

SAN ANTONIO PLANNING COMMISSION AGENDA



September 22, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Annual orientation (Planning and Development Services, Robert Lombrano)
- Discussion regarding dates for a guided Mission Reach Tour (Center City, Lori Houston)
- Agenda items may be discussed (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 080589	Park Hill Hts SO PUD POD B U2* (North of Wilderness Oak, east side of Heights Boulevard)	9	482 E-2
B. 100062	Belterra Unit 3 PUD* (On the west side of Torenna Loop, south of Portola View)	OCL	451 E-7

REPLAT:

C. 100127	Store No. 03551* (At the southeast corner of Wilderness Oak and Hardy Oak)	9	482 D-3
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CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

			Council District	Ferguson Index #
6.	080589	Park Hill Hts SO PUD POD B U2* (North of Wilderness Oak, east side of Heights Boulevard)	9	482 E-2
7.	100062	Belterra Unit 3 PUD* (On the west side of Torena Loop, south of Portola View)	OCL	451 E-7
8.	100127	Store No. 03551* (At the southeast corner of Wilderness Oak and Hardy Oak)	9	482 D-3

PLATS:

9.	100038	Stillwater Ranch Unit 8A (Northwest of the intersection of Stillwater Parkway and Horse Crescent)	OCL	545 D-8
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INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

10.	060328	Windfield Unit 7 (Time Extension) (Extending Winfield Path to the east from Unit 1)	OCL	585 E-8
11.	060664	Fox Grove Unit 11 (Time Extension) (East of the intersection of Dusty Canyon and Crystal Bay)	OCL	484 E-7
12.	070220	Kallison Ranch Unit 25 (Time Extension) (Near the northeast corner of Tally Road and Culebra Road)	OCL	544 E-7
13.	070251	Kallison Ranch Unit 24 (Time Extension) (Northeast of the intersection of Culebra Road and Kallison Vista)	OCL	544 E-7
14.	070323	Amber Creek Unit 2 (Time Extension) (South of the intersection of Kriewald and Lilac Field)	OCL	646 D-2

15. **070343 Ridge at Lookout Canyon Phase II PUD** (Time Extension) **OCL 451 B-7**
(Northeast of the intersection of Overlook Parkway and Canyon Golf Road)

COMPREHENSIVE MASTER PLANS:

16. Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road. (Planning and Development Services Department, by Richard Martinez)
17. Consideration of a resolution to approved the San Antonio Botanical Garden 2010 Master Plan. (Parks and Recreation Department, by Sandy Jenkins)

OTHER ITEMS:

18. A Proclamation in honor of Community Planning month (Planning and Development Services, by Patrick Howard)
19. Approval of the minutes for the September 8, 2010 Planning Commission meeting
20. Director's report - City Council Action Update (Planning Commission Items sent to Council)
21. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
22. **ADJOURNMENT**

Consent Agenda

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

AGENDA ITEM NO: 5A§6 September 22, 2010

PARK HILL HTS SO PUD POD B U2
SUBDIVISION NAME

MAJOR PLAT

080589
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 E-2

OWNER: Jerbo San Ann Land, LTD, by Henry Judelson

ENGINEER: Alamo Consulting Engineering & Surveying, Inc., by Todd Douglas Morrill, P.E.

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

Date filed with Planning Commission: September 3, 2010

Location: North of Wilderness Oak, east side of Heights Boulevard

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-6 Residential Single Family District
ERZD Edward Recharge Zone District
MLOD Military Lighting Overlay District

Plat is associated with:

MDP 358-C, The Heights at Stone Oak, accepted on April 27, 1998

PUD 98-027F, The Heights at Stone Oak, approved November 23, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.89** acres consisting of **46** single family lots and **8** non-single family lots and **1,926** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 22, 2010. Nine notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

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

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

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin; and
- Will comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of April 2, 2009 (Ordinance 2009-04-02-0258).

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080589

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE URBAN STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE OF THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR 4108

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER / AGENT
JACK JOHNSON LAND, LTD.
HENRY JEDISON, DIRECTOR OF DEVELOPMENT
2308 ESTERMAN DRIVE
SAN ANTONIO, TX 78258
(214) 481-3000

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC
STATE OF TEXAS

REPLAT AND SUBDIVISION PLAT OF
PARK HILL HTS SO PUD POD B U2

BEING 15.89 ACRES OF LAND INCLUDING 0.22 ACRES OF A PORTION OF A VARIABLE WIDTH ACCESS EASEMENT OUT OF THE ADAM BRATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BEKAR 4930, BEXAR COUNTY, TEXAS, BEING OUT OF A 742.8588 ACRES TRACT AS RECORDED IN VOLUME 4189, PAGE 1483, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY ADVISED THAT THE PROPERTY FOR WHICH THIS PLAT IS SUBMITTED IS LOCATED WITHIN THE SERVICE AREA OF THE CITY OF SAN ANTONIO AND IS SUBJECT TO THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM. THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM IS HEREBY ADVISED THAT THE PROPERTY FOR WHICH THIS PLAT IS SUBMITTED IS LOCATED WITHIN THE SERVICE AREA OF THE CITY OF SAN ANTONIO AND IS SUBJECT TO THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM. THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM IS HEREBY ADVISED THAT THE PROPERTY FOR WHICH THIS PLAT IS SUBMITTED IS LOCATED WITHIN THE SERVICE AREA OF THE CITY OF SAN ANTONIO AND IS SUBJECT TO THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM.

ANY OF NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEM SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGES OR BEING ELEVATION ADJUSTMENTS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH LOTS AND ARE NOT TO BE PLACED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. 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 (5) FOOT WIDE EASEMENTS. 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 OWNER(S) TO SUCH EASEMENTS ARE DESIGNATED BELOW.

THIS PLAT OF PARK HILL HTS SO PUD POD B U2 SUBDIVISION BEKAR, COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____
CHAIRMAN

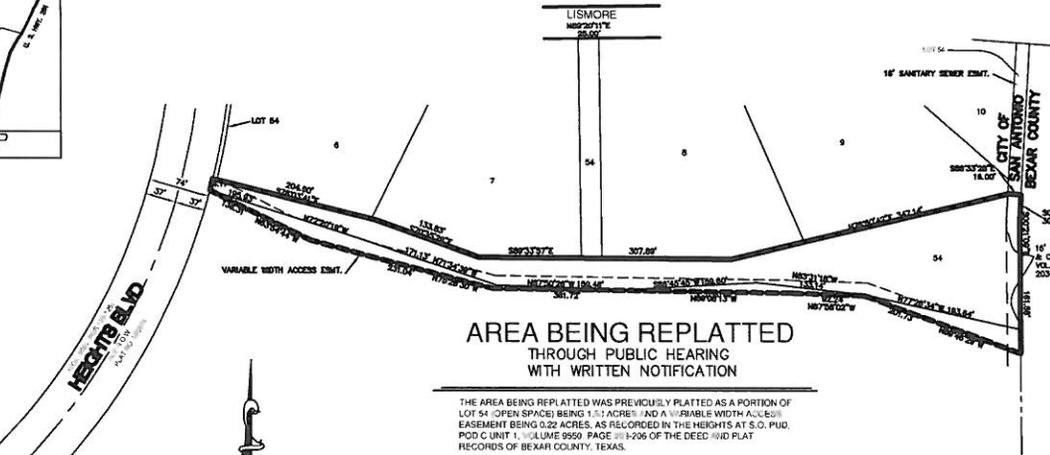
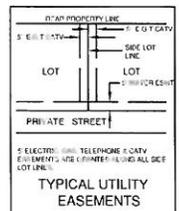
BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR
I, GERRY R. JONES, _____ COUNTY CLERK OF BEKAR COUNTY,

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

IN BOOK/VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEKAR COUNTY, TEXAS
BY: _____ DEPUTY



**AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 54 (OPEN SPACE) BEING 1.02 ACRES AND A VARIABLE WIDTH ACCESS EASEMENT BEING 0.22 ACRES, AS RECORDED IN THE HEIGHTS AT S.O. PUD, POD C UNIT 1, VOLUME 9550, PAGE 203-206 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



GENERAL PLATTING NOTES:

- 1/2" IRON RODS SET AT ALL LOT CORNERS.
- THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD 83 (NORTH AMERICAN DATUM 1983)
- E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
- BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT= 20', REAR= 20', SIDE=5' & SIDE STREET= 10'. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOT 91 (2.50 AC.), BLOCK 22, N.C.B. 19218 IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CATV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE ALSO POSTAL EASEMENTS.
- LOT 79 (0.02 AC.); LOT 80 (0.01 AC.); LOT 81 (0.01 AC.) & LOT 82 (0.48 AC.) BLOCK 22, LOT 14 (0.09 AC.); LOT 13 (0.17 AC.) BLOCK 23, N.C.B. 19218 ARE OPEN SPACE. ALL OPEN SPACES ARE VARIABLE WIDTH DRAINAGE AND LANDSCAPING MAINTENANCE OF THESE UTILITIES. ALL OPEN SPACE LOTS TO REMAIN PERMEABLE.
- BASIS OF BEARING: EAST BOUNDARY LINE 742.668 ACRES TRACT, RECORDED IN VOLUME 4189, PAGE 1483, 8998C.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED BELOW.
- 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.
- FINISH FLOOR ELEVATION MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.

CITY OF SAN ANTONIO NOTE:

- DRAINAGE EASEMENT NOTES:
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, NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, EXPRESS 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. (COMBINED NOTE FROM 35-504(h)(1)(P)-5-48 AND 35-504(g)(1)(P)-5-59)
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN THE HEIGHTS AT S.O. PUD, POD B UNIT-2, PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.
- THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 15.89 ACRES.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 12 INCHES ABOVE FINISHED ADJACENT GRADE.
- UDC STREETSCAPE TREE REQUIREMENTS (SEC. 35-312) IS TO BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT.

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, NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, EXPRESS 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. (COMBINED NOTE FROM 35-504(h)(1)(P)-5-48 AND 35-504(g)(1)(P)-5-59)

STATE OF TEXAS
COUNTY OF BEKAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HEIGHTS AT S.O. PUD, POD C UNIT 1 WHICH IS RECORDED IN VOLUME 9550, PAGE 203-206, BEXAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ DAY OF _____ 2008 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2008

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

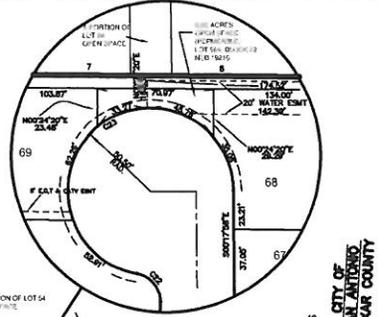
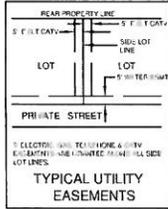
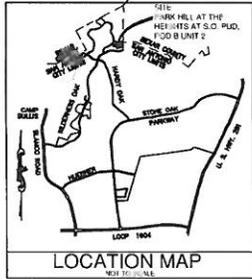
SAN ANTONIO WATER SYSTEM NOTES:

- WASTEWATER EDU'S NOTES:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- DEDICATED SANITARY SEWER MAIN NOTES:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 MEMORIAL DRIVE SUITE 417 SAN ANTONIO, TX 78238
PHONE: 512-388-0000 FAX: 512-388-0001
WWW.ACESURVEYING.COM
PREPARED: 06/10/08 JOB NO. 113485

JACK JOHNSON COMPANY
Developing World Communities
2000 West Loop West, Suite 1000, Dallas, TX 75240
Phone: 972-382-2222 Fax: 972-382-2223
www.jackjohnson.com

OWNER/DEVELOPER
JACK JOHNSON LAND, LTD.
2841 ESTERMAN DRIVE
SAN ANTONIO, TEXAS 78258



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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEJAR
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE URBAN STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR 4198

STATE OF TEXAS
 COUNTY OF BEJAR

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

STATE OF TEXAS
 COUNTY OF BEJAR

OWNER / AGENT
 JENNY SAN AND LAND, LTD.
 25000 ESTACADO CIRCLE
 SAN ANTONIO, TX 78255
 (210) 481-5000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 HENRY JACOBSON KNOWN TO ME TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I 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 _____
 JUL, 2008

NOTARY PUBLIC
 STATE OF TEXAS

REPLAT AND SUBDIVISION PLAT OF
 PARK HILL HTS SO PUD POD B U2

BEING 15.89 ACRES OF LAND INCLUDING 0.22 ACRES OF A PORTION OF A VARIABLE WIDTH ACCESS EASEMENT OUT OF THE ADAM BEATTY & WOLFFSON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4050, BEJAR COUNTY, TEXAS, BEING OUT OF A 74.2559 ACRES TRACT AS RECORDED IN VOLUME 4180, PAGE 1483, REAL PROPERTY RECORDS OF BEJAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED AS THE GRANTEE AND GRANTEE FOR ELECTRIC AND GAS DISTRIBUTION AND DELIVERY OF THE AREAS DEMONSTRATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERLAP EASEMENT," "UTILITY EASEMENT," "ACCESS EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND IMPROVING PATROLING OR ELECTRIC SERVICE CABLES, CONDUITS, PIPES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES, LOCATED WITHIN THE FRONT OF HOUSES AND OUTSIDE OF OWNERS' ADJACENT LOTS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT ARE RESERVED AND SHALL REMAIN THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF OR OTHER OBSTACLES WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN, IT BEING AGREED AND UNDERSTOOD THAT NO BUILDING, GARAGE, SLAB, OR WALL SHALL BE PLACED WITHIN SAID EASEMENT.

ANY EFTS OR OTHER USES BEYOND THOSE NECESSARILY REQUIRED OF THE EQUIPMENT LOCATED WITHIN SAID EASEMENT, OR TO CHANGED OR CHANGE ELEVATION ADJUSTMENTS SHALL BE CHARGED TO THE OWNER OR PERSONS DEEMED RESPONSIBLE FOR SAID SERVICE CHANGES OR ELEVATION ADJUSTMENTS.

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

NO OVERHANGS ARE ALLOWED WITHIN THE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXTENDING WITHIN THOSE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AFFECT, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE OWNERS TO SUCH EASEMENTS ARE DEEMED BELOW.

THIS PLAT OF PARK HILL HTS SO PUD POD B U2 SUBDIVISION BEJAR, COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

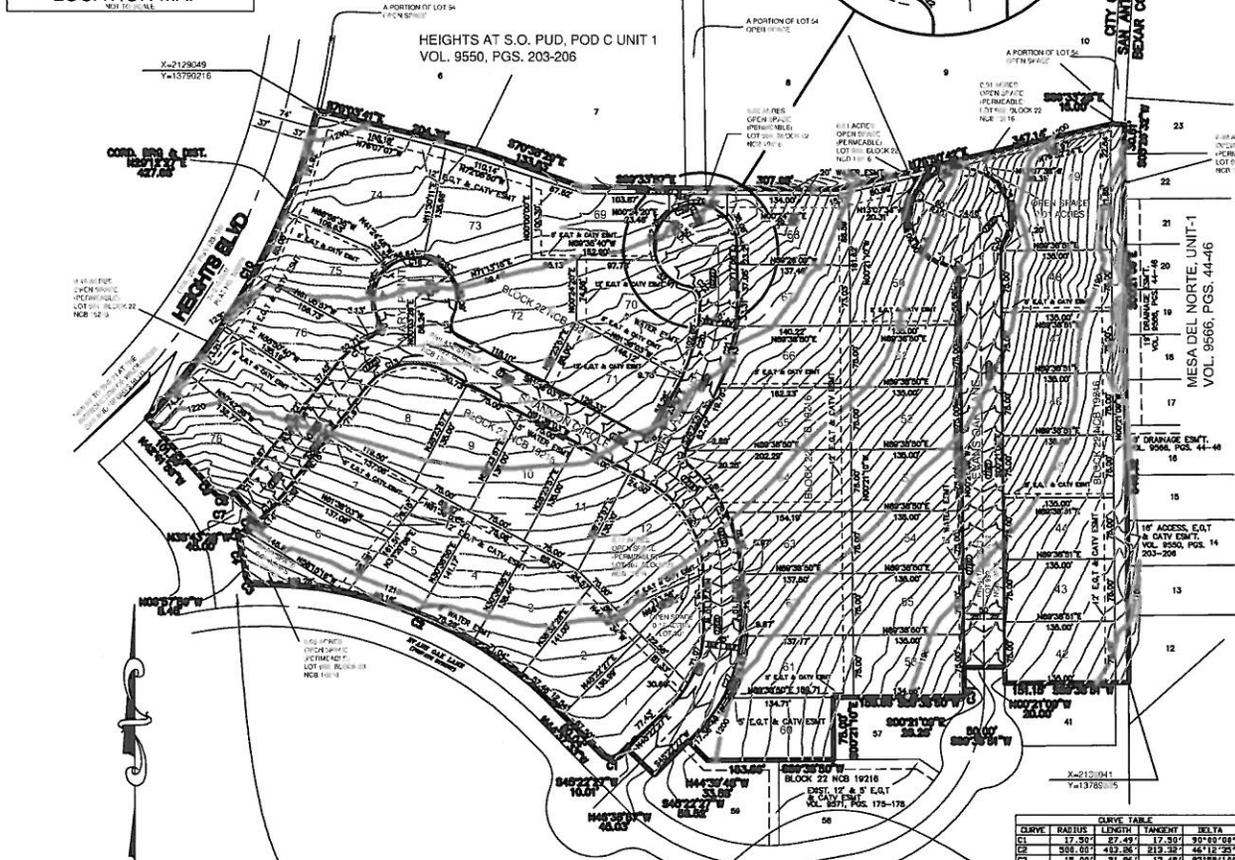
BY _____
 CHAIRMAN
 BY _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEJAR
 I, _____ COUNTY CLERK OF BEJAR COUNTY,

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

IN BOOK/VOLUME _____ ON PAGE _____
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., _____

 COUNTY CLERK, BEJAR COUNTY, TEXAS
 BY _____
 DEPUTY



CURVE	RADIUS	LENGTH	TANGENT	BETA
C1	17.50	27.49	17.50	90°00'00"
C2	208.00	136.49	133.25	44°12'25"
C3	15.00	21.96	15.48	83°52'19"
C4	199.00	26.43	14.24	8°12'30"
C5	15.00	19.18	11.35	72°15'47"
C6	178.50	19.23	9.42	6°23'13"
C7	187.50	9.89	2.53	2°11'27"
C8	15.00	22.44	14.28	89°33'20"
C9	192.00	19.28	9.45	5°48'23"
C10	181.00	438.73	221.67	30°52'17"
C11	187.50	28.77	14.44	12°32'36"
C12	192.50	28.94	14.24	12°32'36"
C13	77.50	136.28	65.99	82°43'01"
C14	185.50	35.84	26.41	25°07'04"
C15	15.00	19.85	11.35	51°11'47"
C16	34.50	259.75	159.28	27°26'18"
C17	17.00	26.58	16.51	88°18'28"
C18	17.50	28.73	17.00	92°00'00"
C19	17.00	23.13	13.76	77°31'19"
C20	287.50	187.28	24.42	25°29'28"
C21	272.50	136.49	69.11	28°41'55"
C22	17.00	24.27	14.73	81°48'36"
C23	51.50	89.28	63.27	85°09'29"
C24	187.50	136.28	69.48	81°14'30"
C25	125.50	148.18	75.01	49°13'01"
C26	187.50	131.75	63.74	43°43'38"
C27	172.50	127.67	72.74	45°43'36"
C28	17.50	23.31	13.73	76°16'45"
C29	44.00	393.25	44.17	8°15'45"
C30	17.00	9.37	4.89	33°40'09"
C31	175.00	6.97	3.47	2°15'17"

EDWARDS & KUFNER NOTE:
 THE SUBDIVISION WITHIN THE EDWARDS & KUFNER REMAINING ZONE DEVELOPMENT WITHIN THE SUBDIVISION IS SUBJECT TO CHAPTER 22 ARTICLE VI DIVISIONS OF THE SAN ANTONIO CITY CODE ENTITLED "SUPER RECHARGE ZONE AND WATER/HRP PROTECTION ON LOTS 17 RE-ENTRY THROUGH NO PERSONS OR OTHERS: THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS & KUFNER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN) OR "PROTECT" OR ACCORDANCE TO AN APPROVED PLAN IS SUBMITTED BY THE APPLICANT TO THE TARRANT WATER BOARD. THE LATEST REVISION THEREOF HAS BEEN RECORDED WITH THE APPROPRIATE REGIONAL TRICORP OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRICORP.

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 WINTER HILL STATE ST SAN ANTONIO, TX 78202
 PHONE: 210-381-2800 FAX: 210-381-2801
 PREPARED BY: JACOBSON AND HILL 11/28/08

JACK JOHNSON COMPANY
 Designing World Destinations
 2400 W. Loop West, Suite 1700, P.O. Box 1700, San Antonio, TX 78208
 Telephone: (210) 381-1800 Fax: (210) 381-1801
 www.jackjohnson.com

CORNERSTONE DEVELOPER
 29401 DENTONIA DR
 SAN ANTONIO, TEXAS 78258

BAND IMPACT FEE NOTE:
 IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.



December 5, 2008

10 SEP -2 PM 3:05

LAND DEVELOPMENT SERVICES DIVISION

Mr. Harold J. Carrion, E.T.
Alamo Consulting Eng. & Survey
140 Heimer Rd
San Antonio, Texas 78232

RE: File No.0811002 - Request for review of **Park Hill At The Heights At Stone Oak PUD POD B Unit 2, Plat No. 080589** located northeast of the intersection of Wilderness Oaks and Heights Blvd.

Dear Mr. Carrion:

On November 17, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 15.890 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 605. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 24, 1998. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Park Hill At the Heights At Stone oak, PUD POD B Unit 2, Plat No. 080589.

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

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ: LRD



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

REPLY TO
ATTENTION OF

Office of the Commander

11 DEC 2008

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

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's December 2, 2008 notification on Plat 080589 known as Park Heights Plat, a 15.9 acre development about 1.6 miles east of Camp Bullis north of the Stone Oak area. We provide the following comments.

We recommend that measures be incorporated to sufficiently protect the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the Stone Oak Karst Faunal Area (KFA) within which the tract is located. See enclosed map from which it appears that the tract is within karst zones 1 and 2 of the Stone Oak KFA. Zone 1 areas are known to contain listed invertebrate karst species and Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If many of the areas identified by US Fish & Wildlife Service (USFWS) in their March 2008 Draft Karst Invertebrate Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

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

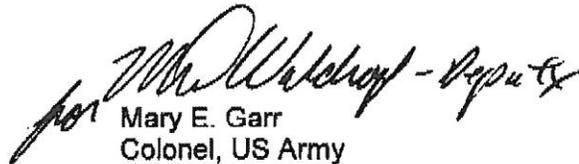
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:



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

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

Sincerely,


for Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: 5B¹7 September 22, 2010

BELTERRA UNIT 3 P.U.D.
SUBDIVISION NAME

MAJOR PLAT

100062
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 E-7

OWNER: Bul-Tex Development Corporation, by Barry Sanditen

SURVEYOR: Civil Engineering Consultants, by George W. Peck, P.E.

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

Date filed with Planning Commission: August 30, 2010

Location: On the west side of Torena Loop, south of Portola View

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

PLAT is associated with:

MDP 819-A, Belterra, accepted on August 23, 2010

PUD 05-013-B, Belterra, approved on August 23, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **19.76** acres consisting of **69** single family lots, **1** non-single family lot and **2,518.30** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 22, 2010. Fourteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Belterra Property Owners Association.

The Planning and Development Services Department and Bexar County Infrastructure Services Department Public Works Division has cited: Section 35-506(d)(12)(a), Table 506-3, Design Speed

of the UDC, a development standard important to the health, safety and welfare of the community. The applicant has submitted a request for an Administrative Exception to the requirement.

The Planning and Development Services Director and Bexar County Infrastructure Services Department Public Works Division has granted an Administrative Exception to Section 35-506(d)(12)(a), Table 506-3 of the UDC regarding Design Speed as indicated in the attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. One significant recharge feature was observed on this site. This plan meets all of the requirements for development over the recharge zone.

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

- Submits a completed Habitat Compliance Form, the Military's concerns will be met.

The applicant has submitted the Habitat Compliance Form.

STAFF RECOMMENDATION:

Approval



RECEIVED

March 11, 2010 AUG 27 AM 11: 23

Mr. George Peck, P.E.
Civil Engineering Consultants
11550 L.H. 10 West, Ste. 395
San Antonio, Texas 78230-1037

LAND DEVELOPMENT
SERVICES DIVISION

RE: File No. 1001003 - Request for review of **Belterra Subdivision – Unit 3, Plat No.100062**
located on locate southwest corner of Bulverde Rd. and Smithson Valley Rd.

Dear Mr. Peck:

On January 26, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 19.76 acres located entirely within the EARZ. A significant recharge feature (S-1) a fractures rock zone was observed on the site and will be preserved. An abandoned well is located on site. SAWS recommend plugging the well. The property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1823. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 29, 2007. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Belterra Subdivision Unit 3, Plat No.100062.

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

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon

Manager

Resource Protection Division

KMN:GDJ:pzg



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO

DEVELOPMENT SERVICES
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2010 AUG -2 PM 3:51

August 2, 2010
Project No. E0367400

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

RE: Belterra Subdivision Unit 3
Plat ID No. 100062
Section 35-506(d)(12)(A) Design Speed and Table 506-3
Administrative Exception

Dear COSA DSD,

In accordance with our meeting with Bexar County regarding the design and vertical sight distance on Avellino Bluff on June 22, 2010 and in response to Renee Green's email dated June 28, 2010 which identified two options the county would support in lieu of re-designing the street we cordially request a variance to Section 35-506(d)(12)(A) Design Speed and Table 506-3 of the City of San Antonio Unified Development Code.

Belterra Subdivision is located on the south side of Bulverde Road just west of the intersection with Smithson Valley Road. It is a three unit single family residential PUD development. Units 1 and 2 are constructed.

The street in question, Avellino Bluff, is along the west side of Unit 3 and is proposed to be constructed in an area where existing grades are approximately 12%. In an effort to minimize street excavation and maintain reasonable access to the lots along this road, the street was designed using a design speed of 20 mph. All other streets in the development were designed using the 30 mph design speed. The above referenced Table 506-3 indicates that a local Type A residential street shall be designed with a design speed of 30 mph. The street as designed has cuts of about 4 to 5 feet. If the vertical geometry associated with the 30 mph design speed was used, this street would have had cuts of about 10 feet. These cuts not only cost money but would have rendered several of the lots along Avellino Bluff inaccessible. We felt a 20 mph design speed was prudent for the following reasons.

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2010 AUG -2 PM 3:51

1. Avellino Bluff is in the back of the subdivision and will have very limited traffic. Only 11 lots front the street and only 5 lots front the street in the area containing the limited visibility resulting from the 20 mph design speed.
2. The subdivision is a gated PUD and therefore any traffic is limited to residents and their invited guests.
3. Due to the geometry of the subdivision, this street will not be used by residents to gain access to any other portions of the subdivision such as the entry ways or the recreation area. Traffic in the subject area will typically be limited to traffic generated by the 5 lots which front on the subject area.
4. Vehicles will tend to travel slower due to the length and the slope of the street.

Residents will be made aware of the reduced design speed on this street through the following:

1. The street will be posted with a speed limit of 20 mph.
2. The street will be posted with signs indicating "Hill Blocks View".
3. Speed humps will be placed on the street with appropriate warning signage to further slow traffic.

Section 35-506(d)(12)(A) discusses the applicability of the design speed values listed in Table 506-3 and states that it shall also be used in conjunction with AASHTO Policy on Geometric Design of Highways and Streets but shall also include but not be limited to the following considerations:

1. Intersection sight distance; vertical k-values – Our design meets the requirements for a 20 mph design speed.
2. Horizontal obstruction offset values – Our design meets 30 mph design speed.
3. Stopping sight distance – Our design meets 20 mph design speed.
4. Transition Distance – We do not have any transitions.
5. Turn bay design – We do not have any turn bays.

Based on the reasons described above, we feel that a 20 mph design speed is prudent and adequate on the subject street. In addition to the relatively small traffic loading the constraints dictated by the natural terrain make a 30 mph design difficult and impractical in this case. In our opinion, the proposed speed humps and warning signs being provided will serve to adequately slow traffic to meet the intended design speed and that the granting of this variance will not be detrimental to the health safety and welfare of the public.

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For the aforementioned reasons, we hereby request consideration and approval of this
variance from Section 35-506(d)(12)(A) and Table 506-3. 2010 AUG - 2 PM 3: 51

Sincerely,
Civil Engineering Consultants



George W. Peck, P.E.
Development Division Manager

Attachments:

- Email from Renee Green
- Variance Request Letter to Bexar County



**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)

RECEIVED
10 AUG 27 AM 11:23
LAND DEVELOPMENT
SERVICES DIVISION

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Belterra Unit 3 A subdivision plat consisting of 69 lots on 19.76 acres with 2,500 lf of private road
Address:	South of the intersection of Portola View and Ladera Bend Ferguson Map 451/E-7
A/P #/PPR #/Plat#:	100062
AEVR #:	
AEVR Submittal Date:	August 3, 2010
AEVR Submitted by:	George Peck, P.E., Civil Engineering Consultants, Don Durden, Inc.
Issue:	Design Speed for Vertical Crest Curve and Stopping Sight Distance
Code Sections:	2009 Unified Development Code (UDC), Section 35-506 (d)(12)(A), Table 506-3, Design Speed
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Peck's letter dated August 2, 2010. At issue is the K-value for a crest vertical curve for Avellino Bluff between Cielo Trace and Canon Perdido. The proposed design cannot comply with the minimum design speed of 30 mph due to the extension/connection to an existing road network and the existing topography of the land.

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(12)(A) and Table 506-3, requires design speed of 30 MPH for a Local A type street. The value established in UDC is based on what the City or County could enforce within a residential neighborhood. Since this neighborhood is gated, the developer will be posting speed advisory signs for 20 MPH to ensure that proper sight distance is met for the resulting design K-value. In addition, the developer has also agreed to have signs installed warning of limited sight distance (Hill Blocks View) and will install speed humps on either side of the vertical curve to ensure compliance with the 20 MPH speed advisory. It appears the "Curve Design Speed" will accommodate the stopping sight distance for 25 MPH.

Street Name	Curve Type	PVI Station	Curve Length	Grade 1	Grade 2	Stopping Sight Distance (Design Speed)	Stopping Sight Distance (Curve Design)
Avellino Bluff	Crest	18+75	300'	11.24%	-6.25%	220'	185'
Avellino Bluff	Crest	19+19	300'	10.38%	-5.65%	180'	195'

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AUG 27 AM 11:23
DEVELOPMENT SERVICES DIVISION

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 intent of the code is to ensure connectivity within the development that does not endanger the public health, safety, or welfare. Constructing the street to a design speed of 30 MPH would most likely create steeper driveways which would be an increased danger due to the angle of approach into the private street. Eliminating the connection where the vertical curve is located would reduce the connectivity ratio and would potentially create a more hazardous situation in evacuating the development in the event of an emergency.
- 2. Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant has implemented additional controls to minimize any adverse impacts to the public health, safety and public welfare by installing speed humps, providing speed advisory signage, and signage warning motorists of the limited sight distance relative to the vertical curve. This segment of road is not part of the main access in and out of the subdivision and has lots that front on one side of the road in the area of concern.
- 3. Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The public interest underlying the exception does outweigh the public interest of the particular regulation. Connectivity will be preserved to ensure proper and timely evacuation of approximately 20 homes in the time of an emergency versus the approximately 5 homes affected by the sight distance issue.
- 4. Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: APPROVAL



Robert Brach, P.E.
Development Services Engineer
Bexar County

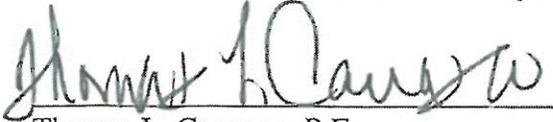
8/12/10

Date

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

RECEIVED

10 AUG 27 AM 11:23



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

8/16/10
Date
PLANNING AND DEVELOPMENT SERVICES DIVISION



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

8-18-10
Date

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 5258 September 22, 2010

STORE NO. 03551

MAJOR PLAT

100127

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 D-3

AGENT: M2G Stone Oak, LTD., by W. Plack Carr

ENGINEER: Jacobs Engineering, by Billy K. Classen, P.E.

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

Date filed with Planning Commission: September 1, 2010

Location: At the southeast corner of Wilderness Oak and Hardy Oak

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-2 Commercial District
 ERZD Edwards Recharge Zone District
 MLOD-1 Military Lighting Overlay District

PLAT is associated with:

MDP 358-C, The Heights at Stone Oak, accepted on April 27, 1998

Proposed Use: Drive thru Pharmacy

APPLICANT'S PROPOSAL:

To plat **1.999** acres consisting of **1** non- single family lot

DISCUSSION:

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

This plan lies within the Camp Bullis 5 Mile Awareness Zone. However, the review was not applicable as per the executed memorandum of understanding because the tract is less than 10 acres and is not immediately adjoining Camp Bullis or Camp Stanley Installation.

STAFF RECOMMENDATION:

Approval



KEYED NOTES

- (A) EXISTING 12' E.G.T,CATV EASEMENT, (VOL. 9545, PAGES 59-60, D.P.R.B.C.T.)
- (B) EXISTING 14' E.G.T,CATV EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (C) EXISTING 16' SANITARY SEWER EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (D) EXISTING 35'x43' DRAINAGE EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (E) EXISTING 25' SANITARY SEWER & TURN AROUND EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (F) EXISTING VARIABLE WIDTH ACCESS EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (G) EXISTING 15' DRAINAGE EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (H) EXISTING 10' WATER EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
- (I) 1' VEHICULAR NON-ACCESS EASEMENT
- (J) 12' OFFSITE SANITARY SEWER EASEMENT, (0.263 AC)
- (K) LOT 8, BLOCK 43, N.C.B. 19215 IS A VARIABLE WIDTH DRAINAGE EASEMENT

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, CERTAIN AREAS IDENTIFIED AS PRIVATE FOREVER ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS : 4222 STONE OAK LTD.
8901 McALLISTER FREEWAY, SUITE 1160
SAN ANTONIO, TEXAS 78216

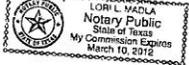
Walter
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

I, *LOREN MACULA*, the undersigned authority on this day personally appeared *LOREN MACULA* 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 *1st* DAY OF *September* A.D. *2010*

Loren Macula
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: *March 10, 2012*

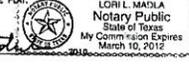


STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HEIGHTS OF S.O. OFFICE SUBDIVISION WHICH IS RECORDED IN VOLUME 9559, PAGE 131-132, BEXAR COUNTY PLAT AND DEED RECORDS. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER
Walter
SWORN AND SUBSCRIBED BEFORE ME THIS *1st* DAY OF *September* A.D. *2010*

MY COMMISSION EXPIRES: *3-10-12*

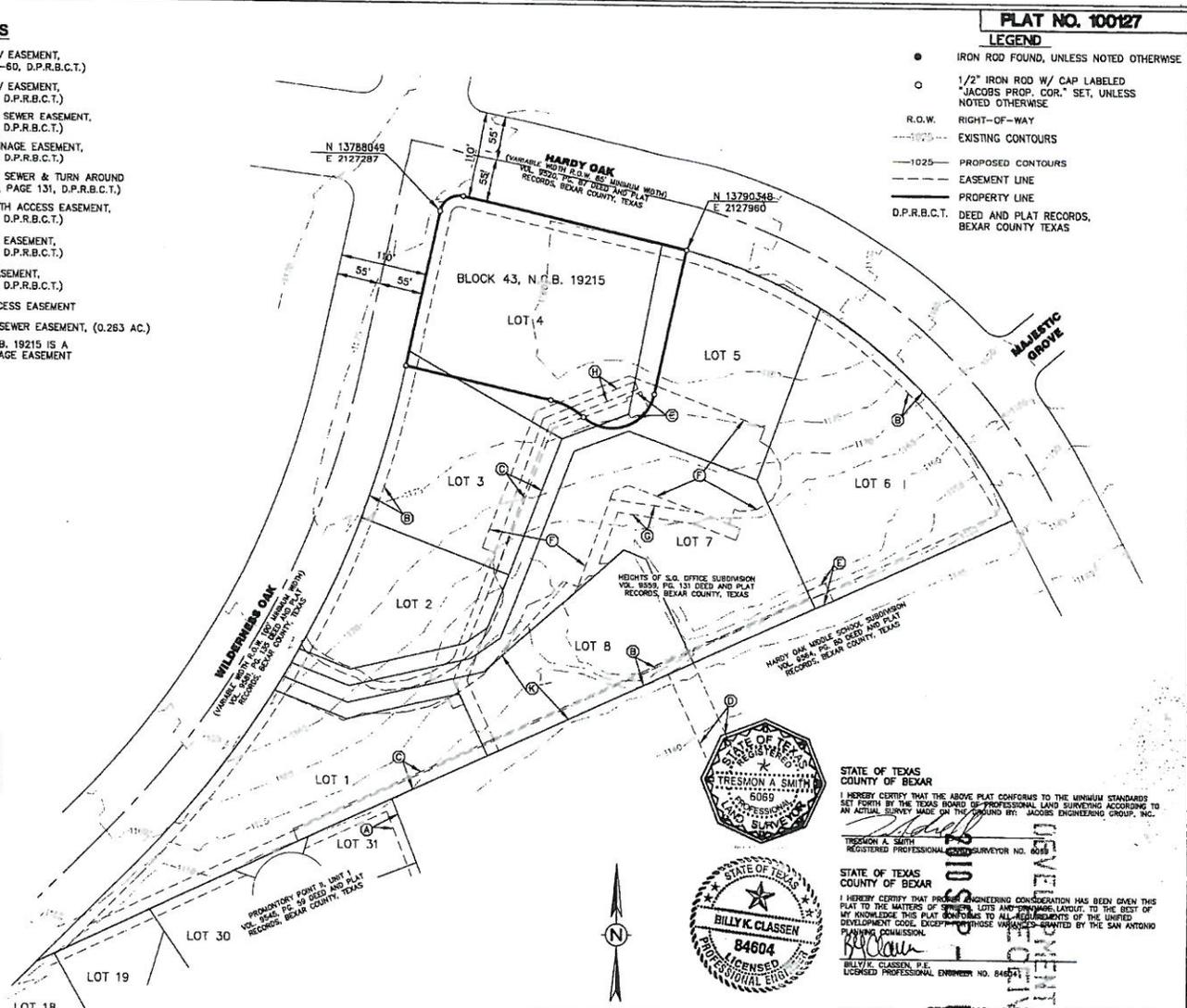


- NOTE:**
- COORDINATES RECORDED HEREIN ARE IN US SURVEY FEET AND ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD83 (83) CORRS. BEARINGS AND AREA ARE SURFACE.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE 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 ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - SET "X" IRON PIN WITH ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - OWNER SHALL PROVIDE FOR SHARED GROSS ACCESS WITH ADJACENT LOTS. UDC 35-508(9).
 - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
 - WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

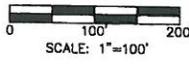
TCEQ/RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "WATER RECHARGE ZONE AND INTERFERED PROTECTION, OR LATEST REVISIONS THEREOF". NO PERSON SHALL COMBINE THE CONSTRUCTION OF ANY RECHARGE ZONE PROTECTION PLAN, ANY EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30.241.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

CPS NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "TRANSFORMER EASEMENT", "DRAINAGE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELocate SAID FACILITIES WITHIN SAID EASEMENT AND OBSTRUCTIONS WHICH CHANGERS OR MAY INTERFERE WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MOVEMENT OR PERSONS DESIRING MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE OWNER OF SAID EASEMENT. NO SAID GRADY CHANGES OR GROUND ELEVATION ALTERATIONS, THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



PLAT NO. 100127

- LEGEND**
- IRON ROD FOUND, UNLESS NOTED OTHERWISE
 - 1/2" IRON ROD W/ CAP LABELED "JACOBS PROP. COR." SET, UNLESS NOTED OTHERWISE
 - R.O.W. RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EASEMENT LINE
 - PROPERTY LINE
 - D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS



NET ACREAGE:	1.625 AC.
OFFSITE SANITARY SEWER EASEMENT:	0.232 AC.
OFFSITE DRAINAGE EASEMENT:	0.112 AC.
GROSS ACREAGE:	1.899 AC.



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 FOLLOWING DATE: *9-1-10*

Treshon A. Smith
TRESHON A. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 6069

STATE OF TEXAS
COUNTY OF BEXAR

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

Billy K. Classen
BILLY K. CLASSEN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 84604

THIS PLAT OF *STORE NO. 0355* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DATED THIS *1st* DAY OF *September*, A.D. *2010*

BY: *Chairman*
BY: *Secretary*

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2010 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2010 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

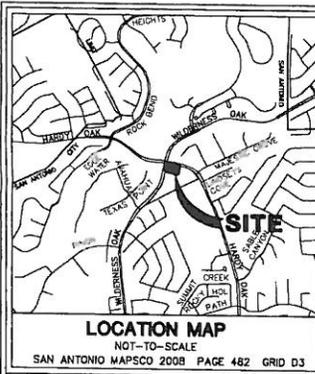
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

AREA BEING REPLATTED

THE AREA BEING REPLATTED THROUGH A PUBLIC HEARING IS PORTIONS OF LOTS 3, 4, AND 5, BLOCK 43, N.C.B. 19215, OUT OF THE HEIGHTS OF S.O. OFFICE SUBDIVISION PLAT RECORDED IN VOL. 9559, PG. 131-132 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

JACOBS
TEXAS FIRM # F-2988
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-0088 FAX (210) 494-4525
DATE: 02/18/2010 JOB NO. FWR4001



- KEYED NOTES**
- A EXISTING 12' E.G.T.CATV EASEMENT, (VOL. 9545, PAGES 59-60, D.P.R.B.C.T.)
 - B EXISTING 14' E.G.T.CATV EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - C EXISTING 16' SANITARY SEWER EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - D EXISTING 35'x430' DRAINAGE EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - E EXISTING 25' SANITARY SEWER & TURN AROUND EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - F EXISTING VARIABLE WIDTH ACCESS EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - G EXISTING 15' DRAINAGE EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - H EXISTING 10' WATER EASEMENT, (VOL. 9559, PAGE 131, D.P.R.B.C.T.)
 - I 1' VEHICULAR NON-ACCESS EASEMENT
 - J 16' OFFSITE SANITARY SEWER EASEMENT, (0.252 AC.)
 - K LOT B, BLK. 43, N.C.B. 19215 IS A VARIABLE WIDTH DRAINAGE EASEMENT
 - L IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS EASEMENT, (0.072 AC.)
 - M IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS EASEMENT, (0.036 AC.)
 - N 25'x25' SANITARY SEWER TURNAROUND EASEMENT, (0.0143 AC.)
 - O 10' WATER EASEMENT, (0.0103 AC.)
 - P VARIABLE WIDTH PRIVATE OFFSITE DRAINAGE EASEMENT, (0.112 AC.)

PLAT NO. 100127

LEGEND

- IRON ROD FOUND, UNLESS NOTED OTHERWISE
- 1/2" IRON ROD W/ CAP LABELED "JACOBS PROP. COR." SET, UNLESS NOTED OTHERWISE
- R.O.W. RIGHT-OF-WAY
- - - - - EXISTING CONTOURS
- 1025 — PROPOSED CONTOURS
- EASEMENT LINE
- PROPERTY LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, dedicates to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: 1022 STONE OAK, LTD.
 0601 McALLISTER FREDWAY, SUITE 1160
 SAN ANTONIO, TEXAS 78216

W. J. Jacobs
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John X. Male* 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.

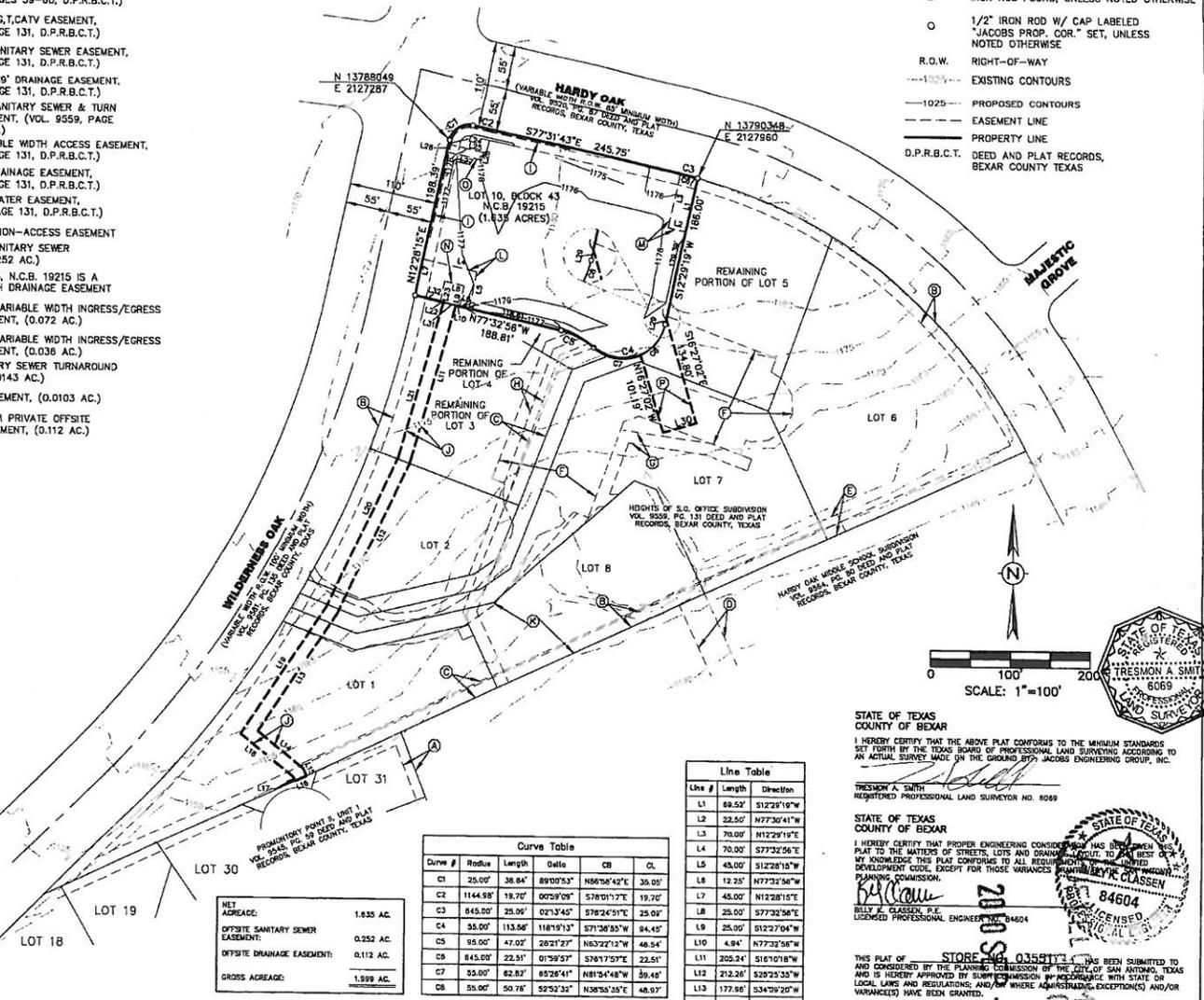
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF September A.D. 2010.

John X. Male
 Notary Public
 State of Texas
 My Commission Expires
 March 10, 2012

- NOTE:**
- COORDINATES NOTED HEREIN ARE IN US SURVEY FEET AND ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD83 (83) COORS, BEARINGS ARE GRID, DISTANCES AND AREA ARE SURFACE.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS 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 GRANATOR'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.
 - SET 3/4" IRON PIN WITH ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506(9).
 - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(10)(3).
 - WASTEWATER DEED NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- BEXARMET IMPACT FEE:**
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

TCEQ/RECHARGE ZONE NOTE:
 THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "WATER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

CPS NOTE:
 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "AND TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES, OR OTHER EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CIRCUMSTANCES OR CHANGES IN LOAD OR OTHER REASONS. THIS PLAT DOES NOT AFFECT, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, CABLE, TELEPHONE, OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.



NET ACREAGE: 1.635 AC.
OFFSITE SANITARY SEWER EASEMENT: 0.252 AC.
OFFSITE DRAINAGE EASEMENT: 0.112 AC.
GROSS ACREAGE: 1.999 AC.

Curve Table

Curve #	Radius	Length	Delta	CB	CL
C1	25.00'	28.84'	89°00'53"	N66°59'43"E	36.00'
C2	1144.88'	19.70'	0°25'09"	S78°01'17"E	19.70'
C3	845.00'	25.09'	0°21'34"	S78°24'51"E	25.09'
C4	35.00'	113.96'	118°19'13"	S71°30'55"W	84.45'
C5	95.00'	47.02'	28°21'27"	N63°22'12"W	46.54'
C6	843.00'	22.51'	0°19'59"	S78°17'57"E	22.51'
C7	35.00'	62.82'	85°26'41"	N81°54'48"W	39.48'
C8	55.00'	50.78'	S2°32'33"	N38°53'35"E	48.67'

Line Table

Line #	Length	Direction
L1	69.52'	S12°29'19"W
L2	22.50'	N77°30'41"W
L3	70.00'	S12°29'19"E
L4	70.00'	S77°32'56"E
L5	45.00'	S12°28'15"W
L6	12.25'	N77°32'56"W
L7	45.00'	N12°28'15"E
L8	25.00'	S77°32'56"E
L9	25.00'	S12°27'04"W
L10	4.94'	N77°32'56"W
L11	205.24'	S16°01'18"W
L12	212.28'	S29°23'25"W
L13	177.88'	S34°09'20"W
L14	73.34'	S51°48'10"E
L15	8.92'	S24°47'52"E
L16	16.00'	S65°12'06"W
L17	8.08'	N24°47'52"W
L18	84.40'	N51°48'10"W
L19	191.64'	N34°09'20"E
L20	209.74'	N25°23'25"E
L21	202.80'	N16°01'18"E
L22	4.03'	N77°32'56"W
L23	25.00'	N12°27'04"E
L24	10.00'	S12°28'15"W
L25	45.00'	S77°31'45"E
L26	10.00'	S12°28'15"W
L27	45.00'	N77°31'45"W
L28	10.00'	N12°28'15"E
L29	8.81'	N12°28'15"E
L30	43.50'	S73°25'56"W
L31	16.03'	N77°32'56"W
L32	32.75'	N77°32'56"W

A REPLAT ESTABLISHING
STORE NO. 03551
 BEING A 1.999 ACRE TRACT OF LAND OBLISHED LOT 10, N.C.B 19215, BEING COMPRISED OF 1.635 ACRES OUT OF LOTS 3, 4, AND 5 OF THE HEIGHTS OF S.O. OFFICE SUBDIVISION RECORDED IN VOLUME 9559, PAGE 131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, AND 0.364 OF AN ACRE OFFSITE EASEMENTS THROUGH LOTS 1, 2, 3, 5, 7, AND 8 OF THE AFOREMENTIONED THE HEIGHTS OF S.O. OFFICE SUBDIVISION, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JACOBS
 TEXAS FIRM # F-2986
 911 CENTRAL PARKWAY NORTH, SUITE 425
 SAN ANTONIO, TEXAS 78232
 PHONE (210) 494-0088 FAX (210) 494-4526
 DATE: 02/18/2010 JOB NO. ERWR4001

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 OF THE GROUND BY JACOBS ENGINEERING GROUP, INC.

TRESHOM A. SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8069

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND GRADING AND THAT THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL RELEVANT AND APPLICABLE PLANNING COMMISSION.

Barbara
 2008
 BILLY J. CLASSER, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 84604

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF February A.D. 2010 AT 11:12 M. AND DULY RECORDED IN THE BOOK 11 PAGE 12 AT 11:12 AM.

IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BLOCK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2010

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



DEVELOPMENT SERVICES
RECEIVED

May 24, 2010 2010 AUG 30 PM 12:00

Mr. Chris Weigand, P.E.
Jacobs Engineering Company
555 East Ramsey
San Antonio, Texas 7816

RE: File No. 1005004 - Request for review of Store No. 03551 Subdivision, Plat No. 100127
located southeast of the intersection of Hardy Oak and Wilderness Oak.

Dear Mr. Weigand:

On May 6, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 1.898 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1835. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 29, 2008. An Organized Sewage Collection System (SCS) Plan have been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Store No. 03551 Subdivision, Plat No. 100127.

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

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon

Manager

Resource Protection Division

KMN:GDJ:pzg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 September 22, 2010

STILLWATER RANCH UNIT 8A
SUBDIVISION NAME

MAJOR PLAT

100038
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 D8

OWNER: Culebra Valley 2004, Ltd., by Shannon Livingston

ENGINEER: HAAG Engineering, Inc., by John J. Haag , P.E.

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

Date filed with Planning Commission: September 03, 2010

Location: Northwest of the intersection of Stillwater Parkway and Horse Crescent

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

PLAT is associated with:

MDP 840-B, Culebra Valley Ranch, accepted on August 4, 2009

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.5445** acres consisting of **2** single family lots and **89** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
OF
**STILLWATER RANCH
UNIT 8A**

BEING A 0.5445 ACRES OUT OF A 120.576 ACRE TRACT RECORDED IN VOLUME 11224, PAGE 2457 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS BEING SITUATED IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467.

PREPARED BY:

HAAG ENGINEERING CONSULTANTS
18021 SECRET TRAILS SAN ANTONIO, TEXAS 78247
TEL: (214) 890-0000 FAX: (214) 890-0300

OWNER/DEVELOPER:
CULEBRA VALLEY 2004 LTD.
13300 OLD BLANCO ROAD SUITE 335
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #478-3343

SURVEYED BY:
DYE ENTERPRISES
TEXAS REGISTRATION FIRM #527
4947 SCARLETT ROAD SUITE 101 SAN ANTONIO, TEXAS 78257
TEL: (214) 599-4123 FAX: (214) 599-4191

THIS PLAT OF STILLWATER RANCH UNIT 8A WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2010.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, 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., 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. 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

ABBREVIATIONS

- VOL VOLUME
- PG PAGE
- CATV THE WARNER CABLE TV
- TYP TYPICAL
- NEW RIGHT OF WAY
- TELE TELEPHONE
- F FOUND 1/2" REBAR
- S SET 1/2" REBAR
- ELIC CPE ENERGY ELECTRIC
- GAS CPE ENERGY GAS
- GBS BUILDING SETBACK LINE
- D.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- ACR ACRES
- AC ACRES
- C COR = S.A. TYPE
- SET 1/2" STEEL REBAR WITH "DYE ENT SA TX" PROP. COR = ORANGE CAP
- SET 1/2" STEEL REBAR WITH "DYE ENT SA TX" CAP

LEGEND

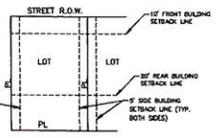
- EXISTING 1' V.F. CONTOUR
- 940 EXISTING 5' V.F. CONTOUR

(A) 12' ELEC. GAS, TELE, CATV EASEMENT

(B) 100' DIA. PERMEABLE WATER, SAN, SEW, DRAIN, ELEC, TELE, AND CATV ESEM. (ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT OF WAY)

PLAT REFERENCE LEGEND

- (1) STILLWATER RANCH, UNIT 3 VOL. 9575, PG'S 218-219, D.P.R.
- (2) EXIST. 12' ELEC. GAS, TELE AND CATV EASEMENT STILLWATER RANCH, UNIT 3 VOL. 9575, PG'S 218-219, D.P.R.
- (3) EXIST. 5' ELEC. GAS, TELE AND CATV EASEMENT STILLWATER RANCH, UNIT 3 VOL. 9575, PG'S 218-219, D.P.R.



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

NOTES:

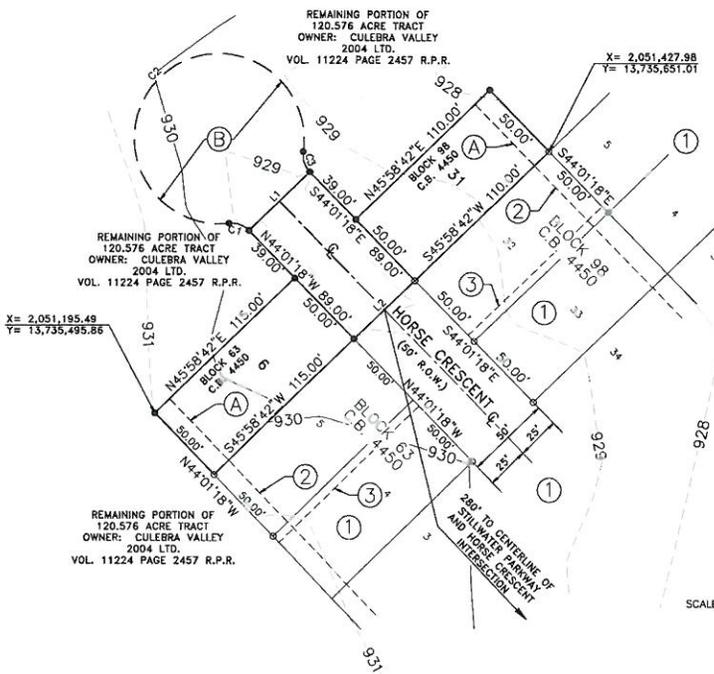
- 1) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LOTS OF THE UNDIVIDED PARCELS THAT MAY BE SITES ON THIS PLAT. NO OBSTRUCTIONS OF OTHER TYPE OF OBSTRUCTIONS SHALL BE PLACED WITHIN THE UNDIVIDED PARCELS. AN APPROVAL SHALL BE OBTAINED FROM THE CITY OF SAN ANTONIO BEFORE ANY SUCH OBSTRUCTION IS PLACED WITHIN THE UNDIVIDED PARCELS.
- 2) BEXAR COUNTY WILL NOT MAINTAIN DRAINAGE, POWER, LANDSCAPE, WATER, SEWERAGE OR ANY OTHER UTILITY LINES, OPEN DITCHES, OR OTHER UTILITIES WITHIN THE UNDIVIDED PARCELS. SUCH UTILITIES WILL BE MAINTAINED BY THE SUBDIVISION APPLICANT.
- 3) CONCRETE DRIVEWAY APPROXIMATIONS AND ALLIGED WITHIN FIVE FOOT SETBACKS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY. THE CITY OF SAN ANTONIO SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SUCH DRIVEWAYS. DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY. DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY. DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY.
- 4) THE DEVELOPER HEREBY WARRANTS THAT THE DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY. THE CITY OF SAN ANTONIO SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SUCH DRIVEWAYS. DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY. DRIVEWAYS SHALL BE MAINTAINED BY THE DEVELOPER OR BEXAR COUNTY.
- 5) FENCES, FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED GRADE. A FINISHED GRADE, INCLUDING BLUE ELEVATIONS, SHALL BE PROVIDED FOR EACH LOT. A FINISHED GRADE SHALL BE PROVIDED FOR EACH LOT. A FINISHED GRADE SHALL BE PROVIDED FOR EACH LOT.
- 6) THE BASES OF BUILDINGS FOR THIS PLAT IS IN THE STILLWATER RANCH, UNIT 3 SUBDIVISION PLAT RECORDED IN VOLUME 9575, PAGE 218-219, D.P.R.
- 7) THE BASES OF BUILDINGS FOR THIS PLAT IS IN THE STILLWATER RANCH, UNIT 3 SUBDIVISION PLAT RECORDED IN VOLUME 9575, PAGE 218-219, D.P.R.

GPS GENERAL NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC UTILITY DEPARTMENT OPERATES THE ELECTRIC AND GAS SYSTEMS AS PART OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO OPERATES THE ELECTRIC AND GAS SYSTEMS AS PART OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO OPERATES THE ELECTRIC AND GAS SYSTEMS AS PART OF THE CITY OF SAN ANTONIO.

ANNE NOTES:

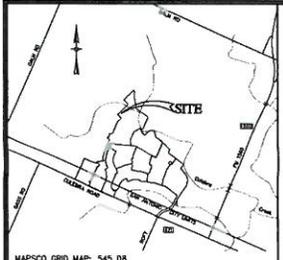
1. "WARRANTY ESEM NOTE: THE NUMBER OF WARRANTY ESEM'S SHALL BE PAID FOR THIS SUBDIVISION PLAT AND SET ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT."



LINE	LENGTH	BEARING
L1	50.00	N45°58'42"E
L2	50.00	N45°59'00"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	12.82	14.00	6.90	12.37	N70°14'58"W	52°27'20"
C2	248.63	50.00	38.43	60.94	S45°58'42"W	284°54'41"
C3	12.82	14.00	6.90	12.37	S17°47'38"E	52°27'20"

LOCATION MAP
NOT TO SCALE



2010 SEP - 2 AM 10: 19

DEVELOPMENT SERVICES RECEIVED

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §
I HEREBY CERTIFY 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 DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 335
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #478-3343

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

OWNER - CULEBRA VALLEY 2004, LTD

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ SHANNON LUMSDEN _____ 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. 2010.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Individual Consideration

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 10 September 22, 2010

WINDFIELD UNIT 7
SUBDIVISION NAME

060328
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 585 E-8

OWNER: XL Equity Partners, LTD, by Norman T. Dugas, Jr.

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

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

Location: Extending Winfield Path to the east from Unit 1

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

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
ESTABLISHING

WINDFIELD SUBDIVISION
UNIT 7

BEING 12.447 ACRES OF LAND OUT OF A 95.82 ACRE TRACT
RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY
RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321,
ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: XL EQUITY PARTNERS L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BIDORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CERTIFICATE OF APPROVAL

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

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ WINDFIELD SUBDIVISION UNIT 7
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____

BY: _____

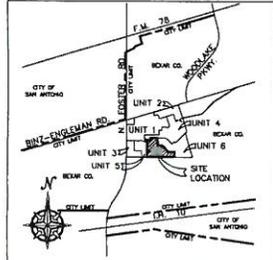
STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

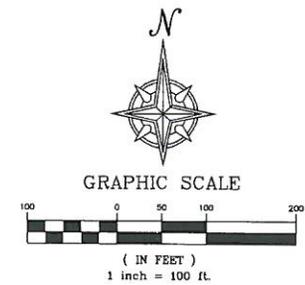


- "C.P.S. NOTES"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF: WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3.) THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

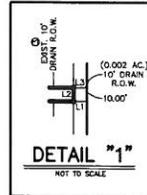
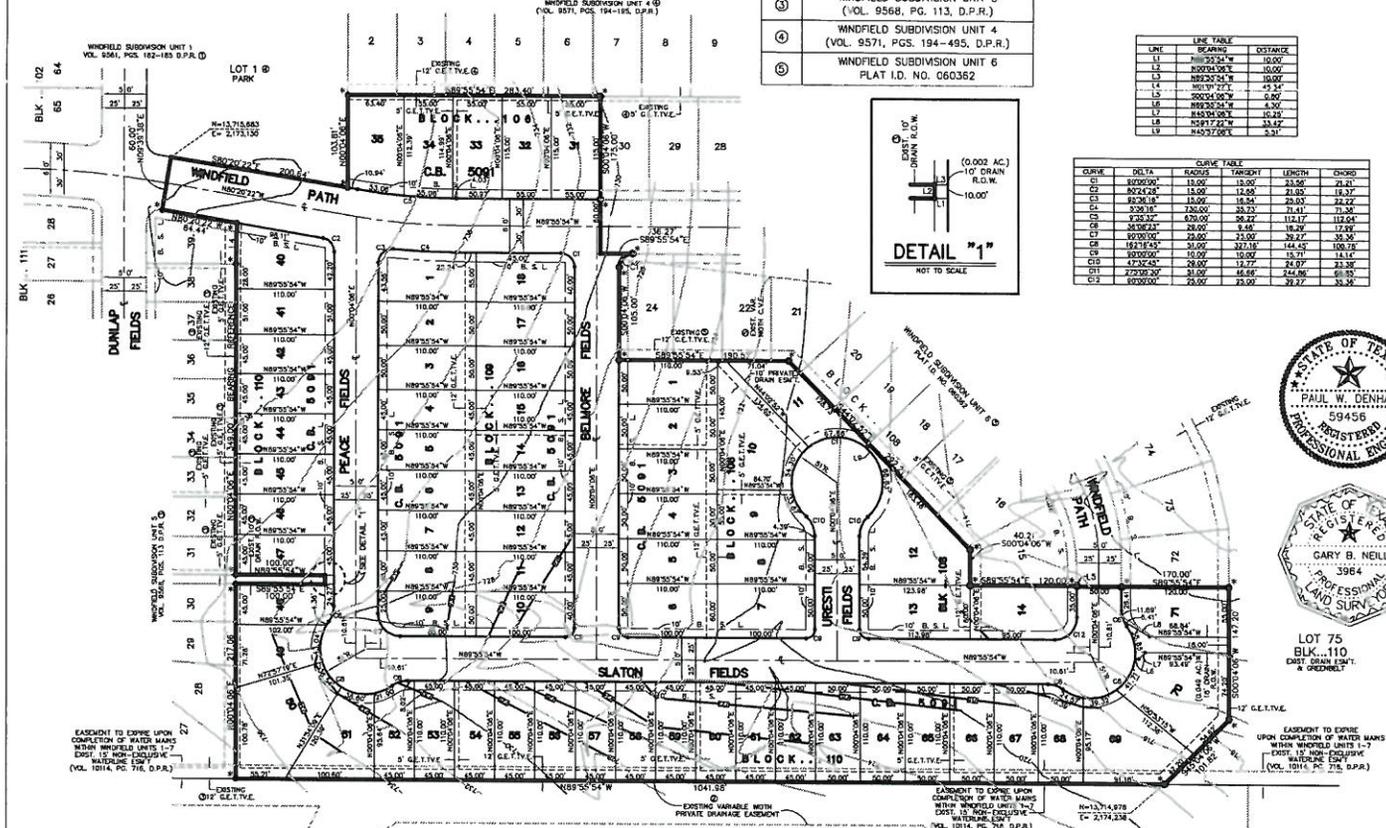
- B.S.L. NOTE:**
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- NOTE:**
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOT OTHERWISE NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.

PLAT REFERENCE

①	WINDFIELD SUBDIVISION UNIT 1 (VOL. 9561, PGS. 182-185, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)
③	WINDFIELD SUBDIVISION UNIT 5 (VOL. 9568, PG. 113, D.P.R.)
④	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PGS. 194-495, D.P.R.)
⑤	WINDFIELD SUBDIVISION UNIT 6 (PLAT I.D. NO. 060362)



LOCATION MAP NOT TO SCALE



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
CL	90°00'00"	18.00'	18.00'	25.46'	25.46'
CP	80°24'24"	15.00'	12.49'	21.89'	18.37'
CD	85°56'18"	16.00'	11.88'	20.53'	24.22'
CE	35°06'18"	230.00'	35.73'	71.41'	71.00'
CF	37°05'30"	820.00'	86.82'	112.17'	112.04'
CG	30°00'00"	200.00'	64.96'	18.22'	17.92'
CH	90°00'00"	23.00'	23.00'	32.27'	35.36'
CI	125°14'24"	35.00'	32.14'	44.45'	108.78'
CJ	105°00'00"	10.00'	10.00'	15.71'	14.14'
CK	125°14'24"	35.00'	32.14'	44.45'	108.78'
CL	27°00'00"	25.00'	16.66'	14.96'	66.00'
CM	90°00'00"	25.00'	25.00'	35.27'	35.36'

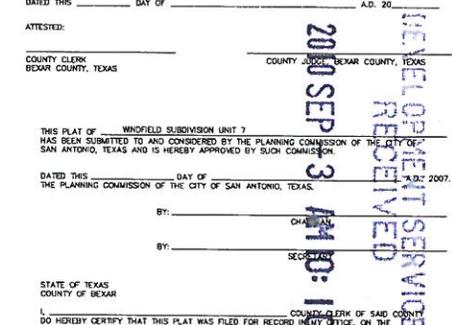
- LEGEND**
- 1.) BUILDING SETBACK LINE _____ B.S.L.
 - 2.) ELECTRIC TELEPHONE, CABLE TELEVISION EASEMENT _____ E.T.V.E.
 - 3.) ELECTRIC & CABLE TELEVISION EASEMENT _____ E.C.T.V.E.
 - 4.) TELEPHONE, CABLE TELEVISION EASEMENT _____ T.C.T.V.E.
 - 5.) GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT _____ G.E.C.T.V.E.
 - 6.) VEHICULAR NON-ACCESS EASEMENT _____ V.N.A.E.
 - 7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
 - 8.) PROPOSED FINISHED CONTOUR _____ [730]
 - 9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH LOCAL POSITIONING RECEIVERS (DATA IS HAD AS) (SARNAH), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
 - 10.) SCALE FACTOR IS 1.00017.
 - 11.) ROTATION GRID TO PLAT IS (-) 0°25'40" (SEE UNIT 1)
 - 12.) IMPACT FEE AS SHOWN, IF IS THE PRACTICE OF SAN ANTONIO-RAMONSE ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION 8 1/2" X 7 1/2" REBAR AND 0.8" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
 - 13.) BEARING REFERENCE SOURCE IS THE EAST LINE OF LOTS 33-34, BLOCK 110 OF THE WINDFIELD SUBDIVISION UNIT 3 BETWEEN THE TWO MONUMENTS SHOWN HEREON AND CALLED SOUTHWEST CORNER OF SAID BLOCK 110 OF THE D.U.P. OF BEXAR COUNTY, TEXAS.
 - 12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 14.) I.R.F. = IRON REBAR FOUND.
 - 15.) I.R.S. = IRON REBAR SET.
 - 16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - 17.) ALL FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GROUND.
 - 18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY (SARA), SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - 19.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

- "S.A.R.A. NOTE"**
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- MONUMENT NOTE:**
- = 1/2" IRON ROD FOUND 8"X8" CAP
 - = 1/2" IRON ROD FOUND 8"X8" CAP
 - = 1/2" IRON ROD SET 8"X8" CAP

"S.A.R.A. NOTE"
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

OWNER/DEVELOPER:
XL EQUITY PARTNERS L.P.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

Denham-Ramone Engineering and Associates, Inc.
12981 Park Central, Suite 1390 (210) 465-3100 Office
San Antonio, Tx. 78216 (210) 465-3122 Fax





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

DEVELOPMENT SERVICES
RECEIVED

2010 SEP -3 AM 10:10
September 1, 2010

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

Re: Plat No. 060328
Windfield Unit 7 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 extension in order to fulfill the improvements required by the approval of the Windfield Unit 7 Plat. The current expiration date for the plat recording is set for October 9, 2010.

Windfield Unit 7 was approved by the Planning Commission on October 10, 2007. This project is the continuation following the prior completed five units.

In the 3rd quarter of 2007, sales dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

Paul W. Denham, P.E.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: // September 22, 2010

FOX GROVE, UNIT 11
SUBDIVISION NAME

060664
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 E-7
OWNER: KB Home Lone Star LP, by Joseph C. Hernandez
ENGINEER: Vickrey & Associates, Inc., by Kara J. Heasley, P. E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: East of the intersection of Dusty Canyon and Crystal Bay

Plat status: The Planning Commission approved this plat on September 26, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval

VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS

DEVELOPMENT SERVICES
RECEIVED

2010 AUG 17 PM 12: 29

August 12, 2010

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

Re: Fox Grove Unit 11
Plat No. 060664
V&A Job No. 1816-022-025
Time Extension

Dear Mr. Sanchez

On behalf of our client, KB Home Lone Star LP, Vickrey & Associates, Inc. is respectfully requesting a three-year time extension for plat recordation in accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio. The current plat expiration date for the plat recording is September 25, 2010. This plat was approved by the Planning Commission on September 26, 2007.

Due to the downturn in the economy and its impact on the housing industry, the improvements were delayed. A contractor has been selected and construction is scheduled to begin in the next two weeks.

The three-year extension will provide an additional timeframe by which our client will be able to complete construction and obtain final acceptance of this project.

Included with this request is the application for time extension and the processing fee of \$300.00.

If you have any questions, please contact me.

Sincerely,

VICKREY & ASSOCIATES, INC.



Kara J. Heasley, P.E., LEED AP
Project Manager

KJH/ksh



PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 12 September 22, 2010

KALLISON RANCH UNIT 25
SUBDIVISION NAME

070220
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 544 E-7

OWNER: Continental Homes, by Timothy D. Pruski

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

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

Location: Near the northeast corner of Talley Road and Culebra Road

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

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN
BY: _____
SECRETARY

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:
SECTION 35-44(a)(14)
(UNRECORDED PLATS: A PLAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSES PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFIED COPY OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.
DETAILS OF AMENDMENT:
ADDED SANS IMPACT FEE NOTE TO LEGEND.

CERTIFICATE OF APPROVAL

THE UNRECORDED COUNTY JUDGE OF BEXAR COUNTY HAS BEEN PRESSING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOCS. REFERS TO THE PLAT THAT THE ATTORNEY HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY. THAT THE ATTORNEY HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY. THAT THE ATTORNEY HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY. THAT THE ATTORNEY HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY.

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

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

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

LEGEND

- 1. BUILDING SETBACK LINE
- 2. CLEAR VISION EASEMENT
- 3. EGRESS & CABLE TELEVISION EASEMENT
- 4. TELEPHONE & CABLE TELEVISION EASEMENT
- 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 6. UTILITY EASEMENT
- 7. WALKWAY
- 8. WALKWAY WITH ACCESS EASEMENT
- 9. WALKWAY
- 10. WALKWAY
- 11. THE NUMBER OF WATERWATER EQUIPMENT (WELLING UNITS) EQUAL TO AND FOR THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT, LINE _____
- 12. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH COORDINATE SYSTEM - SOUTH CENTRAL ZONE, COORDINATE SCALE FACTOR IS 1.0007, DATUM 1983 TO PLAT IS 80-00-80
- 13. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DOMINANT-REARER ENGINEERING
- 14. BEARING AND DISTANCE TO MONUMENT ALL CORNERS OF PLAT ARE TO BE MAINTAINED
- 15. BEARING AND DISTANCE TO MONUMENT ALL CORNERS OF PLAT ARE TO BE MAINTAINED
- 16. SANS - DEEP & POND PLAT RECORDS, BEXAR COUNTY, TEXAS
- 17. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS
- 18. PROPOSED FENCES MUST BE A MINIMUM OF 6 INCHES HIGH FINISHED ADJACENT GRADE
- 19. DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND APPROVED BY SAN ANTONIO WATER SYSTEM "SANS" SANS WILL OWN AND MAINTAIN SAN SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
- 20. IMPACT FEE PERMITS DUE: BECAUSE MATCH IMPACT FEES ARE DUE AT THE TIME OF CONSTRUCTION AS REFERRED TO IN THIS PLAT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPACT FEES AND THE VARIANCE WITHIN DRAINAGE EASEMENT CREATED HEREIN, BUT IS NOT ELIGIBLE FOR COUNCILMAN WITH SAID TRACTS FOR PONDING POTENTIAL
- 21. VARIANCES PERMITTED BY GRANTED SUCCESSOR IN INTEREST
- 22. IMPACT FEE PERMITS DUE: BECAUSE MATCH IMPACT FEES ARE DUE AT THE TIME OF CONSTRUCTION FOR THIS PLAT, ALL TRACT FEES MUST BE PAID PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREIN ARE FURNISHABLE AREAS UNLESS NOT OTHERWISE SPECIFIED.
2. CONTINGENT SHOWING FOR GENERAL USE ONLY. CUTURE ELEVATIONS AND CONTINGENT EASEMENTS ARE NOT FURNISHED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKING, WALKWAYS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. LOT 801, BLOCK 96, LOTS 802, 803 & 804, BLOCK 97 & LOT 805, BLOCK 102, LOT 806 & 807, BLOCK 101, LOT 808, LOT 809 & 810, BLOCK 102, LOT 811, BLOCK 103, LOT 812, BLOCK 104, LOT 813, BLOCK 105, LOT 814, BLOCK 106, LOT 815, BLOCK 107, LOT 816, BLOCK 108, LOT 817, BLOCK 109, LOT 818, BLOCK 110, LOT 819, BLOCK 111, LOT 820, BLOCK 112, LOT 821, BLOCK 113 & LOT 822, BLOCK 114, LOT 823, BLOCK 115, LOT 824, BLOCK 116, LOT 825, BLOCK 117, LOT 826, BLOCK 118, LOT 827, BLOCK 119, LOT 828, BLOCK 120, LOT 829, BLOCK 121, LOT 830, BLOCK 122, LOT 831, BLOCK 123, LOT 832, BLOCK 124, LOT 833, BLOCK 125, LOT 834, BLOCK 126, LOT 835, BLOCK 127, LOT 836, BLOCK 128, LOT 837, BLOCK 129, LOT 838, BLOCK 130, LOT 839, BLOCK 131, LOT 840, BLOCK 132, LOT 841, BLOCK 133, LOT 842, BLOCK 134, LOT 843, BLOCK 135, LOT 844, BLOCK 136, LOT 845, BLOCK 137, LOT 846, BLOCK 138, LOT 847, BLOCK 139, LOT 848, BLOCK 140, LOT 849, BLOCK 141, LOT 850, BLOCK 142, LOT 851, BLOCK 143, LOT 852, BLOCK 144, LOT 853, BLOCK 145, LOT 854, BLOCK 146, LOT 855, BLOCK 147, LOT 856, BLOCK 148, LOT 857, BLOCK 149, LOT 858, BLOCK 150, LOT 859, BLOCK 151, LOT 860, BLOCK 152, LOT 861, BLOCK 153, LOT 862, BLOCK 154, LOT 863, BLOCK 155, LOT 864, BLOCK 156, LOT 865, BLOCK 157, LOT 866, BLOCK 158, LOT 867, BLOCK 159, LOT 868, BLOCK 160, LOT 869, BLOCK 161, LOT 870, BLOCK 162, LOT 871, BLOCK 163, LOT 872, BLOCK 164, LOT 873, BLOCK 165, LOT 874, BLOCK 166, LOT 875, BLOCK 167, LOT 876, BLOCK 168, LOT 877, BLOCK 169, LOT 878, BLOCK 170, LOT 879, BLOCK 171, LOT 880, BLOCK 172, LOT 881, BLOCK 173, LOT 882, BLOCK 174, LOT 883, BLOCK 175, LOT 884, BLOCK 176, LOT 885, BLOCK 177, LOT 886, BLOCK 178, LOT 887, BLOCK 179, LOT 888, BLOCK 180, LOT 889, BLOCK 181, LOT 890, BLOCK 182, LOT 891, BLOCK 183, LOT 892, BLOCK 184, LOT 893, BLOCK 185, LOT 894, BLOCK 186, LOT 895, BLOCK 187, LOT 896, BLOCK 188, LOT 897, BLOCK 189, LOT 898, BLOCK 190, LOT 899, BLOCK 191, LOT 900, BLOCK 192, LOT 901, BLOCK 193, LOT 902, BLOCK 194, LOT 903, BLOCK 195, LOT 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LOT 1004, BLOCK 296, LOT 1005, BLOCK 297, LOT 1006, BLOCK 298, LOT 1007, BLOCK 299, LOT 1008, BLOCK 300, LOT 1009, BLOCK 301, LOT 1010, BLOCK 302, LOT 1011, BLOCK 303, LOT 1012, BLOCK 304, LOT 1013, BLOCK 305, LOT 1014, BLOCK 306, LOT 1015, BLOCK 307, LOT 1016, BLOCK 308, LOT 1017, BLOCK 309, LOT 1018, BLOCK 310, LOT 1019, BLOCK 311, LOT 1020, BLOCK 312, LOT 1021, BLOCK 313, LOT 1022, BLOCK 314, LOT 1023, BLOCK 315, LOT 1024, BLOCK 316, LOT 1025, BLOCK 317, LOT 1026, BLOCK 318, LOT 1027, BLOCK 319, LOT 1028, BLOCK 320, LOT 1029, BLOCK 321, LOT 1030, BLOCK 322, LOT 1031, BLOCK 323, LOT 1032, BLOCK 324, LOT 1033, BLOCK 325, LOT 1034, BLOCK 326, LOT 1035, BLOCK 327, LOT 1036, BLOCK 328, LOT 1037, BLOCK 329, LOT 1038, BLOCK 330, LOT 1039, BLOCK 331, LOT 1040, BLOCK 332, LOT 1041, BLOCK 333, LOT 1042, BLOCK 334, LOT 1043, BLOCK 335, LOT 1044, BLOCK 336, LOT 1045, BLOCK 337, LOT 1046, BLOCK 338, LOT 1047, BLOCK 339, LOT 1048, BLOCK 340, LOT 1049, BLOCK 341, LOT 1050, BLOCK 342, LOT 1051, 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LOT 1289, BLOCK 581, LOT 1290, BLOCK 582, LOT 1291, BLOCK 583, LOT 1292, BLOCK 584, LOT 1293, BLOCK 585, LOT 1294, BLOCK 586, LOT 1295, BLOCK 587, LOT 1296, BLOCK 588, LOT 1297, BLOCK 589, LOT 1298, BLOCK 590, LOT 1299, BLOCK 591, LOT 1300, BLOCK 592, LOT 1301, BLOCK 593, LOT 1302, BLOCK 594, LOT 1303, BLOCK 595, LOT 1304, BLOCK 596, LOT 1305, BLOCK 597, LOT 1306, BLOCK 598, LOT 1307, BLOCK 599, LOT 1308, BLOCK 600, LOT 1309, BLOCK 601, LOT 1310, BLOCK 602, LOT 1311, BLOCK 603, LOT 1312, BLOCK 604, LOT 1313, BLOCK 605, LOT 1314, BLOCK 606, LOT 1315, BLOCK 607, LOT 1316, BLOCK 608, LOT 1317, BLOCK 609, LOT 1318, BLOCK 610, LOT 1319, BLOCK 611, LOT 1320, BLOCK 612, LOT 1321, BLOCK 613, LOT 1322, BLOCK 614, LOT 1323, BLOCK 615, LOT 1324, BLOCK 616, LOT 1325, BLOCK 617, LOT 1326, BLOCK 618, LOT 1327, BLOCK 619, LOT 1328, BLOCK 620, LOT 1329, BLOCK 621, LOT 1330, BLOCK 622, LOT 1331, BLOCK 623, LOT 1332, BLOCK 624, LOT 1333, BLOCK 625, LOT 1334, BLOCK 626, LOT 1335, BLOCK 627, LOT 1336, BLOCK 628, LOT 1337, BLOCK 629, LOT 1338, BLOCK 630, LOT 1339, BLOCK 631, LOT 1340, BLOCK 632, LOT 1341, BLOCK 633, LOT 1342, BLOCK 634, LOT 1343, BLOCK 635, LOT 1344, BLOCK 636, LOT 1345, BLOCK 637, LOT 1346, BLOCK 638, LOT 1347, BLOCK 639, LOT 1348, BLOCK 640, LOT 1349, BLOCK 641, LOT 1350, BLOCK 642, LOT 1351, BLOCK 643, LOT 1352, BLOCK 644, LOT 1353, BLOCK 645, LOT 1354, BLOCK 646, LOT 1355, BLOCK 647, LOT 1356, BLOCK 648, LOT 1357, BLOCK 649, LOT 1358, BLOCK 650, LOT 1359, BLOCK 651, LOT 1360, BLOCK 652, LOT 1361, BLOCK 653, LOT 1362, BLOCK 654, LOT 1363, BLOCK 655, LOT 1364, BLOCK 656, LOT 1365, BLOCK 657, LOT 1366, BLOCK 658, LOT 1367, BLOCK 659, LOT 1368, BLOCK 660, LOT 1369, BLOCK 661, LOT 1370, BLOCK 662, LOT 1371, BLOCK 663, LOT 1372, BLOCK 664, LOT 1373, BLOCK 665, LOT 1374, BLOCK 666, LOT 1375, BLOCK 667, LOT 1376, BLOCK 668, LOT 1377, BLOCK 669, LOT 1378, BLOCK 670, LOT 1379, BLOCK 671, LOT 1380, BLOCK 672, LOT 1381, BLOCK 673, LOT 1382, BLOCK 674, LOT 1383, BLOCK 675, LOT 1384, BLOCK 676, LOT 1385, BLOCK 677, LOT 1386, BLOCK 678, LOT 1387, BLOCK 679, LOT 1388, BLOCK 680, LOT 1389, BLOCK 681, LOT 1390, BLOCK 682, LOT 1391, BLOCK 683, LOT 1392, BLOCK 684, LOT 1393, BLOCK 685, LOT 1394, BLOCK 686, LOT 1395, BLOCK 687, LOT 1396, BLOCK 688, LOT 1397, BLOCK 689, LOT 1398, BLOCK 690, LOT 1399, BLOCK 691, LOT 1400, BLOCK 692, LOT 1401, BLOCK 693, LOT 1402, BLOCK 694, LOT 1403, BLOCK 695, LOT 1404, BLOCK 696, LOT 1405, BLOCK 697, LOT 1406, BLOCK 698, LOT 1407, BLOCK 699, LOT 1408, BLOCK 700, LOT 1409, BLOCK 701, LOT 1410, BLOCK 702, LOT 1411, BLOCK 703, LOT 1412, BLOCK 704, LOT 1413, BLOCK 705, LOT 1414, BLOCK 706, LOT 1415, BLOCK 707, LOT 1416, BLOCK 708, LOT 1417, BLOCK 709, LOT 1418, BLOCK 710, LOT 1419, BLOCK 711, LOT 1420, BLOCK 712, LOT 1421, BLOCK 713, LOT 1422, BLOCK 714, LOT 1423, BLOCK 715, LOT 1424, BLOCK 716, LOT 1425, BLOCK 717, LOT 1426, BLOCK 718, LOT 1427, BLOCK 719, LOT 1428, BLOCK 720, LOT 1429, BLOCK 721, LOT 1430, BLOCK 722, LOT 1431, BLOCK 723, LOT 1432, BLOCK 724, LOT 1433, BLOCK 725, LOT 1434, BLOCK 726, LOT 1435, BLOCK 727, LOT 1436, BLOCK 728, LOT 1437, BLOCK 729, LOT 1438, BLOCK 730, LOT 1439, BLOCK 731, LOT 1440, BLOCK 732, LOT 1441, BLOCK 733, LOT 1442, BLOCK 734, LOT 1443, BLOCK 735, LOT 1444, BLOCK 736, LOT 1445, BLOCK 737, LOT 1446, BLOCK 738, LOT 1447, BLOCK 739, LOT 1448, BLOCK 740, LOT 1449, BLOCK 741, LOT 1450, BLOCK 742, LOT 1451, BLOCK 743, LOT 1452, BLOCK 744, LOT 1453, BLOCK 745, LOT 1454, BLOCK 746, LOT 1455, BLOCK 747, LOT 1456, BLOCK 748, LOT 1457, BLOCK 749, LOT 1458, BLOCK 750, LOT 1459, BLOCK 751, LOT 1460, BLOCK 752, LOT 1461, BLOCK 753, LOT 1462, BLOCK 754, LOT 1463, BLOCK 755, LOT 1464, BLOCK 756, LOT 1465, BLOCK 757, LOT 1466, BLOCK 758, LOT 1467, BLOCK 759, LOT 1468, BLOCK 760, LOT 1469, BLOCK 761, LOT 1470, BLOCK 762, LOT 1471, BLOCK 763, LOT 1472, BLOCK 764, LOT 1473, BLOCK 765, LOT 1474, BLOCK 766, LOT 1475, BLOCK 767, LOT 1476, BLOCK 768, LOT 1477, BLOCK 769, LOT 1478, BLOCK 770, LOT 1479, BLOCK 771, LOT 1480, BLOCK 772, LOT 1481, BLOCK 773, LOT 1482, BLOCK 774, LOT 1483, BLOCK 775, LOT 1484, BLOCK 776, LOT 1485, BLOCK 777, LOT 1486, BLOCK 778, LOT 1487, BLOCK 779, LOT 1488, BLOCK 780, LOT 1489, BLOCK 781, LOT 1490, BLOCK 782, LOT 1491, BLOCK 783, LOT 1492, BLOCK 784, LOT 1493, BLOCK 785, LOT 1494, BLOCK 786, LOT 1495, BLOCK 787, LOT 1496, BLOCK 788, LOT 1497, BLOCK 789, LOT 1498, BLOCK 790, LOT 1499, BLOCK 791, LOT 1500, BLOCK 792, LOT 1501, BLOCK 793, LOT 1502, BLOCK 794, LOT 1503, BLOCK 795, LOT 1504, BLOCK 796, LOT 1505, BLOCK 797, LOT 1506, BLOCK 798, LOT 1507, BLOCK 799, LOT 1508, BLOCK 800, LOT 1509, BLOCK 801, LOT 1510, BLOCK 802, LOT 1511, BLOCK 803, LOT 1512, BLOCK 804, LOT 1513, BLOCK 805, LOT 1514, BLOCK 806, LOT 1515, BLOCK 807, LOT 1516, BLOCK 808, LOT 1517, BLOCK 809, LOT 1518, BLOCK 810, LOT 1519, BLOCK 811, LOT 1520, BLOCK 812, LOT 1521, BLOCK 813, LOT 1522, BLOCK 814, LOT 1523, BLOCK 815, LOT 1524, BLOCK 816, LOT 1525, BLOCK 817, LOT 1526, BLOCK 818, LOT 1527, BLOCK 819, LOT 1528, BLOCK 820, LOT 1529, BLOCK 821, LOT 1530, BLOCK 822, LOT 1531, BLOCK 823, LOT 1532, BLOCK 824, LOT 1533, BLOCK 825, LOT 1534, BLOCK 826, LOT 1535, BLOCK 827, LOT 1536, BLOCK 828, LOT 1537, BLOCK 829, LOT 1538, BLOCK 830, LOT 1539, BLOCK 831, LOT 1540, BLOCK 832, LOT 1541, BLOCK 833, LOT 1542, BLOCK 834, LOT 1543, BLOCK 835, LOT 1544, BLOCK 836, LOT 1545, BLOCK 837, LOT 1546, BLOCK 838, LOT 1547, BLOCK 839, LOT 1548, BLOCK 840, LOT 1549, BLOCK 841, LOT 1550, BLOCK 842, LOT 1551, BLOCK 843, LOT 1552, BLOCK 844, LOT 1553, BLOCK 845, LOT 1554, BLOCK 846, LOT 1555, BLOCK 847, LOT 1556, BLOCK 848, LOT 1557, BLOCK 849, LOT 1558, BLOCK 850, LOT 1559, BLOCK 851, LOT 1560, BLOCK 852, LOT 1561, BLOCK 853, LOT 1562, BLOCK 854, LOT 1563, BLOCK 855, LOT 1564, BLOCK 856, LOT 1565, BLOCK 857, LOT 1566, BLOCK 858, LOT 1567, BLOCK

SUBDIVISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2007.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:
SECTION 35-44(f)(14)
UNRECORDED PLATS: A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.
DETAILS OF AMENDMENT:
ADDED SAWS IMPACT FILE NOTE #21

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 FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ 2007.

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

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

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

BY: _____ DEPUTY

- LEGEND**
- 1. BUILDING SETBACK LINE
 - 2. CLEAR WOOD EASEMENT
 - 3. ELECTRIC & CABLE TELEVISION EASEMENT
 - 4. TELEPHONE & CABLE TELEVISION EASEMENT
 - 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6. VEHICULAR NON-ACCESS EASEMENT
 - 7. MAIL EASEMENT
 - 8. RECREATION ACCESS EASEMENT
 - 9. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE NAME HANDLED ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - 10. FINISHED FINISHED CONTOUR
 - 11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS 1984 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
 - 12. COMPUTATIONAL SCALE FACTOR IS 1.00071. ROTATION ANGLE TO PLAT IS 300-00-00. COMMENSURATE AS SHOWN, IT IS THE PRACTICE OF BOUNDARY-MEASUREMENTS ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORRIDORS IF PRACTICAL IN THE DRAINAGE
 - 13. BEARING NETWORK SOURCE IS HAD 83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
 - 14. B.P.L. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. B.P.L. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 15. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - 16. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE PROPOSED ADJACENT GRADE.
 - 17. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM. SANITARY SEWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - 18. IMPACT FEE PAYMENT ONE: (SEWERAGE WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL)
 - 19. EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, FOR 80' BY THE VARIABLE WIDTH DRAINAGE EASEMENT (SEE COMPLETE WITH LOT 84, STRAIGHT NON COLLINEAR WITH THE BOUNDARIES OF SAID TRACTS FOR PIPELINE PROFILE).
 - 21. IMPACT FEE PAYMENT ONE: (WASTEWATER IMPACT FEES WILL BE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SUBMITTED SERVICE CONNECTION.

FLOOD PLAIN NOTES:
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE FLOOD HAZARD FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480360202D F DATED JANUARY 4, 2002 AND APPROVED TEXA LOWR CASE NO. 07-36-00007. CONSTRUCTION WITH THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATION. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

MONUMENT NOTE:
1" = 1/2" FOR NON FINISH WOOD CAP
1" = 1/2" FOR FINISH WOOD CAP

- NOTES:**
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PORTABLE AREAS UNLESS NOTED OTHERWISE.
 - CONTRIBUTOR SHOWN ARE FOR GRAPHICAL USE ONLY. EXISTING DRAINAGES AND DRAINAGE PAYMENTS ARE NOT RELOCATED DUE TO THE SCALE OF THE PLAT.
 - CONTRIBUTOR ASSOCIATION WILL MAINTAIN PAVEMENT BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 86, LOTS 902, 903 & 904, LOT 905 & LOT 906, BLOCK 103, LOTS 907, 908, 909, 910, 911 & LOT 901, BLOCK 110, LOT 902, 903, 904, 905, 906, 907 & 908, BLOCK 111, LOT 909, 910, 911, 912, 913, 914 & 915, BLOCK 112, LOT 916, 917 & 918, BLOCK 113, LOT 919, 920, 921, 922, 923, 924, 925, 926, 927 & 928, BLOCK 114, LOT 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, BLOCK 115, LOTS 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, BLOCK 116, LOTS 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, BLOCK 117, LOTS 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, BLOCK 118, LOTS 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, BLOCK 119, LOTS 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, BLOCK 120, LOTS 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, BLOCK 121, LOTS 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, BLOCK 122, LOTS 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, BLOCK 123, LOTS 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, BLOCK 124, LOTS 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, BLOCK 125, LOTS 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, BLOCK 126, LOTS 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, BLOCK 127, LOTS 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, BLOCK 128, LOTS 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 245

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

CHAIRMAN 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 UNITED DEVELOPER CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

REASONS FOR AMENDMENT:

SECTION 35--441(G)(14) UNRECORDED PLATS: A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT THE NEW PLAT BE SUBMITTED. DETAILS OF AMENDMENT: ADDED SAWS IMPACT FEE NOTE #21 TO LOT #20.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FULLY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS CONCERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 2007 ATTESTED: COUNTY CLERK BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

DEPUTY

LEGEND

- 1. BUILDING SETBACK LINE
2. CLEAR VISION EASEMENT
3. ELECTRIC & CABLE TELEVISION EASEMENT
4. T.V. & CABLE TELEVISION EASEMENT
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6. VEHICULAR NON-ACCESS EASEMENT
7. MAIL EASEMENT
8. METEOROLOGICAL ACCESS EASEMENT
9. UTILITY EASEMENT
10. WASTEWATER EQUIVALENT DRAINAGE UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT, 4001 N. LOOP WEST, SAN ANTONIO, TEXAS 78201
11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(EDRS), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
12. INFORMATION AS TO NEIGHBORING ADJACENT CORRIDORS (IF PRACTICAL) IN THE SUBDIVISION AND ASSOCIATED, INC. TO NEIGHBORING ADJACENT CORRIDORS OF CONSTRUCTION W/1/2" BEAR AND 0-2" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION
13. BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BENCHMARK SURVEY HEREON
14. D.P.M. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
15. ALL STREETS AND PLANS LOCATED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS
16. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GROUND
17. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDER COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM, LATER, SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
18. IMPACT FEE AMOUNT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL
19. EASEMENT AS SHOWN IS A 50' WIDE EASEMENT ON PIPELINE AS CONSTRUCTED, PER SHOWN VALUING AND PAGE, SAWS WILL EASEMENT USE COMPLETION WITHIN 180 DAYS OF THE DATE OF PLAT APPROVAL. THE EASEMENT SHALL BE SUBJECT TO THE STRAIGHT NON COLLINER WITH THE SCHEDULES OF SAWS TRACTS PER PIPING POTABLE. LOCATIONS PERFORMED BY GRANITE SUBSIDIARY IN WYOMING
20. IMPACT FEE PAYMENT DUE: WATER IMPACT FEE MUST BE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID TO WATERBURY SERVICE CONNECTION.

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, BIODIVERSITY, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OUTLINE ELEVATIONS AND CONTOURING INFORMATION ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, OPENED AND DRAINAGE EASEMENTS (LOT 901, BLOCK 96, LOTS 902 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 110, LOT 901, BLOCK 107 & LOT 901, BLOCK 122)
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR INTERFERE WITH THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, WITHIN ALTERNATE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INTEREST AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCED 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.
5. ANY OPS MOMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SAID EASEMENTS ARE DESCRIBED BELOW.
6. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY Aerial LOT ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY CABLE TELEVISION FACILITIES.
7. HOOD ROOFS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. EASEMENTS WITH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

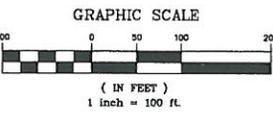
FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48020C02D D DATED JANUARY 4, 2002 AND APPROVED FEMA LOCAL CASE NO. 07-06-0086. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

UNPLATTED OWNER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP REMAINING PORTION OF A 413.4 ACRE TRACT (VOL. 12157, PGS. 1916-1932, R.P.A.)

UNPLATTED OWNER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP REMAINING PORTION OF A 413.4 ACRE TRACT (VOL. 12157, PGS. 1916-1932, R.P.A.)

APPROVED 100 YEAR FEMA FOR CASE NO. 07-06-0086 APPROVAL DATED APRIL 30, 2007



MONUMENT NOTE:

- 1/2" IRON ROD PERMANENT BOUNDARY
1/2" IRON ROD SET 1/2" x 1/2" C. CAP

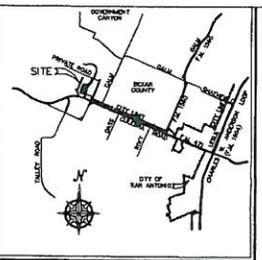
"CLEAR VISION EASEMENT"

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

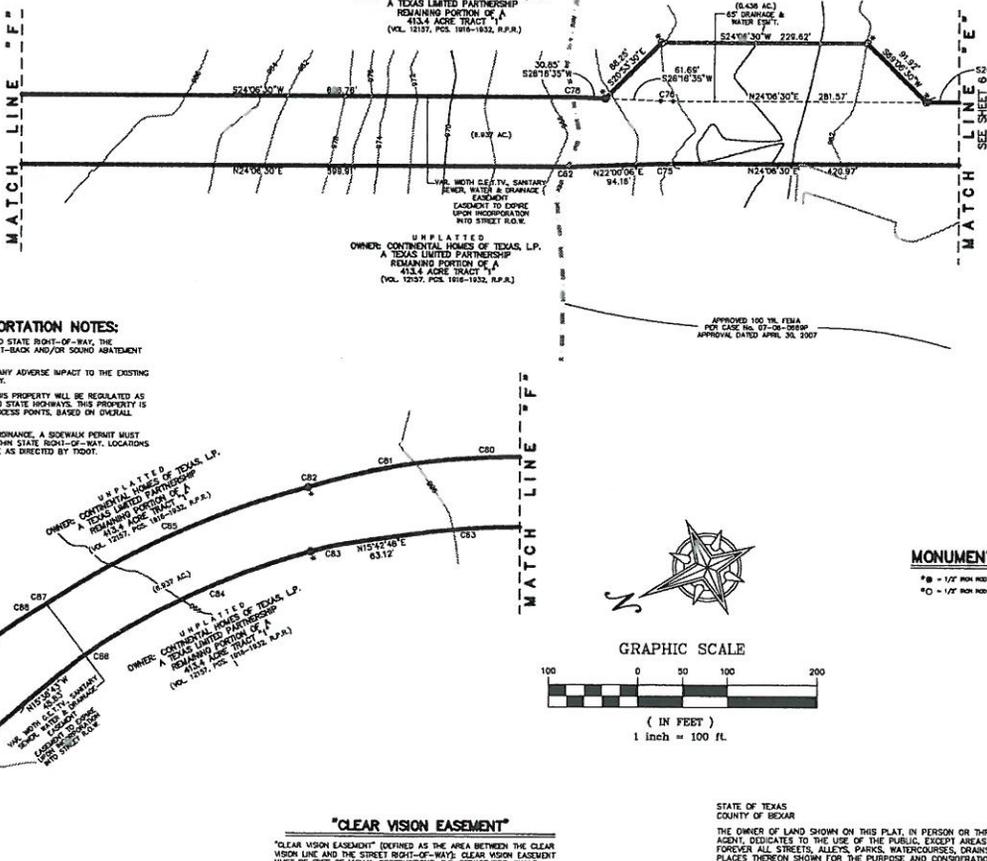
BUILDING SETBACK NOTE

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

Table with 2 columns: PLAT REFERENCE and PLAT NO. It lists five plats: 1. KALLISON RANCH SUBDIVISION UNIT 21A (070092), 2. KALLISON RANCH UNIT 22A (070094), 3. KALLISON RANCH UNIT 22B (070095), 4. KALLISON RANCH UNIT 20A (070091), 5. KALLISON RANCH UNIT 28 (070282).



LOCATION MAP NOT TO SCALE



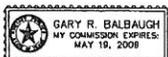
TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. WADSWORTH ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON ORIGINAL PLATTED HIGHWAY FRONTAGE OF 1464.45'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 498-2868



12961 Park Central, Suite 1300 (210) 498-3100 Office San Antonio, TX 78218 (210) 498-3122 Fax



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEVELOPMENT SERVICES RECEIVED 2007 SEP 17 10:31 AM

SUBDIVISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2007.
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

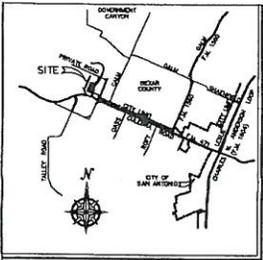
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:
SECTION 35-44(c)(14)
UNRECORDED PLATS, A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.
DETAILS OF AMENDMENT:
ADDED: GAIN'S IMPACT FEE NOTE #11 TO LEGEND.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED JUDGE OF BEXAR COUNTY, TEXAS AND PRESSING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS _____ DAY OF _____ A.D. 20____
ATTESTED: _____ COUNTY CLERK OF BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD WITH THE COUNTY CLERK OF SAID COUNTY ON _____ DAY OF _____ A.D. _____ AT _____ M., AND DULY RECORDED ON _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.
BY: _____ DEPUTY

- ### LEGEND
- 1. BUILDING SETBACK LINE
 - 2. CLEAR VISION EASEMENT
 - 3. ELECTRIC & CABLE TELEVISION EASEMENT
 - 4. TELEPHONE & CABLE TELEVISION EASEMENT
 - 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6. VEHICULAR NON-ACCESS EASEMENT
 - 7. WALL EASEMENT
 - 8. PESTERIAN ACCESS EASEMENT
 - 9. THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - 10. PROPOSED FINISHED GRADE
 - 11. THE VALUES OF THE SET OF COORDINATES SHOW HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATA (IF SAID ANTIPODES), TEXAS STATE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
 - 12. MONUMENTATION AS SHOWN, IS THE PRACTICE OF SURVEYING ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION AND SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN CORNER OF CONSTRUCTION W/1/2" REBAR AND 0" IN THE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION
 - 13. BEARING REFERENCE BEARING IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
 - 14. N.T.M. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
 - 15. ALL LOTS USED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - 16. ALL STREETS CONFORM WITH THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS
 - 17. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE
 - 18. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE OWNER AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
 - 19. IMPACT FEE PAYMENT DUE: REBAR/IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL
 - 20. EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON HEREIN, AS CONSTRUCTED PER SHOWN AND PAID, SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT #4, STRAIGHT NON COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PUBLIC NOTICE LOCATIONS PERFORMED BY GRANITE SURVEYING
 - 21. IMPACT FEE PAYMENT DUE: IMPACT FEES MUST BE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

- ### TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DICTATED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS PLANNED FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON GENERAL LOCATIONS PERFORMED BY GRANITE SURVEYING.
 - (4) IF SIGNALLS ARE REQUIRED AT APPROPRIATE CITY ORDINANCE, A SIGNWALK POINT MUST BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIGNWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.



- ### "C.P.S. NOTES"
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "CABLE TELEVISION EASEMENT", "TELEPHONE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, UPGRADE, IMPROVING, PATROLLING, AND ERECTING POLES, HANDS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER GRADIENTS ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUSINESS, CONCRETE SLABS OR WALLS BE PLACED WITHIN ANY EASEMENT AREAS.
 - 2. ANY ONE MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3. THIS PLAT DOES NOT AMEND, ALTER, ABOLISH OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CABLE TELEVISION FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

- ### NOTES:
- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, EROSION, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PORABLE AREAS UNLESS NOTED OTHERWISE.
 - 2. CONTOURS SHOWN ARE FOR DRAINAGE USE ONLY. FINISH ELEVATIONS AND CONTOURLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 - 3. HIGHWAYS AND EASEMENTS WILL MAINTAIN PUBLIC LANDSCAPE BUFFERS, OPEN SPACE, OPENWELLS AND DRAINAGE EASEMENTS (LOT 801, BLOCK 84, LOTS 801, 802, 803 & 804, BLOCK 87 & LOT 801, BLOCK 102, LOT 801, BLOCK 103, LOT 801, BLOCK 104, LOT 801, BLOCK 105, LOT 801, BLOCK 106, LOT 801, BLOCK 107 & LOT 801, BLOCK 108).
 - 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE 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 CHARACTER AND BEYOND OF THE DRAINAGE EASEMENTS, 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 GRADIENTS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS.
 - 5. THE MAINTENANCE OF DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS, SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
 - 6. STREETS/CAP REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-312 OF THE UDC.

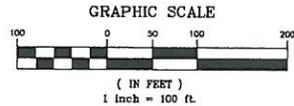
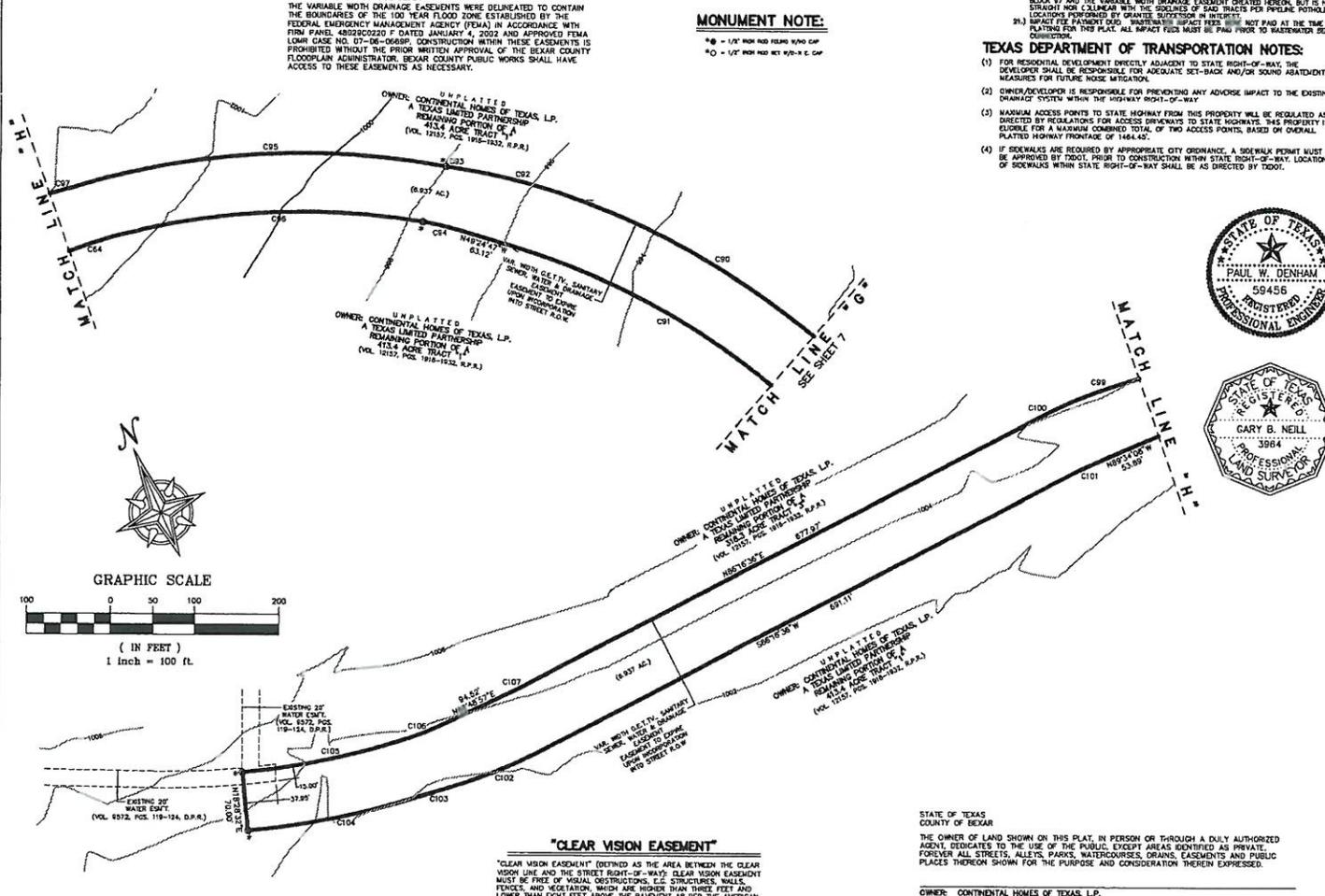
MONUMENT NOTE:

• = 1/2" HIGH IRON REBAR W/NO CAP
• = 1/2" HIGH IRON W/NO CAP & CAP

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48060C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOUIS GAGE NO. 07-186-0668H. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

LOCATION MAP NOT TO SCALE



"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN 10 FT FEET ABOVE THE FINISHED GRADE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASTHO) POLICY 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 OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT REFERENCE
① KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
② KALLISON RANCH UNIT 22A PLAT NO. 070084
③ KALLISON RANCH UNIT 22B PLAT NO. 070095
④ KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤ KALLISON RANCH UNIT 28 PLAT NO. 070222

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, LP.
211 NORTH LOOP 1804 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-2668



12901 Park Central, Suite 1300 (210) 495-3100 Office
San Antonio, Tx. 78216 (210) 495-3122 Fax



SUBMISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:
SECTION 35-441(9)(14)
UNRECORDED PLATS: A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND COMMENTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.
DETAILS OF AMENDMENT:
ADDED SAWS IMPACT FEE NOTE AND LEGEND.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE PROPOSED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 2007 AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS CONCERNING SAID, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS _____ DAY OF _____ A.D. 2007.
ATTEST:
COUNTY CLERK BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

LEGEND

- BUILDING SETBACK LINE
- CLEAR VISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- WALL EASEMENT
- VEHICLE
- CONCRETE ACCESS EASEMENT
- NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT AND SEPT. ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT
- PROPOSED FINISHED ELEVATION
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS 840 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
- INFORMATION AS SHOWN IS TO THE PRACTICE OF SURVEYING-ENGINEERING AND ASSOCIATED, INC. TO IMPLEMENT ALL CORRECTIONS OF PRACTICAL IN THE SUBDIVISION W/77' BEAM AND 0-1/2" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SQUARE IS HAD ALL TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
- D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DESIGNATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 2 FEET ABOVE FINISHED ADVANCED GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SAWS" SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- IMPACT FEE PAYMENT DUE: BEXAR WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
- FOR BOUNDARY AND PLAT AS 207' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED. FOR BOUNDARY AND PLAT AS 207' WIDE EASEMENT, CENTERED ON PIPELINE WITHIN LOT 24, STRAIGHT AND COLLUMER WITH THE DIRECTION OF SAWS IMPACT FEE PERPENDICULAR LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.
- IMPACT FEE PAYMENT DUE: BEXAR WATER IMPACT FEES ARE DUE AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.



MONUMENT NOTE:

- 1/8" = 1/2" FOR 100' HORIZ. 1/16" OF
- 1/4" = 1/2" FOR 100' HORIZ. 1/8" OF 1/4"

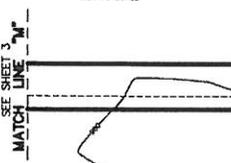
"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "FANON EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, OPERATING AND TRANSFERRING SAID FACILITIES, INCLUDING BUT NOT LIMITED TO: TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHTS OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BELONGING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GRID EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

UNPLATTED OWNED, ONE OR MORE L.P.'S, REMAINING PORTION OF A 51.63 ACRE TRACT "Z" (VOL. 11544, PGS. 1845-1848, R.P.R.)

UNPLATTED OWNER: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, REMAINING PORTION OF A 51.63 ACRE TRACT "Z" (VOL. 12157, PGS. 1916-1932, R.P.R.)

LOCATION MAP



TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HIGHWAY WIDENING.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS POINTS TO STATE HIGHWAY. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1844.52'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY THE CITY.

NOTES:

- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND ELEVATION PAYMENTS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- NONCROWDED ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, PREDICENTS AND DRAINAGE EASEMENTS (LOT 801, BLOCK 80, LOT 802, 803 & 804, BLOCK 81 & 82, BLOCK 103, LOT 801, BLOCK 100, LOT 801, BLOCK 99, LOT 801, 802, 803 & 804, BLOCK 112, LOT 802, 803, BLOCK 119 & LOT 801, BLOCK 107 & LOT 801, BLOCK 82).
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, BEING AFTER THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THEY SHALL BE ALLOWED WITHIN THE BEAR COUNTY RIGHT-OF-WAY. THE CITY OF SAN ANTONIO SHALL BE ALLOWED TO REMOVE AND RELOCATE ANY OBSTRUCTIONS WITHIN THE BEAR COUNTY RIGHT-OF-WAY WITHOUT THE NECESSITY OF OBTAINING THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE ALLOWED TO REMOVE AND RELOCATE ANY OBSTRUCTIONS WITHIN THE BEAR COUNTY RIGHT-OF-WAY WITHOUT THE NECESSITY OF OBTAINING THE APPROVAL OF THE CITY OF SAN ANTONIO.
- THE MAINTENANCE OF DRAINAGE EASEMENTS & PREDICENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.



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

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, TREES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN FOUR FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON CLEARING 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 OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT REFERENCE	DESCRIPTION
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070082
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070282

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1804 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-2668



12261 Park Central, Suite 1300 (210) 498-3100 Office
San Antonio, Tx. 78216 (210) 498-3122 Fax

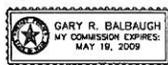
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE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

OWNER: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
OFFICE OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKO, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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. MUSOUJIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:

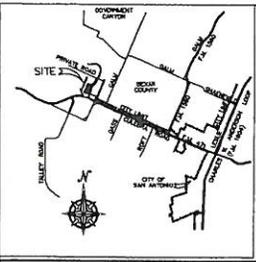
SECTION 38-441(g)(14)
UNRECORDED PLATS: A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.

DETAILS OF AMENDMENT:
ADDED SAWS' IMPACT FEE NOTE TO LEGEND

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2007.
ATTEST:
COUNTY CLERK, BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATTMENT MEASURES FOR FUTURE HOIST MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROJECT WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLATED HIGHWAY FRONTAGE OF 1464.45'
- IF SOCIALS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIGNAGE PERMIT MUST BE APPROVED BY FDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SOCIALS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.

"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", "UTILITY EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ELECTRIC POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, CASKS WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF WEDGE AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOUSE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS WHO ARE RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, RELIEVE OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- SEWER OVERLAPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.L.T.V.C. EASEMENTS WHEN OTHER UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OPENWELL, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PREFERABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GENERAL USE ONLY. UTILITY EASEMENTS AND FUTURE EASEMENTS ARE NOT REPLICATED DUE TO THE SCALE OF THE PLAT.
- HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, OPENWELLS AND DRAINAGE EASEMENTS. LOT 800, BLOCK 96, LOTS 801, 802, 803 & 804, BLOCK 97 & LOT 805, BLOCK 103, LOT 806, BLOCK 104, LOTS 807, 808, 809 & 804, BLOCK 112, LOT 809, BLOCK 110 & LOT 801, BLOCK 107 & LOT 800, BLOCK 102.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CHARACTERISTICS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF RECESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF DRAINAGE EASEMENTS & OPENWELLS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 30-512 OF THE UDC.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 4803020201 D DATED JANUARY 4, 2002 AND APPROVED FEMA LOUW CASE NO. 07-06-0669. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

MONUMENT NOTE:

- 1/2" - 1/2" FOR NON TYPED WORD CAP
- 1/2" - 1/2" FOR NON NET W-A-L-E CAP

UNPLATTED
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A
108.874 ACRE TRACT
(VOL. 1004, PGS. 1111-1120, R.P.R.)

UNPLATTED
OWNER: ONE OR MORE L.P.
REMAINING PORTION OF A
74.0 ACRE TRACT "B"
(VOL. 1194, PGS. 1265-1266, R.P.R.)

UNPLATTED
OWNER: ALTX PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
428.874 ACRE TRACT
(VOL. 6004, PGS. 1111-1120, R.P.R.)

UNPLATTED
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A
413.4 ACRE TRACT "A"
(VOL. 1203, PGS. 1916-1932, R.P.R.)

UNPLATTED
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A
8.413 ACRE TRACT "A"
(VOL. 1203, PGS. 1916-1932, R.P.R.)

UNPLATTED
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A
318.3 ACRE TRACT "A"
(VOL. 1203, PGS. 1916-1932, R.P.R.)

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.

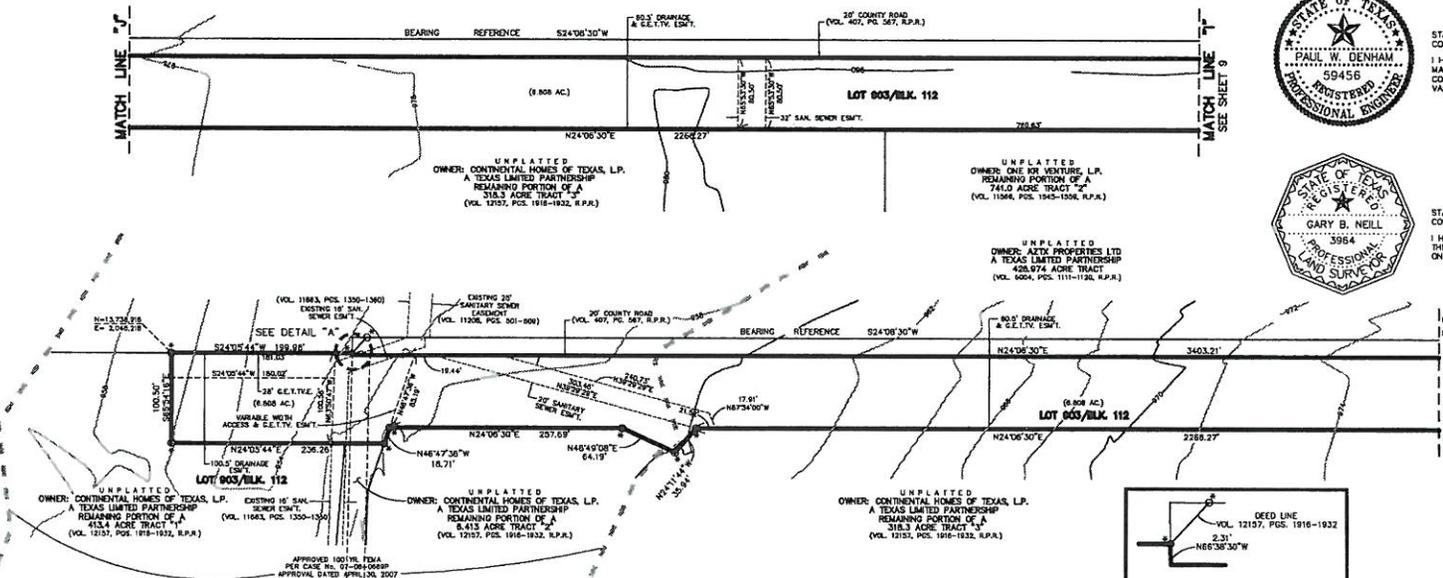
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: _____
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSSO, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIMOTHY D. PRUSSO
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

GARY R. BALBAUGH
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MAY 19, 2009



"CLEAR VISION EASEMENT"

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

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.

PLAT REFERENCE
1 KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
2 KALLISON RANCH UNIT 22A PLAT NO. 070094
3 KALLISON RANCH UNIT 22B PLAT NO. 070095
4 KALLISON RANCH UNIT 20A PLAT NO. 070091
5 KALLISON RANCH UNIT 28 PLAT NO. 070096

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-2688

Denham-Ramones Engineering and Associates, Inc.

12981 Park Central, Suite 1300
San Antonio, TX 78216

(210) 498-3100 Office
(210) 498-3122 Fax

DEVELOPMENT
SERVICES
210 S
MAY 3 2007

SUBMISSION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113 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.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

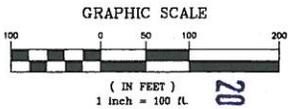
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NELL



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND THE COUNTY CLERK OF SAID COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D., 2007. THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

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

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

BY: _____ DEPUTY

LEGEND

- 1) BUILDING SETBACK LINE
2) CLEAR VISION TRIANGLE
3) ELECTRIC & CABLE TELEVISION EASEMENT
4) TELEPHONE & CABLE TELEVISION EASEMENT
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6) VEHICULAR WORK-ACCESS EASEMENT
7) WALL EASEMENT
8) PEDESTRIAN ACCESS EASEMENT
9) NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT AND SOFT OR FIRM AT THE SAN ANTONIO WATER DESIGN UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. (BIS)
10) THE VALUES OF THE SETS OF GEODATUMS SHOWN HEREON WERE OBTAINED WITH CEASAL POSITIONING RECEIVER (EARTH IS HARD EXCEPT). TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
11) MONUMENTATION AS SHOWN: IT IS THE PRACTICE OF DENHAM-RAMONNE ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICALITY BY THE SUBDIVISION W/1/2" REBAR AND 6" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
12) BEARING REFERENCE SOURCE IS 1845 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
13) D.P.M. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15) IMPACT FEE PAYMENT MUST BE A MINIMUM OF 6 INCHES ABOVE FRESHWATER ADJACENT TO THE DEVELOPER.
16) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SANS" SAME WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
17) IMPACT FEE PAYMENT DUE: BEARNAET MATCH IMPACT FEES ARE DUE AT THE TIME OF PLAN APPROVAL.
18) DRAINAGE AS RECORDED IS A 30" WIDE EASEMENT CENTERED ON PIPELINE AS CONSTRUCTED, FOR SHOW VOLUME AND FACE, SAID 30" WIDE EASEMENT IS COMPLETELY WITHIN LOT #14, BLOCK 17 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT AND COLLINEAR WITH THE BOUNDARIES OF SAID TRACT FOR PAVING PURPOSES.
19) LOCATIONS PERFORMED BY GRANITE SUCCESSION ON INTEREST.
20) IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER BRIDGE CONSTRUCTION.

MONUMENT NOTE:

- * 6" - 1/2" ROD NOT REBAR 3/4" CAP
** 1/2" ROD NOT REBAR 3/4" CAP

NOTES:

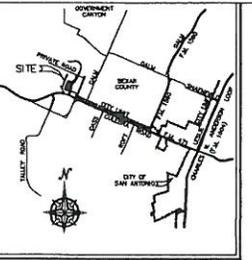
- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PREFERABLE UNLESS NOTED OTHERWISE.
2. CONTIGUOUS AREAS FOR OPEN SPACE, UTILITY, GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. LOT #01, BLOCK #10, LOT #03 & 04, BLOCK #7 & LOT #01, BLOCK #10, LOT #01, BLOCK #10, LOT #01, BLOCK #9, LOT #01, LOT #01 & 02, BLOCK #11, LOT #02, 003, BLOCK #15 & LOT #01, BLOCK #10 & LOT #01, BLOCK #7.
4. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPES OR OTHER FEES OF MODIFICATION, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER OWNER'S ADJACENT PROPERTY TO SAID DRAINAGE EASEMENTS.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
7. FLOOD PLAIN NOTES: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL: 480600022D D DATED JANUARY 4, 2002 AND APPROVED BY FEMA LOUIS CASE NO. 07-06-0889P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

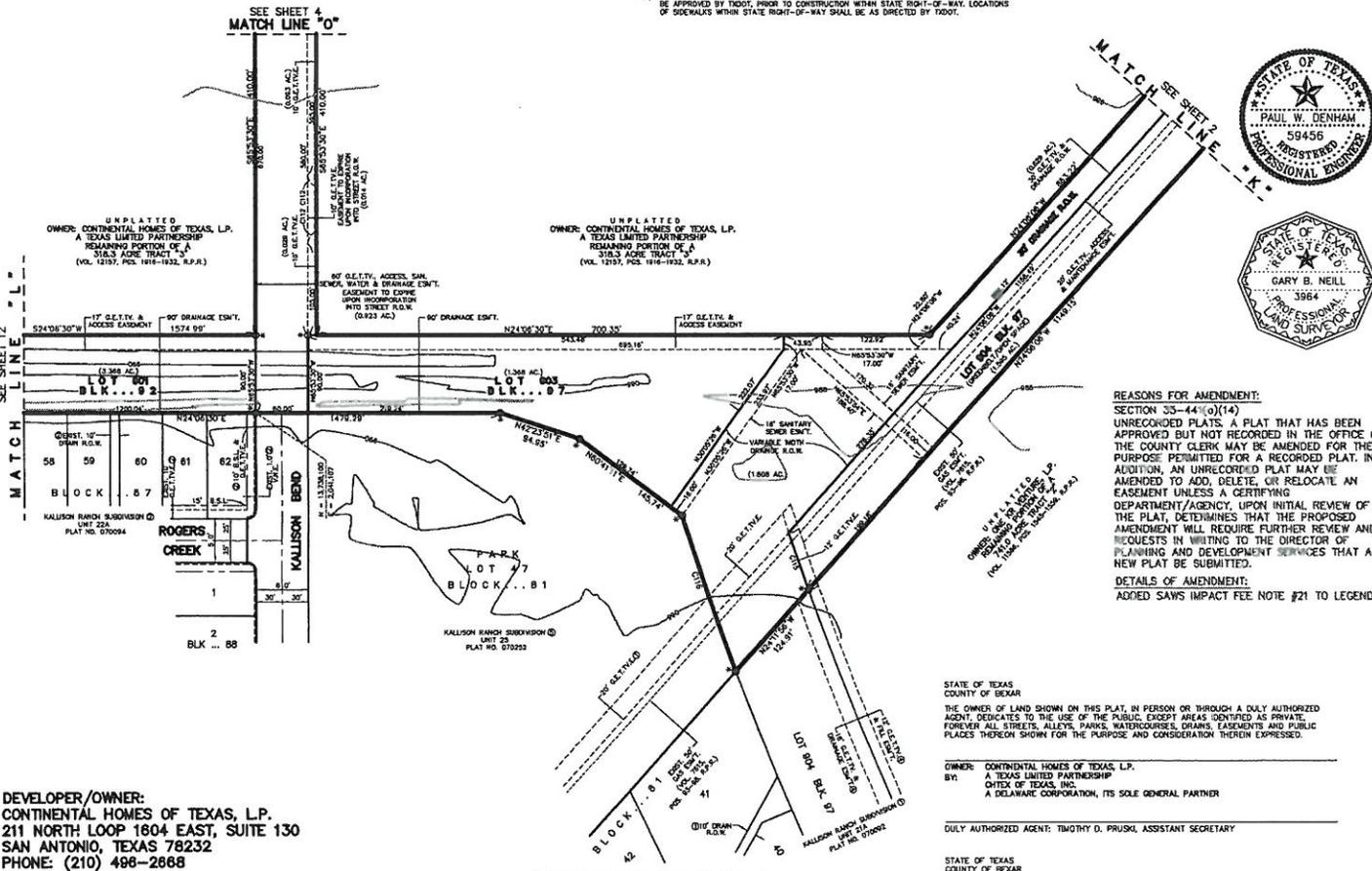
- (1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HOUSING.
(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS POINTS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLATED HIGHWAY FRONTAGE.
(4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED 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, REPAIRING, INSPECTING, PATROLLING, OPERATING, PRESS, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR CONVEY ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
3) CONCRETE OVERLAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



LOCATION MAP NOT TO SCALE

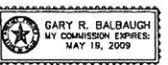


DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 498-2868



12981 Park Central, Suite 1300 San Antonio, Tx. 78216 (210) 498-3100 Office (210) 498-3122 Fax

Table with 2 columns: PLAT REFERENCE and Lot/Block information. Includes entries for KALLISON RANCH SUBDIVISION UNIT 21A, 22A, 22B, 20A, and 26.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF KALLISON RANCH SUBDIVISION UNIT 25

BEING 60.226 ACRES OF LAND OUT OF A 738.113
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. MUSQUIZ SURVEY NO. 80,
ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR
COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO CITY COMMISSION.

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

REASONS FOR AMENDMENT:
SECTION 35-44(a)(14)
UNRECORDED PLATS. A PLAT THAT HAS BEEN
APPROVED BUT NOT RECORDED IN THE OFFICE OF
THE COUNTY CLERK MAY BE AMENDED FOR THE
PURPOSE PERMITTED FOR A RECORDED PLAT. IN
ADDITION, AN UNRECORDED PLAT MAY BE
AMENDED TO ADD, DELETE, OR RELOCATE AN
EASEMENT UNLESS A CERTIFYING
DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF
THE PLAT, DETERMINES THAT THE PROPOSED
AMENDMENT WILL REQUIRE FURTHER REVIEW AND
REQUESTS IN WRITING TO THE DIRECTOR OF
PLANNING AND DEVELOPMENT SERVICES THAT A
NEW PLAT BE SUBMITTED.

DETAILS OF AMENDMENT:
ADDED SAWS IMPACT FEE NOTE #21 TO RECORD.

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 2007.
ATTEST:
COUNTY CLERK, BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LEGEND

- 1) BUILDING SETBACK LINE _____ B.S.L.
- 2) CLEAR VISION EASEMENT _____ C.V.E.
- 3) ELECTRIC & CABLE TELEVISION EASEMENT _____ E.C.T.V.E.
- 4) TELEPHONE & CABLE TELEVISION EASEMENT _____ T.C.T.V.E.
- 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ G.E.C.T.V.E.
- 6) VERTICAL NON-ACCESS EASEMENT _____ V.N.A.E.
- 7) WALL EASEMENT _____ W.E.
- 8) SIDEWALK EASEMENT _____ S.E.
- 9) SUBSTATION ACCESS EASEMENT _____ S.A.E.
- 10) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT (DSD).
- 11) PROPOSED FENCED CORNER _____ F.C.
- 12) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH CLEAR POSITIVE BEARING BEARING IS HAD (BOPB), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
- 13) INFORMATION AS SHOWN, IF NOT THE PRESENCE OF DRAINAGE ENGINEERING AND ASSOCIATED ENGINEERING IS HAD (BOPB), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
- 14) P.L.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 15) D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 16) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 17) EXISTING FLOOR ELEVATIONS SHOWN ARE A REPRESENTATION OF THE PROPOSED FENCED CORNER ADJUSTMENT THEREON.
- 18) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDER COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SANT". SAME WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 19) IMPACT FEE PAYMENT DUE: BEXAR IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
- 20) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT CENTERED ON PARALLEL AS CONSTRUCTED FOR SHOW VOLUME AND FACE SAID 50' WIDE EASEMENT USE COMPLETELY WITHIN LOT 84, BLOCK 47 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT AND COINCIDENT WITH THE BOUNDARIES OF SAID TRACTS FOR PLEASING PURPOSES.
- 21) LOCATIONS PERFORMED BY GRANITE SUPERVISOR IN WISCONSIN.
- 22) IMPACT FEE PAYMENT DUE: BEXAR IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

FLOOD PLAIN NOTES:

THE LOTS WITHIN THIS SUBDIVISION WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL ANDREWS100-04-D-0101 AND APPROVED FEMA LOAN CASE NO. 07-05-0669P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

MONUMENT NOTE:

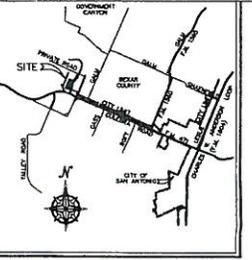
1/4" N.P. N. ROAD N.W. CORNER
1/4" N.P. N. ROAD N.W. CORNER

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, OPENED, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE FAVORABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTIGUOUS AREAS FOR DRINKING WATER ONLY, UTILITY ELEVATIONS AND CONTIGUOUS FACILITIES ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, OPENED AREAS AND DRAINAGE EASEMENTS. LOT 80, BLOCK 88, LOTS 900, 902 & 904, BLOCK 87 & LOT 904, BLOCK 103, LOT 903, LOT 901, BLOCK 88, LOT 901, BLOCK 83.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAMATICALLY BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED OVER OR WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS TO ANY DRAINAGE EASEMENTS OR OTHERWISE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & OPENED AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE LOC.

"C.P.S. NOTES"

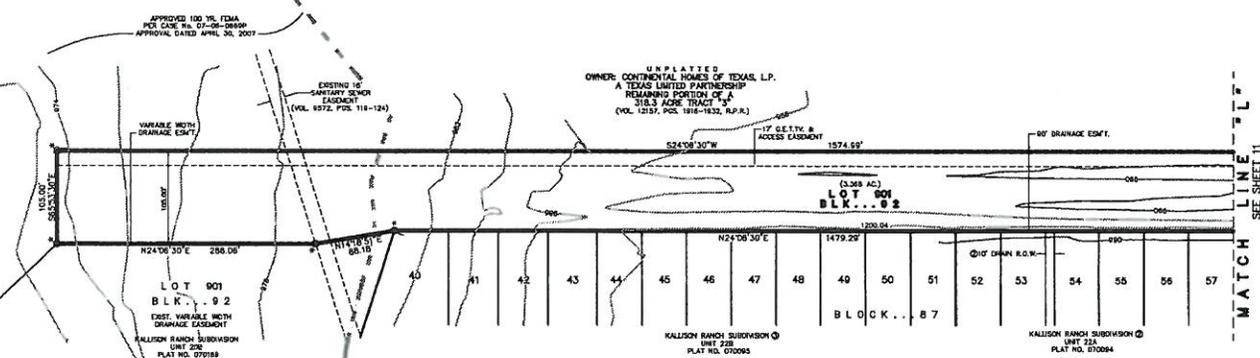
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT",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



LOCATION MAP
NOT TO SCALE

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE RECALCULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLANTED HIGHWAY FRONTAGE OF 1644.45'.
- (4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.



"CLEAR VISION EASEMENT"

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

BUILDING SETBACK NOTE

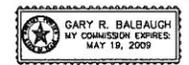
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER ON BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT REFERENCE
① KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
② KALLISON RANCH UNIT 22A PLAT NO. 070094
③ KALLISON RANCH UNIT 22B PLAT NO. 070095
④ KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤ KALLISON RANCH UNIT 2B PLAT NO. 070252

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2688



12961 Park Central, Suite 1300 (210) 496-3100 Office
San Antonio, TX 78216 (210) 496-3122 Fax



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEVELOPMENT SERVICES



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

DEVELOPMENT SERVICES
RECEIVED

2010 SEP -2 PM 3:16
September 1, 2010

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 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 extension in order to fulfill the improvements required by the approval of the Kallison Ranch Unit 25 Plat. The current expiration date for the plat recording is set for October 9, 2010.

Kallison Ranch Unit 25 was approved by the Planning Commission on October 10, 2007. The project was within 60 days of construction completion lacking only curb, final base lifts, pavement surfacing, sidewalks and final cleanup.

In the 3rd quarter of 2007, sales dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

Paul W. Denham, P.E.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 September 22, 2010

KALLISON RANCH UNIT 24
SUBDIVISION NAME

070251
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 544 E-7

OWNER: Continental Homes, by Timothy D. Pruski

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

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

Location: Northeast of the intersection of Culebra Road and Kallison Vista

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

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

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 _____ DAY OF _____ A.D., 2007.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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, EGRESS ARE IDENTIFIED AS PRIVATE, FENCED, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKO, ASSISTANT SECRETARY

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.

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

2010 SEP - 16 PM 3:16
DEVELOPMENT SERVICES
RECEIVED

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

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THIS
COUNTY CLERK, BEXAR COUNTY, TEXAS
DATE: _____ DAY OF _____ A.D. 2007

BY: _____ DEPUTY

NOTES:

1. ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREA UNLESS NOTED OTHERWISE.
2. CONTIGUOUS SHOWN ARE FOR ORNAMENTAL USE ONLY. OUTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT INDICATED DUE TO THE SCALE OF THE PLAT.
3. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS AND AGENTS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (LOTS 901, 902 & 903, BLOCK 110).
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHIN THE 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.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) 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 OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

REASONS FOR AMENDMENT: SECTION 35-441(a)(14)

UNRECORDED PLATE, A PLAT THAT HAS BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE RECORDED IN THE OFFICE OF THE COUNTY CLERK. A RECORDED PLAT, IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED.

DETAILS OF AMENDMENT:
ADDED SAWS IMPACT FEE
NOTE #20 TO LEGEND



LEGEND

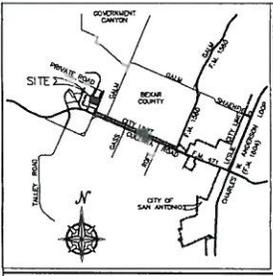
1. BUILDING SETBACK LINE
2. CLEAR VISION EASEMENT
3. ELECTRIC & CABLE TELEVISION EASEMENT
4. TELEPHONE & CABLE TELEVISION EASEMENT
5. GAS EASEMENT, TELEPHONE & CABLE TELEVISION EASEMENT
6. WOODLAND NON-ACCESS EASEMENT
7. WALL EASEMENT
8. PEDESTRIAN ACCESS EASEMENT
9. WALKWAY EASEMENT
10. PROPOSED FINISHED CONTOUR
11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED FROM GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH, DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH, SCALE FACTOR IS 1.00077, ROTATION ANGLE TO PLAT IS 00-00-00
12. MONUMENTATION SHALL BE THE PRACTICE OF CONJUNCTION ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION
13. BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH
14. R.P.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
15. 300' AND 140' RECORDED BEXAR COUNTY
16. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL VEHICLES
17. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE
18. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS. THE MAINS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
19. IMPACT FEE PAYMENT DUE: BEXAR WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL
20. IMPACT FEE PAYMENT DUE: BEXAR WATER IMPACT FEES MUST BE PAID AT THE TIME OF PLAT APPROVAL. ALL IMPACT FEES MUST BE PAID TO THE BEXAR COUNTY CLERK'S OFFICE.

"C.P.S. NOTES"

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WOODLAND EASEMENT", "SERVICE EASEMENT", "WOODLAND EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, INSULATORS, TRANSFORMERS, FACILITIES WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHTS AND EGRESS OVER DRAINAGE ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND FRUITS THEREOF, AND OTHER OBSTRUCTIONS WHICH DRAGGERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, THEREOF, IT IS ADJUDGED AND UNDERSTOOD BY THE PARTIES THAT CONCRETE CURBS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY VOLUNTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT WAIVE, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS AND RIGHTS OF WAY, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
3. ANY CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WIDTHS AND SEPARATED BY AT LEAST 10' UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED ON EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

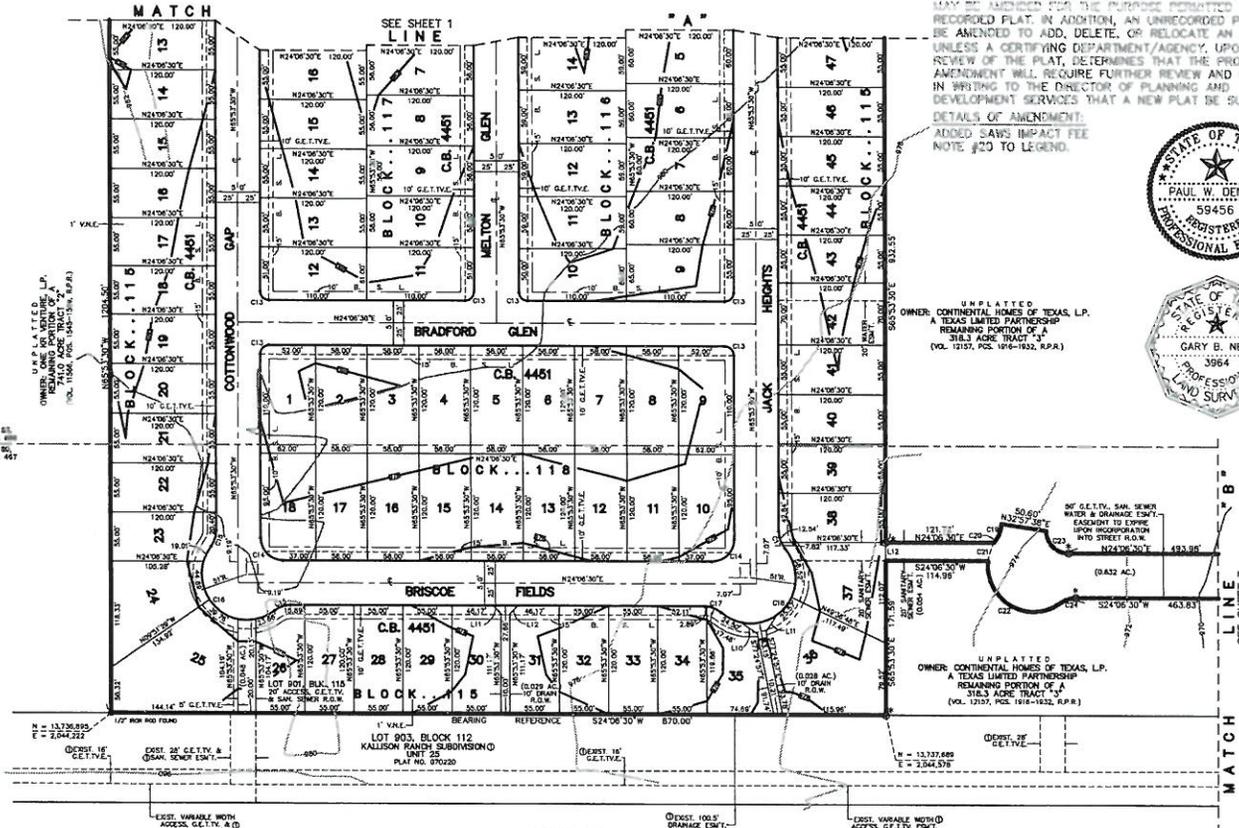
MONUMENT NOTE:

- 1" = 1/2" FOR 100' PERMANENT SURVEY
- 1" = 1/4" FOR 50' PERMANENT SURVEY
- 1" = 1/8" FOR 25' PERMANENT SURVEY



LOCATION MAP
NOT TO SCALE

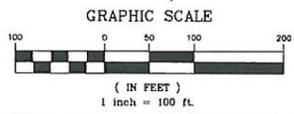
PLAT REFERENCE	
1	KALLISON RANCH SUBDIVISION UNIT 25 PLAT NO. 070250



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



12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 485-3100 Office
(210) 485-3122 Fax



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D., 2007, AND THAT SAID PLAT IS IN CONFORMANCE WITH THE CONSTITUTION, LAWS AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2007.

ATTESTED: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

**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 SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2007.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



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 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: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSIG, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.

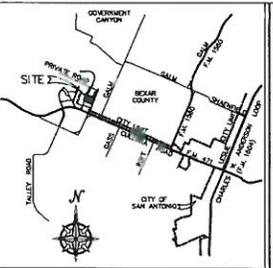


STATE OF TEXAS
COUNTY OF BEXAR

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

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., _____ 2007.

BY: _____ DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

PLAT REFERENCE
KALLISON RANCH SUBDIVISION UNIT 25
PLAT NO. 070220

"C.P.S. 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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PAROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENOUGH OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO INDEMNITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE OVERLAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

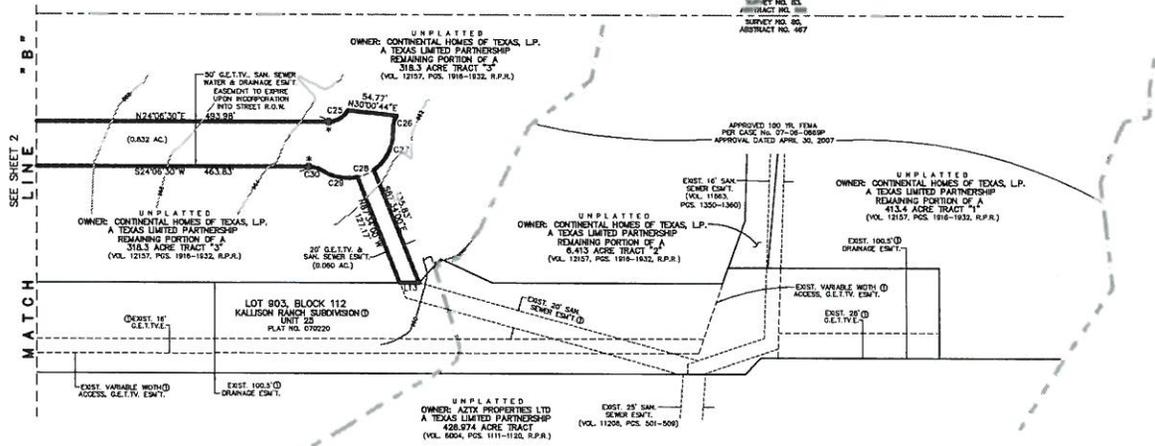
LEGEND

- BUILDING SETBACK LINE
- CLEAR WASH EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- MODULAR NON-ACCESS EASEMENT
- WALL EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- WALL EASEMENT
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATA AS HAD (ADJUSTED), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
- COMBINED SCALE FACTOR IS 1.0007, ROTATION GRID TO PLAT IS 00-00-00
- CONSTRUCTION AS SHOWN BY THE PRACTICE OF DRAINAGE-ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION WALL, ROAD AND 0-16 PLASTIC CAP UPON COMPLETION OF CONSTRUCTION
- R.P.A. - ORIGINAL PLAT RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- D.F. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SANS" SANS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION
- IMPACT FEE PAYMENT DUE: BEKARMAK WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL
- IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SUBSCRIPTION BEHIND COMMISSION.

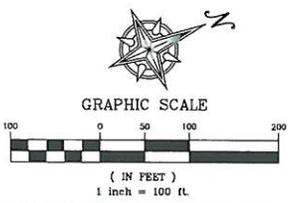
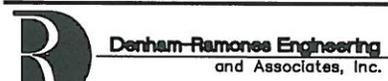
MONUMENT NOTE:

- 1/8" = 1/2" FOR 100 FEET WIDE WAD CAP
- 1/2" = 1/2" FOR 100 FEET WIDE R.P.A. CAP

REASONS FOR AMENDMENT: SECTION 35-44(a)(14) UNRECORDED PLATS: A PLAT THAT HAD BEEN APPROVED BUT NOT RECORDED IN THE OFFICE OF THE COUNTY CLERK MAY BE AMENDED FOR THE PURPOSE PERMITTED FOR A RECORDED PLAT. IN ADDITION, AN UNRECORDED PLAT MAY BE AMENDED TO ADD, DELETE, OR RELOCATE AN EASEMENT UNLESS A CERTIFYING DEPARTMENT/AGENCY, UPON INITIAL REVIEW OF THE PLAT, DETERMINES THAT THE PROPOSED AMENDMENT WILL REQUIRE FURTHER REVIEW AND REQUESTS IN WRITING TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES THAT A NEW PLAT BE SUBMITTED. DETAILS OF AMENDMENT: ADDED SANS IMPACT FEE NOTE #20 TO LEGEND.



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



CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D., 2007.

ATTESTED: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

DEVELOPER'S SERVICES RECEIVED
 2008-SP-2
 MAY 31 2008
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

DEVELOPMENT SERVICES
RECEIVED

2010 SEP -2 PM 3: 16
September 1, 2010

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 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 extension in order to fulfill the improvements required by the approval of the Kallison Ranch Unit 24 Plat. The current expiration date for the plat recording is set for October 9, 2010.

Kallison Ranch Unit 24 was approved by the Planning Commission on October 10, 2007. The project was within 60 days of construction completion lacking only curb, pavement surfacing, sidewalks and final cleanup.

In the 3rd quarter of 2007, sales dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely:

Paul W. Denham, P.E.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 14 September 22, 2010

AMBER CREEK UNIT 2
SUBDIVISION NAME

070323
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 D-2
OWNER: Fieldstone Homes Texas LLC, by Tim Pruski
ENGINEER: Vickrey & Associates, Inc., by Kara J. Heasley, P. E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: South of the intersection of Kriewald and Lilac Field

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

APPLICANT'S REQUEST:

Applicant is requesting a two (2) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f).

DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval



BIG HOMES...small prices

DEVELOPMENT SERVICES
RECEIVED

2010 SEP -1 AM 11:23

August 31, 2010

Roderick J. Sanchez, AICP, CBO
Director of Planning and Development Services
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for
Amber Creek Unit 2, Plat Number 070323

Dear Mr. Sanchez,
Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Amber Creek Unit 2, plat no. 070323, which was approved by the City of San Antonio Planning Commission on October 24, 2007. Amber Creek Unit 2 consists of 58 single family lots, located within the Extraterritorial Jurisdiction boundaries of the City of San Antonio and is contained in Amber Creek MDP # 0038-06. This subdivision is also located within the utility service boundaries for Bexar Met for water service and San Antonio Water Systems for sewer service.

We hope that you will consider and grant our request for a two year time extension (for the completion of improvements) the challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it can not be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$182,652.00 dollars.

Thank you, for your time and consideration and hope to get favorable response to our request for a two year time extension. Please, contact me if you need any additional information, enclosed is one copy of the subdivision plat. Also, enclosed is the \$300.00 fee.

Respectfully,

Tim Pruski
Land Manager
Ph. 210.402.5616
Email: tim.pruski@fieldstone-homes.com

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 September 22, 2010

RIDGE AT LOOKOUT
CANYON, PHASE II PUD
SUBDIVISION NAME

070343
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 B-7
OWNER: McMillin Texas Development, by Drake Thompson
ENGINEER: Pape Dawson Engineers, Inc., by Rick Wood, P. E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: Northeast of the intersection of Overlook Parkway and Canyon Golf Road

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

APPLICANT'S REQUEST:

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

DISCUSSION:

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

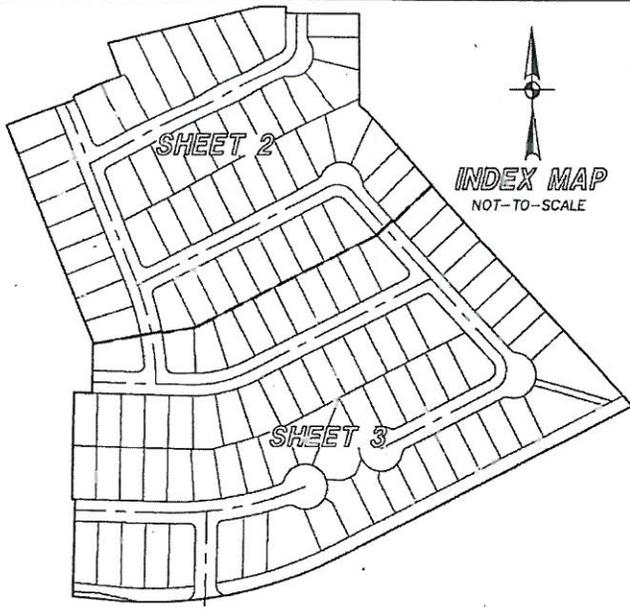
- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



GENERAL NOTES
1. ALL VEHICLES AND PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THIS PLAT AT LOOKOUT CANYON, PHASE II FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY...



LINE TABLE
LINE LENGTH BEARING
L1 98.54' N84°40'43"W
L2 7.00' N88°17'38"W
L3 42.40' S03°32'30"E

CURVE TABLE
CURVE LENGTH RADIUS TANGENT DELTA CHORD CHORD BEARING
C1 5.317' 950.00' 273.03' 32°04'10" 524.62' S79°09'12"W
C2 9.842' 18.00' 5.00' 36°31'40" 9.44' S10°04'14"E

SUBJECTOR NOTES
1. 1/2" HIGH ROAD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BOUND BY THE NORTH LINE OF OVERLOOK PARKWAY AS RECORDED IN VOLUME 5585, PAGES 144-171 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS (SHEET 3 OF 8).

IMPACT FEE PAYMENT DUE: THE OWNER AND BEAR COUNTY SHALL NOT BE REQUIRED TO PAY THE IMPACT FEE FOR THIS PROJECT. ALL IMPACT FEES AT THE BEARS COUNTY OFFICE AT THE TIME OF RECORDING MUST BE PAID PRIOR TO ANY RECORDING AND/OR BEAR SERVICE CONNECTION.

LEGEND
ELEC = ELECTRIC
TELE = TELEPHONE
CABLE = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.L.C. = FLOOD 1% FLOOD AREA
D.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
C.O. = COMMISSIONERS COURT
D.C. = DISTRICT COURT
M.C. = MEXICO
P.C. = PAGE
D.C. = DECOMMITTEE THE APPROPRIATE LOCATION OF NEIGHBORHOOD FEATURES DESCRIBED EARLIER DURING A FIELD INSPECTION ON 05-11-2010 ON FEBRUARY 15, 2008 - JANUARY 16, 2008 - FEBRUARY 15, 2008 AND AS SHOWN AS SHOWN.

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

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Baling 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, and under his hand and seal of office this 13th day of August, 2010.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS REQUIRED BY AN ACTUAL SURVEY MADE ON THE DATE OF THIS PLAT BY PAPE-DAWSON ENGINEERS INC.

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

DEVELOPER:
McMILLIN TEXAS DEVELOPMENT, LLC
1175 Y. BITTERS
SAN ANTONIO, TEXAS 78216
PHONE: (210) 499-1798
FAX: (210) 499-1337

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

SUBDIVISION PLAT OF THE RIDGE AT LOOKOUT CANYON, PHASE II (PLANNED UNIT DEVELOPMENT)

A 26.94 ACRE TRACT OF LAND OUT OF A 48.00 ACRE TRACT OF LAND CONVEYED TO McMILLIN TEXAS DEVELOPMENT, LLC, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11,331, PAGES 177-245 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF BOTH 102' DIAMETER TEMPORARY TURN AROUND, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS ANNOTATED TO EXIST, UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY, BOTH OUT OF THE RIDGE AT LOOKOUT CANYON SUBDIVISION UNIT-3 RECORDED IN VOLUME 5585, PAGES 20-29 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE BEARY SCALE & PERWOOD SURVEY NUMBER 417% ABSTRACT 109, COMMISSIONERS COURT, TEXAS, AND THE P.L. HERRPETER SURVEY NUMBER 417% ABSTRACT #34, COUNTY BLOCK 4065 OF BEAR COUNTY, TEXAS.

THIS PLAT OF THE RIDGE AT LOOKOUT CANYON, PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION ON THIS 13th DAY OF AUGUST, 2010.



DEVELOPMENT SERVICES
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2010 AUG 13 PM 1:44

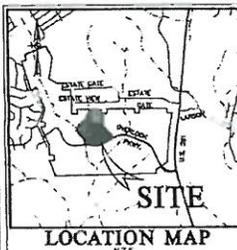
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN OFFICE, ON THE 13th DAY OF AUGUST, 2010, AT 1:44 P.M. AND IS DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED FOR RECORD IN OFFICE, ON THE 13th DAY OF AUGUST, 2010, AT 1:44 P.M. AND IS DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BEAR COUNTY, TEXAS.



THE RIDGE AT LOOKOUT CANYON, PHASE II (P.U.D.)

PLAT NO. 070343



C.P.S. NOTE: 1. The City of San Antonio on part of its electric and gas system (City Public Service Board) is hereby authorized... 2. Any CPS mandatory loss resulting from modifications required of CPS equipment... 3. This plot does not crowd, alter, reduce or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities... 4. Concrete driveway approaches are allowed within the (5) foot side electric and gas easements when lots are served only by rear lot underground electric and gas facilities...

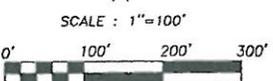
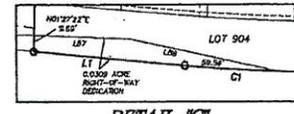
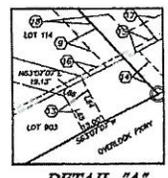
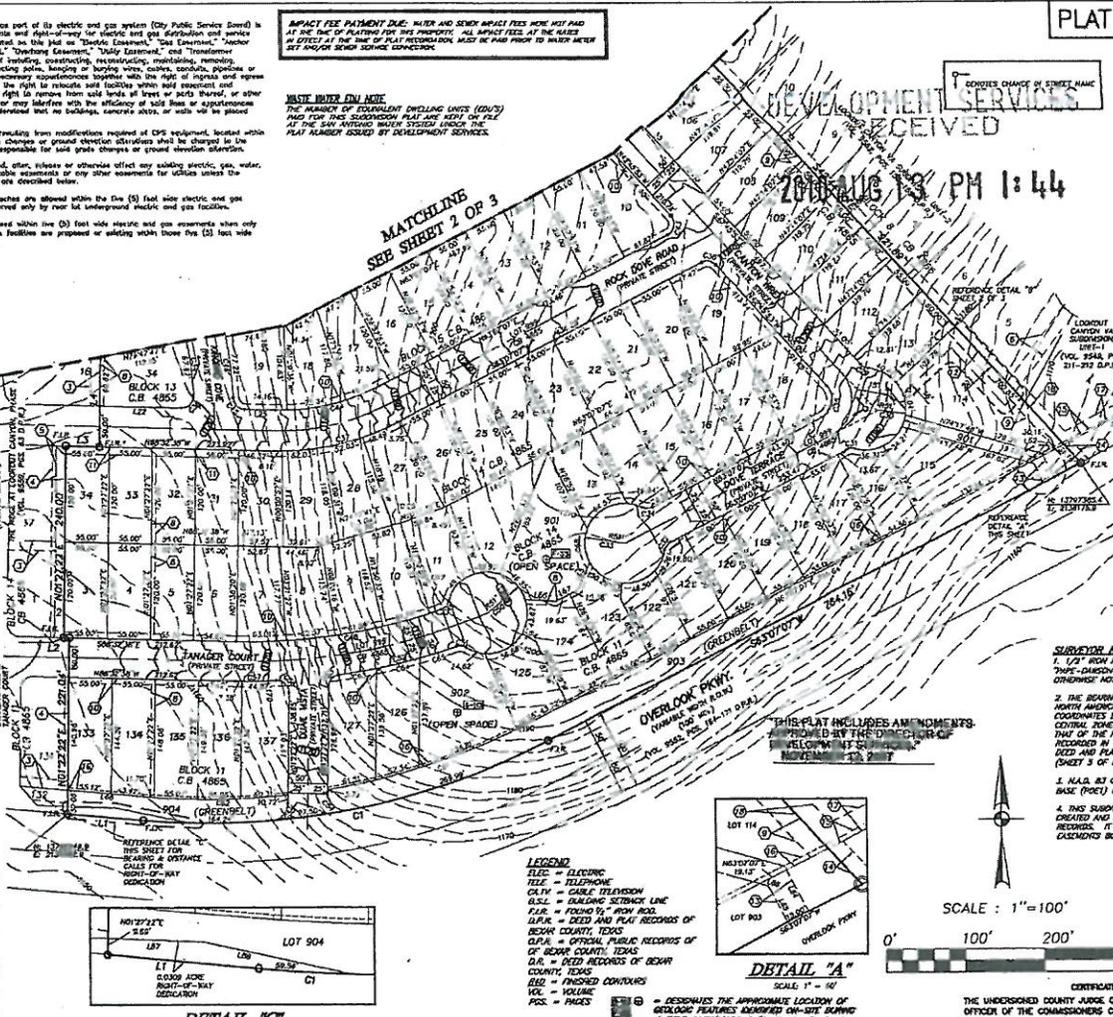
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES HAVE NOT YET PAID AT THE TIME OF PLATING FOR THIS PROJECT. ALL IMPACT FEES AT THE TIME OF THIS SUBDIVISION PLAT MUST BE PAID PRIOR TO WATER AND SEWER SERVICE CONNECTION.

WASTE WATER FEE NOTE: THE NUMBER OF EQUIPMENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT MUST BE PAID PRIOR TO WATER AND SEWER SERVICE CONNECTION.

RECEIVED DEVELOPMENT SERVICES 2008 AUG 13 PM 1:44

- KEY NOTES: 1. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1558, PGS. 28-29 D.P.A.) 2. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 3. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1558, PGS. 28 D.P.A.) 4. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1538, PGS. 28 D.P.A.) 5. 1" DRAINAGE EASEMENT (VOL. 1542, PGS. 158-159 D.P.A.) 6. 1" SANITARY SEWER EASEMENT (VOL. 1542, PGS. 158-159 D.P.A.) 7. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 8. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1558, PGS. 28 D.P.A.) 9. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 10. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 11. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 12. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 13. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 14. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 15. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 16. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 17. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 18. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 19. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.) 20. 1" ELEC. GAS, TEL. & CA. TX. EASEMENT (VOL. 1546, PGS. 28-29 D.P.A.)

GENERAL NOTES: 1. ALL VEHICLES AND PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHO BY OFFICIAL BUSINESS MAY USE THE PUBLIC STREETS OF THE RIDGE AT LOOKOUT CANYON PHASE II FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO OR BEAR COUNTY MAY TRAVEL AT ANY TIME AND ALL CONDITIONS OF ANY TIME IN THE PUBLIC STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNER OF THE TRACT. 2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, OPEN SPACES AND EASEMENTS OF ANY NATURE WITHIN THE RIDGE AT LOOKOUT CANYON PHASE II SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT. 3. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, OPEN SPACES AND EASEMENTS OF ANY NATURE WITHIN THE RIDGE AT LOOKOUT CANYON PHASE II SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT. 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS... 5. LOT 101 AND LOT 102 SHALL BE DESIGNATED AS OPEN SPACE LOTS AND BE DESIGNATED TO THE HOMEOWNERS ASSOCIATION OF THE RIDGE AT LOOKOUT CANYON PHASE II... 6. LOT 101 AND LOT 102 SHALL BE DESIGNATED AS A DRAINAGE EASEMENT AND SHALL BE DESIGNATED TO THE HOMEOWNERS ASSOCIATION OF THE RIDGE AT LOOKOUT CANYON PHASE II... 7. THE DEVELOPER DESIGNATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER DEPARTMENT... 8. LOT 101 AND LOT 102 SHALL BE DESIGNATED AS A DRAINAGE EASEMENT AND SHALL BE DESIGNATED TO THE HOMEOWNERS ASSOCIATION OF THE RIDGE AT LOOKOUT CANYON PHASE II... 9. FOR RESIDENTIAL LOTS FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE ADJACENT FINISHED GRADE... 10. CONTIGUOUS SHOWN ON MAP ARE FOR OFFICIAL USE ONLY. CITIES, TOWNSHIPS AND COUNTY PARISHES ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT... 11. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING FOOT OF EACH LOT... 12. NO CONSTRUCTION IMPROVEMENTS, DR. STRUCTURES ARE ALLOWED WITHIN THE INMEDIATE NORTH DRAINAGE EASEMENT/ROAD FLOOD PLAIN... 13. THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PUBLIC, WATERWAYS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.



THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.



DATE THIS 4th DAY OF AUGUST 2007 BY: [Signature] COUNTY CLERK, BEAR COUNTY, TEXAS

OWNER: McMillin Texas Development, LLC. DAILY AUTHORIZED AGENT: [Signature]. STATE OF TEXAS, COUNTY OF BEAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE DATE OF THE ABOVE ENGINEERS INC.

DEVELOPER: McMillin Texas Development, LLC. 1175 W. BATTERS, SAN ANTONIO, TEXAS 78216. PHONE: (210) 400-1798. FAX: (210) 499-1537.

SUBDIVISION PLAT OF THE RIDGE AT LOOKOUT CANYON, PHASE II (PLANNED UNIT DEVELOPMENT)

A 28.94 ACRE TRACT OF LAND OUT OF A 48.00 ACRE TRACT OF LAND CONVEYED TO McMILLIN TEXAS DEVELOPMENT, LLC. RECORDED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1155, PAGES 177-245 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF BOTH 10' DIAMETER TEMPORARY TURN AROUND, GAS ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS ANNOTATED TO EXIST UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY, BOTH OUT OF THE RIDGE AT LOOKOUT CANYON SUBDIVISION UNIT-3 RECORDED IN VOLUME 3555, PAGES 28-29 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE BEATY SCALE & FORWOOD SURVEY NUMBER 4179, ABSTRACT 108, COUNTY BLOCK 4948, AND THE H.J. HUPPERT SURVEY NUMBER 4174, ABSTRACT 234, COUNTY BLOCK 4865 OF BEAR COUNTY, TEXAS.

THIS PLAT OF THE RIDGE AT LOOKOUT CANYON, PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATE: 8/1/07. BY: [Signature] CHAIRMAN, [Signature] SECRETARY.



2010 AUG 13 PM 1:44

August 11, 2010

Mr. Roderick J. Sanchez, Director
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: The Ridge at Lookout Canyon Phase II (P.U.D.)
Plat No. 070343

Dear Mr. Sanchez:

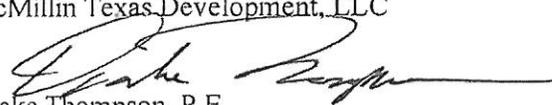
In accordance with Section 35-430(f)(3) of the Unified Development Code, we hereby request a three-year Site Improvement Time Extension for site improvements associated with The Ridge at Lookout Canyon Phase II (P.U.D.), (Plat No. 070343). The subdivision plat was approved by the Planning Commission on October 24, 2007.

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

1. The economic downturn and its impact on the local housing market has delayed new home construction in the subdivision. McMillin Homes and Gehan Homes, our guest builder, are currently working thru existing lot inventory in Units 1 and 3. Economics dictate the need to absorb these finished lots before beginning construction on new lots in The Ridge at Lookout Canyon Phase II (P.U.D.)
2. At this time, development of additional lots is highly constrained due to the lack of financing available to builders and developers for new land development projects. The lack of financing coupled with the existing lot inventory make new development unfeasible at this time.
3. Currently we are working with lenders and outside funding sources to secure the financing necessary to move forward with the development. We hope to secure these funds and commence development as the market indicates the need for additional lots in this area.

We respectfully request your consideration of this request knowing that the hardship was a result of a nationwide economic crisis and not the actions of McMillin. Enclosed is the filing fee required to process this request along with a reduced copy of the plat. If additional information is required, please contact our office.

Sincerely,
McMillin Texas Development, LLC


Drake Thompson, P.E.
Land Development Manager

Enclosures

V:\Land Development\Projects\Ridge at Lookout Canyon\Unit-2\Word\Letters\RLC U2 Plat Time Extension Request Letter.docx

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

STAFF RECOMMENDATION TO
PLANNING COMMISSION

TECHNICAL ADVISORY COMMITTEE (TAC) MEETING DATE: September 22, 2010

COUNCIL DISTRICT: 10

SUBJECT: Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road.

BACKGROUND INFORMATION

Since 1978, the City of San Antonio's Major Thoroughfare Plan (MTP) has designated an alignment of Bulverde Road as a Primary Arterial Type A (120' right-of-way) generally located between Loop 1604 and Knollcreek Road. Heading north from Knollcreek Road, this alignment follows existing Bulverde Road, which is a two-lane road. This alignment then curves east toward Loop 1604. Just south of Loop 1604, the proposed Bulverde Road alignment traverses a proposed development, Bulverde Market Place. The standard design for a Primary Arterial Type A is a road with six 12' width lanes with a 14' width median.

The MTP designates an alignment of Redland Road as a Secondary Arterial Type A (86' right-of-way) between Bulverde Road and Classen Road. This proposed segment does not follow an existing street. It is essentially a line on the MTP map that was added in 1985. The standard design for a Secondary Arterial Type A is a road with four 12' width lanes with a 14' width median.

The MTP designates an alignment of Classen Road as a Secondary Arterial Type A (86' right-of-way) south of the intersection with the proposed Redland Road. Classen Road is an existing street. It was added to the MTP in 1984.

The property owner of the proposed development called Bulverde Market Place has requested the following:

- Re-alignment and re-designation to a Secondary Arterial Type A (86' right-of-way) of Bulverde Road from B to C as illustrated on accompanying map;
- De-designation of Redland Road from C to D as illustrated on accompanying map; and
- Extension of the Secondary Arterial Type A (86' right-of-way) designation of Classen Road from E to Bulverde Road as illustrated on accompanying map. Note: the point E denotes the property boundary.

ISSUES

Staff recommends approval of the following:

- 1) Re-alignment and re-designation to Secondary Arterial Type A (86' right-of-way) of a proposed segment of Bulverde Road from A to B as illustrated on accompanying map.
- 2) De-designation of the proposed segment of Redland Road from C to D as illustrated on accompanying map.
- 3) Extension of the Secondary Arterial Type A (86' right-of-way) designation of Classen Road from D to proposed Bulverde Road as illustrated on accompanying map.

Staff recommendation is based on the following factors:

- o Bulverde Market Place is willing to construct Bulverde Road (B to C) and Classen Road (D to proposed Bulverde) on its property which would be timely considering the improvements to Bulverde Road underway north of Loop 1604.
- o The re-alignments of Bulverde and Classen would provide east-west connectivity, which would make Redland Road from C to D redundant.
- o Re-aligning Classen Road would allow travelers to avoid a flood-prone section of Classen approximately 500' south of Loop 1604.
- o Staff has discussed access management issues on Bulverde Road south of Loop 1604. At the time of TIA, a median should be considered to enhance operational efficiency along the major corridor of Bulverde and the interchange of Bulverde and Loop 1604.

ALTERNATIVES

If the proposed Bulverde Road alignment were left as-is, and if the section that traverses Bulverde Market Place were constructed, the result would be a dead end which would be of limited use. Not extending the designation of Classen would mean that travelers would be forced to deal with a flood-prone section of Classen just south of Loop 1604.

FISCAL IMPACT

There is no fiscal impact associated with this amendment.

PROCESS HISTORY

On July 16th, a stakeholder meeting was held at which time the following agencies and departments were canvassed: PDSO Streets, PDSO Regional Planning, VIA, COSA Public Works Streets. There was general support for staff's recommendations. The following agencies will be canvassed before the July 26th TAC meeting: Bexar County, COSA Public Works Storm Water, TxDOT.

On July 20th, an informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. Most participants supported staff's recommendations.

TAC RECOMMENDATION

On July 26th the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendations.

STAFF RECOMMENDATION

Approval of a re-alignment and re-designation of an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designation of a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extension of the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road.

PLANNING AND DEVELOPMENT SERVICES STAFF

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

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN AND RE-DESIGNATE AN EXISTING AND PROPOSED SEGMENT OF BULVERDE ROAD FROM PRIMARY ARTERIAL TYP A (120' RIGHT-OF-WAY) TO SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY); DE-DESIGNATE A PROPOSED SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY) SEGMENT OF REDLAND ROAD; AND EXTEND THE SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY) DESIGNATION ON AN EXISTING AND NEW ALIGNMENT OF CLASSEN ROAD, ALL GENERALLY LOCATED SOUTH OF LOOP 1604, EAST OF HWY 281, AND WEST OF O'CONNOR ROAD.

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

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

WHEREAS, the Planning Commission held a public hearing on September 8, 2010 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way) (A to B on Attachment 1); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road (C to D on Attachment 1); and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road (D to proposed Bulverde Road on Attachment 1), all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road, is herein approved and recommended to the City Council for adoption.

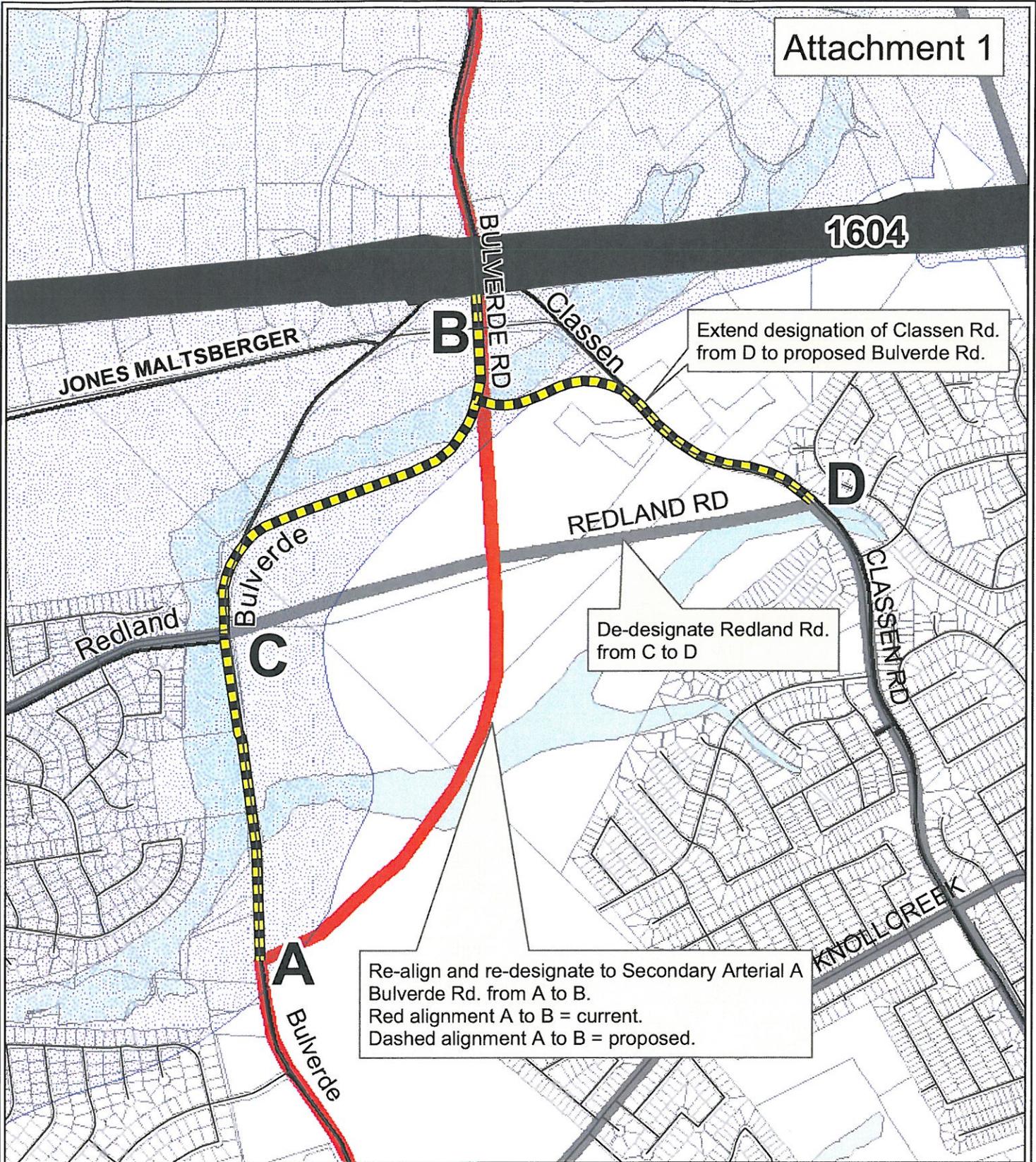
PASSED AND APPROVED ON THIS 22nd DAY OF SEPTEMBER 2010.

Approved:

Attest:

Amelia Hartman, Vice Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission



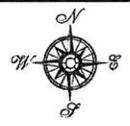
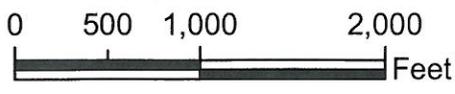
Extend designation of Classen Rd. from D to proposed Bulverde Rd.

De-designate Redland Rd. from C to D

Re-align and re-designate to Secondary Arterial A Bulverde Rd. from A to B.
 Red alignment A to B = current.
 Dashed alignment A to B = proposed.

Bulverde, Classen, Redland MTP Amendment

- Primary Arterial Type A 120'
- Secondary Arterial Type A 86'
- Proposed
- Edwards Aquifer Recharge Zone



City of San Antonio Planning and Development Services Department
 Map Creation Date: August 13, 2010
 PDF Filename: Proposed Bulverde Classen Red

City of San Antonio
 Planning and Development
 Services Department
 Rodolfo J. Sanchez, AICP, CDH
 Director
 City of San Antonio
 Planning and Development
 Services Center
 500 E. Nueces
 San Antonio, TX 78216



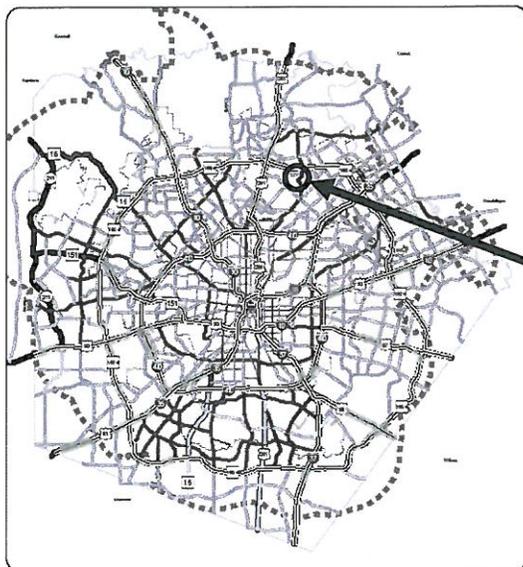
Major Thoroughfare Plan Amendment

Re-alignment and re-designation of Bulverde Road,
Extension of the Designation on Classen Road,
De-designation of Redland Road



Planning Commission

September 22, 2010



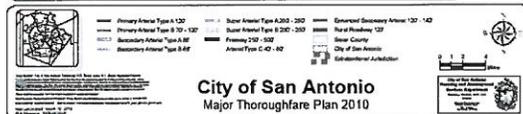
General Location

Bulverde Road,

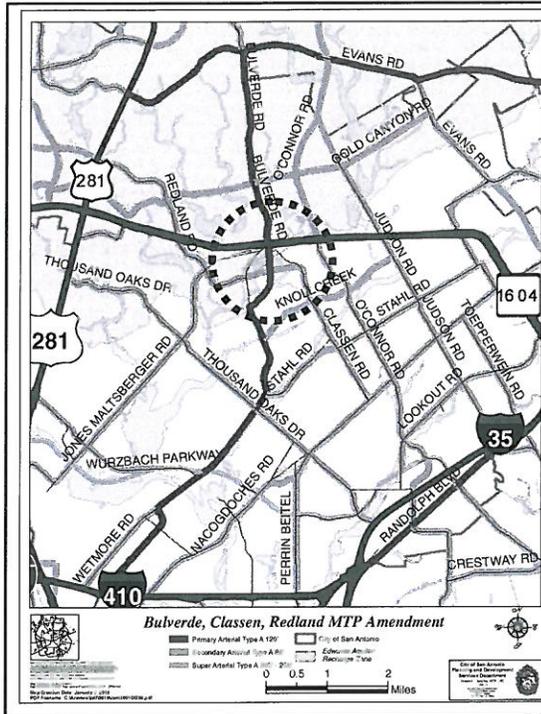
Classen Road,

Redland Road:

- East of HWY 281
- South of Loop 1604



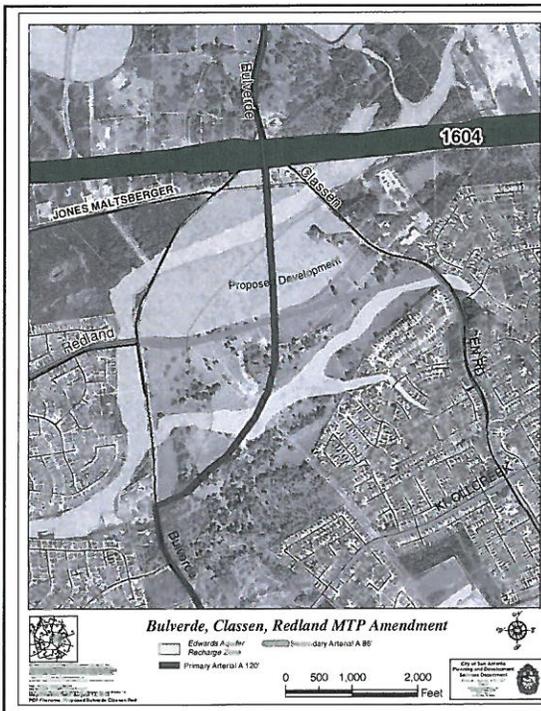
City of San Antonio
Major Thoroughfare Plan 2010



Regional view

Bulverde Road,
Classen Road,
Redland Road:

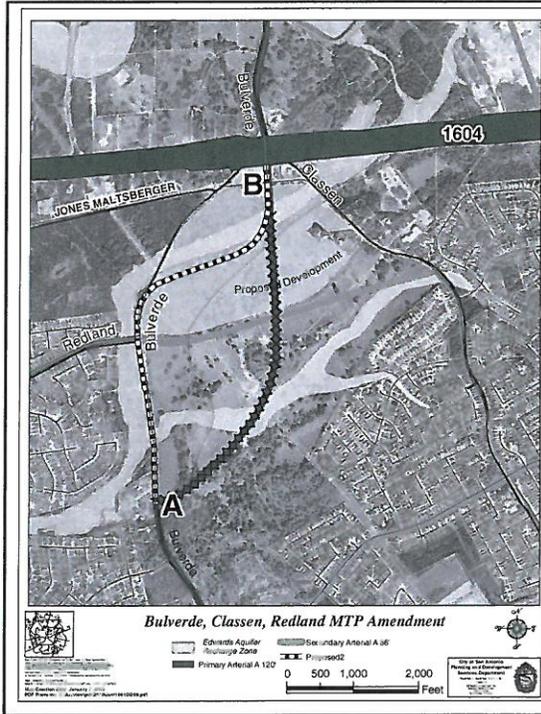
3



Current MTP Alignments

Bulverde Road,
Classen Road,
Redland Road:

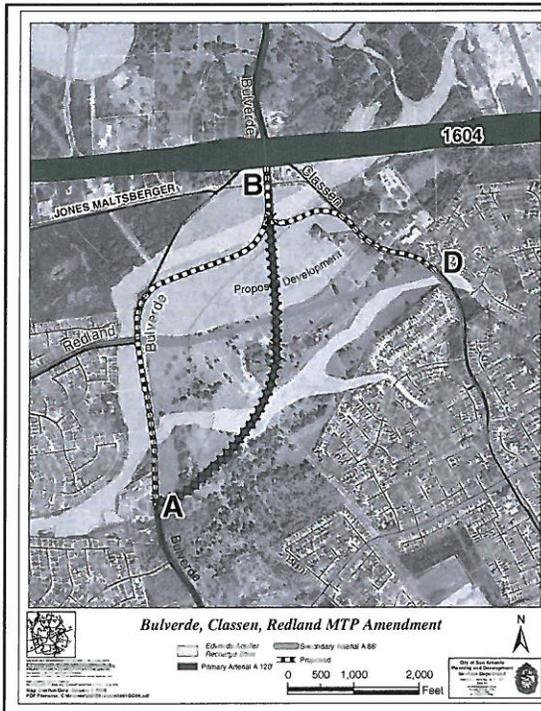
4



Proposed MTP Amendments

- 1) Re-align Bulverde from A to B, Re-designate to Sec. Arterial A
- 2)
- 3)

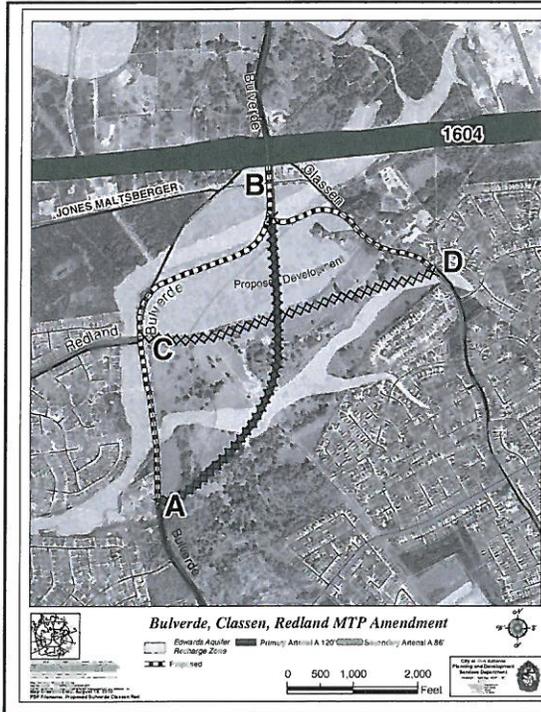
5



Proposed MTP Amendments

- 1) Re-align Bulverde from A to B, Re-designate to Sec. Arterial A
- 2) Extend Designation on Classen from D to re-aligned Bulverde
- 3)

6



Proposed MTP Amendments

- 1) Re-align Bulverde from A to B, Re-designate to Sec. Arterial A
- 2) Extend Designation on Classen from D to re-aligned Bulverde
- 3) De-designate Redland C to D

7

Staff and Technical Advisory
Committee to the Planning
Commission

Recommend
Approval

Bulverde Re-alignment and Re-designation
Classen Designation Extension
Redland De-designation
On the MTP

8

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission

FROM: Xavier Urrutia, Director, Parks and Recreation Department

COPIES TO: Sandy Jenkins, Park Projects Manager,
David Arciniega, Senior Planner, Parks and Recreation Department;
Bob Brackman, Botanical Garden Manager

SUBJECT: San Antonio Botanical Garden 2010 Master Plan

DATE: September 15, 2010

PETITIONER: Parks and Recreation Department
Bob Brackman, Botanical Garden Manager
555 Funston
City of San Antonio

Parks staff is requesting that this item be placed on the agenda for the Planning Commission meeting on September 22, 2010.

BACKGROUND

Parks is requesting acceptance of the San Antonio Botanical Garden 2010 Master Plan. This plan builds upon the San Antonio Botanical Garden's 2008 Strategic Plan and the Texas Native Trail Interpretive Plan. The SABG Master Site Plan is the result of discussions with many people interested in the future of SABG. Planning included collaborations with members of SABG Society Board, SABG staff, and interested community members and invested parties, including Mahncke Park Neighborhood association representative. The San Antonio Botanical Garden is located north of downtown, east of Broadway, and north of Fort Sam Houston in Council District 9.

The consultant planning team consisted of two nationally-recognized award winning firms, landscape architects MESA Design Associates and Lake/Flato Architects. The SABG Society Board approved the 2010 Master Site Plan on May 24, 2010. The San Antonio Parks & Recreation Board approved the Plan on July 26, 2010. The Historic Design and Review Commission approved the item on September 1, 2010.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Bob Brackman,
Botanical Garden Manager
555 Funston
City of San Antonio



ACKNOWLEDGEMENTS



The 2010 Master Site Plan builds upon SABG's 2008 Strategic Plan and the Texas Native Trail Interpretive Plan. The Master Site Plan is the result of discussions with many different people interested in the future of SABG. The planning process was participatory and encouraged groups and individuals to come together and share their dreams for the future. Planning included five workshop collaborations with members of the San Antonio Botanical Garden Society Board, three workshops engaging SABG Staff, one public input meeting involving interested community members, and a day of interviews with invested parties. All those involved brought knowledge from years of observing the visitor experience within the Garden.

A Core Planning team of Board members and Staff guided the planning efforts throughout the year-long project. The consultant planning team consisted of two nationally-recognized award winning firms, landscape architects MESA Design Associates and Lake|Flato Architects.

The San Antonio Botanical Garden Society Board approved the 2010 Master Site Plan on May 24, 2010. The San Antonio Parks and Recreation Board approved the Plan on July 26, 2010.

The tireless energy and efforts of the following groups made the vision for SABG's future possible:

- San Antonio Botanical Garden Society Board of Trustees
- San Antonio Botanical Garden Society Master Site Planning Committee
- San Antonio Botanical Garden Staff
- The City of San Antonio Parks and Recreation Department
- Interested citizens of San Antonio



San Antonio Botanical Garden
555 Emmons
San Antonio, Texas 78209
210.207.3250
www.sabg.org



SAN ANTONIO BOTANICAL GARDEN 2010 MASTER SITE PLAN

EXECUTIVE SUMMARY

an invitation

San Antonio Botanical Garden MISSION

The Mission of the San Antonio Botanical Garden is to inspire people to connect with the plant world and understand the importance of plants in our lives.

San Antonio Botanical Garden VISION

The Vision of the San Antonio Botanical Garden is to be the best regional botanical garden in the United States, recognized nationally for commitment to outstanding displays, botanical diversity, education, environmental stewardship, and experiences that connect people to the natural world. We embrace the sense of place that makes San Antonio unique.

High on a hilltop overlooking downtown, the San Antonio Botanical Garden originated from the foresight of George W. Brackenridge who gave the original acreage to the City in 1899. With dreams inspiring its foundation in the 1960s, the San Antonio Botanical Center (as it was then known) opened its doors on May 3, 1980. From that time, the San Antonio Botanical Garden Society and the City Parks and Recreation Department have developed the property into what is becoming one of the finest regional botanical gardens in the United States.

Since its inception, the San Antonio Botanical Garden has enhanced the City's quality of life and beauty. Over the last three decades, the Garden has embraced increasingly diverse audiences from immediate neighbors, South Texas residents, and national plant and garden enthusiasts. As a tourist destination, the Garden has also joined the City in extending the distinct San Antonio warmth and hospitality to visitors from around the world.

The 2010 Master Site Plan results from a deep commitment to the future of this beautiful garden, a place where people connect with the world of plants through experiencing its awe-inspiring wonders. Future enhancements will further support the Garden in celebrating both the cycles of nature and the rhythm of San Antonio's vibrant urban life.

The Plan envisions a continuation of the many things people love about the Garden — the ever-changing beauty, restorative tranquility, engaging programs, and learning opportunities. It envisions doing so in a manner that respects and intensifies what makes both the Garden and San Antonio unique and memorable. It also proposes doing so in a responsible and sustainable manner that combines both creativity and practicality.

The master planning process has been collaborative, engaging people from throughout the community. The Garden has listened, watched, and heard ideas and needs from a diverse array of perspectives. The resulting Plan is a true legacy, a collective promise to future generations. Please join us in realizing this beautiful vision of our future.

Sincerely,

Claire Alexander

Claire Alexander
Chairman of the Board
San Antonio Botanical Garden Society

Bob Brackman

Bob Brackman
Director
San Antonio Botanical Garden



DRAMATIC NEW GARDENS WILL DELIGHT, INSPIRE, AND BUILD DISTINCTIVE PLANT COLLECTIONS

Everyone is SABG's audience. Education engages visitors' senses, minds, and spirits. Gardens, displays, and architecture offer endless opportunities for people to discover how plants connect with their lives. Visitors ideally learn from every aspect of what SABG offers. There are almost infinite stories waiting to be told about people's relationships with the plants and animals that depend on them. Exhibits and classes keep SABG fresh, continually unveiling the wonders growing with each season.

SABG is a highly visible organization and will become a dynamic proving ground for Environmental Stewardship practices, including environmentally responsible gardening, architecture, and land management. Partnering with the City, SABG will explore and demonstrate some of the possibilities within the 2010 Mission Verde plan. The most exciting tools and techniques will benefit SABG and serve as models for home gardeners. A focus of particular importance will be water conservation and water wise gardening.



THE CENTRAL LAWN AND EDUCATION/EVENT CENTER WILL BE A FOCUS FOR PROGRAMS AND ACTIVITIES



THE EVENT LAWN WILL HOST MAJOR OUTDOOR PERFORMANCES AND FESTIVITIES





our future

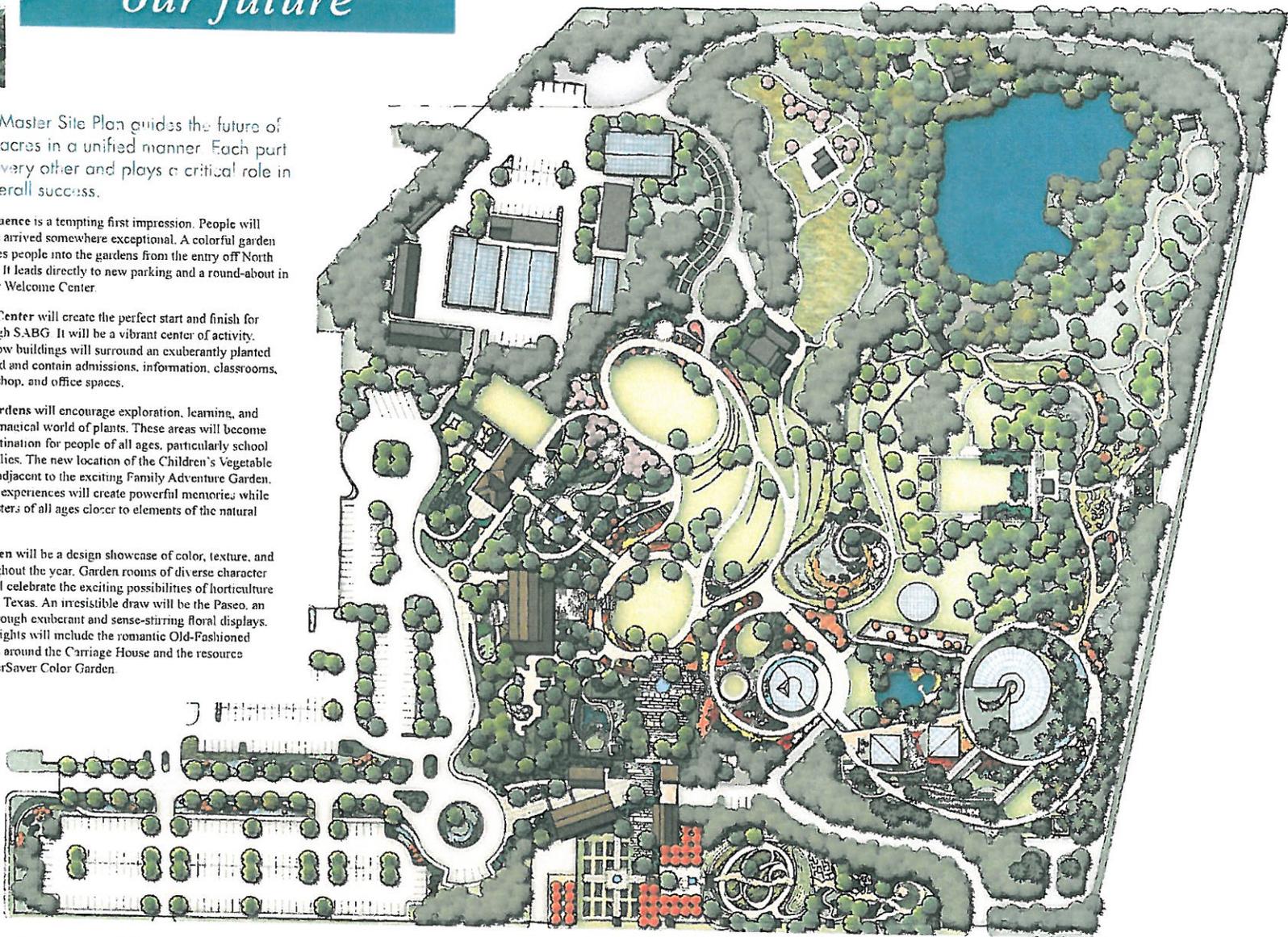
The 2010 Master Site Plan guides the future of the full 37 acres in a unified manner. Each part relates to every other and plays a critical role in SABG's overall success.

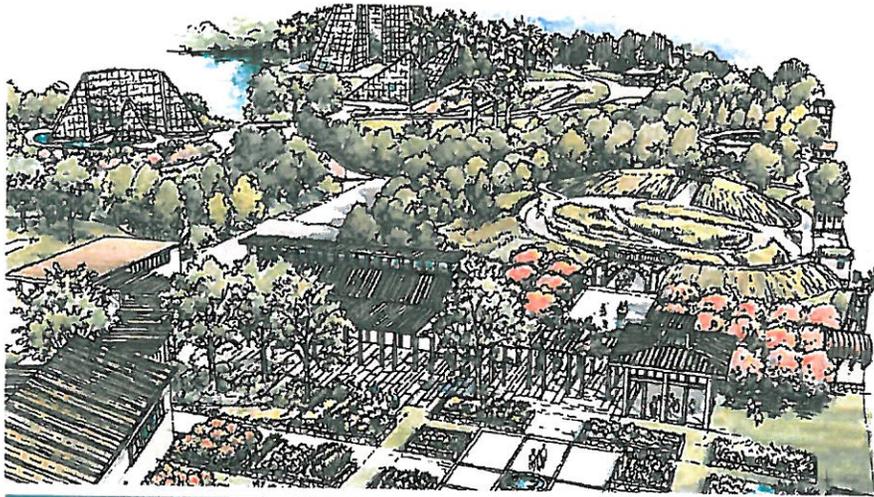
The **Entry Sequence** is a tempting first impression. People will know they have arrived somewhere exceptional. A colorful garden boulevard invites people into the gardens from the entry off North New Braunfels. It leads directly to new parking and a round-about in front of the new Welcome Center.

The **Welcome Center** will create the perfect start and finish for a journey through SABG. It will be a vibrant center of activity. The cluster of low buildings will surround an exuberantly planted garden courtyard and contain admissions, information, classrooms, restrooms, gift shop, and office spaces.

The **Family Gardens** will encourage exploration, learning, and enjoyment in a magical world of plants. These areas will become a significant destination for people of all ages, particularly school groups and families. The new location of the Children's Vegetable Garden will be adjacent to the exciting Family Adventure Garden. These hands-on experiences will create powerful memories while bringing youngsters of all ages closer to elements of the natural world.

The **Core Garden** will be a design showcase of color, texture, and fragrance throughout the year. Garden rooms of diverse character and planting will celebrate the exciting possibilities of horticulture in South Central Texas. An irresistible draw will be the Paseo, an elegant stroll through exuberant and sense-stirring floral displays. Other new highlights will include the romantic Old-Fashioned Terrace Gardens around the Carriage House and the resource conserving WaterSaver Color Garden.





THE FAMILY GARDENS WILL ENGAGE PEOPLE OF ALL AGES IN HANDS-ON EXPLORATIONS

The Conservatory Gardens will bring the exotic allure of the glass houses into the landscape. Hardy cacti, succulents, and tropical plants will immerse visitors in sculptural forms, heady scents, and blazing colors. These gardens will reflect the spectacular planting possibilities in South Central Texas.

The Texas Native Trail remains a dramatic journey through the amazingly diverse ecosystems of Texas. The Plan calls for a new region, West Texas, to join the existing East Texas, South Texas, and Hill Country exhibits

visiting a favorite neighbor. Programs and cultural events bring SABG to life, transforming visitors into both audience and performers on the garden stage. Iconic and historic buildings are often the backdrop and set pieces for the theatrics. Architecture graciously complements the plantings and landscapes. Of course, the real stars of the show are the plants, both as pigments on the garden canvas and as botanically valuable specimens. SABG hopes artful displays will cause visitors to say "Wow!" and compel them to learn more about the horticulture and botany behind the beauty.

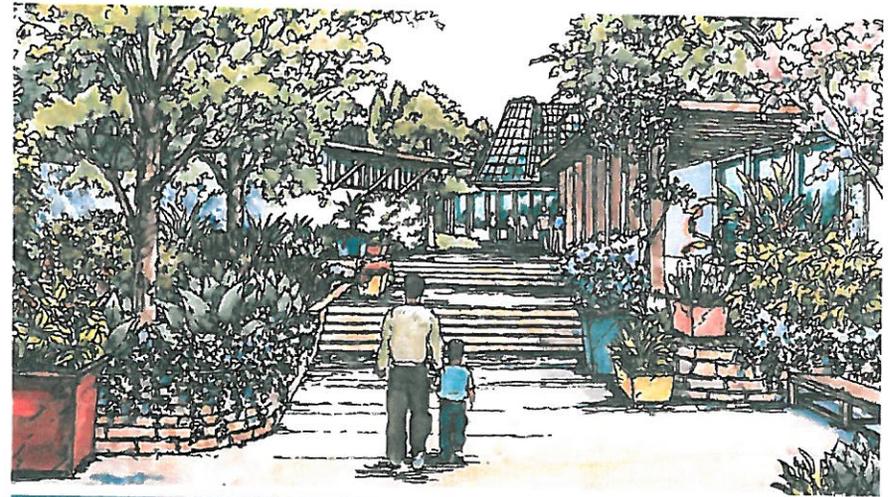


The planning process identified three major themes essential to the future. SABG continually evaluates these themes in terms of how successfully they support its Mission, Vision, and Core Values.

Design encompasses every aspect the visitor encounters, from the smallest detail to the overall big picture. SABG dedicates itself to providing exciting, engaging, and unforgettable garden experiences for every person who comes through the gate. SABG extends the warm welcome and casual (yet serious) hospitality that are trademarks of San Antonio and the region. Ideally, people feel they are



THE ENTRY PLAZA IS A WELCOMING PLACE FOR EVENTS AND GATHERINGS



THE PROPOSED WELCOME CENTER BUILDINGS AND PLANTINGS DRAW PEOPLE INTO THE GARDEN

The 2010 Master Site Plan increases the role of the San Antonio Botanical Garden (SABG) as a dynamic community resource and tourist destination. The Plan is evolutionary and builds upon existing physical strengths – gardens, architecture, landscapes, and historic elements.

Proposed features and facilities will help weave existing elements into a unified whole. The Plan benefits greatly from SABG's foresight in acquiring a city block along Funston Place and closing the street in 2009. The additional property creates exciting room for future growth.

The Plan reflects SABG's commitment to the many aspects of long-term sustainability – social, environmental, and economic. Every element of the Plan allows SABG to fulfill its key purpose of "inspiring people to connect with the plant world." Each proposed garden and building will fulfill many functions and permit SABG to attract new audiences while better serving long-time visitors. New facilities will also generate income to assist with operating costs and upkeep. Behind-the-scenes projects will improve service and maintenance areas and circulation.

New buildings will directly support SABG's Mission and Vision, its educational programs, events, and visitor services. The structures will be seamless parts of the gardens and landscape. Exceptional design will continue the legacy of the Sullis Carriage House and the Lucille Halsell Conservatory.

Visitors will experience a wonderfully varied series of garden rooms, each with its own distinct character and plantings. The Plan re-envisioned the central garden areas to enhance floral displays, add spaces for indoor and outdoor events, and improve wayfinding. Dramatic new gardens will offer inspiration and present increasingly rich plant collections.

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE APPROVAL OF THE SAN ANTONIO BOTANICAL GARDENS 2010 MASTER SITE PLAN IN CONJUNCTION WITH THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, the San Antonio Botanical Gardens opportunity to inspire people to connect with the plant world and understand the importance of plants in our lives; and

WHEREAS, the San Antonio Botanical Garden 2010 Master Site Plan guides the future of the full 37 acres in a unified manner. Each part relates to every other and plays a critical role in SABG's overall success in City Council District 9; and

WHEREAS, the SABG is adjacent to Fort Sam Houston and in the near vicinity of Brackenridge Park, and several neighborhoods and existing commercial developments along Broadway; and

WHEREAS, this project is consistent with the recommendations outlined for the North Subarea in the Parks and Recreation System Strategic Plan which recommends the rehabilitation and renovation of park and recreation facilities; and

WHEREAS, the San Antonio Botanical Garden 2010 Master Site Plan has been coordinated with and has the support of the Parks and Recreation Department, the San Antonio Botanical Garden Society Board and the District 9 City Council Office; **NOW THEREFORE**

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

1. That the San Antonio Botanical Garden 2010 Master Site Plan and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2010.

Chairperson

ATTEST:

Executive Secretary

P/C AGENDA FOR September 22, 2010

Item Number	Plat/PUD Name	Company	Owner Information	Agent Information
5A &6	Prk Hill Hts SO PUDPOD B U2	Jerbo San Ann Land, Ltd.	Henry Judelson	N/A
5B & 7	Belterra Unit 3 PUD	Bul-Tex Development Corp	Barry Sanditen	N/A
5C & 8	Store No. 03551	Stone Oak, Ltd	W. Plack Carr	N/A
9	Stillwater Ranch Unit 8A	Culebra Valley 2004, Ltd	Shannon Livingston	N/A