ OR ARTERIAL CONNECTOR ST							
2007 GO STREET IMPROVEMENT BOND	1,400	700	700	195	0	0	*2,995*
TOTAL	*1,400*	*700*	*700*	*195*	*0*	*0*	*2,995*
Council District(s) 2	Project Number (40-00002) - Construct a new road, including curbs and necessary drainage. The total cost for this project is currently estimated to be $9.3 million, with the City's share expected to equal approximately 32% of this total.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
ATD-AUDIBLE COUNTDOWN PEDESTRIAN SIGNALS							
ADVANCED TRANSPORTATION DISTRICT	42	71	42	70	70	70	*365*
TOTAL	*42*	*71*	*42*	*70*	*70*	*70*	*365*
Council District(s): CW	Project Number (23-00083) - This project will provide voice indication for improved safety of sight-impaired pedestrians at crosswalks. Audibly indicates location of activation button and when the desired crossing has been given a green signal.						
ATD-BIKE FACILITIES/POSTS/RACKS							
ADVANCED TRANSPORTATION DISTRICT	165	60	50	56	50	50	*431*
TOTAL	*165*	*60*	*50*	*56*	*50*	*50*	*431*
Council District(s): CW	Project Number (23-00005) - This project will improve bicycling safety by adding designated lanes and facilities.						
ATD-BUS PADS							
ADVANCED TRANSPORTATION DISTRICT	600	600	600	600	600	600	*3,600*
TOTAL	*600*	*600*	*600*	*600*	*600*	*600*	*3,600*
Council District(s): CW	Project Number (23-00079) - This project will provide for the installation of concrete reinforcement at or beneath the street surface for deceleration/acceleration at VIA bus stops & routes to prevent pavement damage.						
ATD-DOWNTOWN TRAFFIC SIMULATION MODEL							
ADVANCED TRANSPORTATION DISTRICT	50	50	50	50	50	50	*300*
TOTAL	*50*	*50*	*50*	*50*	*50*	*50*	*300*
Council District(s): CW	Project Number (23-00085) - This project will produce a flexible, scalable visual simulation model of traffic and related variables within the Central Business District for use in traffic control planning.						
ATD-INTERSECTION IMPROVEMENTS							
ADVANCED TRANSPORTATION DISTRICT	3,945	700	300	1,200	1,500	1,500	*9,145*
TOTAL	*3,945*	*700*	*300*	*1,200*	*1,500*	*1,500*	*9,145*
Council District(s): CW	Project Number (23-00990) - This project will install or modify intersections on city streets to improve transportation mobility, to include turn lanes, deceleration/acceleration lanes, medians and pavement markings.						
ATD-PEDESTRIAN SIGNALS & BUTTONS							
ADVANCED TRANSPORTATION DISTRICT	110	100	100	100	100	100	*610*
TOTAL	*110*	*100*	*100*	*100*	*100*	*100*	*610*
Council District(s): CW	Project Number (23-00086) - This project will provide dedicated signal indicators for improved pedestrian safety at crosswalks, including pedestrian operated activation buttons to minimize unnecessary disruption of vehicle traffic movement.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
ATD-SCHOOL CROSSWALK BEACONS							
ADVANCED TRANSPORTATION DISTRICT	250	0	0	0	0	0	*250*
TOTAL	*250*	*0*	*0*	*0*	*0*	*0*	*250*
Council District(s): CW	Project Number (23-01121) - This project will match programs with ISD's to fund 50% for school flashers at existing zones or to upgrade the mast arm mounted at warranted locations and/or install flashing beacons.						
ATD-SCHOOL ZONE PAVEMENT MARKING UPGRADE							
ADVANCED TRANSPORTATION DISTRICT	170	200	200	200	200	200	*1,170*
TOTAL	*170*	*200*	*200*	*200*	*200*	*200*	*1,170*
Council District(s): CW	Project Number (23-00080) - This project will replace current water-base painted pavement markings, which have a short life span, with more durable and visible thermoplastic markings.						
ATD-SIDEWALK GAP ANALYSIS & TRACKING PGM							
ADVANCED TRANSPORTATION DISTRICT	15	15	15	15	15	15	*90*
TOTAL	*15*	*15*	*15*	*15*	*15*	*15*	*90*
Council District(s): CW	Project Number (23-00075) - This project will assess sidewalk condition and identify gaps in sidewalks and capture results in a maintainable database.						
ATD-SIDEWALKS							
ADVANCED TRANSPORTATION DISTRICT	8,000	5,000	6,500	4,500	4,500	4,500	*33,000*
TOTAL	*8,000*	*5,000*	*6,500*	*4,500*	*4,500*	*4,500*	*33,000*
Council District(s): CW	Project Number (23-01086) - This project will provide for the installation or repair of sidewalks based on the assessment made utilizing the sidewalk gap analysis & tracking program.						
ATD-TRAFFIC SIGNAL EMERGENCY VEHICLE PREEMPTION							
ADVANCED TRANSPORTATION DISTRICT	80	80	96	80	80	80	*496*
TOTAL	*80*	*80*	*96*	*80*	*80*	*80*	*496*
Council District(s): CW	Project Number (23-00078) - This project will provide Fire and EMS vehicles with the ability to trigger a green signal indication in their direction of travel in order to clear intersections of traffic before passing through them.						
ATD-TRANSIT/SPECIAL EVENT UPGRADES							
ADVANCED TRANSPORTATION DISTRICT	28	28	28	28	28	28	*165*
TOTAL	*28*	*28*	*28*	*28*	*28*	*28*	*165*
Council District(s): 1 2	Project Number (23-00077) - This project will provide equipment to monitor downtown traffic and pedestrian movement during highly attended events, to enable more informed real-time decisions by SAPD and SAFD/EMS on traffic control and emergency response.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
ATD-UNINTERRUPTIBLE POWER SUPPLIES							
ADVANCED TRANSPORTATION DISTRICT	0	0	100	300	300	300	*1,000*
TOTAL	*0*	*0*	*100*	*300*	*300*	*300*	*1,000*

Council District(s): CW

Project Number (23-00081) - This project will provide backup battery for traffic signals that is activated if a loss of power occurs, i.e., during a severe storm. This keeps the signals operating normally for four to five hours without an external power.

ATD-VIDEO IMAGING VIDEO DETECTION SYSTEM							
ADVANCED TRANSPORTATION DISTRICT	80	120	200	250	200	200	*1,050*
TOTAL	*80*	*120*	*200*	*250*	*200*	*200*	*1,050*

Council District(s): CW

Project Number (23-00082) - This project will utilize camera systems at a traffic signal to detect the presence of a vehicle waiting at a red light.

AVENUE B (SOUTH) BIKELANE							
UNISSUED CERTIFICATES OF OBLIGATION	45	0	0	0	0	0	*45*
TOTAL	*45*	*0*	*0*	*0*	*0*	*0*	*45*

Council District(s): 1 2

Project Number (23-00929) - The Ave B (South) Project will provide bicycle facility along Ave B from Lions Field to Millrace and Millrace to Josephine St.

BABCOCK RD (PRUE RD TO HOLLYHOCK)							
2007 GO STREET IMPROVEMENT BOND	611	1,790	1,707	0	0	0	*4,108*
TOTAL	*611*	*1,790*	*1,707*	*0*	*0*	*0*	*4,108*

Council District(s): 7 8

Project Number (40-00003) - Reconstructs street with sidewalks, drainage, driveway approaches and necessary traffic signal modifications.

BLANCO RD (HILDEBRAND TO JACKSON KELLER)							
2007 GO STREET IMPROVEMENT BOND	2,867	4,097	10,870	3,870	0	0	*21,704*
TOTAL	*2,867*	*4,097*	*10,870*	*3,870*	*0*	*0*	*21,704*

Council District(s): 1

Project Number (40-00004) - Reconstructs and widens road, with curbs, sidewalks, driveway approaches, turn lanes at major intersections, and necessary drainage and traffic signal improvements. Leveraged funds.

BROOKS							
2007 ISSUED TAX NOTES	420	0	0	0	0	0	*420*
TOTAL	*420*	*0*	*0*	*0*	*0*	*0*	*420*

Council District(s): 3

Project Number (16-00011) - This project will provide for sewage system improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
BROOKS-NEW BRAUNFELS EXTENSION							
2007 ISSUED CERTIFICATES OF OBLIGATION	2,113	0	0	0	0	0	*2,113*
2007 ISSUED CERTIFICATES OF OBLIGATION	387	0	0	0	0	0	*387*
TOTAL	*2,500*	*0*	*0*	*0*	*0*	*0*	*2,500*

Council District(s): 3

Project Number (40-00182) - Continues construction of S. New Braunfels from Research Plaza to southern boundary of Brooks City-Base. This is a funds transfer project, Brooks City-Base will manage design and construction.

BULVERDE RD (LOOP 1604 TO EVANS RD)							
2007 GO STREET IMPROVEMENT BOND	4,890	6,557	11,411	6,993	0	0	*29,851*
TOTAL	*4,890*	*6,557*	*11,411*	*6,993*	*0*	*0*	*29,851*

Council District(s): 9 10

Project Number (40-00005) - This project reconstructs and widens Bulverde with curbs, sidewalks, driveway approaches, necessary signal modifications/improvements and necessary drainage. The project includes the installation of bike facilities.

CALLAGHAN (BANDERA TO INGRAM)							
2004 ISSUED CERTIFICATES OF OBLIGATION	369	0	0	0	0	0	*369*
2006 ISSUED CERTIFICATES OF OBLIGATION	292	170	0	0	0	0	*462*
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	538	314	0	0	0	0	*852*
PRIOR ISSUED CERTIFICATES OF OBLIGATION	54	0	0	0	0	0	*54*
UNISSUED CERTIFICATES OF OBLIGATION	919	0	0	0	0	0	*919*
TOTAL	*2,172*	*484*	*0*	*0*	*0*	*0*	*2,656*

Council District(s): 7

Project Number (23-03251) - Reconstructs and widens road to 4 lanes with continuous left turn lanes. Included are new curbs, driveway approaches and sidewalks, drainage improvements and roundabout at Thunder Dr. Leveraged funds.

CALLAGHAN RD (CULEBRA TO COMMERCE)							
2007 GO STREET IMPROVEMENT BOND	2,593	5,504	11,345	0	0	0	*19,442*
TOTAL	*2,593*	*5,504*	*11,345*	*0*	*0*	*0*	*19,442*

Council District(s): 6 7

Project Number (40-00007) - Reconstructs and widens Callaghan Road with curbs, sidewalks, driveway approaches, and necessary traffic signal improvements.

CAROLINA AREA STREETS PHASE I							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	53	0	0	0	0	0	*53*
TOTAL	*53*	*0*	*0*	*0*	*0*	*0*	*53*

Council District(s): 1

Project Number (23-00196) - This project will reconstruct the roadway to a street width of 28' including curbs, sidewalks, and necessary drainage improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
CITY-WIDE BRIDGE REPLACEMENT (TXDOT)							
2007 GO STREET IMPROVEMENT BOND	2,000	6,000	6,000	5,091	0	0	*19,091*
TOTAL	*2,000*	*6,000*	*6,000*	*5,091*	*0*	*0*	*19,091*
Council District(s) CW	Project Number (40-00008) - Replace existing deficient bridges within City limits (do not meet traffic load requirements). City pays for specific items. Leveraged funds.						
DEZAVALA, PHASE I (BABCOCK TO COGBURN)							
2007 GO STREET IMPROVEMENT BOND	1,542	1,596	5,896	6,653	0	0	*15,687*
TOTAL	*1,542*	*1,596*	*5,896*	*6,653*	*0*	*0*	*15,687*
Council District(s) 8	Project Number (40-00009) - Reconstructs and widens DeZavala Road from two to five lanes, along with the construction of curbs, sidewalks, driveway approaches, and necessary drainage and traffic signal improvements.						
DISTRICT 1 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	133	0	0	0	0	0	*133*
TOTAL	*133*	*0*	*0*	*0*	*0*	*0*	*133*
Council District(s) 1	Project Number (23-00195) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 10 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	260	259	0	0	0	0	*519*
TOTAL	*260*	*259*	*0*	*0*	*0*	*0*	*519*
Council District(s) 10	Project Number (23-00223) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 2 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	143	0	0	0	0	0	*143*
TOTAL	*143*	*0*	*0*	*0*	*0*	*0*	*143*
Council District(s) 2	Project Number (23-00197) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 3 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	733	0	0	0	0	0	*733*
TOTAL	*733*	*0*	*0*	*0*	*0*	*0*	*733*
Council District(s) 3	Project Number (23-00199) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
DISTRICT 4 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	2,411	0	0	0	0	0	*2,411*
TOTAL	*2,411*	*0*	*0*	*0*	*0*	*0*	*2,411*
Council District(s) 4	Project Number (23-00202) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 4 AREA PEDESTRIAN MOBILITY PROGRAM							
2007 GO STREET IMPROVEMENT BOND	177	267	0	0	0	0	*444*
TOTAL	*177*	*267*	*0*	*0*	*0*	*0*	*444*
Council District(s) 4	Project Number (40-00010) - This project provides for pedestrian mobility and traffic calming projects.						
DISTRICT 5 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	296	0	0	0	0	0	*296*
TOTAL	*296*	*0*	*0*	*0*	*0*	*0*	*296*
Council District(s) 5	Project Number (23-00206) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 6 AREA PEDESTRIAN MOBILITY PROGRAM							
2007 GO STREET IMPROVEMENT BOND	257	439	0	0	0	0	*696*
TOTAL	*257*	*439*	*0*	*0*	*0*	*0*	*696*
Council District(s) 6	Project Number (40-00011) - This project provides for pedestrian mobility and traffic calming projects.						
DISTRICT 7 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	288	0	0	0	0	0	*288*
TOTAL	*288*	*0*	*0*	*0*	*0*	*0*	*288*
Council District(s) 7	Project Number (23-00213) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.						
DISTRICT 7 AREA PEDESTRIAN MOBILITY PRG							
2007 GO STREET IMPROVEMENT BOND	111	126	0	0	0	0	*237*
TOTAL	*111*	*126*	*0*	*0*	*0*	*0*	*237*
Council District(s) 7	Project Number (40-00012) - This project provides for pedestrian mobility and traffic calming projects.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
DISTRICT 9 ACCESS AND MOBILITY PROGRAM							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	215	215	0	0	0	0	*430*
TOTAL	*215*	*215*	*0*	*0*	*0*	*0*	*430*

Council District(s): 9

Project Number (23-00220) - This project will provide sidewalks in various parts of this council district in areas that are eligible for CDBG funding.

DOWNTOWN TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND	3,000	4,710	2,582	0	0	0	*10,292*
TOTAL	*3,000*	*4,710*	*2,582*	*0*	*0*	*0*	*10,292*

Council District(s): CW

Project Number (40-00013) - Candidate projects include: new or reconstructed sidewalks, driveway approaches, curbs and wheelchair ramps; repair street brick pavers; and other pedestrian, street and traffic signal improvements as needed.

DURANGO (TRINITY - NAVIDAD)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	145	0	0	0	0	0	*145*
TOTAL	*145*	*0*	*0*	*0*	*0*	*0*	*145*

Council District(s): 5

Project Number (23-00207) - This project will reconstruct the street with curbs, sidewalks, driveway approaches and necessary drainage.

EAST LUBBOCK ST (S.FLORES TO SAN PEDRO CREEK)							
2007 GO STREET IMPROVEMENT BOND	224	521	203	0	0	0	*948*
TOTAL	*224*	*521*	*203*	*0*	*0*	*0*	*948*

Council District(s): 5

Project Number (40-00014) - Reconstruct E. Lubbock from S. Flores to San Pedro Creek, along with curbs, sidewalks, driveway approaches, and necessary drainage improvements.

EDWARDS (NOGALITOS - IH10)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	705	0	0	0	0	0	*705*
TOTAL	*705*	*0*	*0*	*0*	*0*	*0*	*705*

Council District(s): 5

Project Number (23-03270) - This project will provide for a new street, curbs and sidewalks on Edwards Street from Nogalitos to IH 10.

EL MONTE PHASE I AND III (BLANCO TO SAN PEDRO)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	200	0	0	0	0	0	*200*
TOTAL	*200*	*0*	*0*	*0*	*0*	*0*	*200*

Council District(s): 1

Project Number (23-01012) - Reconstruct El Monte Street from San Pedro to N. Flores (Phase I) and N. Flores to Blanco (Phase III) including curbs, sidewalks, wheelchair ramps, driveway approaches and drainage system.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
FINTON (DART - IH35)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	101	0	0	0	0	0	*101*
TOTAL	*101*	*0*	*0*	*0*	*0*	*0*	*101*
Council District(s) 5	Project Number (23-03263) - This project will provide for a new street, curbs and sidewalks on Finton Street from Dart to IH 35.						
FLOOD CONTROL COMMUNICATIONS UPGRADE							
2007 ISSUED CERTIFICATES OF OBLIGATION	1,176	0	0	0	0	0	*1,176*
UNISSUED CERTIFICATES OF OBLIGATION	294	0	0	0	0	0	*294*
TOTAL	*1,470*	*0*	*0*	*0*	*0*	*0*	*1,470*
Council District(s) CW	Project Number (23-01106) - This project would upgrade the flood control communication system by replacing existing hardware/software that is currently in place to operate the SA River Tunnel, San Pedro Creek Tunnel, and downtown flood control gates.						
FORT SAM TRANSPORTATION PROJECTS							
2007 GO STREET IMPROVEMENT BOND	323	810	1,960	879	0	0	*3,972*
TOTAL	*323*	*810*	*1,960*	*879*	*0*	*0*	*3,972*
Council District(s) 2 9	Project Number (40-00015) - Several candidate projects being considered in coordination with Fort Sam Houston to address traffic issues.						
FREDERICKSBURG RD CONGESTION MITIGATION							
2007 GO STREET IMPROVEMENT BOND	1,013	1,851	3,822	3,267	0	0	*9,953*
TOTAL	*1,013*	*1,851*	*3,822*	*3,267*	*0*	*0*	*9,953*
Council District(s) CW	Project Number (40-00016) - Addresses congestion between downtown business district and Medical Center through detailed traffic analysis and requisite operational improvements and hike and bike amenities. Leveraged funds.						
GIFFORD ST.							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	56	0	0	0	0	0	*56*
TOTAL	*56*	*0*	*0*	*0*	*0*	*0*	*56*
Council District(s) 5	Project Number (23-03269) - This project will provide for a new street, curbs and sidewalks on Gifford Street from Southcross to Gerald.						
GREEN ST, PHASE I (NOGALITOS TO IH 35)							
2007 GO STREET IMPROVEMENT BOND	251	475	67	0	0	0	*793*
TOTAL	*251*	*475*	*67*	*0*	*0*	*0*	*793*
Council District(s) 5	Project Number (40-00017) - Design and construct Green Street to available funds, from Nogalitos to IH-35. Project is expected to include widening of the roadway and providing curbs, sidewalks, driveway approaches, and necessary drainage.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
HAYS STREET BRIDGE REHABILITATION							
2002 ISSUED CERTIFICATES OF OBLIGATION	27	0	0	0	0	0	*27*
2004 ISSUED CERTIFICATES OF OBLIGATION	65	0	0	0	0	0	*65*
PRIOR ISSUED CERTIFICATES OF OBLIGATION	63	0	0	0	0	0	*63*
UNISSUED CERTIFICATES OF OBLIGATION	652	0	0	0	0	0	*652*
TOTAL	*807*	*0*	*0*	*0*	*0*	*0*	*807*
Council District(s) 2	Project Number (50-00108) - Rehabilitation and conversion of abandoned bridge, including approaches, to a pedestrian and biking bridge over UP railroad tracks.						
HOUSTON (BOWIE TO PINE)							
2006 ISSUED CERTIFICATES OF OBLIGATION	70	0	0	0	0	0	*70*
TOTAL	*70*	*0*	*0*	*0*	*0*	*0*	*70*
Council District(s) 2	Project Number (23-00724) - This project will provide for sidewalk, landscaping, and design enhancements in conjunction with TXDOT funded design enhancements under IH-37. (To be combined with matching funds from TXDOT and Rotary).						
HUNT LANE (INGRAM TO POTRANCO)							
2007 GO STREET IMPROVEMENT BOND	963	971	4,542	3,374	0	0	*9,850*
TOTAL	*963*	*971*	*4,542*	*3,374*	*0*	*0*	*9,850*
Council District(s) 4 6	Project Number (40-00018) - Reconstruct and widen Hunt Lane to four lanes, with sidewalks, curbs, driveway approaches, and necessary drainage and traffic signal improvements.						
JONES MALTSBERGER (REDLAND TO THOUSAND OAKS)							
2007 GO STREET IMPROVEMENT BOND	1,671	1,691	7,179	6,738	0	0	*17,279*
TOTAL	*1,671*	*1,691*	*7,179*	*6,738*	*0*	*0*	*17,279*
Council District(s) 10	Project Number (40-00019) - Reconstruct and widen Jones Maltsberger to five lanes with curbs, sidewalks, driveway approaches, and necessary drainage. Project includes construction of a bridge to eliminate a low water crossing.						
JONES MALTSBERGER (US HWY. 281 TO U.P.R.R.)							
1999 GO STREET & PEDESTRIAN IMPROVEMENT BOND	307	0	0	0	0	0	*307*
2006 ISSUED CERTIFICATES OF OBLIGATION	129	0	0	0	0	0	*129*
2007 ISSUED CERTIFICATES OF OBLIGATION	130	0	0	0	0	0	*130*
PRIOR ISSUED CERTIFICATES OF OBLIGATION	43	0	0	0	0	0	*43*
UNISSUED CERTIFICATES OF OBLIGATION	243	0	0	0	0	0	*243*
TOTAL	*852*	*0*	*0*	*0*	*0*	*0*	*852*
Council District(s) 9	Project Number (23-00840) - This project will provide the City's share for the reconstruction and widening of Jones Maltsberger to four lanes from US 281 to Basse. MPO/STP MM Program.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
KELLY USA							
2003 GO STREETS AND PEDESTRIAN IMPROVEMENT BOND	1,086	928	0	0	0	0	*2,014*
TOTAL	*1,086*	*928*	*0*	*0*	*0*	*0*	*2,014*
Council District(s) 4 5 — Project Number (23-00184) - This project will provide for infrastructure improvements in accordance with Kelly USA Master Plan.							
LA MANDA (WEST AVENUE TO BUCKEYE)							
2006 ISSUED CERTIFICATES OF OBLIGATION	18	0	0	0	0	0	*18*
TOTAL	*18*	*0*	*0*	*0*	*0*	*0*	*18*
Council District(s) 1 — Project Number (23-00138) - This project will reconstruct street with curbs, sidewalks and driveway approaches and limited drainage.							
MAHNCKE PARK AREA STREETS							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	234	234	0	0	0	0	*469*
TOTAL	*234*	*234*	*0*	*0*	*0*	*0*	*469*
Council District(s) 9 — Project Number (23-00222) - This project will reconstruct the streets to include curbs, sidewalks, driveway approaches and necessary drainage.							
MARBACH DRAINAGE, PH II A (MILITARY TO WEST OF RAWHIDE)							
2007 GO STREET IMPROVEMENT BOND	1,143	1,999	4,125	812	0	0	*8,079*
TOTAL	*1,143*	*1,999*	*4,125*	*812*	*0*	*0*	*8,079*
Council District(s) 6 — Project Number (40-00020) - Design Marbach from Military to Loop 410 and reconstruct Marbach from Military to Rawhide to accommodate for drainage improvements.							
MEDICAL AT FREDERICKSBURG							
1999 GO STREET & PEDESTRIAN IMPROVEMENT BOND	455	0	0	0	0	0	*455*
2004 ISSUED CERTIFICATES OF OBLIGATION	800	0	0	0	0	0	*800*
2007 GO STREET IMPROVEMENT BOND	12,160	0	0	0	0	0	*12,160*
TOTAL	*13,415*	*0*	*0*	*0*	*0*	*0*	*13,415*
Council District(s) CW — Project Number (23-00854) - This project will construct grade separation of Medical Dr under Fredericksburg Rd. Project includes signal modifications, curbs, sidewalks, necessary drainage and access lanes from Medical to Fredericksburg. Leveraged funds.							
MEDICAL CENTER INFRASTRUCTURE AND FACILITIES							
UNISSUED CERTIFICATES OF OBLIGATION	1,100	1,100	1,500	1,100	0	0	*4,800*
TOTAL	*1,100*	*1,100*	*1,500*	*1,100*	*0*	*0*	*4,800*
Council District(s) 8 — Project Number (23-00218) -Reconstructs intersections and provides for facility improvements within Medical Center. City has allocated, at a minimum, $1.1 M annual in funding to match any contributions made by Medical Center Alliance.							

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
MEDICAL CENTER INTERSECTION IMPROVEMENTS							
2007 GO STREET IMPROVEMENT BOND	8,000	3,000	3,485	0	0	0	*14,485*
TOTAL	*8,000*	*3,000*	*3,485*	*0*	*0*	*0*	*14,485*

Council District(s): CW

Project Number (40-00022) - Improve intersections at 4 locations in Medical Center. Leveraged funds.

MEDINA BASE RD, PHASE I (LOOP 410)							
2007 GO STREET IMPROVEMENT BOND	1,144	1,964	3,281	653	0	0	*7,042*
TOTAL	*1,144*	*1,964*	*3,281*	*653*	*0*	*0*	*7,042*

Council District(s): 4

Project Number (40-00023) - Design and construct to available funds road from 410 to 1,900 ft W of 5 Palms. Design for widening of roadway, curbs, sidewalks, driveway approaches, bike facilities, necessary drainage and traffic signal improvements.

MISSION TRAILS IV							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	169	168	0	0	0	0	*337*
UNISSUED CERTIFICATES OF OBLIGATION	426	425	0	0	0	0	*851*
TOTAL	*595*	*593*	*0*	*0*	*0*	*0*	*1,188*

Council District(s): 1 3

Project Number (23-00789) - Construct street and drainage improvements and enhancements on Mission from Mitchell to Roosevelt and on Roosevelt from Mission to St. Marys. Also enhancements on Alamo from Durango to Alamo Plaza. Leveraged funds.

MISSION TRAILS V							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	50	22	0	0	0	0	*72*
UNISSUED CERTIFICATES OF OBLIGATION	107	46	0	0	0	0	*153*
TOTAL	*157*	*68*	*0*	*0*	*0*	*0*	*225*

Council District(s): 1 3

Project Number (23-00790) - Provides for signage and delineation features for the entire length of the Mission Trails Projects from the Alamo to Mission Espada.

MONTEZUMA ST, PHASE I (ZARAZAMORA TO SAN JACINTO)							
2007 GO STREET IMPROVEMENT BOND	193	231	143	0	0	0	*567*
TOTAL	*193*	*231*	*143*	*0*	*0*	*0*	*567*

Council District(s): 5

Project Number (40-00024) - Design and construct to available funds Montezuma Street from Zarzamora to San Jacinto. Project design allows for widening of the roadway and providing curbs.

N. HEIN (W.W. WHITE-W. HEIN) AND W. HEIN							
2007 GO STREET IMPROVEMENT BOND	870	2,195	3,030	0	0	0	*6,095*
TOTAL	*870*	*2,195*	*3,030*	*0*	*0*	*0*	*6,095*

Council District(s): 2

Project Number (40-00025) - Reconstruct N. Hein from W. W. White to W. Hein and W. Hein from Rice to N. Hein, with curbs, sidewalks, driveway approaches and necessary drainage improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
NACOGDOCHES (LOOP 410 TO DANBURY)							
PRIOR ISSUED CERTIFICATES OF OBLIGATION	834	150	0	0	0	0	*984*
TOTAL	*834*	*150*	*0*	*0*	*0*	*0*	*984*

Council District(s): 10

Project Number (23-00850) - Widens roadway to 4 lanes with concrete median, left turns, new curbs, sidewalks, driveway approaches and drainage improvements. Leveraged funds.

NEW BRAUNFELS/NACOGDOCHES INTERSECTION							
2007 GO STREET IMPROVEMENT BOND	264	266	1,511	375	0	0	*2,416*
TOTAL	*264*	*266*	*1,511*	*375*	*0*	*0*	*2,416*

Council District(s): 9 10

Project Number (40-00026) - Reconstruct the intersection at N. New Braunfels and Nacogdoches. The project includes the widening of N. New Braunfels, with curbs, sidewalks, and driveway approaches to align with existing street.

NORTH CENTRAL ARTERIAL STREET IMPROVEMENTS							
2007 ISSUED CERTIFICATES OF OBLIGATION	1,500	0	0	0	0	0	*1,500*
TOTAL	*1,500*	*0*	*0*	*0*	*0*	*0*	*1,500*

Council District(s): 9

Project Number (23-01109) - This projects will provide for streets and pedestrian enhancements in Arterial Streets in the North Central Area.

NORTH NEW BRAUNFELS SIDEWALKS							
2007 GO STREET IMPROVEMENT BOND	94	284	232	0	0	0	*610*
TOTAL	*94*	*284*	*232*	*0*	*0*	*0*	*610*

Council District(s): 10

Project Number (40-00027) - Install sidewalks along North New Braunfels (where appropriate and within available funding).

OCTAVIA #63, PHASE II							
2007 GO STREET IMPROVEMENT BOND	1,194	1,762	1,566	55	0	0	*4,577*
TOTAL	*1,194*	*1,762*	*1,566*	*55*	*0*	*0*	*4,577*

Council District(s): 5

Project Number (40-00028) - Reconstruct streets, with new underground drainage systems, curbs, sidewalks and driveway approaches in area bounded by South Flores, West Hart Avenue/Weinberg/Chalmers Ave, IH-35 South and Gladstone Street/Tommins Ave.

ORCHARD (W.W. WHITE TO W. HEIN)							
2007 GO STREET IMPROVEMENT BOND	520	1,205	1,984	0	0	0	*3,709*
TOTAL	*520*	*1,205*	*1,984*	*0*	*0*	*0*	*3,709*

Council District(s): 2

Project Number (40-00029) - Reconstruct Orchard from W.W. White to W. Hein with curbs, sidewalks, driveway approaches and necessary drainage improvements.

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
PARLIAMENT (BLANCO TO SIR WINSTON)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	352	352	0	0	0	0	*705*
TOTAL	*352*	*352*	*0*	*0*	*0*	*0*	*705*
Council District(s) 9	Project Number (23-00221) - This project will reconstruct the roadway to a street width of 30' (2 lanes) including curbs, sidewalks, and necessary drainage improvements.						
PASO HONDO							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	587	0	0	0	0	0	*587*
TOTAL	*587*	*0*	*0*	*0*	*0*	*0*	*587*
Council District(s) 2	Project Number (23-00736) - Reconstructs Paso Hondo from Gevers to Walters including new curbs, sidewalks, driveway approaches and necessary drainage improvements.						
PRUE RD (COUNTRY DAWN TO AUTUMN BLUFF)							
2007 GO STREET IMPROVEMENT BOND	955	955	4,249	3,997	0	0	*10,156*
TOTAL	*955*	*955*	*4,249*	*3,997*	*0*	*0*	*10,156*
Council District(s) 7 8	Project Number (40-00030) - Widen Prue Road to four lanes with a raised median. Project includes installation of an additional bridge for crossing at Leon Creek.						
PRUE ROAD EXTENSION (PRUE TO HUEBNER)							
1999 GO STREET & PEDESTRIAN IMPROVEMENT BOND	316	0	0	0	0	0	*316*
2007 ISSUED CERTIFICATES OF OBLIGATION	16	0	0	0	0	0	*16*
PRIOR ISSUED CERTIFICATES OF OBLIGATION	146	0	0	0	0	0	*146*
UNISSUED CERTIFICATES OF OBLIGATION	398	0	0	0	0	0	*398*
TOTAL	*876*	*0*	*0*	*0*	*0*	*0*	*876*
Council District(s) 8	Project Number (23-00857) - This project provides the City match to extend roadway on new alignment with 4 lanes, a center turn lane, curbs, 6 ft. sidewalks and drainage. MPO/STP MM Program.						
REDLAND RD (HWY.281 TO 3600 FT. EAST OF HWY.281)							
2007 GO STREET IMPROVEMENT BOND	798	0	0	0	0	0	*798*
TOTAL	*798*	*0*	*0*	*0*	*0*	*0*	*798*
Council District(s) 9	Project Number (40-00031) - Reconstruct and widen street to 4 lanes with turn lanes, driveway approaches, curbs, sidewalks and necessary drainage. Leveraged funds.						
REED RD (CULEBRA TO MILITARY)							
2007 GO STREET IMPROVEMENT BOND	1,272	2,677	5,774	1,088	0	0	*10,811*
TOTAL	*1,272*	*2,677*	*5,774*	*1,088*	*0*	*0*	*10,811*
Council District(s) 6	Project Number (40-00032) - Reconstruct and widen roadway to three lanes, with bicycle lanes, curbs, sidewalks, driveway approaches, and necessary drainage and traffic signal improvements.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
RIVAS (GEN. MCMULLEN TO ROSABELL)							
2007 GO STREET IMPROVEMENT BOND	1,071	2,122	4,447	837	0	0	*8,477*
TOTAL	*1,071*	*2,122*	*4,447*	*837*	*0*	*0*	*8,477*
Council District(s) 5	Project Number (40-00033) - Reconstruct Rivas from Gen. McMullen to Rosabell, with curbs, sidewalks, driveway approaches, and necessary drainage and signal improvements.						
RIVERDALE (MAIDEN TO HILLCREST)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	1,370	1,370	0	0	0	0	*2,739*
TOTAL	*1,370*	*1,370*	*0*	*0*	*0*	*0*	*2,739*
Council District(s) 7	Project Number (23-00214) - This project will reconstruct the street with curbs, sidewalks, driveway approaches, and necessary drainage. Ponding currently occurs within area streets.						
SALADO CREEK BICYCLE PATHS							
2004 ISSUED CERTIFICATES OF OBLIGATION	174	35	0	0	0	0	*209*
TOTAL	*174*	*35*	*0*	*0*	*0*	*0*	*209*
Council District(s) 9	Project Number (23-00943) - This project will construct bike paths from Wetmore to Blanco Road. MPO/STP MM Program.						
SAN JACINTO (EL PASO - SAN FERNANDO)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	38	0	0	0	0	0	*38*
TOTAL	*38*	*0*	*0*	*0*	*0*	*0*	*38*
Council District(s) 5	Project Number (23-03264) - This project will provide for new sidewalks and curbs to both sides of the street.						
ST. CLOUD PEDESTRIAN IMPROVEMENT (WOODLAWN TO BABCOCK)							
2007 GO STREET IMPROVEMENT BOND	355	1,082	0	0	0	0	*1,437*
TOTAL	*355*	*1,082*	*0*	*0*	*0*	*0*	*1,437*
Council District(s) 7	Project Number (40-00035) - Construct sidewalks on one side of street, with existing street and curbs to remain.						
STAHL AT O'CONNOR AND JUDSON RECONSTRUCTION							
1999 GO STREET & PEDESTRIAN IMPROVEMENT BOND	195	0	0	0	0	0	*195*
2006 ISSUED CERTIFICATES OF OBLIGATION	79	0	0	0	0	0	*79*
2007 ISSUED CERTIFICATES OF OBLIGATION	670	10	0	0	0	0	*680*
TOTAL	*944*	*10*	*0*	*0*	*0*	*0*	*954*
Council District(s) 10	Project Number (23-00844) - Reconstructs intersection improvements at Stahl/O'Connor and Stahl/Judson. Leveraged funds						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
SUMMIT (SAN PEDRO - BREEDEN)							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	238	0	0	0	0	0	*238*
TOTAL	*238*	*0*	*0*	*0*	*0*	*0*	*238*
Council District(s) 1	Project Number (23-03732) - This project will provide for sidewalks, curbs and drainage as needed.						
TESLA (CULEBRA TO MAYBERRY)							
2007 GO STREET IMPROVEMENT BOND	514	1,224	2,036	0	0	0	*3,774*
TOTAL	*514*	*1,224*	*2,036*	*0*	*0*	*0*	*3,774*
Council District(s) 5	Project Number (40-00038) - Reconstruct Tesla from Culebra to Mayberry, with curbs, sidewalks, driveway approaches and necessary drainage improvements.						
TRAFFIC SYSTEM MODERNIZATION/SYNCHRONIZATION							
2007 ISSUED CERTIFICATES OF OBLIGATION	10,152	4,808	0	0	0	0	*14,960*
ADVANCED TRANSPORTATION DISTRICT	512	1,000	1,000	1,000	0	0	*3,512*
FEDERAL ITS DEPLOYMENT PROG - U.S. DEPT. OF TRANSPORTATION	2,048	0	0	0	0	0	*2,048*
TOTAL	*12,712*	*5,808*	*1,000*	*1,000*	*0*	*0*	*20,520*
Council District(s) CW	Project Number (23-01085) - Comprehensive Communications Network - Provides a City-wide communications network using fiber optic and wireless communications to link all traffic signal devices.						
W. MILITARY (MARBACH TO WESTFIELD)							
2007 GO STREET IMPROVEMENT BOND	217	741	0	0	0	0	*958*
TOTAL	*217*	*741*	*0*	*0*	*0*	*0*	*958*
Council District(s) 6	Project Number (40-00039) - Construct sidewalks and curbs along W. Military from Marbach to Westfield (where appropriate and within available funding).						
WALLACE (26TH TO INCA)							
2007 GO STREET IMPROVEMENT BOND	331	787	1,252	0	0	0	*2,370*
TOTAL	*331*	*787*	*1,252*	*0*	*0*	*0*	*2,370*
Council District(s) 5	Project Number (40-00040) - Reconstruct Wallace Street, with curbs, sidewalks, driveway approaches, and necessary drainage.						
WALTERS ST (E. HOUSTON TO PASO HONDO)							
2007 GO STREET IMPROVEMENT BOND	370	1,227	844	0	0	0	*2,441*
TOTAL	*370*	*1,227*	*844*	*0*	*0*	*0*	*2,441*
Council District(s) 2	Project Number (40-00041) - Reconstruct Walters Street from E. Houston to Paso Hondo, with curbs, sidewalks, and retaining walls.						

FUNCTION / PROGRAM / PROJ. / REV. / SCOPE	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	TOTAL
TRANSPORTATION							
STREETS							
WALTERS ST IH-35 N TO FORT SAM MAIN GATE							
2007 GO STREET IMPROVEMENT BOND	1,826	1,179	969	0	0	0	*3,974*
TOTAL	*1,826*	*1,179*	*969*	*0*	*0*	*0*	*3,974*
Council District(s) 2 — Project Number (40-00042) - Reconstruct and widen existing roadway to a proposed six-lane roadway, with sidewalks, driveway approaches, bike lanes, turn lanes at major intersections, a raised median, and necessary drainage and traffic signal improvements.							
WAR CLOUD							
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	772	0	0	0	0	0	*772*
TOTAL	*772*	*0*	*0*	*0*	*0*	*0*	*772*
Council District(s) 4 — Project Number (23-03265) - This project will eliminate a low water crossing at Indian Creek and provide for street reconstruction, new sidewalks and curbs from Running Horse to Rain Dance.							
WOODLAWN AVENUE (BANDERA TO MAIDEN)							
1999 GO STREET & PEDESTRIAN IMPROVEMENT BOND	298	124	0	0	0	0	*422*
2004 ISSUED CERTIFICATES OF OBLIGATION	494	206	0	0	0	0	*700*
2006 ISSUED CERTIFICATES OF OBLIGATION	335	140	0	0	0	0	*475*
HOUSING & URBAN DEVELOPMENT 108 LOAN PROGRAM	250	0	0	0	0	0	*250*
PRIOR ISSUED CERTIFICATES OF OBLIGATION	56	24	0	0	0	0	*80*
TOTAL	*1,433*	*494*	*0*	*0*	*0*	*0*	*1,927*
Council District(s) 7 — Project Number (23-00969) - Reconstructs 2 lanes of Woodlawn from Duke to Maiden with left turn lane at an intersection, curbs, sidewalks, bike facility. Installs underground storm water system and asphalt overlay several streets. Leveraged funds.							
WURZBACH PARKWAY							
2002 ISSUED CERTIFICATES OF OBLIGATION	1,219	0	0	0	0	0	*1,219*
2005 ISSUED CERTIFICATES OF OBLIGATION	270	0	0	0	0	0	*270*
2006 ISSUED CERTIFICATES OF OBLIGATION	2,297	0	0	0	0	0	*2,297*
TOTAL	*3,786*	*0*	*0*	*0*	*0*	*0*	*3,786*
Council District(s) CW — Project Number (23-01043) - This project will purchase right-of-way in order for TxDOT/MPO to construct a four lane divided roadway with limited access from Military Highway to Wetmore Road. MPO Program							
WURZBACH PARKWAY / ARTERIAL CONNECTOR							
2007 GO STREET IMPROVEMENT BOND	1,500	4,000	6,000	1,055	0	0	*12,555*
TOTAL	*1,500*	*4,000*	*6,000*	*1,055*	*0*	*0*	*12,555*
Council District(s) CW — Project Number (40-00043) - Improve connectivity between IH-35 and Medical Center. Funding will provide for a detailed traffic analysis and requisite operational improvements and hike and bike amenities. Leveraged funds.							

Consent Agenda

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

AGENDA ITEM NO: 04 **September 24, 2008**

DIAMOND T RANCH UNIT 1 PUD — MAJOR PLAT — 070605
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 B-4
OWNER: Diamond T Ranch Development, Inc., by Dode Harvey
ENGINEER: Jacobs Engineering Group, Inc. by Mark Kastner
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: PENDING (Variance Response)

Location: North of Stone Oak Parkway at Diamond T Way

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning:
R-6 Residential Single Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP/POADP 48A, Stone Oak was accepted on June 23, 2006.
PUD 07-023, Diamond T Ranch was approved on July 9, 2008.

Proposed Use: Residential

Major Thoroughfare: Stone Oak Parkway is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **27.69** acres consisting of **52** single family lots and **3,919** linear feet of private streets.

DISCUSSION:

The Department of Public Works has cited: Appendix F- Subdivision C- Section A (f) (21) of the UDC regarding Allowable Development Within the Regulatory Floodplain, Section 35-F133 (c) of the UDC regarding Permit Evaluation and Section 35-504 (f) (3) of the UDC regarding Regional Detention Facilities The applicants engineer has submitted a request for variances to the requirements. The Department of Public Works has no objection to the granting of the variance, as noted in the forthcoming report.

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 24, 2008. One notice was mailed to the property owner, as of this writing no written opposition has been submitted.

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

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 Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present;
2. sends the surveys to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The City and Camp Bullis have been working on a joint effort to coordinate the Diamond T Ranch development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. the City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)

2. the City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The city is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

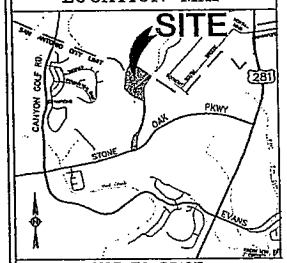
At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

STAFF RECOMMENDATION:

PENDING

PLAT NO. 070605

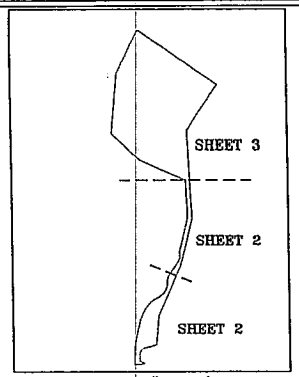
LOCATION MAP



NOT TO SCALE
MAPSCO PG. 483 GRID 5B

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E.G.T.C.A.TV. & DRAINAGE ACCESS EASEMENT
- (B) 12' E.G.T.C.A.TV. EASEMENT
- (C) EX. 100-YR FEMA FLOODPLAIN
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 12' SANITARY SEWER EASEMENT
- (H) EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- (I) EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- (J) CITY OF SAN ANTONIO CITY LIMITS
- (K) VARIABLE WIDTH DRAINAGE EASEMENT
- (L) PROPOSED 28' ELECTRIC ESMT
- (M) 5' WATER EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)
- (N) 10' E.G.T.C.A.TV. EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)



SCALE 1"=1000'
INDEX SHEET

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CHAMPIONS EQUESTRIAN CENTER SUBDIVISION WHICH IS RECORDED IN VOLUME 9523, PGS. 66-68, DEED & PLAT RECORDS. THE SAN ANTONIO CITY COUNCIL, AT ITS MEETING OF MARCH 23, HELD/HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

DODE HARVEY

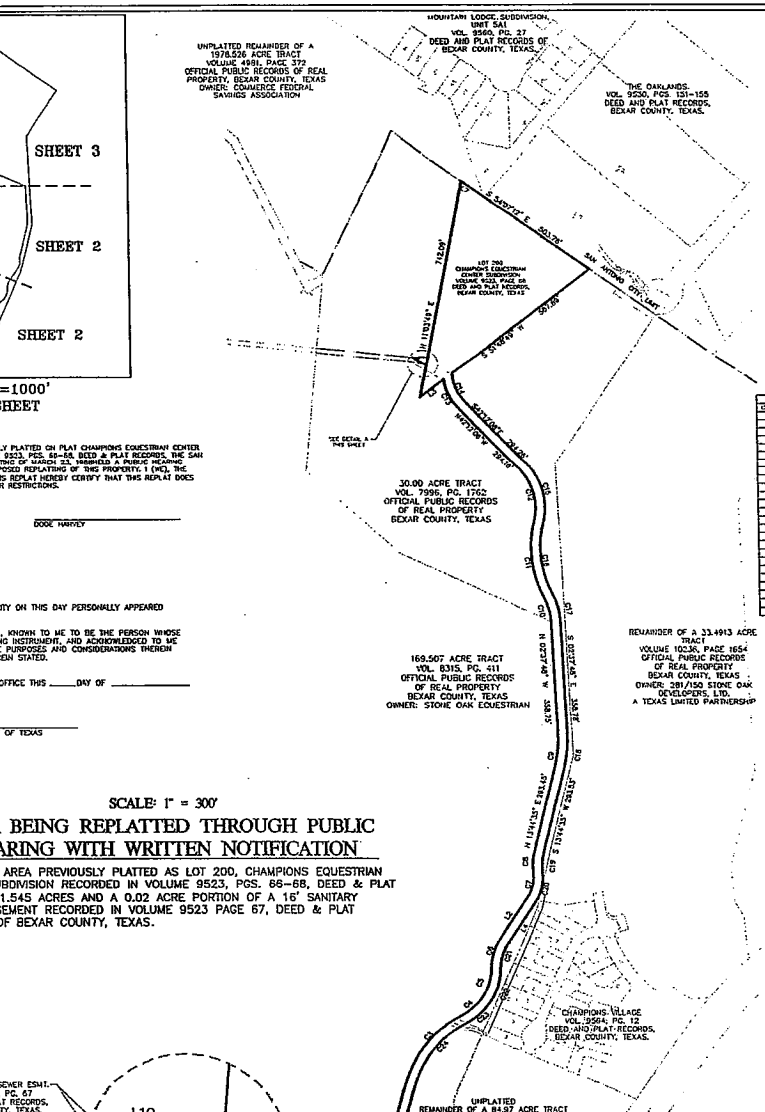
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. , 20__

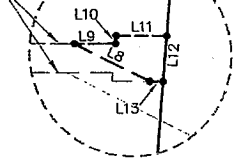
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



SCALE: 1" = 300'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING THE AREA PREVIOUSLY PLATTED AS LOT 200, CHAMPIONS EQUESTRIAN CENTER SUBDIVISION RECORDED IN VOLUME 9523, PGS. 66-68, DEED & PLAT RECORDS, 1.545 ACRES AND A 0.02 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT RECORDED IN VOLUME 9523 PAGE 67, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"
SCALE: 1"=50'

CLEARVISION EASEMENT NOTE:

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

BEXAR MET IMPACT FEE NOTE:

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

SAWS IMPACT FEE NOTE:

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.

LINE	LENGTH	BEARING
L1	131.18'	N01°54'01"E
L2	150.23'	S33°42'28"W
L3	94.66'	S51°48'49"W
L4	158.51'	S33°42'28"W
L5	152.54'	S01°48'01"W
L6	36.11'	S11°55'49"E
L7	44.82'	S57°11'15"E
L8	72.00'	S01°48'01"W
L9	4.71'	N01°48'01"E
L10	27.02'	S81°53'07"E
L11	4.71'	S01°48'01"W
L12	27.02'	N81°53'07"W
L13	7.22'	N33°45'18"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	1225.00'	30.53'	1°25'36"	30.53'	S68°37'48"W
C2	1633.00'	453.05'	15°54'18"	451.51'	S76°27'29"W
C3	365.00'	273.18'	42°52'56"	266.88'	S40°45'33"W
C4	184.72'	44.59'	13°49'50"	44.48'	S01°36'41"E
C5	184.72'	143.41'	44°28'18"	139.86'	S27°54'33"E
C6	196.00'	118.04'	33°52'41"	104.26'	S13°57'28"W
C7	113.51'	21.01'	10°36'22"	20.98'	N17°39'09"E
C8	183.00'	60.47'	18°55'15"	60.18'	S03°07'28"W
C9	475.00'	135.76'	16°22'31"	135.29'	N09°32'27"E
C10	357.31'	78.69'	12°36'50"	78.51'	N15°07'26"W
C11	343.00'	268.12'	44°47'27"	261.36'	S04°30'53"E
C12	185.00'	185.44'	57°25'51"	177.77'	N14°09'37"W
C13	163.00'	102.11'	35°53'38"	100.45'	S23°18'22"E
C14	133.00'	101.32'	43°38'46"	98.90'	S12°53'27"E
C15	235.00'	215.21'	52°28'01"	207.80'	N14°07'31"W
C16	330.00'	244.25'	41°37'27"	238.87'	S06°39'32"E
C17	212.31'	91.79'	24°46'10"	91.08'	N33°02'38"W
C18	329.85'	144.32'	25°03'58"	143.14'	N20°32'27"E
C19	184.56'	49.50'	15°22'01"	49.35'	S03°09'31"W
C20	143.93'	103.35'	41°08'27"	101.13'	N13°06'08"E
C21	161.00'	53.77'	19°08'04"	53.51'	S11°21'09"W
C22	214.70'	168.15'	44°52'38"	163.83'	N72°53'43"E
C23	214.70'	64.89'	17°19'04"	64.64'	N33°02'23"E
C24	330.00'	248.83'	43°12'06"	242.91'	S46°48'35"W
C25	1403.84'	434.42'	17°44'49"	432.65'	S10°47'58"W

TCEQ/RECHARGE ZONE NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DODE HARVEY, 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 2 DAY OF September A.D. , 2008

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

JENNIFER A MESKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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: CARTER AND BURGESS.

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
DREW A. MAWYER
5348
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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 ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS
MARK W. KASTNER
93666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF_____ A.D. 20___ AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20___ 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_____ A.D. , 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PLANS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE, BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) 5/8" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS. ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS. THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH A 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-SA PROP. COR." (UNLESS OTHERWISE NOTED).

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

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JACOBS Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

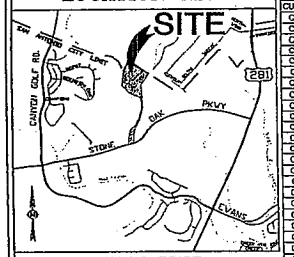
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 8/21/2008 JOB NO. 310508.012

Drawing Name: I:\310508.012 Diamond T Ranch Unit 2\dwg\Construction Plans\310508.012REPL-01.dwg Sep 02, 2008 - 2:32pm

PLAT NO. 070605

LOCATION MAP



NOT TO SCALE
MAPSCO PG. 483 GRID 5B

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."

R.O.W. RIGHT-OF-WAY

- - - EXISTING CONTOURS
——— PROPOSED CONTOURS

- (A) 5' E.G.T.CA.TV. & DRAINAGE ACCESS EASEMENT
- (B) 12' E.G.T.CA.TV. EASEMENT
- (C) EX. 100-YR FEMA FLOODPLAIN
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 12' SANITARY SEWER EASEMENT
- (H) EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- (I) EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- (J) CITY OF SAN ANTONIO CITY LIMITS
- (K) VARIABLE WIDTH DRAINAGE EASEMENT
- (L) 28' ELECTRIC ESMT
- (M) 5' WATER EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)
- (N) 10' E.G.T.CA.TV. EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C26	1433.08'	86.37'	3°27'12"	86.36'	N03°31'37"E
C27	65.25'	79.48'	53°25'04"	76.63'	N47°21'13"E
C28	124.75'	54.61'	25°04'49"	54.17'	N11°28'45"E
C29	184.70'	43.40'	13°46'29"	43.30'	S38°17'58"W
C30	184.70'	99.01'	30°42'50"	97.83'	N16°02'58"E
C31	191.00'	110.06'	33°00'54"	108.54'	N17°32'01"E
C32	113.93'	81.81'	41°08'37"	80.07'	N13°08'09"E
C33	165.00'	60.82'	21°07'10"	60.48'	N03°37'26"E
C34	475.00'	135.76'	16°22'31"	135.29'	N05°33'27"E
C35	1145.00'	21.58'	1°04'47"	21.58'	S73°14'26"W
C36	95.32'	105.42'	70°42'45"	98.84'	S37°12'48"W
C37	51.00'	91.97'	103°19'16"	80.00'	S49°51'37"E
C38	1145.00'	71.13'	3°33'34"	71.12'	S80°53'32"W
C39	1255.00'	35.17'	1°36'20"	35.17'	S81°14'08"W
C40	25.00'	28.99'	66°26'47"	27.40'	S35°49'26"E
C41	325.00'	107.23'	27°18'17"	106.21'	N55°22'40"W
C42	275.00'	133.10'	9°50'24"	132.94'	N66°38'44"W
C43	25.00'	43.90'	100°36'05"	38.47'	S78°08'01"W
C44	1075.00'	246.18'	13°07'16"	245.64'	S21°16'21"W
C45	25.00'	21.68'	49°41'50"	21.01'	S10°08'12"E
C46	50.00'	241.16'	276°20'46"	66.69'	N76°48'44"W
C47	25.00'	20.41'	46°46'53"	19.85'	N37°58'12"E
C48	1125.00'	331.11'	16°51'48"	329.92'	N23°00'40"E
C49	75.00'	33.78'	25°48'30"	33.50'	N18°32'19"E
C50	125.00'	65.98'	30°14'35"	65.22'	N20°45'21"E
C51	25.00'	39.27'	90°00'00"	35.36'	N09°07'21"W
C52	50.00'	21.03'	48°11'23"	20.41'	N72°13'02"E
C53	50.00'	241.19'	276°22'46"	66.67'	N35°52'39"E
C54	25.00'	21.03'	48°11'19"	20.41'	S30°01'37"E
C55	25.00'	21.03'	48°11'23"	20.41'	S78°13'02"E
C56	50.00'	162.65'	186°22'44"	99.85'	S09°07'22"E
C57	25.00'	21.03'	48°11'21"	20.41'	S59°58'19"W
C58	75.00'	39.59'	30°14'35"	39.13'	S20°45'21"W
C59	125.00'	26.69'	12°14'05"	26.64'	S11°45'08"W
C60	25.00'	30.84'	70°41'09"	28.92'	S17°28'25"E
C61	825.00'	159.70'	11°05'28"	159.45'	N47°16'16"W
C62	125.00'	43.67'	14°17'49"	43.55'	S48°52'26"E
C63	25.00'	39.66'	90°53'51"	35.63'	N78°31'43"E
C64	25.00'	33.90'	77°40'56"	31.36'	N05°45'40"W
C65	50.00'	146.33'	167°40'56"	99.42'	N39°14'20"E
C66	365.00'	60.31'	9°27'59"	60.24'	N57°22'56"E
C67	184.70'	54.59'	16°56'04"	54.39'	S63°38'54"W
C68	39.75'	33.62'	48°27'16"	32.62'	N41°47'13"W
C69	85.25'	111.83'	75°09'25"	103.98'	N36°29'03"E
C70	114.75'	50.23'	25°04'49"	49.83'	N11°28'45"W
C71	35.58'	62.44'	90°00'00"	56.16'	N21°00'51"W
C72	154.70'	198.00'	61°25'22"	188.66'	N31°24'15"E
C73	1335.00'	272.09'	11°40'40"	271.63'	N30°02'20"E
C74	1095.80'	324.94'	16°59'23"	323.73'	S21°15'53"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	131.52'	N74°03'45"E
L15	14.17'	N17°13'34"W
L16	46.12'	N66°00'51"W
L17	SEE SHEET 1 OF 3	
L18	9.56'	N17°13'34"W
L19	109.83'	S74°03'45"W
L20	66.84'	S01°48'01"W
L21	25.38'	N74°03'45"E
L22	132.24'	S41°43'32"E
L23	30.52'	S05°38'04"W
L24	113.80'	S54°07'21"E
L25	107.80'	N54°07'21"W
L26	30.52'	N05°38'04"E
L27	132.24'	N41°43'32"W
L28	9.00'	N56°55'12"W
L29	27.98'	S33°04'48"W
L30	50.06'	S54°07'10"E
L31	57.47'	S66°39'07"E

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) SET 5" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS, ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND TO THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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

CLEARVISION EASEMENT NOTE

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

BEXAR MET IMPACT FEE NOTE:

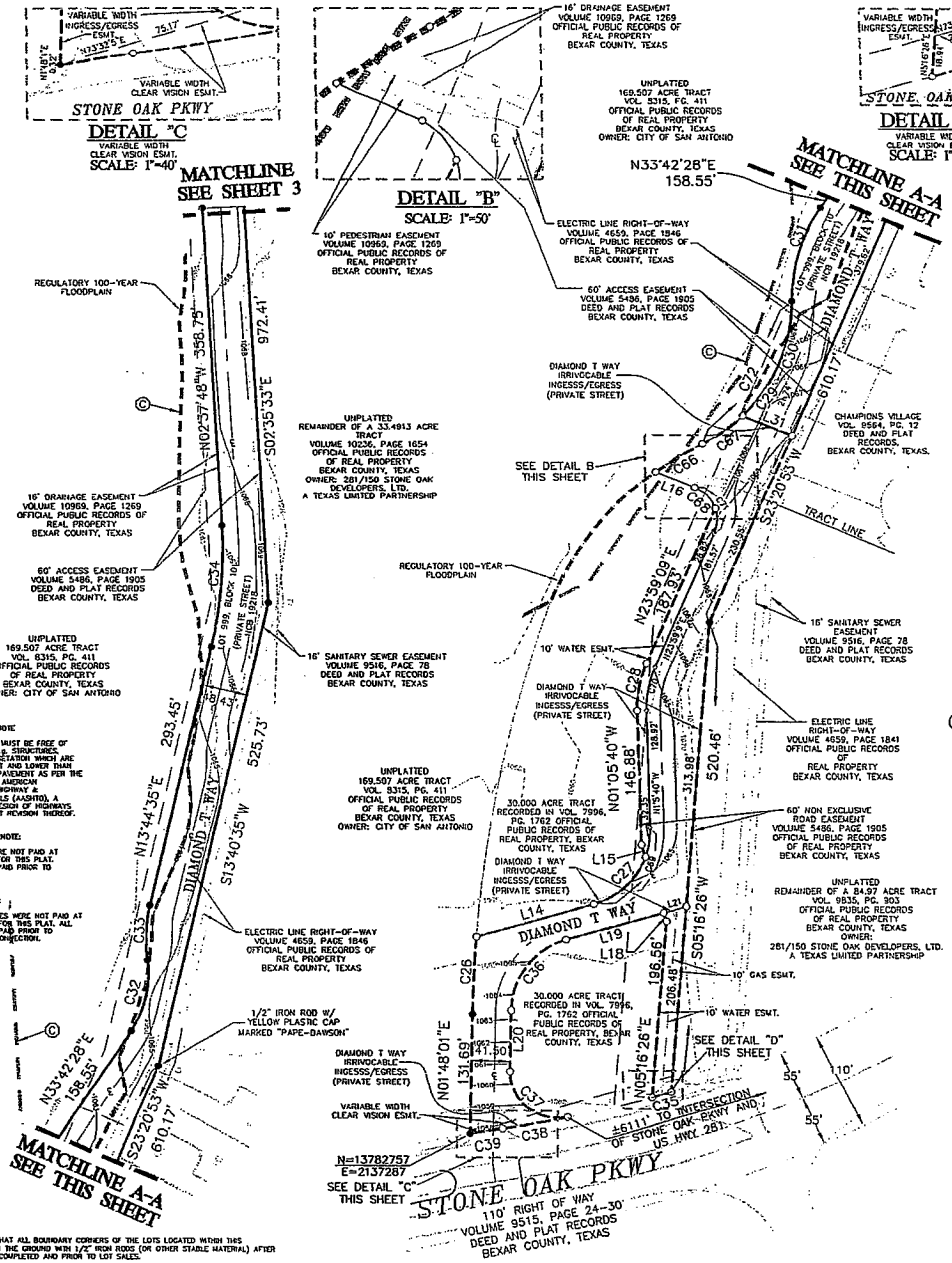
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

SAWS IMPACT FEE NOTE:

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.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-SA PROP. COR." (UNLESS OTHERWISE NOTED).



TCEQ/RECHARGE ZONE NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dode Harvey, 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 2 DAY OF September A.D., 20 08

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE [illegible] SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND IS A CORRECT ACTUAL SURVEY MADE ON THE GROUND BY, CARTER AND BURGESS.

DREW I. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

DREW I. MAWYER 5348 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS MARK W. KASTNER 93666 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JACOBS Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 8/21/2008 JOB NO. 310508.012

REMAINING PORTION OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

Drawing Name: k:\310508.012 Diamond T Ranch Unit 1\dwg\Construction Plans\310508.012PL-01.dwg Sep 02, 2008 - 2:40pm

PLAT NO. 070605

LOCATION MAP

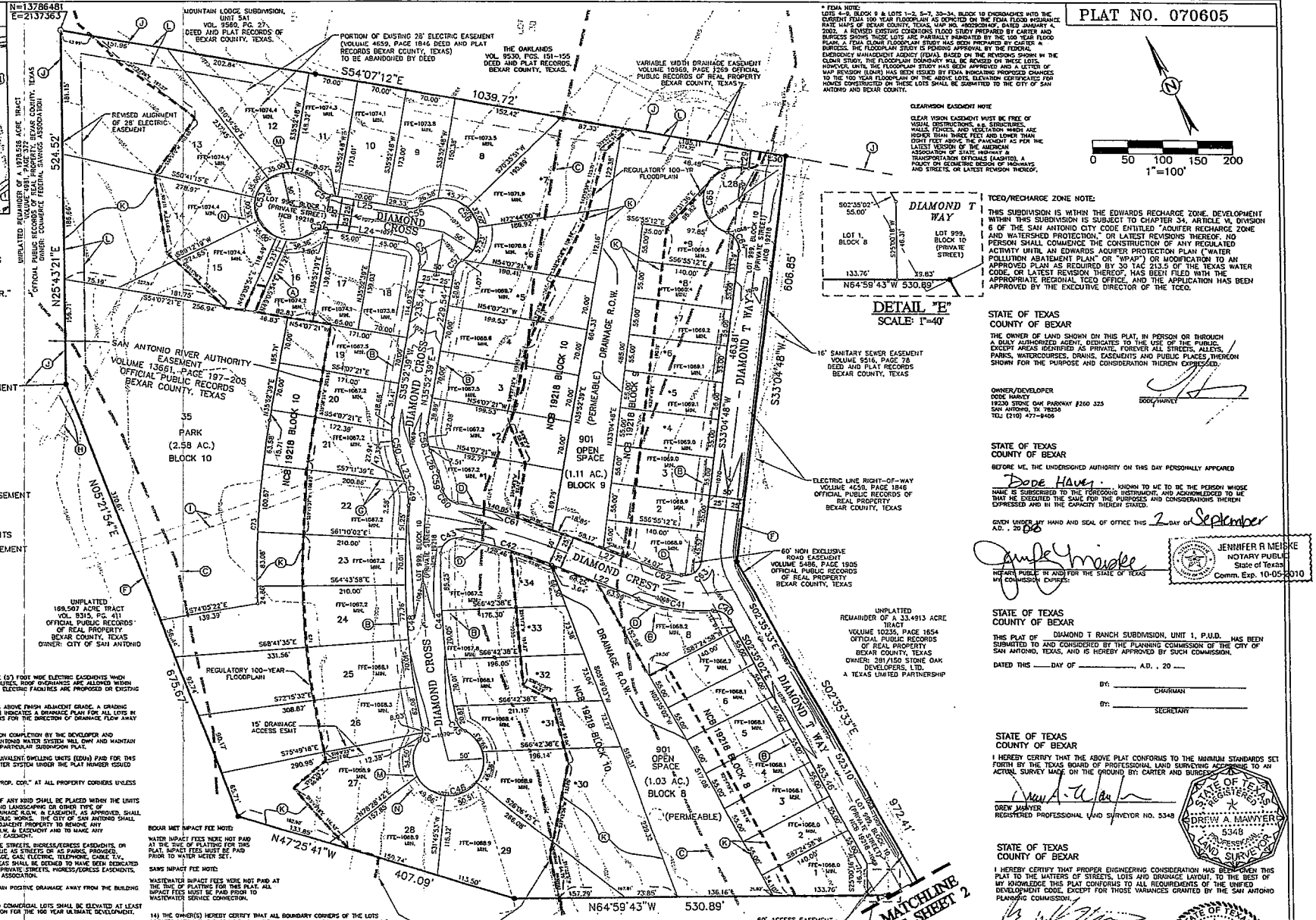
N=13786481
E=21373637

SITE

NOT TO SCALE
MAPSCO PG. 483 GRID 5B

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- Ⓐ 5' E.G.T.CA.TV. & DRAINAGE ACCESS EASEMENT
- Ⓑ 12' E.G.T.CA.TV. EASEMENT
- Ⓒ EX. 100-YR FEMA FLOODPLAIN
- Ⓓ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓕ PROPERTY BOUNDARY
- Ⓖ 12' SANITARY SEWER EASEMENT
- Ⓗ EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- Ⓘ EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- Ⓙ CITY OF SAN ANTONIO CITY LIMITS
- Ⓚ VARIABLE WIDTH DRAINAGE EASEMENT
- Ⓛ 28' ELECTRIC ESMT
- Ⓜ 5' WATER EASEMENT (LOTS 12–16, BLOCK 10) (LOTS 26–30, BLOCK 10)
- Ⓝ 10' E.G.T.CA.TV. EASEMENT (LOTS 12–16, BLOCK 10) (LOTS 26–30, BLOCK 10)



DETAIL "E"
SCALE: 1"=40'

0 50 100 150 200
1"=100'

* FEMA NOTE:
LOTS 4-9, BLOCK 9 & LOTS 1-2, 5-7, 33-34, BLOCK 10 ENCROACHES INTO THE CURRENT FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0410F, DATED JANUARY 6, 2002. A REVISED EXISTING CONDITIONS FLOOD STUDY PREPARED BY CARTER AND BURGESS SHOWS THOSE LOTS ARE PARTIALLY INUNDATED BY THE 100 YEAR FLOOD PLAIN. A FEMA CLOUR FLOODPLAIN STUDY HAS BEEN PREPARED BY CARTER & BURGESS. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BASED ON THE REVISIONS SHOWN IN THE CLOUR STUDY, THE FLOODPLAIN BOUNDARY WILL BE REVISED ON THESE LOTS. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING PROPOSED CHANGES TO THE 100 YEAR FLOODPLAIN ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

CLEARVISION EASEMENT NOTE

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

TCEQ/RECHARGE ZONE NOTE:

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

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) SET ½" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE R.O.W. & EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER HOME'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS, ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE, AT ANY TIME, ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "DRAINAGE", "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 GRANTEE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS, AND CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

SAWS IMPACT FEE NOTE:
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.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." (UNLESS OTHERWISE NOTED).

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-8406

DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dode Harvey 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 2 DAY OF September A.D., 20 08

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
DREW A. MAWYER
5348
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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.

MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS
MARK W. KASTNER
93666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____DAY OF _____, A.D. 20__ AT _____M. AND DULY RECORDED THE ____DAY OF ____A.D. 20__ AT _____M. IN THE RECORDS OF _____AND _____OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

JE JACOBS
Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525
DATE: 8/21/2008 JOB NO. 310508.012

Drawing Name: M:\310508.012 Diamond T Ranch Unit 1\dwg\Construction Plans\310508.012R-U1.dwg Sep 02, 2008 - 2:38pm

San Antonio Water System

October 12, 2007

Mr. Mark W. Kastner
Carter & Burgess
911 N Central Pkwy
San Antonio, Texas 78232

RE: File No. 0709007 - Request for review of **Diamond T Ranch Subdivision, Plat No. 070605** located on north side of Stone Oak Parkway between Canyon Golf Road and Hwy. 281.

Dear Mr. Kastner:

On September 21, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 27.197 acres located entirely within the EARZ. No sensitive features were observed. The property is within the 100-year floodplain preservation area.

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

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1637. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Diamond T Ranch Subdivision, Plat No. 070605.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

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

REPLY TO
ATTENTION OF

SEP 1 8 2008

Office of the Commander

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

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 12, 2008, notification on plat number 070605 a 27 acre development (also referred to as Diamond T Ranch) north of Stone Oak Parkway and approximately 3 miles east of Camp Bullis. We provide the following comments.

We recommend that measures be incorporated to sufficiently protect the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & wildlife Service, March 2008) discusses the Stone Oak Karst Faunal Area (KFA) within which the Diamond T Ranch tract is located. See enclosed map from which it appears that the tract is entirely within karst zone 1 of the Stone Oak KFA. Zone 1 areas are known to contain listed invertebrate karst species. If many of the areas identified by US Fish & Wildlife Service (USFWS) in their March 2008 Draft Karst Invertebrate Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

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

Printed on Recycled Paper

Considering this tract's location in the Edwards Aquifer Recharge Zone and the high probability that listed invertebrate karst species are present, this is a very significant parcel in terms of potential for the presence of endangered species and potential adverse impact on the Edwards Aquifer.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin; and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

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

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

JACOBS

911 Central Parkway North, Suite 425
San Antonio, Texas 78232-5052 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

September 17, 2008

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Floodplain Development Permit - Variance
Diamond T Ranch Floodplain
Issue: Request for Floodplain Development Permit Variance

Dear COSA DSD,

We are requesting a variance to the Unified Development Code (UDC) for specific sections in Section 35 Appendix F for the above referenced development adjacent to the SARA Dam # 8.

The proposed development is located behind the SARA Dam #8 which is contained within the City of San Antonio Stone Oak Park found on the north side of Stone Oak Parkway. The floodplain development permit has been requested to conduct excavation and fill activities that will augment the Dam flood capacity and raise portions of the development above the 100-year floodplain.

UDC Section 35-504 Stormwater Management Subsection (f) (3)

According to the UDC Section 35-504 (f)(3)Regional Detention Facilities:

General locations and sizes of regional detention facilities have been identified in the master drainage plan for the major watersheds in the city's jurisdiction. The ownership of regional detention facilities may either be public or private. The creation of regional detention facilities designed to service one (1) or several developments is encouraged, but not required. In watersheds where public regional detention facilities exist, mitigation of increased stormwater runoff from new construction may utilize these facilities if the new construction is eligible to participate in the RSWMP. Temporary detention may be required for the development until sufficient capacity in the outfall channel is provided to accommodate increased flows. Maintenance of publicly owned facilities will be the responsibility of the city. Maintenance of private facilities is the responsibility of the property owner or the community association and must be specified in the

maintenance schedule submitted to the city. A maintenance schedule for both publicly owned and privately owned facilities must be approved by the director of public works prior to approval of construction drawings.
Drainage easements will be provided for all regional detention facilities. The easement will encompass the 100-year pool elevation plus all structural improvements (levees, dykes, berms, outfall structures etc.) necessary to contain the pool. The easement will extend, at a minimum, to the toe of the downstream embankment. Maintenance access (fifteen-foot minimum) will be provided around the facility, outside the limits of the 100-year pool elevation. Ramps, as necessary, with a maximum slope of seven to one (7:1) will be provided for access to the flow line of the facility.

The Diamond T Ranch Subdivision has provided drainage easements that encompass the 100-year pool elevation, as specified by the UDC. The Storm Water Engineering Department has determined that the above referenced section requires the dedication of a 15 foot drainage access easement, in addition to and outside of the 100-year drainage easement that contains the pool. To accommodate for the access, a 15 foot drainage access easement has been provided at Lot 27 Block 10, and a secondary 15' access point has been established in between Lots 15 & 16, Block 10. We believe that the City of San Antonio Development Services staff should support this variance for the following reasons:

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. The developer will lose the ability to construct homes on the lots that contain the 100 year floodplain due to the additional encroachment of the maintenance easement.
- This hardship relates to the land and not personal circumstances. The floodplain is the result of the manmade structure, SARA Dam # 8.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner. However, it directly affects his property.
- The hardship is not based on the applicant's own actions. The existing conditions yield this circumstance. However, the proposed drainage access easements will provide the City supplemental access to the floodplain, in addition to that provided through Stone Oak Park.
- Granting this administrative variance will not be injurious to the adjacent properties. This request for variance only effects the lots adjacent to the floodplain in Diamond T Ranch Subdivision Unit 1. Furthermore, since access easements have been established for City use, it will not cause any disturbance or inconvenience to the future home owners of this development.

It is in our professional opinion that the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

David M. McBeth, P.E.
Section Leader
Jacobs

JACOBS

911 Central Parkway North, Suite 425
San Antonio, Texas 78232-5052 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

August 21, 2008

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Floodplain Development Permit - Variance
Diamond T Ranch Floodplain
Issue: Request for Floodplain Development Permit Variance

Dear COSA DSD,

We are requesting a variance to the Unified Development Code (UDC) for specific sections in Section 35 Appendix F for the above referenced development adjacent to the SARA NRCS Dam # 8.

The proposed floodplain development is located behind the SARA NRCS Dam #8 which is contained within the City of San Antonio Stone Oak Park found on the north side of Stone Oak Parkway. The floodplain development permit has been requested to conduct excavation and fill activities that will augment the Dam flood capacity and raise portions of ineffective flow above the 100-year floodplain.

UDC Appendix F-Subdivision C-Section A (f) (21)

According to the UDC Appendix F-Subdivision C-Section A (f) (21), allowable development within the floodplain includes, "One hundred-year floodplain reclamation in overbank areas subject to extensive shallow (0'--3') flooding where flood velocities in the overbank area are less than three (3) fps. Our studies lead us to believe that we are not adversely affecting the floodplain by having fills greater than the 0'-3' as stated in this citation.

The existing floodplain is caused by the inundation of the SARA Dam. The modifications that we are proposing with this variance to the floodplain development permit will increase the storage capacity of the dam since we will be offsetting volumes from behind the dam with areas of ineffective flow. The areas to be filled that are greater than 3' in depth are in the ineffective flow area. The existing and proposed velocities are equal to zero since these fill areas are caused

by pooling and not channel flow. Therefore we believe that we are working in the spirit of section 21 of the code.

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. He will lose the vast majority of the viable land for development which will become a severe financial burden.
- This hardship relates to the land and not personal circumstances. The floodplain is the result of the manmade structure, SARA Dam # 8. The construction causes the owners property to be filled with water at depths in excess of 3 feet, thus making it difficult to develop.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner however, it directly affects his property.
- The hardship is not based on the applicant's own actions. The existing conditions yield this circumstance. However, by implementing these proposed changes we will be providing additional 100-year flood storage capacity.
- Granting this administrative variance will not be injurious to the adjacent properties. This request for variance will not increase the 100-year flood plain elevation since it will take place in an area of ineffective flow and will actually assist with additional dam capacity which provides a larger factor of safety for the adjacent downstream residents.

UDC Appendix F-Subdivision C-Section 35-F133 (c)

According to the UDC Appendix F-Subdivision C-Section 35-F133 (c) (Permit Evaluation):

When there is a change in the alignment, width, or elevation of a floodplain identified on a flood insurance rate map, then a conditional letter of map revision CLOMR, or letter of map revision (LOMR) if no improvements are proposed in the floodplain, must be submitted to the Federal Emergency Management Agency prior to approval of the plat. If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134 (b).

A CLOMR submittal has been prepared and submitted for this development. The project will have the appropriate LOMR approval from FEMA before building permits are released by the City of San Antonio. In the interim the developer of Diamond T Ranch Subdivision intends to put forth a performance bond as

delineated by Section 35-F134 (b). Once the LOMR has been approved and accepted by the City of San Antonio, the Performance Bond shall be relinquished. We are requesting a variance to this citation for the following reasons:

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. The owner would not be able to commence site work of the residential area which would severely detrimental to the scheduled completion of the project.
- This hardship relates to the land and not personal circumstances. The current stipulation is established to ensure that development does not occur in the floodplain without the proper coordination with FEMA or monetary arrangements are made with the City to ensure that the work is completed before approvals are released. Such steps are being followed with this development.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner however, it directly affects his property.
- The hardship is not based on the applicant's own actions. This situation is common to all developments that are adjacent to the established FEMA floodplain. The appropriate actions are taking place to remedy this condition.
- Granting this administrative variance will not be injurious to the adjacent properties. As stated before, this is a common practice in the San Antonio area. Furthermore, FEMA is tasked to review and approve the floodplain changes. If they are not in agreement with the prepared flood study, the suitable changes will be implemented before building permits can be released thus insuring the public safety of the adjacent communities.

It is in our professional opinion that the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

David M. McBeth, P.E.
Section Leader
Jacobs

CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT

Application Number 08-259 **Date** 6/10/2008 **Permit Number** 2008259

1. APPLICANT DATA (Owner)

Company Name: Diamond T Ranch Development, Inc.

First Name: Dode MI: _____ Last: harvey

Address: Number: 19230 Street: Stone Oak Pkwy Ste 260 City: San Antonio

State: TX Zip Code: 78258 Phone: (210) 477-4906

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Residential

*If non-residential or other selected complete the following:

Type of use proposed: _____

Occupant Name _____ Phone _____

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Fill-Permanent Other (Describe): earthwork and subdivision improvements associated with plat 070605.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision: Diamond T Ranch U-1 Number: 07-0605 Lot Number: ___ Block: ___ NCB: 19218 Tract: ___

Location Description: _____

_____
Permittee Print Name

_____ _____
Permittee Signature Date

(Denied) Cindy Powers 6/18/08
RECOMMEND FOR DISAPPROVAL Date

for _____ 6/18/08
FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS) Date

(Conditions and provisions on next page)

CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

Application Number 08-259 Date 6/10/2008 Permit 2008259

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- ☐ For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- ☐ For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- ☐ Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- ☐ For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- ☑ Other provisions:

This permit has been denied because the subject plat has a drainage area greater than three hundred twenty (320) acres and does not meet the following City of San Antonio Unified Development Code (UDC) requirements :

---Appendix F, Section A, (f) (21). 100 year floodplain reclamation is not allowed in overbank areas subject to greater than three feet (3') of flood depth or three feet per second (3 fps) of flood velocity.

---Appendix F, Section B, 35-F133 Permit Evaluation (c). If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to starting construction.

Is Additional Information Required? no

Are other Federal, State, or Local Permits required? no

Permit Application - Reviewed By: Cindy Powers

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

_____ Permittee Initial

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT
AGENDA ITEM NO: 6B **September 24, 2008**

DOMINION PANHANDLE — **PUD NAME**

08-007 — **PUD #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 480 B-6
OWNER: The Panhandle at Brenthurst, LLC, by Rajeev Puri
ENGINEER: TCB/AECOM, by Heather O'Gorman, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the south side of Brenthurst Lane, east of Vail Abbey

Zoning: PUD Planned Unit Development
R-6S Residential Specific Use-Golf Course

Plan is in accordance with:
POADP # 55, Dominion, accepted June 29, 1983

APPLICANT'S PROPOSAL:

- 86 Single family lots and 9 non-residential lots.
- Approximately 5,343 feet of private streets.
- Open space ratio 62%
- The plan is within 200 feet. of The Dominion Home Owner's Association a registered Neighborhood Association and is not within 200 feet of a Community Plan.

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DISCUSSION:

This plan 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 Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The engineer acknowledge receiving the Case Managers email, but did not indicate if they will or will not conform to the Military's request.

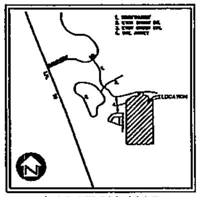
The City and Camp Bullis have been working on a joint effort to coordinate the Dominion Panhandle Planned Unit Development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis Installation regarding the proposed development.
Based on Camp Bullis's response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans and plats associated with this recommendation.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

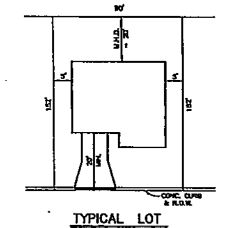
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L2	67.27	N53°21'37"E
L3	113.63	N05°06'25"E
L4	78.96	N84°20'27"W
L5	86.18	N05°04'58"E
L6	81.68	N63°47'52"W
L7	69.28	N75°28'49"W
L8	99.23	N01°47'03"E

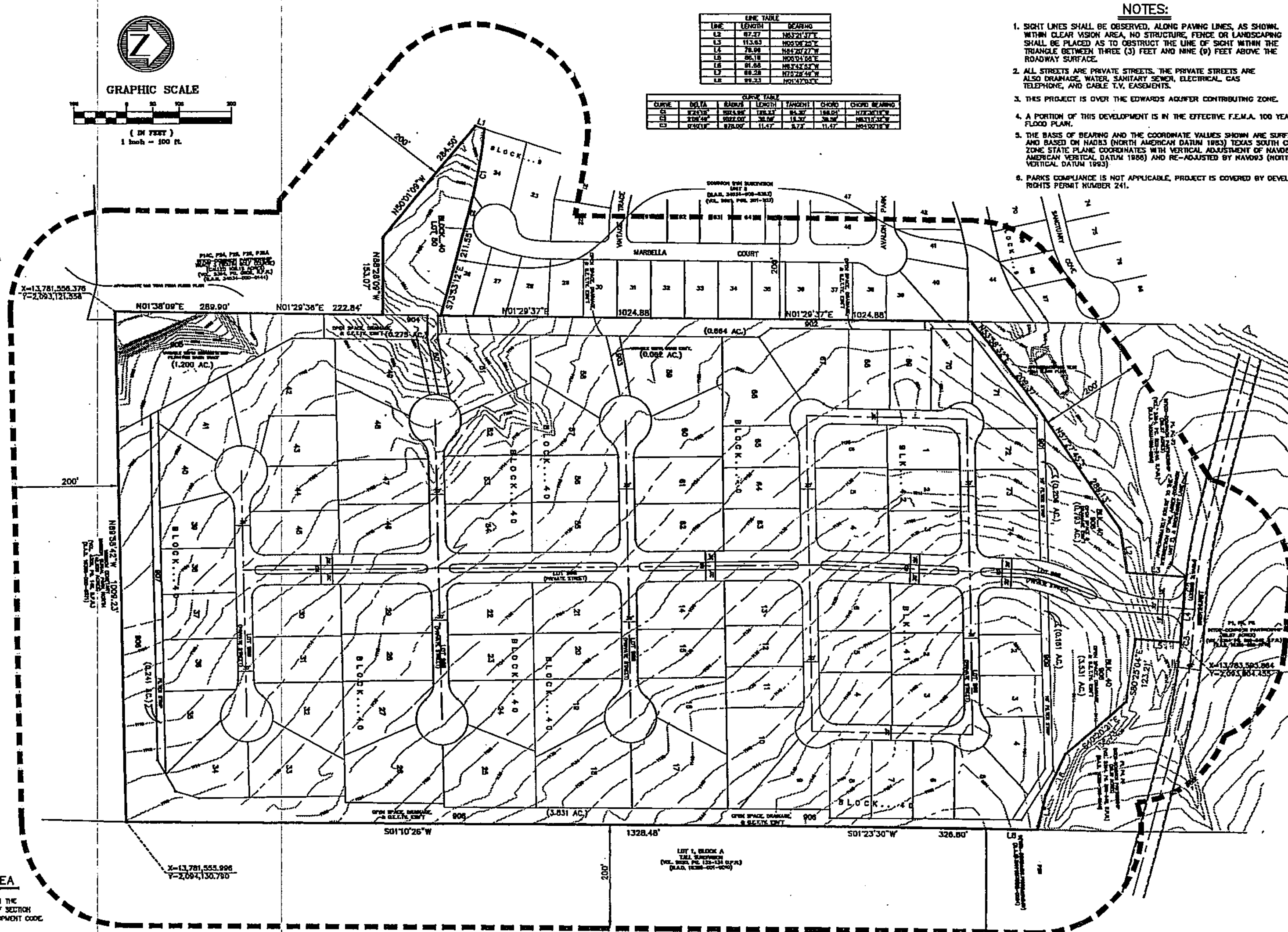
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	94.30'	158.04'	[illegible]
C2	[illegible]	5022.00'	38.56'	19.30'	38.56'	[illegible]
C3	0°45'10"	870.00'	11.47'	5.73'	11.47'	[illegible]

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. ALL STREETS ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS TELEPHONE, AND CABLE T.V. EASEMENTS.
3. THIS PROJECT IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. A PORTION OF THIS DEVELOPMENT IS IN THE EFFECTIVE F.E.M.A. 100 YEAR FLOOD PLAIN.
5. THE BASIS OF BEARING AND THE COORDINATE VALUES SHOWN ARE SURFACE AND BASED ON NAD83 (NORTH AMERICAN DATUM 1983) TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES WITH VERTICAL ADJUSTMENT OF NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988) AND RE-ADJUSTED BY NAVD93 (NORTH AMERICAN VERTICAL DATUM 1993)
6. PARKS COMPLIANCE IS NOT APPLICABLE, PROJECT IS COVERED BY DEVELOPMENT RIGHTS PERMIT NUMBER 241.



TYPICAL LOT
NOT TO SCALE



APPROXIMATELY 86 RESIDENTIAL LOTS

- TOTAL L.F. OF STREET 5,343.27
- 86 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 43.83 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- 10 NON RESIDENTIAL LOTS

RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	-	PUD R-6 ERZD
MAXIMUM DENSITY ALLOWED	-	7 LOTS PER ACRE
PROPOSED DENSITY	-	2 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	-	35%
PROPOSED PERCENTAGE OF OPEN SPACE	-	62%

30.90 ACRES	TOTAL RESIDENTIAL LOT AREA
0.79 ACRES	DRIVEWAYS (20' X 20')
- 9.87 ACRES	HOUSE SLABS, TYPICAL 5,000 SF (INCLUDES GARAGE)
10.66 ACRES	OCCUPIED SPACE IN RES. LOT AREA
+ 5.80 ACRES	STREET PAVEMENT (LOT 999)
16.46 ACRES	OCCUPIED SPACE
43.83 ACRES	TOTAL AREA
- 16.46 ACRES	OCCUPIED SPACE
27.37 ACRES	OPEN SPACE

27.37 / 43.83 = 0.62 OPEN SPACE RATIO

0.62 x 100 = 62% PERCENTAGE OF OPEN SPACE

NON RESIDENTIAL LOTS
LOT 901 (0.206 AC.)
LOT 902 (0.664 AC.)
LOT 903 (0.082 AC.)
LOT 904 (0.275 AC.)
LOT 905 (1.200 AC.)
LOT 906 (3.531 AC.)
LOT 907 (0.241 AC.)
LOT 908 (0.793 AC.)
LOT 909 (0.161 AC.)
+ LOT 999 (5.795 AC.) (PRIVATE STREET)
12.93 AC.

LEGAL DESCRIPTION

BEING 43.838 ACRE OR 1,912,087 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 42.86 ACRES OUT OF THAT CALLED 86.87 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.9155 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY RECORDED IN VOLUME 9400, PAGES 2204-2208 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284, COUTY BLOCK 4786, OF BEXAR COUNTY, TEXAS AND THE L. COLQUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034, OF BEXAR COUNTY, TEXAS NOW IN NEW CITY CLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS P.U.D. PLAN FOR DOMINION PANHANDLE 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. ________

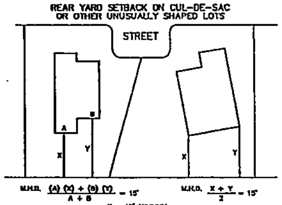
BY: ________ CHAIRMAN

BY: ________ SECRETARY

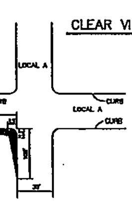
CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(6) OF THE UNIFIED DEVELOPMENT CODE.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE



CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

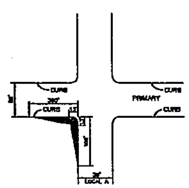
CURB LENGTHS: EXHIBIT C. LEFT-EQUATION A RIGHT-EQUATION D

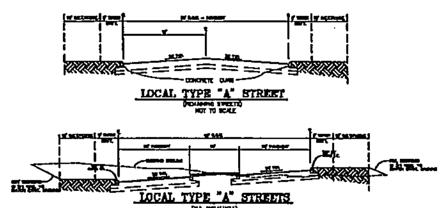
L=13 (ISD)/(13+[W/2]+K^A)-4 = 108 FT. D

R=0.85 (ISD) - (W/2+K^D) = 390 FT.

ISD(1)=300 FT. W=30 FT. K^A=7 K =2

ISD(2)=625 FT.





LOCAL TYPE "A" STREET
(REMAINING STREETS)
NOT TO SCALE

LOCAL TYPE "A" STREETS
(VIA ANDALUCIA)
NOT TO SCALE

UTILITIES

WATER: S.A.W.S.
SEWER: LEON SPRINGS
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

OWNER/DEVELOPER:
THE PANHANDLE AT BRENTHURST, LLC.
24165 I.H. 10 WEST #217-511
SAN ANTONIO, TEXAS 78257

P.U.D. PLAN #08-007

NO.	DATE	REVISION	APPROV.
4			
3			
2			
1	7/23/08	REVISED ENTRY STREET, REMOVED OPEN SPACES	

P.U.D. PLAN

DOMINION PANHANDLE SUBDIVISION

TCB | AECOM

TURNER COLLIE & BRADEN
5800 PARK TEN BLVD.,
SUITE 100 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-734-5351

Unit		Scale	1" = 100'	Date	11/27/07
Designed	TCB	Checked	H.E.O.G.	Project No.	60038625
Drawn	G.M.	Approved		Sheet	1 of 1

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

REPLY TO ATTENTION OF

SEP - 4 2008

Office of the Commander

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

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

Dear Mr. Brodnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's August 22, 2008 notification on the plat (080169), PUD 08-007 for a 43 acre development (also referred to as the Dominion Panhandle PUD) about one-half mile west of Camp Bullis, one-half mile North of Camp Bullis Road and east of I-10. We provide the following comments.

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

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Contribution Zone. See enclosed map from which it appears that much of the tract is in karst zone 3. Zone 3 areas probably do not contain listed invertebrate karst species. While potential for species is less than many tracts around Camp Bullis, it has not been classified Zone 5 (no listed invertebrate karst species). As more potential habitat is developed, then further restrictions may be placed on

Printed on Recycled Paper

Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

Placing a large housing development in this location could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis, including adjacent to this area.

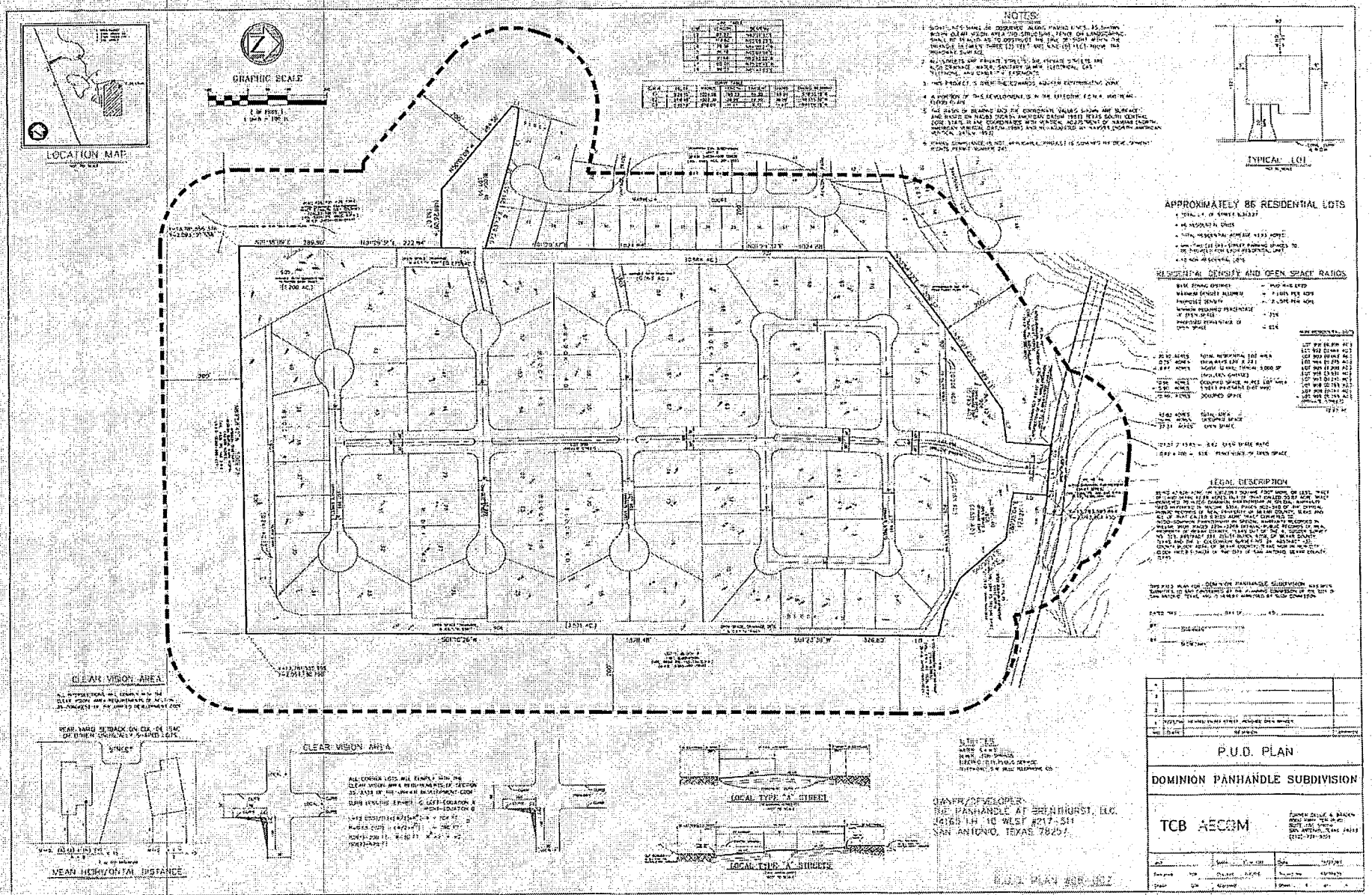
Our concerns on compatibility with Camp Bullis will be addressed so long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin; and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

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

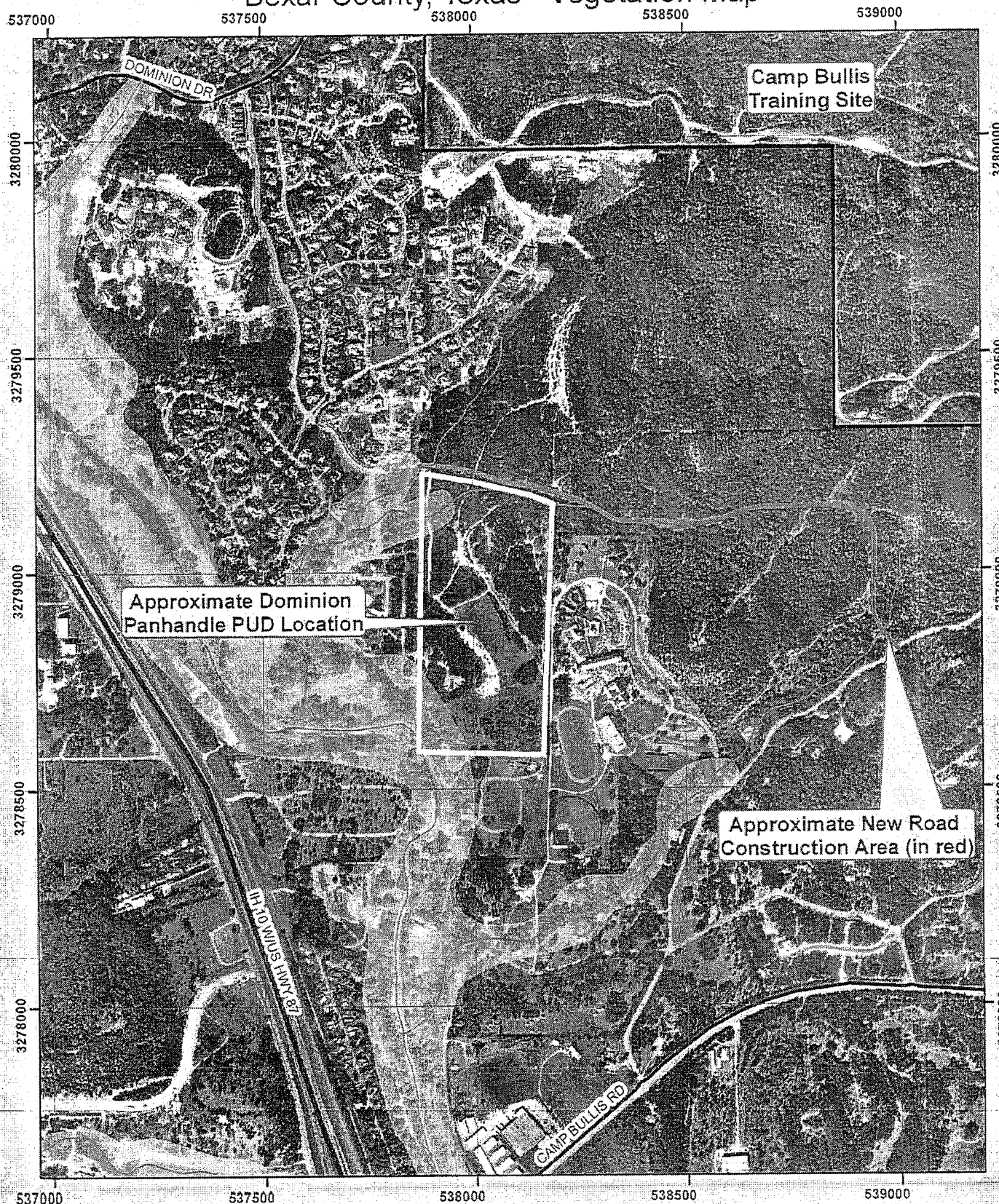
Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

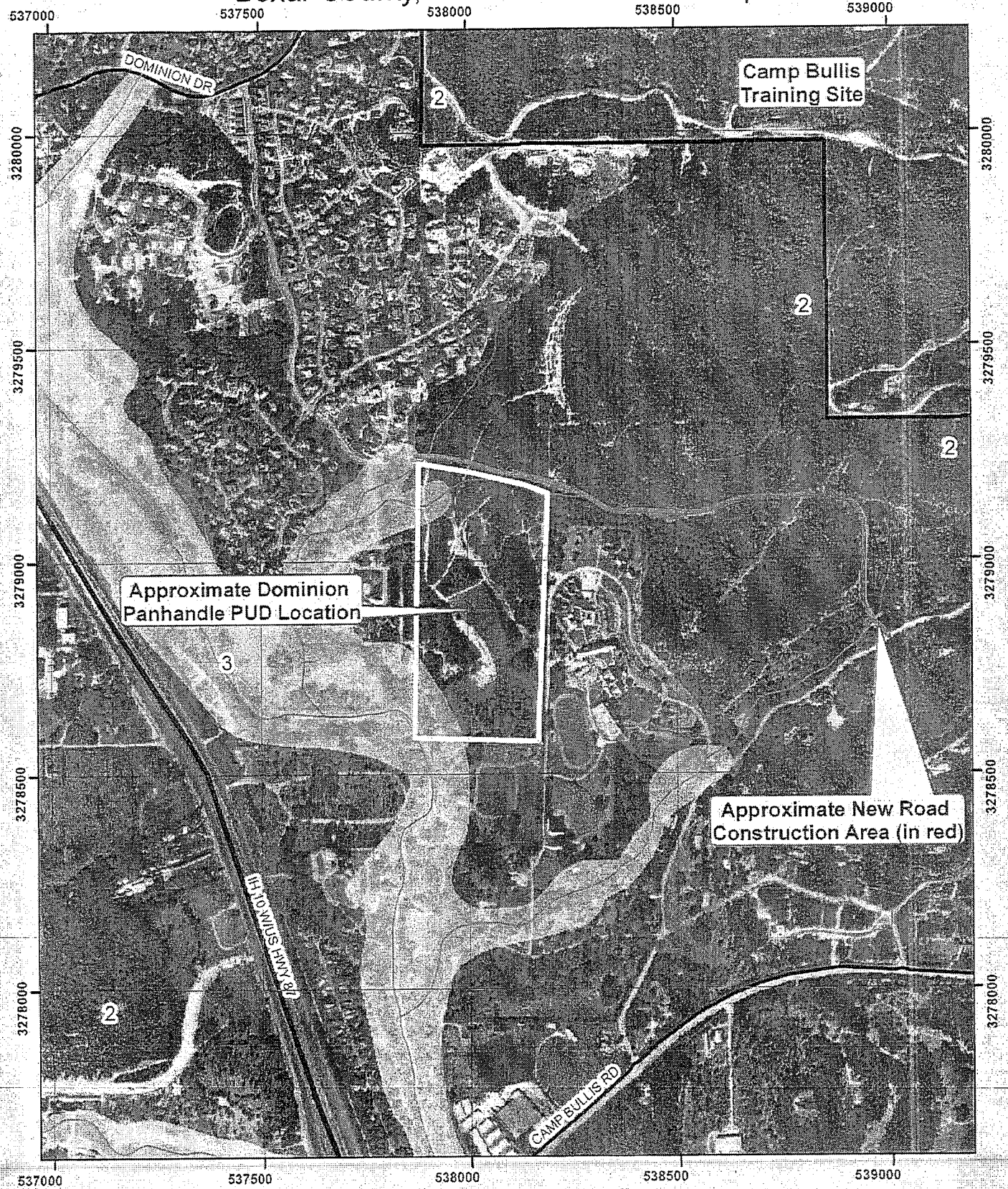

LOCATION MAP
GRAPHIC SCALE
NOTES:
TYPICAL LOT
APPROXIMATELY 86 RESIDENTIAL LOTS
RESIDENTIAL DENSITY AND OPEN SPACE RATIOS
LEGAL DESCRIPTION
CLEAR VISION AREA
CLEAR VISION AREA
MEAN HORIZONTAL DISTANCE
LOCAL TYPE "A" STREET
LOCAL TYPE "A" STREET
OWNER/DEVELOPER:
THE PANHANDLE AT BRENHURST, LLC.
16165 I.H. 10 WEST #217-511
SAN ANTONIO, TEXAS 78257
P.U.D. PLAN
DOMINION PANHANDLE SUBDIVISION
TCB AECOM

Dominion Panhandle PUD - City of San Antonio, Bexar County, Texas - Vegetation Map



End 2

Dominion Panhandle PUD - City of San Antonio, Bexar County, Texas - Karst/Water Map



Exc 3

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 6C **September 24, 2008**

BROWNSTONE TOWNHOUSE UNIT 8 — **SUBDIVISION NAME**

MAJOR PLAT

080192 — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 582 E-2
OWNER: Brownstone Traditions, by Jeremy Mears
ENGINEER: Gomez-Garcia & Associates, Inc., by Alejandro R.Gomez, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: September 24, 2008

Location: On the west side of Paschal Avenue and south of East Locust Street

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family
IDZ Infill Development Zone

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.28** acres consisting of **5** single family lots.

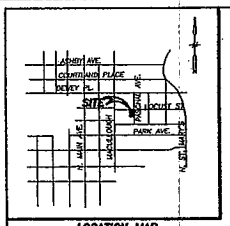
STAFF RECOMMENDATION:

Approval

PLAT NO. 080192

Northstar Land Surveying, Inc.
9033 AERO Suite # 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

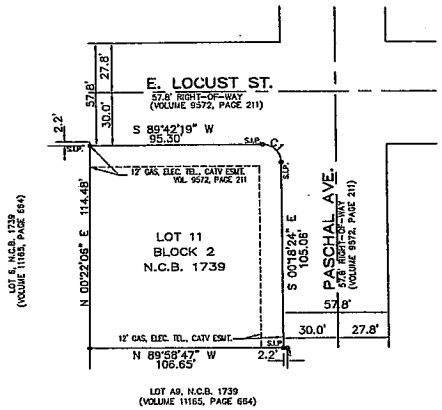
PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 – (210) 832-9615 FAX



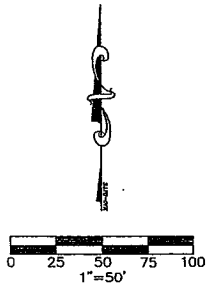
LOCATION MAP
(NOT TO SCALE)

LEGEND

- ⊕ FOUND TxDOT MONUMENT
- ◎ FOUND IRON ROD
- ○ SET IRON ROD
- 950 EXISITING CONTOURS

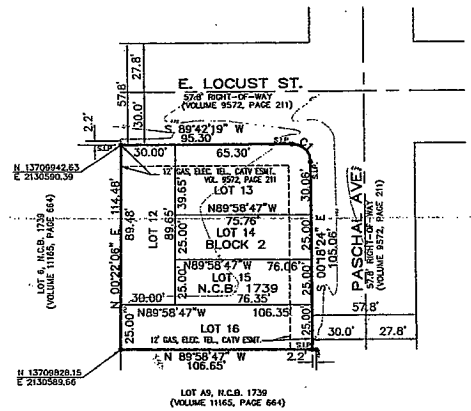


CURVE TABLE						
CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	10.00'	89°59'18"	10.00'	15.71'	N45°18'03"W	14.14



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING LOT 11, BLOCK 2, NEW CITY BLOCK 1739, GERALD ERVIN SUBDIVISION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9572, PAGE 211, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
2. ELEVATIONS ARE BASED ON N.G.S. DATUM (NGVD 88)
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.

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 DEVELOPMENT SERVICES.

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

UTILITY NOTES:
NOTE: 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

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

RESUBDIVISION PLAT ESTABLISHING
BROWNSTONE SUBDIVISION UNIT 8

BEING LOT 12 THROUGH 16, BLOCK 2, NEW CITY BLOCK 1739,

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/DEVELOPER:

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDER SIGNED 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 HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ _____

_____
NOTARY PUBLIC,
_____ COUNTY, TEXAS

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

_____ _____
ALEJANDRO R. GOMEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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:

_____ _____
THOMAS C. HABERER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

THIS PLAT OF BROWNSTONE SUBDIVISION UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

Date: Apr 22, 2008, 11:13am User ID: Alejandro
File: G:\Jeremy_Mears\Paschal\Paschal.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 1 **September 24, 2008**

BROWNSTONE TOWNHOUSE UNIT 8 — MAJOR PLAT — 080192
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 582 E-2
OWNER: Brownstone Traditions, by Jeremy Mears
ENGINEER: Gomez-Garcia & Associates, Inc., by Alejandro R.Gomez, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: September 24, 2008

Location: On the west side of Paschal Avenue and south of East Locust Street

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family
IDZ Infill Development Zone

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.28** acres consisting of **5** single family lots.

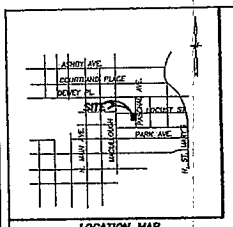
STAFF RECOMMENDATION:

Approval

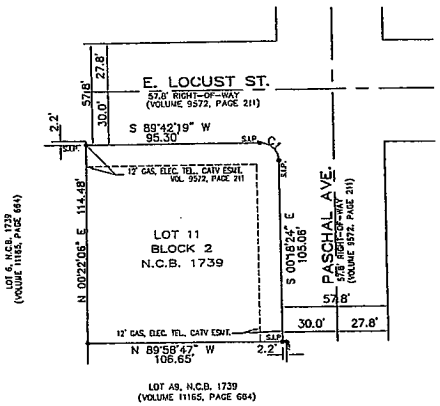
PLAT NO. 080192

Northstar Land Surveying, Inc.
9033 AERO Suite # 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

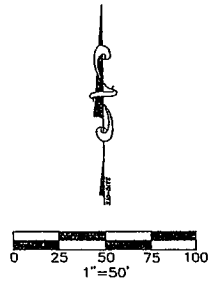
PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 – (210) 832-9615 FAX



LOCATION MAP
(NOT TO SCALE)



CURVE TABLE						
CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	10.00'	89°59'18"	10.00'	15.71'	N45°18'03"W	14.14

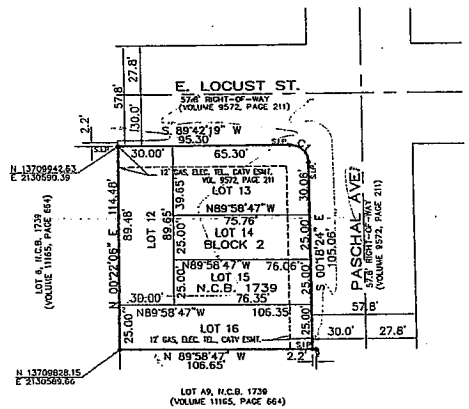


LEGEND

- FOUND TxDOT MONUMENT
- FOUND IRON ROD
- SET IRON ROD
- 950 EXISITING CONTOURS

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING LOT 11, BLOCK 2, NEW CITY BLOCK 1739, GERALD ERVIN SUBDIVISION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9572, PAGE 211, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



RESUBDIVISION PLAT ESTABLISHING
BROWNSTONE SUBDIVISION UNIT 8
BEING LOT 12 THROUGH 16, BLOCK 2, NEW CITY BLOCK 1739.

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
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STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

UTILITY NOTES:
NOTE: 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

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

STATE OF TEXAS
COUNTY OF BEXAR
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_____
OWNER/DEVELOPER:

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDER SIGNED 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 HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ _____

_____
NOTARY PUBLIC,
_____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
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_____ _____
ALEJANDRO R. GOMEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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:

_____ _____
THOMAS C. HABERER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

THIS PLAT OF BROWNSTONE SUBDIVISION UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Date: Apr 22, 2008, 11:13am User ID: Alejandro
File: G:\Jeremy_Mears\Paschal\Paschal.dwg

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 8 **September 24, 2008**

SA #32 BANDERA — MAJOR PLAT — 070005
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 547 A-2
OWNER: HEB Grocery Company, LP, by Todd Piland
ENGINEER: Bury + Partners, by Coy D. Armstrong
CASE MANAGER: Elizabeth Adams, Planner (207-5016)

Date filed with Planning Commission: September 9, 2008

Location: Southeast of FM 1604; north of Bandera Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 General Commerical District

Proposed Use: Grocery Store, gas and retail

Major Thoroughfare: FM 1604 is a freeway

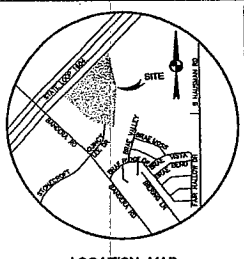
APPLICANT'S PROPOSAL:

To plat **43.796** acres consisting of **1** non-single family lot

STAFF RECOMMENDATION:

Approval

PLAT NO. 070005



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'14"W	55.50
L2	S53°43'52"W	33.55
L3	S31°40'27"W	12.99
L4	S33°03'30"W	97.95
L5	S38°51'49"W	115.41
L6	S45°19'33"W	106.31
L7	S44°43'50"W	60.79
L8	S41°58'52"W	62.54
L9	S44°43'50"W	86.25
L10	N75°56'18"W	23.54
L11	N78°41'16"W	62.54
L12	N75°56'18"W	158.43
L13	N52°59'18"W	78.31
L14	N62°31'44"W	14.36
L15	N53°59'45"W	15.87
L16	N46°00'44"W	168.62
L17	N50°11'50"W	9.37
L18	N41°39'39"E	118.74
L19	N43°23'12"E	56.35
L20	N43°29'58"E	61.43
L21	N42°51'51"E	68.41

LINE TABLE		
LINE	BEARING	LENGTH
L22	N45°00'39"E	68.01
L23	N67°12'03"E	37.22
L24	N26°12'03"E	23.39
L25	N48°51'40"E	21.17
L26	N31°26'49"E	13.08
L27	N20°23'12"E	20.43
L28	N17°15'26"E	16.66
L29	N25°38'35"E	19.65
L30	S88°47'30"E	74.85
L31	N41°09'56"E	701.70
L32	N59°24'03"E	111.40
L33	S55°19'33"E	76.83
L34	S55°19'33"E	178.59
L35	S67°25'04"W	51.93
L36	S54°20'07"E	104.62
L37	S63°50'48"E	76.91
L38	N25°23'09"E	371.24
L39	N40°38'54"E	132.11
L40	S64°36'51"E	4.50
L41	S25°23'09"W	25.00
L42	N64°36'51"W	25.00
L43	N25°23'09"E	25.00
L44	S64°36'51"E	4.50
L45	S40°38'54"W	145.38
L46	S25°23'09"W	373.38

LINE TABLE		
LINE	BEARING	LENGTH
L47	N44°43'50"E	161.29
L48	S45°16'10"E	180.87
L49	N89°43'50"E	102.48
L50	N44°43'50"E	160.70
L51	S45°16'10"E	7.50
L52	N44°43'50"E	16.00
L53	N45°16'10"W	7.50
L54	N44°43'50"E	179.52
L55	N33°25'06"E	233.08
L56	N10°55'06"E	56.54
L57	S79°04'54"E	6.97
L58	N10°55'06"E	16.00
L59	N79°04'54"W	6.97
L60	N10°55'06"E	77.92
L61	N00°16'10"W	454.96
L62	N14°32'13"W	55.01
L63	N22°46'10"W	112.58
L64	N47°03'54"W	223.12
L65	N42°56'06"E	9.78
L66	N47°03'54"W	16.00
L67	S42°56'06"W	9.78
L68	N47°03'54"W	249.31
L69	N52°41'24"W	227.49
L70	S40°57'22"W	16.03
L71	S52°41'24"E	227.72

LINE TABLE		
LINE	BEARING	LENGTH
L72	S47°03'54"E	484.20
L73	S22°46'10"E	107.99
L74	S14°32'13"E	51.86
L75	S00°16'10"E	74.61
L76	S89°43'50"W	18.61
L77	S00°16'10"E	16.00
L78	N89°43'50"E	18.61
L79	S00°16'10"E	360.78
L80	S10°55'06"W	145.71
L81	S33°25'06"W	228.32
L82	S44°43'50"W	348.01
L83	S89°43'50"W	89.22
L84	N45°16'10"W	190.25
L85	S44°43'50"W	18.00
L86	N45°16'10"E	30.33
L87	S44°43'50"W	16.00
L88	S45°16'10"E	30.33
L89	S44°43'50"W	144.14
L90	S48°18'33"E	16.02
L91	S63°53'13"W	75.65

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.

COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 87617

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 UNDER MY SUPERVISION ON THE GROUND.

JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF HEB-1604 AT BANDERA SUBDIVISION OF RECORD IN VOL. 9538, PG. 84, AS FOUND MONUMENTED ON THE GROUND.

2. PRIVATE: "NON-EXCLUSIVE RECIPROCAL EASEMENT AGREEMENT" VOL. 6916, PG. 161. UNDER "AGREEMENT", SECTION 1:

"ACCESS POINT. AN ACCESS POINT OR OPENING ("ACCESS POINT") CONNECTING THE PARCELS SHALL BE LOCATED ALONG THE COMMON PROPERTY LINE. THE ACCESS POINT SHALL HAVE A WIDTH NOT LESS THAN THIRTY FEET (30'), AND THE NORTH EDGE OF THE ACCESS POINT SHALL BE LOCATED NOT MORE THAN THIRTY FEET (30') SOUTH OF THE CURRENT RIGHT OF WAY LINE OF LOOP 1604 ALONG THE COMMON PROPERTY LINE. EACH PARTY, IN THE DEVELOPMENT AND USE OF ITS RESPECTIVE PARCEL, SHALL LEAVE THE ACCESS POINT OPEN AND UNOBSTRUCTED, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN TRAFFIC BETWEEN THE PARCELS."

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS - S.A., INC.

CPS NOTES:

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

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

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

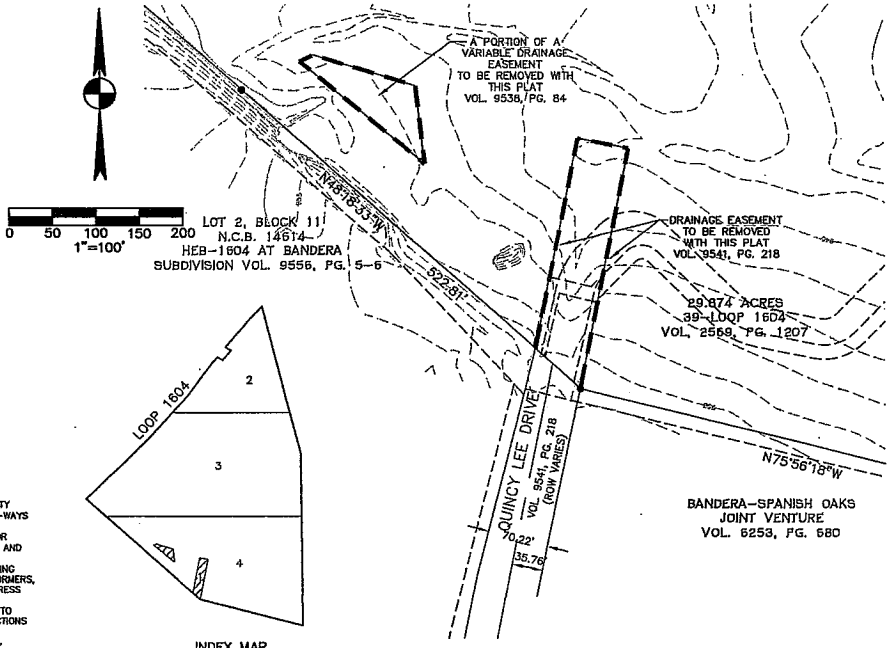
TxDOT NOTES:

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG FM 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1850.53'.

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.



INDEX MAP

AREA BEING REPLATTED

THE AREA BEING REPLATTED IS THE REMOVAL OF A DRAINAGE EASEMENT, WHICH WAS PREVIOUSLY PLATTED QUINCY LEE DRIVE, AS RECORDED IN VOLUME 9541, PAGE 218, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A VARIABLE DRAINAGE EASEMENT, WHICH WAS PREVIOUSLY PLATTED HEB 1604 AT BANDERA SUBDIVISION, AS RECORDED IN VOL. 9538, PG 84, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SEE SHEET 4 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA#32 BANDERA SUBDIVISION

43.796 ACRES OF LAND LOCATED IN THE PERRY DAVIS SURVEY NO. 267, N.C.B. 14614, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING COMPRISED OF THAT CERTAIN 8.500 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1031, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND THAT CERTAIN 35.296 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1023, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- ■ MONUMENT FOUND

SA#32 BANDERA SUBDIVISION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEB GROCERY COMPANY, LP, THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS AND/OR CREATED PURSUANT TO A SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
OWNER: TODD A. PILAND
TITLE: EXECUTIVE VICE PRESIDENT
OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 S. MAIN
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, THE EXECUTIVE VICE PRESIDENT OF HEB GROCERY COMPANY, LP, 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 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. 2008.

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

FLOODPLAIN NOTE:
1. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN COMPUTED WATER SERVICE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT OR 25 YEAR ULTIMATE DEVELOPMENT PLUS FREEBOARD (WHICHEVER IS HIGHER). UDC 35-F144(f).

2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0241F DATED JANUARY 4, 2002. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

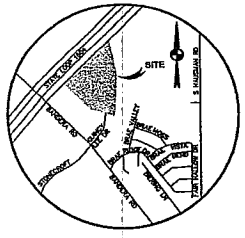
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY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

COUNTY CLERK, BEXAR COUNTY, TEXAS

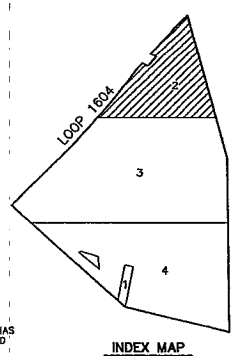
BY _____, DEPUTY

date: Sep 02, 2008, 4:24pm User ID: ewarford
file: G:\001\341\PLAT\001341PLAT-01-28-08.dwg

PLAT NO. 070005



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE



INDEX MAP

LINE TABLE		
LINE	BEARING	LENGTH
L31	N41°09'56"E	701.70
L32	N59°24'03"E	111.40
L33	S55°19'33"E	76.83
L34	S55°19'33"E	178.59
L35	S67°25'04"W	51.93
L36	S54°20'07"E	104.62
L37	S63°50'48"E	76.91
L38	N25°23'09"E	371.24
L39	N40°38'54"E	132.11
L40	S64°36'51"E	4.50
L41	S25°23'09"W	25.00
L42	N64°36'51"W	25.00
L43	N25°23'09"E	25.00
L44	S64°36'51"E	4.50
L45	S40°38'54"W	145.38
L46	S25°23'09"W	373.38
L64	N47°03'54"W	223.12
L65	N42°56'06"E	9.78
L66	N47°03'54"W	16.00
L67	S42°56'06"W	9.78
L68	N47°03'54"W	249.31
L69	N52°41'24"W	227.49
L70	S40°57'22"W	16.03
L71	S52°41'24"E	227.72
L72	S47°03'54"E	484.20

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.

COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 87617

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 UNDER MY SUPERVISION ON THE GROUND.

JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF HEB-1604 AT BANDERA SUBDIVISION OF RECORD IN VOL. 9538, PG. 84, AS FOUND MONUMENTED ON THE GROUND.

2. PRIVATE: "NON-EXCLUSIVE RECIPROCAL EASEMENT AGREEMENT" VOL. 6916, PG. 161. UNDER "AGREEMENT", SECTION 1:

"ACCESS POINT. AN ACCESS POINT OR OPENING ("ACCESS POINT") CONNECTING THE PARCELS SHALL BE LOCATED ALONG THE COMMON PROPERTY LINE. THE ACCESS POINT SHALL HAVE A WIDTH NOT LESS THAN THIRTY FEET (30'), AND THE NORTH EDGE OF THE ACCESS POINT SHALL BE LOCATED NOT MORE THAN THIRTY FEET (30') SOUTH OF THE CURRENT RIGHT OF WAY LINE OF LOOP 1604 ALONG THE COMMON PROPERTY LINE. EACH PARTY, IN THE DEVELOPMENT AND USE OF ITS RESPECTIVE PARCEL, SHALL LEAVE THE ACCESS POINT OPEN AND UNOBSTRUCTED, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN TRAFFIC BETWEEN THE PARCELS."

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS — S.A., INC.

CPS NOTES:

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

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

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

TxDOT NOTES:

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS EUGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG FM 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1850.53'.

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.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEB GROCERY COMAPNY, LP, THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS AND/OR CREATED PURSUANT TO A SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
OWNER: TODD A. PILAND
TITLE: EXECUTIVE VICE PRESIDENT
OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 S. MAIN
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, THE EXECUTIVE VICE PRESIDENT OF HEB GROCERY COMPANY, LP, 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. 2008.

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

FLOODPLAIN NOTE:
1. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN COMPUTED WATER SERVICE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT OR 25 YEAR ULTIMATE DEVELOPMENT PLUS FREEBOARD (WHICHEVER IS HIGHER). UDC 35-F144(f).

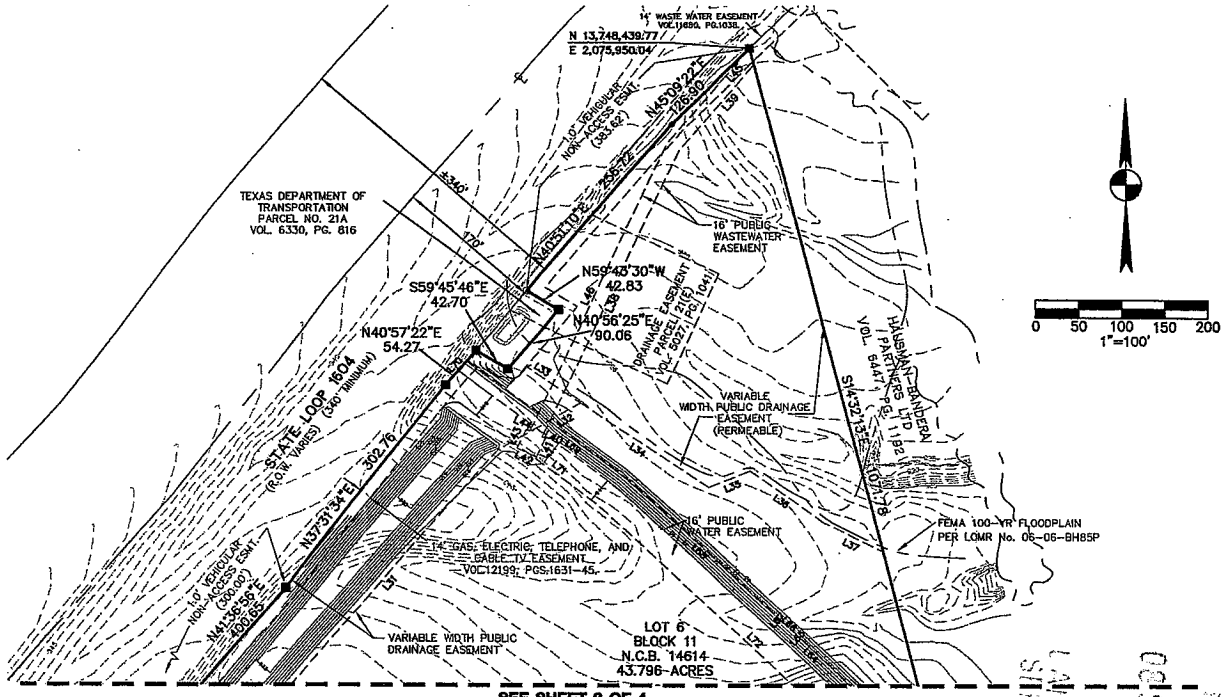
2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0241F DATED JANUARY 4, 2002. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

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



SEE SHEET 3 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA432 BANDERA SUBDIVISION

43.799 ACRES OF LAND LOCATED IN THE PERRY DAVIS SURVEY NO. 267, N.C.B. 14614, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING COMPRISED OF THAT CERTAIN 8.500 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1031, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND THAT CERTAIN 35.296 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1023, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SA432 BANDERA SUBDIVISION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- ■ MONUMENT FOUND

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2008

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

STATE OF TEXAS
COUNTY OF BEXAR

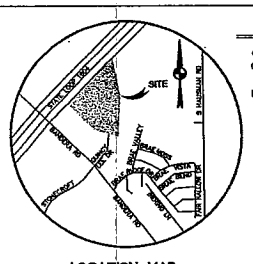
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ , DEPUTY

Date: Sep 02, 2008, 4:24pm User ID: ewarford
File: G:\001\341\PLAT\001341PLAT-01-28-08.dwg

PLAT NO. 070005



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- ■ MONUMENT FOUND

0 50 100 150 200
1"=100'

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.

COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 87617

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 UNDER MY SUPERVISION ON THE GROUND:

JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF HEB-1604 AT BANDERA SUBDIVISION OF RECORD IN VOL. 9538, PG. 84, AS FOUND MONUMENTED ON THE GROUND.

2. PRIVATE: "NON-EXCLUSIVE RECIPROCAL EASEMENT AGREEMENT" VOL. 6916, PG. 161. UNDER "AGREEMENT", SECTION 1:

"ACCESS POINT. AN ACCESS POINT OR OPENING ("ACCESS POINT") CONNECTING THE PARCELS SHALL BE LOCATED ALONG THE COMMON PROPERTY LINE. THE ACCESS POINT SHALL HAVE A WIDTH NOT LESS THAN THIRTY FEET (30'), AND THE NORTH EDGE OF THE ACCESS POINT SHALL BE LOCATED NOT MORE THAN THIRTY FEET (30') SOUTH OF THE CURRENT RIGHT OF WAY LINE OF LOOP 1604 ALONG THE COMMON PROPERTY LINE. EACH PARTY, IN THE DEVELOPMENT AND USE OF ITS RESPECTIVE PARCEL, SHALL LEAVE THE ACCESS POINT OPEN AND UNOBSTRUCTED, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN TRAFFIC BETWEEN THE PARCELS."

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.

CPS NOTES:

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

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

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

TxDOT NOTES:

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG FM 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1650.53'.

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.

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

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

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

LINE TABLE		
LINE	BEARING	LENGTH
L31	N41°09'56"E	701.70
L60	N10°55'06"E	77.92
L61	N00°16'10"W	454.96
L62	N14°32'13"W	55.01
L63	N22°46'10"W	112.58
L64	N47°03'54"W	223.12
L72	S47°03'54"E	484.20
L73	S22°46'10"E	107.99
L74	S14°32'13"E	51.86
L75	S00°16'10"E	74.61
L76	S89°43'50"W	18.61
L77	S00°16'10"E	16.00
L78	N89°43'50"E	18.61
L79	S00°16'10"E	360.78
L80	S10°55'06"W	145.71

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEB GROCERY COMPANY, LP, THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS AND/OR CREATED PURSUANT TO A SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
OWNER: TODD A. PILAND
TITLE: EXECUTIVE VICE PRESIDENT
OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 S. MAIN
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, THE EXECUTIVE VICE PRESIDENT OF HEB GROCERY COMPANY, LP, 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. 2008.

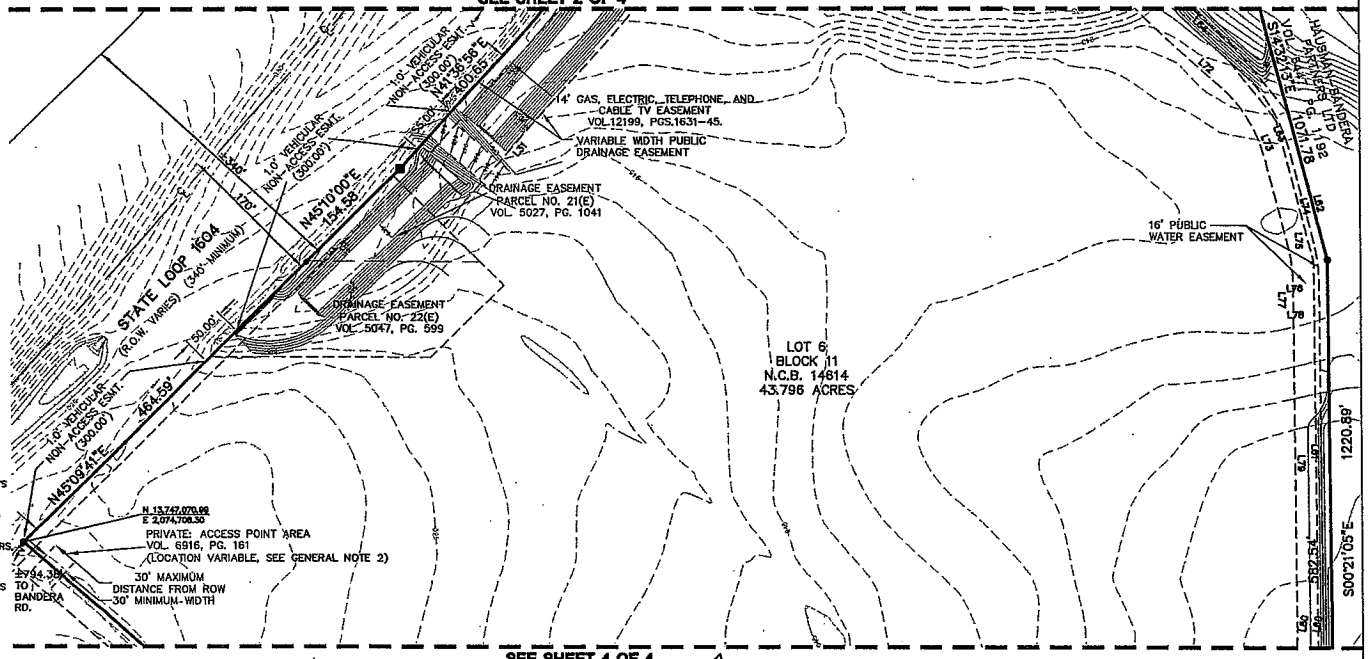
_____ NOTARY
PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS

FLOODPLAIN NOTE:
1. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN COMPUTED WATER SERVICE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT OR 25 YEAR ULTIMATE DEVELOPMENT PLUS FREEBOARD (WHICHEVER IS HIGHER). UDC 35-F144(f).

2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0241F DATED JANUARY 4, 2002. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

SEE SHEET 2 OF 4



SEE SHEET 4 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA#32 BANDERA SUBDIVISION

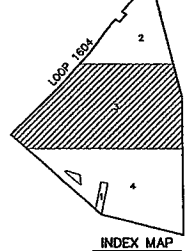
43.798 ACRES OF LAND LOCATED IN THE PERRY DAMS SURVEY NO. 267, N.C.B. 14814, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING COMPRISED OF THAT CERTAIN 8.500 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1031, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND THAT CERTAIN 35.296 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1023, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SA#32 BANDERA SUBDIVISION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



INDEX MAP

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2008

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

STATE OF TEXAS
COUNTY OF BEXAR

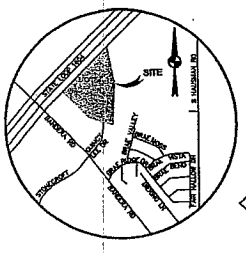
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY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

COUNTY CLERK, BEXAR COUNTY, TEXAS

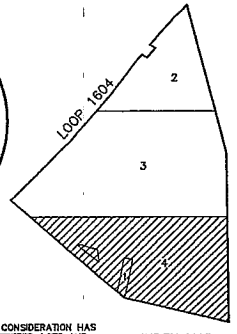
BY _____, DEPUTY

Date: Sep 02, 2008, 4:23pm User ID: ewerford
File: G:\201\341\PLAT\201341PLAT-01-28-08.dwg

PLAT NO. 070005



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE



INDEX MAP

0 50 100 150 200
1"=100'

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.

COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 87617

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 UNDER MY SUPERVISION ON THE GROUND:

JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

GENERAL NOTES:

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

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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	59°19'52"	10.00	10.36	S74°23'46"W	9.90

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- ■ MONUMENT FOUND

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEB GROCERY COMPANY, LP, THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS AND/OR CREATED PURSUANT TO A SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
OWNER: TODD A. PILAND
TITLE: EXECUTIVE VICE PRESIDENT
OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 S. MAIN
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

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

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Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc.

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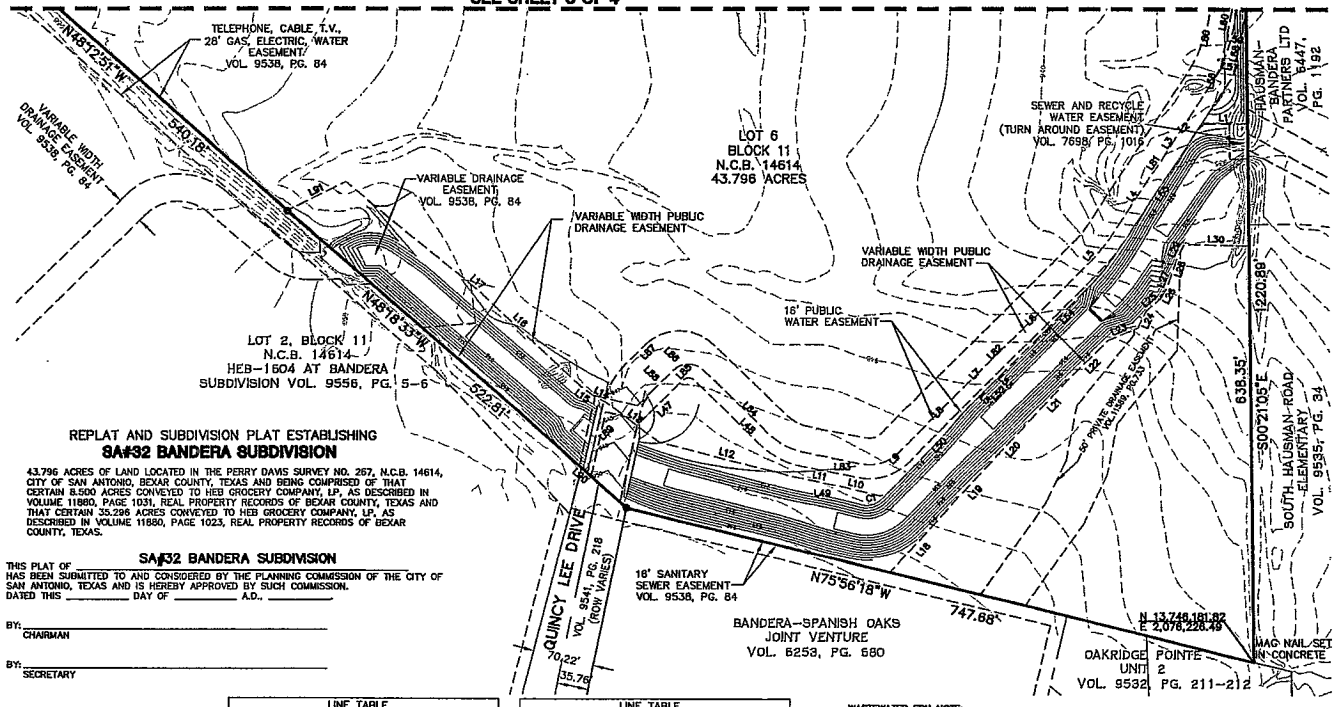
SEE SHEET 3 OF 4



REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA#32 BANDERA SUBDIVISION

43.796 ACRES OF LAND LOCATED IN THE PERRY DAVIS SURVEY NO. 267, N.C.B. 14614, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING COMPRISED OF THAT CERTAIN 8.500 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1031, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND THAT CERTAIN 35.296 ACRES CONVEYED TO HEB GROCERY COMPANY, LP, AS DESCRIBED IN VOLUME 11880, PAGE 1023, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SA#32 BANDERA SUBDIVISION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'14"W	55.50
L2	S53°43'52"W	33.55
L3	S31°40'27"W	12.99
L4	S33°03'30"W	97.95
L5	S38°51'49"W	115.41
L6	S45°19'33"W	106.31
L7	S44°43'50"W	60.79
L8	S41°58'52"W	62.54
L9	S44°43'50"W	86.25
L10	N75°56'18"W	23.54
L11	N78°41'16"W	62.54
L12	N75°56'18"W	158.43
L13	N52°59'18"W	78.31
L14	N62°31'44"W	14.36
L15	N53°59'45"W	15.87
L16	N46°00'44"W	168.62
L17	N50°11'50"W	9.37
L18	N41°39'39"E	118.97

LINE TABLE		
LINE	BEARING	LENGTH
L19	N43°23'12"E	56.35
L20	N43°29'58"E	61.43
L21	N42°51'51"E	68.41
L22	N45°00'39"E	68.01
L23	N67°12'03"E	37.22
L24	N26°12'03"E	23.39
L25	N48°51'40"E	21.17
L26	N31°26'49"E	13.08
L27	N20°23'12"E	20.43
L28	N17°15'26"E	16.66
L29	N25°38'35"E	19.65
L30	S88°47'30"E	74.99
L47	N44°43'50"E	161.29
L48	S45°16'10"E	180.87
L49	N89°43'50"E	102.48
L50	N44°43'50"E	160.70
L51	S45°16'10"E	7.50
L52	N44°43'50"E	16.00
L53	N45°16'10"W	7.50

LINE TABLE		
LINE	BEARING	LENGTH
L54	N44°43'50"E	179.52
L55	N33°25'08"E	233.08
L56	N10°55'06"E	56.54
L57	S79°04'54"E	6.97
L58	N10°55'06"E	16.00
L59	N79°04'54"W	6.97
L60	N10°55'06"E	77.92
L80	S10°55'06"W	145.71
L81	S33°25'06"W	228.32
L82	S44°43'50"W	348.01
L83	S89°43'50"W	89.22
L84	N45°16'10"W	190.25
L85	S44°43'50"W	18.00
L86	N45°16'10"W	30.33
L87	S44°43'50"W	16.00
L88	S45°16'10"E	30.33
L89	S44°43'50"W	144.14
L90	S48°18'33"E	16.02
L91	S63°53'13"W	75.65

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY

Date: Sep 02, 2008, 4:23pm User ID: ewarford
File: G:\001\341\PLAT\001341PLAT-01-28-08.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 9 **September 24, 2008**

WESTON OAKS UNIT 1 — MAJOR PLAT — 070104
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 611 C-5
OWNER: Zuniga Development Inc, by Authur Zuniga
ENGINEER: Denham-Ramones Engineering Inc., by Paul W. Denham
CASE MANAGER: Luz M. Gonzales, (207-7898)

Date filed with Planning Commission: September 9, 2008

Location: On the south side of Potranco Road, west of Grosenbacher Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 846, Weston Oaks was accepted on December 13, 2005.

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **43.201** acres consisting of **104** single family lots, **8** non-single family lots, and **6,756** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT No. 070104

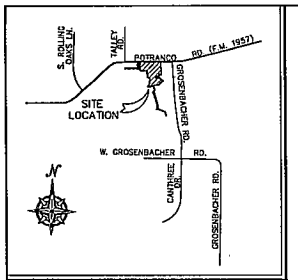
105 LOTS

SHEET 1 OF 4

SUBDIVISION PLAT ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 1

BEING 43.201 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251–258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

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

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

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

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

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

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

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. (240)
9.) PROPOSED FINISHED CONTOUR ——— 720
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D–R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE SOUTH RIGHT–OF–WAY LINE OF POTRANCO RD. – F.M. 1957 BETWEEN TWO SET 1/2" IRON REBARS ESTABLISHED AS N89°03'52"E BY GPS OBSERVATION AND REFERENCED TO NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) O.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

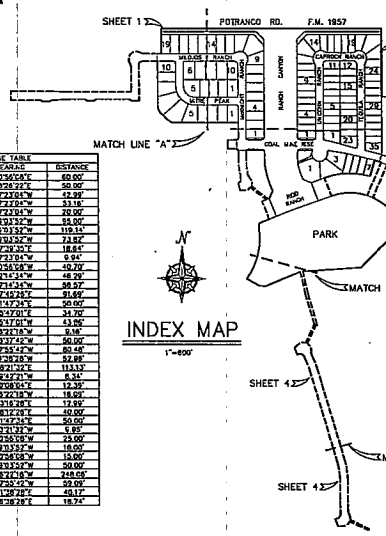
OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	5°43'55"	200.00'	20.03'	40.02'	S86°05'30"E 40.00'
C2	85°55'35"	10.00'	10.00'	15.70'	S46°01'39"E 14.14'
C3	34°08'33"	29.00'	9.46'	18.26'	S72°59'09"E 17.99'
C4	162°16'45"	21.00'	327.18'	144.45'	S09°03'52"E 40.00'
C5	90°00'00"	25.00'	25.00'	39.27'	S44°03'52"E 35.36'
C6	90°01'35"	10.00'	10.00'	15.71'	S44°03'04"E 14.15'
C7	90°00'00"	10.00'	10.00'	15.71'	N45°56'08"E 14.14'
C8	90°00'00"	75.00'	75.00'	117.81'	N45°56'08"E 106.07'
C9	90°00'00"	125.00'	125.00'	196.35'	N45°56'08"E 176.78'
C10	4°34'28"	575.00'	22.97'	45.91'	S06°46'38"E 45.90'
C11	37°28'04"	465.00'	157.79'	304.06'	S25°59'48"E 298.68'
C12	18°53'35"	335.00'	62.33'	110.47'	S10°30'05"E 109.99'
C13	49°01'18"	439.00'	157.17'	301.36'	S29°23'37"E 292.23'
C14	79°43'13"	25.00'	20.81'	34.79'	S41°55'15"W 32.04'
C15	52°48'19"	91.00'	45.36'	83.86'	S52°27'43"W 80.94'
C16	28°22'26"	29.00'	7.33'	14.36'	S14°21'39"W 14.21'
C17	87°58'01"	25.00'	24.11'	38.38'	S43°02'39"W 34.71'
C18	12°19'16"	677.50'	73.13'	145.69'	S83°53'44"W 145.41'
C19	5°43'55"	500.00'	25.03'	50.02'	S86°05'30"E 50.00'
C20	5°43'55"	500.00'	25.03'	50.02'	S86°05'30"E 50.00'
C21	81°12'00"	51.00'	43.71'	72.26'	S49°39'52"E 66.39'
C22	37°41'14"	29.00'	9.80'	19.08'	N71°13'15"E 18.73'
C23	102°32'00"	827.50'	59.89'	119.00'	N41°49'52"E 118.84'
C24	21°16'26"	567.50'	85.47'	188.73'	N79°25'39"E 187.69'
C25	19°26'16"	15.00'	2.57'	5.19'	S13°40'44"E 5.17'
C26	90°00'00"	15.00'	15.00'	23.56'	S44°03'52"E 21.21'
C27	70°31'44"	15.00'	10.61'	18.46'	N73°41'44"E 17.32'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C28	112°55'56"	10.00'	15.09'	19.71'	N46°01'54"E 16.67'
C29	317°43'08"	51.00'	349.31'	282.90'	N56°52'06"E 54.52'
C30	118°20'10"	10.00'	18.73'	20.65'	N73°41'44"E 17.17'
C31	83°04'05"	10.00'	8.86'	14.50'	N13°28'50"E 13.26'
C32	6°37'58"	280.00'	16.16'	32.35'	S12°34'53"E 32.33'
C33	5°43'55"	500.00'	25.03'	50.02'	S86°05'30"E 50.00'
C34	10°33'53"	10.00'	12.70'	16.07'	S41°20'55"E 15.71'
C35	78°28'52"	10.00'	7.88'	13.34'	S43°49'26"W 12.37'
C36	5°49'26"	625.00'	31.79'	63.53'	S86°57'39"E 63.50'
C37	2°36'34"	525.00'	13.10'	26.19'	S88°21'09"E 26.19'
C38	21°18'28"	292.00'	54.97'	108.59'	S79°24'38"E 107.96'
C39	3°58'16"	625.00'	21.49'	42.95'	S68°03'44"E 42.95'
C40	70°18'32"	51.00'	36.82'	62.59'	S33°52'52"E 58.72'
C41	35°53'29"	29.00'	9.39'	18.17'	S72°07'37"E 17.87'
C42	8°54'16"	425.00'	33.08'	66.06'	S67°29'44"E 65.99'
C43	8°54'16"	375.00'	29.20'	58.29'	S67°29'44"E 58.23'
C44	87°50'41"	25.00'	24.08'	38.33'	S43°58'31"E 34.68'
C45	35°53'29"	29.00'	9.39'	18.17'	S72°07'37"E 17.87'
C46	72°48'48"	51.00'	38.21'	67.48'	S52°27'43"E 62.87'
C47	15°21'34"	425.00'	57.33'	113.97'	S71°13'57"E 113.63'
C48	33°50'41"	29.00'	8.82'	17.13'	S54°08'31"E 16.88'
C49	42°48'08"	51.00'	19.99'	38.10'	S42°27'48"E 37.22'
C50	78°02'41"	51.00'	42.07'	20.36'	S64°51'31"E 64.81'
C51	33°50'41"	29.00'	8.82'	17.13'	S33°58'31"E 16.88'
C52	87°53'08"	25.00'	19.83'	22.82'	S43°58'31"E 21.62'
C53	15°21'34"	375.00'	50.58'	100.56'	S71°13'57"E 100.26'
C54	13°33'03"	200.00'	23.82'	58.13'	S78°59'31"E 58.19'
C55	13°45'42"	51.00'	6.14'	12.22'	S71°13'57"E 12.19'
C56	13°30'55"	51.00'	6.04'	12.03'	S71°13'57"E 12.00'
C57	40°08'47"	335.00'	123.98'	237.46'	S33°52'52"E 232.62'
C58	6°50'43"	335.00'	20.04'	40.02'	S43°58'31"E 40.00'
C59	11°4'56"	825.00'	8.81'	13.62'	S43°58'31"E 13.62'
C60	4°35'45"	465.00'	20.02'	40.01'	S46°01'39"W 40.00'
C61	3°58'12"	575.00'	20.01'	40.01'	S46°01'39"W 40.00'

LINE	BEARING	DISTANCE
L1	N00°57'33"W	60.00'
L2	N58°29'47"W	43.58'
L3	N42°48'13"W	60.00'
L4	N28°03'24"W	43.78'
L5	S89°03'52"W	50.00'
L6	S89°03'52"W	50.00'
L7	S89°03'52"W	50.00'
L8	N00°56'08"W	50.00'
L9	N21°41'13"E	21.21'
L10	S45°56'08"E	70.71'
L11	N44°03'52"E	70.71'
L12	N27°23'14"W	48.29'
L13	N87°45'28"E	27.61'
L14	N67°45'28"E	38.01'
L15	N15°56'15"W	50.00'
L16	N00°56'08"W	30.70'
L17	S89°03'52"W	10.00'
L18	S89°03'52"W	55.00'
L19	N89°03'52"E	10.00'
L20	N89°03'52"E	10.00'
L21	N00°56'08"W	105.00'
L22	S45°56'08"E	82.43'
L23	N44°03'52"E	92.43'
L24	N00°56'08"W	45.70'
L25	N89°03'52"E	118.14'
L26	S00°56'08"E	49.70'
L27	S27°14'34"E	48.29'
L28	S72°45'28"W	90.00'
L29	S67°45'28"W	11.89'
L30	N89°03'52"E	69.00'
L31	N89°03'52"E	95.00'
L32	N89°03'52"E	95.00'
L33	N89°03'52"E	119.14'

LINE	BEARING	DISTANCE
L34	S00°56'08"E	60.00'
L35	N10°26'22"E	50.00'
L36	N77°33'01"W	42.99'
L37	N77°33'01"W	53.16'
L38	N77°33'01"W	20.00'
L39	S89°03'52"W	85.00'
L40	S89°03'52"W	119.14'
L41	S89°03'52"W	73.82'
L42	N87°29'35"E	18.64'
L43	N77°33'01"W	9.94'
L44	N00°56'08"W	40.70'
L45	N32°54'14"W	48.29'
L46	N57°54'14"W	56.57'
L47	N67°45'28"E	91.69'
L48	N21°47'24"E	50.00'
L49	S29°47'01"E	34.70'
L50	N25°47'01"W	43.05'
L51	S88°37'17"W	8.96'
L52	N23°37'45"W	50.00'
L53	N77°54'43"W	80.46'
L54	N61°28'28"W	92.86'
L55	N28°21'29"E	113.13'
L56	N66°47'21"W	8.34'
L57	N10°08'47"E	12.39'
L58	S66°22'18"W	18.09'
L59	S43°16'28"E	12.99'
L60	S58°12'28"E	50.00'
L61	N21°47'24"E	50.00'
L62	S72°31'31"W	6.85'
L63	N00°56'08"W	25.00'
L64	S89°03'52"W	10.00'
L65	N00°56'08"W	15.00'
L66	S89°03'52"W	50.00'
L67	S66°22'18"W	248.08'
L68	N77°33'42"W	59.09'
L69	S51°28'28"E	49.17'
L70	S18°38'28"E	18.74'



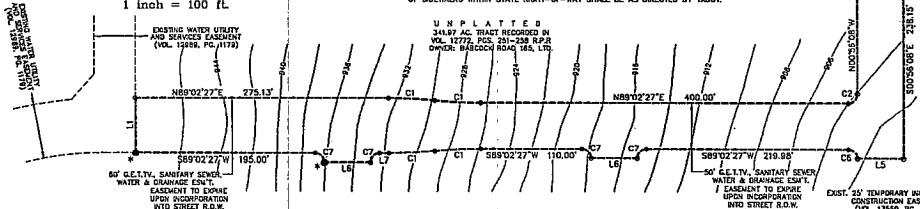
INDEX MAP

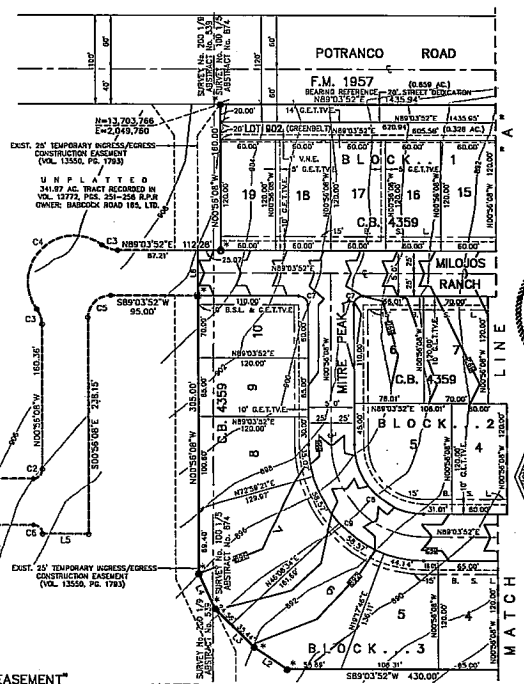
1"=600'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.





TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

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

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

(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,435.94'.

(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.

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

BUILDING SETBACK NOTE

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

"CLEAR VISION EASEMENT"

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

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED ON THE SCALE OF THE PLAT.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOTS 901 & 902 BLK. 1, LOT 901 BLK. 5, LOTS 901, 902 & 903 BLK. 10 & LOT 901 BLK. 11)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

_____ COUNTY CLERK BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

Denham-Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101 San Antonio, Tx. 78258
(210) 495–3100 Office
(210) 495–3122 Fax

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM 59456

_____ REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL 3964

_____ REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

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

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____, DEPUTY

DEVELOPMENT SERVICES RECEIVED 2008 SEP 15 AM 8:31

PLAT No. 070104

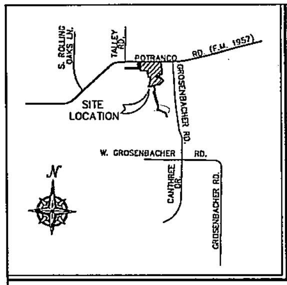
105 LOTS

SHEET 2 OF 4

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS
SUBDIVISION UNIT 1

BEING 43.201 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251–258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

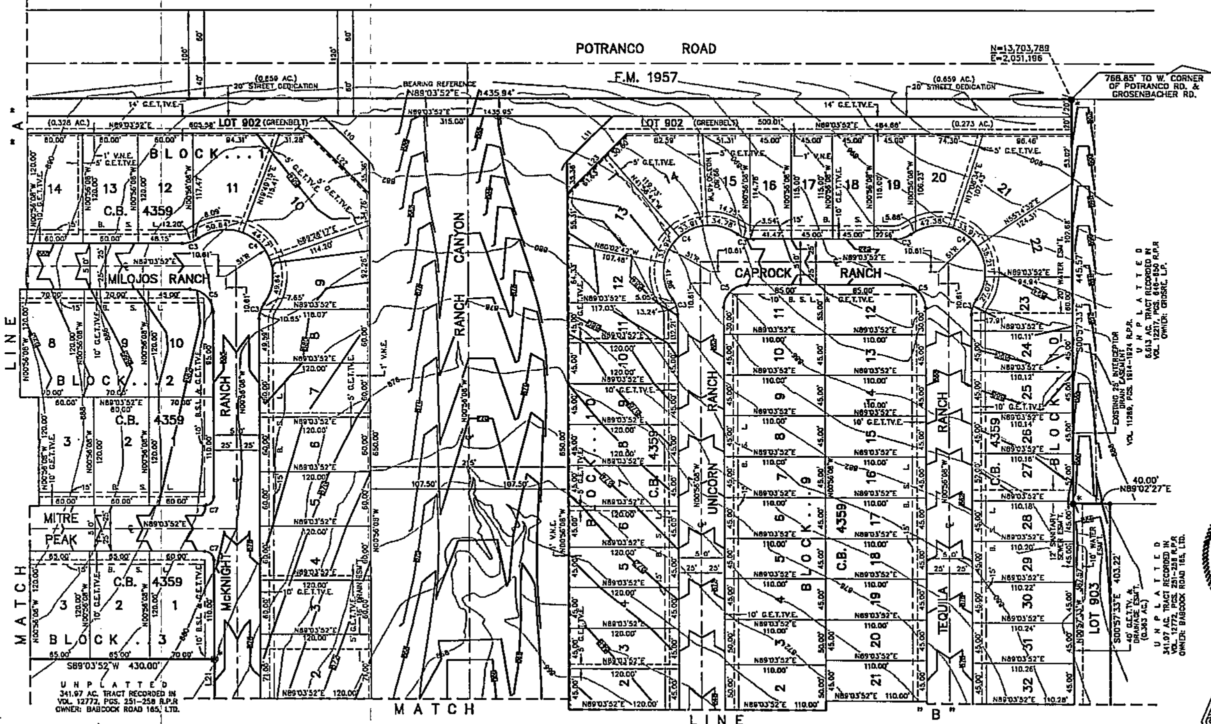
LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
9.) PROPOSED FINISHED CONTOUR — 740
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE SOUTH RIGHT-OF-WAY LINE OF POTRANCO RD. – F.M. 1957 BETWEEN TWO SET 1/2" IRON REBARS ESTABLISHED AS N89°03'52"E BY GPS OBSERVATION AND REFERENCED TO NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

MONUMENT NOTE:

● – 1/2" I.R.F.
●* – 1/2" I.R.F. W/D–R E CAP
○* – 1/2" I.R.S. W/D–R E CAP



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

Denham-Ramones Engineering and Associates, Inc.

18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495–3100 Office
(210) 495–3122 Fax

BUILDING SETBACK NOTE

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

"CLEAR VISION EASEMENT"

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

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

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

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

(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,435.94'.

(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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOTS 901 & 902 BLK. 1, LOT 901 BLK. 5, LOTS 901, 902 & 903 BLK. 10 & LOT 901 BLK. 11)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35–512 OF THE UDC.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

DEVELOPMENT SERVICES
RECEIVED
2008 SEP -5 PM 3:15

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

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT No. 070104

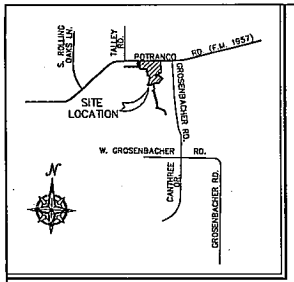
105 LOTS

SHEET 3 OF 4

SUBDIVISION PLAT ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 1

BEING 43.201 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251–258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

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

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

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

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

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

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. [740]
9.) PROPOSED FINISHED CONTOUR ———
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D–R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE SOUTH RIGHT–OF–WAY LINE OF POTRANCO RD. – F.M. 1957 BETWEEN TWO SET 1/2" IRON REBARS ESTABLISHED AS N89°03'52"E BY GPS OBSERVATION AND REFERENCED TO NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXAR/MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

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

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

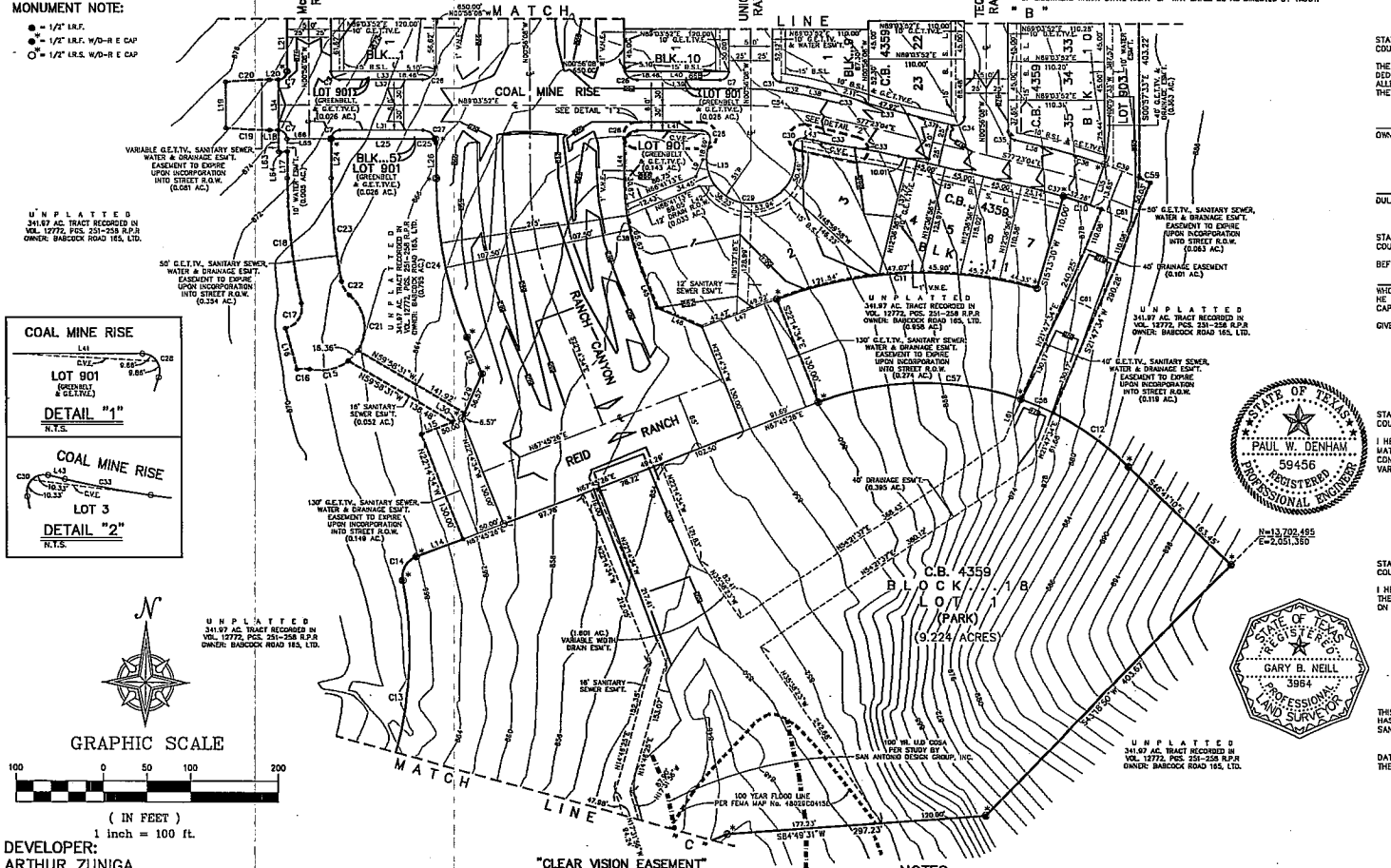
(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,435.94'.

(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.

BUILDING SETBACK NOTE

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

MONUMENT NOTE:
● = 1/2" I.R.F.
●ˢ = 1/2" I.R.F. W/D–R E CAP
○ˢ = 1/2" I.R.S. W/D–R E CAP



COAL MINE RISE
LOT 901 (GREENBELT & G.E.T.TV.E.)
DETAIL "1"
N.T.S.

COAL MINE RISE
LOT 3
DETAIL "2"
N.T.S.

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

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

"CLEAR VISION EASEMENT"

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

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

_____ COUNTY CLERK BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS–SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOTS 901 & 902 BLK. 1, LOT 901 BLK. 5, LOTS 901, 902 & 903 BLK. 10 & LOT 901 BLK. 11)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35–512 OF THE UDC.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

_____ REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____ REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

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

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ DAY OF _____, A.D. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FILED
2008 SEP 15 3:15
COUNTY CLERK
BEXAR COUNTY, TEXAS

Denham–Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495–3100 Office
(210) 495–3122 Fax

PLAT No. 070104

105 LOTS

SHEET 4 OF 4

SUBDIVISION PLAT ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 1

BEING 43.201 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIC VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359 AND THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, C.B. 4358, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772 , PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES 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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

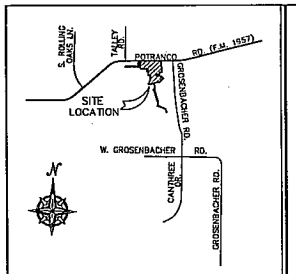
5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. [701]
9.) PROPOSED FINISHED CONTOUR ———
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM — SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE SOUTH RIGHT-OF-WAY LINE OF POTRANCO RD. – F.M. 1957 BETWEEN TWO SET 1/2" IRON REBARS ESTABLISHED AS N89°03'52"E BY GPS OBSERVATION AND REFERENCED TO NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM — SOUTH CENTRAL ZONE.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LOCATION MAP

NOT TO SCALE



BUILDING SETBACK NOTE

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OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

MONUMENT NOTE:
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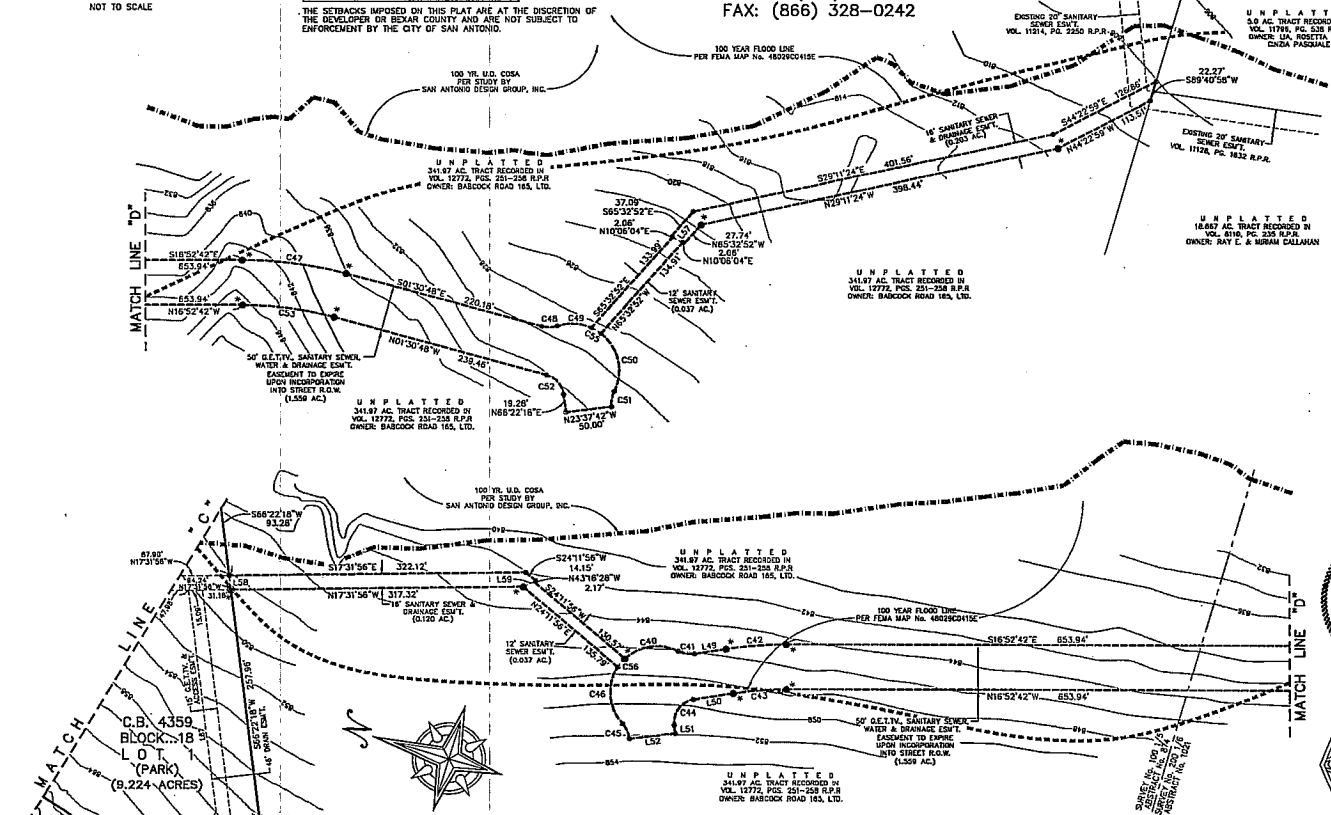

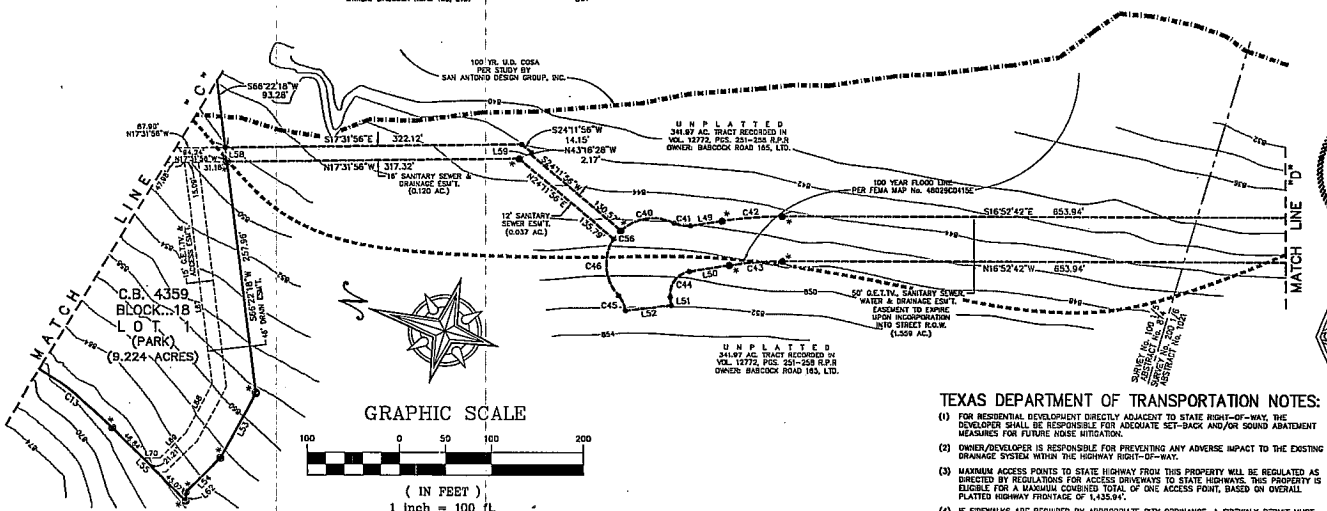

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

"CLEAR VISION EASEMENT"

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CERTIFICATE OF APPROVAL

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

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

ATTESTED:

_____ COUNTY CLERK BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY TEXAS

DEVELOPMENT SERVICES
RECEIVED
2008 SEP -5 PM 3:

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

_____ REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

_____ REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ DAY OF _____, A.D. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

Denham-Ramones Engineering and Associates, Inc.

18585 Sigma Rd., Suite 101 (210) 495-3100 Office
San Antonio, Tx. 78258 (210) 495-3122 Fax

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 10 **September 24, 2008**

WESTON OAKS UNIT 5 — MAJOR PLAT — 070105
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 611 C-5
OWNER: Babcock Road 165, Ltd., By Arthur Zuniga
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: September 9, 2008

Location: On the south side of Potranco Road, west of Grosenbacher Road.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 846, Weston Oaks, accepted on December 13, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **21.494** acres consisting of **77** single family lots, **1** non-single family lot, and **3,250** linear feet of public streets.

DISCUSSION:

It is noted that because plat # 070104, Weston Oaks Unit 1, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

PLAT No. 070105

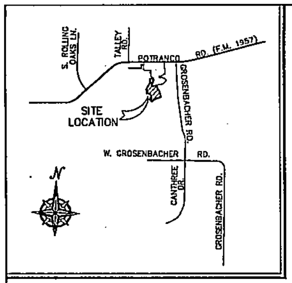
77 LOTS

SHEET 1 OF 3

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS
SUBDIVISION UNIT 5

BEING 21.494 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, THE ANTONIO MONTALVO SURVEY NO. 200 ⅛, ABSTRACT NO. 539, C.B. NO. 4358, AND THE A. FITZGERALD SURVEY NO. 268, ABSTRACT NO. 236, C.B. NO. 4355, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251–258, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

MONUMENT NOTE:
● – 1/2" I.R.F.
●* – 1/2" I.R.F. W/D–R E CAP
○* – 1/2" I.R.S. W/D–R E CAP

"C.P.S. NOTES"

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

LEGEND & NOTES

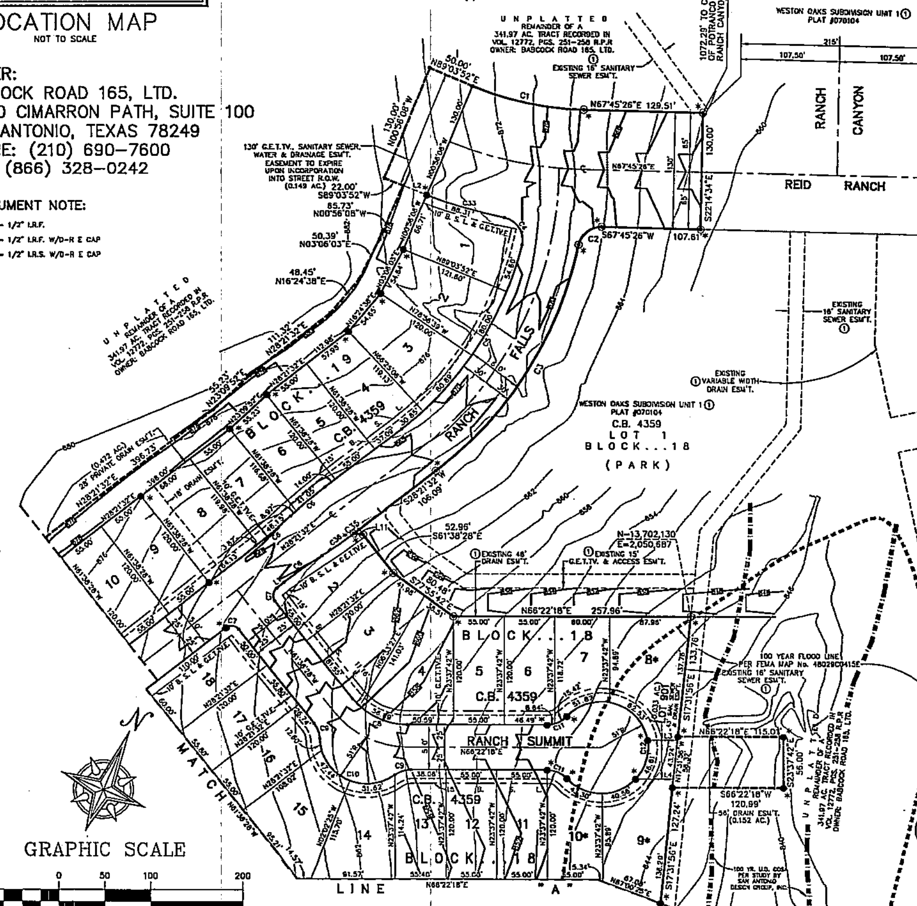
1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
9.) PROPOSED FINISHED CONTOUR — 740
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D–R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WESTERNMOST SOUTHEAST LINE OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251–258, R.P.R. AND CALLED S89°38'10"W BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

*NOTE:

LOTS 12 & 13, BLOCK 20, LOTS 8 THRU 10 & 29 THRU 37, BLOCK 18 AND LOT 1, BLOCK 21 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP No. 48029C0415E, DATED FEBRUARY 16, 1996. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY SAN ANTONIO DESIGN GROUP, INC., AND IS APPROVED BY THE CITY OF SAN ANTONIO, AND BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.
FF = MINIMUM FINISHED FLOOR ELEVATION.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	21°18'26"	335.00'	63.02'	124.58'	123.86'
C2	79°33'13"	25.00'	20.81'	34.71'	31.99'
C3	40°09'18"	430.00'	157.17'	301.36'	295.23'
C4	92°01'45"	25.00'	25.90'	40.15'	35.98'
C5	38°08'47"	370.00'	127.93'	246.34'	241.81'
C6	5°43'55"	500.00'	25.03'	50.02'	50.00'
C7	90°00'00"	10.00'	10.00'	15.71'	14.14'
C8	51°59'14"	75.00'	36.57'	68.05'	65.74'
C9	36°43'54"	29.00'	9.63'	18.59'	18.27'
C10	125°27'01"	51.00'	98.52'	111.67'	90.65'
C11	47°32'45"	29.00'	12.77'	24.07'	23.38'
C12	275°05'30"	51.00'	46.88'	244.86'	68.65'
C13	13°11'20"	765.00'	88.44'	176.10'	175.71'
C14	11°26'14"	715.00'	71.60'	142.73'	142.49'
C15	8°54'19"	375.00'	29.20'	58.29'	58.23'
C16	8°54'19"	425.00'	33.09'	66.06'	65.99'
C17	4°10'11"	755.00'	27.49'	54.95'	54.93'
C18	4°23'46"	805.00'	30.90'	61.77'	61.75'
C19	34°51'39"	475.00'	149.13'	289.01'	284.57'
C20	34°29'18"	425.00'	131.92'	255.82'	251.98'
C21	93°16'32"	10.00'	10.59'	16.28'	14.54'
C22	90°26'32"	10.00'	10.08'	15.79'	14.20'
C23	86°50'53"	10.00'	9.46'	15.16'	13.75'
C24	96°45'00"	10.00'	11.25'	16.89'	14.95'
C25	83°15'00"	10.00'	8.89'	14.53'	13.29'
C26	33°42'16"	29.00'	8.78'	17.06'	16.81'
C27	132°49'31"	51.00'	116.80'	118.23'	93.48'
C28	35°41'48"	29.00'	9.34'	18.07'	17.78'
C29	65°10'34"	25.00'	15.99'	28.44'	26.93'
C30	35°53'58"	29.00'	9.39'	18.17'	17.87'
C31	159°38'33"	51.00'	284.05'	142.10'	100.39'
C32	87°50'41"	25.00'	24.08'	38.33'	34.68'
C33	10°52'53"	465.00'	44.29'	88.31'	88.18'
C34	90°00'00"	10.00'	10.00'	15.71'	14.14'
C35	0°48'43"	500.00'	3.54'	7.09'	7.09'
C36	4°55'17"	500.00'	21.48'	42.95'	42.92'
C37	61°49'50"	90.00'	53.90'	97.12'	92.48'
C38	61°49'50"	100.00'	59.89'	107.91'	102.75'



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

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

BUILDING SETBACK NOTE

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

"CLEAR VISION EASEMENT"

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°21'32"E	10.13'
L2	S89°03'52"W	28.00'
L3	S66°22'18"W	32.45'
L4	S66°22'18"W	41.13'
L5	N25°47'01"W	19.00'
L6	N21°37'18"W	9.02'
L7	N16°52'42"W	28.00'
L8	N61°52'42"W	5.00'
L9	N28°07'18"E	5.00'
L10	S40°27'11"W	2.75'
L11	N73°21'32"E	10.02'

CERTIFICATE OF APPROVAL

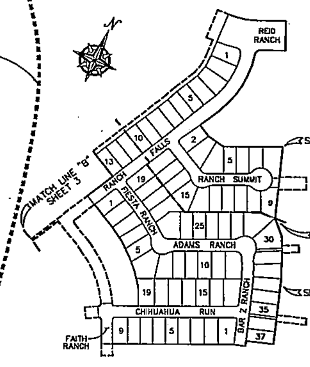
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY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

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

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS



INDEX MAP
1"=400'

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 18)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: ______

DULY AUTHORIZED AGENT: ______

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ______ DAY OF ______ A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 5 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., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______
CHAIRMAN

BY: ______
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Denham-Ramones Engineering
and Associates, Inc.

18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258

(210) 495-3100 Office
(210) 495-3122 Fax

PLAT No. 070105

77 LOTS

SHEET 2 OF 3

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 5

BEING 21.494 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, THE ANTONIO MONTALVO SURVEY NO. 200 ⅛, ABSTRACT NO. 539, C.B. NO. 4358, AND THE A. FITZGERALD SURVEY NO. 268, ABSTRACT NO. 236, C.B. NO. 4355, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251–258, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

"C.P.S. NOTES"

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

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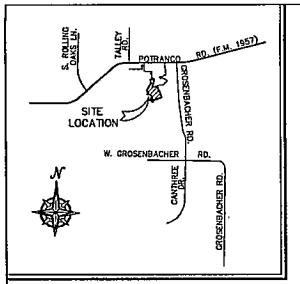
LOCATION MAP

NOT TO SCALE

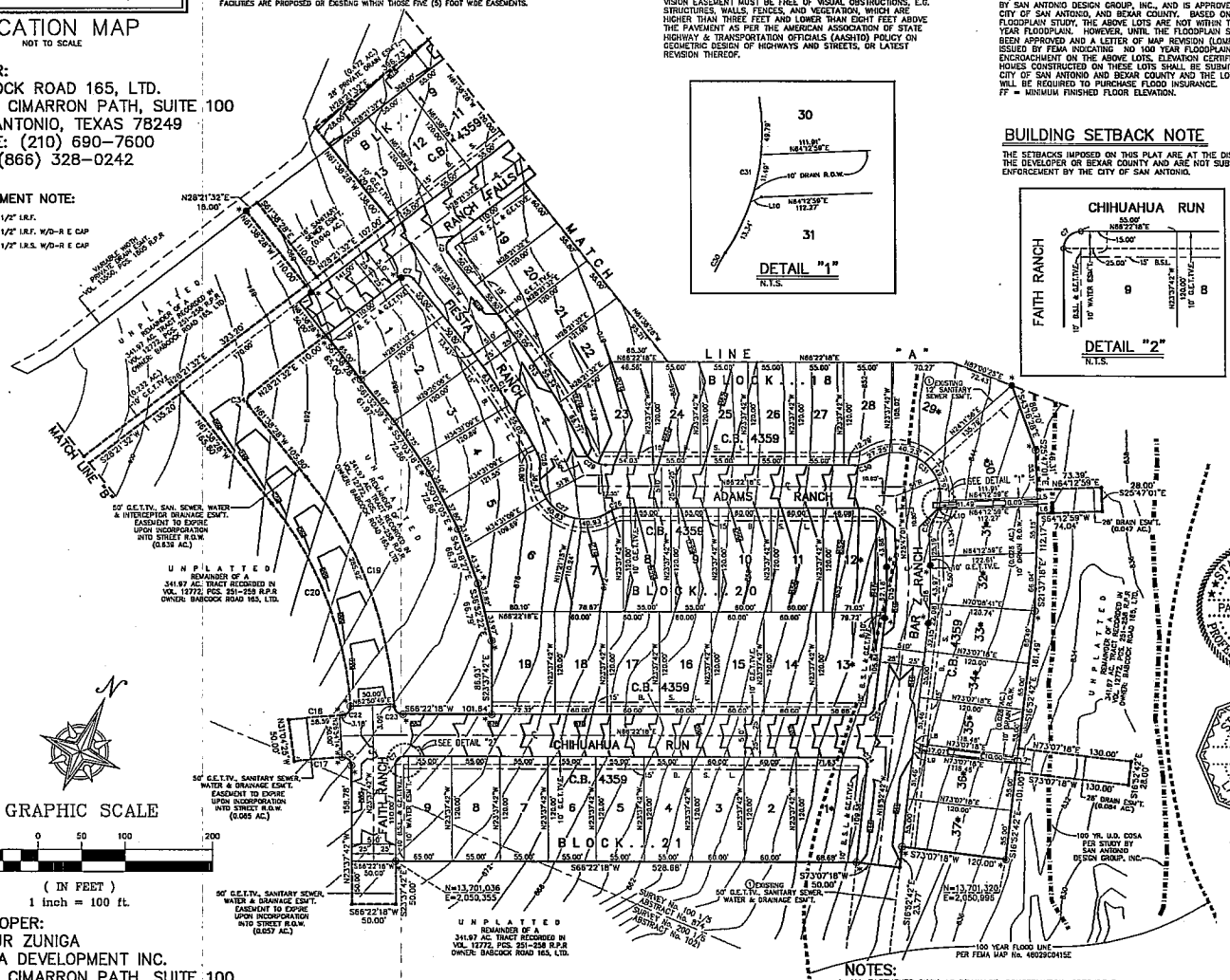


OWNER:

BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

MONUMENT NOTE:

● = 1/2" I.R.F.
⊕ = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

DEVELOPER:

ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690–7600
FAX: (866) 328–0242

Denham-Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101 (210) 495–3100 Office
San Antonio, Tx. 78258 (210) 495–3122 Fax

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

_____ COUNTY, CLERK BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 18)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER:

_____
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 5 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., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT No. 070105

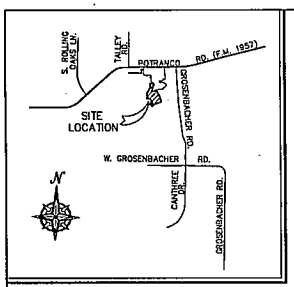
77 LOTS

SHEET 3 OF 3

SUBDIVISION PLAT
ESTABLISHING

WESTON OAKS SUBDIVISION UNIT 5

BEING 21.494 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, THE ANTONIO MONTALVO SURVEY NO. 200 ⅛, ABSTRACT NO. 539, C.B. NO. 4358, AND THE A. FITZGERALD SURVEY NO. 268, ABSTRACT NO. 236, C.B. NO. 4355, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251–258, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



"C.P.S. NOTES"

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

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

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

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

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

LEGEND & NOTES

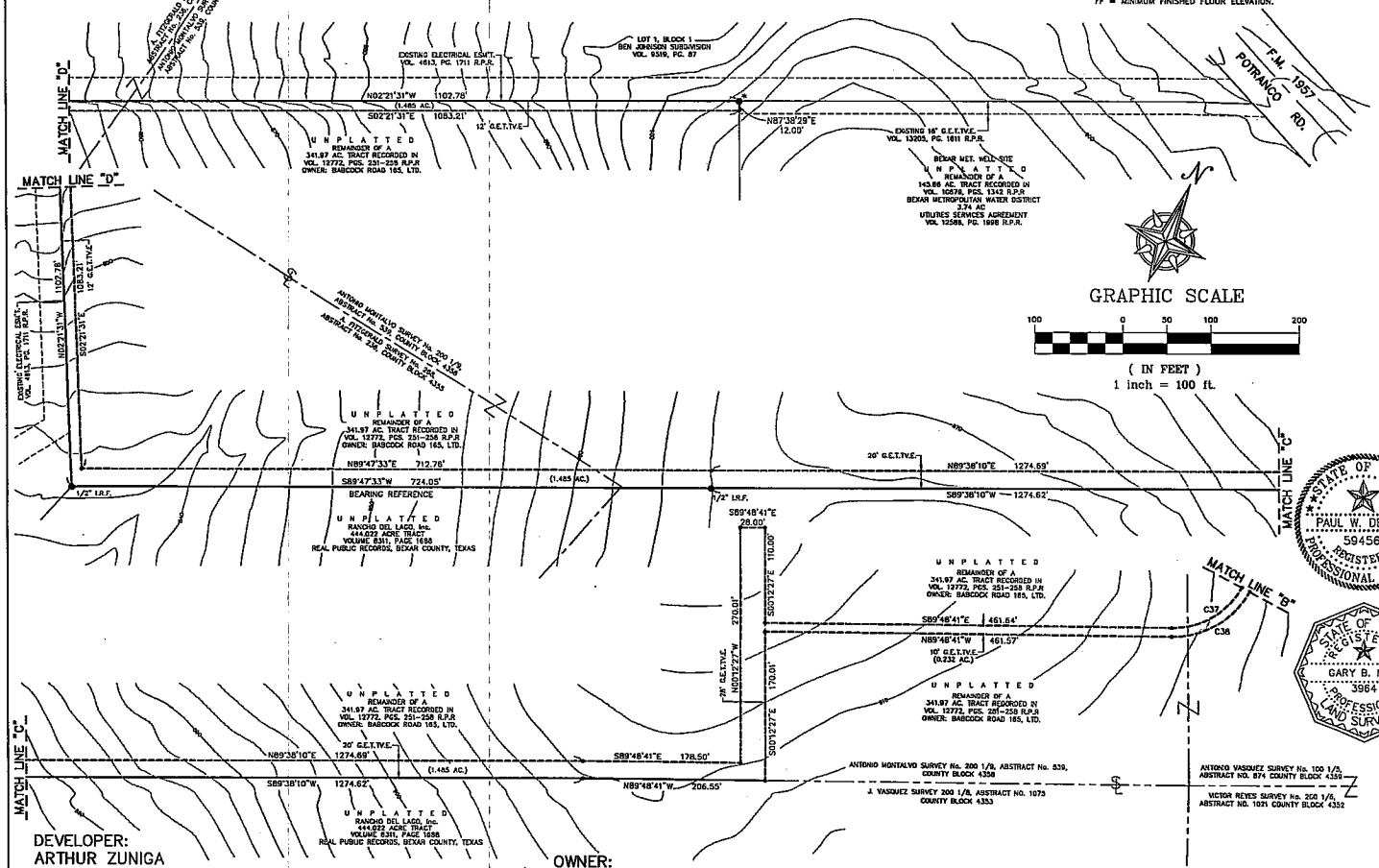
1.) BUILDING SETBACK LINE ——— B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. [736]
9.) PROPOSED FINISHED CONTOUR ——— [736]
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WESTERNMOST SOUTHEAST LINE OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251–258, R.P.R. AND CALLED S89°38'10"W BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) I.R.F. = IRON REBAR FOUND
16.) I.R.S. = IRON REBAR SET
17.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
18.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
19.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
20.) IMPACT FEE PAYMENT DUE: BEXARNET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

"NOTE:

LOTS 12 & 13, BLOCK 20, LOTS 8 THRU 10 & 29 THRU 37, BLOCK 18 AND LOT 1, BLOCK 21 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP No. 48029C0415E, DATED FEBRUARY 16, 1996. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY SAN ANTONIO DESIGN GROUP, INC., AND IS APPROVED BY THE CITY OF SAN ANTONIO, AND BEXAR COUNTY BASED ON THE FLOODPLAIN STUDY. THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.
FF = MINIMUM FINISHED FLOOR ELEVATION.

LOCATION MAP

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BUILDING SETBACK NOTE

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

MONUMENT NOTE:

● = 1/2" I.R.F.
⊛ = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

"CLEAR VISION EASEMENT"

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 5 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., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPER:
ARTHUR ZUNIGA
ZUNIGA DEVELOPMENT INC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

OWNER:
BABCOCK ROAD 165, LTD.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 690-7600
FAX: (866) 328-0242

CERTIFICATE OF APPROVAL

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

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

ATTESTED:

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
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4. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 18)
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

Denham-Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495-3100 Office
(210) 495-3122 Fax

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 11 **September 24, 2008**

VILLA DEL SOL UNIT 10D — MAJOR PLAT — 080394
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 681 E-2
OWNER: KB Home Lone Star, Inc., By Joseph C. Hernandez
ENGINEER: Vickrey & Associates, Inc., by Fredrick J. McNealy, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: September 9, 2008

Location: East of Zarzamora Road at Ashley Boulevard.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP 677, Las Casas (aka Villas Del Sol), accepted on July 28, 2000

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **11.00** acres consisting of **61** single family lots, **2** non-single family lots, and **2,004** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080394

CPS NOTES:

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

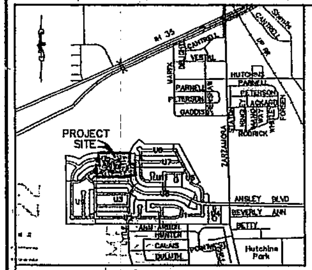
LEGEND

○	1/2" IRON ROD SET WITH VICKREY & ASSOCIATES, INC. PROPERTY CAP
●	1/2" IRON ROD FOUND WITH VICKREY & ASSOCIATES, INC. PROPERTY CAP
—740—	EXISTING CONTOURS
—(740)—	PROPOSED CONTOURS
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
EXIST.	EXISTING
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

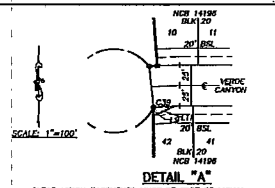
BEXARMET IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	11°52'47"	470.00'	97.45'	48.90'	S02°57'23"W	97.28'
C3	07°11'52"	420.00'	52.76'	26.42'	S03°34'56"E	52.73'
C4	07°11'52"	480.00'	60.30'	30.19'	N03°34'56"W	60.25'
C5	286°15'36"	50.00'	249.81'	37.50'	N00°00'00"E	60.00'
C7	300°00'00"	50.00'	261.80'	28.87'	N00°42'31"W	50.00'
C8	90°01'00"	15.00'	23.57'	15.00'	N44°59'30"W	21.22'
C9	90°01'00"	15.00'	23.57'	15.00'	N44°59'30"W	21.22'
C10	89°59'00"	15.00'	23.56'	15.00'	N45°00'30"E	21.21'
C11	85°05'03"	15.00'	22.27'	13.77'	S42°31'32"E	20.28'
C12	97°23'06"	15.00'	25.50'	17.07'	S48°42'33"W	22.54'
C13	89°59'00"	15.00'	23.56'	15.00'	N45°00'30"E	21.21'
C20	10°31'08"	530.00'	97.30'	48.79'	N05°18'34"E	97.17'
C21	05°42'31"	355.00'	35.37'	17.70'	N87°08'44"E	35.36'
C22	05°42'31"	305.00'	30.39'	15.21'	S87°08'44"W	30.38'
C28	05°09'13"	420.00'	37.78'	18.90'	N09°45'29"W	37.77'
C29	01°31'21"	355.00'	9.43'	4.72'	N85°03'09"E	9.43'
C39	04°35'49"	305.00'	24.47'	12.24'	N88°35'23"E	24.46'

LINE TABLE		
LINE	LENGTH	BEARING
L2	50.00'	N05°42'31"W
L4	13.00'	N90°00'00"E
L6	60.00'	N90°00'00"E
L7	21.59'	S00°01'00"W
L8	15.75'	N00°01'00"E
L9	10.53'	N90°00'00"E
L10	50.73'	N03°35'56"W
L11	27.21'	S03°51'03"W
L12	85.90'	N00°01'00"E
L17	68.25'	N90°00'00"W
L25	60.00'	N82°48'08"E
L26	76.93'	N08°02'42"W



LOCATION MAP
NOT TO SCALE



DETAIL "A"

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

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

ADDITIONAL NOTES:

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

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 DEVELOPMENT SERVICES DEPARTMENT.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

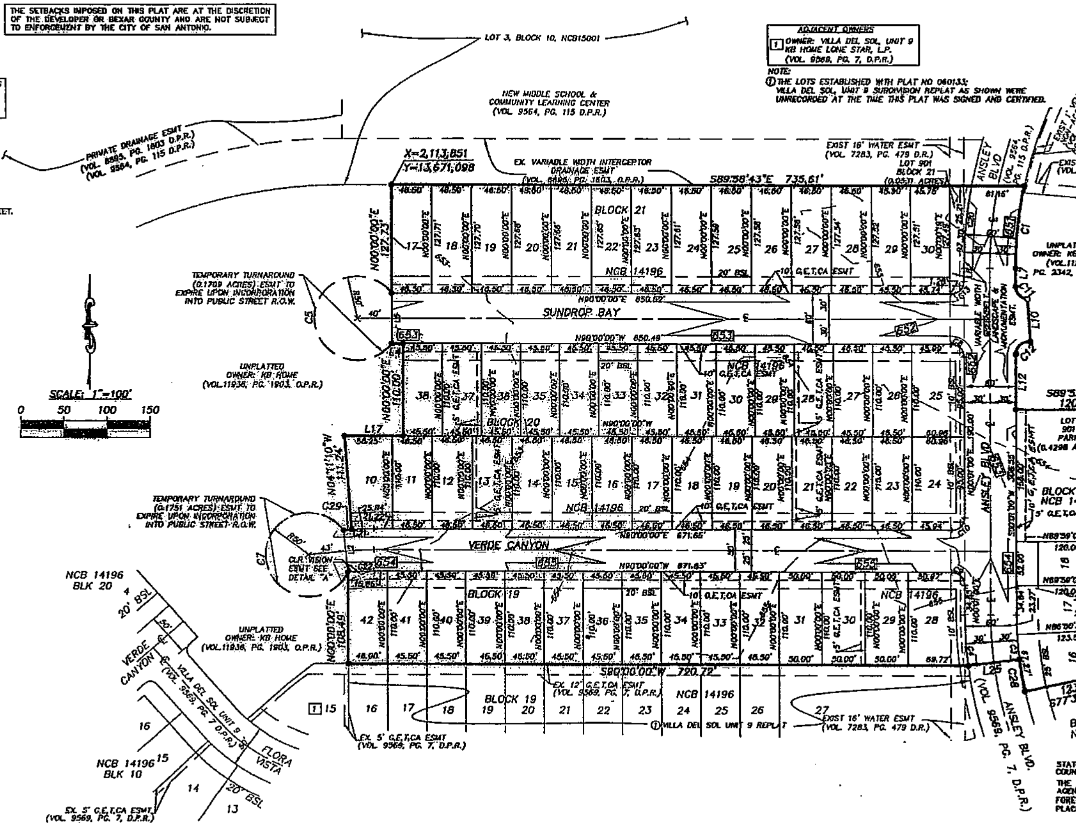
SOURCE OF BEARINGS REFERENCED FROM VILLA DEL SOL UNIT 8 SUBDIVISION RECORDED IN VOLUME 9569, PAGE 7 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET. STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

1/2" IRON ROD WITH VICKREY & ASSOCIATES, INC. PROPERTY CORNER CAP SET AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

ADJACENT OWNERS
[1] OWNER: VILLA DEL SOL, UNIT 9
KB HOME LONE STAR, L.P.
(VOL. 9569, PG. 7, D.P.R.)

NOTE:
① THE LOTS ESTABLISHED WITH PLAT NO 060133; VILLA DEL SOL, UNIT 9 SUBDIVISION REPLAT AS SHOWN WERE UNRECORDED AT THE TIME THIS PLAT WAS SIGNED AND CERTIFIED.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
KB HOME Lone Star, Inc.
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229

[signature]
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez, 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 25th DAY OF August, A.D. 20 08

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CINDY M. HANSEN
Notary Public, State of Texas
My Commission expires
April 18, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT
ESTABLISHING
VILLA DEL SOL SUBDIVISION, UNIT 10D

BEING 11.000 ACRES OF LAND OUT OF A 128.424 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 701-705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO OUT OF A 16.732 ACRE TRACT RECORDED IN VOLUME 7164 PAGE 704 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY AND ALSO OUT OF A 57.578 ACRE TRACT RECORDED IN VOLUME 7922, PAGE 1966 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A.J. LESLIE SURVEY NO. 90, ABSTRACT 447, COUNTY BLOCK 4281 NOW ALL IN N.C.B. 14196 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND REFERENCED ALSO IN DEEDS RECORDED IN VOLUME 11268, PAGE 2342 AND VOLUME 11936, PAGE 1903 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

THIS PLAT OF VILLA DEL SOL SUBDIVISION, UNIT 10D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

NOTE: 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ERIC N. MILLER, R.P.L.S.

[signature] 8/22/08
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS – REGISTERED PROFESSIONAL LAND SURVEYOR – ERIC N. MILLER – 5910

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.

VICKREY & ASSOCIATES, INC.
BY: FREDERICK J. MCNEALY, P.E.

[signature] 8/22/08
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS – FREDERICK J. MCNEALY – 82022 – REGISTERED PROFESSIONAL ENGINEER

SHEET 1 OF 1

JOB No. 1780-021-052 DATE OF PREPARATION: 08/22/08 N:\1780-021\dwg\Sh_PLAT.dwg

RECEIVED

PLANNING COMMISSION
VACATING DECLARATION

AGENDA ITEM NO: 12 **September 24, 2008**

VICTORIA COURTS UNIT 1A
VACATING DECLARATION — MAJOR PLAT — 080577
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 F-7
OWNER: Refugio Street LP, by General Alfred A. Valenzuela
ENGINEER: Jacobs Engineering Group, Inc., by Steven Granado
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 18, 2008

Location: On the north side of Santos Street; east of Labor Street

Services Available: SAWS Water and Sewer

Zoning: IDZ – Infill Development Zone

Plat is in accordance with:
MDP #754-B, Victoria Commons was accepted on June 12, 2008.

Proposed Use: Multi-Family

APPLICANT'S PROPOSAL:

To vacate a portion of the Victoria Courts, Unit 1 Subdivision, plat #020446, by removing two (2) 50' X 54' drainage easements located adjacent to Santos Street. The plat was previously approved by the San Antonio Planning Commission on July 23, 2003 and recorded on December 5, 2003 in Volume 9559, Page 112, of the Bexar County Deed and Plat Records.

STAFF RECOMMENDATION:

Approval

PLAT #080577

VACATING DECLARATION

City of San Antonio
Development Services
Subdivision Section

DEVELOPMENT SERVICES
RECEIVED
2008 SEP 15 AM 9:54

State of Texas §
§
County of Bexar §

Vacating Declaration for VICTORIA COURTS SUBDIVISION UNIT 1. Subdivision Plat No. 020446. Know all men by these presents that the undersigned Housing Authority of the City of San Antonio, Texas ("San Antonio Housing Authority") and Refugio Street Limited Partnership acknowledges that it is the collective owner of all the land and/or lots or portions of lots embraced by the Plat No. 020446 known as VICTORIA COURTS SUBDIVISION UNIT 1 (a copy of which is attached hereto), approved by the City of San Antonio Planning Commission on JULY 23, 2003, and recorded on DECEMBER 5, 2003 in Volume 9559, Page 112, Bexar County Deed and Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 and the City of San Antonio Unified Development Code, the undersigned hereby declares the portion of such plat shown as TWO (2) 50'x54' (0.062 ACRES EACH) DRAINAGE EASEMENTS TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RIGHT-OF-WAY on Plat No. 020446 to be vacated.

It is the intent of the undersigned to nullify the force and effect of the dedication and recordation of the above referenced drainage easements by filing this vacating instrument in the Bexar County Deed and Plat Records to cause the Bexar County Clerk to write the word "Vacated" in plain, legible letters across the drainage easements so vacated on Plat No. 020446.

Executed this 11 **day of September, A.D., 2008.**

San Antonio Housing Authority

By: _____
General Alfred A. Valenzuela
President & CEO

DEVELOPMENT SERVICES
RECEIVED

2008 SEP 15 AM 9:54

State of Texas §
§
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared General Alfred A. Valenzuela, the President and CEO of the San Antonio Housing Authority, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said housing authority for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 11 day of 9, 2008.

MARISSA A. PEREZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-18-2012

Notary Public in and for the State of Texas

My commission expires: 2012

Refugio Street Limited Partnership

By: Refugio Street Public Facility Corporation,
its General Partner

By: _____
General Alfred A. Valenzuela
Secretary Treasurer

State of Texas §
§
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared General Alfred A. Valenzuela, the Secretary Treasurer of Refugio Street Public Facility Corporation, the general partner of Refugio Street Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the limited partnership for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 11 day of 9, 2008.

MARISSA A. PEREZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-18-2012

Notary Public in and for the State of Texas

My commission expires: 2012

DEVELOPMENT SERVICES
RECEIVED
2008 SEP 16 AM 9:55

This vacating declaration for drainage easements shown on the VICTORIA COURTS SUBDIVISION UNIT 1 Subdivision Plat, plat number 020446, submitted to and considered by the City of San Antonio, Texas is hereby approved.

Dated this _____day of_____, A.D., 20_____.

By: _____
Chairman

By: _____
Secretary

By: _____
~~**Director of Development Services**~~

Return
Copy to:
San Antonio Housing Authority
Name

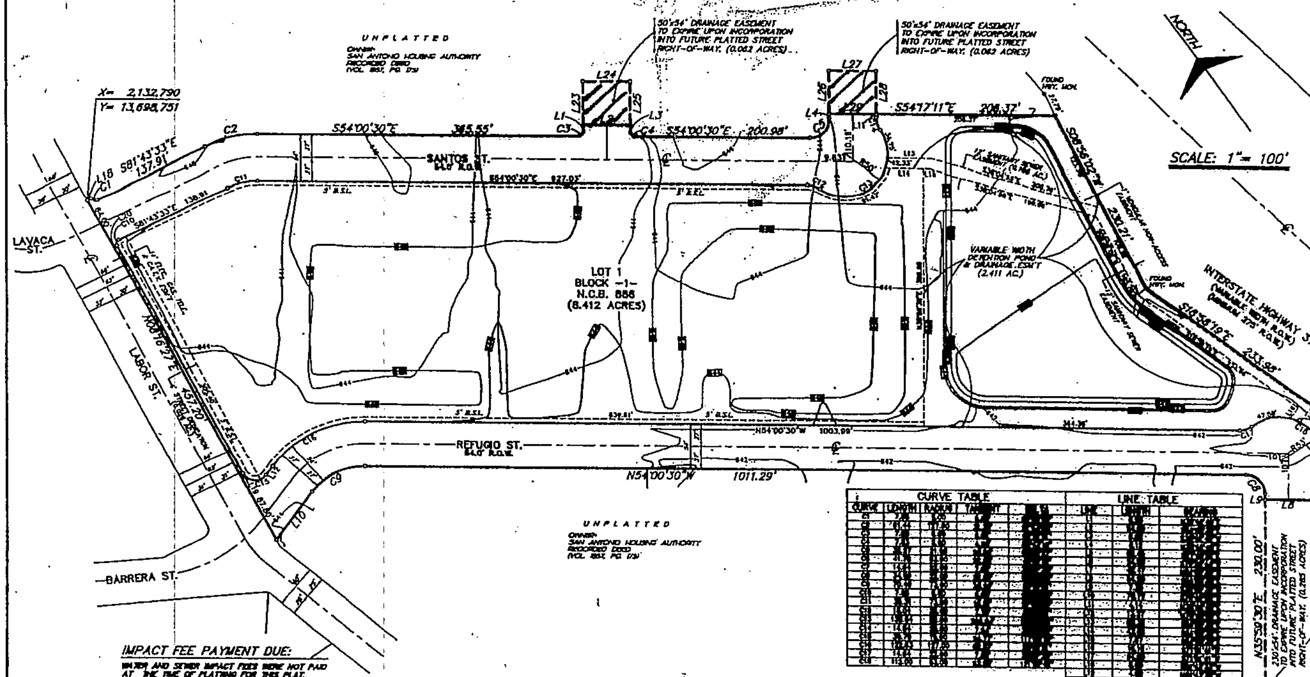
818 South Flores
Address

San Antonio, Texas 78204
City, State, & Zip Code

M:\310138.152 Victoria Courts Carleton Development\Docs\Platting Forms\Vacating Declaration Form 080910.doc

Doc# 20030314429
Book: 9559
Page: 112
Filed & Recorded 12/05/2003 11:20:38 AM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING $ 25.00
RECORDS ARCHIVE $ 5.00
RECORDS MANAGER $ 5.00
COURTHOUSE SECU $ 1.00

PLAT No. 020446



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

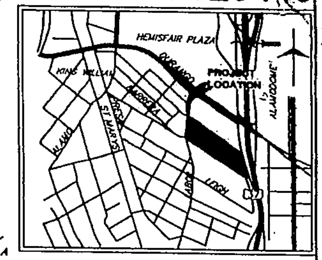
LINE TABLE

LINE	LENGTH		BEARING
[illegible]	[illegible]	[illegible]	[illegible]

THE AREA PLATTED HEREIN CONTAINS AREAS WITHIN STREETS DEDICATED TO THE CITY OF SAN ANTONIO, ACCEPTED AMONG OTHERS BY CITY ORDINANCE No. 29270 DATED FEBRUARY 9, 1961, QUIT CLAIMED BY THE CITY OF SAN ANTONIO TO THE SAN ANTONIO HOUSING AUTHORITY BY ORDINANCE No. 93574 DATED MARCH 8, 2001, RECORDED IN VOLUME 9152, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK and/or SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE 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 NOT ELIGIBLE FOR DIRECT ACCESS TO I.H. 37.
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.



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. 1/2" IRON RODS w/ YELLOW CAP LABELED "PCI PLS 3929" SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE IN FEET.
3. E., G., T., & CATV -DENOTES ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.
4. F.I.R. DENOTES FOUND IRON ROD.
5. ELEC., GAS, TELE., AND CATV.-DENOTES ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.
6. 5' B.S.L. -DENOTES 5' BUILDING SETBACK LINE
7. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF 8" (INCHES) ABOVE FINISHED ADJACENT GRADE.
8. BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
9. STREETSCAPE TREE PLANTING WILL BE COMPLETED DURING BUILDING STAGE.
10. DETENTION POND EASEMENT SHALL BE THE RESPONSIBILITY OF THE "HOME OWNERS ASSOCIATION", THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
11. —840— DENOTES EXISTING CONTOUR.
12. —▆— DENOTES FILL CONTOUR.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER E.D.U. 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 DEVELOPMENT SERVICES DEPARTMENT.

NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES FURNISHED BY OTHERS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

DIRECTIONAL CONTROL
DIRECTIONAL CONTROL IS BASED UPON THE TxDOT INTERSTATE HIGHWAY 37 RIGHT-OF-WAY PLAN OF RECORD. THE EXISTING HIGHWAY DEPARTMENT MONUMENTS FOUND ALONG THE I.H. 37 ACCESS ROAD DEFINED BY THE BEARING S04°36'10"E ARE THE CONTROL POINTS THAT WERE USED.

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.

FERNANDO CAMARILLO, P.E. #86882

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: MELVIN L. BRAZIEL
S.A.H.A.: PRESIDENT AND C.E.O.
REFUGIO: SECRETARY/TRESURER

STATE OF TEXAS

COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ..17.. DAY OF ...June... A.D. 20 03

Amparo Irma Ochoa
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

AMPARO IRMA OCHOA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 11-03-03

SUBDIVISION PLAT
OF

VICTORIA COURTS SUBDIVISION UNIT 1

BEING 11.674 ACRES OF LAND BEING ALL OF NEW CITY BLOCK 883 AND 884, PARTIALLY OUT OF N.C.B.'s 885 AND 1024, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
FERNANDO CAMARILLO
86882
LICENSED
PROFESSIONAL ENGINEER

C.P.S.B. NOTES

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

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

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

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.

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.

POZNECKI · CAMARILLO and ASSOC., INC.
ENGINEERING · SURVEYING · PLANNING
SAN ANTONIO, TEXAS

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

DATED THIS ..23.. DAY OF ....July.... A.D. 20 03

BY: .... CHAIRMAN

BY: .... SECRETARY

CITY OF SAN ANTONIO

NOTE:

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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OWNER:

HOUSING AUTHORITY of THE CITY OF SAN ANTONIO, TEXAS (S.A.H.A.)
and REFUGIO STREET LIMITED PARTNERSHIP (REFUGIO)
818 SOUTH FLORES St.
SAN ANTONIO, TX 78204

DEVELOPMENT SERVICES
RECEIVED
2003 SEP 15 AM 9:55

STATE OF TEXAS

COUNTY OF BEXAR

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

ADALBERTO CAMARILLO, R.P.L.S. #3929

STATE OF TEXAS
ADALBERTO CAMARILLO
3929
PROFESSIONAL LAND SURVEYOR

COUNTY OF BEXAR

I, GERRY RICKHOFF .... COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 5TH DAY OF DECEMBER

A.D. 20 03 AT 11:20 A M. AND DULY RECORDED THE 5TH DAY OF DECEMBER

A.D. 20 03 AT 2:00 P M. IN THE RECORDS OF DEEDS AND PLATS

OF SAID COUNTY, IN BOOK VOLUME 9559 ON PAGE 112

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 5TH

DAY OF DECEMBER A.D. 20 03

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY Susan Sepulveda DEPUTY

J.O. 03013-01 DATE: 06/16/03 LOTS: 1

Individual Consideration

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT

AGENDA ITEM NO: 13 **September 24, 2008**

DOMINION PANHANDLE — **PUD NAME**

08-007 — **PUD #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 480 B-6
OWNER: The Panhandle at Brenthurst, LLC, by Rajeev Puri
ENGINEER: TCB/AECOM, by Heather O'Gorman, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the south side of Brenthurst Lane, east of Vail Abbey

Zoning: PUD Planned Unit Development
R-6S Residential Specific Use-Golf Course

Plan is in accordance with:
POADP # 55, Dominion, accepted June 29, 1983

APPLICANT'S PROPOSAL:

- 86 Single family lots and 9 non-residential lots.
- Approximately 5,343 feet of private streets.
- Open space ratio 62%
- The plan is within 200 feet. of The Dominion Home Owner's Association a registered Neighborhood Association and is not within 200 feet of a Community Plan.

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DISCUSSION:

This plan 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 Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The engineer acknowledge receiving the Case Managers email, but did not indicate if they will or will not conform to the Military's request.

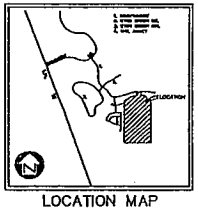
The City and Camp Bullis have been working on a joint effort to coordinate the Dominion Panhandle Planned Unit Development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis Installation regarding the proposed development.
Based on Camp Bullis's response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans and plats associated with this recommendation.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

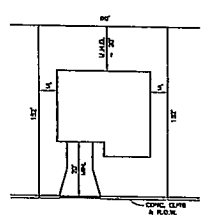
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L3	97.77	N83°21'37"E
L4	113.93	N00°08'32"E
L5	73.86	N61°20'27"E
L6	86.19	N00°30'58"E
L7	91.98	N83°54'40"W
L8	98.58	N32°08'48"W
L9	98.33	N01°47'36"E

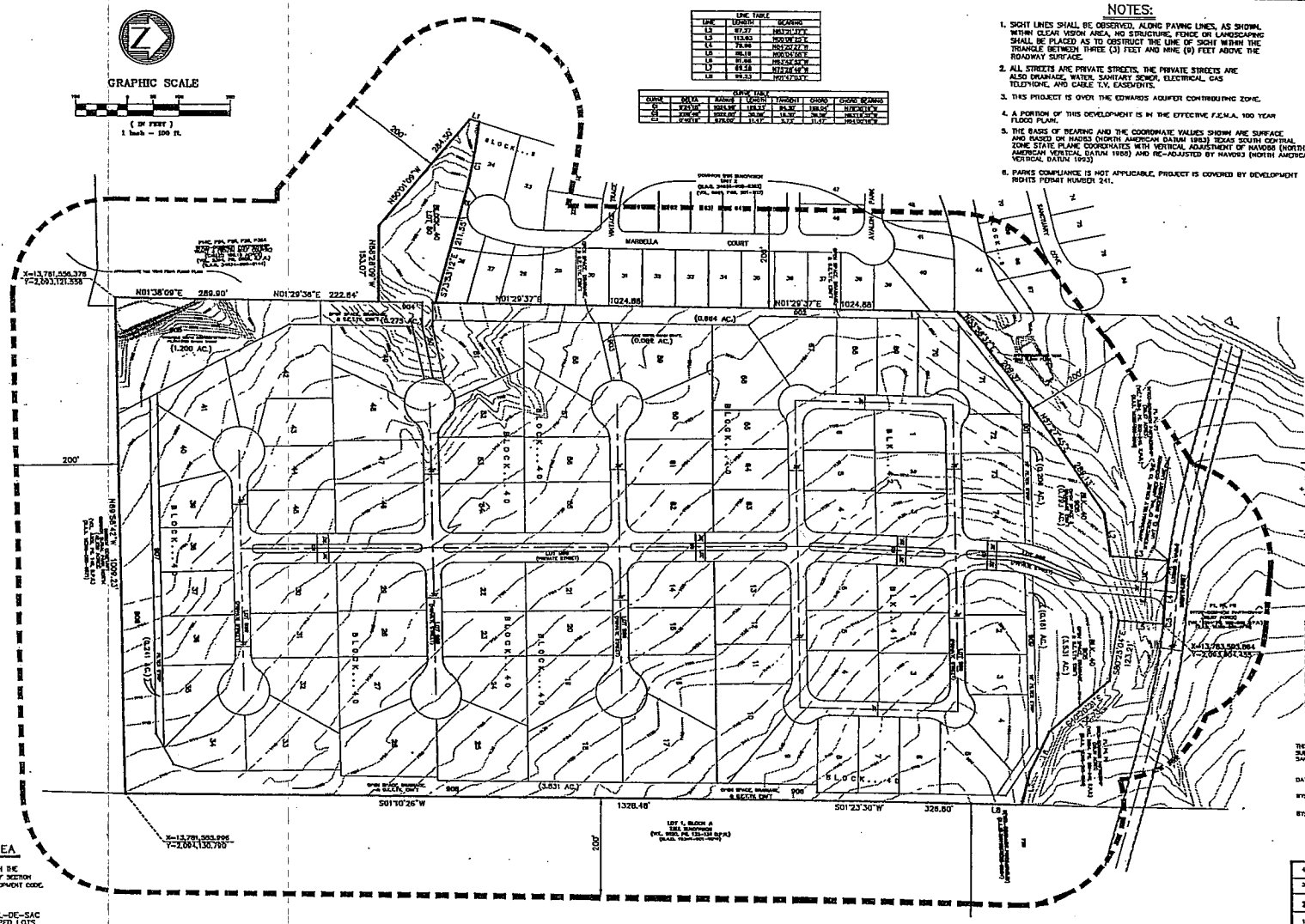
CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°25'08"	1015.00'	166.92'	83.70'	166.74'	N05°46'06"W
C2	9°25'08"	1015.00'	166.92'	83.70'	166.74'	N05°46'06"W
C3	9°45'18"	676.00'	11.51'	5.77'	11.51'	N84°45'18"E

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. ALL STREETS ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS TELEPHONE, AND CABLE T.V. EASEMENTS.
3. THIS PROJECT IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. A PORTION OF THIS DEVELOPMENT IS IN THE EFFECTIVE F.E.M.A. 100 YEAR FLOOD PLAIN.
5. THE BASIS OF BEARING AND THE COORDINATE VALUES SHOWN ARE SURFACE AND RAISED ON NADB3 (NORTH AMERICAN DATUM 1983) TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES WITH VERTICAL ADJUSTMENT OF NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988) AND RE-ADJUSTED BY NAVD83 (NORTH AMERICAN VERTICAL DATUM 1993)
6. PARKS COMPLIANCE IS NOT APPLICABLE, PROJECT IS COVERED BY DEVELOPMENT RIGHTS PERMIT NUMBER 241.



TYPICAL LOT
NOT TO SCALE



APPROXIMATELY 86 RESIDENTIAL LOTS

- TOTAL L.F. OF STREET 5,343.27
- 86 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 43.83 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- 10 NON RESIDENTIAL LOTS

RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASIC ZONING DISTRICT	– PUD R-6 ERZD
MAXIMUM DENSITY ALLOWED	– 7 LOTS PER ACRE
PROPOSED DENSITY	– 2 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	– 20%
PROPOSED PERCENTAGE OF OPEN SPACE	– 63%

30.90	ACRES	TOTAL RESIDENTIAL LOT AREA
0.78	ACRES	DRIVEWAYS (20' X 20')
– 9.87	ACRES	HOUSE 3,405, TYPICAL 5,000 SF (INCLUDES GARAGE)
10.08	ACRES	OCCUPIED SPACE IN RES. LOT AREA
+ 5.00	ACRES	STREET PAVEMENT (LOT 999)
15.48	ACRES	OCCUPIED SPACE
43.83	ACRES	TOTAL AREA
– 15.48	ACRES	OCCUPIED SPACE
27.37	ACRES	OPEN SPACE

27.37 / 43.83 = 0.62 OPEN SPACE RATIO
0.62 x 100 = 63% PERCENTAGE OF OPEN SPACE

NON RESIDENTIAL LOTS

LOT 901	(0.206 AC.)
LOT 902	(0.864 AC.)
LOT 903	(0.082 AC.)
LOT 904	(0.273 AC.)
LOT 905	(1.200 AC.)
LOT 906	2.531 AC.)
LOT 907	(0.241 AC.)
LOT 908	(0.783 AC.)
LOT 909	(0.151 AC.)
+ LOT 999	(5.752 AC.) (PRIVATE STREET)
	12.93 AC.

LEGAL DESCRIPTION

BEING 43.836 ACRE OR 1,912,067 SQUARE FOOT MORE OR LESS TRACT OF LAND BEING 43.84 ACRES OUT OF THAT CALLED 84.847 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6354, PAGES 2108-2140 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.0186 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY RECORDED IN VOLUME 8900, PAGES 2209-2208 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GONZES SURVEY NO. 372, ABSTRACT 284, COUNTY BLOCK 4706, OF BEXAR COUNTY, TEXAS AND THE L. DOLGHUSH SURVEY NO. 34, ABSTRACT 153, COUNTY BLOCK 4634, OF BEXAR COUNTY, TEXAS NOW IN NCT CITY CLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS P.U.D. PLAN FOR DOMINION PANHANDLE 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. _____

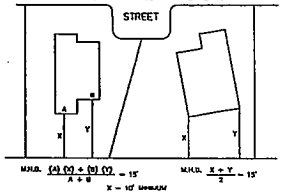
BY: _____ CHAIRMAN

BY: _____ SECRETARY

CLEAR VISION AREA

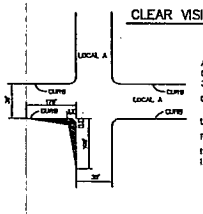
ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(X)(6) OF THE UNIFIED DEVELOPMENT CODE.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE

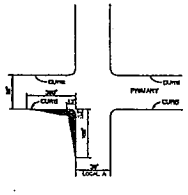
CLEAR VISION AREA

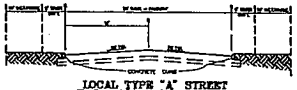


ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3336 OF THE UNIFIED DEVELOPMENT CODE.

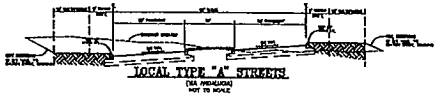
CURB LENGTHS: EXHIBIT C, LEFT-EQUATION A
RIGHT-EQUATION D

L=13 (150)/(13+(N/2)+K²)=4 = 108 FT. D
R=0.85 (150) – (N/2+K²) = 390 FT.
ISD(1)=300 FT. W=30 FT. K²=7 K=2
ISD(2)=825 FT.





LOCAL TYPE "A" STREET
(Residential Streets)
NOT TO SCALE



LOCAL TYPE "A" STREETS
(VIA MEDALLION)
NOT TO SCALE

UTILITIES

WATER: S.A.W.S.
SEWER: LEON SPRINGS
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

OWNER/DEVELOPER:
THE PANHANDLE AT BRENTHURST, LLC.
24165 I.H. 10 WEST #217-511
SAN ANTONIO, TEXAS 78257

P.U.D. PLAN #08-007

NO.	DATE	REVISION	APPROV.
4			
3			
2			
1	7/12/04	REVISED ENTRY STREET, REVISED OPEN SPACES	

P.U.D. PLAN

DOMINION PANHANDLE SUBDIVISION

TCB | AECOM

TURNER COLLIE & BRADEN
8900 PAGE TEN BLVD.,
SUITE 100 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-734-5351

Drawn		Scale	1" = 100'
Designed	TCB	Checked	K.E.O'B.
Drawn	C.N.	Approved	
Date		11/27/07	
Project No.		9003.0823	
Sheet	1	of	1

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

REPLY TO ATTENTION OF

SEP - 4 2008

Office of the Commander

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

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

Dear Mr. Brodnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's August 22, 2008 notification on the plat (080169), PUD 08-007 for a 43 acre development (also referred to as the Dominion Panhandle PUD) about one-half mile west of Camp Bullis, one-half mile North of Camp Bullis Road and east of I-10. We provide the following comments.

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

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Contribution Zone. See enclosed map from which it appears that much of the tract is in karst zone 3. Zone 3 areas probably do not contain listed invertebrate karst species. While potential for species is less than many tracts around Camp Bullis, it has not been classified Zone 5 (no listed invertebrate karst species). As more potential habitat is developed, then further restrictions may be placed on

Printed on Recycled Paper

Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

Placing a large housing development in this location could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis, including adjacent to this area.

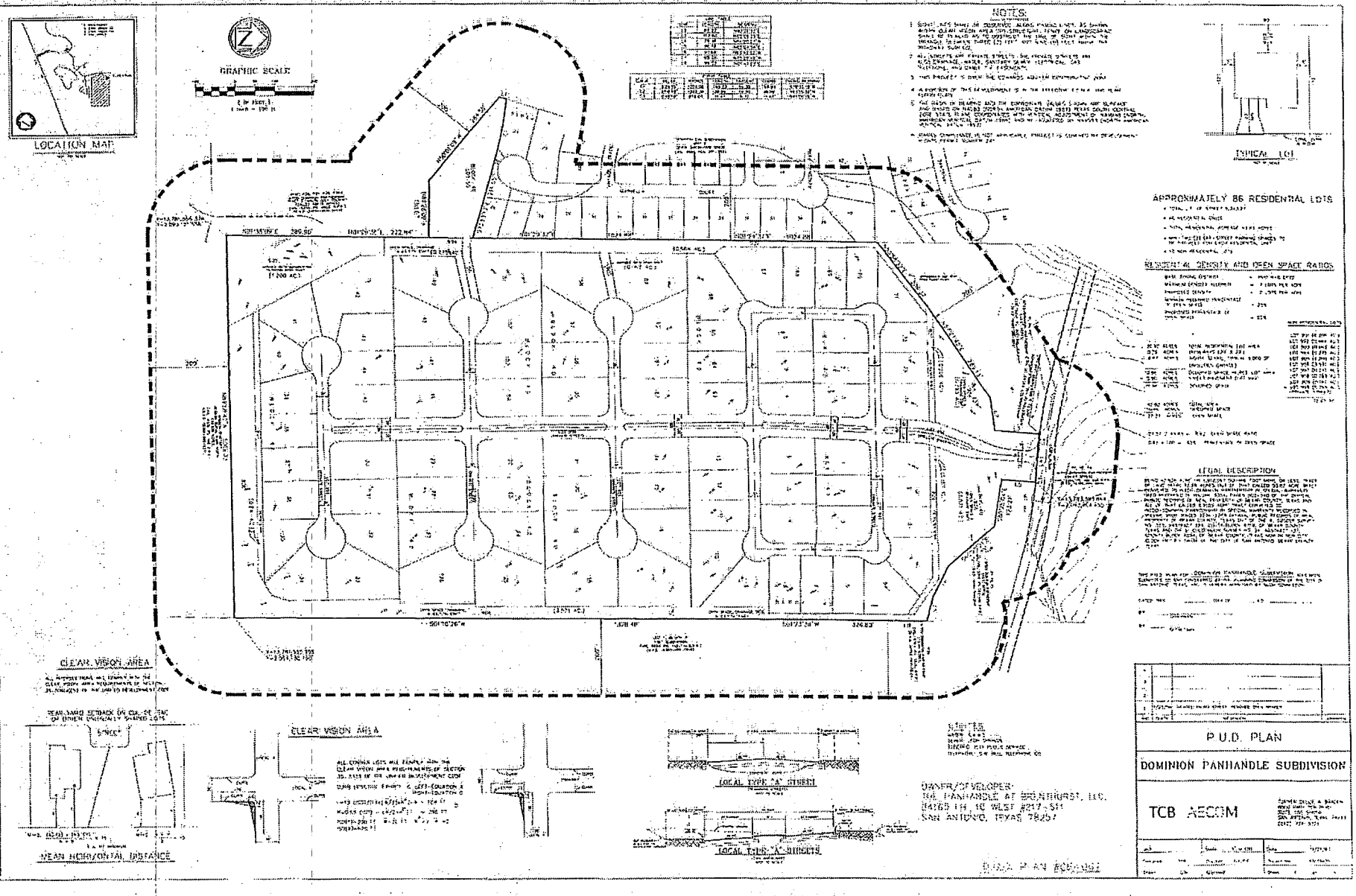
Our concerns on compatibility with Camp Bullis will be addressed so long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin; and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

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

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures


LOCATION MAP
GRAPHIC SCALE
NOTES:
TYPICAL LOT
APPROXIMATELY 86 RESIDENTIAL LOTS
RESIDENTIAL DENSITY AND OPEN SPACE RATIOS
LEGAL DESCRIPTION
CLEAR VISION AREA
REAR YARD SETBACK ON CUL DE SAC OR OTHER CRITICALLY SHAPED LOTS
MEAN HORIZONTAL DISTANCE
CLEAR VISION AREA
LOCAL TYPE "A" STREET
LOCAL TYPE "A" STREET
OWNER/DEVELOPER:
NE PANHANDLE AT BRENTHURST, LLC.
16165 I.H. 10 WEST #217-511
SAN ANTONIO, TEXAS 78257
P.U.D. PLAN
DOMINION PANHANDLE SUBDIVISION
TCB AECOM

Dominion Panhandle PUD - City of San Antonio, Bexar County, Texas - Vegetation Map

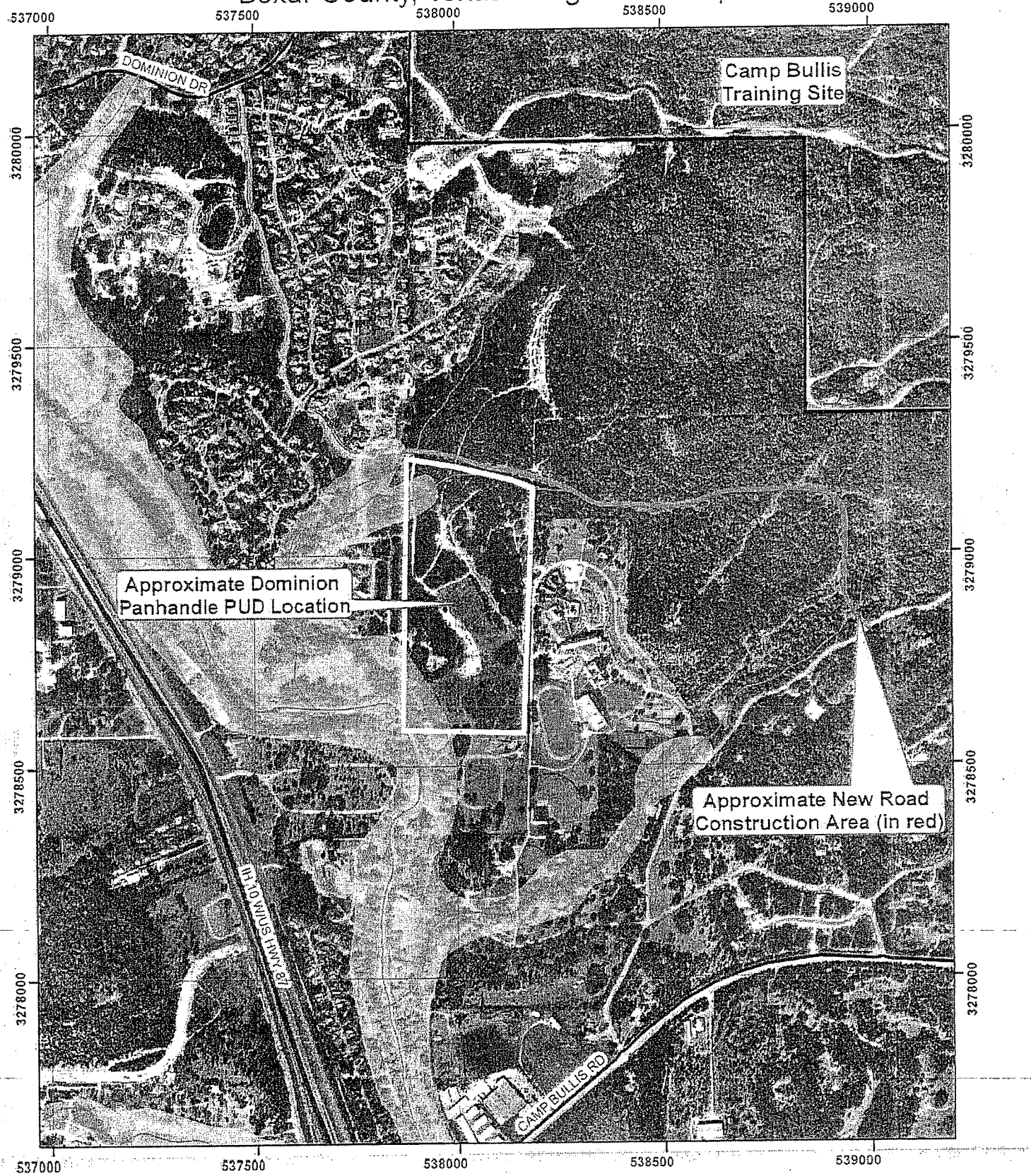
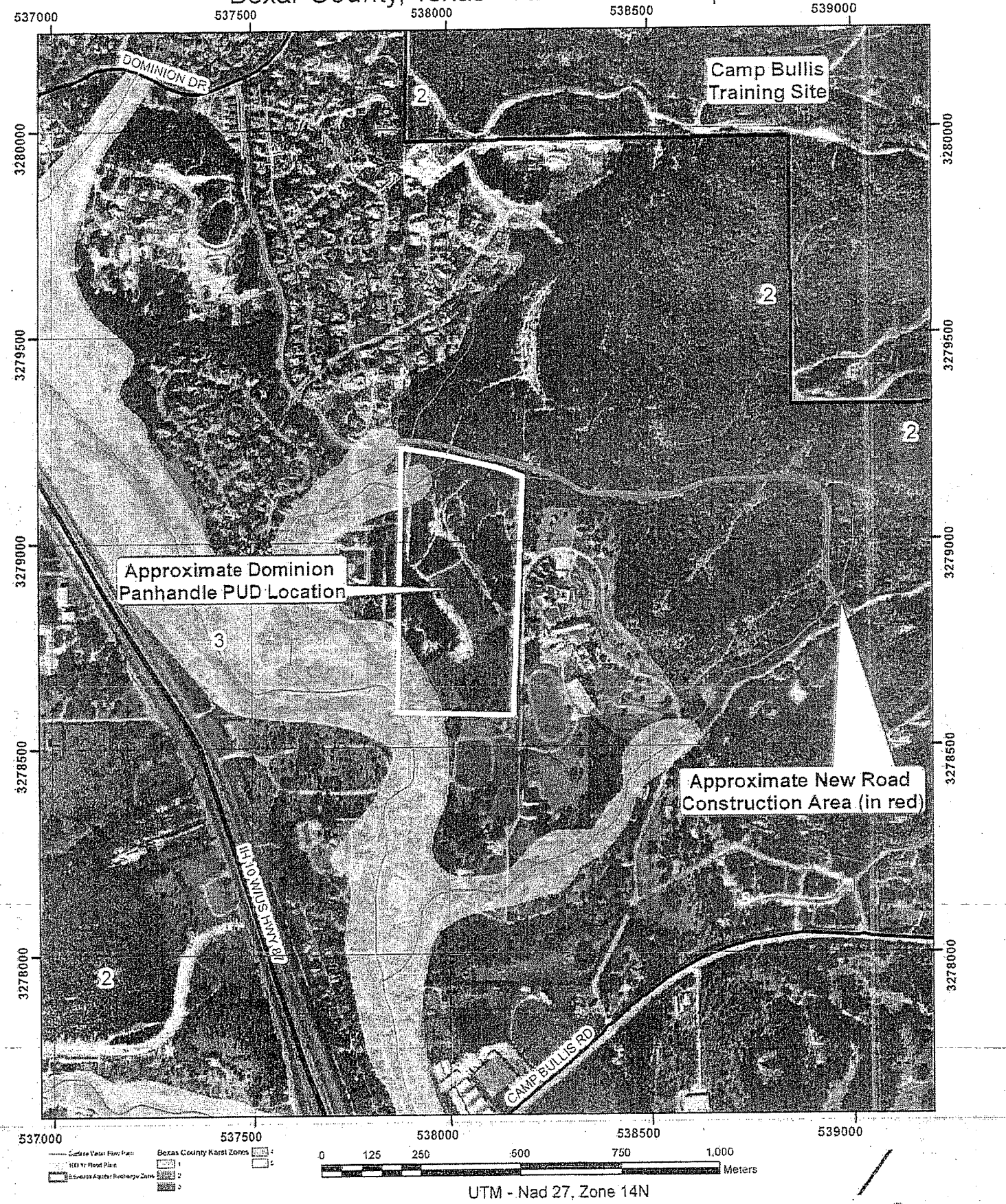


Exhibit 2

Dominion Panhandle PUD - City of San Antonio, Bexar County, Texas - Karst/Water Map



Exh. 3

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **September 24, 2008**

DOMINION PANHANDLE — MAJOR PLAT — 080169
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 480 B-6
OWNER: The Panhandle at Brenthurst, LLC, by Rajeev Puri
ENGINEER: TCB/AECOM, by Heather O'Gorman, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with the Planning Commission: September 8, 2008

Location: On the south side of Brenthurst Lane, east of Vail Abbey.

Services Available: SAWS Water and Leon Springs Utility Company Sewer

Zoning: PUD Planned Unit Development
R-6S Residential Specific Use-Golf Course

Plat is in accordance with:
POADP # 55, Dominion, accepted June 29, 1983
PUD # 08-007, Dominion Panhandle approval pending September 24, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **43.826** acres consisting of **86** single family lots, and **9** non-single family lots and **5,343** linear feet of private streets.

DISCUSSION:

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

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The engineer acknowledge receiving the Case Managers email, but did not indicate if they will or will not conform to the Military's request.

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Based on Camp Bullis's response letter:

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2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans and plats associated with this recommendation.

STAFF RECOMMENDATION:

Approval

SHEET 1 OF 2 | 080169

SUBDIVISION PLAT
OF
"A PLANNED UNIT DEVELOPMENT"

DOMINION PANHANDLE SUBDIVISION

BEING 43.826 ACRE TRACT OF LAND BEING 42.98 ACRES OUT OF THAT CALLED 55.87 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.9155 ACRE TRACT CONVEYED TO INTCO-DOMINION PARNTERSHIP IN SPECIAL WARRANTY RECORDED IN VOLUME 9600, PAGES 2204-2208 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284, COUTY BLOCK 4758, OF BEXAR COUNTY, TEXAS AND THE L. COLGUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034, OF BEXAR COUNTY, TEXAS NOW IN NEW CITY CLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: THE PANHANDLE AT BRENTHURST LLC.
RAJEEV PURI, MANAGER/PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2008.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. __60038851

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

DRAWN BY: J.H. JOB ORDER NO. 60038825 DATE: 12/4/07

THIS PLAT OF DOMINION PANHANDLE 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. 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:_____ CHAIRMAN

BY:_____ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

____ DAY OF _____ A.D. ____ AT ____ M, AND DULY RECORDED THE

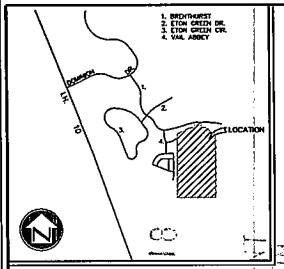
____ DAY OF _____ A.D. ____ AT ____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

____ DAY OF _____ A.D. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____ DEPUTY



LOCATION MAP
NOT TO SCALE

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO 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.

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

"GENERAL NOTES"

1.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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(●) INDICATES A FOUND 1/2" REBAR WITH "SURVCON, INC." PLASTIC CAP.
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3.) LOT 901, 907 & 909, HAVE BEEN ESTABLISHED TO CONTAIN VEGETATED FILTER STRIPS IN ACCORDANCE WITH THE CONTRIBUTING ZONE APPLICATION PREPARED FOR THE DOMINION PANHANDLE SUBDIVISION AND FILED WITH THE TCEQ. NO IMPROVEMENTS SHALL BE PLACED WITHIN THESE LOTS THAT COMPROMISE THIS FUNCTION WITHOUT THE WRITTEN APPROVAL OF THE EXECUTIVE DIRECTOR OF THE REGIONAL OFFICE OF THE TCEQ. THE MAINTENANCE OF SAID LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

4.) UPON ADOPTION OF PRELIMINARY FIRM 48029C0115E (SEPT. 28, 2007) BY THE CITY OF SAN ANTONIO, THE EFFECTIVE FIRM MAP NO. 48029C0115E (FEB. 16, 1996) WILL NO LONGER APPLY. THEREFORE, DRAINAGE EASEMENTS ARE NOT SHOWN FOR AREAS WHERE THE 100 YEAR FLOOD PLAIN ENCROACHES ONTO PROPOSED RESIDENTIAL LOTS.

5.) NO CONSTRUCTION WILL BE ALLOWED AND NO BUILDING PERMITS WILL BE ISSUED FOR ANY WORK, WITH THE EXCEPTION OF THE SANITARY SEWER, WATER QUALITY BASIN AND CONNECTING DRAINAGE SYSTEM, WITHIN THE AREA DEFINED BY THE CURRENTLY EFFECTIVE FEMA 100-YR FLOOD PLAIN UNTIL A FLOOD PLAIN MAP REVISION IS APPROVED BY FEMA.

6.) LOT 999 IS A PRIVATE STREET AND WATER, SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

7.) LOTS 902, 904, & 906 (BLOCK 40) ARE OPEN SPACES, DRAINAGE & G.E.T.TV. EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8.) LOT 903 (BLOCK 40) IS A VARIABLE WIDTH DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
4.) CLEAR VISION EASEMENT ---------- C.V.E.
5.) PROPOSED FINISHED CONTOUR ---------- 970
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESMT
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS-- R.P.R
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ---------- D.P.R.
12.) ACRES ---------- A.C.
13.) VOLUME ---------- VOL.
14.) PAGE ---------- PG.
15.) IRON ROD ---------- I.R.

"C.P.S. NOTES AND LEGEND"

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

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

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

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

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

"GENERAL PLATTING NOTES"

1. THE BASIS OF BEARING AND THE COORDINATE VALUES SHOWN ARE SURFACE AND BASED ON NAD83 (NORTH AMERICAN DATUM 1983) TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES WITH VERTICAL ADJUSTMENT OF NAVD88 (NORTH AMERICAN VERTICAL DATUM 1993).

2. THE SURFACE COORDINATES HAVE A COMBINED SCALE FACTOR OF 1.00017 AND THE ROTATION OF THIS PLAT TO MATCH THE WARRANTY DEED RECORDED IN VOLUME 5354, PAGE 502 (CALLED A 55.87 ACRES) IS -01°01'54".

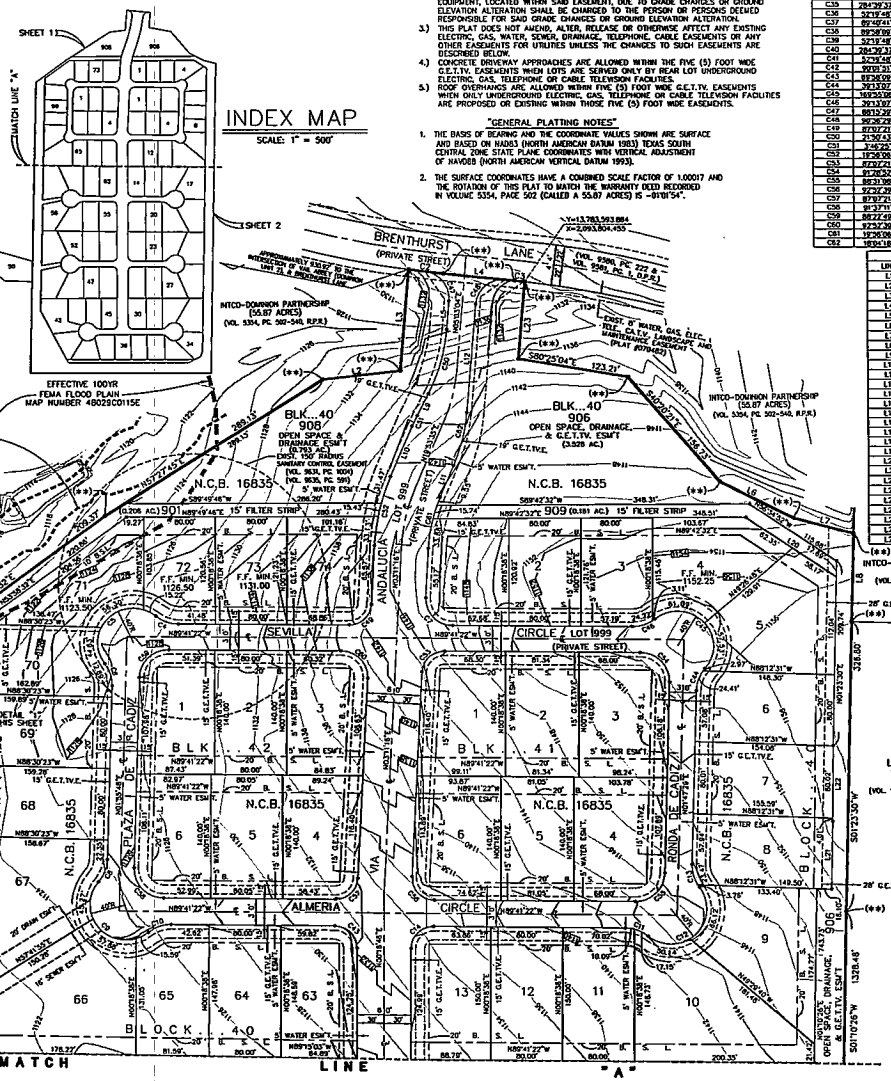
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°24'15"	1024.98'	168.23'	84.30'	168.04'	S78°35'19"E
C2	2°39'49"	1022.00'	47.59'	23.80'	47.59'	S83°33'32"E
C3	0°40'19"	978.00'	11.47'	5.73'	11.47'	S84°19'18"E
C4	39°00'06"	40.00'	27.23'	14.17'	26.71'	S70°11'20"E
C5	166°23'00"	40.00'	116.15'	335.04'	79.44'	N46°07'13"E
C6	30°00'06"	40.00'	27.23'	14.17'	26.71'	N17°31'14"W
C7	9°24'29"	30.00'	49.65'	31.55'	43.48'	S42°35'03"E
C8	39°13'13"	40.00'	27.39'	14.25'	26.85'	N73°24'07"E
C9	170°04'36"	40.00'	118.74'	450.75'	79.70'	N43°24'47"W
C10	39°13'13"	40.00'	27.39'	14.25'	26.85'	S73°41'48"W
C11	39°00'06"	40.00'	27.23'	14.17'	26.71'	N73°11'20"W
C12	166°23'00"	40.00'	116.27'	339.01'	79.45'	S46°03'03"W
C13	39°00'40"	40.00'	27.23'	14.17'	26.71'	S17°47'51"E
C14	90°01'51"	25.00'	39.28'	25.01'	35.36'	S45°17'42"E
C15	89°58'09"	25.00'	39.26'	24.99'	35.35'	S44°42'18"W
C16	39°13'48"	40.00'	36.53'	19.05'	35.78'	N63°36'43"E
C17	284°29'37"	50.00'	248.41'	38.60'	61.11'	S00°25'04"E
C18	39°13'48"	40.00'	36.53'	19.05'	35.78'	N63°31'28"W
C19	90°01'51"	25.00'	39.28'	25.01'	35.36'	S45°17'33"W
C20	90°01'51"	25.00'	39.28'	25.01'	35.36'	S44°43'51"E
C21	52°18'48"	40.00'	36.53'	19.65'	35.28'	N83°47'33"E
C22	284°29'37"	50.00'	248.41'	38.60'	61.11'	S00°25'04"E
C23	52°18'48"	40.00'	36.53'	19.65'	35.28'	N02°29'39"W
C24	89°40'41"	25.00'	39.13'	24.86'	35.26'	S45°07'07"E
C25	90°19'19"	25.00'	39.41'	25.14'	35.45'	S44°52'53"W
C26	52°18'48"	40.00'	36.53'	19.65'	35.28'	N83°47'33"E
C27	284°29'37"	50.00'	248.41'	38.60'	61.11'	S00°25'04"E
C28	52°18'48"	40.00'	36.53'	19.65'	35.28'	N83°32'39"W
C29	52°18'48"	40.00'	36.53'	19.65'	35.28'	S83°47'33"W
C30	284°29'37"	50.00'	248.41'	38.60'	61.11'	N00°25'04"W
C31	52°18'48"	40.00'	36.53'	19.65'	35.28'	S83°32'39"E
C32	89°40'41"	25.00'	39.13'	24.86'	35.26'	N45°07'07"E
C33	90°19'19"	25.00'	39.41'	25.14'	35.45'	N44°52'53"W
C34	52°18'48"	40.00'	36.53'	19.65'	35.28'	S83°47'33"W
C35	284°29'37"	50.00'	248.41'	38.60'	61.11'	N00°02'33"W
C36	52°18'48"	40.00'	36.53'	19.65'	35.28'	S83°32'39"E
C37	89°40'41"	25.00'	39.13'	24.86'	35.26'	N45°07'07"E
C38	89°58'09"	25.00'	39.26'	24.99'	35.35'	N44°42'18"W
C39	52°18'48"	40.00'	36.53'	19.65'	35.28'	S84°08'43"W
C40	284°29'37"	50.00'	248.41'	38.60'	61.11'	N89°18'36"E
C41	52°18'48"	40.00'	36.53'	19.65'	35.28'	S83°21'28"E
C42	90°01'51"	25.00'	39.28'	25.01'	35.36'	N45°17'42"E
C43	89°58'09"	25.00'	39.26'	24.99'	35.35'	N44°42'18"W
C44	36°13'50"	43.00'	27.36'	14.25'	26.85'	S21°24'07"W
C45	169°52'08"	40.00'	118.63'	453.48'	79.69'	S43°26'37"E
C46	39°13'13"	40.00'	27.39'	14.25'	26.85'	N72°49'04"E
C47	88°15'29"	30.00'	46.21'	29.10'	41.78'	N39°04'45"W
C48	90°36'29"	30.00'	47.44'	30.32'	42.65'	S50°21'18"W
C49	87°01'23"	25.00'	38.00'	23.77'	34.46'	N46°14'57"E
C50	21°50'43"	200.00'	76.25'	38.60'	75.79'	N15°58'26"E
C51	3°46'26"	200.00'	13.17'	6.59'	13.17'	N25°00'35"E
C52	18°26'06"	250.00'	80.02'	40.32'	79.67'	N15°09'19"E
C53	87°01'23"	25.00'	38.00'	23.77'	34.46'	N46°14'57"E
C54	91°30'57"	25.00'	39.93'	25.77'	35.85'	S41°54'57"E
C55	88°31'06"	33.00'	50.99'	32.18'	46.06'	S48°03'03"W
C56	92°28'39"	25.00'	40.53'	26.26'	36.23'	N43°15'09"W
C57	87°31'21"	25.00'	38.91'	23.77'	34.46'	S46°44'57"W
C58	91°37'11"	33.00'	52.77'	33.95'	47.32'	N43°57'47"W
C59	88°22'49"	33.00'	50.90'	32.06'	46.00'	N46°02'13"E
C60	92°32'06"	20.00'	32.31'	20.71'	28.93'	S43°53'03"E
C61	17°26'06"	120.00'	49.12'	29.88'	58.85'	S13°39'19"W
C62	18°26'06"	200.00'	83.06'	31.81'	82.67'	S15°09'19"W

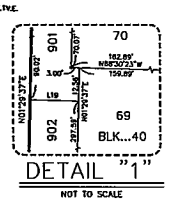
LINE TABLE

LINE	LENGTH	BEARING
L1	18.19'	N19°11'22"E
L2	87.27'	N83°21'37"E
L3	113.63'	N05°08'25"E
L4	78.98'	S84°20'27"E
L5	31.74'	N05°03'04"E
L6	91.88'	S83°47'27"E
L7	69.28'	S75°28'48"E
L8	99.23'	S01°47'03"W
L9	28.37'	N28°53'47"E
L10	62.82'	N23°37'22"E
L11	38.71'	S23°07'22"W
L12	122.82'	S05°03'04"W
L13	46.43'	N13°22'28"E
L14	70.57'	N62°16'27"E
L15	50.02'	N89°57'27"E
L16	50.00'	S89°31'10"E
L17	50.00'	N88°31'10"W
L18	30.28'	S37°22'22"E
L19	18.00'	N89°30'22"W
L20	120.52'	N56°34'52"W
L21	78.08'	N01°23'30"E
L22	84.03'	N09°42'35"E
L23	86.16'	S00°04'58"W
L24	119.41'	N79°45'47"E
L25	110.59'	N79°45'47"E
L26	111.35'	S78°35'32"W
L27	75.88'	N73°24'59"W
L28	5.39'	S01°29'37"W

INDEX MAP
SCALE: 1" = 500'



DETAIL "1"
NOT TO SCALE



SETBACK NOTE:
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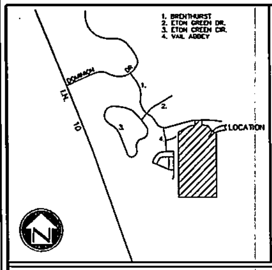
OWNER/DEVELOPER:
THE PANHANDLE AT BRENTHURST, LLC
24165 I.H. 10 WEST, NO.217-511
SAN ANTONIO, TEXAS 78257
(210) 698-5181, (FAX) 698-6071

H:\DRAWI and Development\Dominion-Panhandle\dwg\Phase Plans\Dominion-Panhandle Subdivision-Phase Plan.dwg 9/4/2008 11:01:41 AM 1:215.491 Omar Trevino



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3.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.TV.E.
4.)	CLEAR VISION EASEMENT	C.V.E.
5.)	PROPOSED FINISHED CONTOUR	1121
6.)	EXISTING	EXIST.
7.)	EASEMENT	ESM'T
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12.)	ACRES	AC.
13.)	VOLUME	VOL.
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15.)	IRON ROD	I.R.

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SAWS NOTE:
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.

"C.P.S. NOTES AND LEGEND"

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

SHEET 2 OF 2 | 080169

SUBDIVISION PLAT
OF
"A PLANNED UNIT DEVELOPMENT"

DOMINION PANHANDLE SUBDIVISION

BEING 43.826 ACRE TRACT OF LAND BEING 42.98 ACRES OUT OF THAT CALLED 55.87 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.9155 ACRE TRACT CONVEYED TO INTCO-DOMINION PARNTERSHIP IN SPECIAL WARRANTY RECORDED IN VOLUME 9600, PAGES 2204-2208 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284, COUTY BLOCK 4758, OF BEXAR COUNTY, TEXAS AND THE L. COLGUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034, OF BEXAR COUNTY, TEXAS NOW IN NEW CITY CLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: THE PANHANDLE AT BRENTHURST LLC
RAJEEV PURI, MANAGER/PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF__________, A.D. 2008.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
MICHAEL M. IVEY
4156
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

TCB AECOM

TCB INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 60038825 DATE: 12/4/07

THIS PLAT OF DOMINION PANHANDLE 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. 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: __________ CHAIRMAN

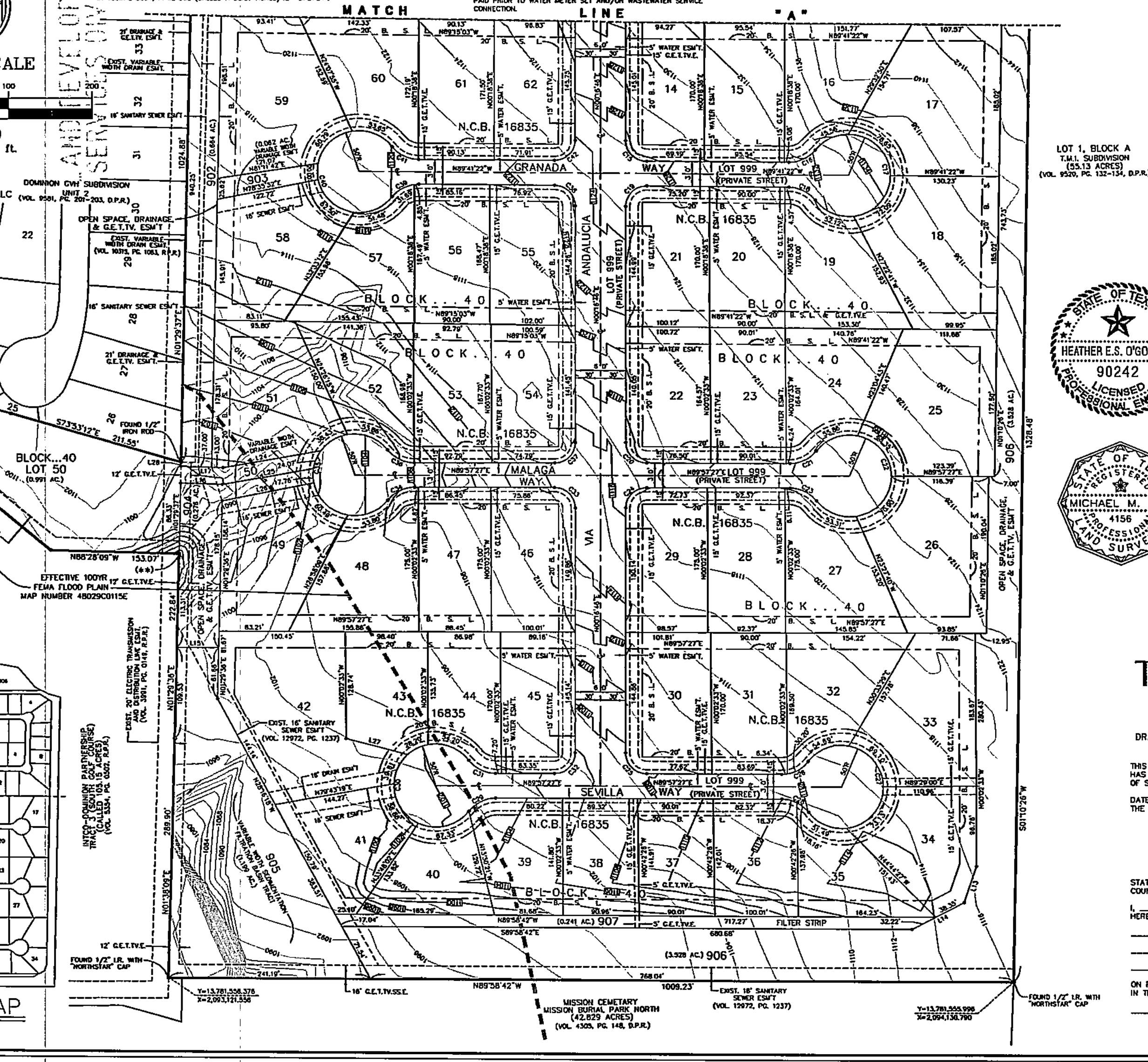
BY: __________ SECRETARY

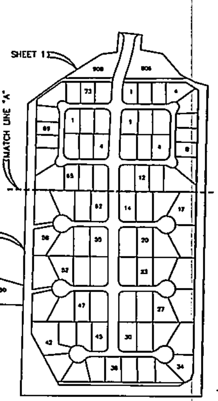
STATE OF TEXAS)
COUNTY OF BEXAR)

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: __________ DEPUTY





INDEX MAP

SCALE: 1" = 500'

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 15 **September 24, 2008**

DIAMOND T RANCH UNIT 1 PUD — **SUBDIVISION NAME**

MAJOR PLAT

070605 — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 B-4
OWNER: Diamond T Ranch Development, Inc., by Dode Harvey
ENGINEER: Jacobs Engineering Group, Inc. by Mark Kastner
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: PENDING (Variance Response)

Location: North of Stone Oak Parkway at Diamond T Way

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning:
R-6 Residential Single Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP/POADP 48A, Stone Oak was accepted on June 23, 2006.
PUD 07-023, Diamond T Ranch was approved on July 9, 2008.

Proposed Use: Residential

Major Thoroughfare: Stone Oak Parkway is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **27.69** acres consisting of **52** single family lots and **3,919** linear feet of private streets.

DISCUSSION:

The Department of Public Works has cited: Appendix F- Subdivision C- Section A (f) (21) of the UDC regarding Allowable Development Within the Regulatory Floodplain, Section 35-F133 (c) of the UDC regarding Permit Evaluation and Section 35-504 (f) (3) of the UDC regarding Regional Detention Facilities The applicants engineer has submitted a request for variances to the requirements. The Department of Public Works has no objection to the granting of the variance, as noted in the forthcoming report.

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 24, 2008. One notice was mailed to the property owner, as of this writing no written opposition has been submitted.

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

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 Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present;
2. sends the surveys to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The City and Camp Bullis have been working on a joint effort to coordinate the Diamond T Ranch development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. the City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)

2. the City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The city is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

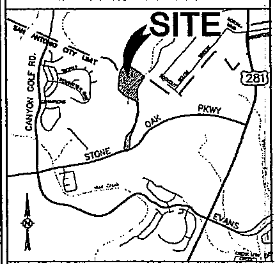
At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

STAFF RECOMMENDATION:

PENDING

PLAT NO. 070605

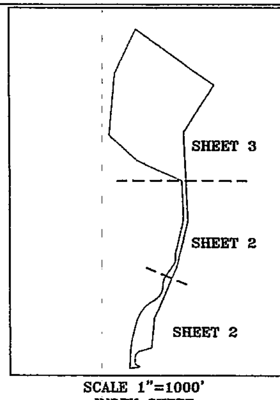
LOCATION MAP



NOT TO SCALE
MAPSCO PG. 483 GRID 5B

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E.G.T.CA.TV. & DRAINAGE ACCESS EASEMENT
- (B) 12' E.G.T.CA.TV. EASEMENT
- (C) EX. 100-YR FEMA FLOODPLAIN
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 12' SANITARY SEWER EASEMENT
- (H) EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- (I) EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- (J) CITY OF SAN ANTONIO CITY LIMITS
- (K) VARIABLE WIDTH DRAINAGE EASEMENT
- (L) PROPOSED 28' ELECTRIC ESMT
- (M) 5' WATER EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)
- (N) 10' E.G.T.CA.TV. EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)



SCALE 1"=1000'
INDEX SHEET

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CHAMPIONS EQUESTRIAN CENTER SUBDIVISION WHICH IS RECORDED IN VOLUME 9523, PGS. 66-68, DEED & PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF MARCH 23, 1999HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

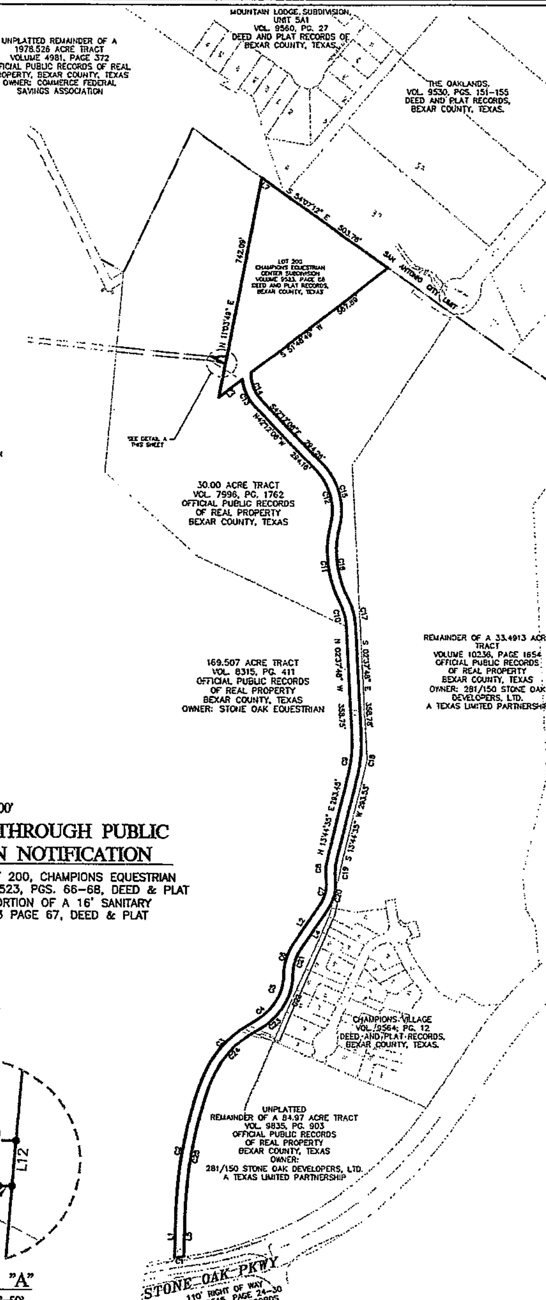
DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ______ A.D., 20__

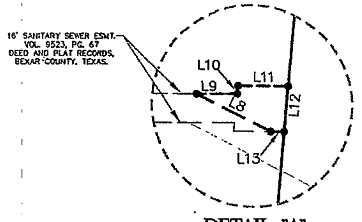
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



SCALE: 1" = 300'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING THE AREA PREVIOUSLY PLATTED AS LOT 200, CHAMPIONS EQUESTRIAN CENTER SUBDIVISION RECORDED IN VOLUME 9523, PGS. 66-68, DEED & PLAT RECORDS, 1.545 ACRES AND A 0.02 ACRE PORTION OF A 16' SANITARY SEWER EASEMENT RECORDED IN VOLUME 9523 PAGE 67, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"
SCALE: 1"=50'

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) SET ½" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS, ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-SA PROP. COR." (UNLESS OTHERWISE NOTED).

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

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

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

SAWS IMPACT FEE NOTE:
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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	131.69'	N01°45'01"E
L2	158.55'	S33°42'28"W
L3	96.06'	S51°46'45"W
L4	158.55'	S33°42'28"W
L5	128.04'	S01°45'01"W
L7	39.11'	S11°03'49"E
L8	44.87'	S57°11'39"E
L9	22.09'	S84°08'09"E
L10	4.53'	N11°52'55"E
L11	27.02'	S83°52'07"E
L12	24.97'	S11°03'49"W
L13	7.22'	N83°45'10"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	1255.00'	30.53'	1°23'38"	30.53'	S81°07'46"W
C2	1433.06'	443.88'	17°44'49"	442.11'	S10°40'26"W
C3	365.00'	271.18'	42°34'05"	264.98'	S40°49'53"W
C4	184.70'	54.59'	16°56'03'	54.39'	N53°38'55"E
C5	184.70'	143.41'	44°29'19"	139.84'	N22°56'13"E
C6	191.00'	110.06'	33°00'54"	108.54'	S17°12'01"W
C7	113.93'	81.91'	41°08'37"	80.07'	N13°06'09"E
C8	165.00'	60.87'	21°07'15"	60.48'	S03°07'26"W
C9	475.00'	135.76'	16°22'31"	135.29'	N05°33'27"E
C10	182.31'	78.82'	24°46'20"	78.21'	N15°00'58"W
C11	365.00'	266.12'	41°46'27"	260.26'	S06°30'55"E
C12	185.00'	185.44'	57°25'51"	177.77'	N14°20'37"W
C13	163.00'	102.11'	35°53'39"	100.45'	S35°38'22"E
C14	133.00'	102.17'	43°59'40"	99.63'	S21°15'22"E
C15	215.00'	219.51'	57°25'51"	206.60'	N14°20'37"W
C16	335.00'	244.25'	41°46'27"	238.87'	S06°30'55"E
C17	212.31'	91.79'	24°46'20"	91.08'	N15°00'58"W
C18	509.82'	144.32'	16°13'09"	143.84'	N05°33'27"E
C19	184.56'	49.51'	15°22'11"	49.36'	S03°09'15"W
C20	143.93'	103.35'	41°08'37"	101.15'	N13°06'09"E
C21	161.00'	92.77'	33°00'54"	91.49'	S17°12'01"W
C22	214.70'	166.15'	44°20'18"	162.03'	N22°31'43"E
C23	214.70'	64.07'	17°05'04"	63.78'	N53°24'24"E
C24	335.00'	248.89'	42°34'05"	243.21'	S40°49'53"W
C25	1403.06'	434.59'	17°44'49"	432.85'	S10°40'26"W

0 150 300 450 600
1" = 300'

TCEQ/RECHARGE ZONE NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dode Harvey, 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 2 DAY OF September A.D., 2008

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

JENNIFER R MESKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ______, A.D., 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

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.

MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS
MARK W. KASTNER
93666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ______, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ 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 ______, A.D., 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JACOBS Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

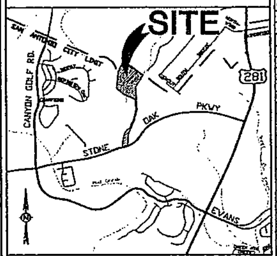
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 8/21/2008 JOB NO. 310508.012

Drawing Name: M:\310508.012 Diamond T Ranch Unit 2\dwg\Construction Plans\310508.012REPL-U1.dwg Sep 02, 2008 - 2:32pm

PLAT NO. 070605

LOCATION MAP



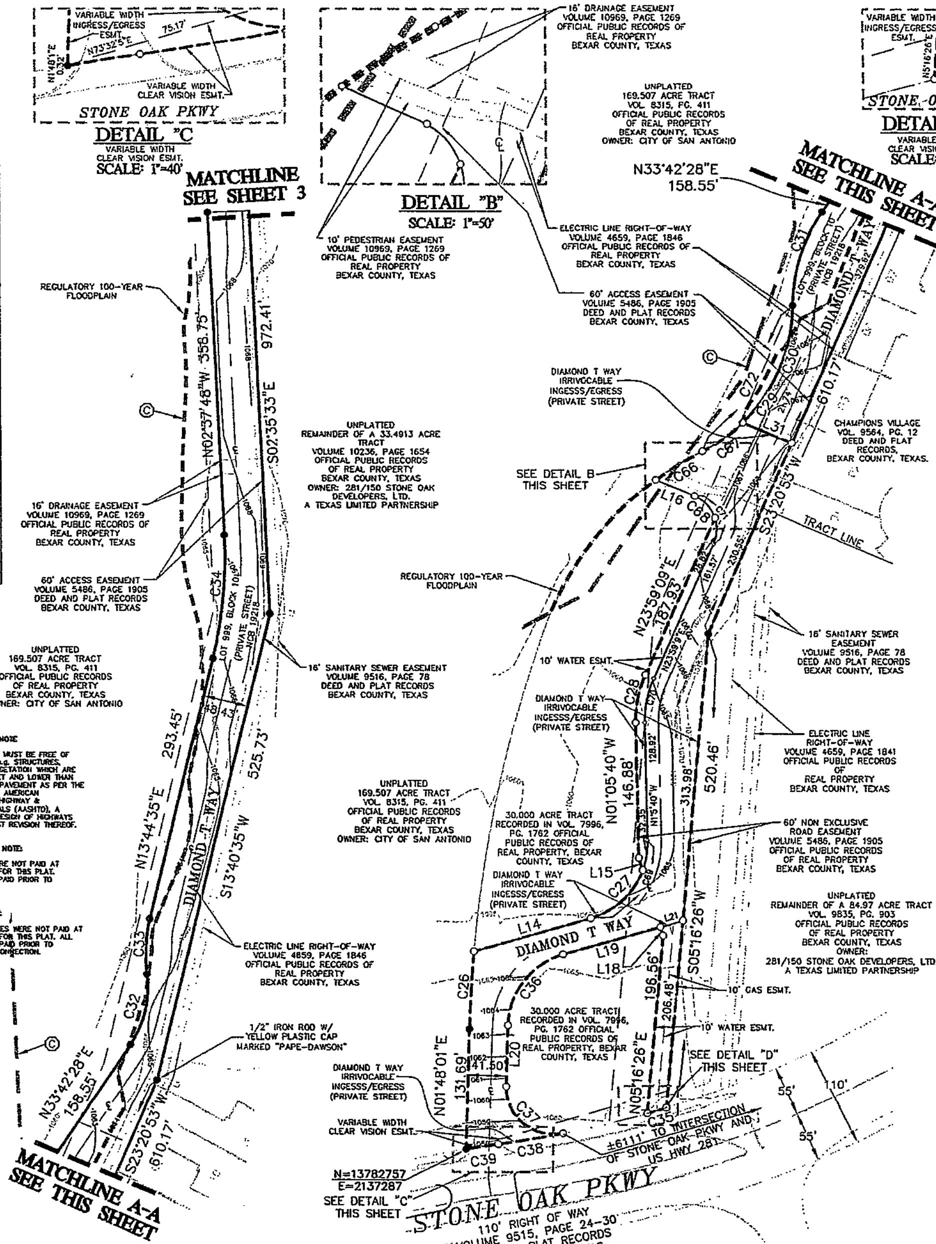
NOT TO SCALE
MAPSCO PG. 483 GRID 5B

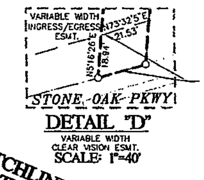
LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."
- R.O.W. RIGHT-OF-WAY
- - - - EXISTING CONTOURS
- —— PROPOSED CONTOURS
- (A) 5' E.G.T.CA.TV. & DRAINAGE ACCESS EASEMENT
- (B) 12' E.G.T.CA.TV. EASEMENT
- (C) EX. 100-YR FEMA FLOODPLAIN
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 12' SANITARY SEWER EASEMENT
- (H) EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- (I) EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- (J) CITY OF SAN ANTONIO CITY LIMITS
- (K) VARIABLE WIDTH DRAINAGE EASEMENT
- (L) 28' ELECTRIC ESMT
- (M) 5' WATER EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)
- (N) 10' E.G.T.CA.TV. EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C26	1433.06'	86.37'	3°27'12"	86.36'	N03°31'37"E
C27	85.25'	79.48'	53°25'04"	76.63'	N47°21'13"E
C28	124.75'	54.61'	25°04'49"	54.17'	N11°26'45"E
C29	184.70'	44.40'	13°46'29"	44.30'	S38°17'38"W
C30	184.70'	99.01'	30°42'50"	97.83'	N16°02'58"E
C31	191.00'	110.06'	33°00'54"	108.54'	N17°12'01"E
C32	113.93'	81.81'	41°08'37"	80.07'	N13°08'09"E
C33	165.00'	60.82'	21°07'15"	60.48'	N03°07'28"E
C34	475.00'	135.76'	16°22'31"	135.29'	N05°33'27"E
C35	1145.00'	21.58'	1°04'47"	21.58'	S73°14'28"W
C36	85.32'	105.42'	70°47'45"	98.84'	S37°12'49"W
C37	51.00'	91.97'	103°19'16"	80.00'	S49°51'37"E
C38	1145.00'	71.13'	3°33'34"	71.12'	S60°15'32"W
C39	1255.00'	35.17'	1°36'20"	35.17'	S81°14'09"W
C40	25.00'	28.99'	66°26'47"	27.40'	S35°48'26"E
C41	225.00'	107.23'	27°18'17"	106.21'	N55°22'40"W
C42	775.00'	133.10'	9°50'24"	132.94'	N46°38'44"W
C43	25.00'	43.90'	100°36'05"	38.47'	S78°08'01"W
C44	1075.00'	246.18'	13°07'16"	245.64'	S21°16'21"W
C45	25.00'	21.68'	49°41'50"	21.01'	S10°08'12"E
C46	50.00'	241.16'	276°20'46"	66.69'	N76°48'44"W
C47	25.00'	20.41'	46°46'53"	19.85'	N37°58'12"E
C48	1125.00'	331.11'	16°51'48"	329.92'	N23°00'40"E
C49	75.00'	33.78'	25°48'30"	33.50'	N18°32'19"E
C50	125.00'	65.98'	30°14'35"	65.22'	N20°45'21"E
C51	25.00'	39.27'	90°00'00"	35.36'	N09°07'21"W
C52	25.00'	21.03'	48°11'23"	20.41'	N78°13'02"W
C53	50.00'	241.19'	276°22'46"	66.67'	N35°52'39"E
C54	25.00'	21.03'	48°11'19"	20.41'	S30°01'37"E
C55	25.00'	21.03'	48°11'23"	20.41'	S78°13'02"E
C56	50.00'	162.65'	186°22'44"	99.85'	S09°07'22"E
C57	25.00'	21.03'	48°11'21"	20.41'	S59°58'19"W
C58	75.00'	39.59'	30°14'35"	39.13'	S20°45'21"W
C59	125.00'	26.69'	12°14'05"	26.64'	S11°45'06"W
C60	25.00'	30.84'	70°41'09"	28.92'	S17°28'25"E
C61	825.00'	159.70'	11°05'28"	159.45'	N47°16'16"W
C62	175.00'	43.67'	14°17'49"	43.55'	S48°52'26"E
C63	25.00'	39.66'	90°53'51"	35.63'	N78°31'43"E
C64	25.00'	33.90'	77°40'56"	31.36'	N05°45'40"W
C65	50.00'	146.33'	167°40'56"	99.42'	N39°14'20"E
C66	365.00'	60.31'	9°27'59"	60.24'	N57°22'56"E
C67	184.70'	54.59'	16°56'04"	54.39'	S53°38'54"W
C68	39.75'	33.62'	48°27'16"	32.62'	N41°47'13"W
C69	85.25'	111.83'	75°09'25"	103.98'	N36°29'03"E
C70	114.75'	50.23'	25°04'49"	49.83'	N11°26'45"W
C71	39.75'	62.44'	90°00'00"	56.21'	N21°00'51"W
C72	184.70'	198.00'	61°25'22"	188.66'	N31°24'15"E
C73	1335.00'	272.09'	11°40'40"	271.63'	N30°02'20"E
C74	1095.80'	324.94'	16°59'23"	323.73'	S21°15'53"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	131.52'	N74°03'45"E
L15	14.17'	N17°13'34"W
L16	46.12'	N66°00'51"W
L17	SEE SHEET 1 OF 3	
L18	9.56'	N17°13'34"W
L19	109.87'	S74°03'45"W
L20	66.94'	S01°48'01"W
L21	25.38'	N74°03'45"E
L22	132.24'	S41°43'32"E
L23	30.52'	S05°38'04"W
L24	113.80'	S54°07'21"E
L25	107.90'	N54°07'21"W
L26	30.52'	N05°38'04"E
L27	132.24'	N41°43'32"W
L28	9.00'	N56°55'12"W
L29	27.98'	S33°04'48"W
L30	50.06'	S54°07'12"E
L31	57.47'	S66°39'07"E





0 50 100 150 200
1"=100'

CLEARVISION EASEMENT NOTE

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

BEXAR MET IMPACT FEE NOTE:

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

SAWS IMPACT FEE NOTE:

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.

NOTE:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) SET ½" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS, ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-SA PROP. COR." (UNLESS OTHERWISE NOTED).

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

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JACOBS Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 8/21/2008 JOB NO. 310508.012

REMAINING PORTION OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

TCEQ/RECHARGE ZONE NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

DODE HARVEY

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #280 325
SAN ANTONIO, TX 78258
TEL: (210) 477-9406

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dode Harvey, 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 2 DAY OF September A.D., 2008

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

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ____________________ CHAIRMAN

BY: ____________________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 PROFESSIONAL LAND SURVEYOR

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.

MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS MARK W. KASTNER 93666 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ____________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20 ___ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 20 ___ 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 ______, A.D., 20 ___

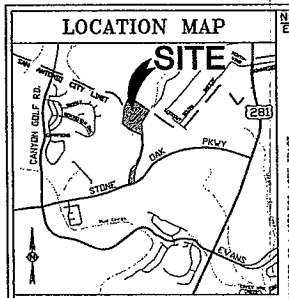
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

Drawing Name: M:\310508.012 Diamond T Ranch Unit 2\dwg\Construction Plans\310508.012PL-U1.dwg Sep 02, 2008 - 2:40pm

PLAT NO. 070605

LOCATION MAP



NOT TO SCALE
MAPSCO PG. 483 GRID 5B

LEGEND

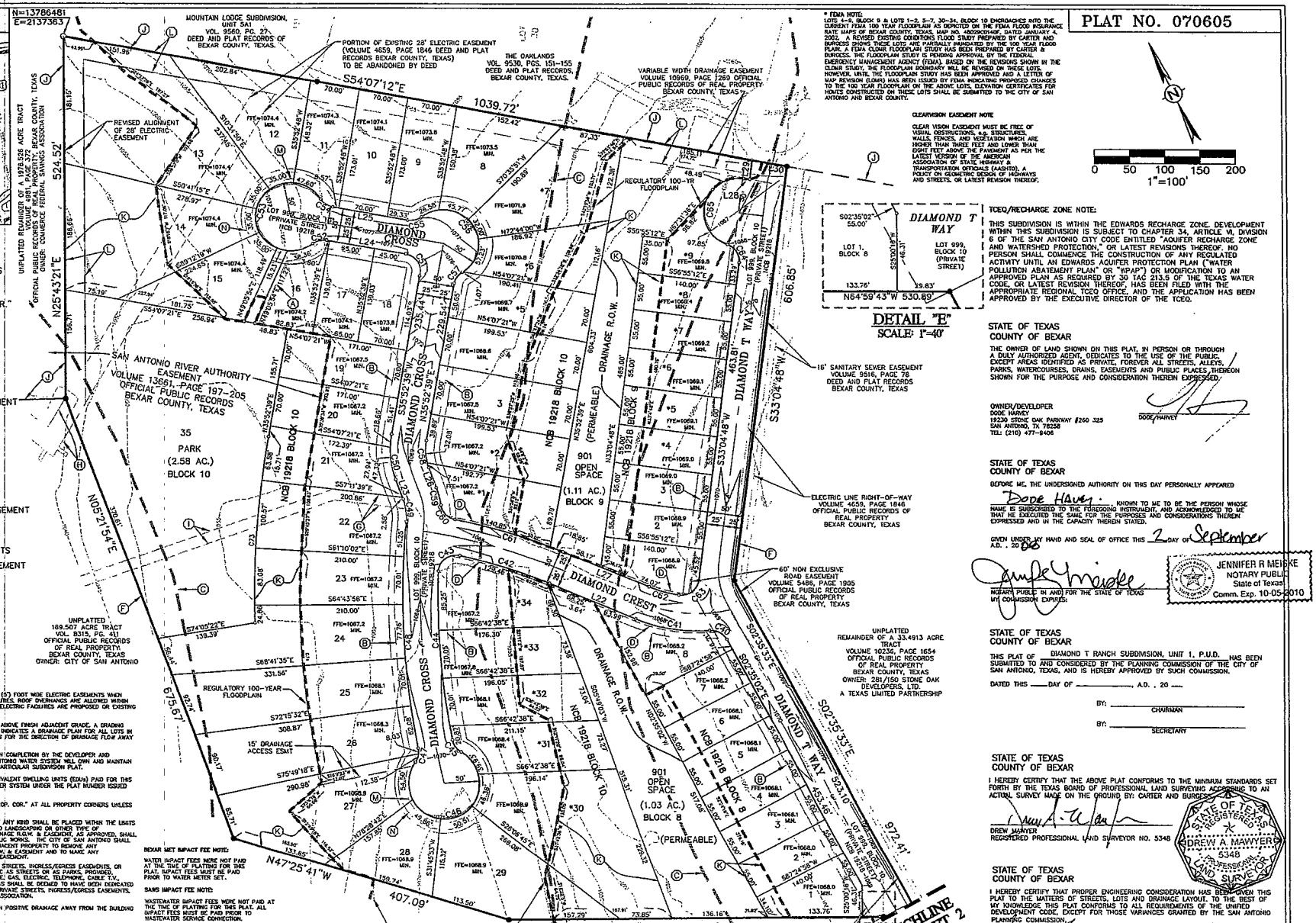
- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ SET 1/2" IRON ROD W/ CAP STAMPED "C&B-S.A. PROP. COR."

R.O.W. RIGHT-OF-WAY

----- EXISTING CONTOURS

—— PROPOSED CONTOURS

- Ⓐ 5' E.G.T.CA.TV. & DRAINAGE ACCESS EASEMENT
- Ⓑ 12' E.G.T.CA.TV. EASEMENT
- Ⓒ EX. 100-YR FEMA FLOODPLAIN
- Ⓓ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓕ PROPERTY BOUNDARY
- Ⓖ 12' SANITARY SEWER EASEMENT
- Ⓗ EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1846 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- Ⓘ EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- Ⓙ CITY OF SAN ANTONIO CITY LIMITS
- Ⓚ VARIABLE WIDTH DRAINAGE EASEMENT
- Ⓛ 28' ELECTRIC ESMT
- Ⓜ 5' WATER EASEMENT (LOTS 12–16, BLOCK 10) (LOTS 26–30, BLOCK 10)
- Ⓝ 10' E.G.T.CA.TV. EASEMENT (LOTS 12–16, BLOCK 10) (LOTS 26–30, BLOCK 10)



* FEMA NOTE:
LOTS 4–5, BLOCK 9 & LOTS 1–2, 5–7, 30–34, BLOCK 10 ENCROACHES INTO THE CURRENT FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0404F, DATED JANUARY 4, 2002. A REVISED EXISTING CONDITIONS FLOOD STUDY PREPARED BY CARTER AND BURGESS SHOWS THOSE LOTS ARE NORMALLY INUNDATED BY THE 100 YEAR FLOOD PLAIN. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CARTER & BURGESS. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BASED ON THE REVISIONS SHOWN IN THE LOMR STUDY, THE FLOODPLAIN BOUNDARY WILL BE REVISED ON THESE LOTS. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING PROPOSED CHANGES TO THE 100 YEAR FLOODPLAIN ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

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

0 50 100 150 200
1"=100'

DETAIL "E"
SCALE: 1"=40'

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
DODE HARVEY
19230 STONE OAK PARKWAY #260 325
SAN ANTONIO, TX 78258
TEL: (210) 477-8406

DODE HARVEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dode Harvey, 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 2 DAY OF September A.D., 20 08

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

JENNIFER R MEICKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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MARK KASTNER
REGISTERED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS
MARK W. KASTNER
93666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

4) 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 DEVELOPMENT SERVICES DEPARTMENT.

5) SET ½" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

7) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

10) BEARING BASIS IS THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83, (93) GRID BEARINGS, ALL DISTANCES ARE SURFACE.

11) DIAMOND T WAY, DIAMOND CREST, AND DIAMOND CROSS ARE PRIVATE STREETS AND THE INGRESS/EGRESS EASEMENT ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH AREAS SHALL BE DEEMED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. PRIVATE STREETS, INGRESS/EGRESS EASEMENTS, AND GREENBELTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPT. WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO/BEXAR COUNTY MAY REMOVE AT ANY TIME, ANY AND ALL OBSTRUCTIONS OF ANY TYPE BY THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE, DIAMOND T RANCH, UNIT 1 SHALL BE THE RESPONSIBILITY OF THE DIAMOND T RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING ON 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS/ MUNICIPAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

SAWS IMPACT FEE NOTE:
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.

14) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

15) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE CONFUSE WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B-S.A PROP. COR." (UNLESS OTHERWISE NOTED).

REPLAT & SUBDIVISION PLAT ESTABLISHING

DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30.000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JE JACOBS Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525

DATE: 8/21/2008 JOB NO. 310508.012

Drawing Name: M:\310508.012 Diamond T Ranch Unit 2\dwg\Construction Plans\310508.012PU_U1.dwg Sep 02, 2008 - 2:38pm

San Antonio Water System

October 12, 2007

Mr. Mark W. Kastner
Carter & Burgess
911 N Central Pkwy
San Antonio, Texas 78232

RE: File No. 0709007 - Request for review of **Diamond T Ranch Subdivision, Plat No. 070605** located on north side of Stone Oak Parkway between Canyon Golf Road and Hwy. 281.

Dear Mr. Kastner:

On September 21, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 27.197 acres located entirely within the EARZ. No sensitive features were observed. The property is within the 100-year floodplain preservation area.

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

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1637. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Diamond T Ranch Subdivision, Plat No. 070605.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

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

REPLY TO
ATTENTION OF

SEP 1 8 2008

Office of the Commander

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

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 12, 2008, notification on plat number 070605 a 27 acre development (also referred to as Diamond T Ranch) north of Stone Oak Parkway and approximately 3 miles east of Camp Bullis. We provide the following comments.

We recommend that measures be incorporated to sufficiently protect the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & wildlife Service, March 2008) discusses the Stone Oak Karst Faunal Area (KFA) within which the Diamond T Ranch tract is located. See enclosed map from which it appears that the tract is entirely within karst zone 1 of the Stone Oak KFA. Zone 1 areas are known to contain listed invertebrate karst species. If many of the areas identified by US Fish & Wildlife Service (USFWS) in their March 2008 Draft Karst Invertebrate Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

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

Printed on Recycled Paper

Considering this tract's location in the Edwards Aquifer Recharge Zone and the high probability that listed invertebrate karst species are present, this is a very significant parcel in terms of potential for the presence of endangered species and potential adverse impact on the Edwards Aquifer.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin; and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

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

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

JACOBS

911 Central Parkway North, Suite 425
San Antonio, Texas 78232-5052 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

September 17, 2008

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Floodplain Development Permit - Variance
Diamond T Ranch Floodplain
Issue: Request for Floodplain Development Permit Variance

Dear COSA DSD,

We are requesting a variance to the Unified Development Code (UDC) for specific sections in Section 35 Appendix F for the above referenced development adjacent to the SARA Dam # 8.

The proposed development is located behind the SARA Dam #8 which is contained within the City of San Antonio Stone Oak Park found on the north side of Stone Oak Parkway. The floodplain development permit has been requested to conduct excavation and fill activities that will augment the Dam flood capacity and raise portions of the development above the 100-year floodplain.

UDC Section 35-504 Stormwater Management Subsection (f) (3)

According to the UDC Section 35-504 (f)(3)Regional Detention Facilities:

General locations and sizes of regional detention facilities have been identified in the master drainage plan for the major watersheds in the city's jurisdiction. The ownership of regional detention facilities may either be public or private. The creation of regional detention facilities designed to service one (1) or several developments is encouraged, but not required. In watersheds where public regional detention facilities exist, mitigation of increased stormwater runoff from new construction may utilize these facilities if the new construction is eligible to participate in the RSWMP. Temporary detention may be required for the development until sufficient capacity in the outfall channel is provided to accommodate increased flows. Maintenance of publicly owned facilities will be the responsibility of the city. Maintenance of private facilities is the responsibility of the property owner or the community association and must be specified in the

maintenance schedule submitted to the city. A maintenance schedule for both publicly owned and privately owned facilities must be approved by the director of public works prior to approval of construction drawings.
Drainage easements will be provided for all regional detention facilities. The easement will encompass the 100-year pool elevation plus all structural improvements (levees, dykes, berms, outfall structures etc.) necessary to contain the pool. The easement will extend, at a minimum, to the toe of the downstream embankment. Maintenance access (fifteen-foot minimum) will be provided around the facility, outside the limits of the 100-year pool elevation. Ramps, as necessary, with a maximum slope of seven to one (7:1) will be provided for access to the flow line of the facility.

The Diamond T Ranch Subdivision has provided drainage easements that encompass the 100-year pool elevation, as specified by the UDC. The Storm Water Engineering Department has determined that the above referenced section requires the dedication of a 15 foot drainage access easement, in addition to and outside of the 100-year drainage easement that contains the pool. To accommodate for the access, a 15 foot drainage access easement has been provided at Lot 27 Block 10, and a secondary 15' access point has been established in between Lots 15 & 16, Block 10. We believe that the City of San Antonio Development Services staff should support this variance for the following reasons:

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. The developer will lose the ability to construct homes on the lots that contain the 100 year floodplain due to the additional encroachment of the maintenance easement.
- This hardship relates to the land and not personal circumstances. The floodplain is the result of the manmade structure, SARA Dam # 8.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner. However, it directly affects his property.
- The hardship is not based on the applicant's own actions. The existing conditions yield this circumstance. However, the proposed drainage access easements will provide the City supplemental access to the floodplain, in addition to that provided through Stone Oak Park.
- Granting this administrative variance will not be injurious to the adjacent properties. This request for variance only effects the lots adjacent to the floodplain in Diamond T Ranch Subdivision Unit 1. Furthermore, since access easements have been established for City use, it will not cause any disturbance or inconvenience to the future home owners of this development.

It is in our professional opinion that the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

David M. McBeth, P.E.
Section Leader
Jacobs

JACOBS

911 Central Parkway North, Suite 425
San Antonio, Texas 78232-5052 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

August 21, 2008

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Floodplain Development Permit - Variance
Diamond T Ranch Floodplain
Issue: Request for Floodplain Development Permit Variance

Dear COSA DSD,

We are requesting a variance to the Unified Development Code (UDC) for specific sections in Section 35 Appendix F for the above referenced development adjacent to the SARA NRCS Dam # 8.

The proposed floodplain development is located behind the SARA NRCS Dam #8 which is contained within the City of San Antonio Stone Oak Park found on the north side of Stone Oak Parkway. The floodplain development permit has been requested to conduct excavation and fill activities that will augment the Dam flood capacity and raise portions of ineffective flow above the 100-year floodplain.

UDC Appendix F-Subdivision C-Section A (f) (21)

According to the UDC Appendix F-Subdivision C-Section A (f) (21), allowable development within the floodplain includes, "One hundred-year floodplain reclamation in overbank areas subject to extensive shallow (0'--3') flooding where flood velocities in the overbank area are less than three (3) fps. Our studies lead us to believe that we are not adversely affecting the floodplain by having fills greater than the 0'-3' as stated in this citation.

The existing floodplain is caused by the inundation of the SARA Dam. The modifications that we are proposing with this variance to the floodplain development permit will increase the storage capacity of the dam since we will be offsetting volumes from behind the dam with areas of ineffective flow. The areas to be filled that are greater than 3' in depth are in the ineffective flow area. The existing and proposed velocities are equal to zero since these fill areas are caused

by pooling and not channel flow. Therefore we believe that we are working in the spirit of section 21 of the code.

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. He will lose the vast majority of the viable land for development which will become a severe financial burden.
- This hardship relates to the land and not personal circumstances. The floodplain is the result of the manmade structure, SARA Dam # 8. The construction causes the owners property to be filled with water at depths in excess of 3 feet, thus making it difficult to develop.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner however, it directly affects his property.
- The hardship is not based on the applicant's own actions. The existing conditions yield this circumstance. However, by implementing these proposed changes we will be providing additional 100-year flood storage capacity.
- Granting this administrative variance will not be injurious to the adjacent properties. This request for variance will not increase the 100-year flood plain elevation since it will take place in an area of ineffective flow and will actually assist with additional dam capacity which provides a larger factor of safety for the adjacent downstream residents.

UDC Appendix F-Subdivision C-Section 35-F133 (c)

According to the UDC Appendix F-Subdivision C-Section 35-F133 (c) (Permit Evaluation):

When there is a change in the alignment, width, or elevation of a floodplain identified on a flood insurance rate map, then a conditional letter of map revision CLOMR, or letter of map revision (LOMR) if no improvements are proposed in the floodplain, must be submitted to the Federal Emergency Management Agency prior to approval of the plat. If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134 (b).

A CLOMR submittal has been prepared and submitted for this development. The project will have the appropriate LOMR approval from FEMA before building permits are released by the City of San Antonio. In the interim the developer of Diamond T Ranch Subdivision intends to put forth a performance bond as

delineated by Section 35-F134 (b). Once the LOMR has been approved and accepted by the City of San Antonio, the Performance Bond shall be relinquished. We are requesting a variance to this citation for the following reasons:

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. The owner would not be able to commence site work of the residential area which would severely detrimental to the scheduled completion of the project.
- This hardship relates to the land and not personal circumstances. The current stipulation is established to ensure that development does not occur in the floodplain without the proper coordination with FEMA or monetary arrangements are made with the City to ensure that the work is completed before approvals are released. Such steps are being followed with this development.
- This hardship is unique since this development is located behind the SARA Dam which was not constructed by the owner however, it directly affects his property.
- The hardship is not based on the applicant's own actions. This situation is common to all developments that are adjacent to the established FEMA floodplain. The appropriate actions are taking place to remedy this condition.
- Granting this administrative variance will not be injurious to the adjacent properties. As stated before, this is a common practice in the San Antonio area. Furthermore, FEMA is tasked to review and approve the floodplain changes. If they are not in agreement with the prepared flood study, the suitable changes will be implemented before building permits can be released thus insuring the public safety of the adjacent communities.

It is in our professional opinion that the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

David M. McBeth, P.E.
Section Leader
Jacobs

CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT

Application Number 08-259 **Date** 6/10/2008 **Permit Number** 2008259

1. APPLICANT DATA (Owner)

Company Name Diamond T Ranch Development, Inc.

First Name Dode MI Last harvey

Address: Number 19230 Street Stone Oak Pkwy Ste 260 City San Antonio

State TX Zip Code 78258 Phone (210) 477-4906

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Residential

*If non-residential or other selected complete the following:

Type of use proposed:

Occupant Name Phone

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Fill-Permanent Other (Describe): earthwork and subdivision improvements associated with plat 070605.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision Diamond T Ranch U-1 Number 07-0605 Lot Number Block NCB 19218 Tract

Location Description:

Permitee Print Name

Permittee Signature **Date**

(Denied) Cindy Powers 6/18/08

RECOMMEND FOR DISAPPROVAL **Date**

for **FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)** 6/18/08 **Date**

(Conditions and provisions on next page)

CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

Application Number 08-259 Date 6/10/2008 Permit 2008259

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- ☐ **For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.**
- ☐ **For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.**
- ☐ **Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.**
- ☐ **For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.**
- ☑ **Other provisions:**

This permit has been denied because the subject plat has a drainage area greater than three hundred twenty (320) acres and does not meet the following City of San Antonio Unified Development Code (UDC) requirements :

---Appendix F, Section A, (f) (21). 100 year floodplain reclamation is not allowed in overbank areas subject to greater than three feet (3') of flood depth or three feet per second (3 fps) of flood velocity.

---Appendix F, Section B, 35-F133 Permit Evaluation (c). If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to starting construction.

Is Additional Information Required? no

Are other Federal, State, or Local Permits required? no

Permit Application - Reviewed By: Cindy Powers

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial

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

Plan Amendment Application Case No.: 08030 #16

Council District: **NA (CSMA)** City Council Meeting Date: **October 16, 2008**

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

Summary:

Neighborhood/Community/Perimeter Plan: **City South Community Plan**
The applicant requests to amend the Land Use Plan designation from 1) **Rural Living** to **Agriculture and Light Industry** on 209.45 acres and, 2) from **Rural Living** and **Resource Protection/Open Space** to **Heavy Industry** on 120.2 acres.

Background Information:

Applicant: Harry Jewett
Owner: Lehman Reed S Grain Co, Jim Hemby III
Property Location: Located south, southeast and southwest of the intersection of Southton Road and Center Road
Acreage: 329.65
Current Land Use of site: Sand and gravel extraction facility on the northwestern portion of the site; balance of site is vacant
Adjacent Land Uses:

N: Recycling/dumping operation, cold storage plant, small and large lot residential
S: Confluence of the San Antonio River and Rosillo Creek
E: Rosillo Creek
W: San Antonio River

Issue:

LAND USE ANALYSIS:

The subject property is located within the jurisdictional area of the City South Management Authority and is situated north of the confluence of the San Antonio River and Rosillo Creek. The subject property is currently designated for Rural Living land use with 2 small parcels designated for Resource Protection/Open Space land use. The predominant land use designations adjoining the subject property are Resource Protection/Open Space and Agriculture. The property directly to the north of the subject property is designated for Agriculture and Light Industry land use and is currently occupied by a cold storage plant. The applicant is requesting to extend this Agriculture and Light Industry land use to 209.45 acres located to the south, east and west and to also designate the westernmost 120.2 acres of the subject property for Heavy Industry land use.

The subject property was part of the Southton Park Subdivision that subdivided the property into single-family residential lots in 1913. Few of the lots were developed for residential use. During the 1960s a warehouse was constructed southeast of the intersection of Southton and Center Roads. Additions to this warehouse were made in the following decades and the property today is utilized as a cold storage warehouse. The applicant is requesting to change the land use designation on 209.45 acres located south, southwest and southeast of this cold storage warehouse from Rural Living to Agriculture and Light Industry. The Agriculture and Light Industry land use includes a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. Residential uses are not permitted. Given the proximity of the subject property to an existing industrial use, railroad line, and floodplain, and the limited availability of City services, it would seem unlikely rural living land uses would develop. The San

Antonio River and Rosillo Creek and the surrounding floodplain provide natural buffers to reduce the potential for conflict with adjacent, non-industrial land uses. The proximity to an existing rail line and two interstates provides a strategic location for distribution related industrial uses. Staff finds the applicant's request for Agriculture and Light Industry land use is appropriate and recommends approval of this requested land use amendment.

The applicant is also requesting to change the land use designation of 120.2 acres located on the westernmost section of the subject property from Rural Living and Resource Protection/Open Space land use to Heavy Industry land use. This property abuts the San Antonio River and is currently being used for sand and gravel extraction. The existing sand and gravel extraction operation was initiated within the past year without obtaining required permits from the City of San Antonio to remove trees and from Bexar County to remove material from the 100-year floodplain. According to the applicant, this property is located entirely within the 100-year floodplain and therefore has little to no residential development potential. The applicant is requesting Heavy Industry land use to continue this sand and gravel extraction operation. The Heavy Industry land use includes heavy manufacturing, processing and fabricating businesses. According to the Plan, heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Due to the generation of commercial truck traffic and noise, this use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or significant buffer. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character and protecting water quality. The sand and gravel extraction that was undertaken without permits may have impacted the extent of the 100-year floodplain. The most significant development constraint on this property is the floodplain. Changes to the extent and/or location of the floodplain could impact the future development potential of the site. Until the impacts to the flooplain are known, staff recommends denial of a land use change to Heavy Industry.

☒Minimal Impact (Request #1) ☐Impact can be mitigated ☒Significant Impact - Incompatible Land Use (Request #2)

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Southon Road is an Enhanced Secondary Arterial (120' – 142' ROW).

Comments: The proposed 329.65-acre development would currently have one point of ingress/egress onto Southton Road. Southton Road is designated as an Enhanced Secondary Arterial on the Major Thoroughfare Plan. Southon road is currently a two lane road that intersects Center Road at a curve. It is approximately 1.4 miles to SE Loop 410 and 2.4 miles to I-37. Constructing additional ingress/egress points for the site would likely require elevating the roadway over the San Antonio River and/or Rosillo Creek. A Traffic Impact Analysis (TIA) will be required at platting and/or permitting to determine if the development will be required to mitigate for the additional traffic generated.

A Union Pacific railroad line runs along the northeastern portion of the site. There is an existing spur that serves the cold storage plant.

There are currently no VIA bus routes in the immediate vicinity.

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

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

COMMUNITY FACILITIES ANALYSIS:
Public Facilities: There are currently no public facilities within 1 mile of the boundary of the subject property. Mission Espada and Brown Park are located a slightly more than a mile from the subject property.

The subject property is located in the East Central Independent School District. The Bexar County Learning Center is located within 1 mile of the boundary of the subject property.

Comments: The proposed development could bring additional tax revenue to the school district and other taxing entities. The influx of new employees and their families may necessitate the construction of schools and community facilities if they choose to live near the subject property. Housing opportunities in the immediate area are currently limited.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☐ Denial ☒Alternate Recommendation:

Staff recommends **approval** of the land use change from Rural Living to Agriculture and Light Industry on 209.45 acres and **denial** of the land use change from Rural Living and Resource Protection/Open space to Heavy Industry on 120.2 acres.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: September 24, 2008
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: September 5, 2008
No. Notices mailed 10 days prior to Public Hearing: 18 to owners of land within 200 feet; 80 to the City South Planning Team
Registered Neighborhood Association(s) Notified: McCreless Meadows Neighborhood Association

CITY SOUTH MANAGEMENT AUTORITIY BOARD RECOMMENDATION:
Meeting & Public Hearing Date: September 23, 2008
☐ Approval ☐ Denial

CSMA ZONING SUPPLEMENTAL INFORMATION:
Current zoning district: "DR" and "RE" Proposed zoning district: "MI-1" & "SGD"
CSMA Zoning Public Hearing Date: October 13, 2008
☐ Approval ☐ Denial

Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager
Case Manager: Michael Taylor Senior Planner Phone No.: 207-0145

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM 1) RESOURCE PROTECTION/OPEN SPACE AND RURAL LIVING TO HEAVY INDUSTRY ON APPROXIMATELY 120.20 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTHTON ROAD AND CENTER ROAD MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS: LOTS 1 THROUGH 10, BLOCK 1, CB 5162; LOTS 8 THROUGH 26, BLOCK 2, CB 5162; LOTS 11 THROUGH 55 AND THE NORTH ½ OF 56 THROUGH 60, BLOCK 9, CB 5162; LOTS 1 THROUGH 20, BLOCK 10, CB 5162; LOTS 17 THROUGH 31 AND THE NORTH ½ OF 32 THROUGH 38, BLOCK 11, CB 5162, AND 2) RURAL LIVING TO AGRICULTURE AND LIGHT INDUSTRY ON APPROXIMATELY 209.45 ACRES LOCATED SOUTH AND SOUTHEAST OF THE INTERSECTION OF SOUTHTON ROAD AND CENTER ROAD MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS: LOTS 1 THROUGH 7, BLOCK 2, CB 5162; LOT 9, BLOCK 3, CB 5162; LOTS 1 THROUGH 5, BLOCK 7, CB 5162; LOTS 17 THROUGH 38 AND THE SOUTH ½ OF 39 THROUGH 42, AND THE SOUTH ½ OF 54, BLOCK 8, CB 5162; LOTS 1 THROUGH 16 AND 39 THROUGH 51, BLOCK 11, CB 5162; LOTS 1, 13 THROUGH 36 AND THE SOUTH ½ OF 2 THROUGH 12, BLOCK 12, CB 5162; LOTS 1 THROUGH 16, 25, 26 AND THE NORTH ½ OF 18 THROUGH 24, BLOCK 13, CB 5162; LOTS 1 THROUGH 12 AND 18 THROUGH 29, BLOCK 14, CB 5162; LOTS 1 THROUGH 12 AND 19 THROUGH 30, BLOCK 15, CB 5162; LOTS 1, 2, 17, AND 18, BLOCK 16, CB 5162; LOTS 1 AND 2, BLOCK 18, CB 5162; LOTS 1 THROUGH 12, BLOCK 19, CB 5162; LOTS 6 THROUGH 10, 61 THROUGH 65, AND THE SOUTH ½ OF 56 THROUGH 60, BLOCK 9, CB 5162.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; 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 September 24, 2008 and **APPROVED / DENIED** the amendment on September 24, 2008; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; 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 **CONSISTENT / 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 City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF SEPTEMBER 2008.

Approved:

_____

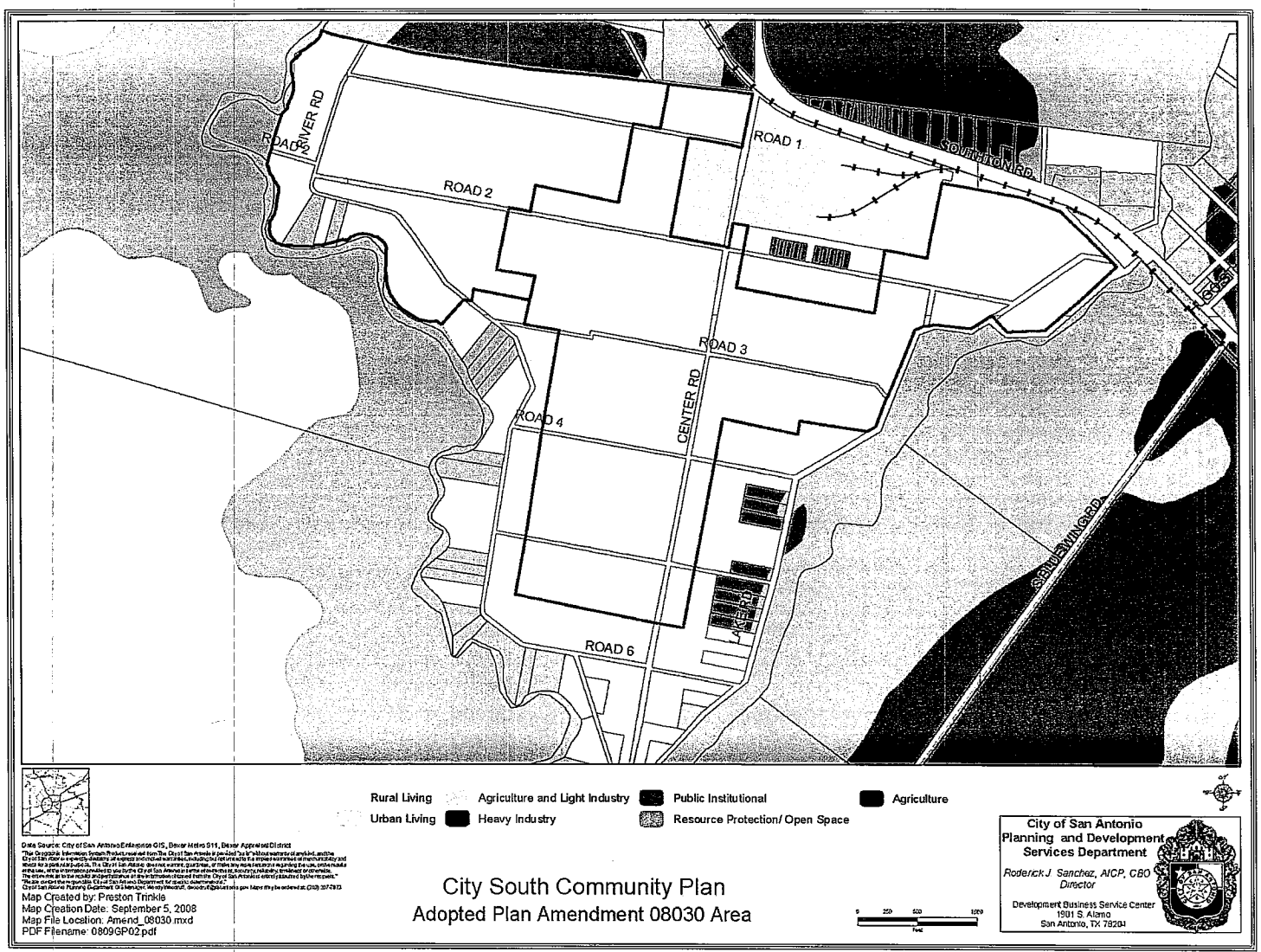
Murray H. Van Eman, Chairman
San Antonio Planning Commission

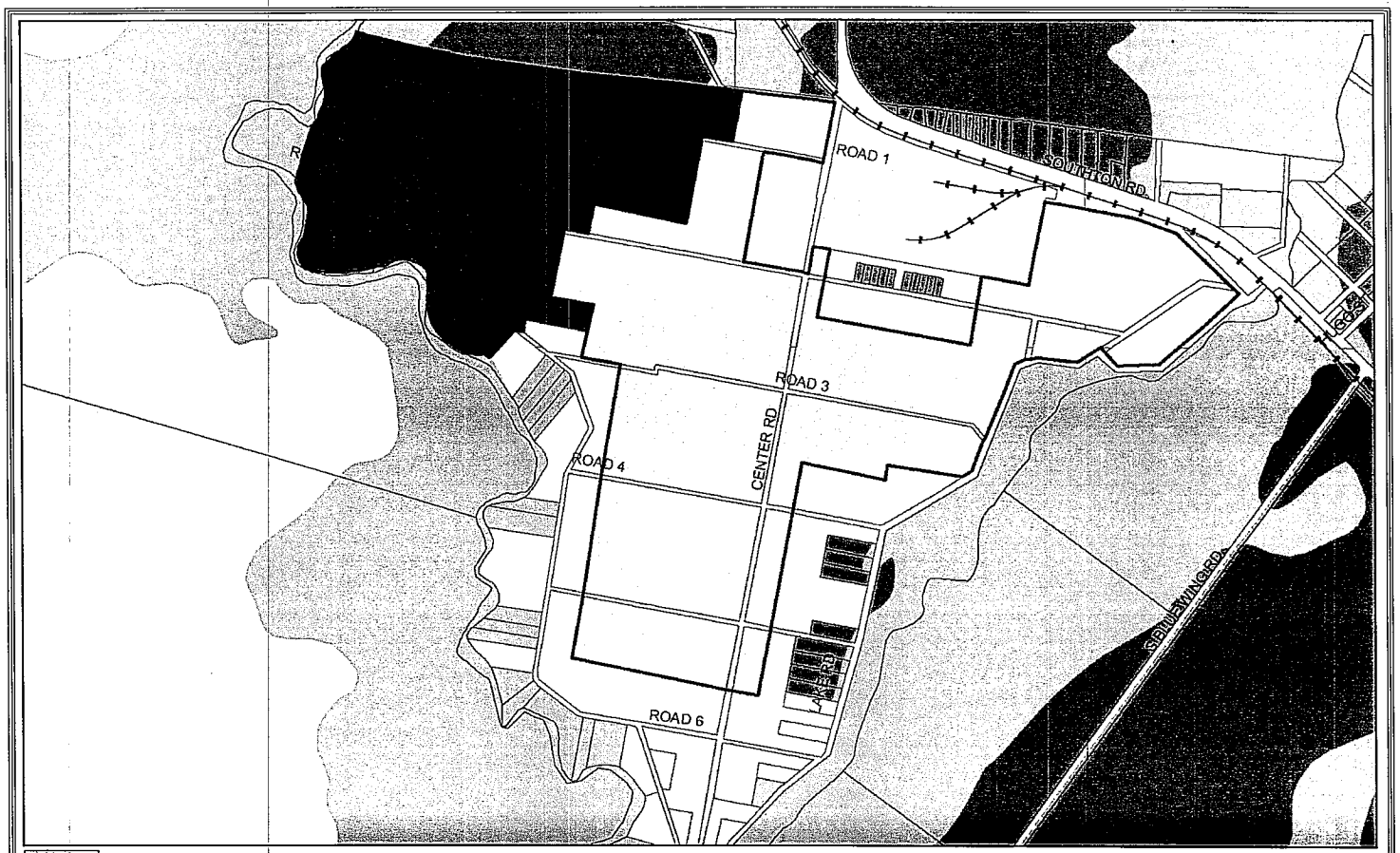
Attest:

_____

Executive Secretary
San Antonio Planning Commission

Attachment 1: Land Use Maps





Rural Living
Urban Living
Agriculture and Light Industry
Heavy Industry
Public Institutional
Resource Protection/ Open Space
Agriculture

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

Map Created by: Preston Trinkle
Map Creation Date: September 5, 2008
Map File:Location: Amend_08030.mxd
PDF Filename: 0809GP03.pdf

City South Community Plan

Proposed Plan Amendment 08030 Area

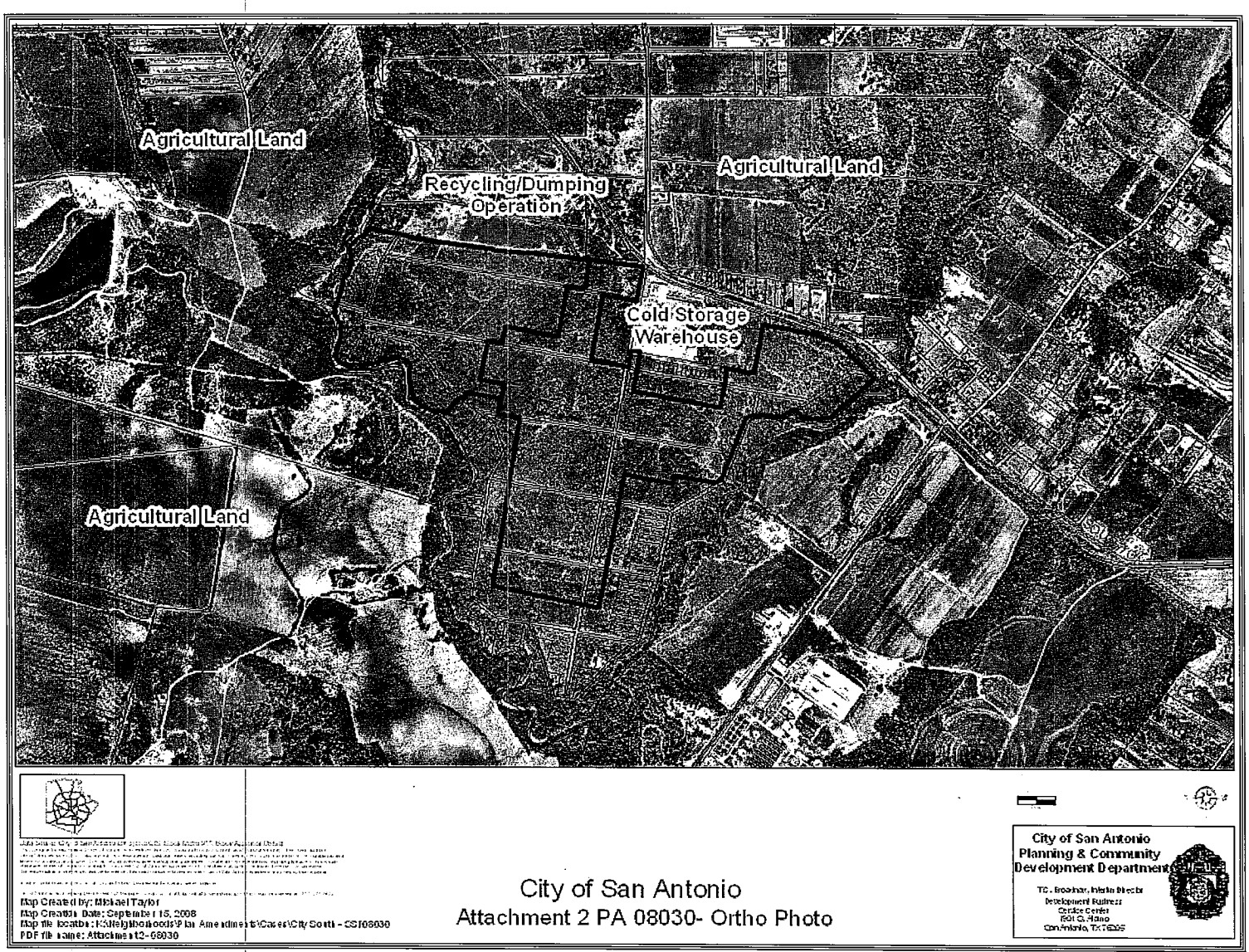
0 250 500 1000
Feet

City of San Antonio
Planning and Development Services Department

Roderick J. Sanchez, AICP, CBO
Director

Development Business Service Center
1901 S. Alamo
San Antonio, TX 78204

Attachment 2: Aerial Imagery

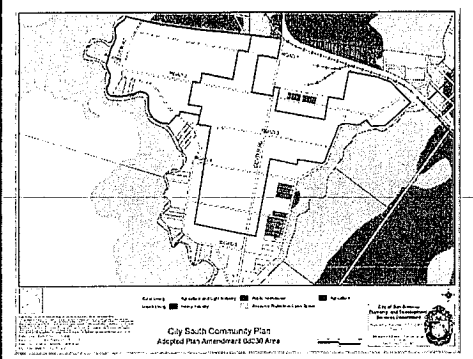


Master Plan Amendment 08030
City South Community Plan

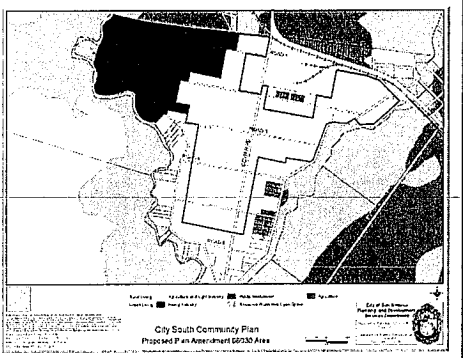
Planning Commission
September 24, 2008
Agenda Item No.

Amendment 08030

Plan as adopted:

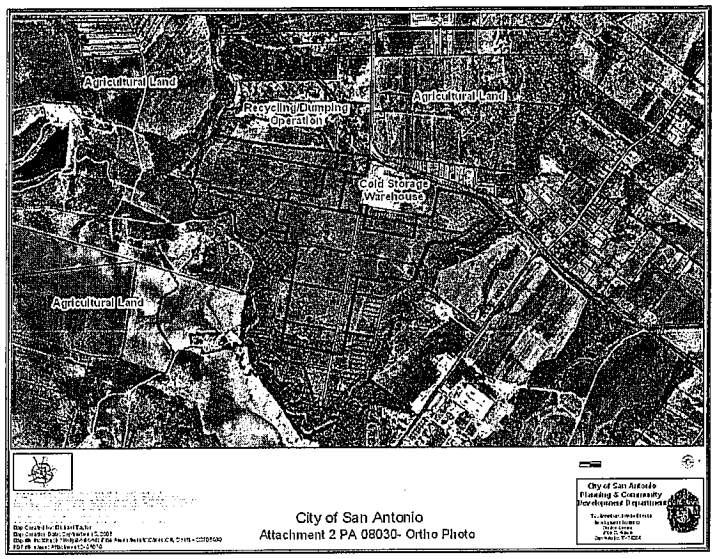


Proposed amendment:



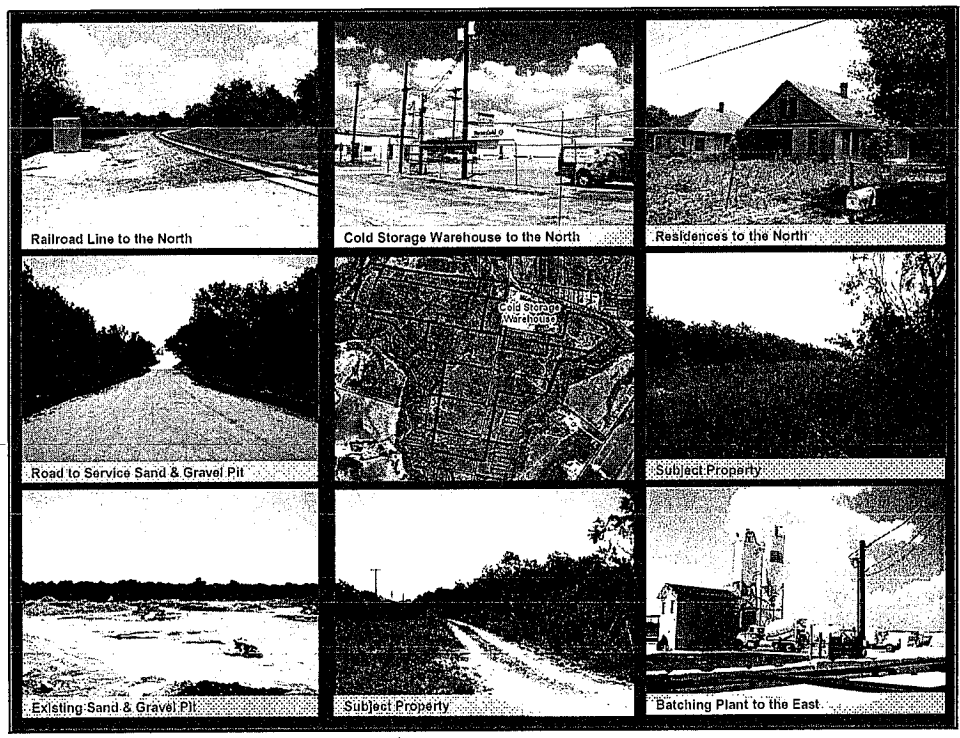
2

Land Use



City of San Antonio
Attachment 2 PA 08030- Ortho Photo

3



City of San Antonio Planning and Community Development Department
Plan Update Recommendation

Near Northwest Community Plan Five-Year Review #17

Council District: **1, 7** City Council Meeting Date: **11/06/08**

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan Five-Year Review**

Background Information:

Applicant: City of San Antonio
Owner: Various
Plan Boundaries:
North: Loop 410
South: Bandera Road
East: IH-10
West: Callaghan Road
Size: Approximately 2 sq. mile
Current Land Use of site: Various
Adjacent Land Uses: Various

Issue:

Planning Process:

The Near Northwest Community Plan Five-Year Review was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004. The Unified Development Code requires a review of all Community and Neighborhood Plans by the Planning Commission, and City Council if warranted, on a five year basis. The Near Northwest Community Plan was adopted on February 14, 2002. The Staff reviewed the Near Northwest Community Plan in 2007 and developed a recommendation that no update was warranted due to the low number of rezoning cases and plan amendments that had been processed for the area.

City staff sent a letter to the twenty-five planning team members and nine registered neighborhood associations on January 29, 2008 advising them of staff's recommendation. This letter was accompanied by a comment form. Staff received no written comments from the planning team or neighborhood associations that were notified via mail. Follow-up phone calls were made to the planning team members confirming that the Planning Team was in agreement with staff's recommendation. Staff has received written approval from the Jefferson, Monticello, and Los Angeles Heights/Keystone Neighborhood Associations as well as the Woodlawn Lake Community Association. Another notification letter was sent out on September 12, 2008. There has been no contact as of the time of writing.

Sixteen rezoning cases have been approved in the planning area. These uses include:

- 2 zoning cases requesting rezoning from residential use to commercial
- Designation of 80 properties as part of the Monticello Park Historic District
- Two conditional uses allowing multi-family dwellings
- One conditional use allowing a two-family dwelling
- One zoning change from C-1 to C-2 with a conditional use for a hotel
- One zoning change to C-2P with a conditional use for an auto sales lot
- One rezoning to R-4 with a conditional use for a real estate office
- One rezoning from MF-33 to MF-40
- Two rezonings from R-4 to C-2

- Two rezonings to R-6 with a conditional use for an Day Care
- One conditional use allowing a yoga studio
- One zoning change from C-1 to C-2 for an existing nursing home.

A total of six plan amendments have been proposed for the Near Northwest Community plan since adoption in 2002. Four plan amendments to the Near Northwest Community Future Land Use Plan have been approved by City Council since adoption of the plan in 2002. The approved plan amendments include a change from Urban Low-Density Residential to Light Industrial at 1607 West Lawndale, a change from Urban Low-Density Residential to Community Commercial at 1012 Vance Jackson and two requests to change from High Density Residential to Community Commercial at 130 Spencer. The low number of amendment requests indicates that the plan is still a relevant document that addresses the needs and desires of the community.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 24, 2008

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: September 5, 2008

No. Notices mailed 10 days prior to Public Hearing: 34

Registered Neighborhood Association(s) Notified: Los Angeles Heights/Keystone, Inspiration Hills, Donaldson Terrace, Laddie Place and North Wilson, Hillcrest, Woodlawn Lake Community Association, Jefferson, Sunshine Estates, Monticello Park

Comments:

Planning Department Staff:

T.C. Broadnax, Interim Planning Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Planning Manager
Case Manager: Tyler Sorrells, AICP, Planner

RESOLUTION NO.

RECOMMENDING TO APPROVE/DENY A RESOLUTION THAT NO UPDATE OF THE LAND USE ELEMENT OF THE NEAR NORTHWEST COMMUNITY PLAN IS WARRANTED AT THIS TIME TO CITY COUNCIL

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Government Hill Neighborhood Plan and found the amendment to be **INCONSISTENT/CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on September 24, 2008 and **APPROVED/DENIED** the amendment; and

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

SECTION 1: The resolution that no update to the land use element of the Near Northwest Community Plan is warranted at this time is attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF SEPTEMBER, 2008.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

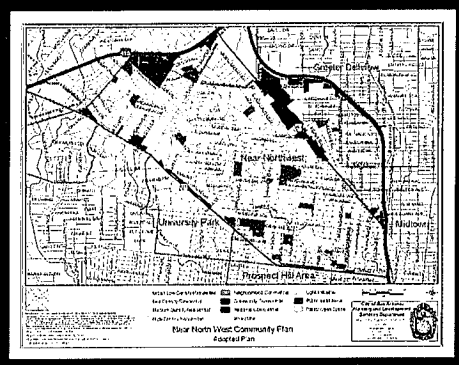
_____
Executive Secretary
San Antonio Planning Commission

Near Northwest Community Plan Five-Year Review

Five-Year Review

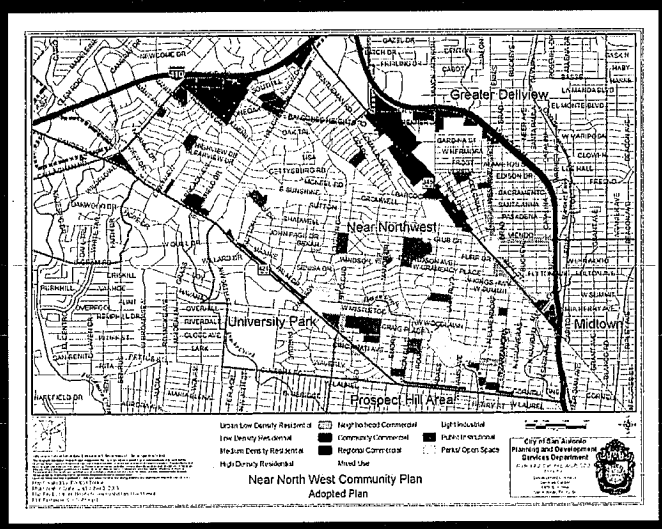
Planning Commission

September 24, 2008



1

Land Use Plan



2

Unified Development Code

The UDC requires that neighborhood and community plans be:

> ". . . reviewed by the Planning Commission at least once every five (5) years and if necessary amended by the City Council."

The Near Northwest Community Plan was adopted on February 14, 2002 and has undergone a review by staff.

3

Land Use Goals

Ensure the Near Northwest Community's business corridors are filled with a mix of uses providing neighbors an attractive place to walk for shopping, playing, working, and relaxing both day and night.

Preserve and revitalize the community's unique mix of quality housing.

Investigate Neighborhood Conservation Districts as a way to protect the architectural character of the neighborhood. (Jefferson NCD designation process underway)

Offer more recreational activities and community centers that can provide safe environments with a variety of opportunities for all ages.

Provide an interconnected, coordinated and efficient transportation system that is accessible to all throughout the community (VIA study recommends Fredricksburg Road for Bus Rapid Transit)

4

Staff Analysis - Zoning

There have been 16 rezoning cases in the Near Northwest Planning Area approved by City Council:

- 2 zoning cases requesting rezoning from residential use to commercial
- Designation of 80 properties as part of the Monticello Park Historic District
- Two conditional uses allowing multi-family dwellings
- One conditional use allowing a two-family dwelling
- One zoning change from C-1 to C-2 with a conditional use for a hotel
- One zoning change to C-2P with a conditional use for an auto sales lot

5

Staff Analysis - Zoning

- One rezoning to R-4 with a conditional use for a real estate office
- One rezoning from MF-33 to MF-40
- Two rezonings from R-4 to C-2
- Two rezonings to R-6 with a conditional use for an Day Care
- One conditional use allowing a yoga studio
- One zoning change from C-1 to C-2 for an existing nursing home.

6

Staff Analysis – Plan Amendments

Since the plan's adoption on February 14, 2002 there have been four approved requests for Land Use Plan Amendments in the Near Northwest Planning Area:

- Request to change from Urban Low-Density Residential to Light Industrial (1607 W. Lawndale)
- Request to change from Urban Low-Density Residential to Community Commercial (1012 Vance Jackson)
- Two requests to change from High Density Residential to Community Commercial (130 Spencer)

7

Community Input

- A letter was sent to all planning team members and registered neighborhood associations on January 29, 2008 advising them of staff's recommendation accompanied by a comment form
- No written comments were received. Follow-up phone calls were made to planning team members confirming that the Planning Team was in agreement with staff's recommendation

8

Community Input

- In July and August, 2008 staff received written comments approving staff's recommendation from:
  - Jefferson Neighborhood Association
  - Monticello Neighborhood Association
  - Los Angeles Heights/Keystone Neighborhood Association
  - Woodlawn Lake Community Association
- Notification of the September 24 public hearing has been sent to all planning team members and neighborhood associations via mail.

9

Staff Recommendation

- Staff recommends approval of the resolution that no update is warranted at this time for the Near Northwest Community Plan

10

#18

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

TO: Members of the San Antonio Planning Commission

FROM: Roderick Sanchez, AICP, CBO, Director

SUBJECT: Proposed amendment to the Unified Development Code regarding carwashes

DATE: September 24, 2008

SUMMARY:
Pursuant to direction by City Council, the Planning and Development Services Department has prepared an amendment to the Unified Development Code (UDC) to address carwashes.

BACKGROUND:
On May 22, 2008 the Planning and Development Services Department (P&DS) received a Council Consideration Request (CCR) asking P&DS Staff to work with the City Attorney's Office to review and modify the current carwash regulations to better address the impacts carwashes can have on nearby uses. San Antonio's UDC indicates in which zoning districts individual uses are allowed or not allowed. Currently, carwashes of all types are allowed in the "C-3", "L", "I-1", "UD", "RD" and "MI-1" Districts by right, and in the "C-2" District with approval of a Specific Use Authorization by City Council. There are currently stacking and parking requirements for carwashes, but no supplemental use regulations specific to carwashes. Of concern are the full-service type carwashes, which tend to include manual washing, drying or detailing of vehicles in open holding or parking areas.

The City Council Governance Committee considered this CCR on June 18th of 2008 and forwarded it to the City Council Infrastructure and Growth Committee (I&G). The Real Estate Council's Development Process Task Force was briefed on this item on August 8th, the TAC recommended denial on August 25th, and the Zoning Commission recommended denial on September 16th. In addition to the Planning Commission's consideration, reviews and considerations will also be made by the City South Management Authority (CSMA) Board, and the I&G Committee before final consideration by City Council.

POLICY ANALYSIS AND RECOMMENDATION:
Staff recognizes that the outdoor activity generally associated with full-service carwashes can have adverse impacts on adjacent or nearby uses. New definitions for different types of carwashes are included, as well as some supplemental use regulations intended to ameliorate potential negative impacts. Included with the amendment language are some deletions of redundant matrix entries. The Planning and Development Services Department recommends approval of the draft amendment language included in this packet.

Proposed Amendment to the Unified Development Code (Chapter 35 of the City Code)

APPENDIX A: DEFINITIONS AND RULES OF INTERPRETATION
Sec. 35-A101. Generally.

~~Car wash. A facility that provides for the washing, drying, vacuuming and detailing of automobiles and light trucks. Includes automatic and attendant operated, attendant operated handwash, automatic drive-thru, and self-service. (Car washes may be attendant operated or self operated as provided for in section 35-311 Table 311-2 of the UDC.)~~

~~Car wash, self-service. A structure where washing, drying and polishing of vehicles is generally on a self service basis without the use of chain conveyors, blowers, steam-cleaning, or other mechanical devices.~~

Carwash, self-service. A business establishment at which the cleaning, washing, drying, polishing, waxing, vacuuming and/or detailing of automobiles and light trucks is conducted manually by the customer.

Carwash, automatic self service drive-thru. A business establishment at which automated mechanical equipment cleans, washes, dries, polishes, and waxes automobiles and light trucks, either while the vehicle is stationary, or on a conveyor belt system.

Carwash, full service and/or detail shop. A business establishment at which automobiles and light trucks are cleaned, washed, dried, polished, waxed, vacuumed and/or detailed manually by employees or attendants, and can include a combination of work done by hand and by automated mechanical equipment.

ARTICLE III
35-311 Use Regulations

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Auto	Carwash – see supplemental use regulations					S	P		P	~~P~~S		S	2110

Table 311-2a
Non-Residential use Matrix

		Urban			Rural			Farm		Mixed Industrial					
		> 90,000sf	< 90,000 sf	< 6,000sf	Bldg Footprint > 90,000 sf	< 90,000 sf	< 6,000sf	FR	VILLAGE CENTER - FR	MI - 1	MI - 1 < 3,000 sf	VILLAGE CENTER - M1	MI - 2	MI - 2 < 3,000 sf	VILLAGE CENTER - M2
Auto	Carwash – ~~Automatic And Attendant Operated~~see supplemental use regulations	P	P		P	P				P					
~~Auto~~	~~Carwash – Automatic Self Service Drive-Thru~~	~~P~~	~~P~~		~~P~~	~~P~~				~~P~~					
~~Auto~~	~~Carwash – Self Service~~	~~P~~	~~P~~		~~P~~	~~P~~				~~P~~					

DIVISION 7 – SUPPLEMENTAL USE REGULATIONS

Sec. 35-395. Carwashes.

(a) Vacuums, carpet/steam cleaning machines and blowers shall not be situated within the required setbacks.

(b) Any and all manual cleaning, washing, drying, polishing, waxing, vacuuming and/or detailing conducted at full service carwashes or detail shops shall be screened from public view.

TABLE 526-3b
Parking in Non-Residential Use Districts

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
AUTO	CARWASH—~~automatic and attendant operated~~	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
~~AUTO~~	~~CARWASH—automatic self service drive-thru~~	~~1 per 500 sf GFA including service bays, wash tunnels and retail areas~~	~~1 per 375 sf GFA including service bays, wash tunnels and retail areas~~
~~AUTO~~	~~CARWASH—self service~~	~~1 per 500 sf GFA including service bays, wash tunnels and retail areas~~	~~1 per 375 sf GFA including service bays, wash tunnels and retail areas~~

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
08 MAY 22 AM 9:19

TO:	Mayor & City Council
FROM:	Councilwoman Jennifer V. Ramos, District 3
COPIES TO:	Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst
SUBJECT:	Request for Placement of Item on Governance Committee Agenda
DATE:	May 20, 2008

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request the Development Services Department Staff work with the City Attorney's Office to research and prepare an amendment to the Unified Development Code to address the zoning of carwashes. The intent of this proposed update to the UDC is to create more mutually exclusive designations for car wash establishments.

Brief Background

Currently there is only one entry in the UDC Use Matrix to identify carwashes. However, there currently exists a broader variety of car wash types that ought to be specifically identified and appropriately addressed with more specific location criteria and use regulations that consider the establishment's proximity to schools, churches, and neighborhoods.

Submitted for Council consideration by: Jennifer Ramos

Councilwoman Jennifer V. Ramos

Supporting Councilmembers' Signatures (4 only)	District No.
1. Lourdes Galvan	5
2. Mary Alice P Cisneros	1
3. Philip A. Cortez (T.O.S.)	4
4. John G. Clamp (PP)	10

P/C AGENDA FOR September 24, 2008

Item Number	Plat Name	Company	Owner Information
6A & 14	Diamond T Ranch Unit 1 PUD	Diamond T Ranch Development, Inc.	Dode Harvey
6B & 12	Dominion Panhandle	The Panhandle at Brenthurst, LLC.	Rajeev Puri
6C & 7	Brownstone Townhouse Unit 8	Brownstone Traditions	Jeremy Mears
8	SA # 32 Bandera	HEB Grocery Company	Todd Piland
9	Weston Oaks Unit 1	Zuniga Development Inc.	Authur Zuniga
10	Weston Oaks Unit 5	Zuniga Development Inc.	Authur Zuniga
11	Villa Del Sol Unit 10D	KB Home Lone Star, Inc.	Joseph C. Hernandez
13	Dominion Panhandle	The Panhandle at Brenthurst, LLC.	Rajeev Puri
15	Victoria Courts Unit 1A	Refugio Street LP	General Alfred A. Valenzuela