



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION AGENDA

☞ **October 23, 2013** ☞
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

For additional information on any item on this agenda, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. A briefing regarding two forthcoming Major Thoroughfare Plan amendment requests for Grosenbacher Road and Main Street (Planning and Community Development Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call
4. Citizens to be heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

5. **120371:** Request by Velma Development, LLC, for approval of a major plat to subdivide a 14.17-acre tract of land to establish the **Republic Oaks Unit 4** Subdivision, generally located southeast of the intersection of S.E. Military and W.W. White Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **120426*:** Request by Westar Development, LLC, for approval of a major plat to vacate and resubdivide a 15.650-acre tract of land to establish the **Valencia Terrace Phase B, Enclave** Subdivision, generally located east of Blanco Road, north of San Clemente. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **120427*:** Request by Westar Development, LLC, for approval of a major plat to subdivide a 12.814-acre tract of land to establish the **Valencia Terrace Phase C, Enclave** Subdivision, generally located north of the intersection of Blanco Road and Borgfeld Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130136:** Request by Alamo Stonecrest Holdings, LLC and Alamo Vista Holding, LLC, for approval of a major plat to replat a 53.77-acre tract of land to establish the **Alamo Cement Subdivision Unit-5A Enclave**, generally located north of the intersection of Basse Road and U.S. Highway 281. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130174:** Request by One KR Venture, L.P., for approval of a major plat to replat and subdivide a 14.24-acre tract of land to establish the **Kallison Ranch Phase 1, Unit -11A** Subdivision, generally located north of the intersection of Culebra Road (F.M. 471) and Kallison Bend. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130525:** Request by Francisco Morales, for approval of a minor plat to replat a 0.51-acre tract of land to establish the **F. Morales** Subdivision, generally located northeast of the intersection of Higgins Road and Viewcrest Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130579:** Request by TXBC Meadows, L.P., for approval of a major plat to subdivide a 5.081 acre tract of land to establish the **Champions Park U4A** Subdivision, generally located north of the intersection of Pink Star and Night Star. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Plat Deferral

*Camp Bullis Notification

12. **130658:** Request by Jeff Bonner R&D, Inc., for approval of a plat deferral to allow a temporary utility request prior to plat approval and recordation of the **Jeff Bonner R&D** Subdivision, a 1.362-acre tract of land, generally located east of the intersection of MacArthur View and Mopac Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Time Extensions

13. **070220:** Request by Continental Homes of Texas, L.P., for a three (3) year Performance Guarantee time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development Code (UDC), for the **Kallison Ranch Unit 25** Subdivision, generally located north of the intersection of Culebra Road (F.M. 47) and Kallison Vista. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
14. **070251:** Request by Continental Homes of Texas, L.P., for a three (3) year Performance Guarantee time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development Code (UDC), for the **Kallison Ranch Unit 24** Subdivision, generally located southeast of the intersection of Kallison Vista and Melton Glen. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Variance

15. **FPV 13-003 & 13-004:** Request by North East ISD for a variance to the Unified Development Code Appendix F, Subdivision C, Section 35-F133 (c) (3) and (4), excluding capital improvement projects managed by a public agency, no construction activity in the FEMA 100-year floodplain is allowed prior to a CLOMR being approved by FEMA. The site is generally located south east of the intersection of Northeast Loop 410 and Harry Wurzbach. **Staff recommends approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Department of Public Works, Planning & Engineering)

Land Transactions

16. S.P. 1665 - Consideration of a Resolution supporting and recommending City Council approval to declare property owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of a 5.96 acre tract of property located at State Highway 151 and Potranco Road, commonly known as Albertson's. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Comprehensive Master Plan Amendments

17. **PA 13053:** A request by Kaufmann and Killen, Inc., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.75 acres out of Lot 10, Block 3, NCB 17171, located at 4949 Hamilton Wolfe, from "Regional Center" and "Natural Tier" to "Mixed Use Center". **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-0157, tyler.sorrells@sanantonio.gov, Development Services Department)

18. **PA 13054:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 12.203 acres out of NCB 35733, located at 6975 Heurmann Road, 6970 and 7080 Oak Drive from “Suburban Tier” to “General Urban Tier”. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Items

19. Action to refer the following items to the Planning Commission’s Technical Advisory Committee.
- A. Major Thoroughfare Plan Amendment – Main Street
 - B. Major Thoroughfare Plan Amendment – Groesenbacher Road
20. Discussion and possible action for a Planning Commission Resolution regarding the form and content of the CPS Energy Plat notes.
21. Approval of the minutes for the October 9, 2013 Planning Commission meeting.
22. Director’s report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

120371

Project Name:

Republic Oaks Unit 4

Applicant:

Gordon Hartman

Representative:

KFW Engineers & Surveying
c/o George L. Weron, P.E.

Owner(s):

Velma Development, LLC.

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
Luz.gonzales@sanantonio.gov

Property Address/Location:

Generally located southeast of the
intersection of S.E. Military and
W.W. White Road

MAPSCO Map Grid (Ferguson):

652 D-7

Tract Size:

14.17

Council District/ETJ:

3

Notification:

Internet Agenda posting
October 18, 2013

REQUEST

Approval of a major plat to subdivide a 14.17-acre tract of land to
establish the **Republic Oaks Unit 4** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 8, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of seventy-two (**72**) single-family residential lots, one (**1**) non-single family lot and approximately two thousand one hundred ninety-four (**2,194**) linear feet of public streets.

B. Zoning

“RM-4” Residential Mixed District

C. Major Thoroughfare(s)

W.W. White Road, Secondary Arterial Type A, 86-foot minimum Right of Way

D. Services Available

SAWS Water and Sewer.

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 27, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 23, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 003-11 Republic Oaks, accepted on May 2, 2011

III. RECOMMENDATION

Approval of the proposed **Republic Oaks Unit 4** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

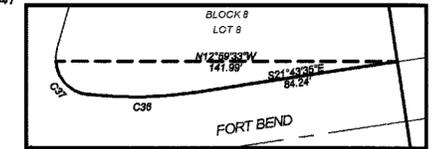
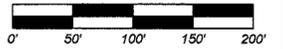
PLAT NUMBER 120371

SUBDIVISION PLAT ESTABLISHING REPUBLIC OAKS UNIT 4

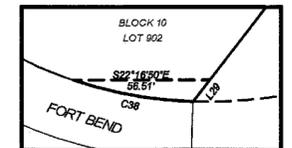
BEING 14.17 ACRES OF LAND IN NEW CITY BLOCK 10847, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 61.79 ACRE TRACT OF LAND DESCRIBED IN VOLUME 14700, PAGE 608, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

KFW ENGINEERS & SURVEYING ENGINEER FIRM 9513 SURVEY FIRM 10122300 14603 HUEBNER RD, BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

SCALE: 1"= 100'



DETAIL "A" SCALE: 1"= 50'



DETAIL "B" SCALE: 1"= 50'

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
2 VARIABLE WIDTH CLEAR VISION EASEMENT
3 OFF-LOT 16' SANITARY SEWER EASEMENT (0.03 AC PERMEABLE)
4 16' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
5 1' NON VEHICLE ACCESS EASEMENT
6 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
7 30' PRIVATE DRAINAGE EASEMENT (0.11 AC PERMEABLE)

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: Velma Development, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 4th DAY OF October, A.D. 2013

Notary Public signature and name: Jaime L. Johnson

OWNER/DEVELOPER: VELMA DEVELOPMENT, LLC. 1202 W BITTERS BLDG 1 SUITE 1200 SAN ANTONIO, TX 78216 PHONE: (210) 490-1798 FAX: (210) 493-2811

THIS PLAT OF REPUBLIC OAKS, UNIT 4 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

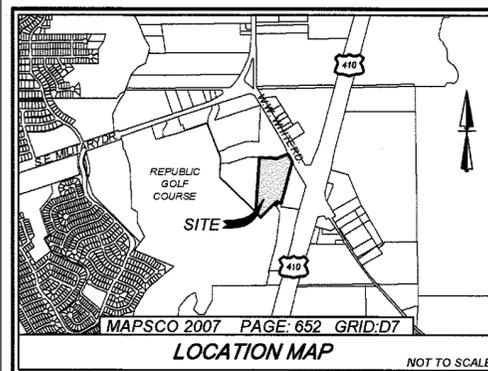
DATED THIS ___ DAY OF ___ A.D. 20__

BY: CHAIRMAN

BY: SECRETARY

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

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



NOTES

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(B)(2) (S-4))
3. LOT 901, BLOCK 7 AND LOT 902, BLOCK 10 IS TO BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT.

C.P.S. NOTES

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

WASTEWATER EASEMENT

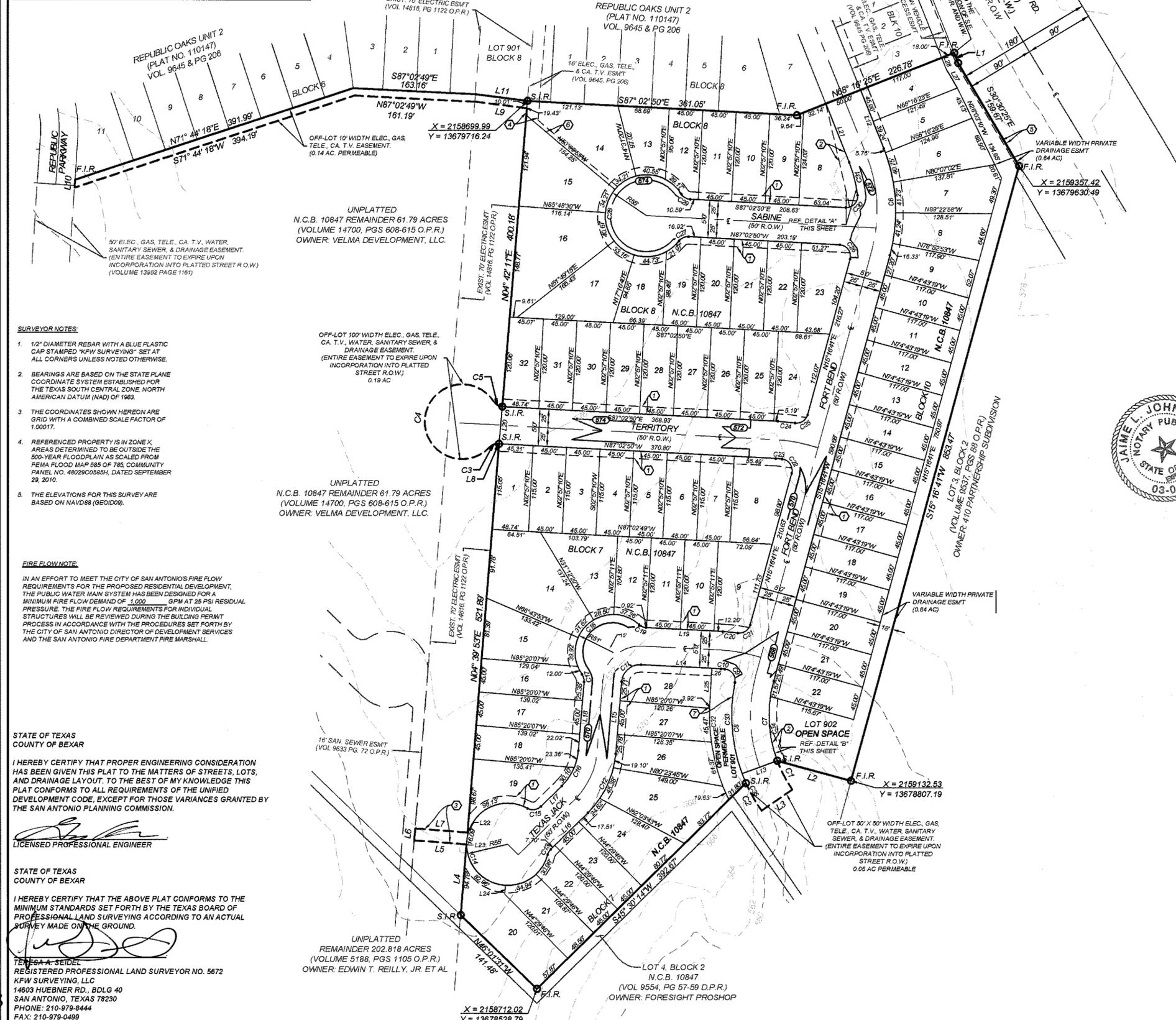
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE

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

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

*FOR LINE AND CURVE DATA SEE SHEET 2 OF 4



SURVEYOR NOTES

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 585 OF 785, COMMUNITY PANEL NO. 48029C0588H, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

FIRE FLOW NOTE

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

STATE OF TEXAS COUNTY OF BEXAR

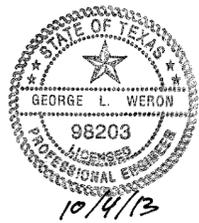
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Licensed Professional Engineer signature and name: George L. Weron

STATE OF TEXAS COUNTY OF BEXAR

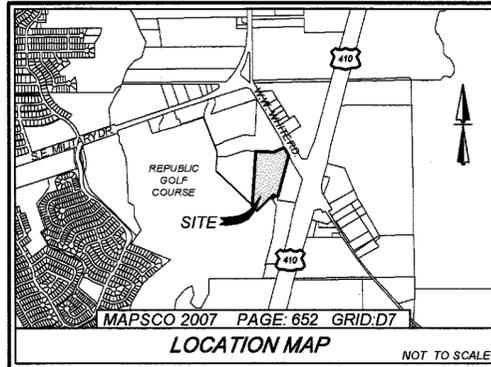
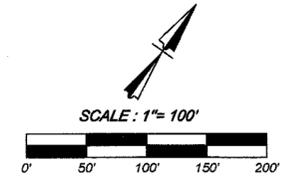
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-0499



SUBDIVISION PLAT ESTABLISHING
REPUBLIC OAKS UNIT 4

BEING 14.17 ACRES OF LAND IN NEW CITY BLOCK 10847, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 61.79 ACRE TRACT OF LAND DESCRIBED IN VOLUME 14700, PAGE 608, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.



- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (33-304(E)(2) (0.5-40)
 - LOT 801, BLOCK 7 AND LOT 803, BLOCK 10 IS TO BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT.
- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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 - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

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

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 585 OF 785 COMMUNITY PANEL NO. 48029C0555H, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	43.75'	175.00'	21.99'	14°19'26"	43.64'	S27°27'43"E
C2	42.43'	225.00'	21.28'	10°48'16"	42.37'	N29°13'18"W
C3	13.05'	15.00'	6.98'	49°54'12"	12.66'	S88°00'04"W
C4	247.82'	50.00'	39.08'	233°58'51"	61.58'	N05°02'24"E
C5	14.16'	15.00'	7.66'	54°04'39"	13.64'	S80°00'30"E
C6	145.32'	225.00'	75.29'	37°00'16"	142.80'	S03°13'27"E
C7	108.67'	175.00'	56.16'	35°34'41"	106.93'	S02°30'39"E
C8	123.82'	225.00'	63.52'	31°31'50"	122.28'	N04°32'05"W
C9	25.25'	15.00'	16.83'	96°39'23"	22.40'	N37°03'51"W
C10	5.16'	175.00'	2.58'	1°41'16"	5.16'	N88°12'11"W
C11	38.52'	25.00'	24.26'	88°17'18"	34.82'	S48°48'32"W
C12	89.10'	125.00'	46.54'	40°50'21"	87.22'	S25°05'03"W
C13	8.18'	15.00'	4.19'	31°13'43"	8.07'	S29°53'22"W
C14	273.11'	55.00'	42.58'	284°30'10"	67.34'	N23°28'20"W
C15	19.18'	15.00'	11.16'	73°19'36"	17.00'	N82°08'32"E
C16	53.48'	75.00'	27.92'	40°50'21"	52.33'	N25°05'03"E
C17	10.40'	15.00'	5.42'	39°43'21"	10.19'	N18°11'47"W
C18	149.30'	51.00'	474.00'	167°44'00"	101.42'	N48°48'32"E
C19	10.40'	15.00'	5.42'	39°43'21"	10.19'	S67°11'08"E
C20	20.08'	225.00'	10.04'	5°08'44"	20.07'	S84°29'27"E
C21	21.57'	15.00'	13.22'	82°47'14"	19.84'	N55°40'18"E
C22	26.08'	15.00'	17.75'	99°38'03"	22.91'	N34°31'20"W
C23	8.32'	175.00'	4.16'	2°43'28"	8.32'	N85°41'06"W
C24	23.33'	225.00'	11.66'	5°56'29"	23.32'	S84°04'38"E
C25	21.89'	15.00'	13.42'	83°30'58"	20.00'	N57°05'10"E
C26	26.79'	15.00'	18.63'	102°19'31"	23.37'	N35°53'04"W
C27	14.44'	15.00'	7.83'	55°09'00"	13.89'	S55°22'40"W
C28	278.67'	55.00'	38.30'	290°18'01"	62.88'	N02°57'10"E
C29	14.44'	15.00'	7.83'	55°09'00"	13.89'	S59°28'20"E
C30	26.12'	15.00'	17.81'	99°46'41"	22.94'	N43°03'50"E
C31	45.51'	175.00'	22.89'	14°54'05"	45.39'	N14°18'33"W
C32	130.39'	255.00'	66.65'	29°17'47"	128.97'	N11°41'42"W
C33	137.64'	225.00'	71.05'	35°03'00"	135.50'	S06°17'40"E
C34	87.10'	175.00'	44.47'	28°51'00"	86.20'	N06°02'28"W
C35	45.51'	175.00'	22.89'	14°54'05"	45.39'	S14°16'33"E
C37	20.84'	15.00'	12.50'	79°36'31"	19.21'	S32°58'45"W
C38	50.59'	175.00'	25.47'	18°33'49"	50.41'	N12°01'03"W

Parcel Line Table		
Line #	Length	Direction
L1	14.58'	S21°43'35"E
L2	102.33'	N74°43'19"W
L3	50.00'	S55°22'34"W
L4	94.78'	N04°39'53"E
L5	70.00'	N85°25'38"W
L6	16.00'	N04°39'53"E
L7	70.00'	S85°25'38"E
L8	1.05'	N87°02'50"W
L9	70.11'	N82°57'20"W
L10	10.80'	N03°53'15"E
L11	70.31'	S82°58'13"E
L12	84.24'	S21°43'35"E
L13	50.00'	S69°42'01"W
L14	107.21'	N87°02'49"W
L15	96.49'	S04°39'53"W
L16	70.21'	S45°30'14"W
L17	39.47'	N45°30'14"E
L18	92.39'	N04°39'53"E
L19	103.11'	S87°02'49"E
L20	50.03'	N05°05'26"E

Parcel Line Table		
Line #	Length	Direction
L21	84.24'	N21°43'35"W
L22	1.18'	N85°25'38"W
L23	0.20'	S85°25'38"W
L24	11.84'	S03°21'58"W
L25	49.62'	S02°57'11"W
L26	12.79'	S87°02'49"E
L27	29.39'	N30°30'25"W
L28	15.96'	N21°43'35"W
L29	11.33'	N74°43'19"W

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.

George L. Weron
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872
KFW SURVEYING, LLC
14603 HUEBNER RD., BDLG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-0499

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 USES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Velma Development, LLC
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 4th DAY OF October, A.D. 2013
James L. Johnson
NOTARY PUBLIC, BEXAR COUNTY TEXAS



OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

THIS PLAT OF REPUBLIC OAKS, UNIT 4 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 EXCEPTION(S) AND/OR VARIANCE(S) HAS BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

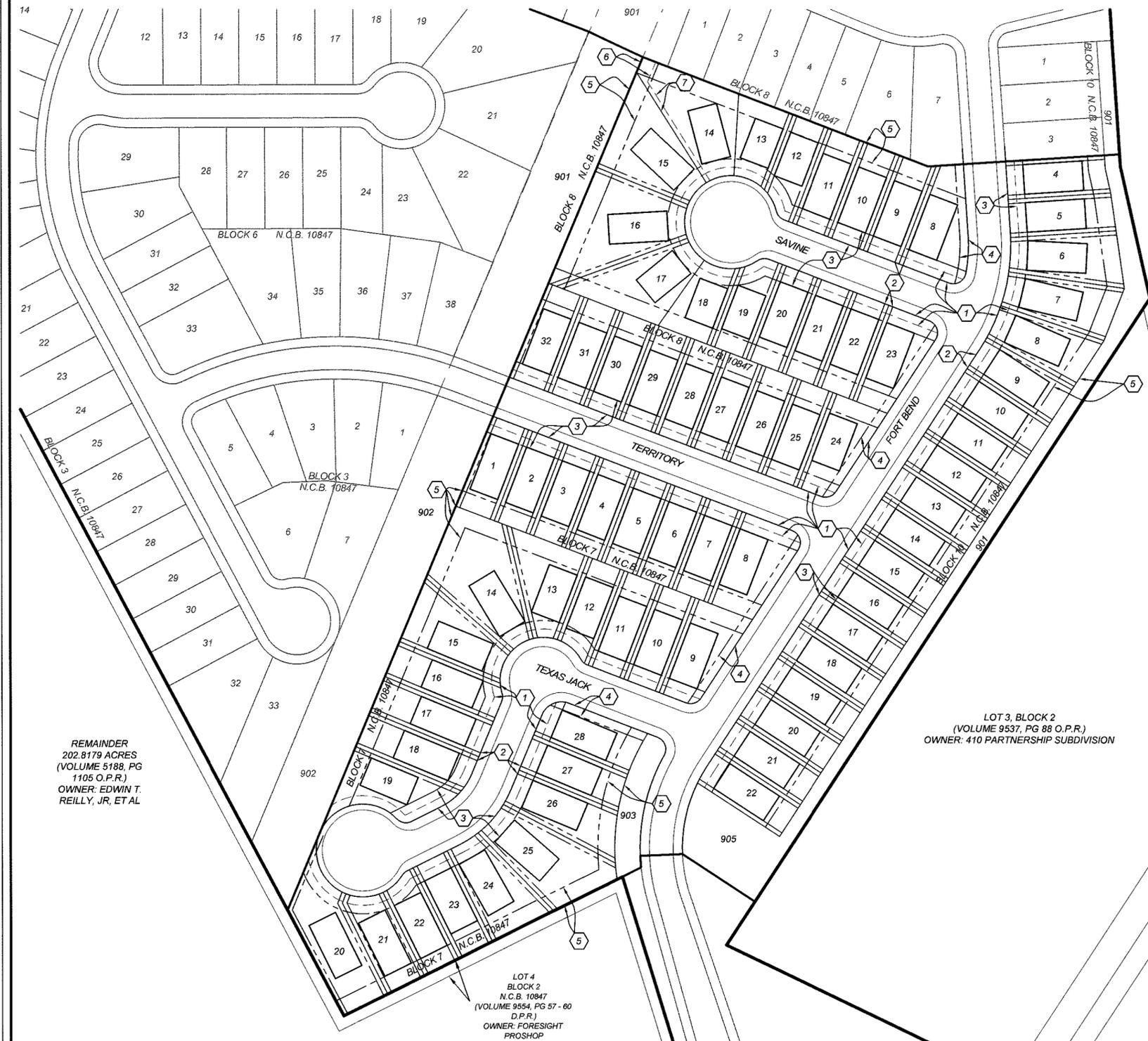
STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

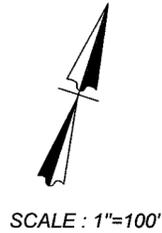




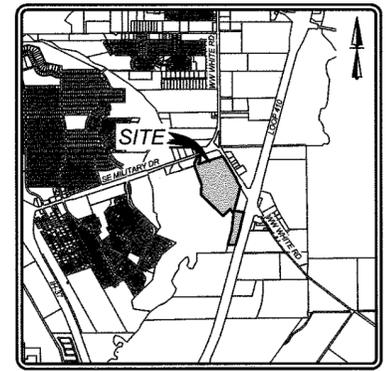
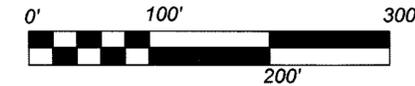
REMAINDER
202.8179 ACRES
(VOLUME 5188, PG
1105 O.P.R.)
OWNER: EDWIN T.
REILLY, JR, ET AL

LOT 3, BLOCK 2
(VOLUME 9537, PG 88 O.P.R.)
OWNER: 410 PARTNERSHIP SUBDIVISION

LOT 4
BLOCK 2
N.C.B. 10847
(VOLUME 9554, PG 57 - 60
D.P.R.)
OWNER: FORESIGHT
PROSHOP

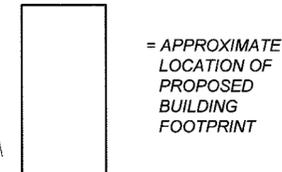


SCALE : 1"=100'



LOCATION MAP
N.T.S.

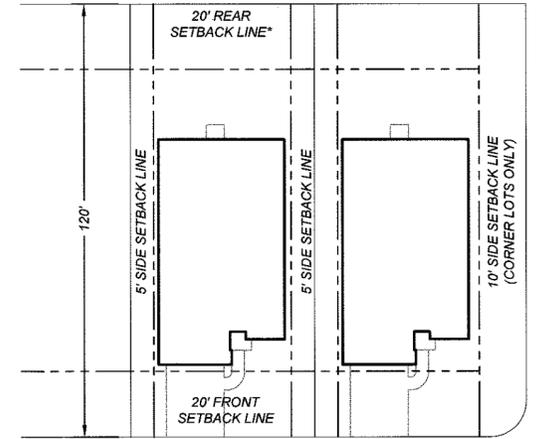
LEGEND



= APPROXIMATE
LOCATION OF
PROPOSED
BUILDING
FOOTPRINT

KEYNOTES

- ① 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
- ② 5' SIDE SETBACK (TYP.)
- ③ 20' FRONT SETBACK (TYP.)
- ④ 10' SIDE SETBACK (TYP.)
- ⑤ 20' REAR SETBACK (TYP.)
- ⑥ 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT
- ⑦ 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT



TYPICAL LOT

NOT TO SCALE
* REFERENCE PLAN FOR REAR SETBACK LINE
DIMENSIONS ON CUL-DE-SAC AND IRREGULARLY
SHAPED LOTS.

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 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS HOUSING SITE PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
LICENSED PROFESSIONAL ENGINEER

THIS HOUSING SITE PLAN OF REPUBLIC OAKS, UNIT-4 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN
BY: _____
SECRETARY

**REPUBLIC OAKS, UNIT-4
HOUSING SITE PLAN**

NOTES:

1. ALL LOTS WILL HAVE A MINIMUM OF 15' OF STREET FRONTAGE AS OUTLINED IN SEC 35-310.01 OF THE UNIFORM DEVELOPMENT CODE.
2. THE MAXIMUM HEIGHT FOR STRUCTURES ON LOTS ZONED RM-4 IS 35' - 2 1/2".

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

ENGINEER:
KFW ENGINEERS
14603 HUEBNER ROAD, BLDG 50
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



10/14/13



STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
OWNER: GORDON HELLMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 4th DAY OF October A.D. 2013

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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



GROSS DENSITY CALCULATION							
TOTAL AREA (ACRES)	TOTAL DWELLING UNITS	ZONING DISTRICT	SINGLE FAMILY DETACHED LOTS	ALTERNATIVE HOUSING TYPE LOTS	DENSITY (DWELLING UNITS/ACRES)	PERCENTAGE OF SINGLE FAMILY DETACHED LOTS	PERCENTAGE OF ALTERNATIVE HOUSING LOTS
62.49	319	RM-4	255	64	5.10	80	20

STATE OF TEXAS
COUNTY OF BEXAR

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[Signature]
LICENSED PROFESSIONAL ENGINEER

THIS HOUSING SITE PLAN OF REPUBLIC OAKS, UNIT-2 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTES:

- ALL LOTS WILL HAVE A MINIMUM OF 15' OF STREET FRONTAGE AS OUTLINED IN SEC 35-310.01 OF THE UNIFIED DEVELOPMENT CODE.
- THE MAXIMUM HEIGHT FOR STRUCTURES ON LOTS ZONED RM-4 IS 35' - 2 1/2".
- REFERENCE THE ATTACHED SUBDIVISION PLAT FOR LOT DIMENSIONS, LEGAL DESCRIPTIONS AND ADDITIONAL CALLOUTS.

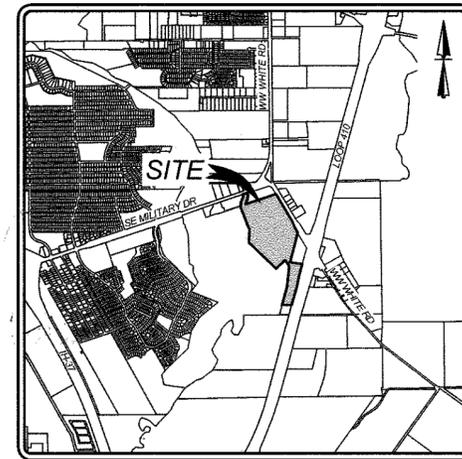
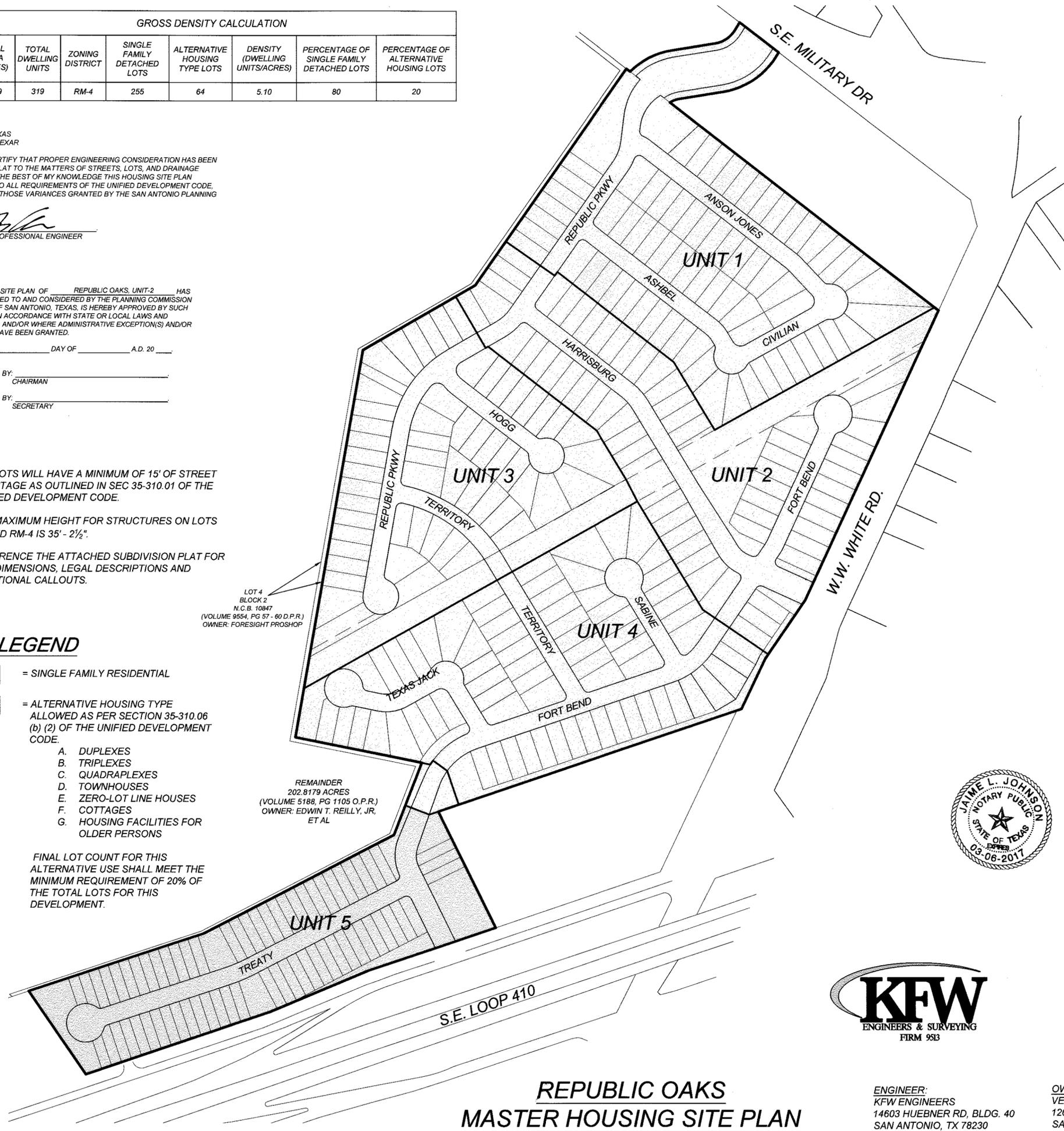
LEGEND

- = SINGLE FAMILY RESIDENTIAL
- = ALTERNATIVE HOUSING TYPE ALLOWED AS PER SECTION 35-310.06 (b) (2) OF THE UNIFIED DEVELOPMENT CODE.
 - A. DUPLEXES
 - B. TRIPLEXES
 - C. QUADRAPLEXES
 - D. TOWNHOUSES
 - E. ZERO-LOT LINE HOUSES
 - F. COTTAGES
 - G. HOUSING FACILITIES FOR OLDER PERSONS

FINAL LOT COUNT FOR THIS ALTERNATIVE USE SHALL MEET THE MINIMUM REQUIREMENT OF 20% OF THE TOTAL LOTS FOR THIS DEVELOPMENT.

LOT 4
BLOCK 2
N.C.B. 10847
(VOLUME 9554, PG 57 - 60 D.P.R.)
OWNER: FORESIGHT PROSHOP

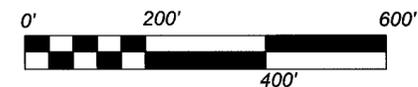
REMAINDER
202.8179 ACRES
(VOLUME 5188, PG 1105 O.P.R.)
OWNER: EDWIN T. REILLY, JR.
ET AL



LOCATION MAP
N.T.S.



SCALE: 1"=200'



STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
OWNER: GORDON HARTMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 4th DAY OF October, A.D. 2013
[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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



ENGINEER:
KFW ENGINEERS
14603 HUEBNER RD. BLDG. 70
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811

REPUBLIC OAKS
MASTER HOUSING SITE PLAN
EXHIBIT



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

120426

Project Name:

Valencia Terrace Phase B, Enclave

Applicant:

Shane Davis

Representative:

Moy Tarin Ramirez Engineers, LLC
c/o Raymond Tarin, Jr., P.E

Owner:

Weststar Development, LLC

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located east of Blanco
Road, north of San Clemente

MAPSCO Map Grid (Ferguson):

450 C-3

Tract Size:

15.650

Council District:

ETJ

Notification:

Internet Agenda posting October 18,
2013

REQUEST

Approval of a major plat to vacate and resubdivide a 15.650-acre tract of land to establish **Valencia Terrace Phase B, Enclave** Subdivision

APPLICATION TYPE

Vacate and Resubdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 10, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-two (22) single-family residential lots, two (2) non-single family lots and approximately one thousand five hundred twenty eight (1,528) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Onsite Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 3, 2013.

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

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

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has no further comments.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, which ever is applicable for the project area.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 3, 2013.

II. RECOMMENDATION

Approval of the proposed **Valencia Terrace Phase B, Enclave** Subdivision Plat

III. ATTACHMENT

1. Proposed plat
2. Administrative Exceptions

VACATE & RESUBDIVISION PLAT ESTABLISHING

VALENCIA TERRACE PHASE B, ENCLAVE

A 15.650 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 15069, PAGES 759-765, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MTR Moy Tarin Ramirez Engineers, LLC logo and contact information including address (12770 Cimarron Path, Suite 100) and phone/fax numbers.

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, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: WESTAR DEVELOPMENT, LLC. 1325 PALMETTO POINT SPRING BRANCH, TEXAS 78070 TEL: (210) 601-4190

OWNER: Shane Davis

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF October 2013

Notary Public seal for Vanessa Ruth Guzman, My Commission Expires September 01, 2015

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF VALENCIA TERRACE PHASE B, 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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.

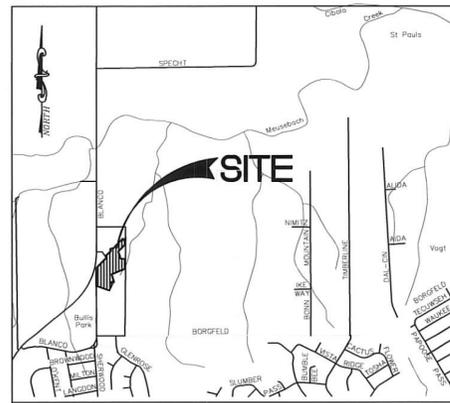
ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



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

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

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.

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

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

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

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

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

Professional seal for Donald Dean Boerner, Registered Professional Land Surveyor No. 5207, Moy Tarin Ramirez Engineers, LLC.

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

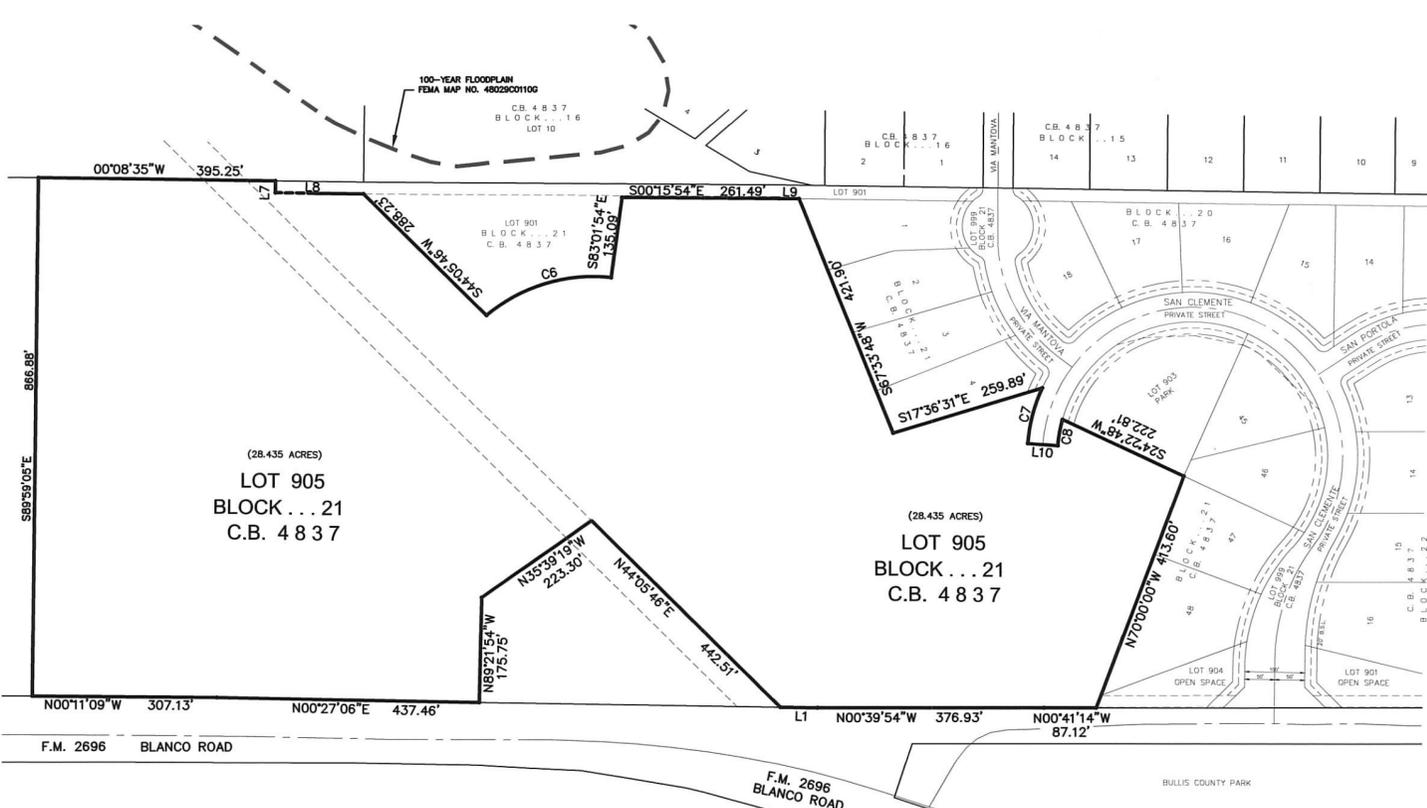
Professional seal for Raymond Tarin, Jr., Licensed Professional Engineer No. 87060, Moy Tarin Ramirez Engineers, LLC.

- NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C01100, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." 2) EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS. 8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES. 9) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. 10) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS. 11) VALENCIA TERRACE PHASE B, ENCLAVE, STREETS (LOT 999, C.B. 4837) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

- TxDOT NOTES: (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG FM 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 964.27'.

CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. * NONE AFFECTED SMITHSON VALLEY SUBDIVISION P.U.D., STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

LEGEND: 1190 EXISTING CONTOUR (1190) PROPOSED CONTOUR E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT B.S.L. DRN. BUILDING SETBACK LINE SAN. SEW. DRAINAGE R.O.W. SANITARY SEWER RADIUS RIGHT OF WAY CENTERLINE EASEMENT OFFICIAL PUBLIC RECORDS DEED & PLAT RECORDS DEED RECORDS VENADO CREEK, ENCLAVE VOLUME 9641 PAGE 147 VALENCIA TERRACE, ENCLAVE VOLUME 9650 PAGES 72-76



AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING VACATED IS LOT 905, BLOCK 21, CB 4837 AND ALL EASEMENTS CONTAINED WITHIN LOT 905, BLOCK 21, BEING OUT OF VALENCIA TERRACE, ENCLAVE RECORDED IN VOLUME 9650 PAGES 72-76 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.



VACATE & RESUBDIVISION PLAT ESTABLISHING

VALENCIA TERRACE PHASE B, ENCLAVE

A 15.650 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 15069, PAGES 759-765, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



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

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, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
WESTAR DEVELOPMENT, LLC.
1325 PALMETTO POINT
SPRING BRANCH, TEXAS 78070
TEL: (210) 601-4190

OWNER:
Shane Davis

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF October 2013

Vanessa Ruth Guzman
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: September 01, 2015

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF VALENCIA TERRACE PHASE B, 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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 _____ DAY OF _____ A.D. 20 _____

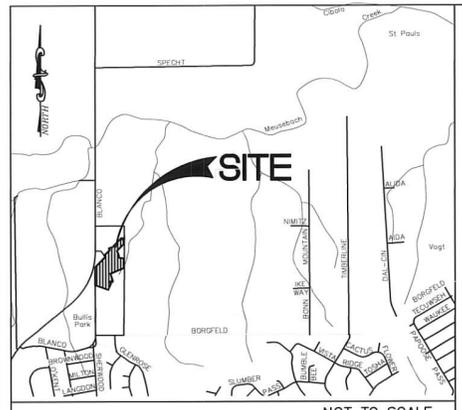
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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



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

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

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.

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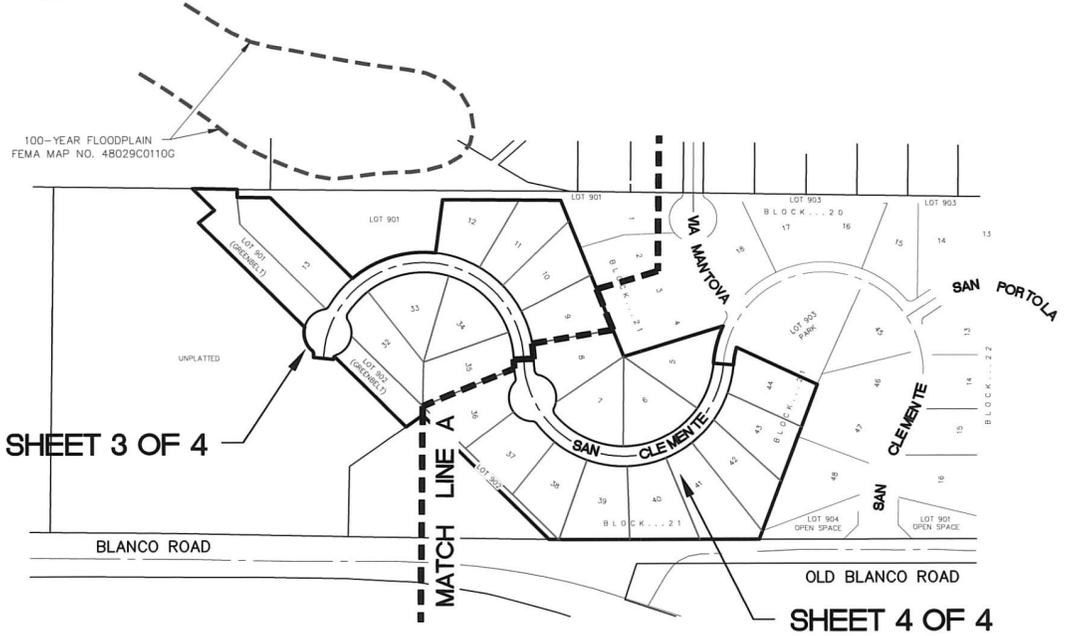
STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:
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MAINTENANCE NOTE:
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- NOTES:
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0110G, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
 - 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
 - 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
 - 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
 - 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
 - 8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.
 - 9) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
 - 10) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - 11) VALENCIA TERRACE PHASE B, ENCLAVE, STREETS (LOT 999, C.B. 4837) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

- 1xDOT NOTES:
- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG FM 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 964.27'.



SHEET 3 OF 4 MATCH LINE A SHEET 4 OF 4 INDEX MAP

- CPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G., T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G., T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- NONE AFFECTED

LEGEND

- 1180— EXISTING CONTOUR
- (1180)— PROPOSED CONTOUR
- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- B.S.L. BUILDING SETBACK LINE
- DRN. DRAINAGE
- SAN. SEW. SANITARY SEWER
- R.O.W. RIGHT OF WAY
- R. RADIUS
- CL CENTERLINE
- ESM/T. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED & PLAT RECORDS
- D.R. DEED RECORDS
- ① VENADO CREEK, ENCLAVE VOLUME 9641 PAGE 147
- ② VALENCIA TERRACE, ENCLAVE VOLUME 9650 PAGES 72-76

SCALE: 1" = 300'

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 REGISTERED PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC
Donald Dean Boerner
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

Raymond Tarin, Jr.
RAYMOND TARIN, JR.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



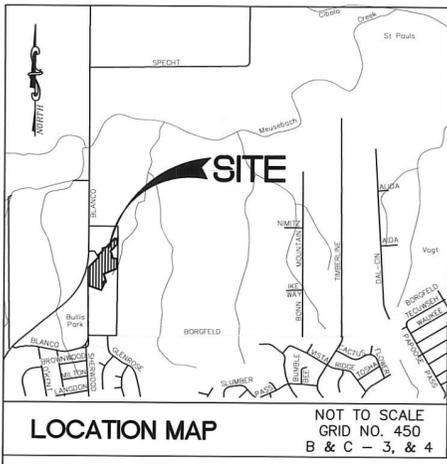
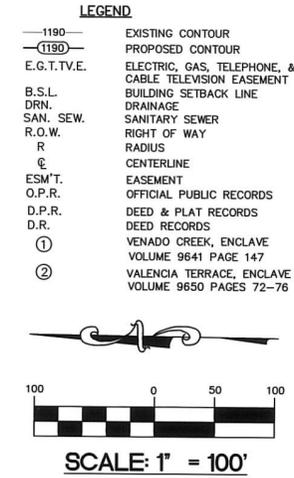
LINE	LENGTH	BEARING
L1	61.92	N0010'02"E
L2	50.81	N3529'19"W
L3	50.00	S1140'59"W
L4	50.44	S3818'02"E
L5	77.20	N4405'46"E
L6	48.12	S0008'35"W
L7	70.00	N8921'25"W
L8	146.64	S0008'35"W
L9	33.35	S0011'08"W
L10	50.00	N0348'27"E
L11	68.19	S8324'46"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	7.85'	15.00'	7.77'	N68°56'48"W	4.02'	307°01'3"
C2	6.71'	216.00'	6.71'	S85°50'18"E	3.35'	146°47'
C3	13.32'	15.00'	12.89'	N87°49'42"E	7.14'	50°33'14"
C4	62.13'	59.00'	59.30'	S72°33'12"W	34.30'	60°20'14"
C5	223.29'	275.00'	212.21'	N172°35'35"W	118.21'	46°31'19"
C6	96.96'	275.00'	96.46'	N76°04'30"W	48.99'	201°20'6"
C7	44.77'	225.00'	44.70'	N80°28'30"W	22.46'	112°40'6"
C8	394.15'	275.00'	361.27'	N48°46'41"E	238.58'	82°07'17"
C9	102.86'	59.00'	90.32'	N7318'57"W	70.18'	98°53'36"
C10	17.13'	15.00'	16.21'	N89°27'06"E	9.64'	65°25'42"
C11	572.05'	225.00'	429.96'	N15°00'07"E	728.48'	145°40'20"
C12	13.32'	15.00'	12.89'	N34°34'45"W	7.14'	50°33'14"
C13	70.01'	59.00'	65.88'	N4316'55"W	39.79'	67°39'32"
C14	46.23'	275.00'	46.18'	N83°01'20"E	23.17'	93°37'55"
C15	28.64'	225.00'	28.62'	N84°11'30"E	14.34'	71°7'35"
C16	13.32'	15.00'	12.89'	N76°10'00"W	7.14'	50°33'14"
C17	17.13'	15.00'	16.21'	N47°49'51"E	9.64'	65°25'42"
C18	102.59'	59.00'	90.14'	N84°55'43"E	69.85'	99°37'27"
C19	132.15'	59.00'	106.21'	N84°55'43"E	121.86'	128°19'47"
C20	13.32'	15.00'	12.89'	N8312'27"E	7.14'	50°33'14"
C21	17.13'	15.00'	16.21'	N82°01'36"E	9.64'	65°25'42"
C22	92.96'	275.00'	92.52'	N50°29'18"W	46.93'	192°20'8"
C23	661.52'	275.00'	513.17'	S1715'45"E	713.18'	137°49'08"
C24	532.06'	225.00'	418.48'	S1829'54"E	549.81'	135°29'18"

VACATE & RESUBDIVISION PLAT ESTABLISHING VALENCIA TERRACE PHASE B, ENCLAVE

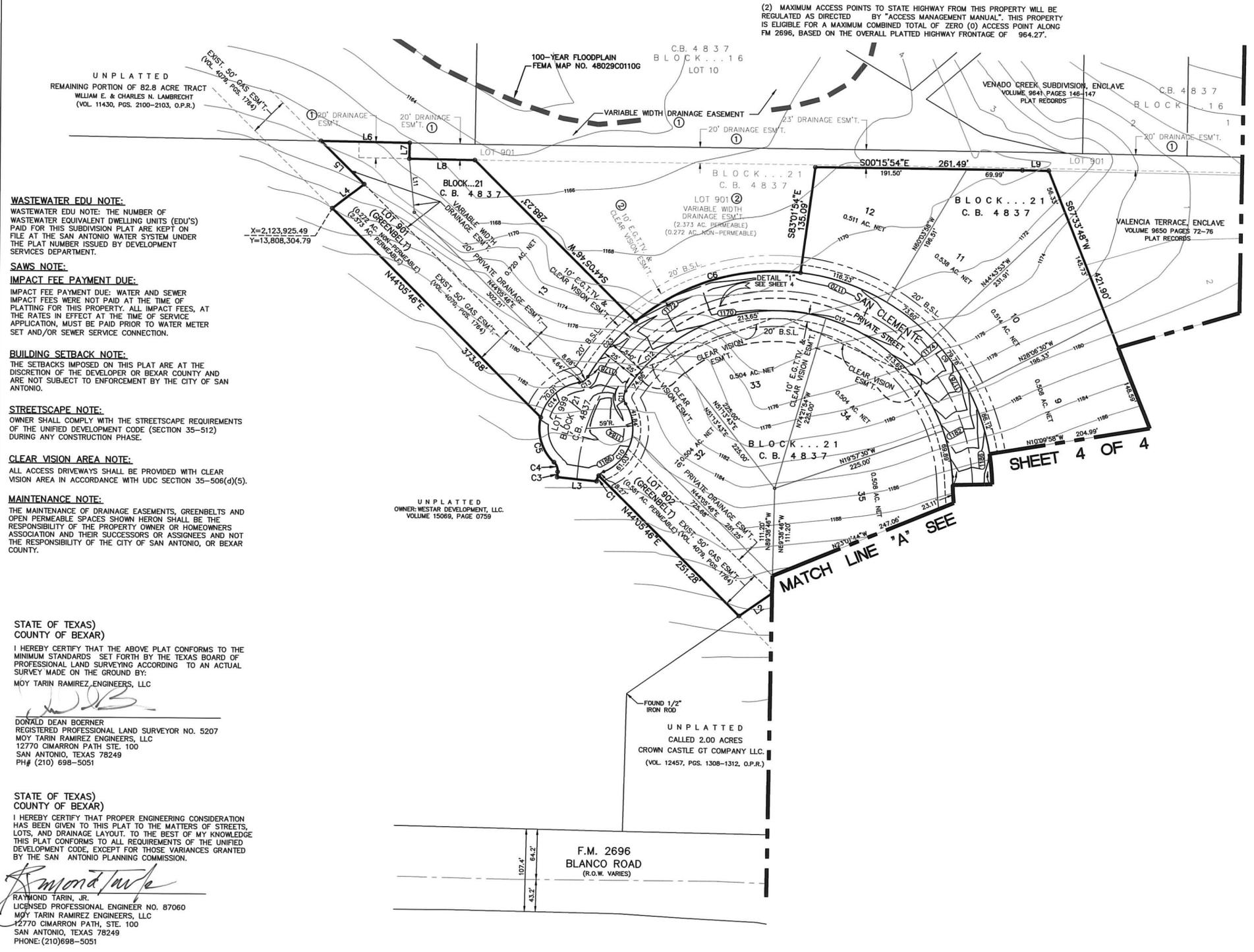
A 15.650 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 15069, PAGES 759-765, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners FIRM TBPE NO. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085



- NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP... 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM... 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE... 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE... 7) THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS... 8) CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES... 9) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT... 10) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS... 11) VALENCIA TERRACE PHASE B, ENCLAVE, STREETS (LOT 999, C.B. 4837) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV., AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES... THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW... * NONE AFFECTED TxDOT NOTES: (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG FM 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 964.27'.



WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. 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. BUILDING SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5). MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, OR BEXAR COUNTY.

STATE OF TEXAS) COUNTY OF BEXAR) OWNER: Shane Davis BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shane Davis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF October 2013 Vanessa Ruth Guzman Notary Public, State of Texas My Commission Expires September 01, 2015 MY COMMISSION EXPIRES:

STATE OF TEXAS) COUNTY OF BEXAR) DATED THIS DAY OF A.D. BY CHAIRMAN BY SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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 DAY OF A.D. 20

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



STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051 STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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. Raymond Tarin, Jr. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051



September 10, 2012

Mr. John Jacks
 Assistant Director, Development Services
 City of San Antonio
 1901 S. Alamo
 San Antonio, Texas

RE: Valencia Terrace Phase B, Enclave, Plat # 120426
 Administrative Exception- Horizontal Curves, Section 35-506i

Dear Mr. Jacks,

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

1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the requirement for the 50 foot tangents between reverse curves is to provide for driver comfort at higher driving speeds when changing between the curve directions. The "coving plan" site plan encourages slower driver speeds and increases subdivision aesthetics. The slower speeds needed to navigate the coving site plan is a desired traffic calming effect. The absence of the minimum 50 foot tangent further aides to accomplish the reduction in driver speeds.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential difficulty to comfortably navigate streets that have reverse curves without a minimum of a 50 ft tangent between them. The slower driver speeds needed to comfortably navigate the geometry of a coving plan is a desired traffic calming effect. The posted speed limit will be 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 84 lots within this fully developed subdivision.
3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan without the minimum 50 ft tangents acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t)

such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.

4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

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

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

Sincerely,

Moy Tarin Ramirez Engineers, LLC



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



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

September 10, 2012

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace Phase B, Enclave, Plat #120426
Administrative Exception- Block and Street Lengths, Section 35-515(b)(3)A(ii); Section 35-515(b)(3)B

Dear Mr. Jacks,

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

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

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

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

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

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

2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential for higher driver speeds on long straight streets. Several traffic calming measures have been incorporated within the subdivision geometric design to address any adverse impacts on public health, safety and public welfare. The "coving plan consist of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. Additional traffic calming measures of "T" intersections, median raised islands and mid block turn-arounds with rapidly flared pavements have also been incorporated. These private streets will have a posted speed limit of 20 mph.
3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

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

Sincerely,
Moy Tarin Ramirez Engineers, LLC



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



City of San Antonio
 Development Services Department
 Land Entitlements

REQUEST FOR REVIEW

TO: Bexar County Date November 9, 2012
 FROM: _____
 PHONE NUMBER: _____ FAX NUMBER #: _____
 ITEM NAME: VALENCIA TERRACE PHASE B ENCUMBRANCE FILE # 120427
 RE: Variance Request

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: _____, 20____

- Minor Plat-10 days
 Major Plat-50 days
 Amending Plats - 10 days
 Plat deferral-30 days
 Variance-15 days
 Other-15 days

I recommend approval
 I do not recommend approval

On _____, I notified _____, the engineer/
 subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: PREVIOUSLY ADDRESSED IN PLAT 100080 WHICH
HAS BEEN SPLIT INTO 3 PHASES

[Signature] DEV. SERV. MNGR. 11/9/12
 Signature Title Date



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

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

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

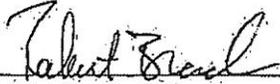
Street Name	Location of Reverse Curve	Street Name	Location of Reverse Curve
San Clemente	Sta. 004+02.10	San Clemente	Sta. 035+76.85
San Clemente	Sta. 013+28.00	San Portola	Sta. 004+58.28
San Clemente	Sta. 020+87.28	San Portola	Sta. 012+06.77
San Clemente	Sta. 027+33.10		

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

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

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

RECOMENDATION: Approval of Administrative Exception

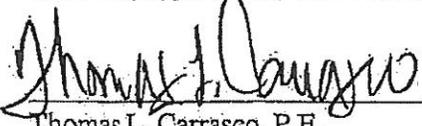


Robert Brach, P.E.
Development Services Engineer

5/24/10

Date

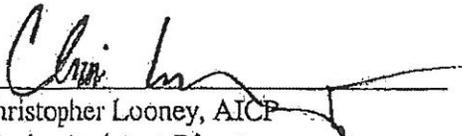
I have reviewed the AEVR Analysis and concur with the recommendation.



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

5/26/10

Date



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

6-1-10

Date



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

120427

Project Name:

Valencia Terrace Phase C, Enclave

Applicant:

Shane Davis

Representative:

Moy Tarin Ramirez Engineers, LLC
c/o Raymond Tarin, Jr., P.E.

Owner:

Westar Development, LLC

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Property Address/Location:

Generally located north of
intersection of Blanco Road and
Borgfeld Road.

MAPSCO Map Grid (Ferguson):

450 B-3

Tract Size:

12.814

Council District(s):

ETJ

Notification:

- Internet Agenda Posting October 18, 2013

REQUEST

Approval of a major plat to subdivide a 12.814-acre tract of land to establish the **Valencia Terrace Phase C, Enclave** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 8, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of eighteen (18) single-family residential lots, one (1) non-single family residential lot and approximately eight hundred forty five (845) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and On-site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 3, 2013.

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

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

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has no further comments.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, which ever is applicable for the project area.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 24, 2013.

III. RECOMMENDATION

Approval of the proposed **Valencia Terrace Phase C, Enclave** Subdivision Plat

IV. ATTACHMENT

- 1.** Proposed Plat
- 2.** Administrative Exceptions

SUBDIVISION PLAT ESTABLISHING

VALENCIA TERRACE PHASE C, ENCLAVE

A 12.814 ACRE TRACT OUT OF THE J.M. RIVAS SURVEY NO. 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 62.03 ACRE TRACT RECORDED IN VOLUME 15069, PAGES 759-765, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

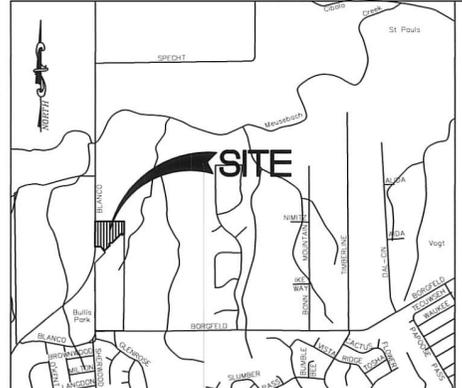


LEGEND

- 1190— EXISTING CONTOUR
- 1190— PROPOSED CONTOUR
- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- B.S.L. BUILDING SETBACK LINE
- DRN. DRAINAGE
- SAN. SEW. SANITARY SEWER
- R.O.W. RIGHT OF WAY
- R. RADIUS
- E. CENTERLINE
- ESM.T. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED & PLAT RECORDS
- D.R. DEED RECORDS
- ① VALENCIA TERRACE ENCLAVE VOLUME 9641 PAGES 146-147
- ② VALENCIA TERRACE PHASE B, ENCLAVE (PLAT ID. NO. 120426)
- ③ VALENCIA TERRACE, ENCLAVE VOLUME 9650 PAGES 72-76



SCALE: 1" = 50'



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

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

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.

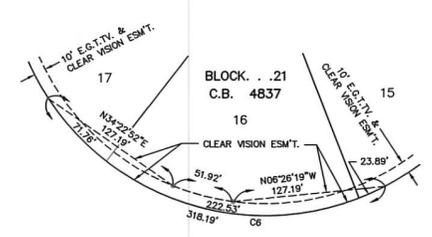
BUILDING SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

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

TxDOT NOTES:
(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
(2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG FM 2696, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 744.59'.



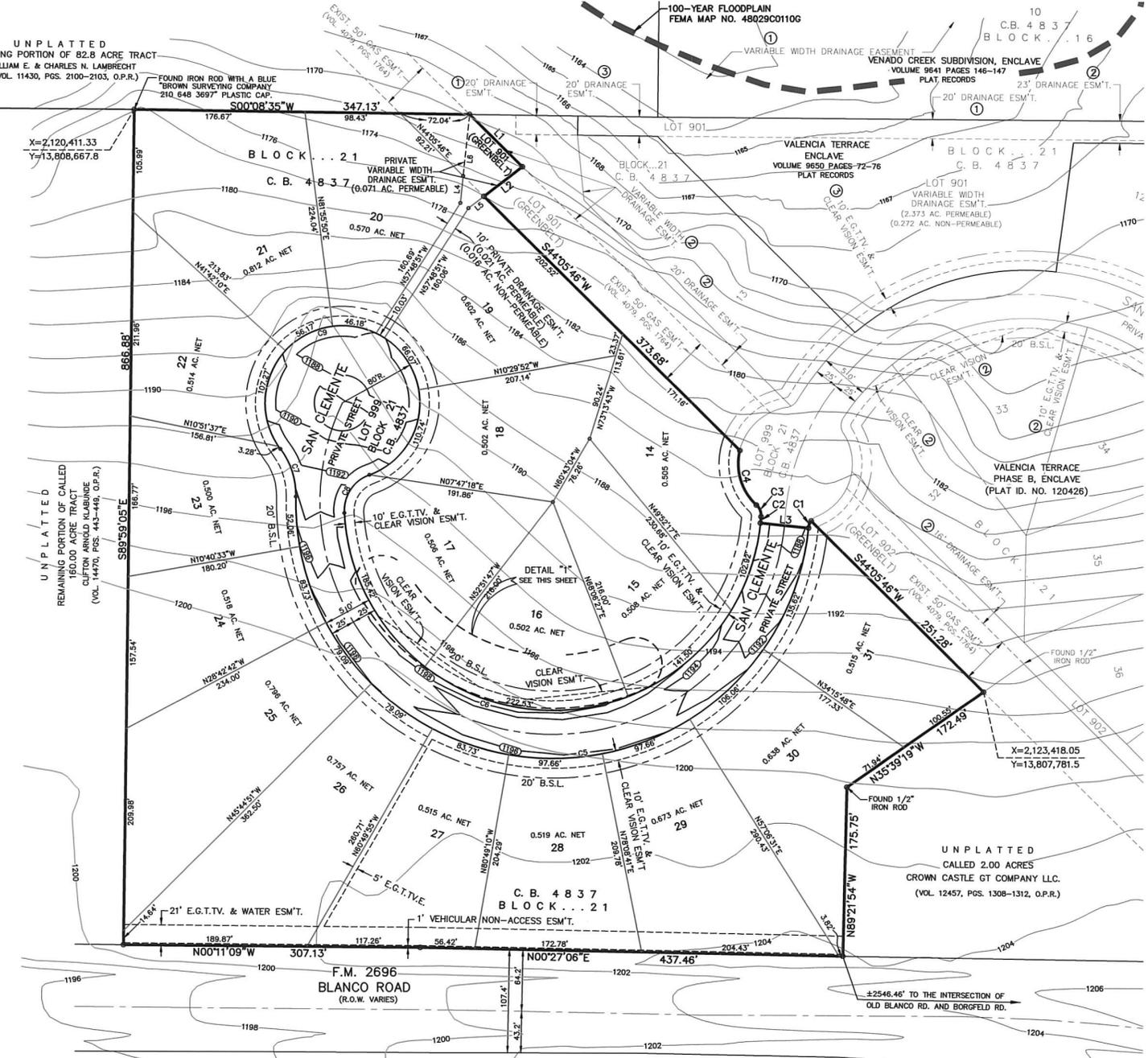
SAN CLEMENTE
LOT 999
BLK 21, C.B. 4837
DETAIL "1"
SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MOY TARIN RAMIREZ ENGINEERS, LLC
(Signature)
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
(Signature)
RAYMOND TARIN, JR.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

- NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0110G, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
 - EXCEPT AS SHOWN: PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
 - THE BEARINGS SHOWN HERON ARE BASED UPON THE WGS 84 COORDINATE SYSTEM, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
 - CLEAR VISION EASEMENTS WERE NOT USED IN THE CALCULATIONS FOR NET ACRES.
 - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
 - BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - VALENCIA TERRACE PHASE B, ENCLAVE, STREETS (LOT 999, C.B. 4837) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CPS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V.E. 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.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
+ NONE AFFECTED



LINE TABLE

LINE	LENGTH	BEARING
L1	77.20	S44°05'46"W
L2	50.44	S38°18'02"E
L3	50.00	S05°33'06"W
L4	28.24	S84°48'14"E
L5	20.09	S38°18'02"E
L6	64.25	S84°48'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	7.85'	15.00'	7.77'	N69°56'48"W	4.02'	30°00'13"
C2	6.71'	216.00'	6.71'	S85°50'18"E	3.35'	1°46'47"
C3	13.32'	15.00'	12.89'	N67°49'42"E	7.14'	50°53'14"
C4	62.13'	59.90'	59.90'	S72°33'12"W	34.36'	60°20'14"
C5	814.71'	266.00'	531.99'	S92°42'27"W	6750.40'	172°28'13"
C6	645.67'	216.00'	430.75'	S00°41'08"W	2828.18'	171°18'06"
C7	53.07'	80.00'	52.11'	N71°31'58"E	27.56'	38°00'41"
C8	59.61'	40.00'	47.30'	N57°28'57"W	29.33'	72°28'44"
C9	399.73'	80.00'	95.97'	N12°40'16"E	59.97'	286°17'18"

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, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
WESTAR DEVELOPMENT, LLC.
1325 PALMETTO POINT
SPRING BRANCH, TEXAS 78070
TEL: (210) 601-4190
(Signature)
OWNER:
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF October 2013
(Signature)
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: September 01, 2015

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF VALENCIA TERRACE PHASE C, 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 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND RELATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. _____
BY _____ CHAIRMAN
BY _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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 _____ DAY OF _____ A.D. 20____

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





• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

2012 SEP 13 AM 11:56

September 10, 2012

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace Phase C, Enclave, Plat # 120427
Administrative Exception- Horizontal Curves, Section 35-506i

Dear Mr. Jacks,

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

1. **The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:** The spirit and intent of the requirement for the 50 foot tangents between reverse curves is to provide for driver comfort at higher driving speeds when changing between the curve directions. The "coving plan" site plan encourages slower driver speeds and increases subdivision aesthetics. The slower speeds needed to navigate the coving site plan is a desired traffic calming effect. The absence of the minimum 50 foot tangent further aides to accomplish the reduction in driver speeds.
2. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential difficulty to comfortably navigate streets that have reverse curves without a minimum of a 50 ft tangent between them. The slower driver speeds needed to comfortably navigate the geometry of a coving plan is a desired traffic calming effect. The posted speed limit will be 20 mph. Additionally, the number of drivers on the streets will be attributed to only the 84 lots within this fully developed subdivision.
3. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan without the minimum 50 ft tangents acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t)

such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.

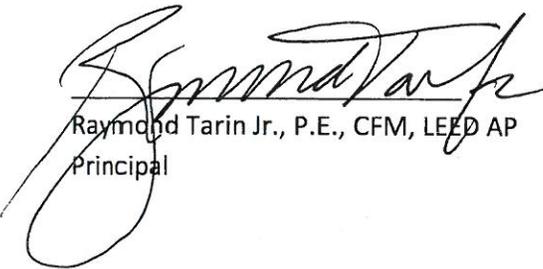
4. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

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

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

Sincerely,

Moy Tarin Ramirez Engineers, LLC



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



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

September 10, 2012

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: Valencia Terrace Phase C, Enclave, Plat #120427
Administrative Exception- Block and Street Lengths, Section 35-515(b)(3)A(ii); Section 35-515(b)(3)B

Dear Mr. Jacks,

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

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

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

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

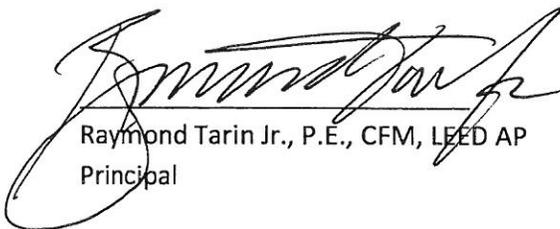
This project is an enclave subdivision with private streets and 84 lots centered around a “coving plan”, a curvilinear development characterized by streets comprised of a series of reverse curves. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code,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

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

3. **The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:** The public safety concern centers on a potential for higher driver speeds on long straight streets. Several traffic calming measures have been incorporated within the subdivision geometric design to address any adverse impacts on public health, safety and public welfare. The "coving plan consist of a geometry with continuous reverse curves without tangents. This curvilinear geometry greatly encourages reduced driver speeds. The lack of tangents between reverse curves further encourages a reduction in driver speeds consistent with a traffic calming measure. Additional traffic calming measures of "T" intersections, median raised islands and mid block turn-arounds with rapidly flared pavements have also been incorporated. These private streets will have a posted speed limit of 20 mph.
4. **Under the circumstances the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:** This exception request contends that the curvilinear coving plan acts as a traffic calming measure consistent with the intent of UDC Section 35-506(t) such that the public interest is upheld. Drivers will be inclined to use slower speeds when navigating the multiple reverse curves.
5. **The proposed exception complies with all other applicable standards of subsection 35-432(e) to the extent practicable.** The proposed exception complies with all other applicable standards of subsection 35-432(e).

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

Sincerely,
Moy Tarin Ramirez Engineers, LLC



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



City of San Antonio
 Development Services Department (DSD)
 Land Entitlements

REQUEST FOR REVIEW

TO: DSD Streets / Bexar County Date 9/14/12
 FROM: Mr. M. Gonzalez
 PHONE NUMBER: 207-7898 FAX NUMBER # 207-4441
 ITEM NAME: Valencia Terrace Phase C, Enclave FILE # 120427
 RE: Unified Development Code Sec. 35-5061 - Horizontal Curves &
Sec. 35-516 (b) (3) A (ii), 35-515 (b) (3) D
(Block) (street lengths)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: October 5, 2012

- Minor Plat-10 days
- Major Plat-50 days
- Amending Plats - 10 days
- Plat deferral-30 days
- Variance-15 days
- Other-15 days

I recommend approval I do not recommend approval

On _____, I notified _____, the engineer/
 subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: PREVIOUSLY ADMITTED IN PLAT 100080 WHICH
HAS BEEN SPLIT INTO 3 PHASES

Robert Ford _____ DEV. SERV. MGR. _____ 11/9/12
 Signature Title Date



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

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

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

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

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

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

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

RECOMENDATION: Approval of Administrative Exception



Robert Brach, P.E.
Development Services Engineer

5/24/10

Date

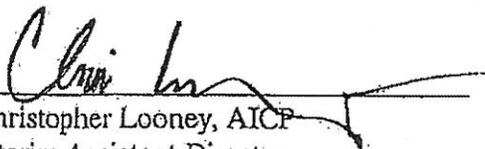
I have reviewed the AEVR Analysis and concur with the recommendation.



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

5/26/10

Date



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

6-1-10

Date



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

130136

Project Name:

Alamo Cement Subdivision Unit-5A
Enclave

Applicant:

John W. Chamberlain

Representative:

KFW Engineers and Surveying
c/o Steven Krauskopf, P.E.

Owner:

Alamo Stonecrest Holdings, LLC
Alamo Vista Holdings, LLC

Staff Coordinator:

Ian Benavidez, Planner
(210)207-8268
ian.benavidez@sanantonio.gov

Property Address/Location:

Generally located north of the
intersection of Basse Road and US
Highway 281.

MAPSCO Map Grid (Ferguson):

583 A-3

Tract Size:

53.77

Council District:

1

Notification:

Published in Daily Commercial
Recorder October 4, 2013

Notices Mailed October 4, 2013

- 1 to property owners within
200 feet of the subdivision

Internet Agenda posting October 18,
2013

REQUEST

Approval of a major plat to replat a 53.77-acre tract of land to
establish **Alamo Cement Subdivision Unit-5A Enclave**.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 4, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 1, Block 1,
NCB 8702, Alamo Cement Subdivision Unit-5 recorded in
volume 9536, page 16, out of the Deed and Plat Records of Bexar
County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of nineteen (19) non-single family lots.

B. Zoning

“C-3” General Commercial District

C. Major Thoroughfare

East Basse Road, Secondary Arterial Type A, 86-foot minimum ROW
US Highway 281, Freeway, 250-500 minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 19, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on May 14, 2013.

II. RECOMMENDATION

Approval of the proposed **Alamo Cement Subdivision Unit-5A Enclave** Replat.

III. ATTACHMENT

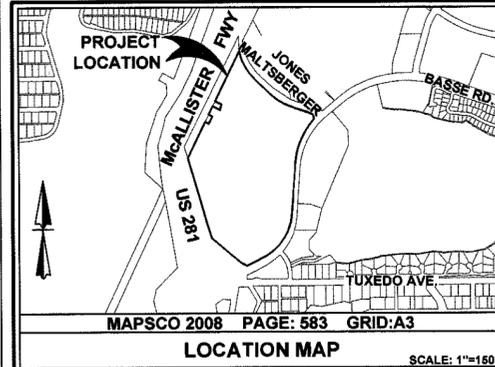
1. Proposed plat

PLAT NUMBER 130136

REPLAT ESTABLISHING ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE

BEING A TOTAL OF 53.77 ACRES ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702 OUT OF LOT 1, BLOCK 1, N.C.B. 8702 OF THE ALAMO CEMENT SUBDIVISION UNIT-5 RECORDED IN VOLUME 9538, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1"=200'



- 1 SANITARY SEWER EASEMENT (VOL. 9524 PG. 167)
2 SANITARY SEWER EASEMENT (VOL. 9525 PG. 215)
3 GAS AND ELECTRIC EASEMENT (VOL. 7724 PG. 1628)
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22 OLMOS BASIN INUNDATION EASEMENT (VOL. 9536 PG. 16)

STATE OF CALIFORNIA COUNTY OF SAN DIEGO THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO CEMENT SUBDIVISION UNIT-5 WHICH IS RECORDED IN VOLUME 9538 PAGE 16, BEXAR COUNTY PLAT AND DEED RECORDS. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS (I/WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

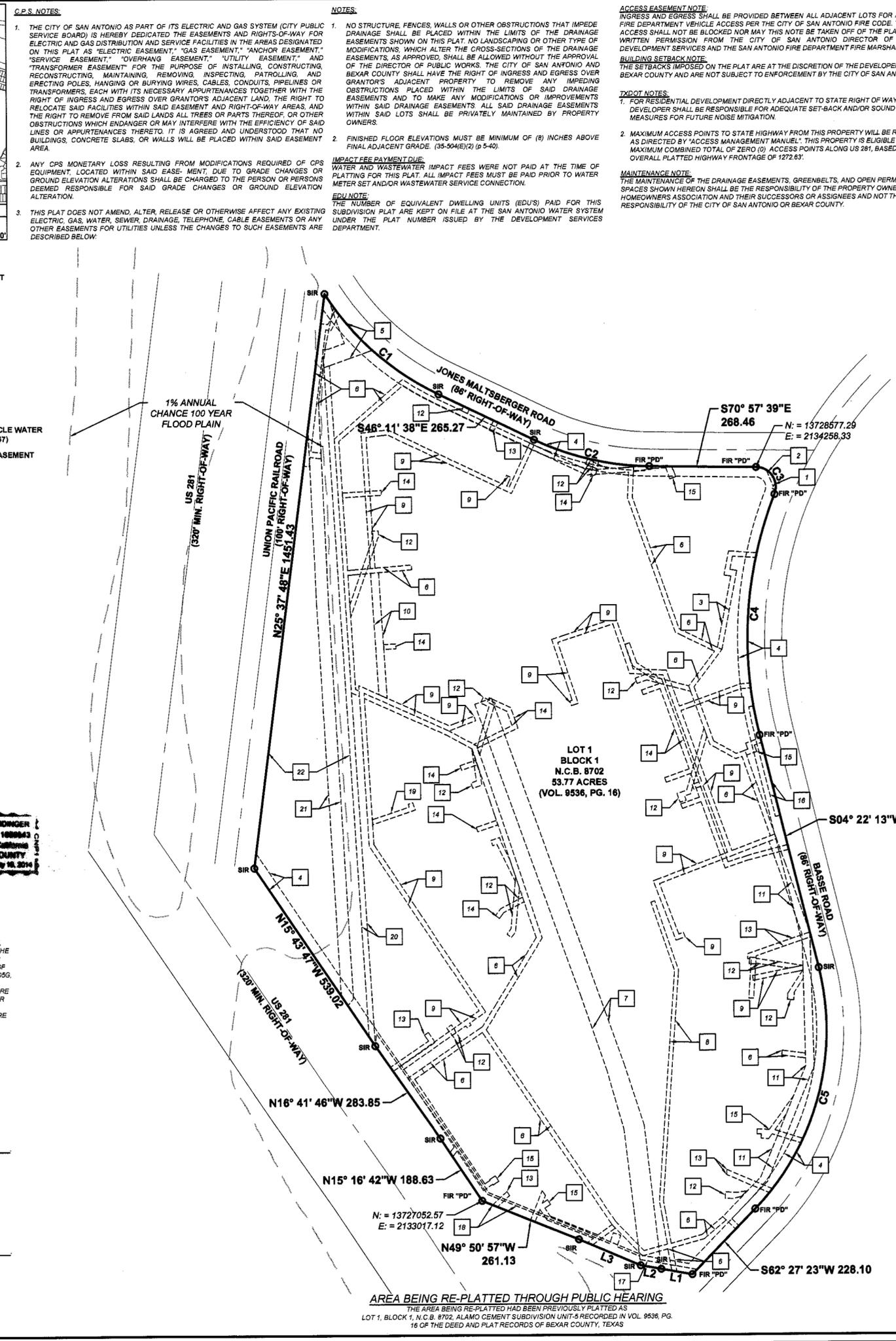
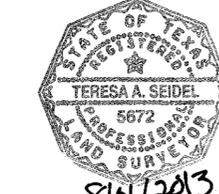
OWNER: JOHN W. CHAMBERLAIN OWNERS DULY AUTHORIZED AGENT: JOHN W. CHAMBERLAIN SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME ON THIS 6th DAY OF August, 2013, BY JOHN W. CHAMBERLAIN, PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME. SIGNATURE OF NOTARY: Diane M. Hamerding



- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP, R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS, R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SURVEYOR NOTES: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983...

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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872, KFW SURVEYING, LLC, 14603 HUEBNER ROAD, BUILDING 40, SAN ANTONIO, TEXAS 78230, PHONE: 210-979-8444, FAX: 210-979-8441



AREA BEING RE-PLATTED THROUGH PUBLIC HEARING THE AREA BEING RE-PLATTED HAD BEEN PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, N.C.B. 8702, ALAMO CEMENT SUBDIVISION UNIT-5 RECORDED IN VOL. 9536, PG. 16 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF CALIFORNIA COUNTY OF SAN DIEGO 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ALAMO STONECREST HOLDINGS, LLC AND ALAMO VISTA HOLDINGS, LLC MR. JOHN W. CHAMBERLAIN 11455 EL CAMINO REAL, SUITE 200 SAN DIEGO, CALIFORNIA 92130 PHONE: 858-350-2613 FAX: 858-350-2620

ON August 6, 2013, BEFORE ME, Diane Hamerding, NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL SIGNATURE OF NOTARY: Diane M. Hamerding COMMISSION # 1689543 COMMISSION EXPIRATION 5/18/14

THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

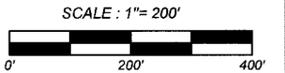
DATED THIS 6th DAY OF August, A.D. 2013 BY: CHAIRMAN BY: SECRETARY

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 13th DAY OF August, A.D. 2013, AT 11:00 A.M. AND DULY RECORDED THE 13th DAY OF August, A.D. 2013, AT 11:00 A.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 13th DAY OF August, A.D. 2013

COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

REPLAT ESTABLISHING ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE BEING A TOTAL OF 53.77 ACRES ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702 OUT OF LOT 1, BLOCK 1, N.C.B. 8702 OF THE ALAMO CEMENT SUBDIVISION UNIT-5 RECORDED IN VOLUME 9536, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS



14603 HUEBNER ROAD BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

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STATE OF CALIFORNIA COUNTY OF SAN DIEGO

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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STATE OF CALIFORNIA COUNTY OF SAN DIEGO

ON AUGUST 5, 2013 BEFORE ME, DIANE H. HENDERSON, NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Diane H. Henderson, Notary Public, Commission # 1889513, expires 5/16/14

THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

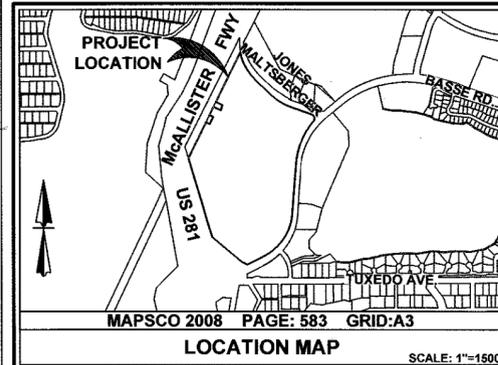
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 13 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 13 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. 13

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: _____ DEPUTY

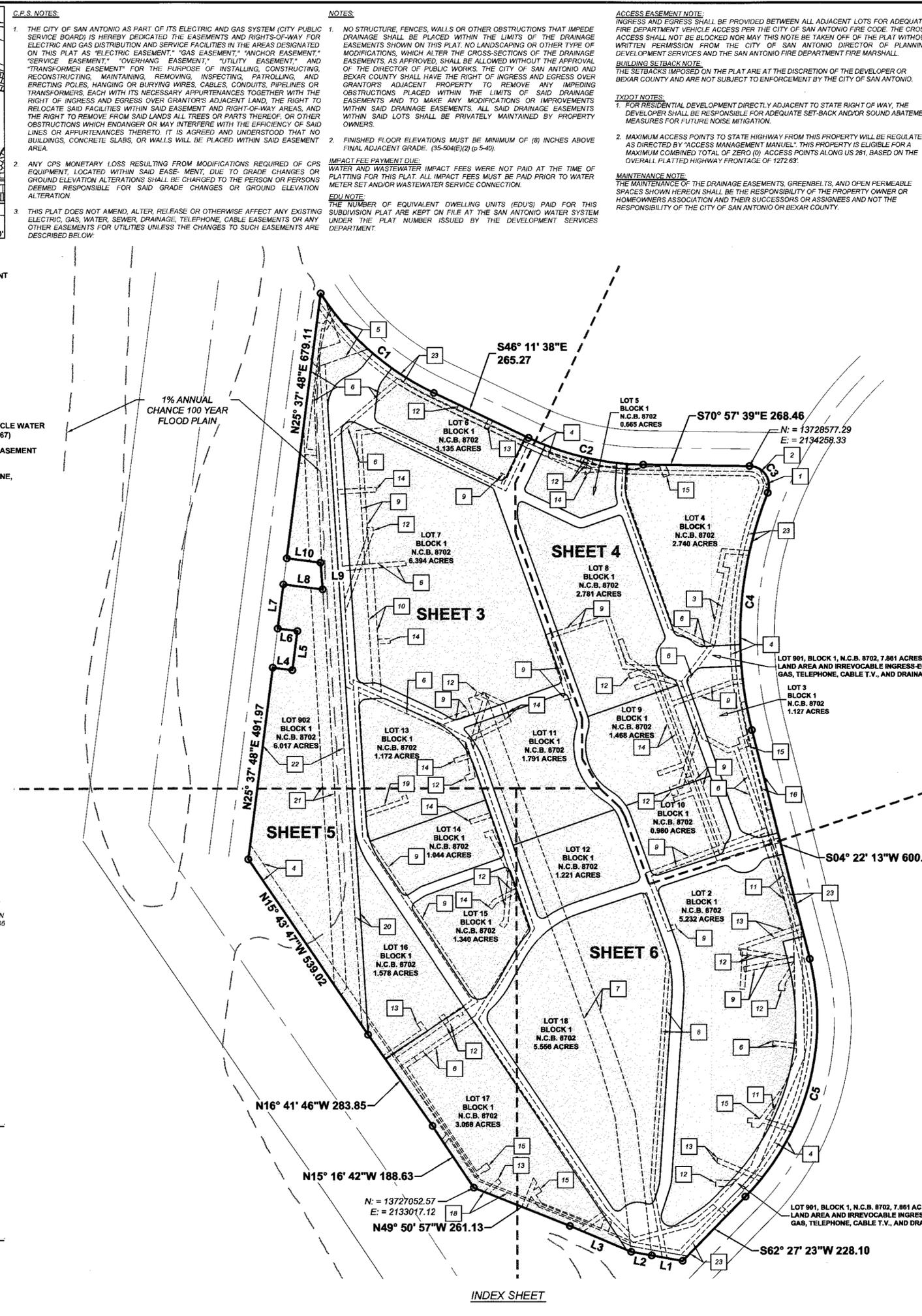


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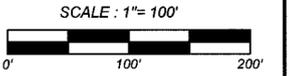
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8/01/2013

REPLAT ESTABLISHING ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE BEING A TOTAL OF 53.77 ACRES ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702 OUT OF LOT 1, N.C.B. 8702 OF THE ALAMO CEMENT SUBDIVISION UNIT-5 RECORDED IN VOLUME 9536, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS



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STATE OF CALIFORNIA COUNTY OF SAN DIEGO

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Signature of John W. Chamberlain

OWNER/DEVELOPER: ALAMO STONECREST HOLDINGS, LLC AND ALAMO VISTA HOLDINGS, LLC MR. JOHN W. CHAMBERLAIN, PRESIDENT 11455 EL CAMINO REAL, SUITE 200 SAN DIEGO, CALIFORNIA 92130 PHONE: 658-350-2613 FAX: 658-350-2620

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

ON AUGUST 6, 2013, BEFORE ME, DIANE HAWARDINGER, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Diane Hawardinger

COMMISSION # 1889-413

COMMISSION EXPIRATION 5/11/14

THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

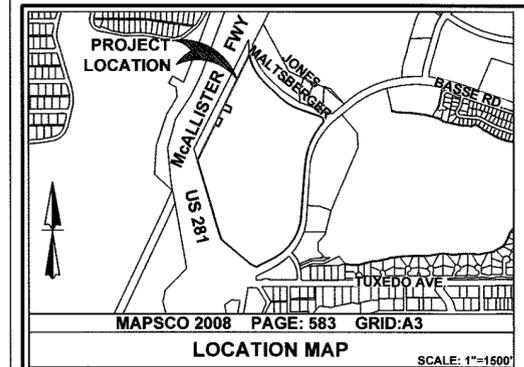
DATED THIS _____ DAY OF _____ A.D. 20__

BY: CHAIRMAN 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. 13 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 13 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. 13

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: _____ DEPUTY

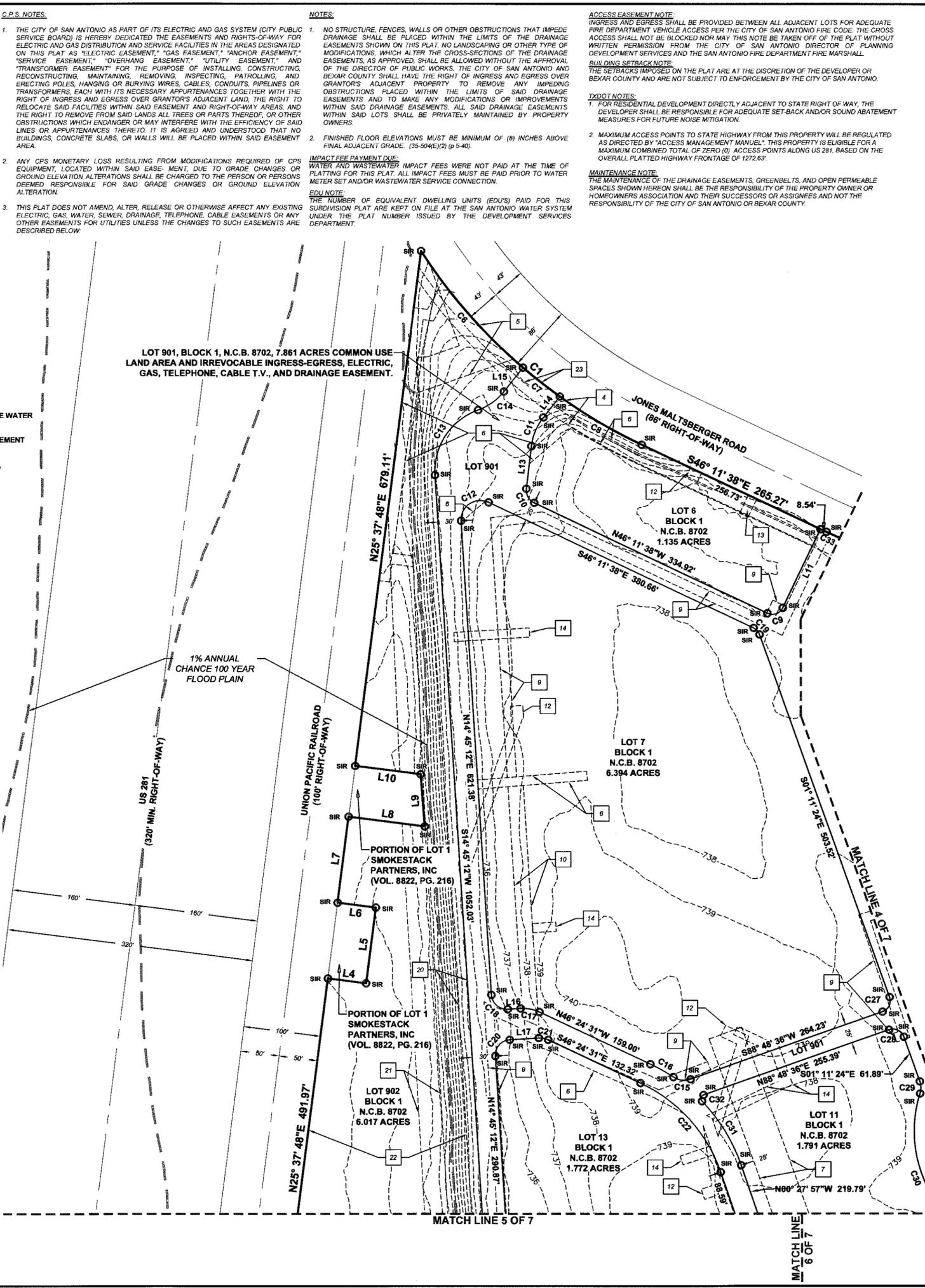


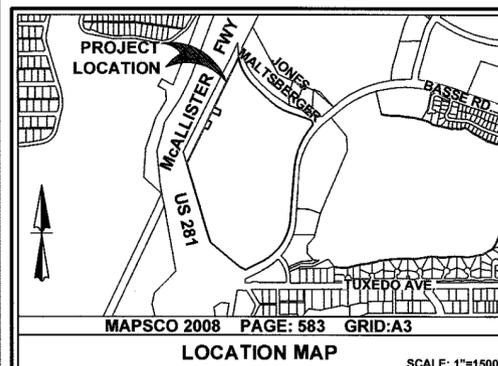
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22 OLMOS BASIN INUNDATION EASEMENT (VOL. 9536 PG. 16)
23 14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS, R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SURVEYOR NOTES: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PANEL NO. 48029C04056, DATED SEPTEMBER 29, 2010. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC TSEIDEL@KFWENGINEERS.COM 14603 HUEBNER ROAD, BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441





- 1 SANITARY SEWER EASEMENT (VOL. 9524 PG. 167)
- 2 SANITARY SEWER EASEMENT (VOL. 9526 PG. 215)
- 3 GAS AND ELECTRIC EASEMENT (VOL. 7724 PG. 1628)
- 4 25' BUILDING SETBACK (VOL. 9536 PG. 16)
- 5 GAS EASEMENT (VOL. 6867 PG. 1665)
- 6 12' ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9536 PG. 16)
- 7 GAS AND ELECTRIC EASEMENT (VOL. 5699 PG. 1267)
- 8 10' TELEPHONE EASEMENT (VOL. 9536 PG. 16)
- 9 12' WATER EASEMENT (VOL. 9536 PG. 16)
- 10 20' WATER, CABLE T.V., GAS, AND TELEPHONE EASEMENT (VOL. 9536 PG. 16)
- 11 20' ELECTRIC, CABLE T.V., AND TELEPHONE EASEMENT (VOL. 9536 PG. 16)
- 12 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7724 PG. 1628)
- 13 VARIABLE WIDTH GAS EASEMENT (VOL. 7724 PG. 1628)
- 14 12' GAS EASEMENT (VOL. 7724 PG. 1628)
- 15 GAS AND ELECTRIC EASEMENT (VOL. 7724 PG. 1628)
- 16 SIDEWALK EASEMENT (VOL. 7438 PG. 2006)
- 17 14' ELECTRIC AND SANITARY SEWER EASEMENT (VOL. 9536 PG. 16)
- 18 20' WATER EASEMENT (VOL. 5287 PG. 274)
- 19 12' WATER EASEMENT (VOL. 7231 PG. 363)
- 20 14' GAS EASEMENT (VOL. 6867 PG. 1660)
- 21 SANITARY SEWER AND RECYCLE WATER EASEMENT (VOL. 8040 PG. 1567)
- 22 OLMOS BASIN INUNDATION EASEMENT (VOL. 9536 PG. 16)
- 23 14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

LEGEND

F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 R.O.W. = RIGHT-OF-WAY
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PANEL NO. 48029C0405G, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

STATE OF TEXAS
 COUNTY OF BEXAR

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

Steven Krauskopf
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

Teresa A. Seidel
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 TSEIDEL@KFWENGINEERS.COM
 14603 HUEBNER ROAD, BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-8441

C.P.S. NOTES:

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

NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-304E)(2) (p 5-40).

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

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

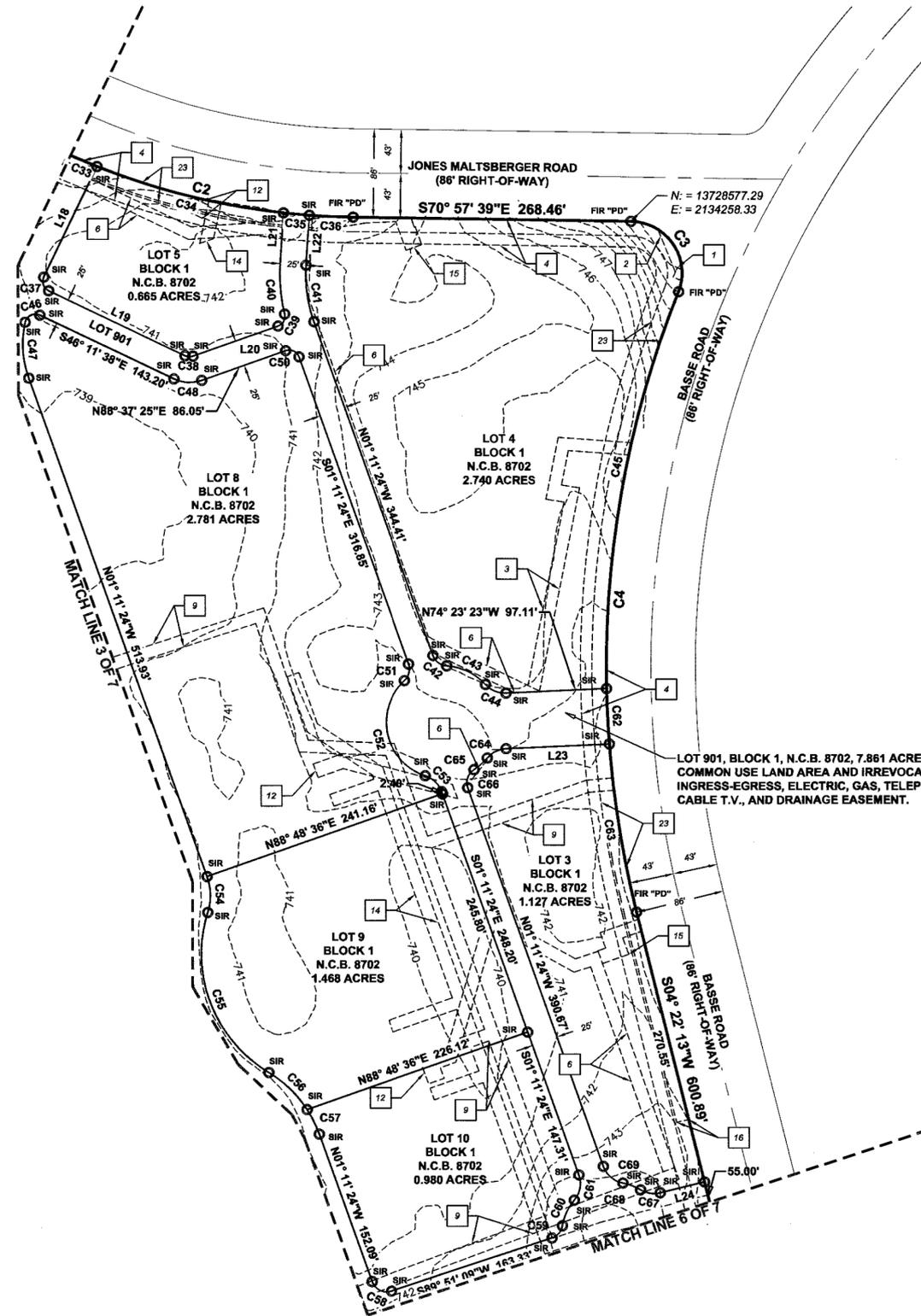
ACCESS EASEMENT NOTE:
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE GROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO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

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

TXDOT NOTES:

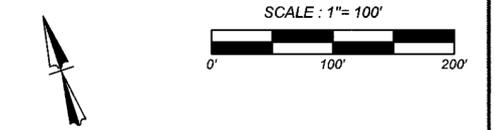
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG US 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1272.63'.

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



PLAT NUMBER 130136

REPLAT ESTABLISHING
ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE
 BEING A TOTAL OF 53.77 ACRES
 ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702
 OUT OF LOT 1, BLOCK 1, N.C.B. 8702 OF THE ALAMO CEMENT
 SUBDIVISION UNIT-5 RECORDED IN
 VOLUME 9536, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN
 ANTONIO, BEXAR COUNTY, TEXAS



KFW
 ENGINEERS & SURVEYING
 FIRM 953

14603 HUEBNER ROAD
 BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE (210) 979-8444
 FAX (210) 979-8441

OWNER/DEVELOPER:
 ALAMO STONECREST HOLDINGS, LLC AND
 ALAMO VISTA HOLDINGS, LLC
 MR. JOHN W. CHAMBERLAIN
 11455 EL CAMINO REAL, SUITE 200
 SAN DIEGO, CALIFORNIA 92130
 PHONE: 858-350-2613
 FAX: 858-350-2620

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John W. Chamberlain
 OWNER/DEVELOPER
 ALAMO STONECREST HOLDINGS, LLC AND
 ALAMO VISTA HOLDINGS, LLC
 MR. JOHN W. CHAMBERLAIN, PRESIDENT
 11455 EL CAMINO REAL, SUITE 200
 SAN DIEGO, CALIFORNIA 92130
 PHONE: 858-350-2613
 FAX: 858-350-2620

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

ON AUGUST 16, 2013, BEFORE ME, *Diane Hamerding*, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

John W. Chamberlain

COMMISSION # 1809543

COMMISSION EXPIRATION 5/16/14

Diane Hamerding
 Notary Public - California
 SAN DIEGO COUNTY
 My Comm. Expires May 16, 2014

THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____, DEPUTY



REPLAT ESTABLISHING ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE

BEING A TOTAL OF 53.77 ACRES ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702 OUT OF LOT 1, BLOCK 1, N.C.B. 8702 OF THE ALAMO CEMENT SUBDIVISION UNIT-5 RECORDED IN VOLUME 9536, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1"= 100'



14603 HUEBNER ROAD BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

OWNER/DEVELOPER: ALAMO STONECREST HOLDINGS, LLC AND ALAMO VISTA HOLDINGS, LLC MR. JOHN W. CHAMBERLAIN 11455 EL CAMINO REAL, SUITE 200 SAN DIEGO, CALIFORNIA 92130 PHONE: 858-350-2613 FAX: 858-350-2620

STATE OF CALIFORNIA COUNTY OF SAN DIEGO 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ALAMO STONECREST HOLDINGS, LLC AND ALAMO VISTA HOLDINGS, LLC MR. JOHN W. CHAMBERLAIN, PRESIDENT 11455 EL CAMINO REAL, SUITE 200 SAN DIEGO, CALIFORNIA 92130 PHONE: 858-350-2613 FAX: 858-350-2620

STATE OF CALIFORNIA COUNTY OF SAN DIEGO ON AUGUST 6, 2013, BEFORE ME, DIANE HEMERINGER, NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. Diane Hemeringer, Notary Public, State of California, Commission # 1889513, Commission Expiration 5/16/14

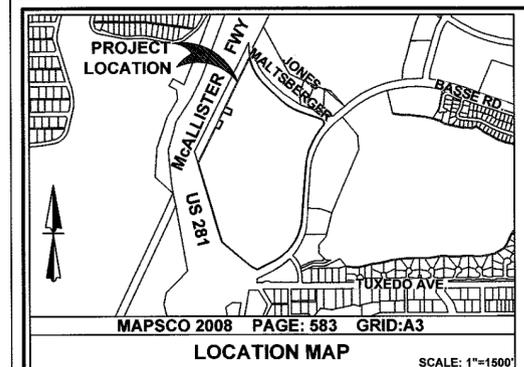
THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___ A.D. 20__ BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___ A.D. 20__ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. 20__ AT ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME ___ ON PAGE ___

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



- 1. SANITARY SEWER EASEMENT (VOL. 9524 PG. 167)
2. SANITARY SEWER EASEMENT (VOL. 9525 PG. 215)
3. GAS AND ELECTRIC EASEMENT (VOL. 7724 PG. 1628)
4. 25' BUILDING SETBACK (VOL. 9536 PG. 16)
5. GAS EASEMENT (VOL. 6887 PG. 1665)
6. 12' ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9536 PG. 16)
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13. VARIABLE WIDTH GAS EASEMENT (VOL. 7724 PG. 1628)
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21. SANITARY SEWER AND RECYCLE WATER EASEMENT (VOL. 8040 PG. 1567)
22. OLMO'S BASIN INUNDATION EASEMENT (VOL. 9536 PG. 16)
23. 14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP, R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS, R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SURVEYOR NOTES: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 2. REFERENCED PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 765, COMMUNITY PANEL NO. 46029C04095, DATED SEPTEMBER 29, 2010. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672, KFW SURVEYING, LLC, 14603 HUEBNER ROAD, BUILDING 40, SAN ANTONIO, TEXAS 78230, PHONE: 210-979-8444, FAX: 210-979-8441



8/21/2013



8/10/2013

C.P.S. NOTES:

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

NOTES:

- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS. 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40). IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

ACCESS EASEMENT NOTE:

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

BUILDING SETBACK NOTE:

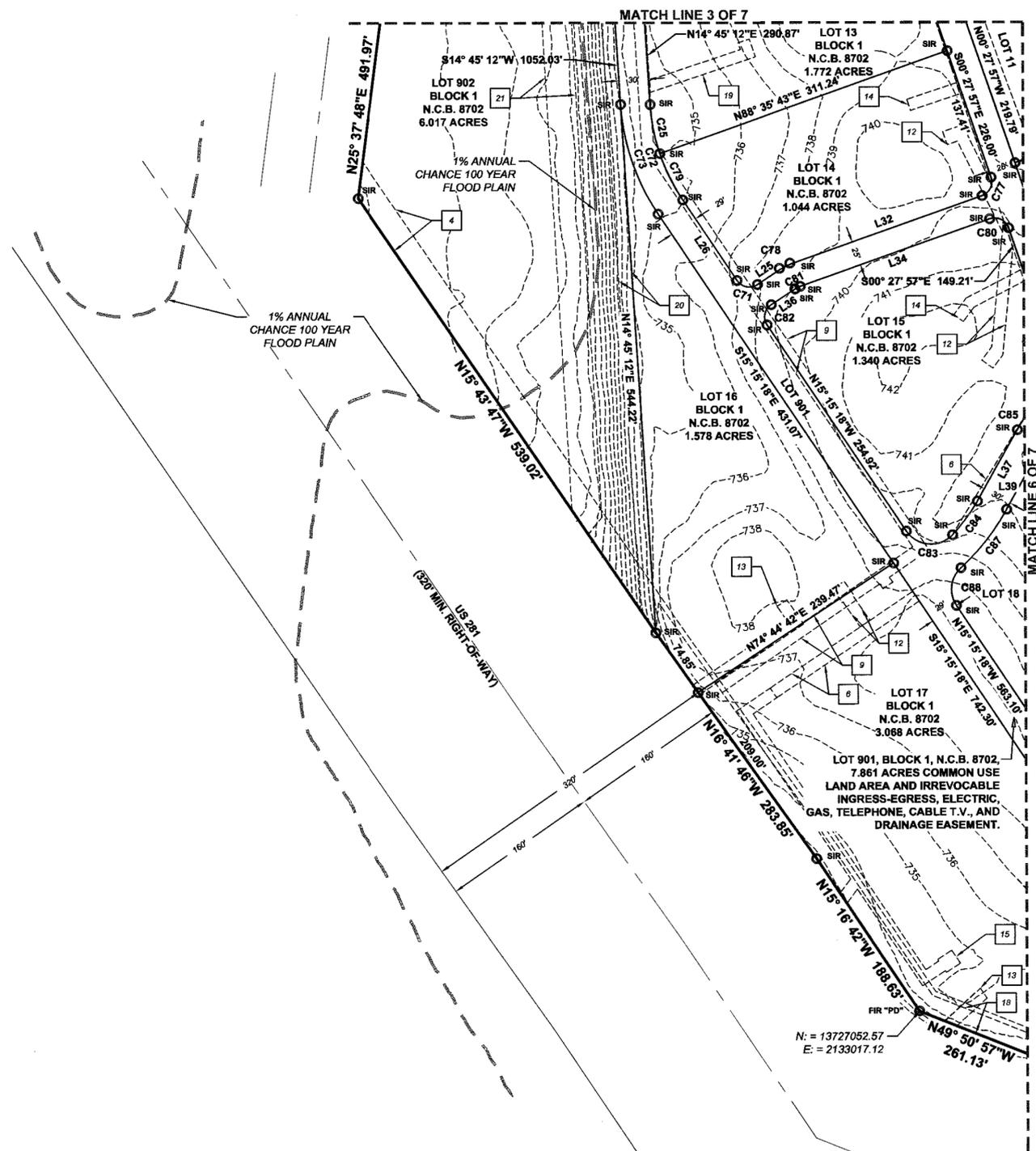
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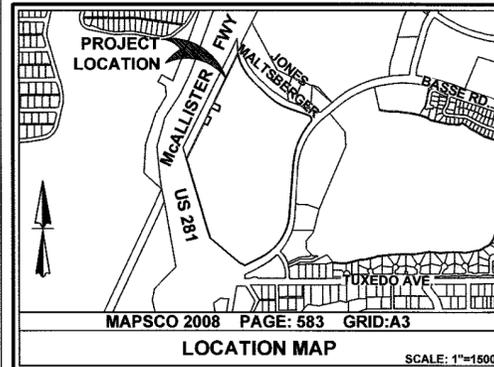
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MAINTENANCE NOTE:

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- | | |
|---|--|
| 1. SANITARY SEWER EASEMENT (VOL. 9524 PG. 167) | 14. 12' GAS EASEMENT (VOL. 7724 PG. 1628) |
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| 12. VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 7724 PG. 1628) | |
| 13. VARIABLE WIDTH GAS EASEMENT (VOL. 7724 PG. 1628) | |

- LEGEND**
- | | |
|--|---|
| F.I.R. = FOUND 1/4" IRON ROD | 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. |
| S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | 2. REFERENCED PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PANEL NO. 48029C0405G, DATED SEPTEMBER 26, 2010. |
| R.O.W. = RIGHT-OF-WAY | 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09). |
| D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS | |
| R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | |

STATE OF TEXAS
COUNTY OF BEXAR

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

Steven Krauskopf
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S. NOTES.

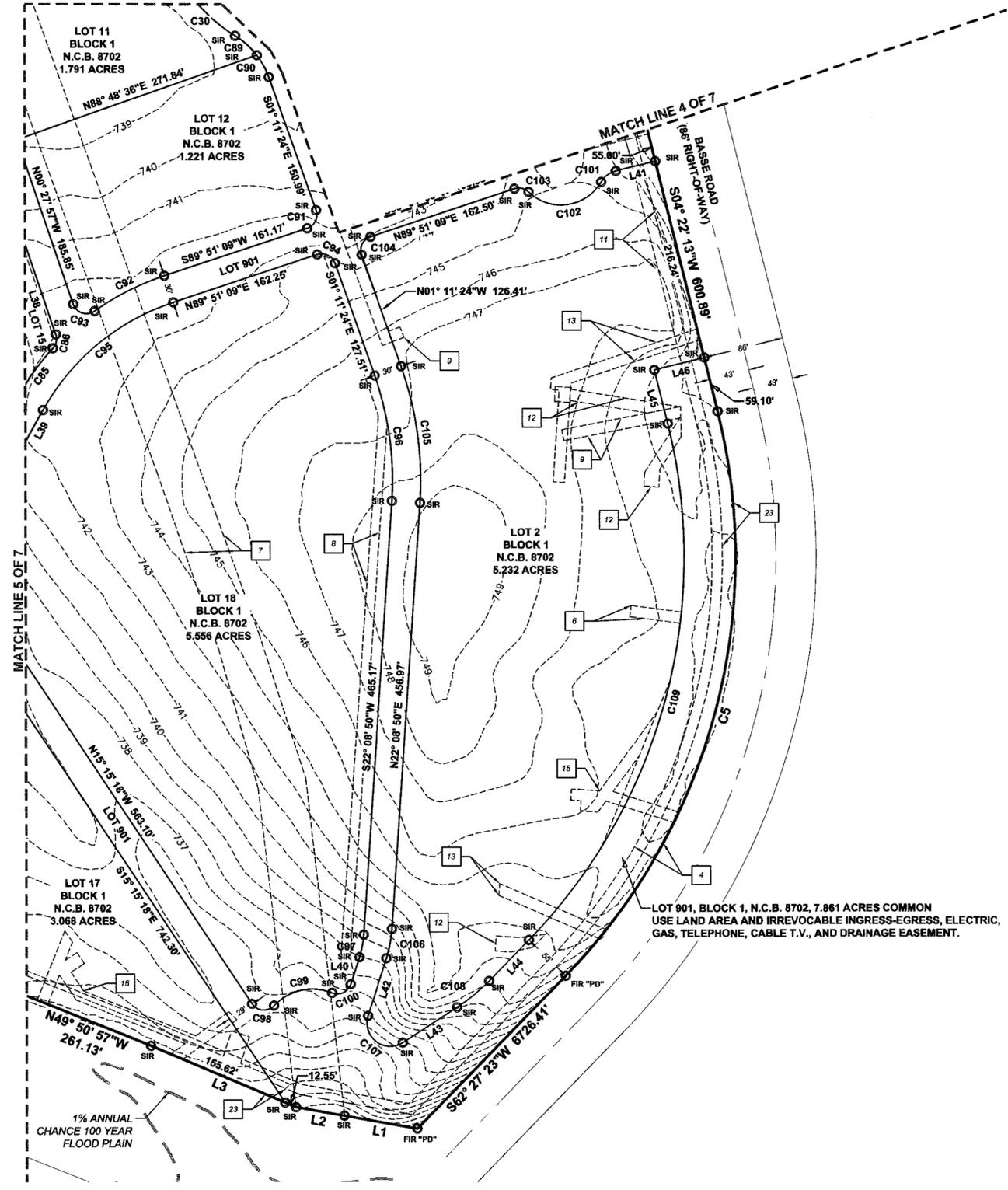
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- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR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

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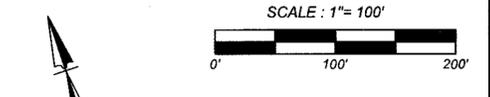
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PLAT NUMBER 130136

REPLAT ESTABLISHING
ALAMO CEMENT SUBDIVISION UNIT-5A ENCLAVE
BEING A TOTAL OF 53.77 ACRES
ESTABLISHING LOTS 2-18 AND LOTS 901-902, BLOCK 1, N.C.B. 8702
OUT OF LOT 1, BLOCK 1, N.C.B. 8702 OF THE ALAMO CEMENT
SUBDIVISION UNIT-5 RECORDED IN
VOLUME 9536, PAGE 16 OF THE DEED AND PLAT RECORDS OF SAN
ANTONIO, BEXAR COUNTY, TEXAS



OWNER/DEVELOPER:
ALAMO STONECREST HOLDINGS, LLC AND
ALAMO VISTA HOLDINGS, LLC
MR. JOHN W. CHAMBERLAIN
11455 EL CAMINO REAL, SUITE 200
SAN DIEGO, CALIFORNIA 92130
PHONE: 858-350-2613
FAX: 858-350-2620

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
ALAMO STONECREST HOLDINGS, LLC AND
ALAMO VISTA HOLDINGS, LLC
MR. JOHN W. CHAMBERLAIN, PRESIDENT
11455 EL CAMINO REAL, SUITE 200
SAN DIEGO, CALIFORNIA 92130
PHONE: 858-350-2613
FAX: 858-350-2620

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON AUGUST 6, 2013, BEFORE ME, *Diane Hernandez*, NOTARY PUBLIC, PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
John W. Chamberlain
COMMISSION # 18895413
COMMISSION EXPIRATION 5/16/14

THIS PLAT OF ALAMO CEMENT SUBDIVISION UNIT-5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ 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. 13 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 13 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. 13

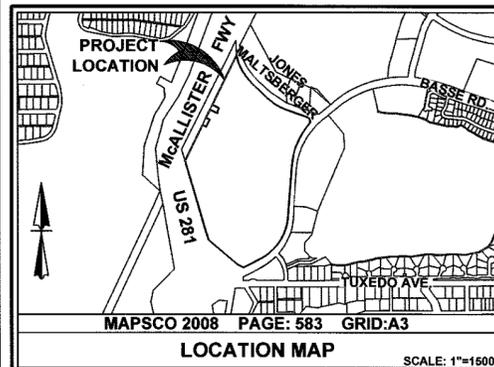
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



8/01/2013



8/01/2013



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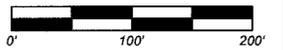
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 ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1"=100'



14803 HUEBNER ROAD
 BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE (210) 979-8444
 FAX (210) 979-8441

OWNER/DEVELOPER:
 ALAMO STONECREST HOLDINGS, LLC AND
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CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	386.82	693.00	381.82	S30° 12' 10"E	198.59
C2	299.56	693.00	297.23	S58° 34' 38"E	152.16
C3	98.79	50.00	82.37	S15° 30' 14"E	72.63
C4	614.92	990.00	605.08	S22° 09' 51"W	317.74
C5	653.90	645.00	626.25	S33° 24' 48"W	358.18
C6	202.29	693.00	201.58	S22° 34' 29"E	101.87
C7	61.02	693.00	61.00	S33° 27' 36"E	30.53
C8	123.51	693.00	123.34	S41° 05' 17"E	61.92
C9	23.58	15.00	21.21	S88° 48' 22"W	15.00
C10	22.37	18.00	20.96	N10° 35' 12"W	12.89
C11	41.26	75.00	40.74	N40° 46' 49"E	21.17
C12	51.95	25.00	43.09	N74° 16' 47"E	42.49
C13	109.40	85.00	102.00	S61° 37' 25"W	63.75
C14	41.83	75.00	41.29	S72° 31' 01"W	21.47
C15	23.31	25.00	22.48	N64° 28' 40"W	12.58
C16	34.39	228.00	34.36	N42° 05' 13"W	17.23
C17	25.17	50.00	24.90	N60° 49' 39"W	12.68
C18	31.42	20.00	28.28	N30° 14' 48"W	20.00
C19	11.78	15.00	11.48	S23° 41' 31"E	6.21
C20	31.42	20.00	28.28	N59° 45' 12"E	20.00

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C21	12.58	25.00	12.45	S80° 49' 39"E	6.43
C22	160.37	200.00	156.11	S23° 26' 14"E	84.78
C25	51.41	200.00	51.27	N7° 23' 21"E	25.85
C27	23.58	15.00	21.21	S43° 48' 36"W	15.00
C28	23.58	15.00	21.21	S46° 11' 24"E	15.00
C29	16.12	25.00	15.84	S17° 18' 50"W	8.35
C30	219.29	165.00	203.50	S2° 19' 04"E	129.26
C31	98.67	228.00	97.90	N12° 51' 49"W	50.12
C32	9.95	5.00	8.39	N31° 46' 27"E	7.71
C33	46.50	693.00	46.49	S48° 06' 57"E	23.28
C34	185.64	693.00	185.29	S57° 43' 14"E	93.48
C35	25.01	693.00	25.01	S68° 26' 13"E	12.51
C36	42.21	693.00	42.20	S69° 12' 57"E	21.11
C37	15.71	10.00	14.14	N1° 11' 38"W	10.00
C38	7.68	10.00	7.68	N88° 47' 07"W	4.16
C39	14.66	10.00	13.38	S48° 37' 11"W	9.01
C40	49.41	162.50	49.22	S13° 49' 39"W	24.90
C41	55.74	137.50	55.36	N10° 28' 24"E	28.28
C42	17.51	15.00	16.53	N34° 37' 26"W	9.90
C43	42.68	55.00	41.62	N45° 49' 37"W	22.48

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C44	22.16	25.00	21.44	N48° 59' 34"W	11.87
C45	394.95	990.00	392.34	S28° 31' 46"W	200.14
C46	18.05	10.00	15.70	N82° 05' 52"E	12.67
C47	55.12	100.00	54.42	N14° 35' 58"E	28.28
C48	27.80	35.00	26.89	S68° 47' 07"E	14.56
C50	15.74	10.00	14.17	S46° 17' 00"E	10.03
C51	17.51	15.00	16.53	S32° 14' 37"W	9.90
C52	114.38	55.00	94.85	S8° 06' 07"W	63.65
C53	22.81	25.00	22.03	S27° 19' 59"E	12.27
C54	35.47	55.00	34.85	N17° 16' 50"E	18.37
C55	179.42	135.00	166.50	N2° 19' 04"W	105.76
C56	52.03	115.00	51.59	N27° 25' 49"W	28.47
C57	26.85	115.00	26.59	N7° 49' 48"W	13.39
C58	23.29	15.00	21.02	N45° 40' 07"W	14.73
C59	16.43	15.00	15.62	S58° 28' 10"W	9.15
C60	27.88	50.00	27.33	S42° 56' 53"W	14.21
C61	26.16	25.00	25.00	S28° 48' 36"W	14.43
C62	54.10	991.30	54.08	S15° 32' 07"W	27.08
C63	165.87	990.00	165.67	S9° 10' 12"W	83.13
C64	20.85	25.00	20.34	N81° 36' 24"E	11.13

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C65	17.22	55.00	17.15	N66° 34' 28"E	6.68
C66	20.09	15.00	18.62	N37° 10' 42"E	11.68
C67	19.77	25.00	19.26	N82° 58' 31"W	10.43
C68	18.21	50.00	18.11	N50° 45' 20"W	9.21
C69	26.18	25.00	25.00	N31° 11' 24"W	14.43
C71	23.50	15.00	21.17	N60° 08' 21"W	14.94
C72	104.75	200.00	103.56	N0° 15' 03"W	53.61
C73	120.48	230.00	119.09	S0° 15' 03"E	61.65
C77	23.32	15.00	21.04	S44° 04' 21"W	14.76
C78	11.90	50.00	11.87	S81° 47' 38"W	5.98
C79	53.34	200.00	53.18	N7° 36' 55"W	26.83
C80	23.80	15.00	21.38	S45° 55' 39"E	15.24
C81	5.95	25.00	5.94	N81° 47' 38"E	2.99
C82	23.62	15.00	21.26	N29° 51' 39"E	15.08
C83	54.28	30.00	47.18	N67° 03' 59"W	38.14
C84	42.94	195.94	42.86	S54° 48' 55"W	21.56
C85	63.44	280.00	63.30	S33° 58' 36"W	31.86
C86	15.84	15.00	15.20	S29° 59' 03"W	8.82
C87	76.34	225.76	76.98	N58° 14' 23"E	38.54
C88	42.48	30.00	39.01	N25° 17' 48"E	25.67

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C89	31.30	65.00	31.12	S29° 50' 36"E	15.83
C90	26.86	65.00	26.75	S10° 14' 33"E	13.54
C91	23.83	15.00	21.41	S44° 19' 53"W	15.28
C92	83.85	280.00	83.54	S81° 18' 18"W	42.24
C93	27.97	15.00	24.09	N53° 53' 12"W	20.21
C94	23.29	15.00	21.02	S45° 40' 07"E	14.73
C95	185.00	250.00	180.81	N66° 39' 10"E	98.97
C96	136.45	335.00	135.51	S10° 28' 43"W	69.18
C97	24.64	100.00	24.58	S29° 12' 21"W	12.36
C98	27.08	15.00	23.56	N67° 00' 09"W	19.03
C99	67.64	56.00	63.60	N84° 08' 58"W	38.63
C100	24.66	15.00	21.97	S83° 21' 28"W	16.14
C101	20.00	25.00	19.47	N71° 27' 08"E	10.57
C102	90.39	500.00	78.57	S79° 40' 35"E	83.51
C103	18.30	15.00	15.51	S59° 01' 02"E	9.06
C104	23.83	15.00	21.41	N44° 19' 53"E	15.28
C105	148.67	385.00	147.64	N10° 28' 43"E	75.38
C106	32.03	130.00	31.95	N29° 12' 21"E	16.10
C107	61.55	25.00	47.14	N34° 18' 15"W	70.74
C108	44.46	200.00	44.37	S88° 49' 31"W	22.32

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C109	598.14	590.00	572.85	S33° 24' 49"W	327.82

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 786, COMMUNITY PANEL NO. 48028C0405G, DATED SEPTEMBER 25, 2010.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD86 (GEOID09).

STATE OF TEXAS
 COUNTY OF BEXAR

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

Steven Krauskopf
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

Teresa A. Seidel
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 TSEIDEL@KFWENGINEERS.COM
 14803 HUEBNER ROAD, BUILDING 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-8441

LINE #	LENGTH	DIRECTION
L1	79.41	N61° 40' 25"W
L2	52.82	N61° 37' 37"W
L3	166.17	N48° 44' 52"W
L4	50.00	S64° 22' 15"E
L5	100.00	N25° 37' 48"E
L6	50.00	N64° 22' 12"W
L7	113.30	N25° 37' 48"E
L8	100.00	S64° 22' 12"E
L9	88.50	N13° 50' 10"E
L10	88.00	N84° 22' 12"W
L11	114.00	S43° 48' 22"W
L13	58.25	N25° 01' 14"E
L14	34.69	



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

130174

Project Name:

Kallison Ranch Phase 1, Unit-11A

Applicant:

Melissa Youngblood

Representative:

KFW Engineers and Surveyors
c/o Blaine P. Lopez, P.E.

Owner(s):

One KR Venture, L.P.

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
Luz.gonzales@sanantonio.gov

Property Address/Location:

Generally located north of the
intersection of Culebra Road (F.M.
471) and Kallison Bend

MAPSCO Map Grid (Ferguson):

544 D-7

Tract Size:

14.24

Council District/ETJ:

ETJ

Notification:

Published in Daily Commercial
Recorder October 4, 2013
Notices Mailed October 4, 2013

- One (1) notice was sent to
property owners within 200 feet
- Internet Agenda posting
October 18, 2013

REQUEST

Approval of a major plat to replat and subdivide a 14.24-acre tract of land to establish the **Kallison Ranch Phase 1, Unit-11A** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 4, 2013

CASE HISTORY

The area being replatted is a portion of Lot 5, Block 60, County Block 4451, a variable with landscape/drainage, electric, gas, telephone and cable tv easement of the Kallison Ranch Phase 1, Phase B Subdivision, recorded in Volume 9572, Page 125, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty-three (**53**) single-family residential lots, and approximately two thousand nine hundred forty-eight (**2,948**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer.

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 1, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 4, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has not received any written responses from the surrounding property owners.

B. Associated Application

MDP 838 Kallison Ranch, accepted on August 29, 2005

III. RECOMMENDATION

Approval of the proposed **Kallison Ranch Phase 1, Unit-11A** Replat and Subdivision Plat

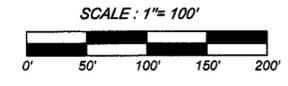
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER: 130174

REPLAT AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT - 11A

BEING 14.24 ACRE TRACT OF LAND OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOLUME 11263, PAGES 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 866, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.



14603 HUEBNER RD. BLDG. 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

STATE OF TEXAS COUNTY OF DALLAS

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Melina Yezabad, VP OWNER, ONE KR VENTURE, L.P.

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF DALLAS



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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September A.D. 2013

Stephanie M. Rogers NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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 _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 11A, 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, _____ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY

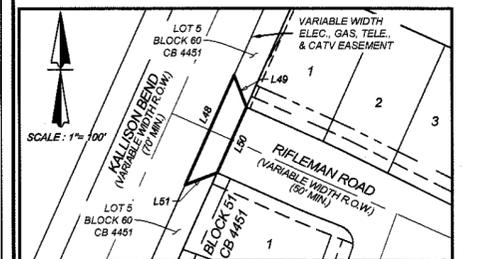
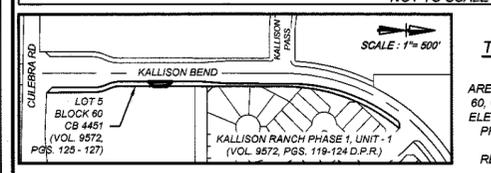
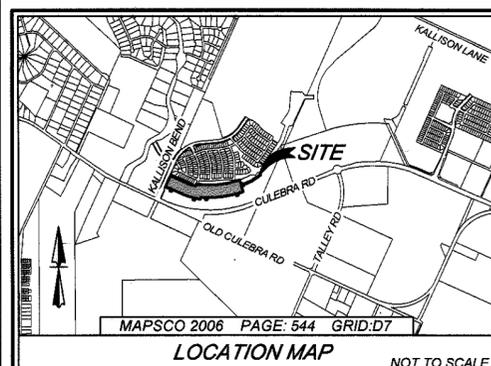
RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ M. IN THE

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



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

- WASTEWATER EASEMENT NOTE:**
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUE:**
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- BUILDING SETBACK LINE:**
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.
- FIRE FLOW NOTE:**
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

- MAINTENANCE NOTE:**
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (33-504)(E)(2) (p 3-40)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS A PORTION OF LOT 5, BLOCK 60, CB 4451, A VARIABLE WIDTH LANDSCAPE/DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF KALLISON RANCH PHASE 1, ROAD B, WHICH IS RECORDED IN VOLUME 9572 PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH PHASE 1, ROAD B WHICH IS RECORDED IN VOLUME 9572, PAGES 125 - 127, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING October 23, 2013 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

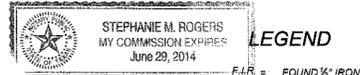
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Melina Yezabad, VP OWNER, ONE KR VENTURE, L.P.

OWNER'S DULY AUTHORIZED AGENT

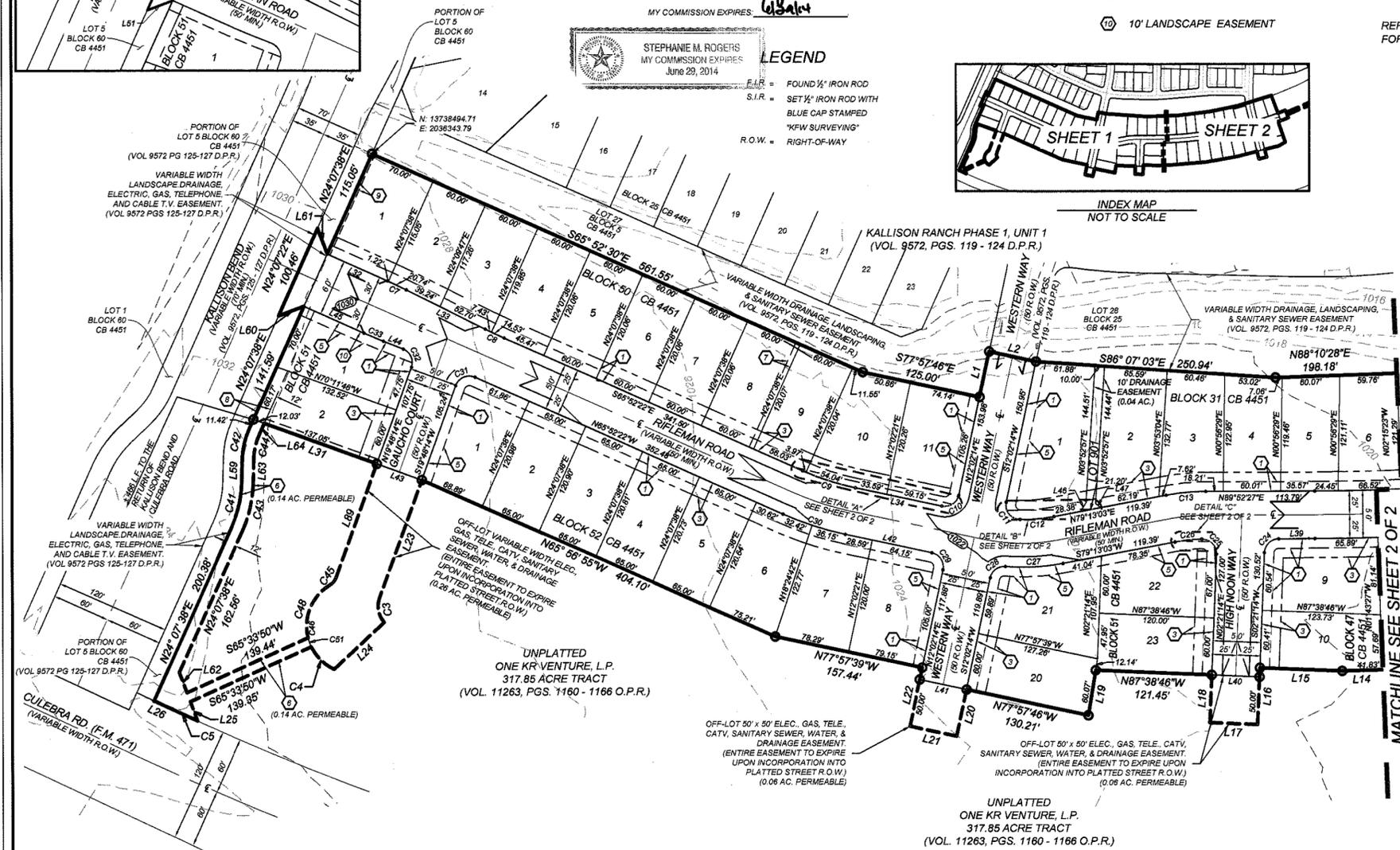
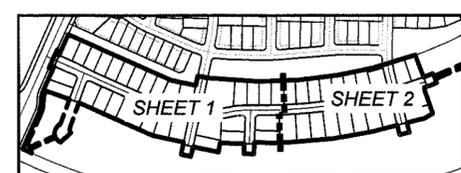
SWORN AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF September, 2013

Stephanie M. Rogers NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 6/29/14



LEGEND

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



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.

Blaine P. Lopez LICENSED PROFESSIONAL ENGINEER 9/30/13



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 A PLAT SURVEY MADE ON THE GROUND.

Teresa A. Seidel REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG. 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441

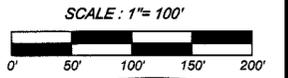
OWNER/DEVELOPER:
ONE KR VENTURE, L.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
PHONE: 512-657-6420



PLAT NUMBER: 130174

REPLAT AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT - 11A

BEING 14.24 ACRE TRACT OF LAND OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOLUME 11263, PAGES 1160 - 1166 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEXAR COUNTY, TEXAS.



14603 HUEBNER RD. BLDG. 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

STATE OF TEXAS COUNTY OF DALLAS

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Melissa Youngblood, VP OWNER, ONE KR VENTURE, L.P.



DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 27 DAY OF September A.D. 2017

Stephanie M. Rogers, NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE DISTRICT 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 DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME

ON PAGE

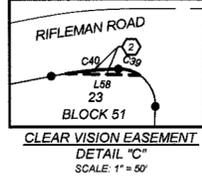
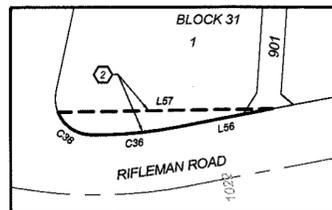
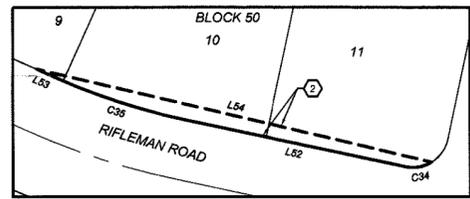
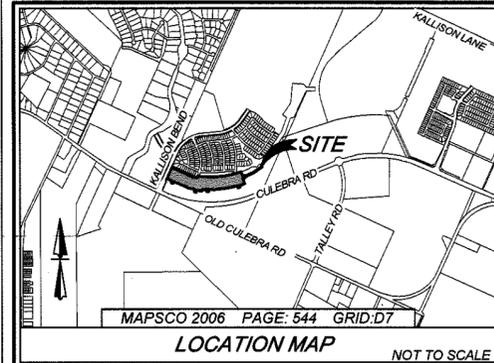
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

PAGE 2 OF 2



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

BUILDING SETBACK LINE: 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. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 26 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

OWNER/DEVELOPER: ONE KR VENTURE, L.P. 12306 WATERTON PARKE CIRCLE AUSTIN, TX 78726 PHONE: 512-657-6420

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

NOTES:

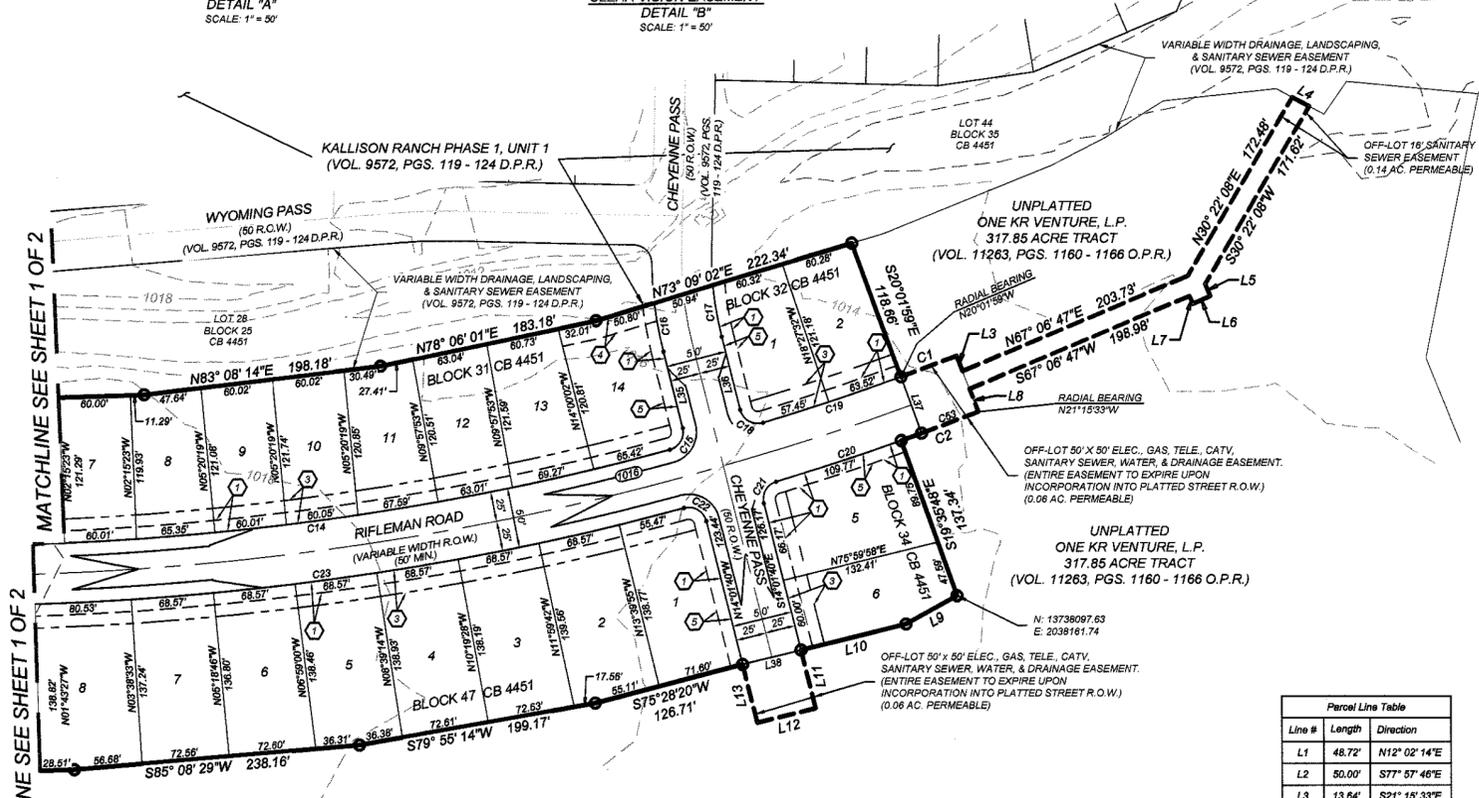
- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-004)(E)(2) (p 5-40)

LEGEND

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

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 198 OF 785, COMMUNITY PANEL NO. 48029001955, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).



Curve Table with columns: Curve #, Length, Radius, Tangent, Delta, Chord, Chord Bearing. Rows C1 through C26.

Curve Table with columns: Curve #, Length, Radius, Tangent, Delta, Chord, Chord Bearing. Rows C27 through C50.

Parcel Line Table with columns: Line #, Length, Direction. Rows L1 through L34.

Parcel Line Table with columns: Line #, Length, Direction. Rows L35 through L89.

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. Blaine P. Lopez, LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD, BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

130525

Project Name:

F Morales

Applicant:

Francisco J. Morales; Agent

Representative:

Rivera Engineering, c/o Alane
Alvarez De Rivera, P.E.

Owner:

Pham T. Tien

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

Generally located northeast of the
intersection of Higgins Road and
Viewcrest Drive.

MAPSCO Map Grid (Ferguson):

518 E-7

Tract Size:

0.51

Council District:

10

Notification:

Published in Daily Commercial
Recorder October 4, 2013
Notices mailed

- Fifteen (15) to property owners
within 200 feet within the
subdivision
- Notice to the Northmoor and the
El Chaparral/Fertile Valley
Neighborhood Associations

Internet Agenda Posting October 18,
2013

REQUEST

Approval of a minor plat to replat a 0.51acre tract of land to
establish the **F Morales** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 4, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 2, Block G,
NCB 15710, out of the Fertile Valley Farms Subdivision plat,
recorded in Volume 3377, Pages 76-78, of the deed and plat
records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of one (1) single family residential lot.

B. Zoning

“R-6” Residential Single-Family District

C. Services Available

SAWS Water and On-site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 25, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 27, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **F Morales** Replat and Subdivision Plat

IV. ATTACHMENT

1. Proposed Plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

130579

Project Name:

Champions Park U4A

Applicant:

John Cork

Representative:

KFW Engineers and Surveying
c/o Burt Wellman, P.E.

Owner:

TXBC Meadows, LP

Staff Coordinator:

Ian Benavidez, Planner
(210)207-8268
ian.benavidez@sanantonio.gov

Property Address/Location:

Generally located north of the
intersection of Pink Star and Night
Star.

MAPSCO Map Grid (Ferguson):

612 A-8

Tract Size:

5.081 acres

Council District:

ETJ

Notification:

Internet Agenda posting October 18,
2013

REQUEST

Approval of a major plat to subdivide a 5.081-acre tract of land
to establish **Champions Park U4A** subdivision.

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

October 8, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty (30) single family residential lots and approximately one thousand ten (1,010) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 15, 2013

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 13, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 770, Champions Park, Accepted December 29, 2003.

III. RECOMMENDATION

Approval of the proposed **Champions Park U4A** subdivision

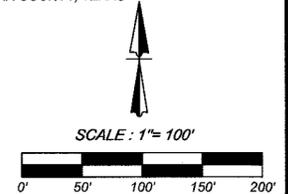
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER: 130579

SUBDIVISION PLAT ESTABLISHING CHAMPIONS PARK U4A

BEING A TOTAL OF 5.081 ACRES OF LAND OUT OF A 105.572 ACRE TRACT OF LAND CONVEYED TO TXBC MEADOWS, LP, A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 15179 PAGE 2454 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM JAMES PARVEY NO. 188, ABSTRACT NO. 594, COUNTY BLOCK 4334 OF BEXAR COUNTY, TEXAS



KFW ENGINEERS & SURVEYING FIRM 9513 FIRM 10122300 14803 HUEBNER RD, BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

OWNER/DEVELOPER: TXBC MEADOWS, L.P. 8655 S. PRIEST DR. TEMPE, AZ 85284-1913

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWING FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: TXBC MEADOWS, L.P. 8655 S. PRIEST DR. TEMPE, AZ 85284-1913

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF October A.D. 2013 NOTARY PUBLIC Bexar County, Texas



CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT 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.

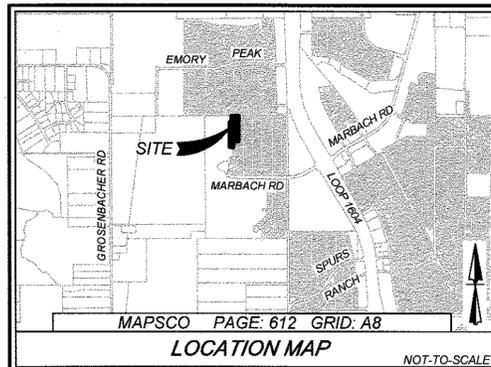
ON THIS DAY OF A.D. 20 COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CHAMPIONS PARK UNIT 4A 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

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

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



- LEGEND F.I.R. = FOUND 1/2" IRON ROD S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" R.O.W. = RIGHT-OF-WAY O.P.R. = OFFICIAL PUBLIC RECORDS ESMT = EASEMENT F.F. MIN = FINISHED FLOOR MINIMUM ELEVATION AS REQUIRED FOR SANITARY SEWER B.S.L. = BUILDING SETBACK LINE G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT "PD" = PAPE-DAWSON CAP

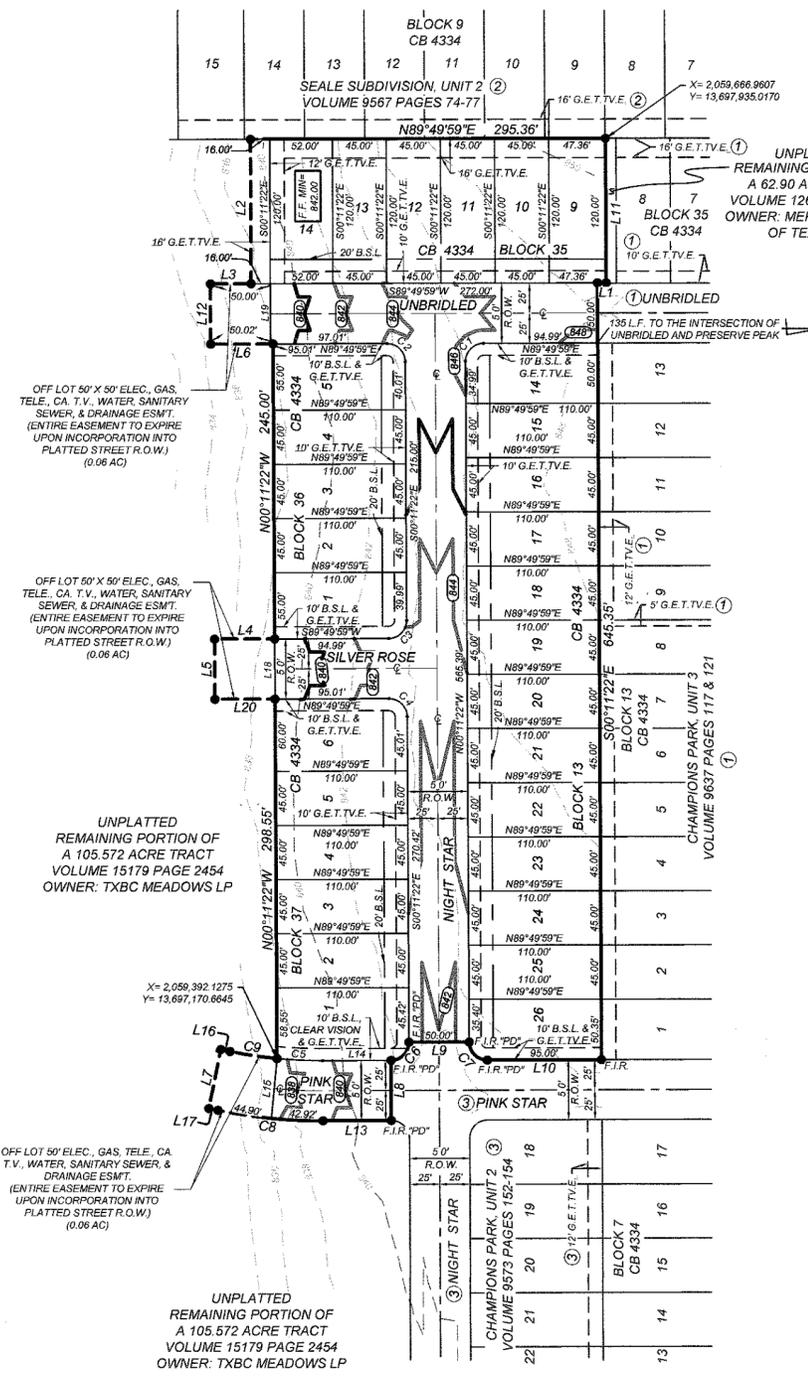
Line Table with columns: Line #, Length, Direction. Rows L1 through L20.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C1 through C9.

- NOTES 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

- C.P.S. NOTES 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS...

- WASTEWATER EASEMENT NOTE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... SAWS NOTE THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. FIRE FLOW NOTE IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT... BUILDING SETBACK NOTE THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. MAINTENANCE NOTE THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

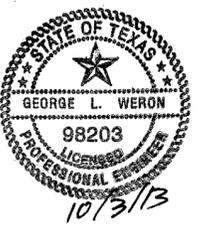


STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

George L. Weron LICENSED PROFESSIONAL ENGINEER 10/3/13

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.

Teresa A. Seidel REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14803 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-0488 10/03/2013





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

130658

Project Name:

Jeff Bonner R&D Subdivision

Applicant:

Jeff Bonner

Representative:

Bendicion Engineering, LLC
by Salvador Flores, P.E..

Owner:

Jeff Bonner R&D, Inc.

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located east of the
intersection of MacArthur View and
Mopac Drive

MAPSCO Map Grid (Ferguson):

551 D-5

Tract Size:

1.362

Council District/ETJ:

10

Notification:

Internet Agenda posting October
18, 2013

REQUEST

The applicant is requesting temporary utility service prior to plat approval and recordation of the **Jeff Bonner R&D** Subdivision, for one (1) non-single family lot consisting of 1.362-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

“C2 C3NA AHOD” Commercial District, Nonalcoholic
Sales, Airport Hazard Overlay District.

C. Services Available

SAWS Water and Sewer

D. Interdepartmental Review

Request for reviews have been approved by DSD
Engineering, TIA and Storm Water Divisions.

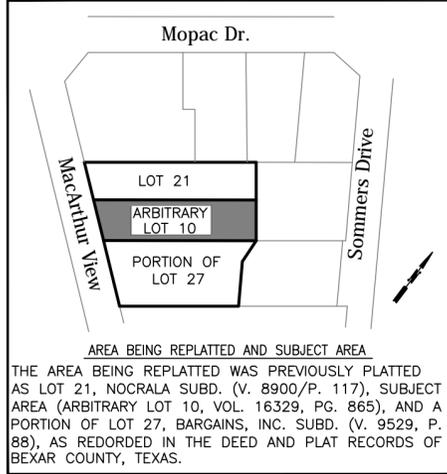
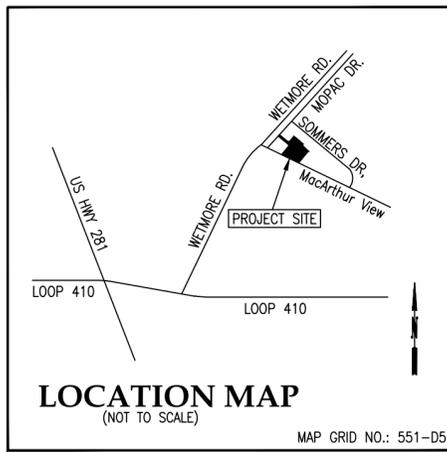
RECOMMENDATION

The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat.
2. Request Letter



LEGEND:

- CONTOUR ELEV.
- ESMT. OR SETBACK
- IRON PIN FOUND
- SET IRON PIN
- BSL BUILDING SETBACK
- Elec. ELECTRIC
- Tele. TELEPHONE
- Cable T.V. CABLE TELEVISION
- ESMT EASEMENT

GENERAL NOTES:

- 1.) ALL LOT CORNERS ARE MONUMENTED WITH 1/2" REBARS UNLESS NOTED OTHERWISE. SET MONUMENTS ARE 1/2" REBARS.
- 2.) VERTICAL DATUM AND COORDINATES WERE OBTAINED BY GPS OBSERVATIONS MADE BY GIBBONS SURVEY AND MAPPING, INC. ON SEPTEMBER 9, 2013. DATUM IS NAD '83, TEXAS SOUTH CENTRAL ZONE.
- 3.) DISTANCE ARE US SURVEY FEET.
- 4.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. 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.
- 5.) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

THE _____ DAY OF _____ A.D., 2013

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716

STATE OF TEXAS
COUNTY OF BEXAR

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

SALVADOR FLORES, P.E. No. 82638
REGISTERED PROFESSIONAL ENGINEER

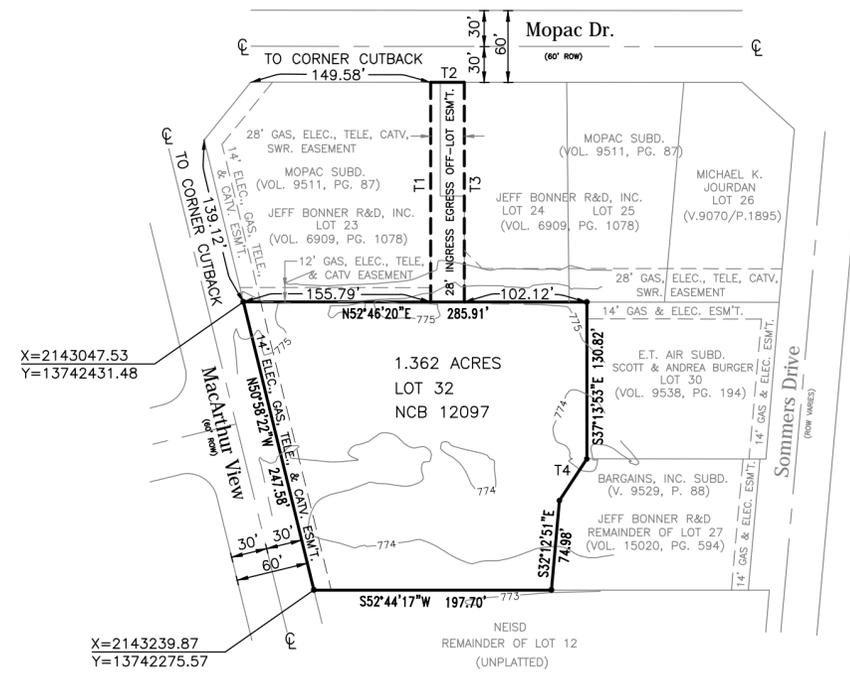
CITY PUBLIC SERVICE NOTES:

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

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

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

NO.	BEARING	DISTANCE
T1	N37°13'40"W	183.40'
T2	N52°46'20"E	28.00'
T3	S37°13'40"E	183.40'
T4	S03°59'56"E	41.68'



PLAT NO. 130658

REPLAT AND SUBDIVISION PLAT

JEFF BONNER R&D

BEING A TOTAL OF 1.362 ACRES, ESTABLISHING LOT 32, N.C.B. 12097; SAN ANTONIO, BEXAR COUNTY, TEXAS.

BENDICION ENGINEERING, LLC
19215 DEER ELK CREST
SAN ANTONIO, TEXAS 78258
PHONE: 210-392-0036
TBPE FIRM REGISTRATION NO. F-10402

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND (INCLUDING THE OFF LOT INGRESS/EGRESS EASEMENT) SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER ADDRESS:
JEFF BONNER R&D, INC.
MR. JEFF BONNER
10525 MOPAC DR.
SAN ANTONIO, TEXAS 78217
(210) 590-3133

JEFF BONNER

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D., 2013

NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

THIS PLAT OF JEFF BONNER R&D HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS THE _____ DAY OF _____ A.D. 2013

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2013 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., 2013 AT _____ IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2013. COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY





LETTER OF REQUEST

RECEIVED

13 SEP 30 PM 12:04

ENGINEERING

September 27, 2013

City of San Antonio
Land Entitlements
Attn: Mr. Richard Carrizales
1901 South Alamo
San Antonio, Texas 78204

Re: Jeff Bonner R&D Subdivision Plat No. 130658

Dear Mr. Carrizales:

We are requesting the subject "minor" subdivision plat be issued a plat deferral in order to submit for a building permit and proceed with construction prior to final approval of the plat and plat recordation. We will continue to process the subject plat for final acceptance and recordation as required. We (the "Engineer") have been formally contracted to prepare and process the required plat.

Due to the owner's construction timeframe regarding project completion date, as established by business contracts, it is vital that we meet all requirements in order for construction to commence as soon as possible. The proposed operations within the proposed facility shall deal with aviation fabrication industry. Production within the facility is of high priority to the owner as production deadlines must be met without delay. Delays for the owner may cause devastating contract termination with his client(s) and potential litigation.

Therefore, we are sincerely requesting the planning commission approve this request as this development shall be another step toward economic stimulus within the City of San Antonio area which shall create new jobs and tax revenue. Please give us a call if you have any question. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Sal Flores, P.E." The signature is written in a cursive style.

Sal Flores, P.E.,
Principal
Bendicion Engineering, LLC



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

070220

Project Name:

Kallison Ranch Unit 25

Applicant:

Ian Cude

Representative:

Denham-Ramones Engineering, Inc.
c/o Paul W. Denham, P.E.

Owner(s):

Continental Homes of Texas, L.P.

Staff Coordinator:

Richard Carrizales
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located north of the
intersection of Culebra Road (F.M.
47) and Kallison Vista

MAPSCO Map Grid (Ferguson):

544 F-7

Tract Size:

60.226

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting
October 18, 2013

REQUEST

Approval of a Performance Guarantee Time Extension for the
Kallison Ranch Unit 25 Subdivision

APPLICATION TYPE

Performance Guarantee Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

The applicant request is for a three (3) Performance Guarantee
time extension to fulfill the improvements required by the
performance guarantee.

The percentages of improvements completed are as follows:

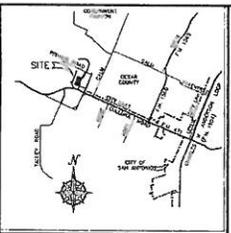
- Streets - 0%
- Drainage - 62%
- Sidewalks - 0%
- Water - 70%
- Sanitary Sewer - 70%

CASE HISTORY

The Planning Commission approved this plat on October 10,
2007 and record October 8, 2010 in Volume 9617, Page 210-225
Plat and Deed records Bexar County, Texas.

ATTACHMENTS

1. Recorded Plat
2. Applicant's Letter of Request



LOCATION MAP
NOT TO SCALE

Drawn 2/15/07 by J. Evans - 372, 82
Checked 2/15/07 by J. Evans - 372, 82
Reviewed 2/15/07 by J. Evans - 372, 82
City of San Antonio, Texas
Department of Planning and Development

172-9817-212-1
172-9817-212-1

171-9817-212-1
171-9817-212-1

RECORDERS MEMORANDUM
THIS INSTRUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEAR COUNTY TEXAS IN BOOK 9617 PAGE 2617
PHOTO COPY DISCLOSED HEREIN.

THIS DOCUMENT HAS BEEN PREPARED FROM MATERIAL THAT HAS STORED AND IS REPRODUCED ELECTRONICALLY AND MAY HAVE BEEN REPRODUCED FROM ORIGINAL SOURCE AND IS NOT A COPY OF THE ORIGINAL RECORD.

- "C.P.S. NOTES"**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY UTILITIES DEPARTMENT HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES. THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES. THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES.
 - 2) THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES. THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES.
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 - 4) THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES. THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES.

MONUMENT NOTE:
1. 1/4 SECTION 10, T12N, R10E, S10E, BEAR COUNTY TEXAS
2. 1/4 SECTION 10, T12N, R10E, S10E, BEAR COUNTY TEXAS
3. 1/4 SECTION 10, T12N, R10E, S10E, BEAR COUNTY TEXAS

- NOTES:**
- 1) ALL EASEMENTS FROM ADJACENT, CONTIGUOUS, OR NEARBY PROPERTIES, CEMENTED, LANDSCAPE AND OPEN SPACE, DRIVE, FENCE, OR FENCE ARE VISIBLE AND VISIBLE UNDER CONSTRUCTION. COMPASS BEARS ARE FOR GENERAL USE ONLY. OTHER BEARS AND CORRELATIONS FURNISH ARE NOT REFERRED TO IN THIS PLAT.
 - 2) THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES.
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 - 4) THE CITY OF SAN ANTONIO HAS REVIEWED THE LAYOUT AND POINTS OF-ENTRY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC FACILITIES, GAS FACILITIES, TELEVISION FACILITIES, AND TELEPHONE FACILITIES.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- 1) FOR PROFESSIONAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ADJUSTMENT NEARBY FOR FUTURE HOIST INSTALLATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM FROM THE HIGHWAY RIGHT-OF-WAY.
- 3) MAXIMUM ELEVATION POINTS TO STATE HIGHWAY FROM THIS PROPERTY SHALL BE RECALCULATED AS ONE OF THE FIRST 100 DAYS OF CONSTRUCTION. THIS PROPERTY IS SUBJECT TO A FUTURE REVISION OF THE TEXAS DEPARTMENT OF TRANSPORTATION PLATS HIGHWAY PROFILE OF THE 100 ACRES 100% CONVEYANCE, BASED ON CURRENT DATA.
- 4) IF SIGNALLAS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIGNAGE PLAN MUST BE APPROVED BY TRIST, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIGNALLAS WITHIN STATE RIGHT-OF-WAY AS IS INDICATED BY TRIST.

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON MARCH 23, 2009.

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON DECEMBER 21ST, 2009.

UNPLATTED
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A
318.3 ACRE TRACT "A"
(VOL. 1350, PAGES 198-199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 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594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2

KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.223 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916-1932, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.Y.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUGGESTED TO AND CONTROLLED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION... DATED THIS 10 DAY OF OCTOBER, 2009... BY: [Signature] CLERK, COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS... I HEREBY CERTIFY THAT BEFORE CHANGING CONSTRUCTION HAS BEEN MADE OF THIS PLAT TO THE MATTER OF STREETS, LOTS AND GRADING LAYOUT, I AM AWARE OF MY KNOWLEDGE OF SUCH MATTERS AND OF THE ACCURACY OF THE UNRECORDED INSTRUMENTS OF THE UNITED STATES GOVERNMENT... REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE ON THE ORIGINAL... GARY B. NEILL, REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS DEPARTMENT OF TRANSPORTATION NOTES: THE RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY... (1) THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SET-BACK AND/OR SOUND ABatement MEASURES FOR FUTURE HOUSING DEVELOPMENT... (2) THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING TRAFFIC OVERFLOW WITHIN THE HOISTWAY RIGHT-OF-WAY... (3) MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY SHALL BE REGULATED AS SET FORTH IN SUBDIVISION PLAT 070220 TO BE 50 FEET MINIMUM... (4) IF SIGNWORK IS REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIGNAGE PERMIT MUST BE OBTAINED BY THE DEVELOPER PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY... LOCATIONS OF SIGNWORK SHALL BE AS SHOWN BY THE PLAN.

CERTIFICATE OF APPROVAL... THE UNDERPINNING PLAN OF BEAR COUNTY, TEXAS AND BEING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS... I, [Signature], COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS... GERRARD RICKHOFF, COUNTY CLERK OF BEAR COUNTY... I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8TH DAY OF OCT, A.D. 2009 AT 2:18 P.M. AND DULY RECORDED IN THE RECORDS OF BEAR COUNTY, TEXAS... DEED PLAT 070220 OF SAID COUNTY, IN BOOK VOLUME 9610 ON PAGE 214

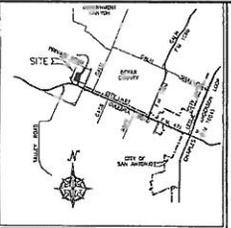
ON THIS 8TH DAY OF OCT, A.D. 2009, I, GARY B. NEILL, COUNTY CLERK, BEAR COUNTY, TEXAS... BY: [Signature] DEPUTY

- LEGEND: 1) BOUNDARY SURVEY LINE... 2) CLEAR VISION EASEMENT... 3) ELECTRIC CABLE TELEVISION EASEMENT... 4) TELEPHONE CABLE TELEVISION EASEMENT... 5) TELEPHONE CABLE TELEVISION EASEMENT... 6) VOLUNTARY NON-ACCESS EASEMENT... 7) PEDESTRIAN ACCESS EASEMENT... 8) FUTURE DEVELOPMENT... 9) FUTURE DEVELOPMENT... 10) FUTURE DEVELOPMENT... 11) FUTURE DEVELOPMENT... 12) FUTURE DEVELOPMENT... 13) FUTURE DEVELOPMENT... 14) FUTURE DEVELOPMENT... 15) FUTURE DEVELOPMENT... 16) FUTURE DEVELOPMENT... 17) FUTURE DEVELOPMENT... 18) FUTURE DEVELOPMENT... 19) FUTURE DEVELOPMENT... 20) FUTURE DEVELOPMENT...

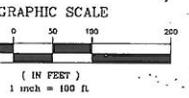
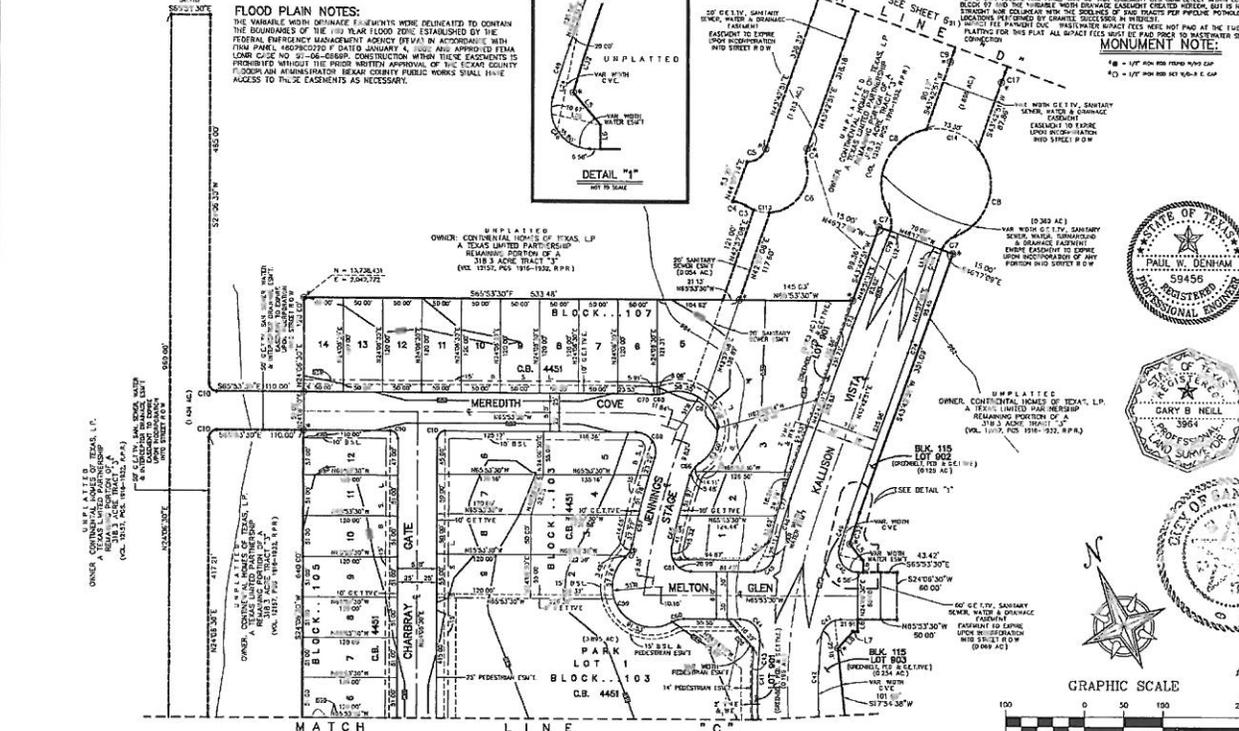
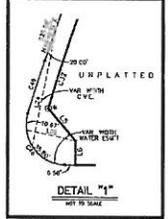
- NOTES: 1) ALL EASEMENTS SUCH AS "TRANSFER, CONVEYANCE, EASEMENT, LICENSE, CONDITION, COVENANT AND/OR SPACED FROM HEREON ARE FUTURE INTERESTS AND NOT INTERESTS... 2) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 3) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 4) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 5) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 6) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 7) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 8) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 9) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 10) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 11) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 12) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 13) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 14) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 15) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 16) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 17) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 18) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 19) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 20) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY...

- "C.P.S. NOTES" 1) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 2) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 3) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 4) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 5) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 6) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 7) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 8) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 9) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 10) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 11) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 12) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 13) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 14) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 15) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 16) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 17) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 18) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 19) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 20) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY...

- FLOOD PLAIN NOTES: THE VARIABLE WIND ORIGINATE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY... 1) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 2) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 3) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 4) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 5) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 6) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 7) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 8) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 9) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 10) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 11) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 12) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 13) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 14) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 15) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 16) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 17) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 18) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 19) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY... 20) THE CITY OF SAN ANTONIO AS PART OF ITS EASEMENT AND GAS IN THE CITY...



LOCATION MAP NOT TO SCALE



THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON MARCH 20, 2009.

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON DECEMBER 28, 2009.

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

Denham-Ramonee Engineering and Associates, Inc. 12981 Park Central, Suite 1300 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY... CLEAR VISION LINE SHALL BE THE CENTERLINE OF THE CLEAR VISION EASEMENT... CLEAR VISION LINE SHALL BE THE CENTERLINE OF THE CLEAR VISION EASEMENT... CLEAR VISION LINE SHALL BE THE CENTERLINE OF THE CLEAR VISION EASEMENT...

BUILDING SETBACK NOTE

THE SETBACKS SHOWN 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.

Table with 2 columns: PLAT REFERENCE and PLAT NO. Includes entries for Kallison Ranch Subdivision Unit 21A, 22A, 22B, 20A, and 26.

STATE OF TEXAS... COUNTY OF BEAR... THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT... GARY B. NEILL, COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS... COUNTY OF BEAR... ONLY AUTHORIZED AGENT: TIMOTHY D. PERRO, ASSISTANT SECRETARY

STATE OF TEXAS... COUNTY OF BEAR... BEFORE ME, THE UNDERPINNING AUTHORITY ON THIS DAY PERSONALLY APPEAR: TIMOTHY D. PERRO

STATE OF TEXAS... COUNTY OF BEAR... GARY B. BALBAUGH, NOTARY PUBLIC, BEAR COUNTY, TEXAS

RECORDERS MEMORANDUM AT THE TIME OF RECORDATION THIS INSTRUMENT WAS REVIEWED FOR THE BEST PRACTICES OF RECORDATION BECAUSE OF ILLUSIONARY CONCEPT OF PLATING AND RECORDATION INSTRUMENTS.

RECORDERS MEMORANDUM AT THE TIME OF RECORDATION THIS INSTRUMENT WAS REVIEWED FOR THE BEST PRACTICES OF RECORDATION BECAUSE OF ILLUSIONARY CONCEPT OF PLATING AND RECORDATION INSTRUMENTS.

Vertical text on the right edge of the page, likely a page number or reference.

SUBDIVISION PLAT

OF
**KALLISON RANCH
SUBDIVISION UNIT 25**

BEING 60.226 ACRES OF LAND OUT OF A 733.113
ACRE TRACT RECORDED IN VOL. 12157, PGS.
1916-1932, REAL PROPERTY RECORDS OF BEXAR
COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ
SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK
4451 & IN THE M.M.Y. MUSQUY SURVEY NO. 80,
ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR
COUNTY, TEXAS.

KALLISON RANCH SUBDIVISION UNIT 25
THIS PLAT OF
HAD 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 10 DAY OF October, A.D. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS
BY: [Signature] CLERK
BY: [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT
COMPLIES WITH THE REQUIREMENTS OF THE ENGINEERING CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
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.
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. HELL

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS, WHO PRESIDES OFFICE OF THE
COMMISSIONERS COUNTY OF BEXAR COUNTY, TEXAS, IN THE ATTACHED PLAT HAS DULY
FILED WITH THE COMMISSIONERS COUNTY OF BEXAR COUNTY, TEXAS, AND
THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES
AND REGULATIONS GOVERNING SAID AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS
COURT.
DATE: 19th DAY OF May, A.D. 2007
[Signature] COUNTY CLERK, TEXAS
[Signature] COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, GERRARD RICKHOFF COUNTY CLERK OF SAID COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
8th DAY OF Oct, A.D. 2007 AT 2:13 P.M. AND DULY RECORDED THE
8th DAY OF Oct, A.D. 2007 AT 2:13 P.M. IN THE RECORDS OF
DEED PLATS OF SAID COUNTY, IN BOOK VOLUME 9612
ON PAGE 221
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
8th DAY OF Oct, A.D. 2010
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY

LEGEND

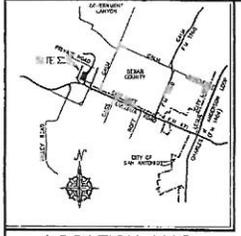
- 1. BUILDING SETBACK LINE
- 2. LOT CORNER
- 3. EGRESS ROUTE
- 4. TELEPHONE & CABLE TELEVISION EASEMENT
- 5. FIRE ELECTRIC TOWER & CABLE TELEVISION EASEMENT
- 6. MULTISCALE HOUSING EASEMENT
- 7. WALKWAY
- 8. PUBLIC UTILITY EASEMENT
- 9. PREVIOUS ACRES EASEMENT
- 10. THE NUMBER OF WASTEWATER EQUIPMENT (DRAINING DEVICES) SHALL BE THE NUMBER OF WASTEWATER EQUIPMENT (DRAINING DEVICES) SHOWN ON THE PLAT. THE NUMBER OF WASTEWATER EQUIPMENT (DRAINING DEVICES) SHALL BE THE NUMBER OF WASTEWATER EQUIPMENT (DRAINING DEVICES) SHOWN ON THE PLAT.
- 11. THE VALUES OF THE SECTORS OF COORDINATES SHOWN WITHIN THIS PLAT ARE THE VALUES OF THE SECTORS OF COORDINATES SHOWN WITHIN THIS PLAT.
- 12. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 13. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 14. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 15. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
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- 19. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 20. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 21. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.

NOTES:

- 1. ALL EASEMENTS TO BE SHOWN AS DRAINAGE, CONSERVATION, CROWNED, LANDSCAPE AND OPEN SPACE.
- 2. EASEMENTS TO BE SHOWN AS DRAINAGE, CONSERVATION, CROWNED, LANDSCAPE AND OPEN SPACE.
- 3. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 4. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 5. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.
- 6. INFORMATION AS SHOWN IS TO BE THE FACTIVE OF BEXAR-COUNTY ENGINEERING AND ASSOCIATES, INC. TO MANAGE ALL CONSTRUCTION OF THE PROJECT.

"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 REQUESTING THE CABLEMENT AND... (C.P.S. NOTES)
- 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTING THE CABLEMENT AND... (C.P.S. NOTES)
- 3. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTING THE CABLEMENT AND... (C.P.S. NOTES)
- 4. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTING THE CABLEMENT AND... (C.P.S. NOTES)



LOCATION MAP NOT TO SCALE

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

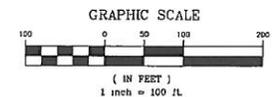
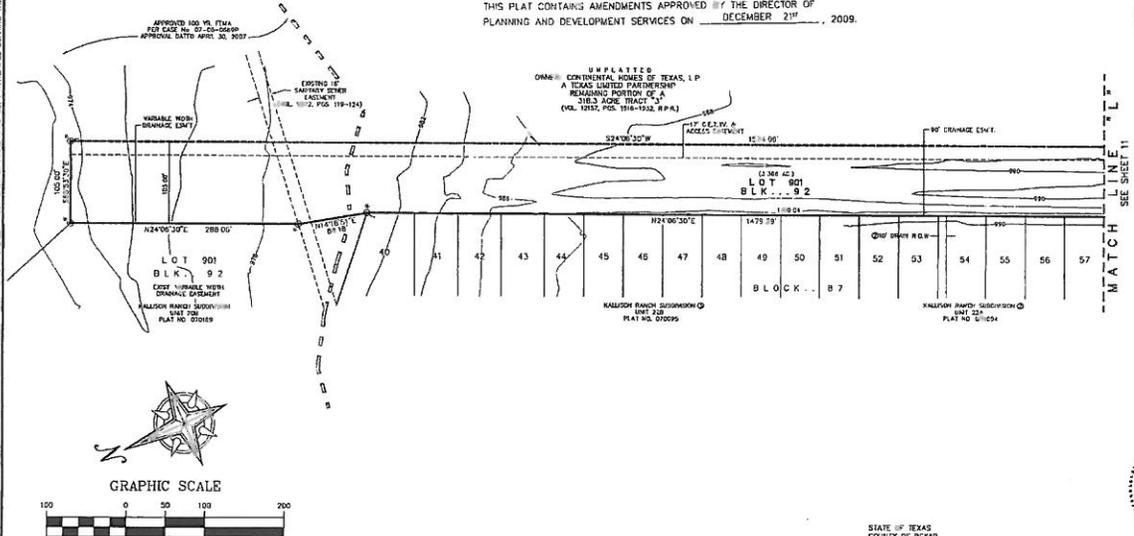
- (1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADOPTING... (TEXAS DEPARTMENT OF TRANSPORTATION NOTES)
- (2) THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE RELOCATED AS DIRECTED BY REGULATORS FOR ACCESS CONFORMS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLATED HIGHWAY FRONTAGE OF 1144 FT.
- (4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY COORDINANCE, A SIDEWALK PERMIT MUST BE APPLIED FOR PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

MONUMENT NOTE:

1" = 1" FOR HORIZONTAL DISTANCE
1" = 1" FOR VERTICAL DISTANCE

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON MARCH 29, 2009.

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON DECEMBER 21st, 2009.



"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VIEW LOT AND THE STREET RIGHT-OF-WAY) SHALL BE CLEAR FROM OBSTRUCTIONS... (CLEAR VISION EASEMENT)

BUILDING SETBACK NOTE

THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR AS NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

Table with 2 columns: PLAT NUMBER and DESCRIPTION. Includes KALLISON RANCH SUBDIVISION UNIT 21A, 22A, 23B, 24, 25.

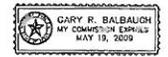
172-9617-221-5

172-9617-221-5

RECORDERS MEMORANDUM AT THE TIME OF RECORDING THIS PLAT...

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

Denham-Ramones Engineering and Associates, Inc. 12981 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax





**Denham-Ramones Engineering
and Associates, Inc.**

October 8, 2013

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

Re: Plat No. 070220- Kallison Ranch Unit 25 Performance Guarantee Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year Performance Guarantee Extension in order to fulfill the improvements required by the approval of the Kallison Ranch Unit 25 Plat. The Plat was recorded in Volume 9617 Page 210-221. A new Performance Guarantee will be provided in accordance with Section 35-430(f).

Construction was delayed due to a severe downturn in the economy which halted the completion of this phase. Kallison Ranch Unit 25 is less than 75% complete. The owner is planning, with serious intent, to complete this unit.

Enclosed is a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

A handwritten signature in black ink, appearing to read 'Paul W. Denham', with a long horizontal flourish extending to the right.

Paul W. Denham, P.E.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

070251

Project Name:

Kallison Ranch Unit 24

Applicant:

Ian Cude

Representative:

Denham-Ramones Engineering
c/o Paul W. Denham, P.E.

Owner(s):

Continental Homes of Texas, L.P.

Staff Coordinator:

Richard Carrizales
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located southeast of the
intersection of Kallison Vista and
Melton Glen

MAPSCO Map Grid (Ferguson):

544 F-7

Tract Size:

25.347

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting
October 18, 2013

REQUEST

Approval of a Performance Guarantee Time Extension for the
Kallison Ranch Unit 24 Subdivision

APPLICATION TYPE

Performance Guarantee Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

The applicant request is for a three (3) Performance Guarantee
time extension to fulfill the improvements required by the
performance guarantee.

The percentages of improvements completed are as follows:

- Streets - 50%
- Drainage - 90%
- Sidewalks - 0%
- Water - 70%
- Sanitary Sewer - 70%

CASE HISTORY

The Planning Commission approved this plat on October 10,
2007 and record October 8, 2010 in Volume 9618, Page 1-16 Plat
and Deed records Bexar County, Texas.

ATTACHMENTS

1. Recorded Plat
2. Applicant's Letter of Request

SUBDIVISION PLAT

OF
**KALLISON RANCH
SUBDIVISION UNIT 24**

BEING 25.347 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 24 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 10 DAY OF OCTOBER A.D. 2007

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM SUBDIVISION CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
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 ORIGINAL SURVEY MADE ON THE GROUND.
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
DAVE B. NEIL

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AS OTHERWISE IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, RECREATION AREAS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONVEGATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
CHRYL R. DALBAUGH, ITS SOLE GENERAL PARTNER
[Signature]
DULY AUTHORIZED AGENT: THUDOTH D. BRIDGES, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THUDOTH D. BRIDGES 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 CONVEGATIONS THEREIN EXPRESSED AND IN
THE PRESENCE OF ME.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 21ST DAY OF SEPTEMBER A.D. 2007.
[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

[Signature]
CARY R. DALBAUGH
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MAY 19, 2009

STATE OF TEXAS
COUNTY OF BEXAR

I, **CARY R. DALBAUGH**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 8TH DAY OF OCT A.D. 2010 AT 2:13 P.M. AND DULY RECORDED THE 8TH DAY OF OCT A.D. 2010 AT 2:18 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9618 ON PAGE 0005.
BY: *[Signature]* DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

NOTES:

- 1. ALL EASEMENTS, SUCH AS EMINENT, CONSERVATION, OPEN SPACE, LANDSCAPE AND OPEN SPACE SHALL REMAIN AND REMAINABLE UNLESS OTHERWISE SPECIFIED.
- 2. OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES TO THE MAXIMUM OF THE PLAT.
- 3. THE MAINTENANCE OF PUBLIC LANDS, SUCH AS OPEN SPACE, BIODIVERSITY AND OPEN SPACE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE ASSIGNED MAINTENANCE SCHEDULES, DOES NOT INCLUDE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY, SUCH AS OPEN SPACE (BLOCK 1110).
- 4. NO MINUTE, PUBLIC, WALKS OR OTHER CONVEGATIONS THAT WERE EXISTING SHALL BE PLACED WITHIN THE LOTS OF THE FINANCIAL EASEMENTS, PER THE CITY OF SAN ANTONIO/BEAR COUNTY. THE CITY OF SAN ANTONIO/BEAR COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PUBLIC WALKS AND OTHER CONVEGATIONS THAT WERE EXISTING WITHIN THE LOTS OF THE FINANCIAL EASEMENTS.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET FRONTAGE) CLEAR VISION EASEMENT MUST BE FREE OF OBSTRUCTIONS, INCLUDING STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN ONE FOOT ABOVE THE PARKING AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) PRACTICE ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

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

LEGEND

- 1. BUILDING SETBACK LINE
- 2. CLEAR VISION EASEMENT
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- 99. CLEAR VISION LINE
- 100. CLEAR VISION EASEMENT

"C.P.S. NOTES"

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO.
- 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO.
- 3. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO.
- 4. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO.
- 5. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED TO THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO.

MONUMENT NOTE:

- 1. 1/4" FOR 1/4" MONUMENT
- 2. 1/4" FOR 1/4" MONUMENT

LOCATION MAP

NOT TO SCALE

PLAT REFERENCE:
KALLISON RANCH SUBDIVISION UNIT 25
PLAT NO. 070270

THIS DOCUMENT IS THE PROPERTY OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC.

172-9618-2-1

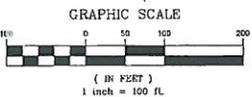
171-82-20103020201-1

RECORDERS MEMORANDUM
INSTRUMENT PREPARED BY DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. FOR THE PURPOSES OF RECORDING IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THIS INSTRUMENT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390 (210) 495-3100 Office
San Antonio, Tx. 78216 (210) 495-3122 Fax



THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON DECEMBER 21ST, 2009.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE AMENDMENTS WERE DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON DECEMBER 21ST, 2009 AND THAT AFTER EXAMINATION I APPROVED SAID PLAT AND THAT THE STANDARDS, RULES AND REGULATIONS GOVERNING SAID PLAT WERE APPROVED BY THE SAID COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON DECEMBER 21ST, 2009.
DATE: 12/21/09
[Signature] COUNTY CLERK, BEXAR COUNTY, TEXAS



Attachment No 1



**Denham-Ramones Engineering
and Associates, Inc.**

October 8, 2013

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

Re: Plat No. 070251- Kallison Ranch Unit 24 Performance Guarantee Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year Performance Guarantee Extension in order to fulfill the improvements required by the approval of the Kallison Ranch Unit 24 Plat. The Plat was recorded in Volume 9618 Page 1-3. A new Performance Guarantee will be provided in accordance with Section 35-430(f).

Construction was delayed due to a severe downturn in the economy which halted the completion of this phase. Kallison Ranch Unit 24 is less than 75% complete. The owner is planning, with serious intent, to complete this unit.

Enclosed is a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

Paul W. Denham, P.E.



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM No. 15

Public Hearing:

Planning Commission
October 23, 2013

Application/Case Number:

FPV 13-003 & 13-004

Applicant:

Garrett J. Sullivan, Executive
Director
Construction Management and
Engineering Department
North East ISD

Representative:

MTR Engineers/Raymond Tarin,
P.E., CFM

Owner:

Northeast ISD

Staff Coordinator:

Sabrina Santiago, EIT, CFM
Senior Engineering Associate
(210)207-0182
Sabrina.santiago@sanantonio.gov

Property Address/Location:

4302 Harry Wurzbach

MAPSCO Map Grid (Ferguson)

583 E-7

Tract Size:

Tract is approximately 24.824 acres

Council District(s):

10

Notification:

Internet Agenda Posting October 19,
2013

REQUEST

A request for approval of a floodplain variance **FPV 13-003 & FPV 13-004** to Section 35-F133 (c) (3) and Section 35-F133 (c) (4) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Garner Middle School, Conditional Letter of Map Revision (CLOMR)**, a 24.824 acre tract of land within the Salado Creek watershed.

APPLICATION TYPE:

Floodplain Variance

RECOMMENDED ACTION

Approval of the proposed variance to Appendix F, Section 35-F133 (c) (3) and (c) (4).

ALTERNATIVE ACTIONS

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

DATE FILED

September 26, 2013

I. SYNOPSIS OF ANALYSIS

The applicant has submitted a Conditional Letter of Map Revision (CLOMR) and applied for a Floodplain Development Permit (FPDP) for reclamation of land from the 1% annual chance floodplain for the construction of new buildings associated with the existing school campus. The application was reviewed by Planning & Engineering staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F133 (c) (3) Which states that excluding capital improvement projects managed by a public agency, no construction that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA. Moreover, a letter from the Public Works Department (Attachment 2) was addressed to the applicant regarding the review of the CLOMR associated with this development not in compliance with the current floodplain ordinance (No. 57969) of the City of San Antonio, and the requirement to submit a variance to the aforementioned section(s) of the UDC prior to Public Works approval of the CLOMR,

issuance of the Federal Emergency Management Agency (FEMA) MT-2 Form, and issuance of the FPDP.

III. RECOMMENDATION

The Director of Public Works recommends approval of the floodplain variance (Attachment 4) with the following conditions:

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
- The engineer of record has indicated that Turf Reinforcement Matting (TRM) will be placed where the proposed floodplain improvements throughout the project site to prevent erosion.
- The engineer of record has indicated that the proposed improvements on the Garner Middle School campus was part of the NEISD Bond Program approved by the Board of Trustees on August 31, 2011 and by voters on November 8, 2011. NEISD has a strict deadline by commitment of the bond program to have the improvements on the campus start by the summer of 2014.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division, and the issuance of a FPDP by the Public Works/Storm Water Engineering Division.
- The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR and a final elevation certification is submitted to Public Works/Storm Water Engineering Division.

The Director of Development Services recommendation for the **Garner Middle School CLOMR** (Attachment 6) is **Pending**.

IV. ATTACHMENTS

1. Flood Plain Development Permit
2. Flood plain Variance to applicant
3. Variance Request
4. Variance Response
5. NEISD memo



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 13-151

Date 9/26/2013

Permit Number 2013151

1. APPLICANT DATA (Owner)

Company Name North East Independent School District
First Name Garrett MI J Last Sullivan
Address: Number 8961 Street Tesoro Drive, Suite 300 City San Antonio
State TX Zip Code 78217 Phone (210) 407-0438

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

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

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

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other*

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

Type of use proposed: Existing Garner Middle School Campus

Occupant Name NEISD Phone _____

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

Type: Fill-Permanent Other (Describe): Channel widening adjacent to and fill placement on existing middle school property.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision Plat# 130466 Number _____ Lot Number 1 Block _____ NCB 12160 Tract _____

Location Description: 4302 Harry Wurzbach

Permittee Print Name

Permittee Signature

RECOMMEND FOR DISAPPROVAL

Date

9/26/13

Date

9/26/13

Date

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

(Conditions and provisions on next page)



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



FOR OFFICE USE ONLY

Application Number 13-151

Date 9/26/2013

Permit 2013151

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

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

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

This FPDP is for a disapproval as the proposed improvements within the 1% annual chance floodplain do not meet the UDC requirements per Section 35-F133 (c) (3) & (4) which states that excluding capital improvement projects managed by a public agency no construction activity in the floodplain is allowed prior to a CLOMR being approved by FEMA and a LOMR being approved by FEMA

to release the C of O of any building permits.

Once a variance is approved by Planning Commission an approved FPDP will be issued.

Is Additional Information Required? No

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

Permit Application - Reviewed By: Sabrina Santiago, EIT, CFM

WARNING:

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

Permittee Initial



CITY OF SAN ANTONIO

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

September 26, 2013

Garrett J. Sullivan
North East Independent School District
8961 Tesoro Drive, Suite 300
San Antonio, TX 78217

Re: Floodplain Variance
SWE# 24289 Garner Middle School CLOMR & Plat# 130466
FPV# 13-003 & FPV#13-004

Dear Mr. Sullivan;

The Public Works/Storm Water Engineering Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to Garner Middle School Plat# 130466. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
 - Appendix F, Subdivision C, Section 35-F133 (c) (3) which states that excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.
 - Appendix F, Subdivision C, Section 35-F133 (c) (4) which states that other than work specifically associated with a CLOMR approved by the floodplain administrator, no construction activity, to include building permits, that requires a revision to a FEMA designated floodplain to meet the provisions of these floodplain ordinances is allowed prior to EITHER:
 - A letter of map revision (LOMR) being approved by FEMA
 - OR
 - A LOMR being submitted to FEMA AND a performance agreement being accepted by the city in accordance with subsection 35-F134.
2. A variance to the above UDC requirements will be required prior to Public Works/Storm Water Engineering Division approval of the CLOMR, issuance of the FEMA MT-2 Form, and issuance of the Floodplain Development Permit (FPDP).

Garrett J. Sullivan
Garner Middle School CLOMR
FPV# 13-003 & 13-0034
September 26, 2013
Page 2 of 2

3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
 - The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
 - The engineer of record has indicated that Turf Reinforcement Matting (TRM) will be placed where the proposed floodplain improvements throughout the project site to prevent erosion.
 - The engineer of record has indicated that the proposed improvements on the Garner Middle School campus was part of the NEISD Bond Program approved by the Board of Trustees on August 31, 2011 and by voters on November 8, 2011. NEISD has a strict deadline by commitment of the bond program to have the improvements on the campus start by the summer of 2014.

4. Public Works will support a variance to the above UDC requirements with the following conditions:
 - Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the Public Works/Storm Water Engineering Division, and the issuance of a FPDP by the Public Works/Storm Water Engineering Division.
 - The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR and a final elevation certification is submitted to Public Works/Storm Water Engineering Division.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a floodplain development permit once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,



Arthur E. Reinhardt IV, PE, CFM
Assistant Director, Planning & Engineering
Department of Public Works

Attn(s): Exhibit 1-Vicinity Map
cc: Raymond Tarin, PE, CFM, MTR Engineers
City of San Antonio, Planning Commission



City of San Antonio
Development Services Department
Land Entitlements Section

Attachment No 3

FPV# 13-003

VARIANCE/ TIME EXTENSION APPLICATION

Date Submitted: 9/26/13

Project ID Number: _____

Project Name: Garner Middle School Conditional Letter of Map Revision (CLOMR)

Owner/Agent: Garrett J. Sullivan, Executive Director (NEISD) Phone: (210) 407-0438 Fax: (210) 804-7272

Address: 8961 Tesoro Drive, Suite 300 Zip Code: 78217

Consultant: Moy Tarin Ramirez Engineers, LLC Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100 Zip Code: 78249

Email Address: rtarin@mtrengineers.com

BACKGROUND:

1. Time Extension Sidewalk Floodplain Permit Other: _____
2. City Council District 10 Ferguson Map Grid 552A8 Zoning District R5
3. San Antonio City Limits - Yes No
4. Edwards Aquifer Recharge Zone? Yes No
5. Previous/existing landfill? Yes No
6. Parkland, greenbelts, or open space? Flood plain? Yes No

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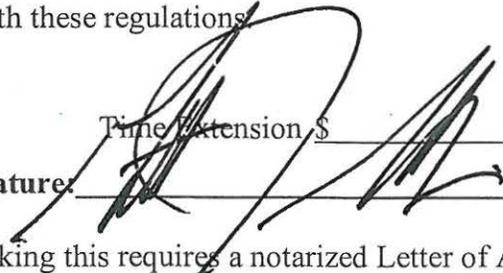
VARIANCE APPROVAL CRITERIA:

As per the UDC, the variance request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the 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.

FEES (please refer to the current fee schedule)

Variance Request \$ 350 OR Time Extension \$ _____

Print Name: Garrett J. Sullivan, Executive Director (NEISD) Signature: 

Date: 9/26/13 Owner Agent (Checking this requires a notarized Letter of Agent.)

*NOTE: Please attach this application with your submittal to the reviewing agencies. In addition, if the letter does not address the above mention criteria your variance may be subject to disapproval. If the variance is being made in regards to a Certificate of Determination request, the Director of Development Services shall make a determination within 20 days after the date it receives the request before placing it on the Planning Commission agenda under subsection 35-430(d) of the UDC and shall issue the Certificate, if appropriate, within 10 days after the date of Planning Commission approval. Additional fees may apply, please see fee schedule.



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

September 6, 2013

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: NEISD- Garner Middle School, Phase 1 Campus Replacement- Plat no. 130466
Variance Request- Appendix F, Section 35-F133(c)(4)

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13 SEP 26 PM 1:55
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

Dear Mr. Jacks,

The Garner Middle School, Phase 1 Campus Replacement Project consist of the construction of a new two story classroom building with associated roadway, parking, and utilities infrastructure. Garner Middle School is partially located in a FEMA designated 1% annual chance floodplain and is fully developed. The only open area available for construction of the new classroom building is the back end of the campus in the area of shallow flooding from the adjacent Tributary to Salado Creek. The new construction must occur prior to demolition of existing classroom buildings since Garner Middle School is an active campus that must continue to operate throughout the construction of the new buildings.

The proposed plan for the project is to fill in the area where the building and improvements are being located and to compensate for this filling in the floodplain by widening the existing drainage channel to the north and adjacent to the middle school. This widening of over 20 feet along the schools entire length increases the capacity of the existing trapezoidal channel and balances the earthwork in the floodplain. All of this work proposed for Garner MS achieves each of the requirements set forth in the City of San Antonio Unified Development Code for work in the floodplain. There is no rise in the water surface elevations, and no loss of floodplain storage volume. Reducing the floodplain on the campus also achieves increased safety for the students of Garner MS without adversely impacting anyone.

The City of San Antonio is currently reviewing the Conditional Letter of Map Revision (CLOMR) flood study for approval. This project must begin construction in November of this year in order to meet the deadlines of opening the new classroom buildings. Therefore, Northeast Independent School District (NEISD), in accordance with UDC Section 35-F135 Variance Procedures, is hereby requesting a variance from UDC Section 35-F133-Permit Evaluation (c)(4)which states that

“ Other than work specifically associated with a CLOMR approved by the floodplain administrator (see above), no construction activity that requires a revision to a FEMA designated floodplain to meet the provisions of these floodplain ordinances (e.g. reference section 35-F125) is allowed prior to EITHER:

- a. A letter of map revision (LOMR) being approved by FEMA OR*

- b. *A LOMR being submitted to FEMA AND a performance agreement (with associated performance bond), being accepted by the city in accordance with subsection 35-F135, below..."*

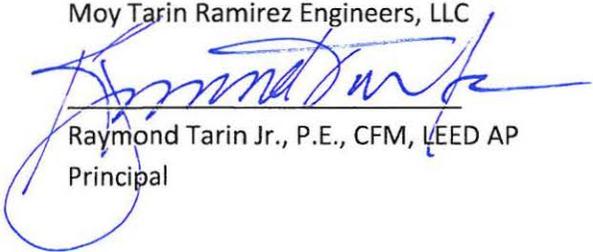
Approval of this variance request will allow NEISD to begin construction and obtain a building permit once the FEMA CLOMR has been approved by the City of San Antonio drainage department and prior to the LOMR being submittal to FEMA. NEISD is aware of the risk of beginning work prior to FEMA approval but given the need for the project and timelines necessary for construction is willing to take the risk. Any conditions set by FEMA for the approval of the LOMR will be met by NEISD. This project is a part of the NEISD 2011 School Bond Election and as such NEISD is committed to the project. In accordance with the City of San Antonio UDC Variance Procedures outlined in Section 35-F135,

1. The variance is the minimum necessary, considering the flood hazard, to afford relief- Without approval of this variance the new classrooms could be delayed one school calendar year.
2. There is good and sufficient cause- NEISD is committed to the project by Board Action and Bond Election and understands the risk involved with an early start without FEMA approval. Approval of this variance allows the new classrooms to be available for students sooner than otherwise would be possible.
3. Failure to grant this variance will result in exceptional hardship to the applicant- With approval of this variance and an accelerated start date an extra summer work window is available in 2014 for construction of utilities and driveway improvements in the areas of parent and bus drop off, deliveries and fire lanes that must be completed in the summer time when the campus is empty. This happens because the channel excavation work can begin immediately which adds capacity to the floodway and when completed in April or May of 2014 allows fill work to begin on the campus in the summer when the students are not at school. With the fill work in place and approval of this variance, the building construction can begin.
4. The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances- The proposed work reduces the elevations in the floodplain and does not create an increase in water surface elevations that would increase flooding. This work will also remove a large portion of Garner MS from the floodplain which improves student safety on the campus without an adverse impact to anyone.

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

Sincerely,

Moy Tarin Ramirez Engineers, LLC


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

RECEIVED
13 SEP 26 PM 1:56
CITY OF SAN ANTONIO
ENGINEERING



City of San Antonio
Development Services Department
Land Entitlements Section

FPV #13-004

VARIANCE/ TIME EXTENSION APPLICATION

Date Submitted: 9/26/13

Project ID Number: _____

Project Name: Garner Middle School Conditional Letter of Map Revision (CLOMR)

Owner/Agent: Garrett J. Sullivan, Executive Director (NEISD) Phone: (210) 407-0438 Fax: (210) 804-7272

Address: 8961 Tesoro Drive, Suite 300 Zip Code: 78217

Consultant: Moy Tarin Ramirez Engineers, LLC Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100 Zip Code: 78249

Email Address: rtarin@mtrengineers.com

BACKGROUND:

1. Time Extension Sidewalk Floodplain Permit Other: _____
2. City Council District 10 Ferguson Map Grid 552A8 Zoning District R5
3. San Antonio City Limits - Yes No
4. Edwards Aquifer Recharge Zone? Yes No
5. Previous/existing landfill? Yes No
6. Parkland, greenbelts, or open space? Flood plain? Yes No

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VARIANCE APPROVAL CRITERIA:

As per the UDC, the variance request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the 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.

FEES (please refer to the current fee schedule)

Variance Request \$ 350 OR Time Extension \$ _____

Print Name: Garrett J. Sullivan, Executive Director (NEISD) Signature: _____

Date: 9/26/13 Owner Agent (Checking this requires a notarized Letter of Agent.)

*NOTE: Please attach this application with your submittal to the reviewing agencies. In addition, if the letter does not address the above mention criteria your variance may be subject to disapproval. **If the variance is being made in regards to a Certificate of Determination request, the Director of Development Services shall make a determination within 20 days after the date it receives the request before placing it on the Planning Commission agenda under subsection 35-430(d) of the UDC and shall issue the Certificate, if appropriate, within 10 days after the date of Planning Commission approval. Additional fees may apply, please see fee schedule.**



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

September 6, 2013

Mr. John Jacks
 Assistant Director, Development Services
 City of San Antonio
 1901 S. Alamo
 San Antonio, Texas

RECEIVED
 13 SEP 26 PM 1:55
 CITY OF SAN ANTONIO
 DEVELOPMENT DEPARTMENT

RE: NEISD- Garner Middle School, Phase 1 Campus Replacement- Plat no. 130466
 Variance Request- Appendix F, Section 35-F133(c)(3)

Dear Mr. Jacks,

The Garner Middle School, Phase 1 Campus Replacement Project consist of the construction of a new two story classroom building with associated roadway, parking, and utilities infrastructure. Garner Middle School is partially located in a FEMA designated 1% annual chance floodplain and is fully developed. The only open area available for construction of the new classroom building is the back end of the campus in the area of shallow flooding from the adjacent Tributary to Salado Creek. The new construction must occur prior to demolition of existing classroom buildings since Garner Middle School is an active campus that must continue to operate throughout the construction of the new buildings.

The proposed plan for the project is to fill in the area where the building and improvements are being located and to compensate for this filling in the floodplain by widening the existing drainage channel to the north and adjacent to the middle school. This widening of over 20 feet along the schools entire length increases the capacity of the existing trapezoidal channel and balances the earthwork in the floodplain. All of this work proposed for Garner MS achieves each of the requirements set forth in the City of San Antonio Unified Development Code for work in the floodplain. There is no rise in the water surface elevations, and no loss of floodplain storage volume. Reducing the floodplain on the campus also achieves increased safety for the students of Garner MS without adversely impacting anyone.

The City of San Antonio is currently reviewing the Conditional Letter of Map Revision (CLOMR) flood study for approval. This project must begin construction in November of this year in order to meet the deadlines of opening the new classroom buildings. Therefore, Northeast Independent School District (NEISD), in accordance with UDC Section 35-F135 Variance Procedures, is hereby requesting a variance from UDC Section 35-F133-Permit Evaluation (c)(3) which states that *“Excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.”*

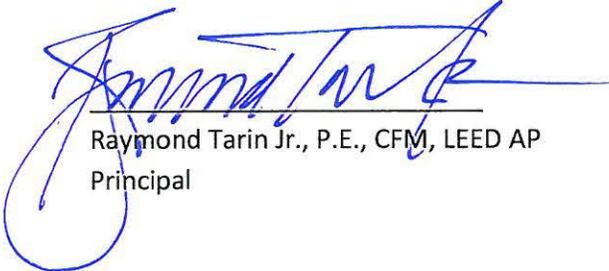
Approval of this variance request will allow NEISD to begin construction once the FEMA CLOMR has been approved by the City of San Antonio drainage department. NEISD is aware of the risk of beginning

work prior to FEMA approval but given the need for the project and timelines necessary for construction is willing to take the risk. Any conditions set by FEMA for the approval of the CLOMR will be met by NEISD. This project is a part of the NEISD 2011 School Bond Election and as such NEISD is committed to the project. In accordance with the City of San Antonio UDC Variance Procedures outlined in Section 35-F135.

1. The variance is the minimum necessary, considering the flood hazard, to afford relief- Without approval of this variance the new classrooms could be delayed one school calendar year.
2. There is good and sufficient cause- NEISD is committed to the project by Board Action and Bond Election and understands the risk involved with an early start without FEMA approval. Approval of this variance allows the new classrooms to be available for students sooner than otherwise would be possible.
3. Failure to grant this variance will result in exceptional hardship to the applicant- With approval of this variance and an accelerated start date an extra summer work window is available in 2014 for construction of utilities and driveway improvements in the areas of parent and bus drop off, deliveries and fire lanes that must be completed in the summer time when the campus is empty. This happens because the channel excavation work can begin immediately which adds capacity to the floodway and when completed in April or May of 2014 allows fill work to begin on the campus in the summer when the students are not at school.
4. The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances- The proposed work reduces the elevations in the floodplain and does not create an increase in water surface elevations that would increase flooding. This work will also remove a large portion of Garner MS from the flood plain which improves student safety on the campus without an adverse impact to anyone.

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

Sincerely,
Moy Tarin Ramirez Engineers, LLC



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

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LAND REVENUE
GENERAL SERVICES

**CITY OF SAN ANTONIO
PUBLIC WORKS
Interdepartmental Correspondence**

TO: Robert R., Chair
City of San Antonio Planning Commission

FROM: Arthur E. Reinhardt IV, PE, CFM, Assitant Director, Planning & Engineering *AER*
9/26/13

COPIES TO: Raymond Tarin, PE, CFM, MTR Engineers

SUBJECT: Floodplain Variance FPV# 13-003 & FPV# 13-004
SWE# 24289 Garner Middle School CLOMR & Plat# 130466

DATE: September 26, 2013

The Department of Public Works Storm Water Engineering has reviewed the Conditional Letter of Map Revision (CLOMR) for the Garner Middle School CLOMR and Plat #130466.

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Appendix F, Subdivision C, Section 35-F133 (c) (3) which states that excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.
- Appendix F, Subdivision C, Section 35-F133 (c) (4) which states that other than work specifically associated with a CLOMR approved by the floodplain administrator, no construction activity, to include building permits, that requires a revision to a FEMA designated floodplain to meet the provisions of these floodplain ordinances is allowed prior to EITHER:
 - A letter of map revision (LOMR) being approved by FEMAOR
 - A LOMR being submitted to FEMA AND a performance agreement being accepted by the city in accordance with subsection 35-F134.

The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management

September 6, 2013

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: NEISD- Garner Middle School, Phase 1 Campus Replacement- Plat no. 130466

Dear Mr. Jacks,

The NEISD 2011 Bond Program was approved by the Board of Trustees on August 31, 2011 and by the voters on November 8, 2011. The Garner Middle School, Phase 1 Campus Replacement Project is part of this bond program. NEISD is committed to the construction of this project which includes the FEMA floodplain work and subsequent submittal to FEMA for purposes of obtaining a Letter of Map Revision.

If you have any questions or require any additional information, please contact me.
Northeast Independent School District,

A handwritten signature in black ink, appearing to read 'Garrett J. Sullivan', is written over a horizontal line. The signature is stylized and somewhat cursive.

Garrett J. Sullivan
Executive Director, Construction Management and Engineering



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/DISPOSITION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
October 23, 2013

Special Project Number:

1665 – SAWS Surplus, Albertson's

- 5.96 acre tract of land located at 8764 State Highway 151, NCB 15329, Block 2, Lot 2

Council District:

6

Applicant:

San Antonio Water System (SAWS)
c/o Bruce Haby

Staff Coordinator:

Mary L. Fors, Management Analyst
(210) 207-4083
Mary.Fors@sanantonio.gov

REQUEST

The San Antonio Water System (SAWS) is requesting the city declare as surplus and authorize SAWS to dispose of a 5.96 acre tract of land including a free standing commercial building (NCB 15329, Block 2, Lot 2) more commonly known as the Albertson's at State Highway 151 and Potranco Road, 8764 State Highway 151.

SAWS is a municipal owned utility and follows the same procedure under Municipal Code as City departments that want to declare property as surplus. The request is submitted to CIMS Real Estate who sends the request and exhibits to departments that provide services to, or construct infrastructure on the property. The departments respond if there is a need for the property, or if the property can be disposed of. If the property is determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared the property as surplus to the system and authorized disposal of the property through Resolution 12-304 dated June 5, 2012.

The property was canvassed through City departments and utility agencies and was determined to be surplus to the needs of the City.

RECOMMENDED ACTION

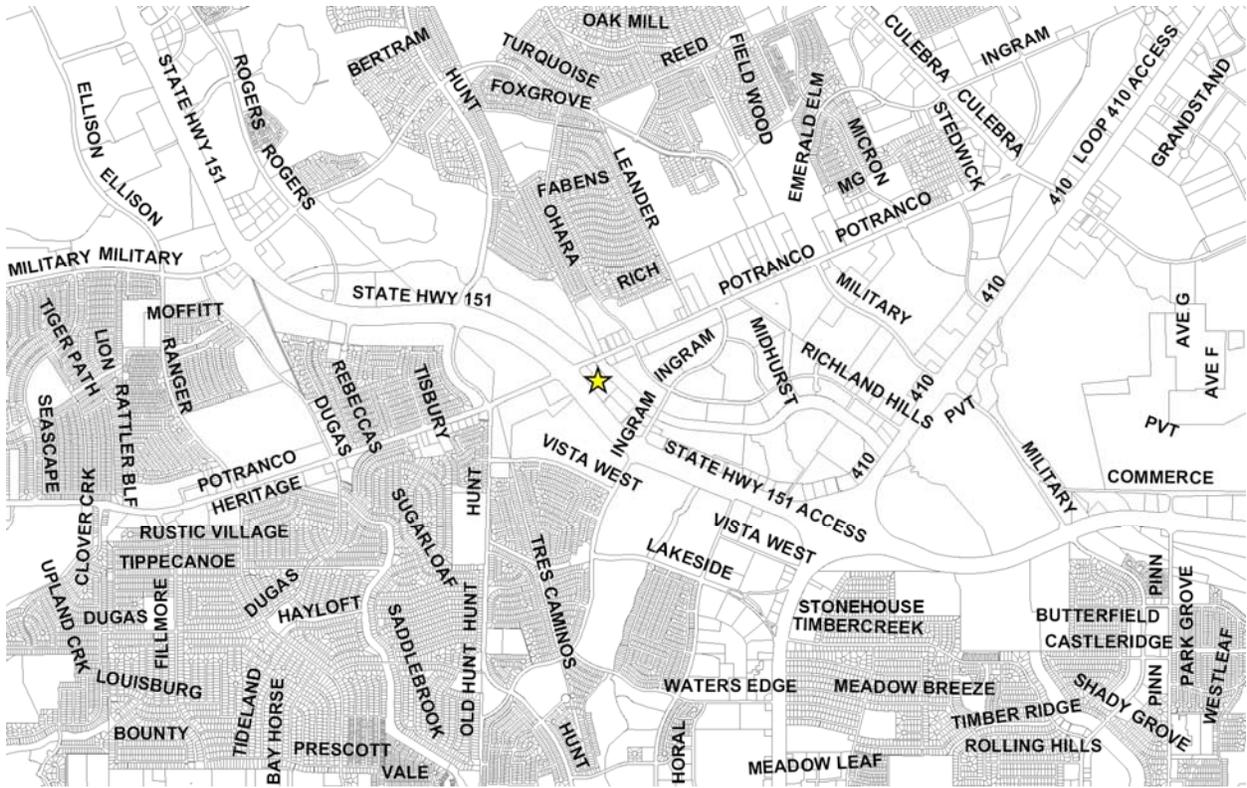
Staff recommends **approval** of this request for a Resolution in support of this request to declare as surplus and dispose of real property owned by the San Antonio Water System.

SYNOPSIS OF ANALYSIS

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

ATTACHMENTS

- Plat and Field Notes
- Maps
- SAWS Resolutions
- Resolution



S.P. 1665 – SAWS Request to declare as surplus and dispose of a 5.96 acre tract of land located at 8764 State Highway 151

ATTACHMENT I

STATE OF TEXAS

Project Name: New NWSC

COUNTY OF BEXAR,

FIELD NOTES
FOR
5.96 ACRES
(259,456 SQUARE FEET)

FIELD NOTES describing a 5.96 acre tract of land (259,456 sq. ft.) of land situated in the City of San Antonio, Bexar County, Texas, out of and part of the J.W. McCamley Survey No. 70, Abstract No. 470, County Block 4329 and being all of Lot 2, Block 2, New City Block 15329, Albertson's - Potranco Road Subdivision, according to plat recorded in Volume 9535, Page 16 of the Plat Records of Bexar County, Texas. Said 5.96 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" steel pin at the north right-of-way line of State Highway 151 and the south corner of Lot 1, Block 2, New City Block 15329, according to plat recorded 9535, page 16 of the plat Records of Bexar County, Texas, and the west corner of said Lot 2, Block 2, New City Block 15329, for the west corner of this herein described tract;

THENCE: N 44° 25' 50" E, a distance of 199.97 feet, leaving the north right-of-way line of state Highway 151 and the east line of said Lot 1 and the west line of said Lot2, to a found ½" steel pin, for a corner of this herein described tract;

THENCE: N 45° 34' 10" W, a distance of 164.48 feet, along the north line of said Lot 1 and the south line of said Lot2, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract;

THENCE: N 23° 37' 49" W, a distance of 47.50 feet, along the north line of said Lot1 and to the south right-of-way line of Potranco Road, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract;

THENCE: N 66° 22' 11" E, a distance of 202.90, along the north right-of-way line of Potranco Road, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for the northwest corner of City of San Antonio Drainage Right of Way, according plat recorded in Volume 9519, Page 32 of the Plat Records of Bexar County, Texas and the northeast corner of this herein described tract;

THENCE: Along the south line of said City of San Antonio Drainage Right of Way and the north line of said Lot 2 the following calls:

S 23° 37' 49" E, a distance of 30.00 feet, to a found ½" steel pin, for an angle point of this herein described tract and the arc of a curve to the left;

Along the arc of a curve to the left having a radius of 602.75 feet, a central angle of 21° 56' 20", an arc length of 230.80 feet, a chord bearing of S 34° 36' 00" E and a chord distance of 229.39 feet, to a found ½" steel pin, for an angle point of this herein described tract;

S 45° 00' 28" E, a distance of 112.18 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract;

S 45° 34' 10" E, a distance of 332.71 feet, to a found ½" steel pin, for the west corner of this herein described tract;

THENCE: S 44° 25' 50" W, a distance of 444.13 feet, to the north right of way line of State Highway 151, to a found ½" steel pin, for the south corner of this herein described tract;

THENCE: N 39° 23' 40" W, a distance of 131.74 feet, along the north right of way line of State Highway 151, to a found ½" steel pin, for an angle point of this herein described tract;

THENCE: N 35° 06' 16" W, a distance of 441.52 feet, to the POINT OF BEGINNING and containing 5.95 acres tract (259,300 square feet) of land, more or less. A plat was prepared this date to accompany this field note description.

Revised: March 27, 2003



David Barrera
Registered Professional Land Surveyor No. 5286

3-27-03

Date



RESOLUTION NO. 12-304

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 18.27 ACRES DESCRIBED AS FOLLOWS: A 12.31 ACRE TRACT OF LAND (536,033 SQ FT) OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NCB 15329 AND BEING 3.08 ACRES OUT OF A 6.00 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 6761, PAGE 544 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND 9.23 ACRES OUT OF THE REMAINDER OF A 427.388 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 2911, PAGES 1420-1426 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS FOR A TOTAL OF 12.31 ACRES; A 5.96 ACRE TRACT OF LAND (259,456 SQ FT) SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J. W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, COUNTY BLOCK 4329 AND OUT OF LOT 2, BLOCK 2, NEW CITY BLOCK, 15329, ALBERTSON'S - POTRANCO ROAD SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9535, PAGE 16 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DESIGNATED REPRESENTATIVE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, on March 28, 2003 the System acquired the Properties and an extensive evaluation was performed by staff which determined this site not suitable for the efficient operation of a service center; and

WHEREAS, upon the sale of said Properties, the proceeds from said sale shall be utilized as the service center project; and

WHEREAS, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his designated representative to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

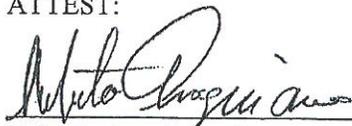
1. That the Properties containing 18.27 acres located in Bexar County, Texas, are hereby declared surplus to the needs of the System. Such real property is more thoroughly described in Attachment I, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his designated representative is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 5th day of June, 2012.



 Berto Guerra, Jr., Chairman

ATTEST:



 Roberto Anguiano, Secretary

Attachments:

- I. Legal Descriptions of Properties

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND DISPOSITION OF REAL PROPERTY OWNED BY THE SAN ANTONIO WATER SYSTEM:

- **A 5.96 ACRE TRACT OF LAND LOCATED AT 8764 STATE HIGHWAY 151, NCB 15329, BLOCK 2, LOT 2**

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of land use to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System (SAWS) filed an application requesting to declare as surplus and dispose of real property; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application by the San Antonio Water System to declare as surplus and dispose of real property.

SIGNED this 23rd Day of October, 2013

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ZONING SECTION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
October 23, 2013

Case Number:

PA 13053

Applicant:

Kaufman and Killen, Inc.

Representative:

Kaufman and Killen, Inc
Ashley Farrimond

Owner:

BBG Lands, LP

Staff Coordinator:

Tyler Sorrells, AICP, Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:

4949 Hamilton Wolfe Road

Legal Description:

NCB 17171, Block 3, Lot 10

Tract Size:

6.75 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial
Recorder 10/4/2013
Notices Mailed 10/10/2013

- 36 to property owners within 200 feet
- No registered neighborhood association within 200 feet

Internet Agenda Posting 10/18/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Regional Center to Mixed Use Center.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Regional Center to Mixed Use Center.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed Mixed Use Center classification is compatible with the residential and commercial development patterns in the vicinity of the subject property and accommodates an array of uses that are supportive of the uses that predominate in the Medical Center area and the planning area at large.

Transportation:

The configuration of the subject property and the drainage channel to the north will serve to limit transportation impacts on adjacent single-family residential development. Additionally, the configuration of infrastructure in the area will further serve to limit negative transportation impacts.

Community Facilities:

The subject property is approximately 0.33 miles northwest of The Winston School, Health Careers High School, Northside Children's Center, and the Holmgreen Center. The subject property is also approximately 0.19 miles south of Healthsouth Rehabilitation Institute. No negative impact on community facilities is anticipated.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	Update History: N/A
<p>The subject property is located in the vicinity of the Medical Center which, due to the urban characteristics of development in the area, was identified as an appropriate location for high density residential development in the North Sector planning area. This is supported by Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.</p> <p>Furthermore, the residential uses accommodated by the proposed land use classification would serve as a transitional use buffering the detached residences to the north and northeast of the subject property from negative impacts that could be posed by adjacent commercial development. Also, the proposed land use classification accommodates higher density residential development options that are compatible with the existing development fabric on adjacent properties. This is consistent with Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. This is further supported by Strategy HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways/non-residential (i.e. office, retail, commercial uses) and lower density residential housing.</p> <p>The proposed Mixed Use Center land use category also accommodates a broad array of commercial and office uses which would complement the established medical and research activities concentrated in the vicinity of the subject property. The complimentary nature of the commercial uses accommodated by the proposed land use classification, as well as the subject property’s location within Loop 1604, are supported by Strategy ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
Regional Center: Regional Centers accommodate single-family, high density detached, mid-high rise condominiums, apartment complexes and row house residential development. This classification also accommodates shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.	MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD
Mixed Use Center: Mixed Use Centers accommodate high density detached, mid-high rise condominiums, apartment complexes, and row houses. This classification also accommodates detached or attached retail services such as convenience stores, live/work units, cafes, hotels, and other business uses.	MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Center	Undeveloped
North	Natural Tier	Undeveloped (Huebner Creek Tributary)
East	Regional Center	Multi-family residential
South	Regional Center	Undeveloped
West	Regional Center	Undeveloped

Land Use:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in an area with an established urban development pattern, as well as its location near a major employment center classifies it as an appropriate location for a Mixed Use Center. Additionally, the subject property's location in the vicinity of other high density residential developments, as well as its location in an urban portion of the planning area would help concentrate development in areas that are less environmentally sensitive as well as providing development opportunities that would be complimentary to other established uses in the area.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed plan amendment is compatible with adjacent commercial and residential development. This adjacency, with proper site planning, could serve to provide more efficient provision of utilities and other public services to the subject property. Additionally, the subject property is located in a portion of the planning area with an urban fabric which will help focus development away from environmentally sensitive parts of the planning area.

The amendment must uphold the vision for the future of the North Sector Plan.

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The proposed amendment will contribute to the diversity of housing stock in the planning area by introducing higher density housing options in close proximity to large employment centers and with significant existing transportation infrastructure. With the subject property's proximity to the Medical Center, the residential component of the requested classification will provide workforce housing to serve businesses in the area.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The subject property is located in a portion of the planning area with an established mix of multi-family, commercial, and office development. The proposed land use classification is compatible due to the subject property's adjacency to the Medical Center as well as its proximity to multi-family and commercial development to the east. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is approximately 7.5 miles from Camp Bullis and is not anticipated to pose negative impacts on military operations.

Transportation:

The subject property will be accessed via Hamilton Wolfe, which is classified as a local street. Although classified as a local street, it functions as a higher order roadway with two lanes of travel divided by a turn lane which should mitigate potential negative impacts posed by development on the subject property. While the subject property is immediately south of an established residential subdivision no negative traffic impacts are anticipated due to separation provided by the drainage channel immediately north of the subject property and the configuration of the transportation infrastructure in the area. No VIA stops are located in the vicinity of the subject property.

Community Facilities:

The subject property is approximately 0.33 miles northwest of The Winston School, Health Careers High School, Northside Children's Center, and the Holmgreen Center. The subject property is also approximately 0.19 miles south of Healthsouth Rehabilitation Institute. No negative impact on community facilities is anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MF-33"

Proposed Zoning: "MF-40"

Corresponding Zoning Case: Z2014007

Zoning Commission Public Hearing Date: November 5, 2013

III. RECOMMENDATION

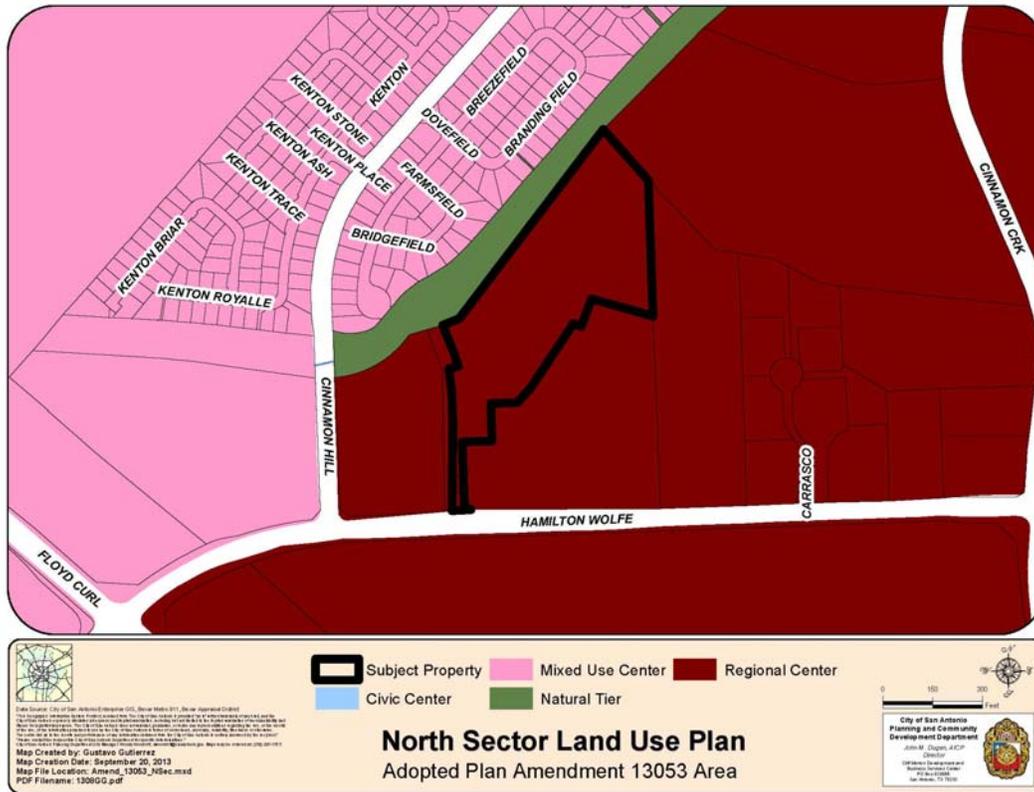
The department recommends approval. The proposed Mixed Use Center classification is compatible with the residential and commercial development patterns in the vicinity of the subject property and accommodates an array of uses that are supportive of the uses that predominate in the Medical Center area and the planning area at large.

IV. ATTACHMENTS

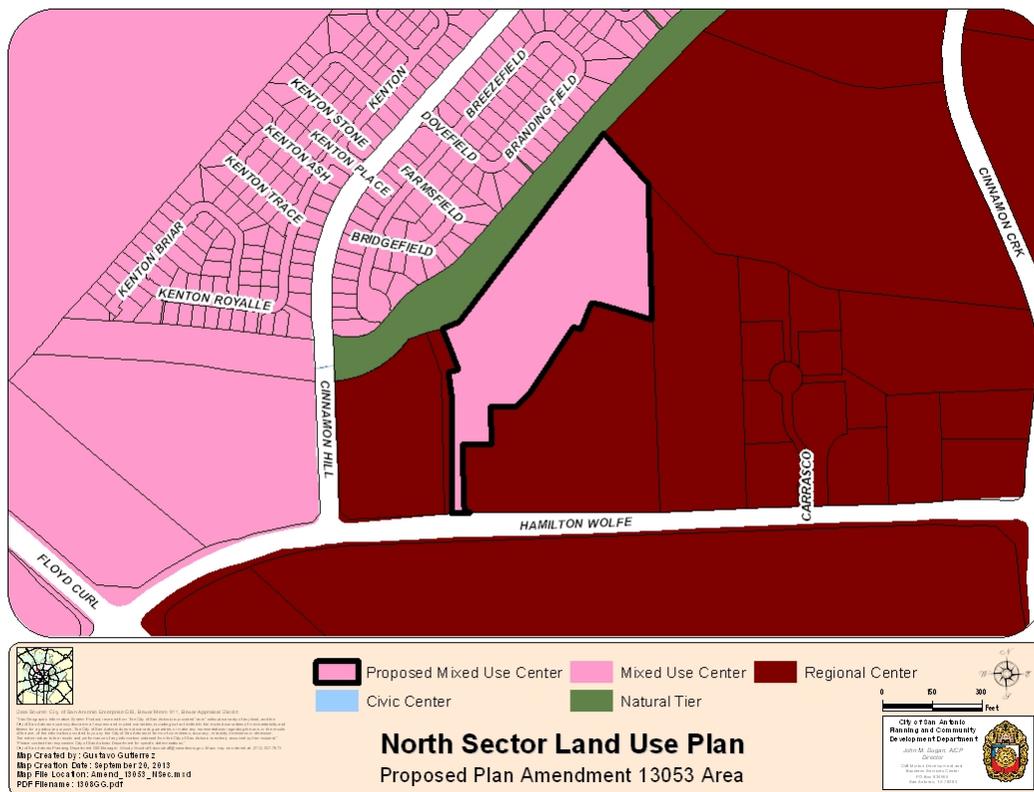
A. Plan Amendment Maps

B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Routes



VIA Bus Stops

Data Source: City of San Antonio Geographic GIS, Base Map 911, Base Aerial Data
 This Geographic Information System (GIS) data was prepared by the City of San Antonio in 2012. It is provided as a public information system and is not intended to be used for any other purpose. The City of San Antonio does not warrant the accuracy or completeness of the data. The City of San Antonio is not responsible for any errors or omissions in the data. The City of San Antonio is not responsible for any damages or losses resulting from the use of this data. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this data. Please contact the City of San Antonio for more information.

Map Created by: Gustavo Gutierrez
 Map Creation Date: September 20, 2013
 Map File Location: Amend_13053_NSec.mxd
 PDF Filename: 13053G.pdf

North Sector Land Use Plan

Proposed Plan Amendment 13053 Area

City of San Antonio
 Planning and Community
 Development Department
 John M. Guegan, ACP
 Director
 100 Market Street, Suite 1000
 San Antonio, TX 78203

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL CENTER TO MIXED USE CENTER FOR AN AREA OF APPROXIMATELY 6.75 ACRES LOCATED AT HAMILTON WOLFE AND LEGALLY DESCRIBED AS NCB 17171, BLOCK 3, LOT 10.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 23, 2013 and **APPROVED** the amendment on October 23, 2013; and

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

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23RD DAY OF OCTOBER, 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ZONING SECTION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
October 23, 2013

Case Number:

PA 13054

Applicant:

Brown & Ortiz, P.C.

Representative:

Brown & Ortiz, P.C.

Owner:

David Romo Jr., George Covert
(Guardian and Trustee for Dan
Covert) and Vera and Carlo Salvatore

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

6970 and 7080 Oak Drive and 6975
Huermann Road

Legal Description:

12.203 acres of land out NCB 35733
located at 6975 Heuermann Road,
6970 Oak Drive and 7080 Oak Drive

Tract Size:

12.203 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial
Recorder 10/4/2013
Notices Mailed 10/10/2013

- 17 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 38 to planning team members

Internet Agenda Posting 10/18/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Suburban Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier.

Transportation:

The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities:

The requested land use change could create an additional demand for community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	Update History: None
<p>Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</p> <p>The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the IH-10 corridor. The development of the subject property at the General Urban Tier would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density multi-family residential use that is compatible with adjacent uses.</p> <p>LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.</p> <p>The subject property’s close proximity to Friedrich Wilderness Park and Camp Bullis should prevent development posing any negative effects to these facilities and will thus serve to preserve the natural resources found within the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area, and the General Urban Tier land use classification provides opportunity for future commercial development that would be consistent with existing surrounding uses.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. Residential uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. Non-residential uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P,RD</p>
<p>General Urban Tier: General Urban Tier uses include both residential and non-residential uses. Residential uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). Non-Residential uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p>	<p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Single-family home and vacant land
North	Suburban Tier	Single-family homes and Auto dealership
East	Suburban Tier	Single-family home and Undeveloped land
South	Rural Estate Tier	Undeveloped land and Single-Family Homes
West	Suburban Tier	Undeveloped land and Commercial use

Land Use:

Sector Plan Criteria for review:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

While the North Sector Plan provides other areas with the requested land use classification, the subject property’s location in a compact area bound by an arterial thoroughfare (Milsa Drive) to the west and an expressway (IH-10) to the east, makes the area appropriate for more intense residential and commercial development. The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The entire IH-10 corridor north of Loop 1604 has experienced strong and rapid growth. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the General Urban Tier would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density multi-family residential use that is compatible with the already-existing surrounding area.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed plan amendment is compatible with adjacent commercial and residential development. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the IH-10 corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of its location between low density residential development and public parkland to the west and the Interstate corridor to the east. The General Urban Tier is appropriate for this corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property’s location, in close proximity to Friedrich Wilderness Park and Camp Bullis, imposes development standards meant to protect the area’s natural resources and the Military’s training mission. These standards and requirements will be reviewed at the platting, plan review, and building permit stages of the project. The proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and the General Urban Tier land use classification, provide opportunity for future commercial development that would be compatible with adjacent uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**

c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.

d. Significantly alter recreational amenities such as open space, parks, and trails.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The subject property is located in an area that has experienced extensive development. Its location and the general surrounding conditions, which include large tract single-family homes, a mix of community-scale commercial uses as well as light industrial areas, and its close proximity to IH-10, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. A significant portion of the property is also located within the "GC-1" Hill Country Gateway Corridor District and will be subject to the applicable design, landscaping and signage requirements of the district. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan identified Milsa Drive as a Secondary Arterial Type A, and IH-10 as a Freeway. Oak Drive and Heuermann Road are local streets. The neighboring area does not have sidewalks or mass transit service. The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities: Friedrich Wilderness Park, Woodland Hills Park and Bonnie Ellison Elementary School, currently under construction, are within walking distance of the subject property. Leon Springs Elementary School and City of San Antonio Fire Station are within close proximity. The requested land use change could create an additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-20", "R-6", with the following overlay districts: "MSAO-1", "MLOD-1", "GC-1" and "UC-1"

Proposed Zoning: "MF-25" with all overlay districts remaining unchanged

Corresponding Zoning Case: Z2013218

Zoning Commission Public Hearing Date: November 5, 2013

III. RECOMMENDATION

The subject property's location and surrounding conditions are appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, existing residential neighborhoods, discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

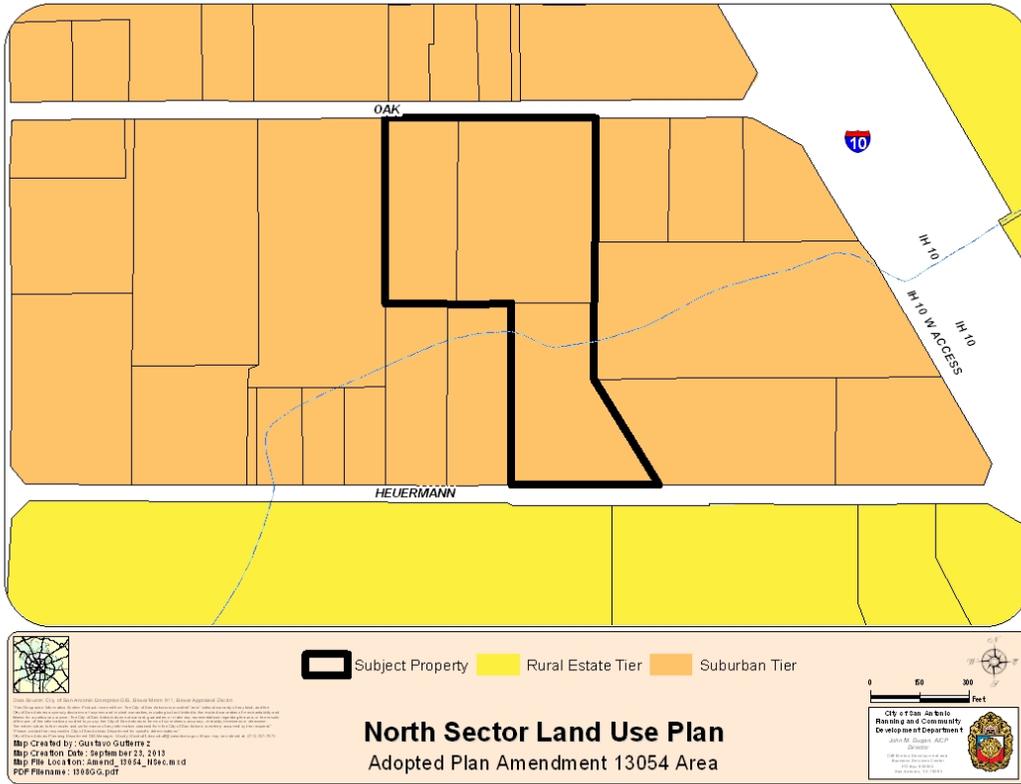
IV. ATTACHMENTS

A. Plan Amendment Maps

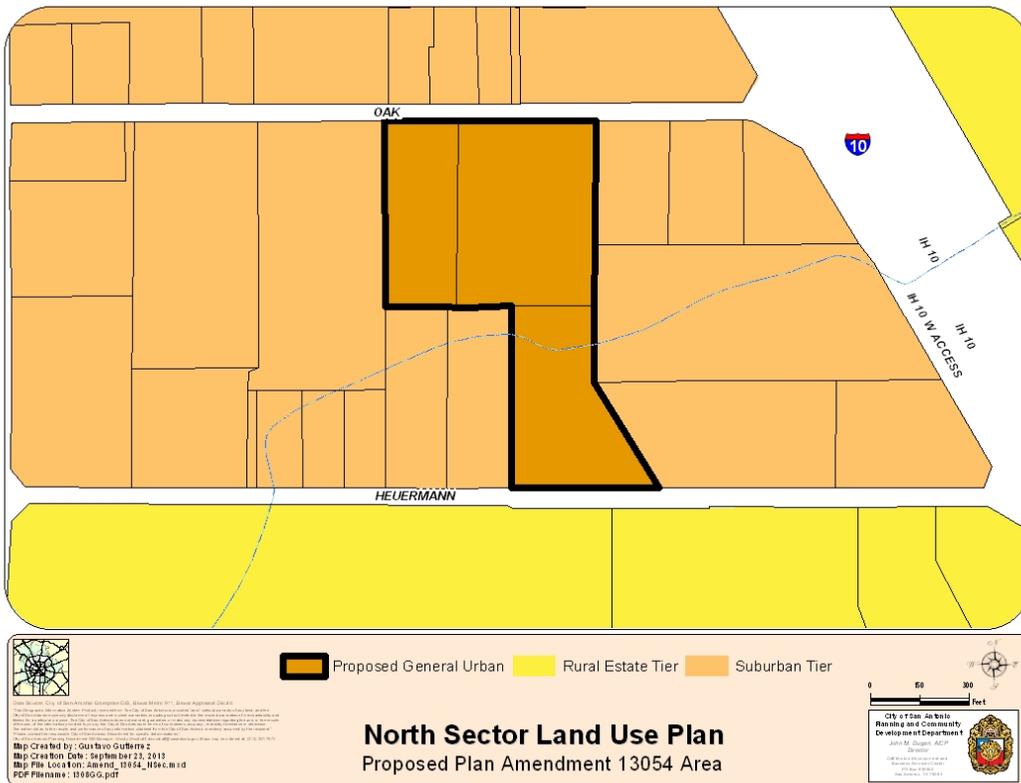
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



 Subject Property



**City of San Antonio
Planning and Community
Development Department**

John M. Dugan, AICP
Director



Data Source: City of San Antonio Geographic GIS, Aerial Photo 9/11, Aerial Aerialized Data ©
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Map Creation Date: September 23, 2013
Map File Location: Amend_13054_NSec.mxd
PDF Filename: 1308GG.pdf

North Sector Land Use Plan
Community Facilities

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 12.203 ACRES OF LAND OUT OF NCB 35733, LOCATED AT 6975 HEUERMANN ROAD, 6970 OAK DRIVE AND 7080 OAK DRIVE.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 23, 2013 and **APPROVED** the amendment on October 23, 2013; and

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

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

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF OCTOBER 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Item No. 20

RESOLUTION NO. _____

APPROVAL OF "CPS ENERGY NOTES" FOR FORM AND CONTENT.

WHEREAS, Section 212.002 of the Texas Local Government Code authorizes the governing body of a municipality to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, Section 212.006 of the Texas Local Government Code provides that the municipal authority responsible for approving plats is the municipal planning commission; and

WHEREAS, the San Antonio City Charter, Article IX., Section 118, Par. 2, Sub-section (1) grants the power to the Planning Commission to administer rules and regulations pertaining to subdivisions and to platting in territory outside the city limits and within the extraterritorial jurisdiction."; and

WHEREAS, Section 35-432 of the Unified Development Code provides that the reviewing agency for major plats is the Planning Commission; and

WHEREAS, Section 35-B121(22) of the Unified Development Code provides that all notes placed on a proposed plat shall be approved by a certifying and/or reviewing agency and the planning and development services director for form and content; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO THE FOLLOWING "CPS ENERGY NOTES" IS HEREBY APPROVED FOR FORM AND CONTENT BY SAID COMMISSION:

CPS ENERGY NOTES:

1. The City of San Antonio as part of its electric and gas system City Public Service Board (CPS Energy) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," and "transformer easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances typical for the type of easement so designated together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, structures, concrete slabs, or walls will be placed within said easement area; however driveway aprons, concrete flatwork, and paving are allowed so long as they do not interfere with said lines or appurtenances thereto.

2. Any CPS Energy monetary loss resulting from modifications required of CPS Energy equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.

If Residential Subdivision, add the following to the CPS Energy notes if so applicable:

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PASSED AND APPROVED ON THIS _____ DAY OF _____ 2013.

Attest: Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission