

SAN ANTONIO PLANNING COMMISSION AGENDA

May 26, 2010

2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
Jody R. Sherrill



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

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

1. PRELIMINARY ITEM(S):

- A. Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed. (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 100022 **Sonoma Verde Unit 6 Phase I Enclave** **OCL 513 C-3**
(South of the intersection of Kyle Seale Parkway and Vista Colina)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

B. 06-012B **Dove Canyon** **OCL 612 A-6**
(West of FM Loop 1604, south of Dove Canyon)

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARING FOR ITEMS 6 HELD ABOVE:

6. 100022 Sonoma Verde Unit 6 Phase I Enclave OCL 513 C-3
(South of the intersection of Kyle Seale Parkway and Vista Colina)

PLATS:

7. 080522 Redbird Roost OCL 610 A-4
(On the north side of Potranco, east of Wurzbach Road)

8. 090332 Redbird Ranch Unit 4C OCL 610 A-4
(On the north side of Potranco, west of Hollimon Parkway)

9. 090371 Gordon's Grove Unit 2A OCL 611 B-3
(South of the extension of Grove Bend at Grove Point)

10. 100064 Two Creeks Unit 8 PUD* OCL 479 C-1
(At the northwest corner of Fireside Creek and Two Creeks)

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

11. 060240 Trophy Ridge Unit 5 (Time Extension) OCL 612 B-5
(Extending Rousseau southward from Axis Crossing)

12. 060436 Miller Ranch Unit 3 (Time Extension) 2/OCL 619 C-1
(South of the intersection of North Foster Road and Binz-Engleman Road)

13. 060506 Westwinds Unit 3 Enclave (Time Extension) OCL 577 E-3
(On the west side of Alamo Parkway, north of Alamo Ranch)

14. 060644 Alamo Ranch Unit 14 (Time Extension) OCL 577 C-4
(Extension of Red Maple Way from Alamo Ranch Unit 13A)

15. 070223 **Westwinds East Unit 4 PUD** (Time Extension) **OCL 577 F-3**
(Southwest of the intersection of Culebra Road and Lone Star Parkway)
16. 070445 **Westwinds Wild Pine Phase II** (Time Extension) **OCL 577 F-4**
(Extension of Wild Pine west from Westwood Loop)
17. 06-012B **Dove Canyon** (Incomplete Filing) **OCL 612 A-6**
(West of FM Loop 1604, south of Dove Canyon)

LAND TRANSACTIONS:

18. **S.P. No. 1454**—Request to close, vacate and abandon a portion of Edenbridge Boulevard Public Right of Way intersecting northerly from Richland Hills Drive adjacent to NCB 15329. (Capital Improvements Management Services, by Martha Almeria)
19. **S. P. No. 1470**—Request to close, vacate and abandon an improved portion of Leona Street Public Right of Way and a triangular portion of Right of Way located at Perez and Pecos-La Trinidad Streets adjacent to NCBs 258 and 295. (Capital Improvements Management Services, by Martha Almeria)

OTHER ITEMS:

20. Approval of the minutes for the May 12, 2010 Planning Commission meeting
21. Director's report
- o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o City Council Report
 - o Edwards Aquifer
 - o Master Plan update
 - o Professional Development Opportunity – conferences and workshops
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Transportation
 - o Unified Development Code
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**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: EA & G May 26, 2010

SONOMA VERDE UNIT 6,
PHASE I, ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

100022
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 513 C-3

OWNER: OP South Properties II, Inc., by Douglas R. Crosson

ENGINEER: Kimley-Horn and Associates, Inc., by Brian Parker, P.E.

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

Date filed with Planning Commission: May 6, 2010

Location: South of the intersection of Kyle Seale Parkway and Vista Colina.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

PLAT is in associated with:

MDP 835, Sonoma Verde, accepted on August 18, 2005

Proposed Use: Residential

Major Thoroughfare: Kyle Seale Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **76.65** acres consisting of **59** single family lots, **7** non-single family lots and **3,644** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 26, 2010. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted.

The Bexar County Public Works Department has cited: Section 35-506(e), of the UDC regarding gated entrances. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Bexar County Director and the Planning and Development Service Director have granted an Administrative Exception to Section 35-506(e), of the UDC regarding gated entrances.

In addition, 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:

- 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;

The applicant's engineer acknowledged receiving the Planning and Development Services email, and indicated that they will conform to the Military's request.

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:

Approval

SUBDIVISION RE-PLAT ESTABLISHING SONOMA VERDE - UNIT 6 PHASE 1 ENCLAVE SHEET 1 OF 6

PLAT DESCRIPTION: PLAT OF 66 LOTS CONTAINING 76.65 ACRES OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE CHARLES A. BISH, SURVEY NO. 2, ABSTRACT 1229, CB 4149, AND THE H.C. & W.F. BY SURVEY NO. 1, ABSTRACT NO. 933, CB 4352, AND THE AJAN SANFANA SURVEY NO. 465 1/2, ABSTRACT NO. 132, CB 4849, BEING PART OF THAT 34.58 ACRE TRACT OF LAND CONVEYED TO SONOMA VERDE VENTURES, LTD OF RECORD IN VOLUME 12543, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECATES TO THE USE OF THE PUBLIC, EXCEPT AS NOTED 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 PERSONAL 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, AND HE HAS BEEN DULY ADVISED OF HIS RIGHTS AND OF THE CONSEQUENCES GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ 2010.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS: _____ 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 BAKER SURVEYING INC. UNDER MY SUPERVISION. 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 LOCAL DEVELOPMENT CODE, EXCEPT FOR THOSE CHANGES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER: _____ CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS THE _____ DAY OF _____ 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS: _____

THIS PLAT OF SONOMA VERDE UNIT 6, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED. DATED THIS _____ DAY OF _____ 2010. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN: _____ BY: SECRETARY: _____

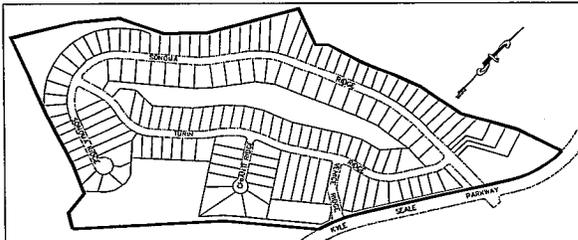
STATE OF TEXAS: _____ COUNTY OF BEXAR: _____ THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6 PLAT NO. 070142 WHICH IS RECORDED IN VOLUME 9593, PAGE 67, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON _____ HELD A PUBLIC HEARING WHICH INVOLVED 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 AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: _____ OWNER'S DULY AUTHORIZED AGENT: _____ SHOWN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2010 GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ 2010.

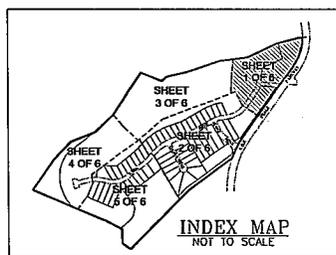
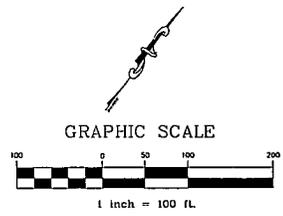
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES: _____

STATE OF TEXAS: _____ COUNTY OF BEXAR: _____ COUNTY CLERK OF SAO COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ 2010 AT _____ M. AND DULY RECORDED IN THE _____ DAY OF _____ 2010 AT _____ M. IN THE RECORDS OF _____ PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ 2010. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

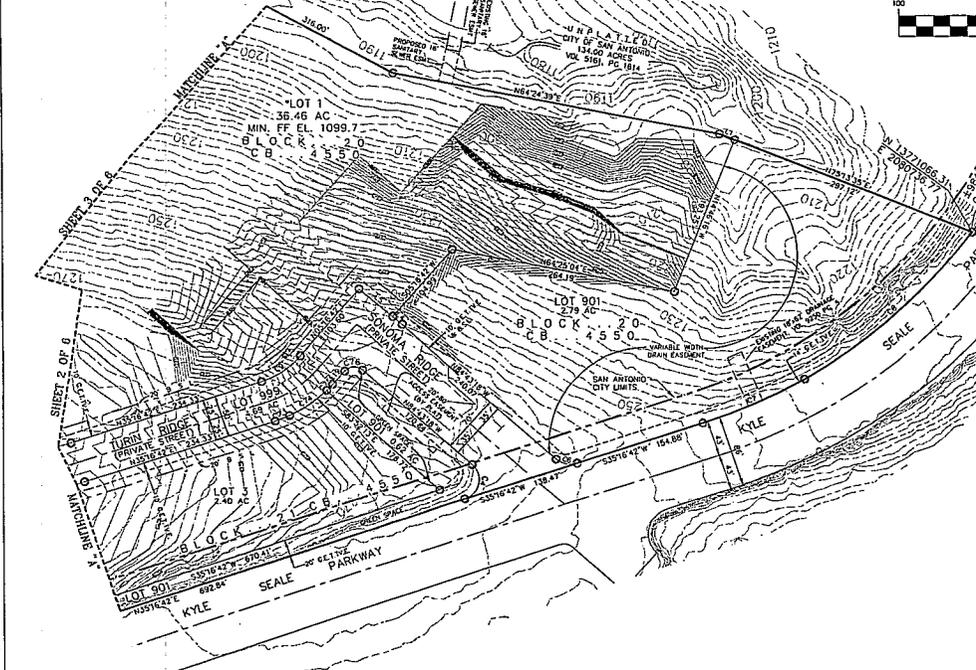


AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6, PLAT NO. 070142 WHICH IS RECORDED IN VOLUME 9593, PAGE 67, BEXAR COUNTY PLAT AND DEED RECORDS.



LOCATION MAP FERGUSON MAP-518C3

2010 MAY -6 PM 3:58 DEVELOPMENT SERVICES RECEIVED



BAKER SURVEYING, INC. PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78806

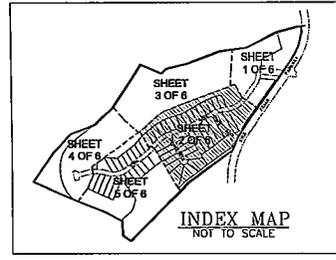
- NOTES: 1) THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SAID EASEMENTS ARE DESCRIBED BELOW. 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, RECONSTRUCTING, REPAIRING, OPERATING, IMPROVING, PARALLELING AND DEDICATING PUBLIC UTILITIES OR TRANSPORTATION FACILITIES, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OWNER'S ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS, HERBICIDES OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN. IT IS ASSURED AND INTENDED THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 3) ANY OP'S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY OP'S EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO SPACED CHANGES OR CHANGES IN EQUIPMENT ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BELIEVED RESPONSIBLE FOR SAID CHARGE CHANGES OR CHANGES IN EQUIPMENT ALTERNATIONS. 4) OPEN BELT EASEMENTS SERVE AS OP'S AND ACCESS EASEMENTS. 5) IMPACT FEE PAYMENT DUES, WATER AND WASTEWATER IMPACT FEES WERE PAID FOR AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. 6) NO STRUCTURAL, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR INTERFERE WITH THE LINES OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF LANDSCAPING, SHOULD BE PLACED WITHIN THE DRAINAGE EASEMENTS AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER OWNER'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LINES OF SAID DRAINAGE EASEMENTS AND TO HAVE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

- 7) ALL PWS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION. ALL SET BACK PWS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WATER SERVICES". 8) LOSS OF EASEMENT OF THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4005, AND ALL ALL COORDINATES SHOWN ON PLAT ARE SURFACE COORDINATES. 9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, DRAINAGE, AND STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY. 10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) FEET ABOVE FINISH ADJACENT GRADE. (15-5410027-9-10) 11) THE VARIABLE WIND BROWNE EASEMENTS WERE DELICATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATION. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY. 12) LOT 1 BLOCK 20 LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 58022CDE DATED FEBRUARY 16, 1996, AND REVISIONS. DATED JANUARY 4, 2002. A FLOODPLAIN STUDY HAS BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE DRAINAGE EASEMENT CONTAINS THE SHARED FLOODPLAIN UNDER A LETTER OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA DATESHARING 100 YEAR FLOODPLAIN (BASED ON THE STUDY) OUTSIDE. THE DRAINAGE EASEMENT CONFORMS TO THE FEMA 100 YEAR FLOODPLAIN AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. THE HIGHEST FINISHED FLOOR ELEVATION WITHIN THIS LOT IS 1099.7. 13) CLEAR WIND EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, TREES, FENCES AND VEGETATION, WHICH ARE HIGHER THAN FENCE FEET AND LOWER THAN DONT FEEL ASIDE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS ROAD BY CONEXER DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF. 14) FURNISH AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONDUIT, CABLES, LANDSCAPE AND OPEN SPACE SHOWN HEREIN ARE FURNISH AREAS UNLESS NOTED OTHERWISE. 15) SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 16) WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

- LEGEND
- 1. BUILDING SETBACK LINE ----- B.S.L.
 - 2. VEHICLE NON-ACCESS EASEMENT ----- V.N.E.
 - 3. CLEAR WIND EASEMENT ----- C.W.E.
 - 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 5. PROPOSED FINISHED CONTOUR ----- C.V.E.
 - 6. FOUND 1/2" IRON PIN ----- 1/2"
 - 7. 1/2" IRON PIN SET (UPON COMPLETION OF CONSTRUCTION) ----- 1/2"

NO. 001497 2003-05-03 SONOMA VERDE UNIT 6 RE-PLAT 10-01-06. DWG CURRENT AS OF 10-01-09

SUBDIVISION RE-PLAT ESTABLISHING
SONOMA VERDE - UNIT 6
 PHASE 1 ENCLAVE
 SHEET 2 OF 6



NOTES

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

2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY RESERVE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING POLES OR BURNING WIRES, CABLES, CONDUITS, TOWERES OR TRANSFORMERS, SUCH WORKING NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND CROSS OVERS OVER CHANGES IN ELEVATION, THE RIGHT TO RELOCATE SUCH FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO ERECT FROM SAID AREAS ALL TYPES OF TOWERES, OR GUYES, OR OTHER CONSTRUCTIONS WHICH CHANGED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES SUBJECT TO THE APPROVAL AND INSPECTION THAT NO BLOCKS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) ANY OPS WASTEWATER LOSS RESULTING FROM WASTEWATER REQUIRED BY OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO DRAINAGE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID DRAINAGE CHANGES OR GROUND ELEVATION ALTERATION.

4) DRAIN BOLT EASEMENTS SERVE AS OPS AND ACCESS EASEMENTS.

5) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES MUST BE PAID PRIOR TO WATER HEUR SET ANOTHER WASTEWATER CONNECTION.

6) NO STRUCTURE, FENCES, WALLS, OR OTHER CONSTRUCTIONS THAT IMPROVE CHANGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OF OTHER TYPE OF WOODLANDS, WHICH ALTER THE CHARACTERISTICS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND CROSS OVERS OVER OWNERS' ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY REPAIRS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

7) ALL PDS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION, ALL SET SIDE PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP SHAPED "TRUCK BARRIERS".

8) BASIS OF BEARING IS THE BEAR COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD 83. ALL COORDINATES SHOWN ON PLAT ARE SURFACE COORDINATES.

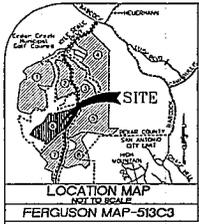
9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, AND STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEAR COUNTY.

10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINISH GRADE SURFACE. (FIN-SURF+2'-6")

11) THE WASTEWATER WITHIN DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE SCHEDULED 100 YEAR ULTIMATE FLOODPLAIN. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR. BEAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

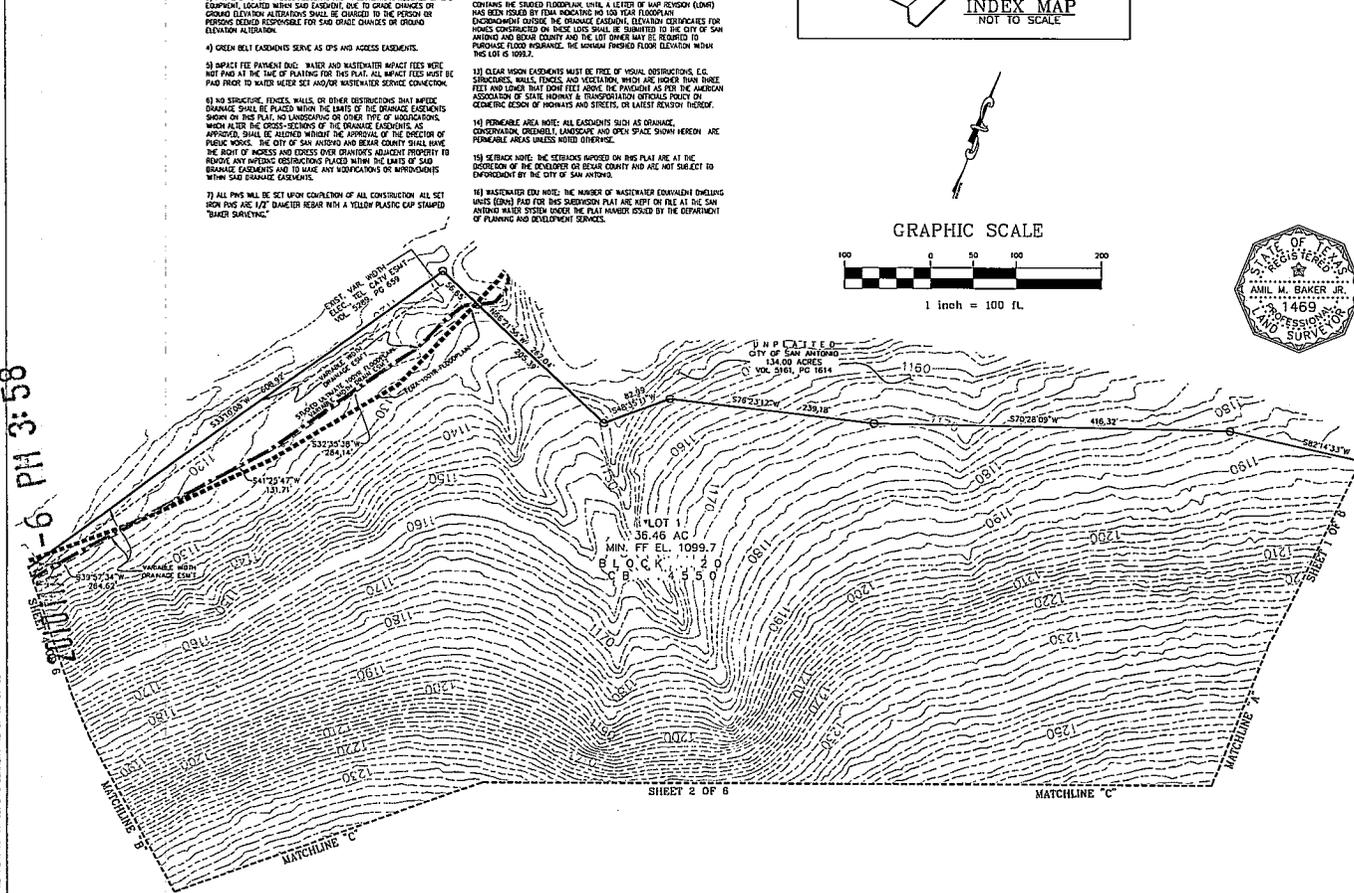
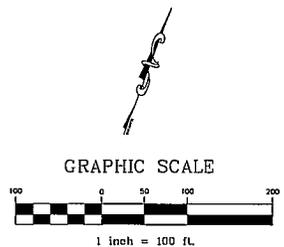
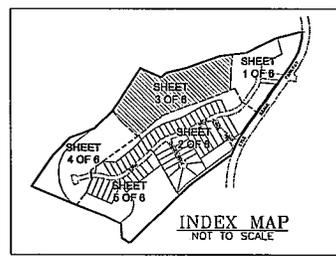
12) LOT 1, BLOCK 20 LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DENIED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEAR COUNTY, TEXAS. SHEET NOS. 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100, 10101, 10102, 10103, 10104, 10105, 10106, 10107, 10108, 10109, 10110, 10111, 10112, 10113, 10114, 10115, 10116, 10117, 10118, 10119, 10120, 10121, 10122, 10123, 10124, 10125, 10126, 10127, 10128, 10129, 10130, 10131, 10132, 10133, 10134, 10135, 10136, 10137, 10138, 10139, 10140, 10141, 10142, 10143, 10144, 10145, 10146, 10147, 10148, 10149, 10150, 10151, 10152, 10153, 10154, 10155, 10156, 10157, 10158, 10159, 10160, 10161, 10162, 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SUBDIVISION RE-PLAT ESTABLISHING SONOMA VERDE - UNIT 6 PHASE 1 ENCLAVE SHEET 3 OF 6



NOTES: 1) THIS PLAT DOES NOT AFFECT... 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 3) ANY OPS MONITARY LOSS... 4) GREEN BELT EASEMENTS... 5) IMPACT FEE PAYMENT... 6) NO STRUCTURE, FENCES, WALLS... 7) ALL PWS WILL BE SET UPON COMPLETION...

8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM... 9) THE MAINTENANCE OF EASEMENTS... 10) FINISHED FLOOR ELEVATIONS... 11) THE VARIANCE WITH DRAINAGE... 12) LOT 1 BLOCK 28 LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN...



DEVELOPMENT SERVICES RECEIVED PH 3:58

BAKER SURVEYING, INC. PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78606



SUBDIVIDER & LAND OWNER: NAME: OP Southwest Properties II, Inc. ADDRESS: 4400 Post Oak Parkway, RED Division Houston, Texas 77057 (713) 232-2391

CIVIL ENGINEER: NAME: Kimley-Horn and Associates, Inc. ADDRESS: 45 The Loop 410, Suite 800 San Antonio, Texas 78216



- LEGEND: 1) BUILDING SETBACK LINE - - - - - B.S.L. 2) VEHICLE HIGH-ACCESS EASEMENT - - - - - V.A.E. 3) CLEAR VISION EASEMENT - - - - - C.V.E. 4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - - - - - G.E.T.V.E. 5) PROPOSED FURNISHED CONTOUR - - - - - FCN 6) FOUND 1/2" IRON PIN - - - - - IRN 7) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION - - - - - IRN

PLAT DESCRIPTION: PLAT OF 66 LOTS CONTAINING 76.65 ACRES OF LAND SITUATED IN BEAR COUNTY, TEXAS... STATE OF TEXAS COUNTY OF BEAR COUNTY

OWNER: DULY AUTHORIZED AGENT: STATE OF TEXAS COUNTY OF BEAR COUNTY BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

STATE OF TEXAS COUNTY OF BEAR COUNTY I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT... UNLICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION... COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF SONOMA VERDE UNIT 6, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION... THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN SECRETARY STATE OF TEXAS COUNTY OF BEAR COUNTY THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6 PLAT NO. OTHER WHICH IS RECORDED IN VOLUME 9939, PAGE 97, BEAR COUNTY PLAT AND BEING RECORDED, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY (ENC), THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: OWNER'S DULY AUTHORIZED AGENT: SHOWN AND SUBSCRIBED BEFORE ME THIS DAY OF 2010, GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: STATE OF TEXAS COUNTY OF BEAR COUNTY I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF 2010 AT M AND DULY RECORDED IN THE RECORDS OF SAID COUNTY IN VOLUME OF SAID COUNTY IN THE RECORDS OF SAID COUNTY IN TESTIMONY WHEREOF, I HAVE SIGNED AND OFFICIAL SEAL OF OFFICE THIS DAY OF 2010. COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

SUBDIVISION RE-PLAT ESTABLISHING
SONOMA VERDE - UNIT 6
PHASE 1 ENCLAVE
SHEET 5 OF 6

PLAT DESCRIPTION:
PLAT OF 66 LOTS CONTAINING 76.65 ACRES OF LAND SITUATED IN BEAR COUNTY, TEXAS OUT OF THE CHARLES A. BINK SURVEY NO. 2, ABSTRACT 1259, CO. 4049, AND THE H.E. & M.E. RY. SURVEY NO. 1, ABSTRACT NO. 533, CO. 4552, AND THE JUAN SANTIAGO SURVEY NO. 405 1/2, ABSTRACT NO. 732, CO. 4565, BEING PART OF THAT 94,054 ACRE TRACT OF LAND CONVEYED TO SONOMA VERDE VENTURES, LTD. OF RECORD IN VOLUME 12941, PAGE 214 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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

OWNER _____
DULY AUTHORIZED AGENT _____
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____
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 _____ 2010.

NOTARY PUBLIC, BEAR COUNTY, TEXAS _____
STATE OF TEXAS
COUNTY OF BEAR
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 BAKER SURVEYING INC. UNDER MY SUPERVISION.
REGISTERED PROFESSIONAL LAND SURVEYOR _____

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

LICENSED PROFESSIONAL ENGINEER _____
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT
ON THIS THE _____ DAY OF _____ 2010.
COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS _____

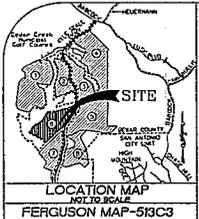
THIS PLAT OF SONOMA VERDE UNIT 6, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.
DATED THIS _____ DAY OF _____ 2010.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6, PLAT NO. 02012 WHICH IS RECORDED IN VOLUME 9053, PAGE 67, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY
IN THE PRESENCE OF THE PROPERTY OWNER ON THIS REPEAT I HEREBY CERTIFY THAT THIS REPEAT DOES NOT AMEND OR REMOVE ANY EASEMENTS OR RESTRICTIONS.

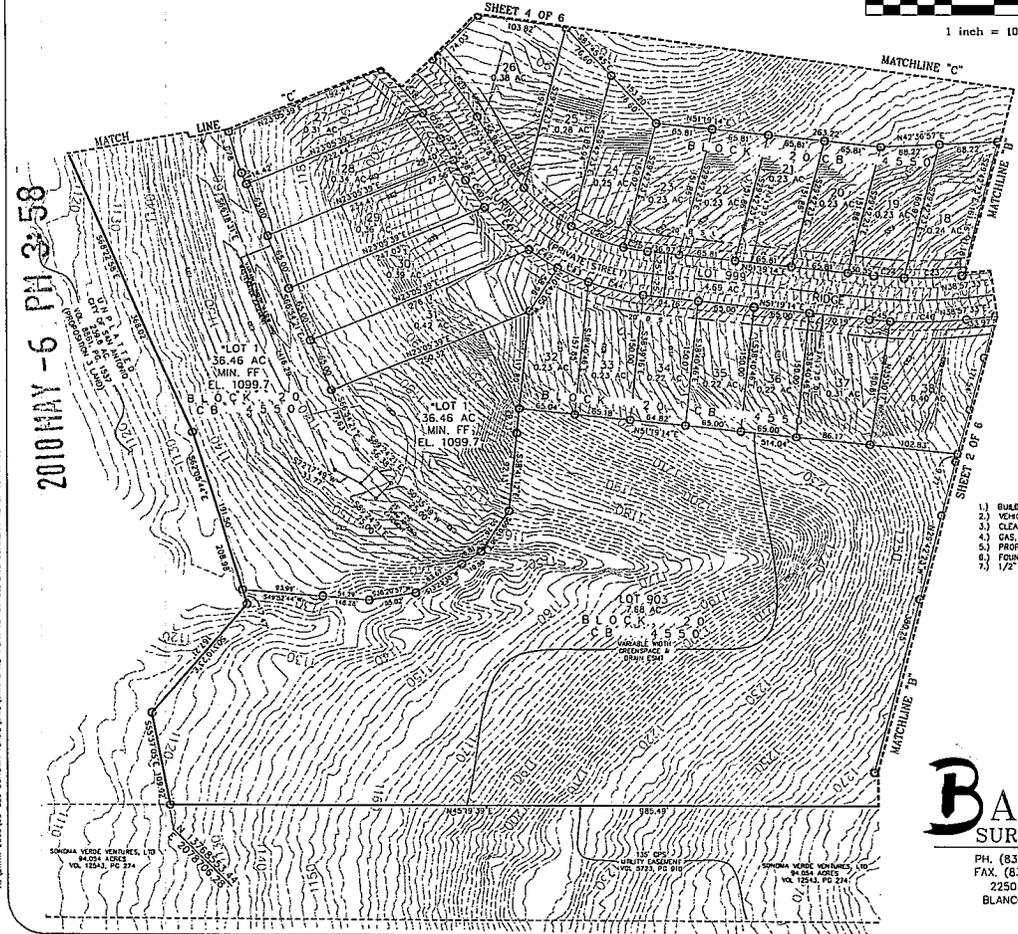
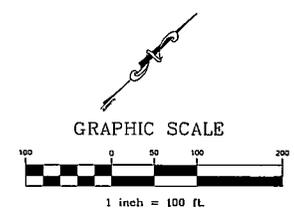
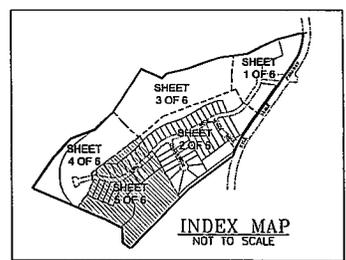
OWNER _____
OWNER'S DULY AUTHORIZED AGENT _____
OWNER AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2010.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____
STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ 2010 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ 2010 AT _____ M. IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ 2010.
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY



- NOTES:
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS IDENTIFIED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OPERATING, AND OPERATING FACILITIES, INCLUDING POLES OR SUPPORTS, WELLS, CABLES, CONDUITS, PIPES, OR TRANSDUCERS, EACH WITHIN ITS NECESSARY OPERATIONAL AND SERVICE AREAS, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OTHER OWNERS' ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS, HERBICIDES, OR OTHER OBSTRUCTIONS WHOSE EXISTENCE OR REMOVAL INTERFERES WITH THE EFFICIENT OPERATION OR MAINTENANCE THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS NECESSARY LESS THAN 100 FEET FROM MEDICAL USE RELATED OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR CHANGES IN OPERATIONAL REQUIREMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID CHANGES OR CHANGES IN OPERATIONAL REQUIREMENTS.
 - GREEN BELT EASEMENTS SERVE AS OPS AND ACCESS EASEMENTS.
 - IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE PAID FOR THE USE OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER AND WASTEWATER SERVICE CONNECTION.
 - NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR INTERFERE WITH THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER OTHER OWNERS' ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR REPAIRS WITHIN SAID DRAINAGE EASEMENTS.
 - ALL PINS WILL BE SET UP UPON COMPLETION OF ALL CONSTRUCTION. ALL SET POINT PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "B-SURV-2010".

- DATE OF BEARING OF THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE CO-11, AND ALL COORDINATES SHOWN ON PLAT ARE SURFACE COORDINATES.
- THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELT, AND STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEAR COUNTY.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJUSTED GRADE. (36'-50"(FF)-5'-10")
- THE VARIABLE WIDTH BRANCHED EASEMENTS WERE DELINEATED TO CONFORM WITH THE REQUIREMENTS OF THE 2008 FLOOD DAMAGE PREVENTION ACT. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED UNLESS THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOOD HAZARD MITIGATION BEAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
- LOT 1, BLOCK 20 LIES WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE TEXAS FLOOD INSURANCE RATE MAPS OF BEAR COUNTY, TEXAS, MAP NO. 48320002E, DATED FEBRUARY 16, 1996, AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A FLOODPLAIN STUDY HAS BEEN PROVIDED BY GRIFFITH AND ASSOCIATES, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY BASED ON THE 2008 FLOOD PREVENTION ACT. THE DRAINAGE EASEMENT CONTAINS THE 2008 FLOODPLAIN, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 300 YEAR FLOODPLAIN IMPROVEMENT OUTSIDE THE DRAINAGE EASEMENT. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. THE MINIMUM FINISHED FLOOR ELEVATION WITHIN THIS LOT IS 109.52.
- CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LONGER THAN FOUR FEET BEING THE PARALLEL AS PER THE NATIONAL ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- REMOVABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OVERSHELL, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE REMOVABLE AREAS UNLESS NOTED OTHERWISE.
- SETBACK NOTE: THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPERS OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- WASTEWATER END NOTE: THE NUMBER OF WASTEWATER EQUIVALENT ENGINEERING UNITS (EQU) PAID FOR THIS SUBDIVISION THAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.



- LEGEND
- BUILDING SETBACK LINE _____ B.S.L.
 - VEHICLE HOV-3 ACCESS EASEMENT _____ V.N.E.
 - CLEAR VISION EASEMENT _____ C.V.E.
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.T.V.E.
 - PROPOSED FINISHED CONTOUR _____ F.C.
 - FOUND 1/2" IRON PIN _____ IP
 - 1/2" IRON PIN SET (UPON COMPLETION OF CONSTRUCTION) _____ IP-S

SUBDIVIDER & LAND OWNER:
NAME: OP Southwest Properties II, Inc.
ADDRESS: 4400 Post Oak Parkway, RED Division
Houston, Texas 77027
(713) 232-2381

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS: 45 NE Loop 410, Suite 690
San Antonio, Texas 78216



PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78806



DEVELOPMENT SERVICES RECEIVED

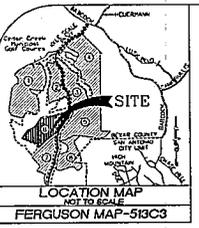
2010 MAY -6 PM 3:58

NO. 100022-02-000 SONOMA VERDE UNIT 6 RE-PLAT 10-01-03. THIS CURRENT IS OF 10/01/09

SONOMA VERDE VENTURES, LTD.
44204 HENRI
MCLELLAN, TX 78124

SONOMA VERDE VENTURES, LTD.
44204 HENRI
MCLELLAN, TX 78124

SUBDIVISION RE-PLAT ESTABLISHING SONOMA VERDE - UNIT 6 PHASE 1 ENCLAVE SHEET 6 OF 6



NOTES: 1) IF THIS PLAT DOES NOT AVOID... 2) THE CITY OF SAN ANTONIO... 3) ALL PWS WILL BE SET... 4) THE MAINTENANCE OF CASHEMETS... 5) FINISHED FLOOR ELEVATIONS... 6) THE VARIABLE WIDTH DRIVEWAY CASHEMETS... 7) THE NUMBER OF WASTEWATER... 8) THE NUMBER OF WASTEWATER...

12) LOT 1, BLOCK 20 LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN... 13) CLEAR WOOD CASHEMETS MUST BE FREE OF VISUAL OBSTRUCTIONS... 14) FENCEABLE AREA NOTE... 15) SEWERAGE NOTES... 16) WASTEWATER (WW) NOTES...

9) ANY OPS WASTEWATER LOSS... 10) FINISHED FLOOR ELEVATIONS... 11) THE VARIABLE WIDTH DRIVEWAY CASHEMETS... 12) THE NUMBER OF WASTEWATER... 13) THE NUMBER OF WASTEWATER...

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L32.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, C. BEARING, C. DIST. Rows C1 through C80.

DEVELOPMENT SERVICES RECEIVED

2010 MAY -6 PM 3:58



OWNER: DULY AUTHORIZED AGENT: STATE OF TEXAS: COUNTY OF BEKAR: BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...

NOTARY PUBLIC, BEKAR COUNTY, TEXAS: STATE OF TEXAS: COUNTY OF BEKAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH...

REGISTERED PROFESSIONAL LAND SURVEYOR: STATE OF TEXAS: COUNTY OF BEKAR: I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRIVEWAY LAYOUT...

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

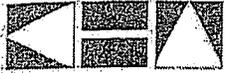
COUNTY JUDGE, BEKAR COUNTY, TEXAS: COUNTY CLERK, BEKAR COUNTY, TEXAS: THIS PLAT OF SONOMA VERDE UNIT 6, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION...

BY: CHAIRMAN: BY: SECRETARY: STATE OF TEXAS: COUNTY OF BEKAR: THE AREA BEING REPLATED WAS PREVIOUSLY PLANNED AS SONOMA VERDE UNIT 6, PLAT NO. 02124 WHICH IS RECORDED IN VOLUME 9003, PAGE 82, BEKAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF...

OWNER: OWNER'S DULY AUTHORIZED AGENT: GIVEN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF ___ 2010. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ___ DAY OF ___ 2010. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: MY COMMISSION EXPIRES: STATE OF TEXAS: COUNTY OF BEKAR: COUNTY CLERK OF SAID COUNTY DO: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ 2010 AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ 2010 IN THE RECORDS OF SAID COUNTY IN BOOK NUMBER ___ OF PAGE ___ OF SAID COUNTY IN BOOK NUMBER ___ OF SAID COUNTY IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF ___ 2010.

BY: DEPUTY: CIVIL ENGINEER: NAME: Wimley-Horn and Associates, Inc. ADDRESS: 4400 Fout Gate Parkway, RED Division Houston, Texas 77027 (713) 232-2391. CIVIL ENGINEER: NAME: Wimley-Horn and Associates, Inc. ADDRESS: 4400 Fout Gate Parkway, RED Division Houston, Texas 77027 (713) 232-2391. Kimley-Horn and Associates, Inc.

IN WITNESS WHEREOF, I, OP, SONOMA VERDE/UNIT 6 & RE-PLAT 10-01-02, DO HEREBY SIGN AS OF 10-01-02



Kimley-Horn
and Associates, Inc.

DEVELOPMENT SERVICES
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2010 MAR 30 AM 11:00

March 9, 2010

Administrative Exception/Variance Request Review
c/o Development Services Staff
Planning and Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78204

45 NE Loop 410
Suite 890
San Antonio, Texas
78216

TBPE F928

Re: *Sonoma Verde - Unit 6, Phase 1 Enclave*
Plat Number 100097
UDC Sections §35-506(s)(4), §35-506(e)(7)

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance -- Time Extension

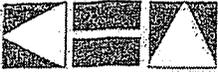
Dear COSA DSD,

Kimley-Horn and Associates, Inc. and OP Southwest Properties II, Inc., formally request an Administrative Exception to Sections §35-506(s)(4) and §35-506(e)(7) of the City of San Antonio Unified Development Code (UDC) for this subdivision plat.

Section §35-506(s)(4) specifies that at gated entrances where traffic can queue into public streets, the gates and entrance design must provide for sufficient storage capacity so that no vehicles will queue into a public street. The gated entrance shall be designed so that the minimum queue at the entry way shall be forty (40) feet measured from the call box to the public ROW, and the entryway, including the paved surface area lying between the public street and the gates shall include a turning radius of not less than forty (40) feet.

Section §35-506(e)(7) specifies that at least one (1) access point into a single-family residential subdivision shall be provided for every two thousand six hundred forty (2,640) feet (one-half mile) of frontage. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

The proposed development is located on the northwest side of San Antonio along the west side of Kyle Seale Parkway between Loop 1604 and Babcock Road. Sonoma Verde - Unit 6 was originally platted with plat number 070142,



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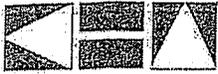
establishing 163 lots within the property and recorded on July 14, 2008. After the first half of construction was substantially completed, the original developer of the property filed for bankruptcy, thus losing ownership of the property.

OP Southwest Properties II, Inc. has since obtained ownership of the property and wished to replat the property into two phases. Phase I would consist of the 66 lots adjacent to the completed infrastructure, and phase 2 would be replatted at a later date.

In addition to replatting the property into two phases, OP Southwest Properties II, Inc. also wanted to gate the property and make it an enclave. To do this, they wished to disturb as little of the existing infrastructure as possible, and maintain the original design intent of the development. Therefore, the main entry gate on Sonoma Ridge and the secondary entry gate on Venice Ridge were designed to fit the existing infrastructure and do not follow the standard City of San Antonio gated entry detail exactly. However, we feel both gated entries do meet the design intent of City's detail.

The design of the main entry gate off of Sonoma Ridge complies with Section §35-506(s)(4) of the UDC by having a queuing area of 100-ft from the call box to the R.O.W. (a minimum of 40 ft is required) and a turning radius matching the required 40 ft. Although, it doesn't match the standard entry gate geometry, it meets the requirements of the UDC.

The design of the secondary entry gate off of Venice Ridge varies from Sonoma Ridge because it is intended to be a "residents only" entrance, without a call-box, where only the residents of the subdivision will have remote controls to open the gate. The only non-residents who might turn onto Venice Ridge, would be those headed southbound from Babcock Rd. that mistakenly miss the main entrance at Sonoma Ridge. The majority of the vehicular traffic will be coming northbound from Loop 1604, and would have to enter the subdivision at Sonoma Ridge, because there isn't a median cut at Venice Ridge. Also, there is 260-ft of queuing distance from the entry gate to the R.O.W., and 130-ft of queuing distance from the turnaround to the R.O.W., so queuing is not an issue for this secondary entrance. We feel that all these factor combined, make Venice Ridge a true secondary access, and thus not need to follow section §35-506(e)(7) of the UDC, which requires the secondary entry to meet the same requirements as the primary entry.



2010 MAR 30 AM 11:00

This request is made in accordance with UDC Article IV Section §35-483(e) and meets the following criteria:

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

While the property would still be useable without it being gated, the owner feels that lots would not sell well in this competitive economy if the subdivision wasn't private. Therefore, not being able to easily gate the property puts restrictions on the property from a development standpoint.

2) This hardship relates to the applicant's land, rather than personal circumstances.

This hardship relates to the applicants inheritance of the foreclosed property, rather than personal circumstances.

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

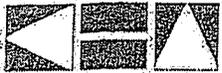
This hardship is unique due to the fact that the property changed ownership after all of the proposed infrastructure was built, and that the new owner wants to make the subdivision an enclave while maintaining as much of the existing infrastructure as possible.

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

This hardship is not a result of the applicant's own actions, as the applicant/owner inherited the foreclosed property, which has the partially built infrastructure that needs to be retrofitted with gated entries to properly develop the property.

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

This variance does not affect adjacent properties and will not prevent their development.



Kimley-Horn
and Associates, Inc.

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AEVR Request
Sonoma Verde - Unit 6, Phase 1 Enclave
Page 4 of 4

2010 MAR 30 AM 11:00

In my professional opinion, the proposed administrative exception 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. Your consideration of this variance is greatly appreciated.

Sincerely,

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.

Douglas Crosson
OP Southwest Properties II, Inc.

Attachments: C3.0 Sonoma Ridge - Entry Modification
C3.1 Venice Ridge - Entry Modification
Plat #100022 - Sonoma Verde - Unit 6, Phase 1 Enclave

For Office Use Only:	AEVR #:	Date Received:
PDS - Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/COMMENTS	<input type="checkbox"/> DENIED
Signature:	Date:	
Printed Name:	Title:	
Comments:		



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Sonoma Verde Unit 6 Phase I Enclave Subdivision re-plat totaling 76.54 acres with 59 residential lots and 7 "900" series lots
Address:	Located at the NW corner of Kyle Seale Parkway and Sonoma Ridge Ferguson Map Grid 513/C-3
A/P #/PPR #/Plat #:	100022
AEVR #:	
AEVR Submittal Date:	3/9/2010
AEVR Submitted by:	Brian Parker, P.E., Kimley-Horn & Associates, Inc.
Issue:	Secondary Access and Gated Entry Configuration
Code Sections:	2009 Unified Development Code (UDC), Sections 35-506(e)(7) Connectivity – Secondary Access; and 35-506(s)(4) Gated Subdivision Streets – Queuing
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Parker's letter dated March 9, 2010. At issue is the construction and layout of the proposed gated entries into the proposed re-plat of Sonoma Verde Unit 6. Sonoma Verde Unit 6 is a recorded plat with 155 residential lots, 8 "900" series lots, and public streets. The proposed re-plat will change the streets from public to private and appears to be reducing the number of residential lots and "900" series lots. Since the streets are being converted from public to private, two gated entries are proposed for this plat. While the gated entries do not conform to the standard gated entry detail, the entries will accommodate for a delivery vehicle to turn around without having to back onto Kyle Seale Parkway and the entries are long enough to accommodate the queuing at the gate entry without causing traffic to back up on Kyle Seale Parkway. In addition, on March 9, 2010, Bexar County Commissioners Court adopted a Court Order regulating electric-operated gates pursuant to Texas Local Government Code, Chapter 352. The Court Order requires that all electric-operated gates be equipped with a Siren Operated Sensor to allow for faster access by emergency vehicles into gated residential areas and multi-unit housing projects.

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

1. ***Is the exception contrary to the spirit and intent of section?*** The proposed changes are not contrary to the spirit or intent of the referenced sections. The residents of the gated community will have access through both gates. Residents and their guests will be able to exit through either gate. Emergency vehicles will be able to access through either gate through the use of a Siren Operated Sensor on the electric gate. Vehicles that mistakenly turn onto the street will have enough area to turn their vehicle around without having to back into Kyle Seale Parkway.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. The entries have been designed to prevent vehicles from backing onto Kyle Seale Parkway and will equip the electric gates with Siren Operated Sensors.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest. The gates at these entrances will be electrically operated and are required to have a Siren Operated Sensor (Bexar County Court Order adopted March 9, 2010).
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

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

RECOMENDATION: Approval of Administrative Exception

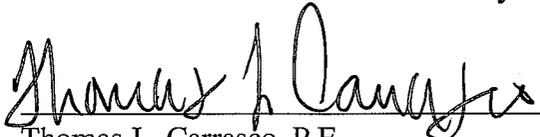


Robert Brach, P.E.
Development Services Engineer

5/10/10

Date

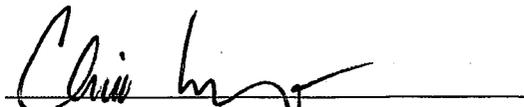
I have reviewed the AEVR Analysis and concur with the recommendation.



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

5/11/10

Date



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

5-11-10

Date



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

Office of the Commander

25 NOV 2008

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 allowing me to respond to your staffs letter dated, October 29, 2008, notification on a plat (070434 Sonoma Verde - Unit 5A for a 38 acre development) and Nov 17, 2008 notification on a MDP Amendment (835B Sonoma Verde MDP Amendment Unit 5 & 8 for a 180 acre development, which encompasses the Unit 5A plat also) about 4 miles west of Camp Bullis near the Kyle Seal Parkway. 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 Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 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 much of the tract is 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 MPD is within the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the UTSA Karst Faunal Area within which this tract is located. This tract is in karst zone 1 of the UTSA KFA. Zone 1 areas are known to contain listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in

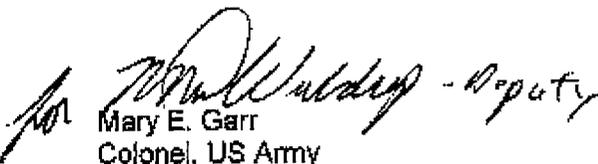


order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

As long as the developer has appropriate documentation — recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin, we have no concerns on compatibility with Camp Bullis.

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

Sincerely,

 - Deputy
Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure



Kimley-Horn
and Associates, Inc.

May 10, 2010

Mr. Robert Lombrano
Planning and Development Services – Land Entitlements
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

■
45 NE Loop 410
Suite 890
San Antonio, Texas
78216
TBPE-F928

**Re: *Sonoma Verde Unit 6, Phase 1 Enclave
Camp Bullis Awareness Zone***

Dear Mr. Lombrano:

On behalf of our Client, OP Southwest Properties II, Inc., Kimley-Horn and Associates, Inc. wishes to inform you that they agree to comply with all state and federal regulations as they pertain to this tract of land within the Camp Bullis Awareness Zone. This development is located in the San Antonio Extra Territorial Jurisdiction, and further within the limits of Bexar County.

An endangered species was conducted on October 19, 2009 by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present.

This development has been carefully planned giving consideration to the arrangement and character of the entire development without due sacrifices to public safety and convenience.

Please contact me at 210.541.9166, if additional information is required.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Brian Parker, P.E.
Project Manager

■
TEL 210 541 9166
FAX 210 541 8699

K:\SNA_Civil\068607008 Sonoma Verde Parcel 6\DOCS\ReplattCamp Bullis Letter_20100510.doc

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5B May 26, 2010

DOVE CANYON
PLANNED UNIT DEVELOPMENT

06-012B
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A-6

OWNER: Dove Canyon, L.P, by Donald L. Hudgins, Jr.

ENGINEER: Macina, Bose, Copeland and Associates, Inc., by David A. Allen, P. E.

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

Location: West of F.M. Loop 1604, south of Dove Canyon

Zoning: Outside San Antonio City Limits

PUD is in associated with:

MDP 238E, Dove Creek, pending acceptance

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To develop 37.48 acres consisting of 58 single family lots and 1 non-single family lot.

DISCUSSION:

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 in accordance with UDC provision 35-344(i).

STAFF RECOMMENDATION:

As per the Unified Development Code Section 35-412, Master Development Plan (MDP); staff recommendation is pending acceptance of the associated Dove Creek MDP #238 E.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 May 26, 2010

REDBIRD ROOST
SUBDIVISION NAME

MAJOR PLAT

080522
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 610 A-4

OWNER: Continental Homes of Texas, L. P., by Christopher Michael Lindhorst

ENGINEER: Pape Dawson Engineers, by Dennis Rion, P. E.

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

Date filed with Planning Commission: May 10, 2010

Location: On the north side of Potranco, east of Wurzbach Road

Services Available: Yancy Water Supply Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 842A, Redbird Ranch Subdivision, accepted on January 25, 2008

Proposed Use: Public Right of Way

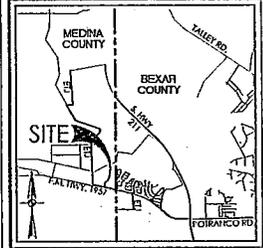
Major Thoroughfare: Potranco is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat 1.176 acres consisting of 2 non-single family lots and 493 linear feet of public streets.

STAFF RECOMMENDATION:

Approval



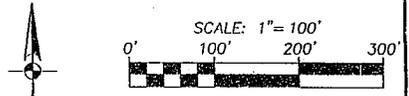
LOCATION MAP
FERGUSON MAP GRID: 4104.1
NOT TO SCALE

LINE	BEARING	LENGTH
L1	N12°47'32"E	40.00'
L2	S77°12'28"E	5.93'
L3	N57°57'24"E	48.33'
L4	S31°59'21"E	48.28'
L5	S76°59'21"E	5.86'
L6	S13°00'30"W	49.00'
L7	N77°12'28"W	24.73'
L8	N57°57'24"E	70.28'
L15	S31°59'21"E	70.71'
L16	N76°59'21"W	145.24'
L17	N77°12'28"W	24.76'

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	645.00'	134.23'	23°30'43"	N24°46'01"E	262.83'	264.68'
C2	635.00'	132.15'	23°30'43"	N24°46'01"E	258.76'	260.58'
C3	565.00'	117.58'	23°30'43"	S24°46'01"W	230.23'	231.85'
C4	555.00'	12.10'	02°29'55"	S14°15'37"W	24.20'	24.20'

LEGEND

- BLK BLOCK
- DEF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- RFAC RECORDS OF PLATS OF MEDINA COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- ES&T EASEMENT
- CD COUNTY BLOCK
- VEL VOLUME
- PG PAGE(S)
- 1140- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS
- ④ VARIABLE WIDTH CLEAR VEHICULAR EASEMENT
- ④ 20' DEDICATION TO DOT FOR STREET WIDENING (PLAT NO. 10094)
- ④ 1' VEHICULAR HIGH-ACCESS EASEMENT (PLAT NO. 10094)
- ④ 20' DEDICATION TO DOT FOR STREET WIDENING (PLAT NO. 09032)
- ④ 1' VEHICULAR HIGH-ACCESS EASEMENT (PLAT NO. 09032)
- ④ S GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 09032)
- ④ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 09032)



SUBDIVISION PLAT
ESTABLISHING
REDBIRD ROOST

A 1.176 ACRE TRACT OF LAND OUT OF A 372,997 TRACT OF LAND CONVEYED TO COMMERCIAL HOMES OF TEXAS, L.P. AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11002, PAGES 1194-1204 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY TEXAS, OUT OF THE JUANA DELGADO SURVEY NUMBER 37 1/2, ABSTRACT 1283, COUNTY BLOCK-4374, IN BEXAR COUNTY AND MEDINA COUNTY, TEXAS, SAID 1.176 ACRE TRACT SITUATED IN MEDINA COUNTY, TEXAS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "UTILITY EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAINTING, AND ERECTING POLES, BRACING OR SUPPORTING WIRES, CABLES, CONDUITS, FITTINGS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR ACROSS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND PORTION OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID WIRES OR APPURTENANCES THEREIN UNLESS SUCH UNDESIRABLE TREES OR BUSHES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. INDIARY OR RESULTING FROM MODIFICATIONS REQUIRED BY C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AFFECT, 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.

STREETScape NOTE:
B1 ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMITS WILL BE ISSUED FOR THE SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED.
GREENBELT NOTE:
THIS 100' BLOCK 16, AND 90' BLOCK 29 SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, FIBER, AND CABLE TV EASEMENT LOTS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

TDOT NOTES:
1. FOR REDBIRD DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HOV LANE.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS PORTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATORS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COORDINATED TOTAL OF 4 ACCESS PORTS ALONG FM 1957, BASED ON OVERALL FLATTED HIGHWAY FRONTAGE OF 169.33'.
4. IF SIDEWALKS ARE REQUIRED BY APPROXIMATE CITY ORDINANCE, A SIDEWALK FEE MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDOT.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

ATTEST:
COUNTY JUDGE, MEDINA COUNTY, TEXAS
COUNTY CLERK, MEDINA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE ON THE DAY OF A.D. 20 AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME CH PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, MEDINA COUNTY, TEXAS

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE CORNERS).
3. DIMENSIONS SHOWN ARE SURFACE.
4. ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CONSIDER THE ELEVATION ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
WASTE WATER EDU NOTE:
THE TRIMMER OF EIGHT (8) DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE LEFT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR
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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

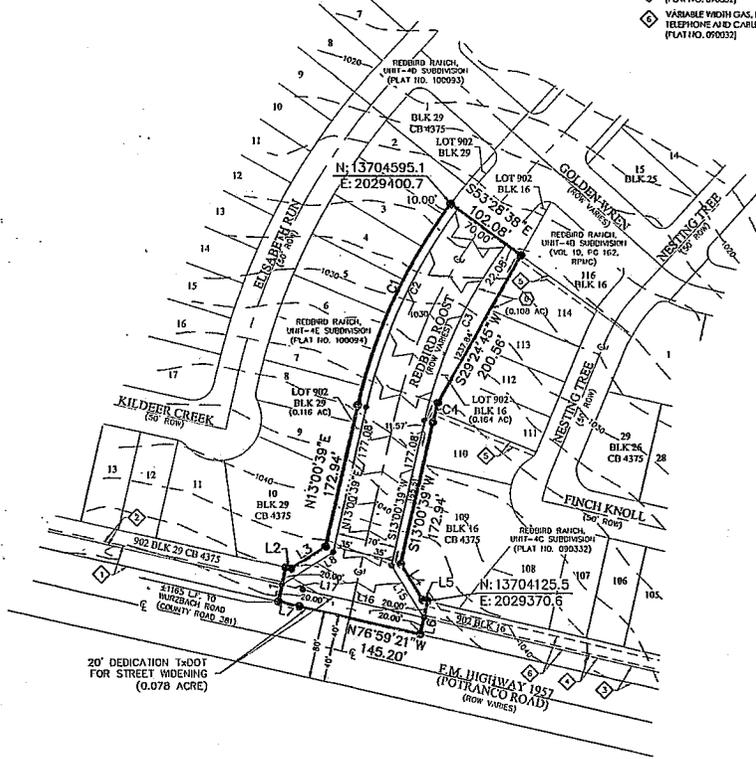
Christopher Michael Lindquist
DULY AUTHORIZED AGENT - CHRISTOPHER MICHAEL LINQUIST, ASSISTANT SURVEYOR
OWNER/DEVELOPER: COMMERCIAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 E. SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER MICHAEL LINQUIST, 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 HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 2010.

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR



PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2012



REDBIRD RANCH, REDBIRD ROOST
Civil Job No. 5961-29; Survey Job No. 9184-04

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 May 26, 2010

REDBIRD RANCH, UNIT 4C
SUBDIVISION NAME

MAJOR PLAT

090332
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 610 A-4

OWNER: Continental Homes of Texas, L. P., by Christopher Michael Lindhorst

ENGINEER: Pape Dawson Engineers, by Dennis Rion, P. E.

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

Date filed with Planning Commission: May 6, 2010

Location: On the north side of Potranco, west of Hollimon Parkway

Services Available: Yancy Water Supply Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 842A, Redbird Ranch Subdivision, accepted on January 25, 2008

Proposed Use: Residential

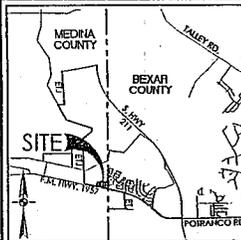
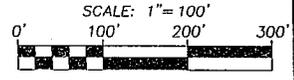
Major Thoroughfare: Potranco is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat 15.363 acres consisting of 80 single family lots, 1 non-single family lot and 2,298 linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID, 41044
NOT TO SCALE

GREENBELT NOTE:
1. LOT 102 BLOCK 15 SHALL BE DESIGNATED AS A PERMEABLE, VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENT. LOT TO BE MAINTAINED BY REDBIRD RANCH, UNIT-4C, HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

PERMEABLE NOTE:
ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS.

POSITIVE DRAINAGE NOTE:
INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

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

SEAWALK NOTE:
THE SEAWALKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35.09(a)(11) OF THE UNIFIED DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS AND ON THE SIDEWALKS OF ALL ADJACENT OR FUTURE STREETS.

TREE NOTE:
THE SURVEYOR IS SUBJECT TO A MASTER TREE PERMIT (MPR 10109005) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO AIRBORNS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT FIRST CONSULTATION WITH THE CITY AIRBORNS OFFICE.

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

TAXOTI NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEAWALK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HOME VEHICLES.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATORS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT SUITABLE FOR DIRECT ACCESS TO F.M. HIGHWAY 1957 POTRANCO ROAD.
FINISHED FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEXAR

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

Michael Michael Lindhorst
DULY AUTHORIZED AGENT - CHRISTOPHER MICHAEL LINDBORST, ASSISTANT SECRETARY

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1404 E. SUITE 130
SAN ANTONIO, TX 78222
(210) 474-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER MICHAEL LINDBORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HAD DECLARED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

Paula W. Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER BOOKING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTER OF STREET, LOT AND DRAINAGE LINES, 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 AND MEDINA COUNTY.

Paula W. Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

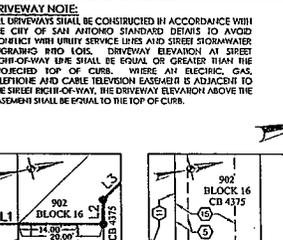
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
PAPE DAWSON ENGINEERS, INC.

Paula W. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR

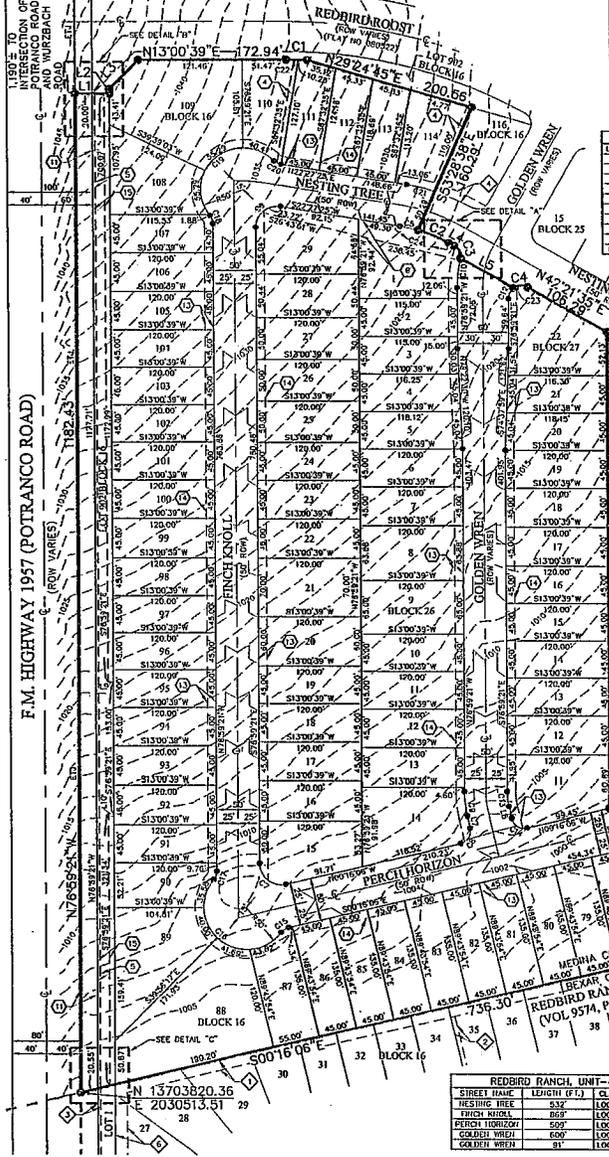
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED TAPE-DANVOIS UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE HCS COOPERATIVE CORNER NETWORK.
3. DRAINAGE EASEMENTS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT PLOTTED DUE TO THE SCALE OF THE PLAT.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO OBSTRUCTION OF OTHER TYPE OR CHARACTER, WHICH ALTER THE CHARACTER 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 EGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



DETAIL "B" NOT TO SCALE
DETAIL "C" NOT TO SCALE



LINE TABLE

LINE	BEARING	LENGTH
L1	S13°00'39"W	48.00'
L2	N12°22'51"W	5.96'
L3	N43°59'21"W	48.28'
L4	N42°22'51"W	7.03'
L5	N42°22'51"W	70.64'
L6	N02°02'06"W	55.61'
L7	N42°22'51"W	13.22'
L8	N02°02'06"W	6.00'
L9	N43°59'21"W	6.00'
L10	N13°00'39"W	6.00'

- LEGEND**
- AC ACRE) (PAGE 1)
 - CD DEDICATION
 - DED DEDICATION
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ETJ EXTRAJURISDICTIONAL JURISDICTION
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - REC'D RECORDS OF PLATS OF MEDINA COUNTY, TEXAS
 - SEI SEI PROPERTY CORNER
 - VOL VOLUME
 - FO FOUND 1/2" IRON ROD
 - FO FOUND 1 1/2" IRON ROD WITH CAP
 - DO DOWLING CONTOURS
 - PRO PROPOSED CONTOURS
 - COB COUNTY BOUNDARY LINE - EXTRAJURISDICTIONAL JURISDICTION
 - 5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 1 VEHICULAR NON-ACCESS EASEMENT
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 20' DEDICATION TO FOOT FOR STREET WIDENING (15:54 AC)
 - 10 GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INFREGRESS EASEMENT
 - 10' SEAWALK
 - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.3974 AC)
 - 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 27-28, DFR)
 - 1 VEHICULAR NON-ACCESS EASEMENT (VOL 9574, PG 27-28, DFR)
 - 10 GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER INFREGRESS EASEMENT (VOL 9574, PG 27-28, DFR)
 - 10' SEAWALK (VOL 10, PG 52)
 - 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 27-28, DFR)

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

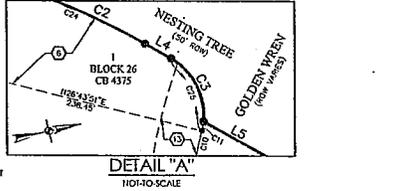
A SUBDIVISION PLAT
OF
REDBIRD RANCH, UNIT-4C

TOTAL RESUBSIBAL LOTS: 79; TOTAL GREENBELT LOTS: 1

A 15.343 ACRE TRACT OF LAND OUT OF A 372,997 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11302, PAGES 1194-1204 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE JUNIA DELGADO SURVEY NUMBER 37 1/2, ABSTRACT 1283, OF BEXAR AND MEDINA COUNTIES, TEXAS, SAID 15.343 ACRES SITUATED IN MEDINA COUNTY, TEXAS.

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD	DRAINAGE	CHORD	LENGTH
C1	550.00'	12.10'	02°22'51"	111.15	37.1	34.20	24.70'
C2	175.00'	19.55'	12°44'49"	40.52	15.1	30.65	39.13'
C3	25.00'	9.92'	22°51'00"	10.14	11.5	16.43	19.30'
C4	15.00'	9.87'	65°22'19"	10.93	24.2	16.43	17.38'
C5	175.00'	19.55'	12°44'49"	40.52	15.1	30.65	39.13'
C6	25.00'	29.95'	89°26'45"	38.10	38.1	38.10	45.34'
C7	25.00'	31.59'	103°16'45"	41.91	27.1	39.21	45.06'
C8	15.00'	15.00'	90°00'00"	15.00	15.0	15.00	21.21'
C9	125.00'	14.55'	131°45'45"	113.37	43.5	28.91	28.97'
C10	150.00'	18.24'	124.14	142.30	49.2	32.74	32.32'
C11	15.00'	1.11'	02°22'51"	1.66	0.6	1.66	2.22'
C12	15.00'	7.47'	52°52'37"	5.50	3.1	13.37	13.85'
C13	75.00'	8.73'	131°16'45"	58.32	40.2	17.34	17.39'
C14	15.00'	15.00'	90°00'00"	15.00	15.0	15.00	21.21'
C15	15.00'	5.82'	48°30'32"	3.29	3.5	10.47	10.64'
C16	15.00'	145.70'	124.14	145.70	145.7	145.70	161.09'
C17	15.00'	5.56'	03°32'34"	8.36	0.9	10.42	10.64'
C18	15.00'	5.29'	38°22'45"	5.93	3.2	9.56	10.18'
C19	15.00'	1.11'	02°22'51"	1.66	0.6	1.66	2.22'
C20	15.00'	5.98'	56°52'26"	4.44	3.0	9.50	9.67'
C21	275.00'	17.01'	08°48'48"	142.46	49.4	33.02	33.96'
C22	250.00'	6.99'	01°24'34"	51.23	15.1	33.96	33.96'
C23	15.00'	28.64'	118°20'26"	51.19	53.1	25.59	31.25'
C24	175.00'	39.70'	118°20'26"	112.24	60.1	36.48	36.74'
C25	15.00'	1.11'	02°22'51"	1.66	0.6	1.66	2.22'



THIS PLAT OF REDBIRD RANCH, UNIT-4C, 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____.

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY CLERK, MEDINA COUNTY, TEXAS

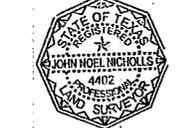
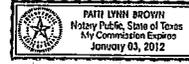
STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY BY MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M., IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, MEDINA COUNTY, TEXAS

REDBIRD RANCH, UNIT-4C STREET TABLE

STREET NAME	LENGTH (F.T.)	CLASSIFICATION	AREA
NESTING TREE	532	LOCAL TYPE "A"	0.2813 AC
PERCH HORIZON	607	LOCAL TYPE "A"	0.317 AC
PERCH HORIZON	509	LOCAL TYPE "A"	0.6042 AC
GOLDEN WREN	680	LOCAL TYPE "A"	0.5762 AC
GOLDEN WREN	91	LOCAL TYPE "B"	0.1252 AC



REDBIRD RANCH, UNIT-4C
PLAT JOB NO. 5961-51; SURVEY JOB NO. 9184-04

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 May 26, 2010

GORDON'S GROVE UNIT 2A
SUBDIVISION NAME

MAJOR PLAT

090371
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 B-3

OWNER: Gehan Homes, LTD., by Glenn Gehan

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

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

Date filed with Planning Commission: May 6, 2010

Location: South of the extension of Grove Bend at Grove Point

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 007-06, Gordon's Grove, accepted on March 27, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 13.813 acres consisting of 47 single family lots, 2 non-single family lots and 2,414 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

47 LOTS
SHEET 1 OF 2

**SUBDIVISION PLANNING
ESTABLISHING
GORDON'S GROVE
SUBDIVISION UNIT 2A**

BEING 13.813 ACRES OF LAND OUT OF THE REMAINDER OF A 70.11 ACRE TRACT RECORDED IN VOLUME 11442, PAGE 2320 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID SURVEY NUMBER 202 1/4, ABSTRACT NO. 184, COUNTY BLOCK 4367, 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER: GEHAN HOMES, L.P.
A TEXAS LIMITED PARTNERSHIP
GEHAN HOMES, L.P.
A TEXAS CORPORATION, GENERAL PARTNER

DULY AUTHORIZED AGENT: GLENN GEHAN, PARTNER

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

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREON STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2018.

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 LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MERRIAM 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

THIS PLAT OF GORDON'S GROVE SUBDIVISION UNIT 2A 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. 2018.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ COUNTY

LEGEND & NOTES

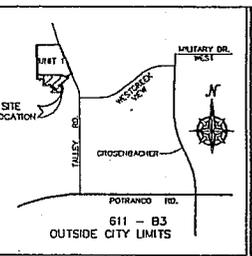
1. BUILDING SETBACK LINE
2. VERTICAL NON-ACCESS EASEMENT
3. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
4. ELECTRIC & CABLE TELEVISION EASEMENT
5. TELEPHONE & CABLE TELEVISION EASEMENT
6. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
7. ELECATION EASEMENT
8. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
9. THE NUMBER OF WASTEWATER EQUIPMENT DRAINING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT AND NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
10. PROPOSED FINISHED CONTIGUOUS
11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH LOCAL POSITIVE CONTROL (STATION 15 HAS 83/920400), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
12. THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING AND MAPPING ACT, CHAPTER 161, TEXAS STATUTES, WHICH PROVIDES THAT THE PLAT SHALL BE CONSIDERED AS A SURVEY OF THE LANDS DESCRIBED HEREIN.
13. THE DEVELOPER AGREES TO MAINTAIN THE PLAT AS A SURVEY OF THE LANDS DESCRIBED HEREIN.

"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 LONGER THAN ONE HUNDRED 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.

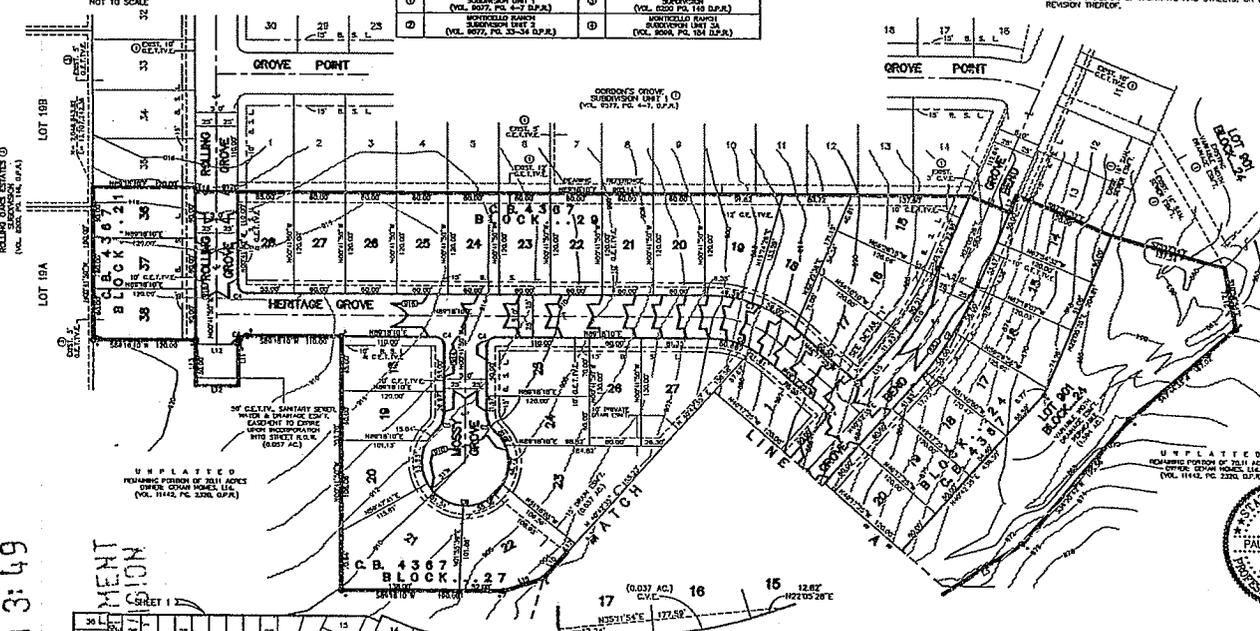
MONUMENT NOTE:
● - 1/2" I.R.F.
○ - 1/2" I.R.S. W/D-R-C CAP

"C.P.S. NOTES"

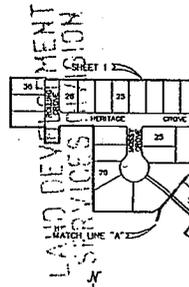
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC UTILITY SERVICE COMPANY) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT".
2. THE CITY OF SAN ANTONIO AS PART OF ITS TELEPHONE AND CABLE TELEVISION SYSTEM (BY SBC COMMUNICATIONS COMPANY) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR TELEPHONE AND CABLE TELEVISION DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "TELEPHONE & CABLE TELEVISION EASEMENT".
3. THE CITY OF SAN ANTONIO AS PART OF ITS WATER AND SEWER SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR WATER AND SEWER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "WATER AND SEWER EASEMENT".
4. THE CITY OF SAN ANTONIO AS PART OF ITS WASTEWATER SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR WASTEWATER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "WASTEWATER EASEMENT".
5. THE CITY OF SAN ANTONIO AS PART OF ITS TRASH COLLECTION SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR TRASH COLLECTION FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "TRASH COLLECTION EASEMENT".
6. THE CITY OF SAN ANTONIO AS PART OF ITS STORM DRAINAGE SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR STORM DRAINAGE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "STORM DRAINAGE EASEMENT".
7. THE CITY OF SAN ANTONIO AS PART OF ITS FLOOD CONTROL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR FLOOD CONTROL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "FLOOD CONTROL EASEMENT".
8. THE CITY OF SAN ANTONIO AS PART OF ITS PUBLIC SAFETY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR PUBLIC SAFETY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "PUBLIC SAFETY EASEMENT".
9. THE CITY OF SAN ANTONIO AS PART OF ITS UTILITIES SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR UTILITIES FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "UTILITIES EASEMENT".
10. THE CITY OF SAN ANTONIO AS PART OF ITS TRANSPORTATION SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR TRANSPORTATION FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "TRANSPORTATION EASEMENT".
11. THE CITY OF SAN ANTONIO AS PART OF ITS RECREATION SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR RECREATION FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "RECREATION EASEMENT".
12. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
13. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
14. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
15. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
16. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
17. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".
18. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
19. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
20. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
21. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
22. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
23. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".
24. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
25. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
26. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
27. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
28. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
29. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".
30. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
31. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
32. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
33. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
34. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
35. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".
36. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
37. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
38. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
39. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
40. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
41. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".
42. THE CITY OF SAN ANTONIO AS PART OF ITS CULTURAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR CULTURAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "CULTURAL EASEMENT".
43. THE CITY OF SAN ANTONIO AS PART OF ITS HISTORIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR HISTORIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "HISTORIC EASEMENT".
44. THE CITY OF SAN ANTONIO AS PART OF ITS ENVIRONMENTAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ENVIRONMENTAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ENVIRONMENTAL EASEMENT".
45. THE CITY OF SAN ANTONIO AS PART OF ITS COMMUNITY SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR COMMUNITY FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "COMMUNITY EASEMENT".
46. THE CITY OF SAN ANTONIO AS PART OF ITS ECONOMIC SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR ECONOMIC FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ECONOMIC EASEMENT".
47. THE CITY OF SAN ANTONIO AS PART OF ITS SOCIAL SYSTEM (BY SAN ANTONIO WATER SYSTEM) IS HEREBY DELEGATING THE EASEMENTS AND RIGHTS OF-WAY FOR SOCIAL FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "SOCIAL EASEMENT".



LOCATION MAP
NOT TO SCALE



RECEIVED
10 MAY -4 PM 3:49



OWNER/DEVELOPER:
GEHAN HOMES, L.P.
14901 QUORUM DRIVE, SUITE 300
DALLAS, TEXAS 75254
PHONE: (972)383-4300

**Donham-Hamones Engineering
and Associates, Inc.**

1380 Foothaven Way, Suite 200
San Antonio, Tx. 78232
Firm Registration Number - F-5181

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 2018. THAT THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HAS REVIEWED THE PLAT AND HAS APPROVED THE SAME FOR RECORD AND THAT THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING AND MAPPING ACT, CHAPTER 161, TEXAS STATUTES, WHICH PROVIDES THAT THE PLAT SHALL BE CONSIDERED AS A SURVEY OF THE LANDS DESCRIBED HEREIN.

DATED THIS _____ DAY OF _____ A.D. 2018.

ATTEST:

COUNTY CLERK
BEXAR COUNTY, TEXAS

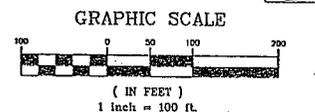
COUNTY JUDGE, BEXAR COUNTY, TEXAS

LINE TABLE

LINE	LENGTH	BEARING
L1	26.00	S82°43'21"E
L2	22.26	S74°03'21"E
L3	109.60	S89°03'00"E
L4	22.26	N05°11'21"E
L5	20.00	S29°40'21"E
L6	61.04	S45°42'21"E
L7	50.00	S48°17'21"E
L8	24.00	S48°17'21"E
L9	120.00	N05°11'21"E
L10	48.00	S44°42'21"E
L11	20.00	S29°40'21"E
L12	20.00	S89°03'00"E
L13	54.84	N00°41'21"E
L14	42.84	S00°41'21"E
L15	33.89	N44°24'21"E
L16	48.15	S11°24'21"E
L17	15.00	N44°24'21"E
L18	15.00	S44°24'21"E
L19	42.24	S43°12'21"E
L20	10.00	S10°42'21"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	180.00	10.00	10.00	15.71	15.71
C2	349.18	223.80	11.41	22.50	22.79
C3	180.00	10.00	10.00	15.71	15.71
C4	180.00	10.00	10.00	15.71	15.71
C5	173.43	29.50	12.77	24.07	23.38
C6	212.82	10.00	10.00	15.71	15.71
C7	173.43	130.00	55.69	106.00	106.00
C8	212.82	100.00	37.79	79.27	70.71
C9	180.00	10.00	10.00	15.71	15.71
C10	180.00	10.00	10.00	15.71	15.71
C11	180.00	10.00	10.00	15.71	15.71
C12	180.00	10.00	10.00	15.71	15.71
C13	180.00	10.00	10.00	15.71	15.71
C14	180.00	10.00	10.00	15.71	15.71
C15	180.00	10.00	10.00	15.71	15.71



SETBACK NOTE
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR HIS AGENT AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- NOTES:**
1. ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE FURNISHABLE AREAS UNLESS NOTED OTHERWISE.
 2. CONTIGUOUS SHOWN ARE FOR QUORUM USE ONLY. OUTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS.
 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE OR DRAINAGE EASEMENTS OR OTHER TYPE OF IMPROVEMENTS, WHICH ALTER THE ORIGINAL INTENT OF THE DRAINAGE EASEMENTS, AS ATTACHED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANITOR'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.
 5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.



DATE: MAY 28, 2018, 10:20am User: G:\Users\pwh\OneDrive\Projects\13000-000001-Gordon Grove Unit 2A\Drawings\090371.dwg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 May 26, 2010

TWO CREEKS UNIT 8 PUD
SUBDIVISION NAME

MAJOR PLAT

100064
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 479 C-1

OWNER: Bitterblue/Two Creeks Phase IV, LTD, by Lloyd A. Denton, Jr.

ENGINEER: Pape Dawson Engineers, by Rick Wood, P. E.

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

Date filed with Planning Commission: May 10, 2010

Location: At the northwest corner of Fireside Creek and Two Creeks

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 814-B, Two Creeks, accepted on September 14, 2006

PUD 05-018B, Two Creeks, approved on October 11, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 7.948 acres consisting of 33 single family lots, and 1,275 linear feet of private streets.

DISCUSSION:

Bexar County has cited: Section 35-506(s)(4) of the UDC regarding Gated Subdivision Streets – Queuing. The applicant has submitted a request for an Administrative Exception to the requirement.

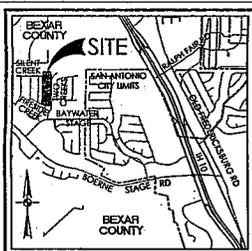
Planning and Development Services Director has granted an administrative exception to Section 35-506(s)(4) of the UDC regarding Gated Subdivision Streets – Queuing as indicated in the attached report.

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 in accordance with UDC provision 35-344(i).

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

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 47C1
NAD83 SCALE

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DGS MARKED THEREAFTER UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (GCS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE SOUTH CENTRAL ZONE DISPLAYED IN GSD VALUES DERIVED FROM THE NGS COORDINATE COORDINATE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (GCS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE SOUTH CENTRAL ZONE.

- LEGEND**
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - (PUD) PLANNED UNIT DEVELOPMENT
 - ROW RIGHT-OF-WAY
 - CB COUNTY BLOCK
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - 1140- EXISTING CONTOURS
 - 1140- PROPOSED CONTOURS
 - ② 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ④ 5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑬ MINIMUM 10' FRONT BUILDING SETBACK LINE
 - ⑭ MINIMUM 5' SIDE BUILDING SETBACK LINE
 - ⑮ 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9567, PAGES 62-65 DPR)
 - ⑯ VARIABLE WIDTH CLEAR VISION EASEMENT (VOLUME 9567, PAGES 62-65 DPR)
 - ⑰ 5' ELECTRIC EASEMENT ADJACENT TO SIDE LOT LINE ON EACH SIDE OF EACH LOT (VOLUME 9567, PAGES 62-65 DPR)
 - ⑱ SOUTHWESTERN BELL TELEPHONE COMPANY, DSL AT TEXAS ACCESS, CABLE AND EQUIPMENT EASEMENT (VOLUME 13633, PAGES 2152-2157 DPR)

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	350.00'	59.20'	27°22'47"	S16°18'38"W	135.84'	136.21'
C2	725.00'	52.12'	08°13'27"	N86°28'59"W	103.98'	104.07'
C3	15.00'	15.11'	90°25'59"	N37°07'16"W	21.29'	23.68'
C4	425.00'	1.93'	00°31'15"	N07°50'06"E	3.96'	3.96'
C5	375.00'	8.48'	02°35'27"	S08°52'12"W	16.96'	16.96'
C6	15.00'	14.83'	89°19'51"	S54°49'51"W	21.09'	23.39'
C7	500.00'	58.50'	11°12'29"	N74°50'29"W	116.43'	116.62'
C8	15.00'	15.00'	90°00'00"	S44°26'17"W	21.21'	23.56'
C9	425.00'	30.23'	08°08'11"	S03°30'23"W	60.30'	60.35'
C10	375.00'	26.67'	08°08'11"	N03°30'23"E	53.21'	53.25'
C11	25.00'	24.87'	89°41'30"	N45°24'28"W	35.26'	39.14'
C12	25.00'	6.98'	31°12'41"	N74°08'26"E	13.45'	13.62'
C13	51.00'	25.00'	88°45'49"	S30°33'00"E	101.59'	151.11'
C14	25.00'	11.36'	48°51'38"	S23°52'06"W	20.68'	21.32'
C15	15.00'	15.00'	90°00'00"	S48°33'43"E	21.21'	23.56'
C16	350.00'	5.00'	01°38'13"	S05°56'21"W	10.00'	10.00'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S13°47'42"E	186.67'	L10	S87°01'59"E	52.17'
L2	S00°46'10"W	74.02'	L11	S89°26'17"W	95.00'
L3	S45°00'00"W	11.83'	L12	S89°44'47"W	17.49'
L4	N82°25'32"W	50.00'	L13	N00°19'13"W	50.00'
L5	N82°38'24"E	147.94'	L14	N89°44'47"E	82.92'
L6	N89°44'47"W	22.65'	L15	S00°33'43"E	73.54'
L7	N00°19'13"W	180.54'	L16	N89°26'17"E	96.72'
L8	N89°27'34"E	112.54'	L17	N47°41'19"E	14.92'
L9	S89°24'47"E	100.21'	L18	S00°33'43"E	20.00'
			L19	N45°33'43"W	14.14'

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. BERSON, JR.
BITTERLIE/TWO CREEKS PHASE IV, LTD.
11 LYNNA WATE - 46RE 101
SAN ANTONIO, TX 78218
(210) 628-4131

STATE OF TEXAS
COUNTY OF BEXAR

FOR ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. BERSON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SECURED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN FULL PAYMENT THEREOF. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15TH DAY OF MAY, 2010.

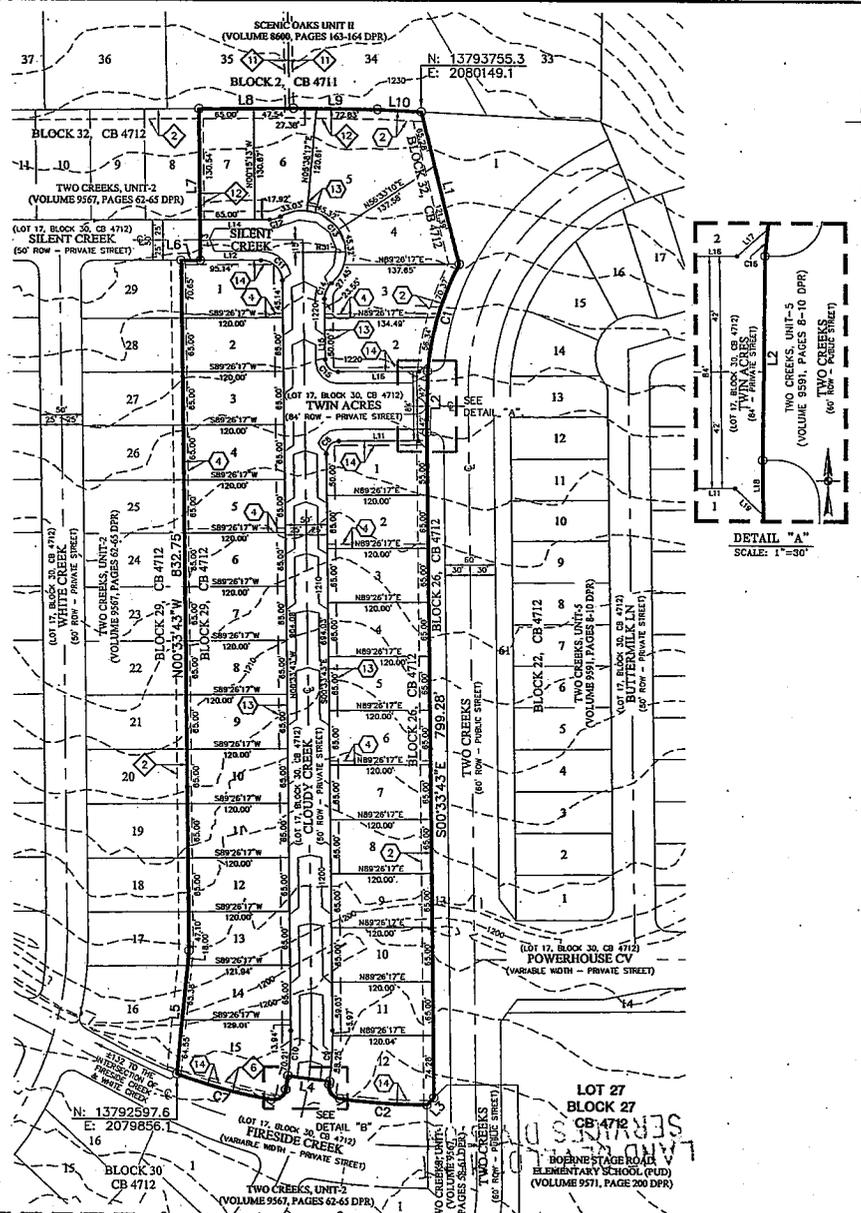
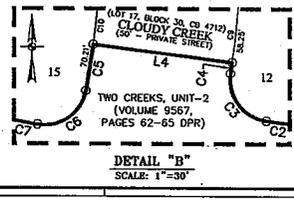
Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

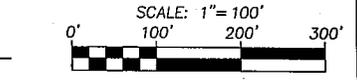
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS, TO THE BEST OF MY KNOWLEDGE, THE PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

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



PLAT NUMBER 100064



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

SUBDIVISION PLAT OF TWO CREEKS, UNIT-8 (PUD)

A 7.948 ACRE TRACT OF LAND, BEING THE SAME 7.95 ACRE TRACT OF LAND, CONVEYED TO BITTERLIE/TWO CREEKS PHASE IV, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S Lien, RECORDED IN VOLUME 14357, PAGES 1199-1213, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEO. M. PETTY SURVEY, SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, BEXAR COUNTY, TEXAS.

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

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

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

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES THESE 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.

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

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE DEPARTMENT IS HEREBY REQUESTING THE LOGS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, SERVICE EASEMENTS, "OPTIONAL EASEMENTS," "UTILITY EASEMENTS," "GAS EASEMENTS," AND "TRANSMISSION EASEMENTS" FOR THE PURPOSE OF ELECTRIC, GAS, TELEPHONE, TELEVISION, CABLE, AND TRANSMISSION FACILITIES. THE CITY OF SAN ANTONIO REQUESTS THE LOGS AND RIGHT-OF-WAY FOR ELECTRIC, GAS, TELEPHONE, TELEVISION, CABLE, AND TRANSMISSION FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO REQUESTS THE LOGS AND RIGHT-OF-WAY FOR ELECTRIC, GAS, TELEPHONE, TELEVISION, CABLE, AND TRANSMISSION FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO REQUESTS THE LOGS AND RIGHT-OF-WAY FOR ELECTRIC, GAS, TELEPHONE, TELEVISION, CABLE, AND TRANSMISSION FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO REQUESTS THE LOGS AND RIGHT-OF-WAY FOR ELECTRIC, GAS, TELEPHONE, TELEVISION, CABLE, AND TRANSMISSION FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT.

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

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

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

THIS PLAT OF TWO CREEKS, UNIT-8 (PUD) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS) AND/OR VARIANCES) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



RECEIVED
MAY 10 AM 9:50
SERIALS DIV.
BEXAR COUNTY CLERK'S OFFICE
1100 MAR 10 AM 9:50

TWO CREEKS, UNIT-8 (PUD) Civil Job No. 5605-75 Survey Job No. 74



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 23, 2009

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

RECEIVED
10 MAR 23 PM 3:22
LAND DEVELOPMENT
SERVICES DIVISION

Re: Two Creeks, Unit-8
Plat No. 100064 (ETJ)
UDC: Article 35-506, Section (s) (4),

Dear COSA DSD:

We hereby request an administrative exception variance from UDC Article 35-506, Section (s) (4), Gated Subdivision Streets, Queuing. This request is being made with regard to the entry gate previously approved with Two Creeks PUD Plan (#05-018B) having a turning radius of less than forty (40) feet.

Two Creeks, Unit-8 is part of the approved Two Creeks PUD Plan (#05-018B). The gate entry detail into Two Creeks, Unit-8 was approved with the PUD Plan as a resident's only gate for both entering and exiting traffic. Therefore, this entry will not include a call box or key pad for guest to enter the development, and will be clearly signed as a "Resident's Only" gate. The residents will use a gate transmitter to open the gate to enter, and the gate will be triggered by sensors for cars trying to exit. The guests will be required to enter the main entry located on Fireside Creek, which was constructed with Two Creeks, Unit-2.

The approved gate detail shown on the PUD plan has two 18-foot lanes separated by an 18-foot median. The current plan submitted with the Two Creeks Unit-8 plat has the same lane widths, but the median has been widened to 20-feet. This lane configuration will allow for a passenger vehicle that mistakenly drives down this road to turn-a-round at the median opening before the gate.

In addition, this gate entry will be equipped with a Knox Box to allow emergency vehicles to enter the subdivision at this location. A fire truck or an ambulance that turns down this street will be able to open the gate using the Know Box and drive into the Two Creeks subdivision. Therefore, they will not be required to turn-a-round at this gate.

Approval of this request should not create any adverse impacts on the public health, safety and public works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

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


Caleb Chance, P.E.
Project Manager

RECEIVED
10 MAR 23 PM 3: 22
LAND DEVELOPMENT
SERVICES DIVISION

Attachment(s)

For Office Use Only:	AEVR #:	Date Received:
DSD - Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	Date:	
Printed Name:	Title:	
Comments:		



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Two Creeks Unit 8 Subdivision plat totaling 7.95 acres with 33 residential lots and 1 "900" series lot
Address:	Located at the NW corner of Two Creeks and Fireside Creek Ferguson Map Grid 479/C-1
A/P #/PPR #/Plat #:	100064
AEVR #:	
AEVR Submittal Date:	3/23/2010; Revised 4/21/2010
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	Gated Entry Configuration
Code Sections:	2009 Unified Development Code (UDC), Section 35-506(s)(4) Gated Subdivision Streets – Queuing
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chance's letter dated March 23, 2010. At issue is the construction and layout of the proposed gated entry at Twin Acres and Two Creeks. The gate will serve as a secondary access point for the residents of the development and will serve as an exit point for all traffic within the development. While the gated entry does not conform to the standard gated entry detail, the entry will accommodate for a delivery vehicle to turn around without having to back onto Two Creeks and the entries are long enough to accommodate the queuing at the gate entry without causing traffic to back up on Two Creeks. In addition, on March 9, 2010, Bexar County Commissioners Court adopted a Court Order regulating electric-operated gates pursuant to Texas Local Government Code, Chapter 352. The Court Order requires that all electric-operated gates be equipped with a Siren Operated Sensor to allow for faster access by emergency vehicles into gated residential areas and multi-unit housing projects.

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

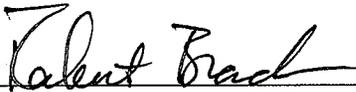
1. ***Is the exception contrary to the spirit and intent of section?*** The proposed changes are not contrary to the spirit or intent of the referenced sections. The residents of the gated community will have access through both gates. Residents and their guests will be able to exit through either gate. Emergency vehicles will be able to access the gate through the use of a Siren Operated Sensor on the

electric gate. Vehicles that mistakenly turn onto the street will have enough area to turn their vehicle around without having to back into Two Creeks.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. The entries have been designed to prevent vehicles from backing onto Two Creeks and will equip the electric gates with Siren Operated Sensors.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest. The gates at these entrances will be electrically operated and are required to have a Siren Operated Sensor (Bexar County Court Order adopted March 9, 2010).
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

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

RECOMENDATION: Approval of Administrative Exception

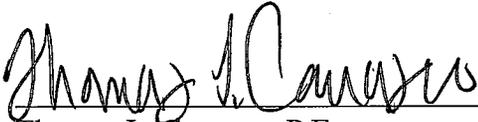


Robert Brach, P.E.
Development Services Engineer

5/10/10

Date

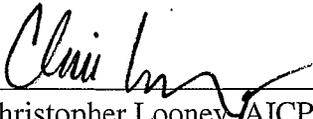
I have reviewed the AEVR Analysis and concur with the recommendation.



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

5/11/10

Date



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

5-11-10

Date

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 11 May 26, 2010

TROPHY RIDGE, UNIT 5
SUBDIVISION NAME

060240
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 B-5

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

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

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

Location: Extending Rousseau southward from Axis Crossing

Plat status: The Planning Commission approved this plat on July 11, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

The Sidewalks are deferred to the construction phase.

The Fees required prior to releasing the plat for recordation are as follows:

- Drainage Fee \$28,296.00
- Streetscape Fee \$8,400.00
- Recording Fee \$72.00

STAFF RECOMMENDATION:

Approval



Case Manager:
Rick Carrizales

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 13, 2010

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

Re: Trophy Ridge, Unit-5
Plat No. 060240

Dear Mr. Sanchez:

On behalf of the owner and developer of Trophy Ridge, Unit-5, Laredo C., Ltd., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f) (3) of the Unified Development Code for site improvements associated with Trophy Ridge, Unit-5 (Plat No. 060240). The subdivision plat was approved by the Planning Commission on July 11, 2007.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Trophy Ridge Unit-4, which needs to be absorbed before beginning construction on Trophy Ridge, Unit-5.
2. Despite the national economic problems, our client still considers, with serious intent, to complete the last phase of this master planned community. At this time the developer is working to negotiate with homebuilders to build houses in this development. We anticipate that a new lot purchase agreement will be executed soon and from there a schedule of when infrastructure construction will resume.

Enclosed is the \$300 filing fee required to process this request and an 8 1/2 x 11 reduced copy of the plat. If additional information is required, please contact our office.

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

Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

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LAND DEVELOPMENT
SERVICES DIVISION

Enclosures

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**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 12 May 26, 2010

MILLER RANCH UNIT 3
SUBDIVISION NAME

060436
PLAT #

COUNCIL DISTRICT: 2 and Outside San Antonio City Limits

FERGUSON MAP GRID: 619 C-1

OWNER: Sivage Community Development Inc., by Michael Sivage

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

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: South of the intersection of North Foster Road and Binz-Engleman Road

Plat status: The Planning Commission approved this plat on October 24, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

The Sidewalks are deferred to the construction phase for property outside the San Antonio City Limits and Sidewalks within the City of San Antonio are 0% complete.

The Fees required prior to releasing the plat for recordation are as follows:

- Drainage Fee \$14,376.00
- Tree Mitigation Fee \$5,800.00
- Recordation Fee \$72.00

STAFF RECOMMENDATION:

Approval

MILLER RANCH SUBDIVISION UNIT 3

BEING 17.314 ACRES OF LAND OUT OF THE 132.53 ACRE TRACT RECORDED IN VOLUME 11457, PAGES 511-549 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS AND OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT NO. 884, COUNTY BLOCK 5094 AND OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, COUNTY BLOCK 5098, 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 HEREBY SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MICHAEL SVAGE

DULY AUTHORIZED AGENT

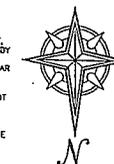
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MICHAEL SVAGE 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., 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



NOTE:

LOTS 2 THRU 8, BLOCK 5E WITHIN THE FEMA 100 YEAR FLOOD MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0478P, DATED FEBRUARY 2, 2006. A FEMA FLOOD STUDY HAS BEEN PREPARED BY SAN ANTONIO DESIGN GROUP, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). 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 (LOR) HAS BEEN ISSUED BY FEMA, INDICATING NO 100 YEAR FLOODPLAIN ENHANCEMENT ON THE CONSTRUCTED DRAINAGE SYSTEMS, THE ABOVE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THIS DAY OF A.D., 2007. 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

THIS PLAT OF MILLER RANCH SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS DAY OF A.D., 2007.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

BY: DEPUTY

"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.

SETBACK NOTE

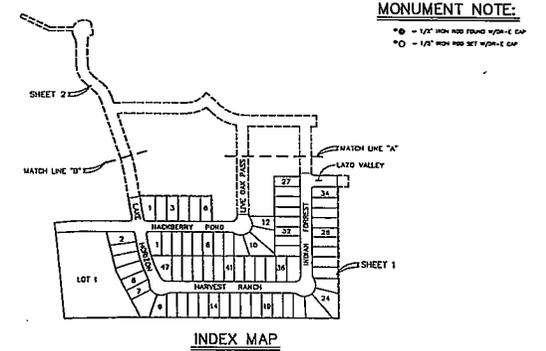
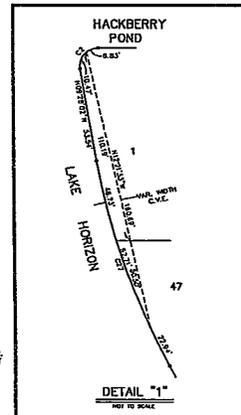
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MONUMENT NOTE:

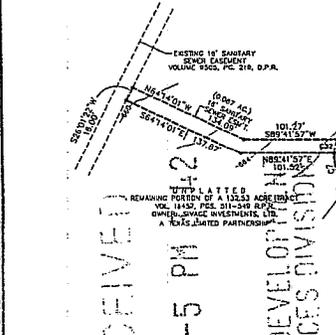
- 1/2" WITH RED PAINT 1/8" x 1/8" x 1/8"
• 1/4" WITH RED PAINT 1/8" x 1/8" x 1/8"

"C.P.S. NOTES"

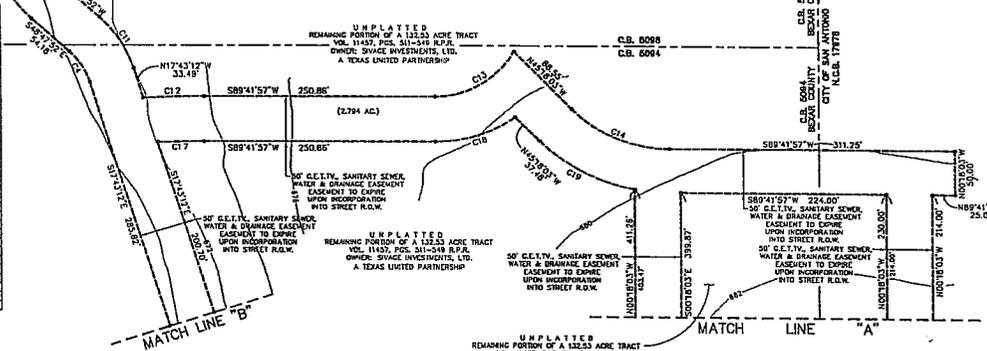
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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



LOCATION MAP NOT TO SCALE



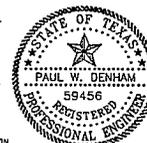
Curve Table with columns: CURVE, DATA, RADIUS, TANGENT, PERCENT, CHORD. Lists curve data for various segments of the plat.



Denham-Ramones Engineering and Associates, Inc. 12961 Park Central, Suite 1300 San Antonio, TX 78218 (210) 495-3100 Office (210) 495-3122 Fax

PLAT REFERENCE table listing Miller Ranch Subdivision Unit 2, Candlerwood Park Unit B, and Candlerwood Park Unit 3.

DEVELOPER/OWNER: SVAGE INVESTMENTS, Ltd. 17319 SAN PEDRO, SUITE 140 SAN ANTONIO, TEXAS 78232 PHONE: (210) 403-4750



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 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.

- LEGEND: 1. BUILDING SETBACK LINE (B.S.L.), 2. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (E.T.V.E.), 3. ELECTRIC & CABLE TELEVISION EASEMENT (E.T.V.E.), 4. TELEPHONE & CABLE TELEVISION EASEMENT (T.V.E.), 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (G.E.T.V.E.), 6. VEHICLES NO-ACCESS EMT (V.N.A.E.), 7. CLEAR VISION EASEMENT (C.V.E.), 8. MINIMUM FINISHED FLOOR BASED ON 100 YEAR FLOOD PLUS 1 FOOT, 9. NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THE SUBDIVISION, 10. PROPOSED FINISHED CONTOUR, 11. VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS HAD 83/90(HARN), TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000071 ROTATION GRID TO PLAT IS 0.033151, 12. 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\"/>

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE, 2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE 100 YEAR FLOOD ELEVATION PLUS THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT, 3. MINIMUM FINISHED FLOORS ADJACENT TO FLOODPLAIN ARE SHOWN AT 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. ACTUAL FINISHED FLOORS ARE TYPICALLY CONSTRUCTED HIGHER DUE TO GRASSING AND/OR SEWERABLE ELEVATION REQUIREMENTS, 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND 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, 5. THE MAINTENANCE OF DRAINAGE, GREEN SPACES, TRAFFIC ISLANDS AND WATER QUALITY BASIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY, 6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT, 7. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PLAN, 48029C0478P AND FEMA FLOOD STUDY PREPARED BY SAN ANTONIO DESIGN GROUP, INC. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF BEXAR COUNTY FLOOD PLAN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SUBDIVISION PLAT

MILLER RANCH SUBDIVISION UNIT 3

BEING 17.314 ACRES OF LAND OUT OF THE 132.53 ACRE TRACT RECORDED IN VOLUME 11457, PAGES 511-549 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS AND OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT NO. 884, COUNTY BLOCK 5094 AND OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, COUNTY BLOCK 5098, BEXAR COUNTY, TEXAS.

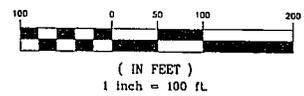
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE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

OWNER: MICHAEL SVAGE DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL SVAGE 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. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



GRAPHIC SCALE



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THAT DATE 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

THIS PLAT OF MILLER RANCH SUBDIVISION UNIT 3 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 2007 THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: CHAIRMAN BY: SECRETARY

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

"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 OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE LOCATED AT ANY POINT HIGHER THAN THE CLEAR VISION LINE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTE

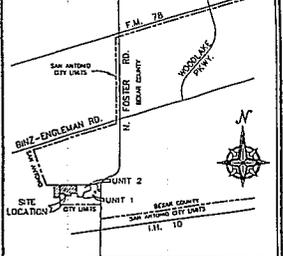
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

"C.P.S. NOTES"

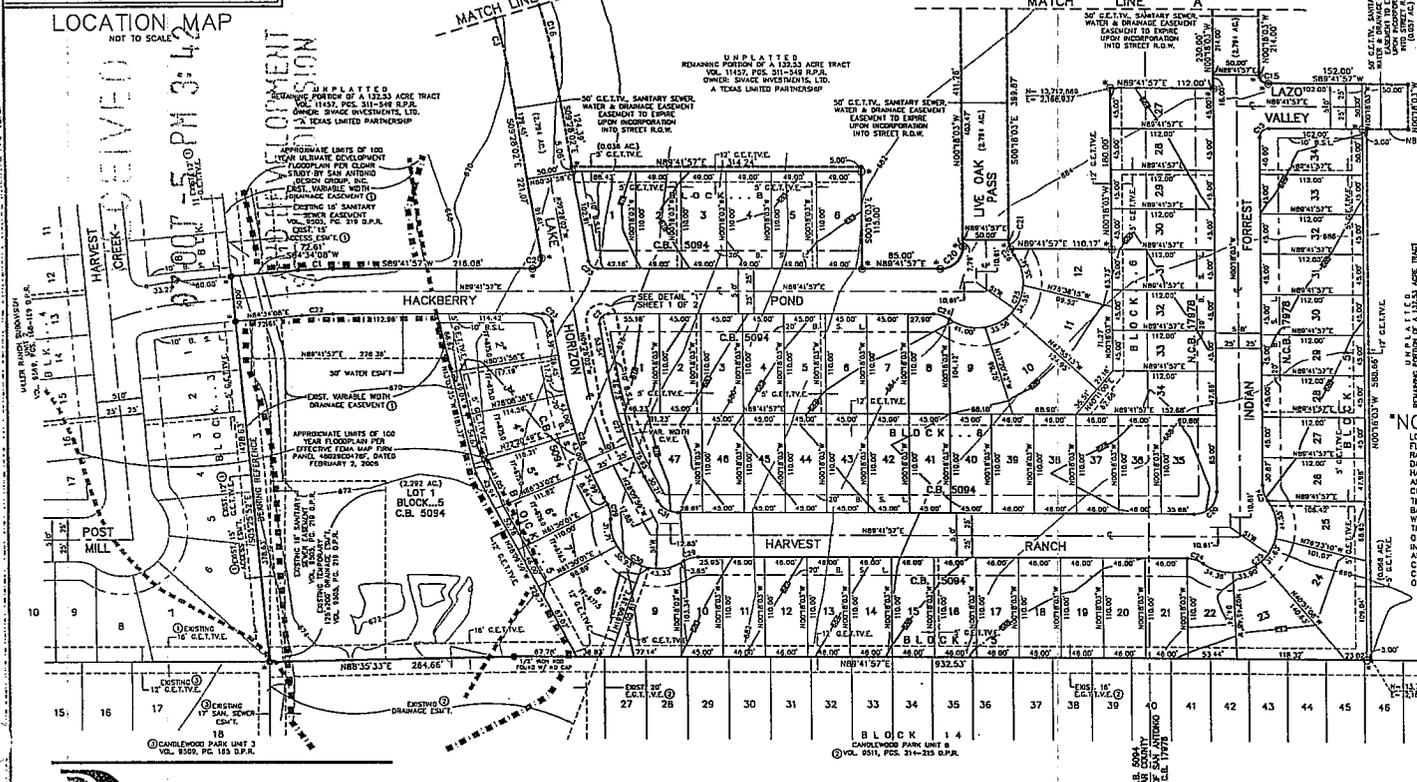
- 1) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO DRAINAGE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2) THIS PLAT 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.
3) 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.
4) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

- 1/2" IRON ROD 3/8" DIA. X 6" L.
○ 1/2" IRON ROD 3/8" DIA. X 6" L.



LOCATION MAP NOT TO SCALE



Denham-Ramones Engineering and Associates, Inc.

12981 Park Central, Suite 1390 San Antonio, Tx. 78218 (210) 495-3100 Office (210) 495-3122 Fax

Table with 2 columns: Symbol and Description. Includes symbols for building setback line, electric/cable/television easement, and finished floor elevation.

DEVELOPER/OWNER: SVAGE INVESTMENTS, Ltd. 17319 SAN PEDRO, SUITE 140 SAN ANTONIO, TEXAS 78232 PHONE: (210) 403-4750

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE UNLESS OTHERWISE SPECIFIED.
2. 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.
3. MINIMUM FINISHED FLOORS ADJACENT TO FLOODPLAIN ARE SHOWN AT 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. ACTUAL FINISHED FLOORS ARE TYPICALLY CONSTRUCTED HIGHER DUE TO GRADING AND/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 OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE MAINTENANCE OF DRAINAGE, GREEN SPACES, TRAFFIC ISLANDS AND WATER QUALITY BASED PLACEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY, OUTER ELEVATIONS AND CENTERLINE PAVERMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
7. THE VARIABLE WIDE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48020CA78E AND FIRM PANEL 48020CA78E AND CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF BEXAR COUNTY FLOOD PLAN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREET ELEVATIONS AND 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 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. NELL

- 1) BUILDING SETBACK LINE B.S.L.
2) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.V.C.
3) ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.C.
4) TELEPHONE & CABLE TELEVISION EASEMENT T.V.C.
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.C.
6) VORONKOV ROAD ACCESS EASEMENT V.A.E.
7) CLEAR VISION EASEMENT C.V.E.
8) MINIMUM FINISHED FLOOR BASED ON 100 YEAR FLOOD PLUS 1 FOOT F.F.
9) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10) PROPOSED FINISHED CONTOUR.
11) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH COORDINATE ZONE. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0.00315°.
12) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) BY THE SUBDIVISION WITH 1/2" REBAR AND D-R-E, PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
13) BEARING REFERENCE SOURCE IS IN THE WEST LINE OF LOTS 1-4, BLOCK 3 BETWEEN MONUMENTS SHOWN AND CALLED N05°55'52" W ON THE PLAT OF MILLER RANCH SUBDIVISION UNIT 2 RECORDED IN VOL. 9509, PAGES 168-169, D.P.R.
14) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
16) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS' SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19) 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 PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

*Case Manager:
Luz Gonzales*



4902 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87113

TEL. 505.998.1800
FAX. 505.998.1818
SIVAGEHOMES.COM

April 16, 2010

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

**Re: Plat No. 060436
Miller Ranch Subdivision, Unit 3
Recordation Extension Request**

Dear Mr. Sanchez:

Unit 3 is part of the Miller Ranch Subdivision which is a 640 lot community located in Bexar County on the east side of San Antonio's ETJ. The community is being developed through eight (8) individual units. Two (2) units totaling 201 lots have already been developed. Once home construction started in 2005, 90 families purchased homes in this community prior to the 4th Quarter of 2007, an average of 30 homes per year.

In October 2007, the plat for Unit 3 was approved by the Planning Commission. Based on the prior sales experience, it was anticipated that Unit 3 would be needed in the near future. However, in the 4th Quarter of 2007, sales dropped considerably due to the downturn in the economy. Consequently, construction of the Unit was delayed until the remainder of the lots in the prior Units were absorbed.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we are respectfully requesting a three (3) year extension of the Miller Ranch Subdivision Unit 3 plat in order to complete the improvements required by the approval. The current expiration for the plat recording is set for October 23, 2010.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in cursive script that reads "John Hardin".

John Hardin
Chief Administrative Officer

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 13 May 26, 2010

WESTWINDS UNIT 3 (ENCLAVE)
SUBDIVISION NAME

060506
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 E-3

OWNER: ALT Development, Inc., by A. Bradford Galo

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

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: On the west side of Alamo Parkway, north of Alamo Ranch.

Plat status: The Planning Commission approved this plat on June 13, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

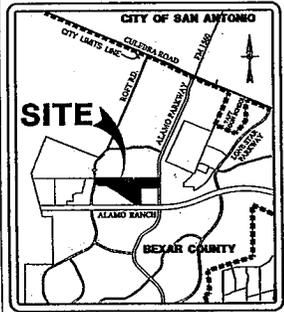
The Sidewalks are deferred to the construction phase.

The Fees required prior to releasing the plat for recordation are as follows:

- Drainage Fee \$57,456.00
- Recordation Fee \$108.00

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID: 577E344/F38F4

- 1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS...
2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED...
3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON...
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND...
5. THE MAINTENANCE OF THE PRIVATE STREET LOT 18, BLOCK 30 AND ALL...
6. BY THE BLOCK 30, 40, 100 & 110, BLOCK 30, LOTS 12, 31, 30 & 30, BLOCK 31...
7. LOTS 12, 30, 40, 100 & 110, BLOCK 30, LOTS 12, 31, 30 & 30, BLOCK 31...
8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINISHED...
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF...
10. THE SERVICES IMPOSED IN THIS PLAT ARE THE DEDICATION OF THE...
11. THE ENTIRE TRACT IS BELOW GRADE ELEVATION OF 960 FEET WHERE THE...
12. THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE...
13. THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE...
14. THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE...
15. THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE...

SURVEYOR'S NOTES:

- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN THEREON.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM TO BASE (P) REFERENCE TO THE MARKED POSITIONS FOR TRIANGULATION STATIONS...
4. DIMENSIONS SHOWN ARE SURFACE AND THE CORNERED SCALE FACTOR USED IS 0.99983.
5. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS...



C.P.S. NOTES:

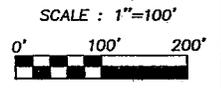
- 1. The City of San Antonio as part of its electric and gas systems (City Public Service Board) is hereby...
2. Any GPS monument not resulting from a professional reading of GPS equipment...
3. This plat does not require, release or acknowledge any existing utility, gas, water, sewer, telephone, telecommunication, cable communications or any other easements...
4. The City of San Antonio as part of its electric and gas systems (City Public Service Board) is hereby...
5. Any GPS monument not resulting from a professional reading of GPS equipment...

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3

DETAIL "F" NOT-TO-SCALE

DETAIL "G" NOT-TO-SCALE

CLEAR VISION EASEMENT. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS...
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. SIGNAGE, WALLS, FENCES AND OBSTRUCTIONS, WHICH EXCEED THE MINIMUM CLEARANCE HEIGHTS...
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. SIGNAGE, WALLS, FENCES AND OBSTRUCTIONS, WHICH EXCEED THE MINIMUM CLEARANCE HEIGHTS...



SCALE: 1"=100'

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...
OWNER: ALT DEVELOPMENT, INC.
A. BRUNFORD CHUA, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...
NOTARY PUBLIC: BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN...
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS...
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
ALT DEVELOPMENT, INC.
1824 TUSCANY STONE, SUITE 300
SAN ANTONIO, TX 78259
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

RECEIVED
SERVICES DIVISION
APR 16 PM 3:10

REPLAT & SUBDIVISION PLAT ESTABLISHING WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48.66 ACRE TRACT OF LAND BEING OUT OF A 196.166 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1728B, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TILLEY SURVEY NUMBER 367, ABSTRACT 414, COUNTY BLOCK 4401 AND THE L. & G.N. RAILROAD COMPANY SURVEY NUMBER 414, COUNTY BLOCK 938, COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS WEST, UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS DAY OF A.D. 2007

BY: CHAIRMAN
BY: SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE CLERK OF BEXAR COUNTY, TEXAS ON...
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
COUNTY CLERK OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
COUNTY CLERK, BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 13, 2010

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

Re: Westwinds West, Unit-3 (Enclave)
Plat No. 060506

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds West, Unit-3 (Enclave), ALT Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Westwinds West, Unit-3 (Enclave) (Plat No. 060506). The subdivision plat was approved by the Planning Commission on June 13, 2007.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds West, Unit-1 (P.U.D.) and Unit-2 (P.U.D), which needs to be absorbed before completing construction on Westwinds West, Unit-3 (P.U.D.).
2. However at this time, development of additional lots is not feasible due to the economy, considering the developer still has lots to absorb, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

LAND DEVELOPMENT
SERVICES DIVISION

10 APR 16 PM 3:09

RECEIVED

Mr. Roderick J. Sanchez
Westwinds West, Unit-3 (Enclave)
April 13, 2010
Page 2 of 2

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

P:\61\23\23\Word\Letters\100406a1.doc

RECEIVED
10 APR 16 PM 3:09
LAND DEVELOPMENT
SERVICES DIVISION

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 14 May 26, 2010

ALAMO RANCH UNIT 14
SUBDIVISION NAME

060644
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 C-4

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

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

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: The Extension of Red Maple Way from Alamo Ranch Unit 13A.

Plat status: The Planning Commission approved this plat on July 23, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

The Sidewalks are deferred to construction phase.

The Fees required prior to releasing the plat for recordation are as follows:

- Drainage Fee \$23,872.80
- Recordation Fee \$108.00

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH
UNIT 14

BEING A 19.939 ACRE TRACT OF LAND OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT NO. 744, COUNTY BLOCK 4401 AND THE B.B.B. & C. R.R. CO. SURVEY NO. 385, ABSTRACT NO. 98, COUNTY BLOCK 4410, BEAR COUNTY, TEXAS, AND ALSO BEING PART OF THAT CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 115-A, PAGES 1365-1373, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ENDORSES TO THE USE OF THE PUBLIC EXCEPT AREAS DENOTED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PAVES, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHIEF OF TEXAS INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
211 W. LOOP 1604 E. SUITE 130
SAN ANTONIO, TEXAS 78232

DULY AUTHORIZED AGENT - THOMMY D. PRUSSO, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMMY D. PRUSSO, known to me to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC
BEAR COUNTY, TEXAS

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

DONALD DEAN BREWSTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY CIVIL ENGINEERS, INC.
12770 EDWARDS PARK STE. 100
SAN ANTONIO, TEXAS 78249
PH: (210) 658-5031

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

GARRI E. COUSEN
LICENSED PROFESSIONAL ENGINEER NO. 91284

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF _____ ALAMO RANCH - UNIT 14 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

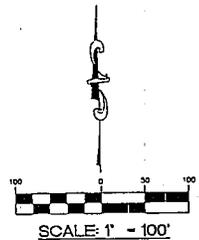
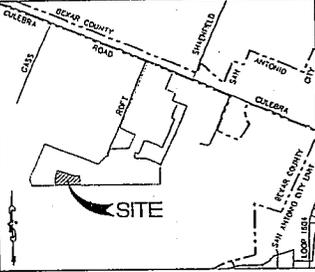
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF 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, BEAR COUNTY, TEXAS
BY: _____ DEPUTY



- NOTES:**
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE ZONING MAP NO. 4002070101 IN ADOPTIVE EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE COASTAL 500-YEAR FLOOD PLAIN."
 - 2) DEEDS TO SHOW PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "HOT SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A WOODEN NAIL THAT IS PERMANENT AND STABLE WILL BE USED.
 - 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, COORDINATES ARE IN SURFACE SURFACE ADJUSTMENT FACTOR APPLIED IS =1.00017
 - 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
 - 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE DRAINAGE EXCEPT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF WORKS AND ACCESS OVER OWNERS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - 6) THE DEVELOPER SHALL PROVIDE ANTI-CORROSION PROTECTION FOR ALL METAL PARTS OF THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN IT. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAN ANTONIO WATER SYSTEM AS REQUIRED UNDER THE SUBDIVISION PLAT.
 - 7) ALL ELEMENTS SUCH AS BRANCH, CONDUIT, OVERHEAD, LANDSCAPE, AND OPEN SPACE SHOWN ARE DEEMED AS UNLESS NOTED OTHERWISE.
 - 8) ALL SUBDIVISION PROPERTY BOUNDARY COURSES AND DISTANCES ARE FOR THE RECORDED INFORMATION OF THE ADJACENT PARCELS OF LAND, AND CORRECT RECORD, AS APPLICABLE, UNLESS OTHERWISE NOTED.

MAINTENANCE NOTE:
BEAR COUNTY AND/OR THE CITY OF SAN ANTONIO WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACES, LANDSCAPE BUFFERS, GREENBELTS, ETC.) UNLESS THE ADJACENT OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (WATER BARRIERS) WITHIN THE DETENTION BASIN (EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF THESE OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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

WASTEWATER FOU NOTE:
WASTEWATER FOU 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.

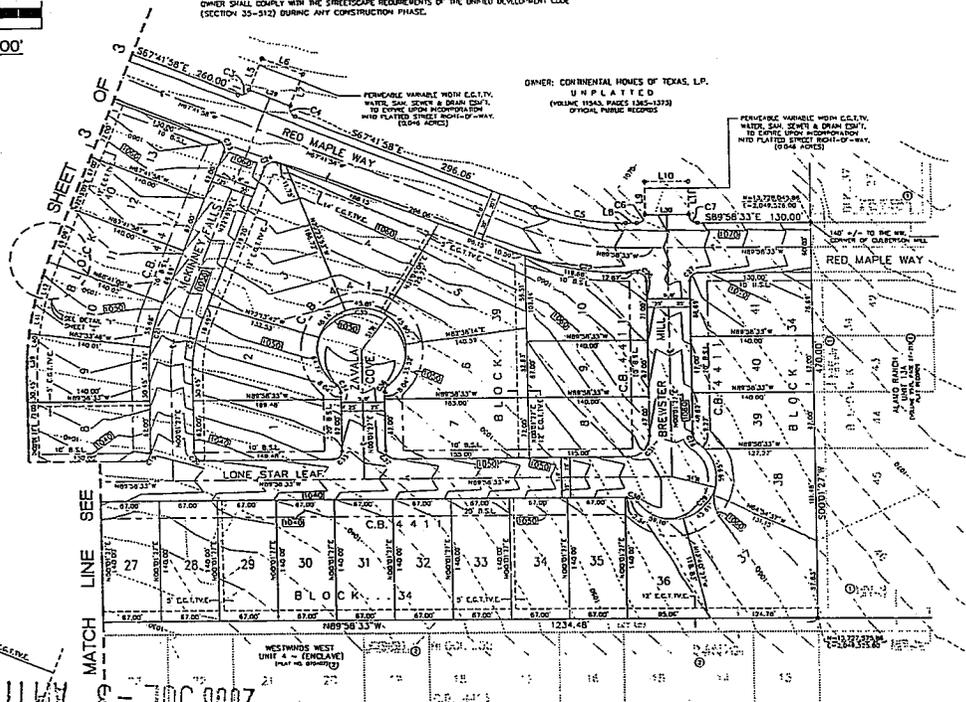
STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 33-012) DURING ANY CONSTRUCTION PHASE.

- CPS NOTES:**
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND DRESSING POLES, HANGING OR BURNING WIRE, CABLES, CONDUITS, POLES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PLANTS, AND OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON. THIS RIGHT SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR APPURTENANCES HEREON, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFICALLY RELEASED.
• NONE AFFECTED

SAWS NOTE:
IMPACT FEE PAYMENT DUE:
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 PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 33-006(a)(5).



RECEIVED
DEVELOPMENT SERVICES
2008 JUL - 28 AM 11:57
DETAIL '1'

OWNER: ALT DEVELOPMENT, INC.
UNPLATTED
(VOLUME 115-A, PAGES 1365-1373)
OFFICIAL PUBLIC RECORDS
195.160 ADJES

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH
UNIT 14

BEING A 19.039 ACRE TRACT OF LAND OUT OF THE SARAH TYLEY SURVEY NO. 367, ABSTRACT NO. 744, COUNTY BLOCK 44C1 AND THE B.B. & C. R.R. CO. SURVEY NO. 325, ABSTRACT NO. 98, COUNTY BLOCK 4410, BEXAR COUNTY, TEXAS, AND ALSO BEING PART OF THAT CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 1154-3, PAGES 1355-1373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN WITNESS WHEREOF, I, THE UNDERSIGNED, HEREBY DECLARES TO THE USE OF THE PUBLIC, EXCEPT AREAS DENOTED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC RIGHTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHIEF OF TEXAS INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232

DUTY AUTHORIZED AGENT - THOMAS D. PRUDOM, ASSISTANT SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS D. PRUDOM
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXCEEDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS EXPLICIT INTENTION TO STATE AND CONFIRM THE SAME GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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:

RONALD BEAM BROWDER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY CIVIL ENGINEERS, INC.
12770 GLENHURST PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH: (214) 594-8800

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 LAYOUTS, AND 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.

GARIN E. COUDREN
LICENSED PROFESSIONAL ENGINEER NO. 94784

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ALAMO RANCH - UNIT 14 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

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

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

DATED THIS _____ DAY OF _____ A.D. 20____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

- NOTES:**
- 1) THE DRAINAGE LOCATIONS OF THE SUBJECT TRACT ON THE FEDERAL EROSION CONTROL ACT (FERAL) FLOOD INSURANCE RATE MAP (CONTRACT NO. 440700000) & HYDROLOGY SYSTEMS DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "F" (UNPAVED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 300-YEAR FLOOD PLANE".
 - 2) EXCEPT AS SHOWN, PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF "NEW" PLASTIC CAP WARE FACILITIES, OVERHEAD OR UNDERGROUND, WHICH IS PERMITTED AND STABLE WILL BE USED.
 - 3) THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM COORDINATES AND M SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS -1.00017.
 - 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
 - 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND FOREGO OVER GRANITE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIVE OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - 6) THE DEVELOPER INDICATES 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 WHEN ARE INCLUDED WITH THIS SUBDIVISION PLAT.
 - 7) ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, CROSSLAND, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
 - 8) ALL SUBDIVISION PERMIT REQUIREMENTS AND FEES ARE FOR THE RECORDS WHEREAS ON THE ADJACENT PARCELS OF LAND, AND CURRENT RECORD, AS APPLICABLE, UNLESS OTHERWISE NOTED.

SPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "STRAIGHT EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND TESTING POLES, HAULING OR BURNING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTEANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANITE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND AND FROM SAID PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON. IT IS AGREED AND UNDERSTOOD THAT NO BURDENS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

THIS PLAT DOES NOT AVOID, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, CABLE, T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE NOTED OTHERWISE.

* NONE AFFECTED

MAINTENANCE NOTE:
BEXAR COUNTY AND/OR THE CITY OF SAN ANTONIO WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACES, LANDSCAPE BUFFERS, CREEDBELTS, ETC.) AND AND/OR LEGAL OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

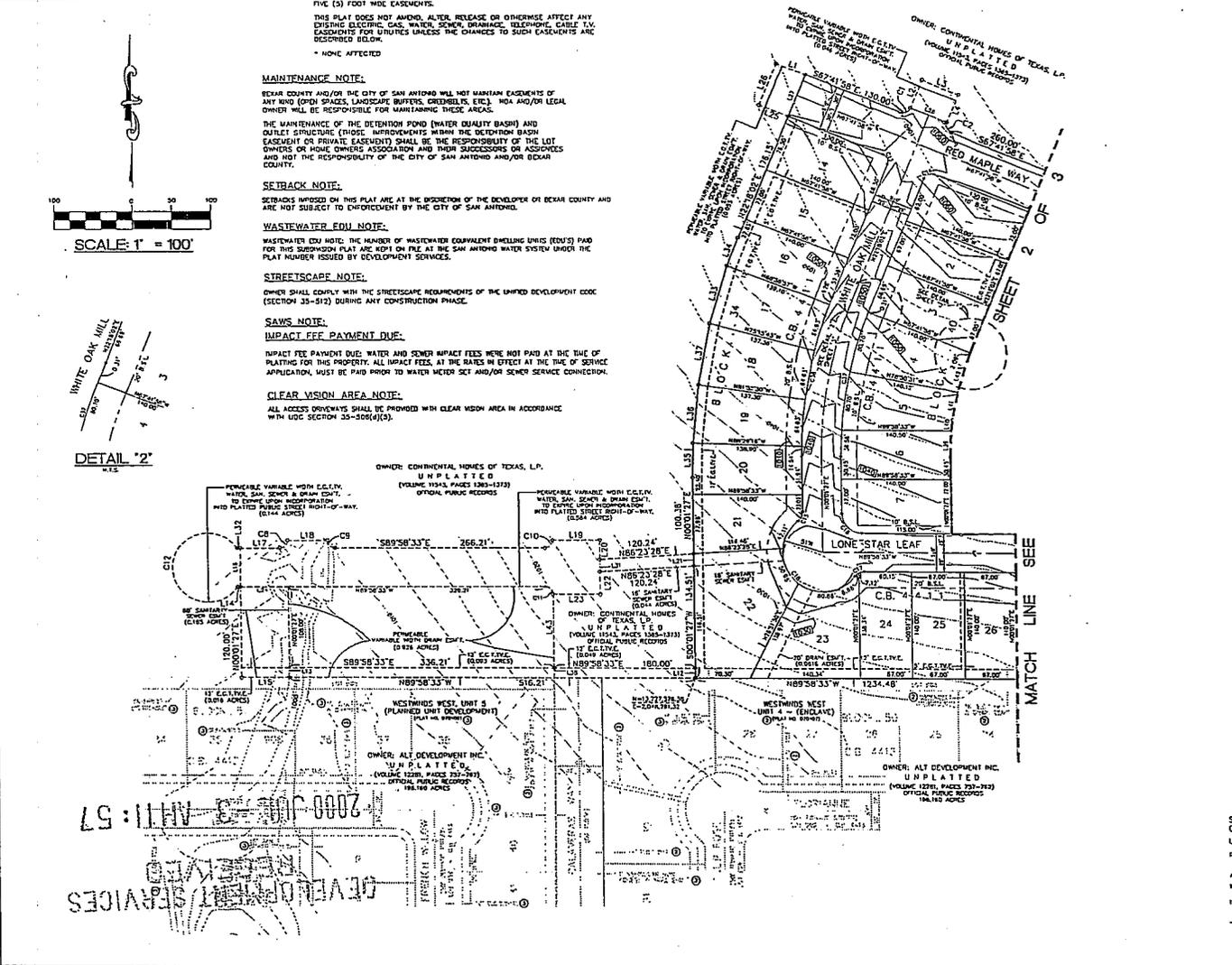
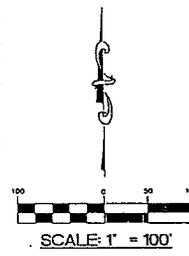
SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 33-512) DURING ANY CONSTRUCTION PHASE.

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

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 33-506(a)(3).



2000 APR 11:57
DEVELOPMENT SERVICES

D·R·HORTON® **DHI**
Listed
NYSE
America's Builder

May 12, 2010

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

Re: Subdivision Plat Time Extension Request for
Alamo Ranch, Unit 14, #060644

Dear Mr. Sanchez,

Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we respectfully request a three year time extension for the completion of improvements and subdivision plat approval for Alamo Ranch, Unit 14 , plat no. #060644, which was approved by the City of San Antonio Planning Commission on July 23, 2008. This is a fifty-one (51) lot residential subdivision on Culebra Road. All utilities are currently available to the site.

Due to the economic conditions during the past couple of years, our product program for this development has not been selling well, although; we do expect this market to improve in the near future. We would therefore appreciate your favorable consideration of this request for extension, to allow for the housing market to improve.

Enclosed is a copy of the plat and the \$300.00 filing fee.
If you have any questions or need anything else, please let me know.

Sincerely,



Steve Walkup
Land Development Project Manager
(210) 496-2668

RECEIVED
10 MAY 12 AM 11:10
LAND DEVELOPMENT
SERVICES DIVISION

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 15 May 26, 2010

WESTWINDS EAST UNIT 4 PUD
SUBDIVISION NAME

070223
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 F-3

OWNER: AR Development, Inc., by A. Bradford Galo

ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua, P.E.

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

Location: Southwest of the intersection of Culebra Road and Lone Star Parkway

Plat status: The Planning Commission approved this plat on October 10, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 5%
- Drainage 0%
- Water infrastructure 0%
- Sanitary sewer 0%

The Sidewalks are deferred to the construction phase.

The Fees required prior to releasing the plat for recordation are as follows:

- Drainage Fee \$12,888.00
- Tree Canopy Fee \$810.00
- Recordation Fee \$36.00

STAFF RECOMMENDATION:

Approval

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 13, 2010

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

Re: Westwinds East, Unit-4 (P.U.D.)
Plat No. 070223

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds East, Unit-4 (P.U.D.), AR Development, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Westwinds East, Unit-4 (P.U.D.), (Plat No. 070223). The subdivision plat was approved by the Planning Commission on October 10, 2007.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the subdivision. The developer has lot inventory remaining in Westwinds East, Unit-2 (P.U.D.), and construction within Westwinds East, Unit-3 (P.U.D.) is set to resume this year. These lots need to be absorbed before beginning construction on Westwinds East, Unit-4 (P.U.D.).
2. However at this time, development of additional lots is not feasible due to the economy, considering the developer still has lots to absorb, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. This extension will allow the developer time to secure financial funding and reduce existing lot inventory.

RECEIVED
10 APR 16 PM 3:10
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Roderick J. Sanchez
Westwinds East, Unit-4 (P.U.D.)
April 13, 2010
Page 2 of 2

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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



Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

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RECEIVED
10 APR 16 PM 3:10
LAND DEVELOPMENT
SERVICES DIVISION

**PLANNING COMMISSION
TIME EXTENSION**

AGENDA ITEM NO: 16 May 26, 2010

WESTWINDS, WILD PINE PHASE II
SUBDIVISION NAME

070445
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 F-4

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

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

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: The Extension of Wild Pine west from Westwood Loop

Plat status: The Planning Commission approved this plat on November 14, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 100%
- Drainage 100%
- Water Infrastructure 100%
- Sanitary Sewer 100%

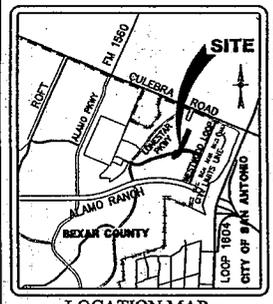
The Sidewalks are deferred to construction phase.

The Fees required prior to releasing the plat for recordation are as follows:

- Streetscape Fee \$24,400.00
- Tree Canopy Fee \$200.00
- Recordation Fee \$72.00

STAFF RECOMMENDATION:

Approval



C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC SERVICE BOARD) IS HEREBY RECORDING THE LOCATION AND PROVISIONS FOR ELECTRIC AND GAS PROVISIONS AND SERVICES INDICATED IN THE PLAN...

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Includes a LINE TABLE with columns: LINE, LENGTH, BEARING.

LEGEND: E = ELECTRIC, TEL = TELEPHONE, CATV = CABLE TELEVISION, O.V. = OVERHEAD, ESMT = EASEMENT, F.L.R. = FOUND 1/2" IRON ROD, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...

LOCATION MAP NOT TO SCALE FERGUSON MAP GRID:577 F3/F4

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE CITY LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

GENERAL NOTE: THE MAINTENANCE OF EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS...

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

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

IMPACT FEE PAYMENT DUE: THE OWNER HAS PAID ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STREETScape NOTE: STREETScape RECOMMENDATIONS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH ALLERSON'S DESIGNATED DEVELOPMENT CODE. NO GRADING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO...

STATE OF TEXAS COUNTY OF BEAR THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS C. SANDOVAL, Notary Public, State of Texas, My Comm. Exp. 08-22-2010...

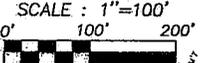
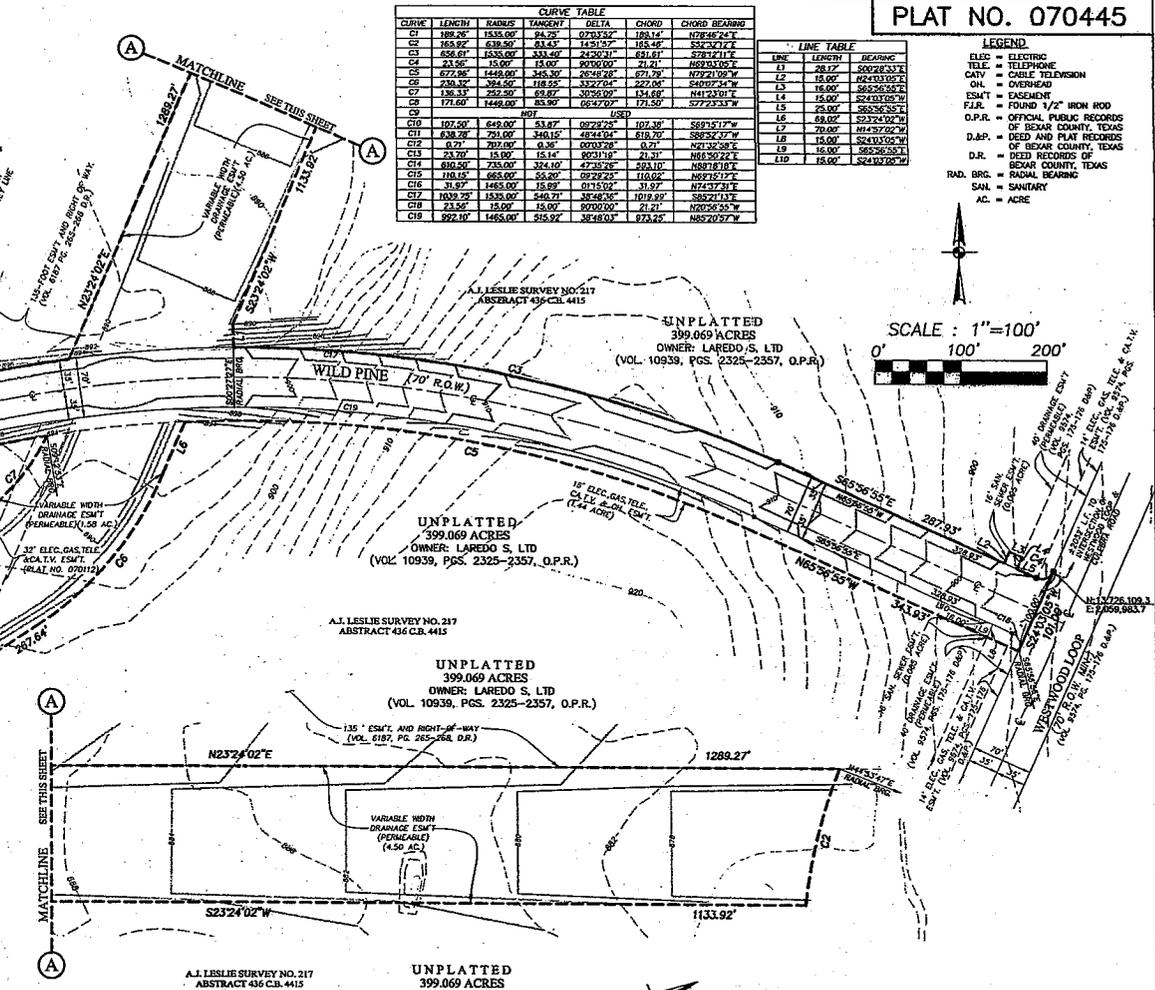
SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE...

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

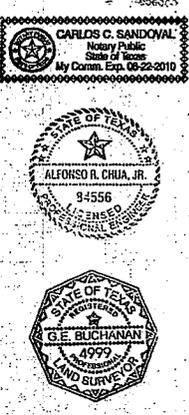
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

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

PAPE-DAWSON ENGINEERS 565 EAST PRAIRIE | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.8000 FAX: 210.375.9810



CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS... RECEIVED 10 APR 16 PM 3:40



WESTWINDS, WILD PINE PHASE II SHEET 1 OF 2

Date: Sep 12, 2007 9:31am User: l... License: P: 161123133 Design: C:\pl\Plat\PL070445.dwg

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 13, 2010

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

Re: Westwinds Wild Pine Phase II
Plat No. 070445

RECEIVED
10 APR 16 PM 3:09
LAND DEVELOPMENT
SERVICES DIVISION

Dear Mr. Sanchez:

On behalf of the owner and developer of Westwinds Wild Pine Phase II, Laredo S., Ltd., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for sidewalk and streetscape improvements associated with Westwinds Wild Pine, Phase II (Plat No. 070445). The subdivision plat was approved by the Planning Commission on November 14, 2007. Sidewalk and streetscape improvements are the only improvements noted on the approved construction plans that have not been constructed.

The reasons for the delay in sidewalk and streetscape improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the adjacent Westwinds residential subdivisions.
2. Despite the national economic problems, our client is still planning, with serious intent, to pursue the development of this master planned community. Our client intends to complete sidewalk and streetscape construction at such time as home construction is underway.

Enclosed is the \$300 filing fee required to process this request and an 8½" x 11" reduced copy of the plat. If additional information is required, please contact our office.

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


Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

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**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 17 May 26, 2010

DOVE CANYON
PLANNED UNIT DEVELOPMENT

06-012B
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A-6

OWNER: Dove Canyon, L.P, by Donald L. Hudgins, Jr.

ENGINEER: Macina, Bose, Copeland and Associates, Inc., by David A. Allen, P. E.

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

Location: West of F.M. Loop 1604, south of Dove Canyon

Zoning: Outside San Antonio City Limits

PUD is in associated with:

MDP 238E, Dove Creek, pending acceptance

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To develop **37.48** acres consisting of **58** single family lots and **1** non-single family lot.

DISCUSSION:

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 in accordance with UDC provision 35-344(i).

STAFF RECOMMENDATION:

As per the Unified Development Code Section 35-412, Master Development Plan (MDP); staff recommendation is pending acceptance of the associated Dove Creek MDP #238 E.

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager, Property Disposition Div., CIMS *MSO*

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1454—Request to close, vacate and abandon a portion of Edenbridge Boulevard Public Right of Way intersecting northerly from Richland Hills Drive adjacent to NCB 15329

DATE: May 10, 2010

PETITIONER: COPT Westpointe 3A, L.P. & COPT Westpointe 4, L.P.
c/o COPT Corporate Office Properties Trust
Attn: Lee W. Murray, Assistant General Counsel
6711 Columbia Gateway Dr., Suite 300
Columbia, MD 21046-2104

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on May 26, 2010.

BACKGROUND

Petitioner requests the closure, vacation and abandonment of a portion of Edenbridge Boulevard, which intersects northerly from Richland Hills Drive as shown on attached Exhibit 'A.' Petitioner owns all the abutting property and plans to develop it into a business park to include the proposed closure, if approved. This portion of Edenbridge Boulevard would be re-platted and incorporated with petitioner's private property as required by the City of San Antonio Unified Development Code (UDC).

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

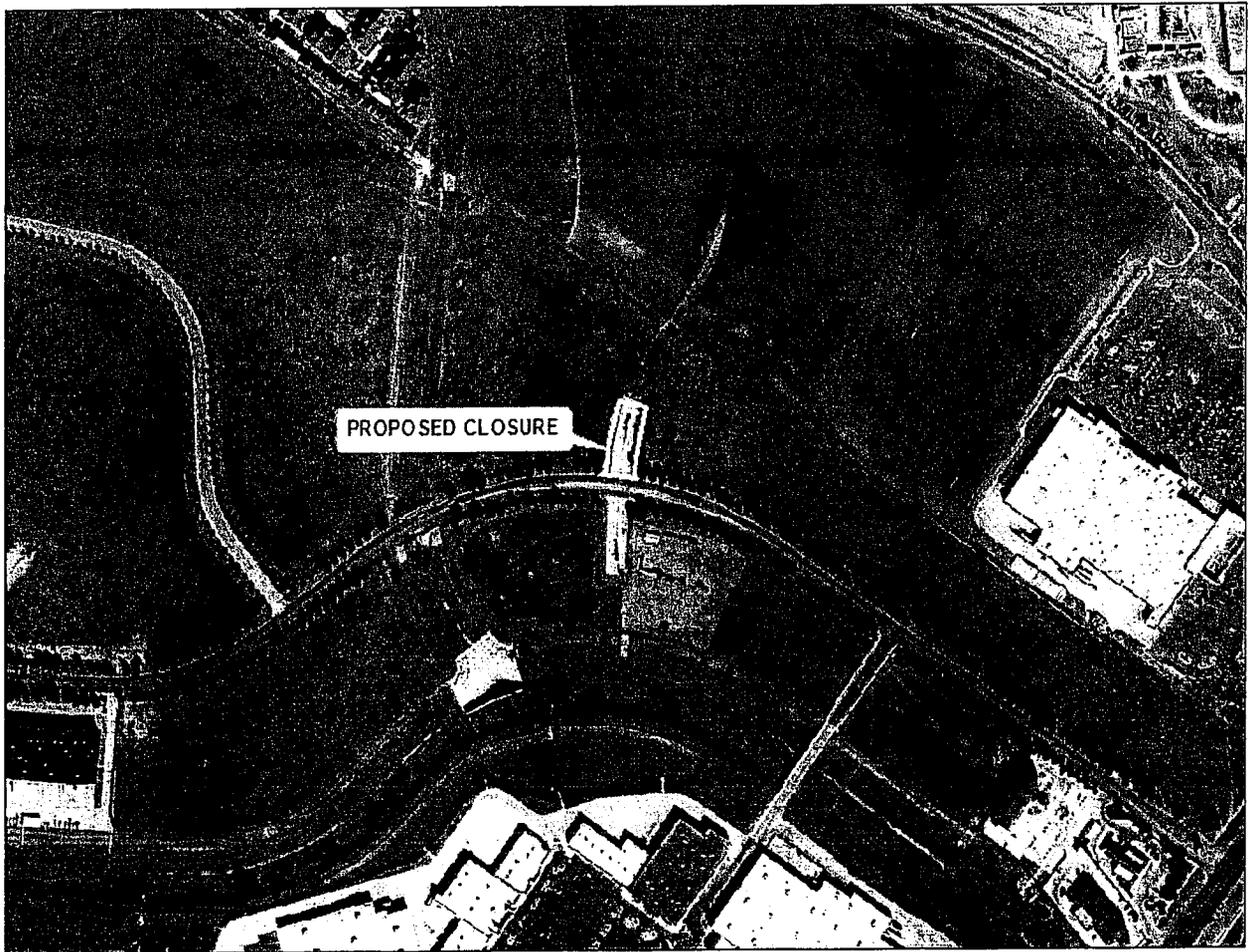
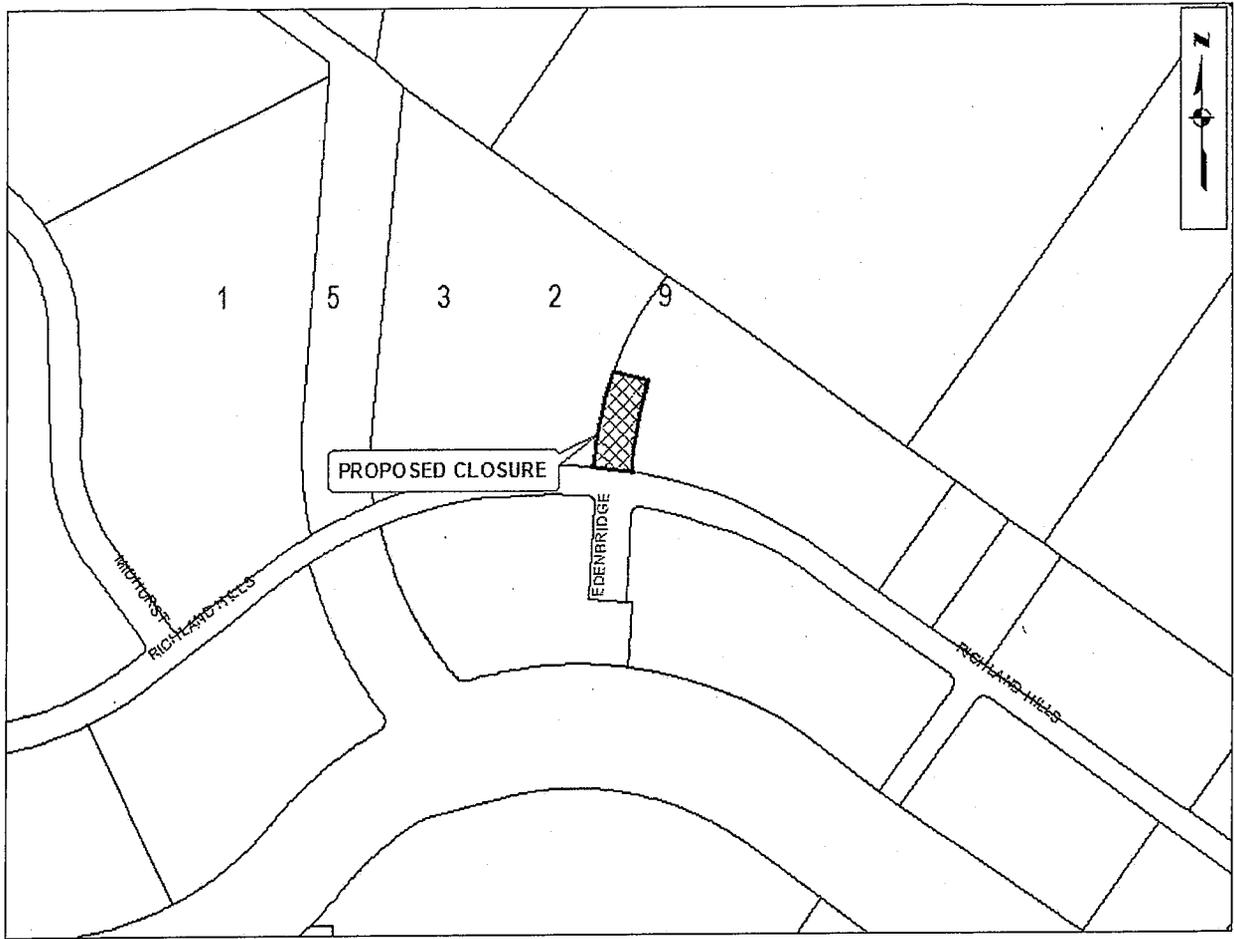


Exhibit 'A'

S. P. No. 1454 / Petitioner: COPT Westpointe 3A, L.P. & COPT Westpointe 4, L.P.



CITY OF SAN ANTONIO

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

February 24, 2010

COPT Westpointe 3A, L.P. & COPT Westpointe 4, L.P.
c/o Pape-Dawson Engineers, Inc.
Attn: Matt Johnson, V. P., Land Development
555 East Ramsey
San Antonio, TX 78216

Re: S. P. No. 1454—Request to close, vacate and abandon a portion of Edenbridge Boulevard Public Right of Way located at Richland Hills Drive adjacent to NCB 15329

Dear Mr. Johnson:

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

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Approved provided the closure is assembled with petitioner's property and platted in accordance with Unified Development Code. Also, Master Development Plan (MDP) 008-09 Military Drive Business Park will need to be revised to show that the area in question is being incorporated in the MDP.

PUBLIC WORKS DEPARTMENT

Storm Water Engineering Div.: Must maintain existing drainage easement. Any future development must adhere to the Unified Development Code requirements.

CITY PUBLIC SERVICE ENERGY

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

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

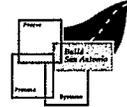
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioners assert that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioners acknowledge that this property will be accepted in its "as is" condition.
- Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioners agree to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioners.

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

**May 26, 2010
Agenda Item :**

Request to close, vacate and abandon
Edenbridge Blvd. Public Right of Way

Petitioner: COPT Westpointe 3A, L.P. &
COPT Westpointe 4, L.P.



Planning Item

- Petitioner is requesting the closure, vacation and abandonment of a total of 0.423 acres (18,443 sq ft) of Edenbridge Boulevard Public Right of Way, adjacent to NCB 15329, located in Council District 6.

Background

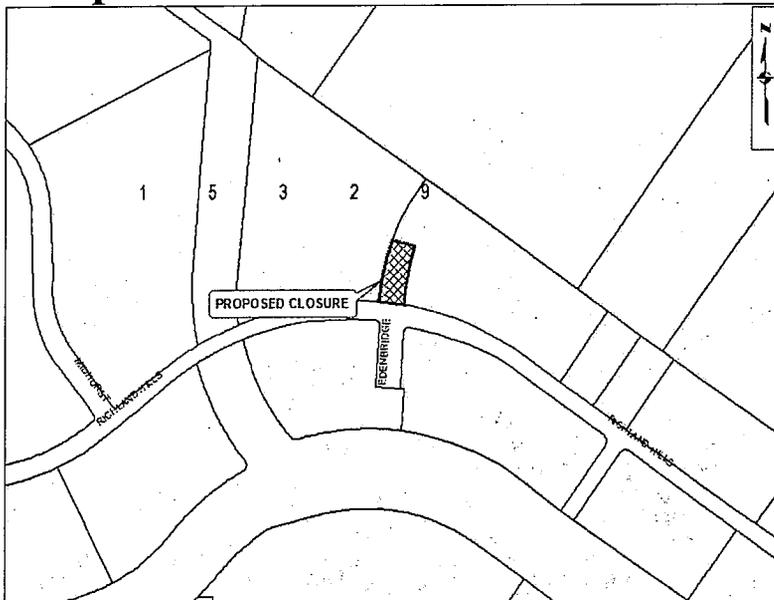
Purpose:

- The petitioners own all of the abutting property & if the proposed closure is approved, plan to develop the area.
- Also, the land would be re-platted in accordance to the UDC.

3

Exhibit "A"

Map



4

Exhibit "B" (cont.)

Arial



5

Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

6

Background (cont)

Notification:

- 2 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- 0 was returned in favor.
- 0 was returned in opposition.

7

Fiscal Impact

Financial Impact:

- The City will collect \$68,300.00 as consideration for closure, vacation and abandonment of this Public Right of Way.

8

Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

**CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission
FROM: Marcia Shelf Orlandi, Real Estate Manager, Property Disposition Division
COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services
SUBJECT: S. P. No. 1470—Request to close, vacate and abandon an improved portion of Leona Street Public Right of Way and a triangular portion of Right of Way located at Perez and Pecos-La Trinidad Streets adjacent to NCBs 258 and 295

MSO

DATE: May 10, 2010

PETITIONER: Bexar County Hospital District (University Health System (UHS))
Attn: Arthur Sosa
4502 Medical Dr., MS#12-2
San Antonio, TX 78229-4493

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on May 26, 2010.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of an improved portion of Leona Street and a triangular portion of right of way located at Perez and Pecos-La Trinidad Streets adjacent to NCBs 258 and 295 as shown on attached Exhibit 'A.' There are development plans for improvement of the overall complex, which in part includes a new Clinical Services Building and additional patient/employee parking facilities. If approved, the proposed closures will facilitate and enhance the site development of the University Health Center Downtown and the safety of its staff, patients and visitors.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

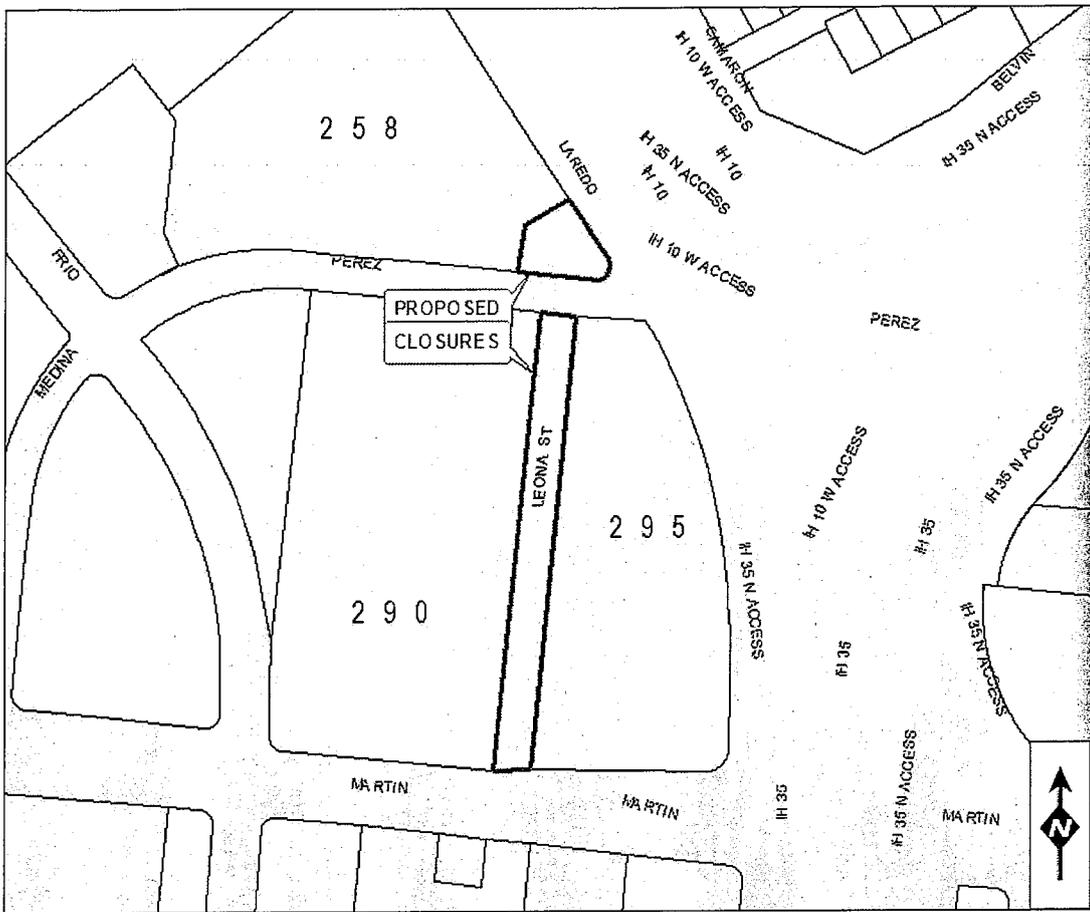


Exhibit "A"

S. P. No. 1470

Petitioner: The University Health System



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

April 28, 2010

The University Health System
Attn: Arthur Sosa
4502 Medical Dr., MS#12-2
San Antonio, TX 78229-4493

Re: S. P. No. 1470—Request to close, vacate and abandon an improved portion of Leona Street Public Right of Way and a triangular portion of right of way located at Perez and Pecos-La Trinidad Streets adjacent to NCBs 258 and 295

Dear Mr. Sosa:

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

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Approved provided proper permits are obtained including from the Historic Preservation Office and the closures must be assembled with petitioner's property and platted in accordance with Code.

PUBLIC WORKS DEPARTMENT

Storm Water Engineering Div.: All existing drainage patterns must remain intact and all drainage structures must be contained in easements as required. Texas Department of Transportation should be contacted prior to any construction to ensure the maintenance of the lighting structure located within the triangular-shaped parcel illuminating the highway and access road.

Traffic Division: The following is based on findings of the Traffic Impact Analysis report. 1. A plan for re-striping North Medina Street as recommended in the report should be submitted for review. Upon approval, the petitioner should hire a licensed and bonded contractor to complete the re-striping. 2. Following the completion of the University Health System (UHS) expansion, traffic signal timings should be prepared by a licensed traffic engineer for re-timing of the existing traffic signals at the intersections of Martin and N. Frio and at Martin and N. Medina. 3. Following the completion of the UHS expansion, a traffic signal warrant study should be conducted for the intersection of N. Frio and N. Medina. In addition, a Synchro analysis should be performed to evaluate the operation of a signal at this intersection within the existing signal system. If a signal is warranted and the computer model shows acceptable level of service with the new system, then the petitioner shall design and install a traffic signal at the intersection.

CITY PUBLIC SERVICE BOARD

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

VIA METROPOLITAN TRANSIT SYSTEM

The Fredericksburg Road Bus Rapid Transit (BRT) project will provide for a station stop on Martin Street, adjacent to Leona Street. This will be the only downtown stop between IH 10 and the Westside Multi-modal Transit Center, at Medina/Houston Streets. As such, it is expected to serve a large ridership segment that will use the BRT to access County and Hospital facilities in the adjacent vicinity.

If and when this portion of Leona Street ceases to be used for vehicular traffic, it is strongly suggested that the existing signal at the Martin/Leona intersection remain in continuous operation to accommodate pedestrian and cyclist crossings across Martin Street. This protected pedestrian crossing is critical for safety at this intersection, which is subject to vehicles exiting off of IH 10.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

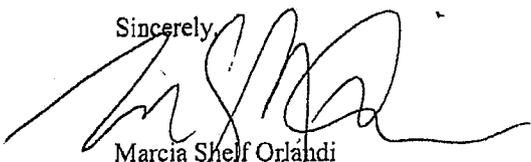
- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- The fee of \$564,194.00 was established for these closures, which includes the assessed value of \$564,000.00 for the Rights of Way, \$50.00 for recordation of documents and \$144.00 for posting signs. Petitioner qualifies for a 75% reduction of the closure fee in accordance with the Inner City Reinvestment Infill Policy (ICRIP). Therefore, petitioner agrees to remit a closure fee of \$141,048.50, which is due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner less the fee for the signs.

Also, please provide copies of the deeds of the abutting properties.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, the property deeds and the closure fee we will continue processing your request.*

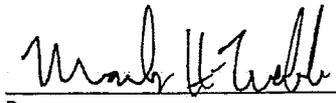
Sincerely,



Marcia Shelf Orlandi
Real Estate Manager
Property Disposition Division

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: The University Health System


By _____
MARK H. WEBB
Print Name

VICE PRESIDENT-FACILITIES DEV.
Title & POS. MNGT.
MAY 11, 2010
Date

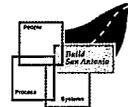
**City of San Antonio
Capital Improvements Management
Services Department**

May 26, 2010

Agenda Item :

Request to close, vacate and abandon
Leona St. & a triangular portion of Right of
Way at Perez & Pecos-La Trinidad Streets

Petitioner: Bexar County Hospital District
(University Health System (UHS))

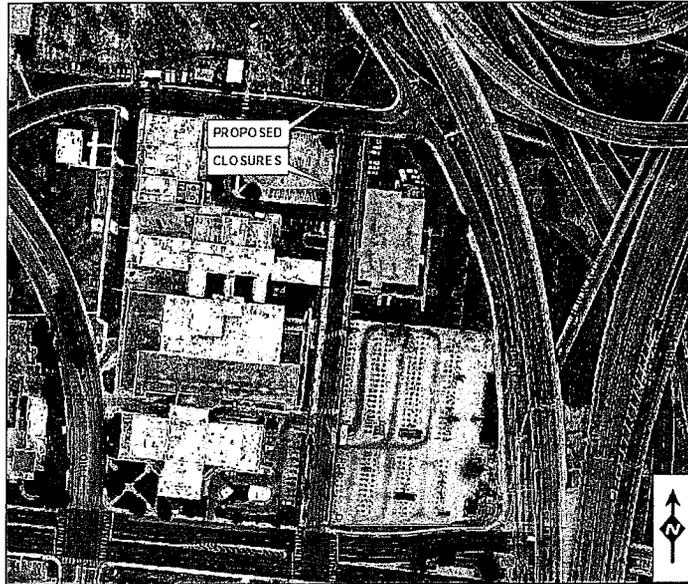


Planning Item

- Petitioner is requesting the closure, vacation and abandonment of a total of 1.125 acres (49,000 sq ft) of Leona Street and a triangular portion of Public Right of Way at Perez and Pecos-La Trinidad Streets, adjacent to NCBs 258 and 295, located in Council District 5.
- These rights of way are adjacent to the University Health Center Downtown.

Exhibit "B" (cont.)

Aerial



5

Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

6

Background (cont)

Notification:

- Signs have been posted informing the public of the proposed closure.
- 14 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- 0 was returned in favor.
- 0 was returned in opposition.

7

Fiscal Impact

Financial Impact:

- The fee established for these closures was \$564,194.00; however, a 75% reduction was credited in accordance with the Inner City Reinvestment Infill Policy (ICRIP).
- The City will collect \$141,048.50 as consideration for closure, vacation and abandonment of these Public Rights of Way.

8

Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.