



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

## **PLANNING COMMISSION AGENDA**

### **September 25, 2013**

### **2:00 P.M.**

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

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

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

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

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Ethics training (City Attorney's Office)
  - B. Agenda items may be discussed (Development Services Department)

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

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

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

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

**Plats**

5. **110398\***: Request by Tuscany Heights, LLC, for approval of a major plat to subdivide a 22.231-acre tract of land to establish the **Tuscany Heights Unit 3 Enclave** Subdivision, generally located north of the intersection of Mountain Lodge and Wilderness Oak. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **130143**: Request by Moreno Family Investment Company, LTD, for approval of a major plat to subdivide a 58.1920-acre tract of land to establish the **Saddle Creek Estates** Subdivision, generally located south of the intersection of Tamaron Pass and Talley Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@ sanantonio.gov, Development Services Department)
7. **130190**: Request by Milestone Potranco Development, LTD, for approval of a major plat to subdivide a 41.59-acre tract of land to establish the **Seale Subdivision Unit 7** Subdivision, generally located northeast of the intersection of Camp Light Way and Emory Peak. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@ sanantonio.gov, Development Services Department)
8. **130322**: Request by Air Measurement Technologies, LLC, for approval of a minor plat to replat and subdivide a 2.439-acre tract of land to establish the **Store No. 10347** Subdivision, generally located southeast of the intersection of Ellison Drive and Marbach Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130359**: Request by Presidio Apartments, LP, for approval of a major plat to replat and subdivide a 16.771-acre tract of land to establish the **CT Presidio** Subdivision, generally located east of IH-10, south of Presidio Parkway. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **130476**: Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 21.538-acre tract of land to establish **The Trails at Providence Subdivision**, generally located west of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@ sanantonio.gov, Development Services Department)
11. **130536**: Request by Flagship Homes, LTD, for approval of a major plat to replat a 1.45-acre tract of land to establish **Autumn Place Subdivision**, generally located southeast of the intersection of Autumn Woods Drive and Brookhollow. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@ sanantonio.gov, Development Services Department)
12. **130619**: Request by Noteware Developers, SA, LLC, for approval of a major plat to replat a 6.486-acre tract of land to establish the **Belcara 2 Subdivision**, generally located southwest of the intersection of USAA Boulevard and Fredericksburg Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@ sanantonio.gov, Development Services Department)

### **Plat Deferrals**

13. **120432:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **SD** Subdivision, generally located on the northeast corner of Rakowitz Road and Ford Road. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

### **Planned Unit Development (PUD) Plan**

14. **13-00008:** Request by ALT Development, Inc., for approval of the **Westwinds West, Unit-5A PUD** Plan (major amendment), generally located northwest of the intersection of Alamo Ranch and Calaveras Way. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

### **Land Transactions**

15. A resolution supporting the acquisition of fee simple title to one parcel of privately-owned real property containing approximately 26,611 square feet (0.6109 acres) located in NCB 17638 near the intersection of Mt. Baker and Mt. Helen Drive, for the Mountain View Estates Phase III Drainage project, a 2012-2017 Bond Program project. **Staff recommends Approval** (Carroll Coston, Senior Real Estate Specialist, (210) 207-4024, carroll.coston@sanantonio.gov, Capital Improvements Management Services Department)
16. **S.P. 1698** - Request of a Resolution authorizing the closure, vacation and abandonment of an improved portion of Spitzer Avenue Public Right of Way consisting of 0.148 of an acre (6,451 square feet) located south of Loop 410 and perpendicular to Southton Road adjacent to NCB 10915. **Staff Recommends Approval** (Jesse Quesada, Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvements Management Services Department)
17. **S.P. 1742** - Request of a Resolution for the closure, vacation, and abandonment of a 0.110 acres portion of a 12 foot-wide alley Public Right of Way located between Culebra Road and Carter Street, adjacent to NCB 1924, as requested by GFR-Hercules Properties, LLC. **Staff Recommends Approval** (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Capital Improvements Management Services Department)

### **Comprehensive Master Plan Amendments**

18. **PA 13048:** A request by Brown and Ortiz, PC., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 10.00 acres of land out of NCB 34034, located at the northeast corner of Milsa Road and Stonewall Parkway from “Suburban Tier” to “Mixed Use Center”. **Staff recommends denial.** (Robert Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov Department of Planning and Community Development)
19. **PA 13049:** A request by Kaufman and Killen, Inc., for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.528 acres of land out of NCB 15148, located at the southeast corner of New Valley Hi Road and Ray Ellison Drive from “Low Density Residential” to “Community Commercial”. **Staff recommends approval.** (Tyler

Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) , Department of Planning and Community Development)

**Other Items**

20. (Continued from the September 11, 2013 meeting): Discussion and possible action regarding proposed revisions to the Establishment and Governance document for the Planning Commission Technical Advisory Committee.
21. Approval of the minutes for the September 11, 2013 Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

110398

**Project Name:**

Tuscany Heights Unit 3 Enclave

**Applicant:**

Dave Pfeifer

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Cara C. Tackett, P.E.

**Owner:**

Tuscany Heights, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of Mountain  
Lodge and Wilderness Oak

**MAPSCO Map Grid (Ferguson):**

483 D-1

**Tract Size:**

22.231

**Council District:**

ETJ

**Notification:**

Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to subdivide a 22.231-acre tract of land  
to establish **Tuscany Heights Unit 3 Enclave** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 16, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of ninety (90) single-family residential lots, one (1) non-single family lot and approximately three thousand six hundred eighty four (3,684) linear feet of private streets.

### **B. Zoning**

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

### **C. Major Thoroughfare**

Wilderness Oak, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 13, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

### **F. Interdepartmental Review**

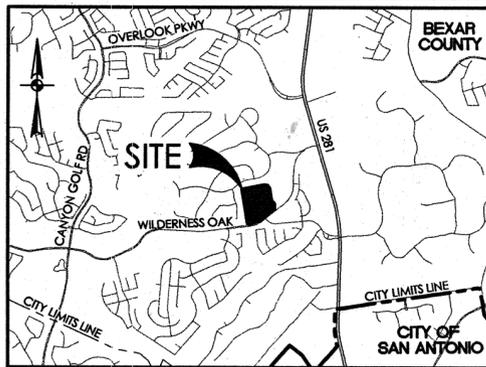
LOCs were issued from all reviewing agencies on September 16, 2013.

## **III. RECOMMENDATION**

Approval of the proposed **Tuscany Heights Unit 3 Enclave** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Request for Review Letter



LOCATION MAP  
MAPSCO MAP GRID: 483D1  
NOT-TO-SCALE

LEGEND

- |     |   |        |  |
|-----|---|--------|--|
| BLK | BLOCK   | PG     | PAGE(S)  |
| CB  | COUNTY BLOCK  | (PUD)  | PLANNED UNIT DEVELOPMENT   |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ROW    | RIGHT-OF-WAY   |
| DR  | DEED RECORDS OF BEXAR COUNTY, TEXAS   | VAR WD | VARIABLE WIDTH   |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | VOL    | VOLUME   |
|     |   | "      | REPETITIVE BEARING AND/OR DISTANCE   |
|     |   | ○      | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                                   |
| --- | 1140  | ---    | EXISTING CONTOURS  |
| --- | 1140  | ---    | PROPOSED CONTOURS  |
| ③   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ①      | 23'x10' WATER AND SEWER EASEMENT (VOL 9610, PG 90-92, DPR)                     |
| ④   | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ②      | 20'x20' DRAINAGE EASEMENT (VOL 9610, PG 90-92, DPR)                            |
| ⑤   | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   | ③      | 60'x40' DRAINAGE EASEMENT (VOL 9550, PG 74, DPR)                               |
| ⑪   | 20' BUILDING SETBACK  | ④      | 10' BUILDING SETBACK (VOL 9602, PG 199-201, DPR)                               |
| ⑫   | 10' BUILDING SETBACK  | ⑤      | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9602, PG 199-201, DPR) |
| ⑭   | VARIABLE WIDTH WATER, ELECTRIC, TELEPHONE, GAS, CABLE TV, SEWER AND DRAINAGE EASEMENT     | ①      | LOT 21, BLOCK 6, NCB 4926 SUMMERGLEN, UNIT 5A-1 (VOL 9558, PG 199, DPR)        |
| ⑮   | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ②      | LOT 20, BLOCK 6, NCB 4926 SUMMERGLEN, UNIT 5A-1 (VOL 9558, PG 199, DPR)        |
| ⑯   | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |        |  |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

*Cara C. Pickett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TUSCANY HEIGHTS UNIT 3 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO:  
LOT 901 & 999, BLOCK 28.

OPEN SPACE NOTE:

LOT 901, BLOCK 28, CB 4926 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

SETBACK NOTE:

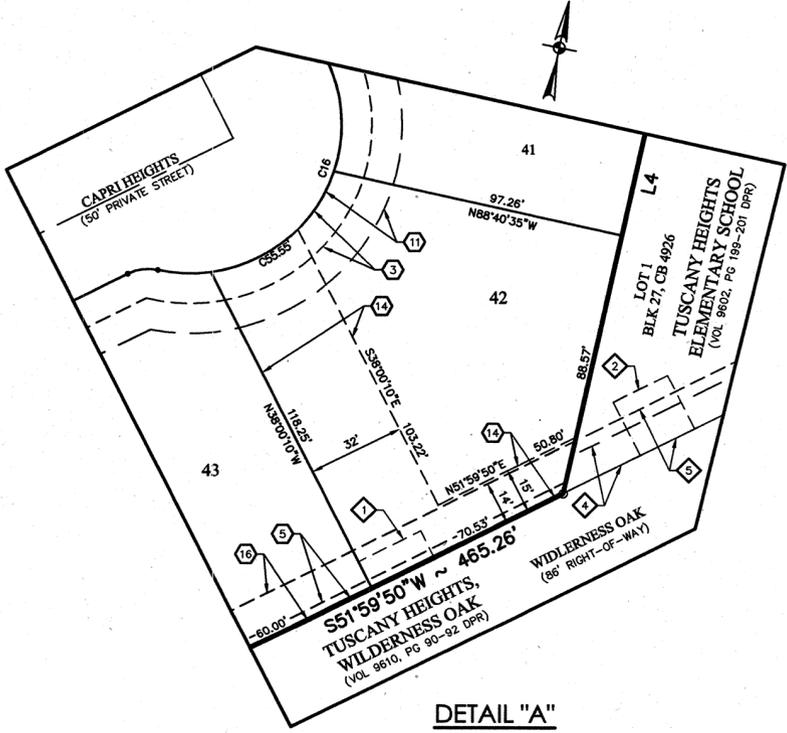
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1057.00'	30°23'50"	S67°11'45"W	554.22'	560.77'
C2	15.00'	90°08'07"	N7°04'02"E	21.24'	23.60'
C3	15.00'	90°00'00"	N83°00'10"W	21.21'	23.56'
C4	425.00'	25°02'36"	S64°31'08"W	184.29'	185.76'
C5	15.00'	36°17'54"	S58°53'28"W	9.34'	9.50'
C6	50.00'	169°01'26"	N54°44'46"W	99.54'	147.50'
C7	15.00'	39°00'57"	N10°15'29"E	10.02'	10.21'
C8	15.00'	38°36'44"	N28°33'22"W	9.92'	10.11'
C9	50.00'	165°13'29"	N34°45'00"E	99.17'	144.19'
C10	15.00'	38°36'44"	S81°56'38"E	9.92'	10.11'
C11	15.00'	39°07'56"	N59°11'02"E	10.05'	10.24'
C12	50.00'	170°15'53"	S55°15'00"E	99.64'	148.58'
C13	15.00'	39°07'56"	S10°18'58"W	10.05'	10.24'
C14	275.00'	28°45'10"	S23°37'35"E	136.56'	138.00'
C15	15.00'	38°52'15"	S57°26'17"E	9.98'	10.18'
C16	50.00'	167°44'30"	S6°59'50"W	99.43'	146.38'
C17	15.00'	38°52'15"	S71°25'57"W	9.98'	10.18'
C18	15.00'	90°00'00"	S6°59'50"W	21.21'	23.56'
C19	15.00'	89°24'57"	S82°42'38"E	21.10'	23.41'
C20	25.00'	94°17'21"	S56°23'40"E	36.65'	41.14'
C21	15.00'	90°00'00"	S35°45'00"W	21.21'	23.56'
C22	175.00'	28°45'10"	S66°22'25"W	86.90'	87.82'
C23	15.00'	35°30'52"	S69°45'16"W	9.15'	9.30'
C24	50.00'	132°16'34"	S21°22'25"W	91.45'	115.43'
C25	15.00'	35°30'52"	S27°00'26"E	9.15'	9.30'
C26	15.00'	88°00'00"	S34°45'00"W	20.84'	23.04'
C27	25.00'	92°00'00"	N55°15'00"W	35.97'	40.14'
C28	325.00'	28°45'10"	N23°37'35"W	161.39'	163.09'
C29	25.00'	90°00'00"	N6°59'50"E	35.36'	39.27'
C30	375.00'	24°27'49"	N64°13'45"E	158.90'	160.11'
C31	15.00'	90°00'00"	S54°15'00"E	21.21'	23.56'
C32	25.00'	88°00'00"	S34°45'00"W	34.73'	38.40'
C33	15.00'	92°00'00"	N55°15'00"W	21.58'	24.09'
C34	25.00'	61°14'50"	N21°22'25"E	25.47'	26.72'
C35	125.00'	28°45'10"	N66°22'25"E	62.07'	62.73'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S84°01'48"E	108.47'
L2	S39°00'00"E	122.50'
L3	S38°00'10"E	156.27'
L4	S17°54'46"W	156.17'
L5	N38°00'10"W	99.92'
L6	S51°59'50"W	69.98'
L7	N78°45'00"E	477.56'
L8	S9°15'00"E	297.45'
L9	S38°00'10"E	35.20'
L10	S51°59'50"W	265.25'
L11	S38°00'10"E	100.00'
L12	S80°45'00"W	2.80'
L13	S51°59'50"W	154.26'
L14	S9°15'00"E	346.82'
L15	S78°45'00"W	199.77'
L16	N9°15'00"W	297.49'
L17	N38°00'10"W	36.60'
L18	N51°59'50"E	454.63'
L19	S9°15'00"E	215.06'
L20	S78°45'00"W	200.47'
L21	N9°15'00"W	359.83'
L22	N51°59'50"E	170.06'
L23	N80°45'00"E	2.80'
L24	S38°00'10"E	17.54'



DETAIL "A"  
NOT-TO-SCALE

PLAT NUMBER 110398

SUBDIVISION PLAT  
ESTABLISHING  
TUSCANY HEIGHTS UNIT 3 ENCLAVE

A 22.231 ACRE TRACT OF LAND OUT OF A 76.80 ACRE TRACT OF LAND CONVEYED TO TUSCANY HEIGHTS PARTNERS, LTD. IN WARRANTY DEED RECORDED IN VOLUME 11952, PAGES 432-444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEAL AND FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4924, AND THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, ALL IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: September 10, 2013

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER:  
TUSCANY HEIGHTS, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
2525 "C" STREET SUITE 500  
ANCHORAGE, AK 99509-3330  
(907) 263-5125

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TUSCANY HEIGHTS UNIT 3 ENCLAVE, 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 11th DAY OF September, A.D. 2013.

*Cynthia D. Bickley*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF TUSCANY HEIGHTS UNIT 3 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

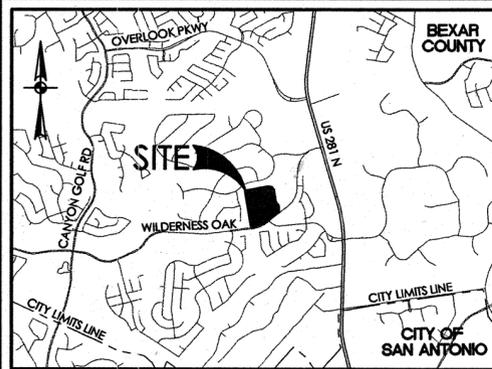
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY





**LOCATION MAP**  
MAPSCO MAP GRID: 483C1  
NOT-TO-SCALE

**LEGEND**

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WD	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		"	REPETITIVE BEARING AND/OR DISTANCE
		○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
⊕	10'	⊕	23'x10' WATER AND SEWER EASEMENT (VOL 9610, PG 90-92 DPR)
⊕	5'	⊕	20'x20' DRAINAGE EASEMENT (VOL 9610, PG 90-92 DPR)
⊕	1'	⊕	60'x40' DRAINAGE EASEMENT (VOL 9550, PG 74, DPR)
⊕	20'	⊕	10' BUILDING SETBACK (VOL 9602, PG 199-201, DPR)
⊕	10'	⊕	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9602, PG 199-201, DPR)
⊕	28'	⊕	LOT 21, BLOCK 6, NCB 4926 SUMMERGLIN, UNIT 5A-1 (VOL 9558, PG 199 DPR)
⊕	14'	⊕	LOT 20, BLOCK 6, NCB 4926 SUMMERGLIN, UNIT 5A-1 (VOL 9558, PG 199 DPR)

**AQUIFER NOTE:**  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, RELAYS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR FRUITS 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 AREA.  
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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

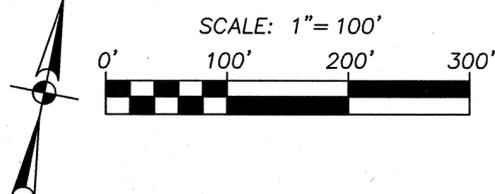
**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TUSCANY HEIGHTS UNIT 3 ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO:  
LOT 901 & 999, BLOCK 28.

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

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 28, CB 4926 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.



**PLAT NUMBER 110398**

**SUBDIVISION PLAT ESTABLISHING TUSCANY HEIGHTS UNIT 3 ENCLAVE**

A 22.231 ACRE TRACT OF LAND OUT OF A 76.80 ACRE TRACT OF LAND CONVEYED TO TUSCANY HEIGHTS PARTNERS, LTD. IN WARRANTY DEED RECORDED IN VOLUME 11952, PAGES 432-444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEAL AND FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4924, AND THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, ALL IN BEXAR COUNTY, TEXAS.



DATE OF PRINT: September 10, 2013

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER:  
TUSCANY HEIGHTS, LLC  
BY: CRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
2525 101 STREET SUITE 500  
ANCHORAGE AK 99509-3330  
(907) 263-5125

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TUSCANY HEIGHTS UNIT 3 ENCLAVE, 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 11th DAY OF September, A.D. 2013.

*Carol B. Bickel*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA  
My Commission Expires 6-25-14

THIS PLAT OF TUSCANY HEIGHTS UNIT 3 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



TUSCANY HEIGHTS UNIT 3 ENCLAVE Civil Job No. 5906-37; Survey Job No. 9342-04



April 16, 2012

Ms. Shauna Weaver, P.E.  
Pape-Dawson Engineers  
555 E Ramsey  
San Antonio, Texas 78216

RE: File No. 1202002 - Request for review of **Tuscany Heights Unit 3 PUD, Plat No. 110398** located on Wilderness Oak and 281 North.

Dear Ms. Weaver:

On February 20, 2012, 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 22.23 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. 1913. 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.

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

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 Tuscany Heights Unit 3 PUD, Plat No. 110398.

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130143

**Project Name:**

Saddle Creek Estates

**Applicant:**

Frank Moreno

**Representative:**

Seda Consulting Engineers, Inc.  
c/o Salah Diab, P.E.

**Owners:**

Moreno Family Investment Company,  
LTD.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of Tamaron  
Pass and Talley Road.

**MAPSCO Map Grid (Ferguson):**

576 C-5

**Tract Size:**

58.1920 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to subdivide a 58.1920-acre tract of land to establish **Saddle Creek Estates** subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 12, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of eighty (**80**) single family residential lots, one (**1**) non-single family lot, and six thousand six hundred and thirty eight (**6,638**) linear feet of public streets.

### **B. Zoning**

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

### **C. Major Thoroughfare**

Talley Road , Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and onsite sewer facility

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 12, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 9, 2013

Furthermore, on August 19, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(f), Street Intersections, of the Unified Development Code (UDC). On September 17, 2013, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 3**).

## **II. RECOMMENDATION**

Approval of the proposed **Saddle Creek Estates** subdivision

## **III. ATTACHMENT**

1. Proposed plat
2. Variance request
3. Response letter

**PLAT NUMBER 130143**

SUBDIVISION PLAT ESTABLISHING

**SADDLE CREEK ESTATES**

BEING 58.1920 ACRE TRACT OF LAND, BEING OUT AND PART OF THE SARAH TYLER SURVEY, No.367, ABSTRACT No. 744 AND BEING OUT OF A 125.70 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 7647, PAGE 1842, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**Seda Consulting Engineers, Inc.**  
 FIRM REGISTRATION NO. F-1601 (210) 308-0057  
 6735 IH 10 W FAX: (210) 308-8842  
 SAN ANTONIO, TEXAS 78201 E-MAIL: SEDASATX.RR.COM  
 CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

**BARRERA LAND SURVEYING**  
 Firm Registration No: 10183000  
 Email: dbinsatx@yahoo.com  
 7715 Mainland Drive, Suite 114  
 San Antonio, Texas 78250  
 (210)444-9023

DATE: 01/19/2013 JOB # 1562

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

OWNER/DULY AUTHORIZED AGENT  
 OWNER/DEVELOPER ADDRESS:  
 MORENO FAMILY INVESTMENT COMPANY, LTD.  
 3815 PLEASANTON RD., SAN ANTONIO, TEXAS 78221  
 PH: (210) 922-5737

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

NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
 CHAIRMAN

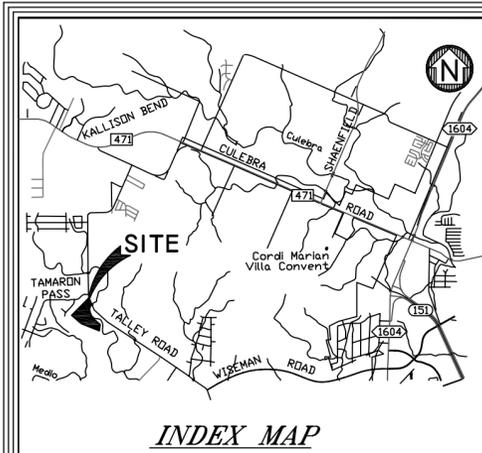
BY: \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

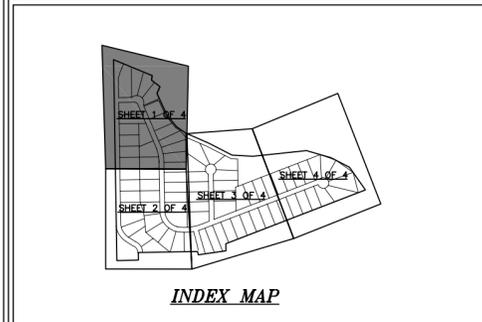
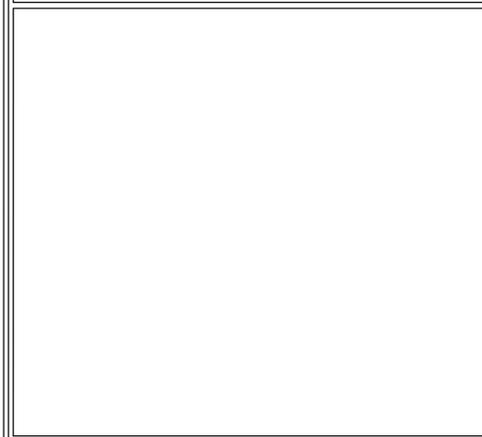
I \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_, DEPUTY **PAGE 1 OF 4**



MAPSCO 2008 MAP 576 GRID # C5 LOCATION MAP



**LEGEND:**

PROPOSED FINISHED CONTOURS	— [576]
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	- - - - -
TOTAL LOT AREA	1.643 AC.
EASEMENT	ESM'T

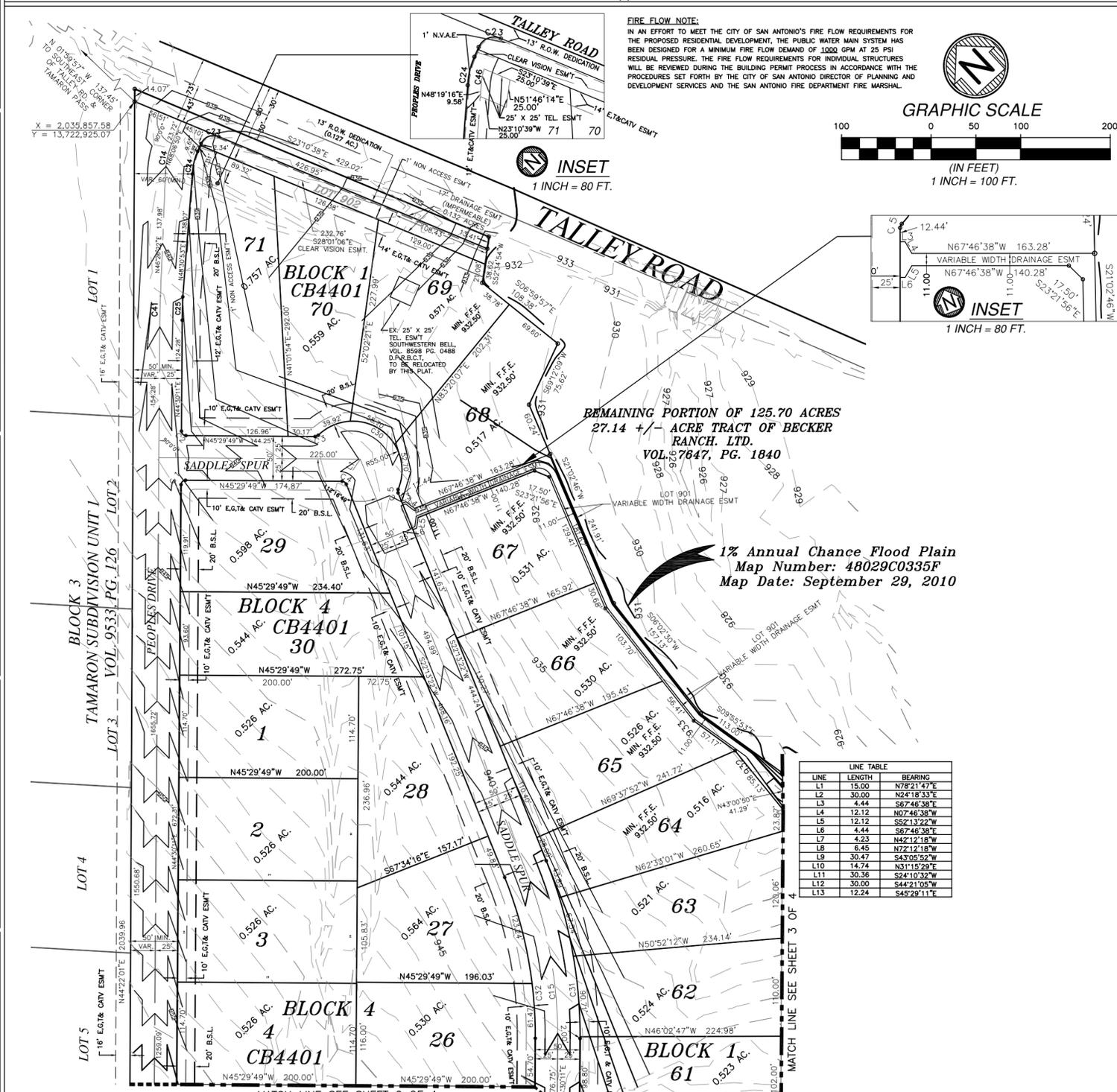
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5286

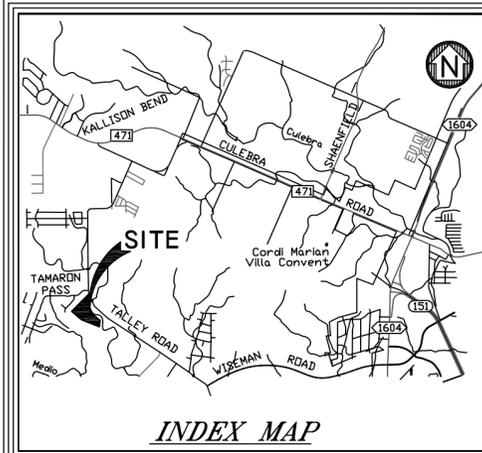
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

LICENSED PROFESSIONAL ENGINEER No. 55516

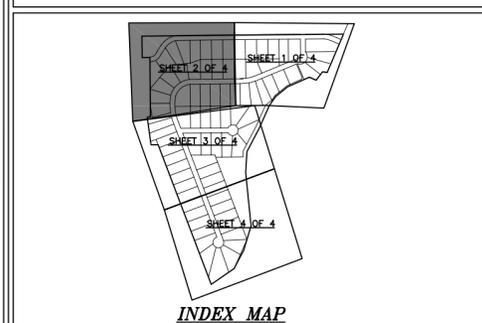
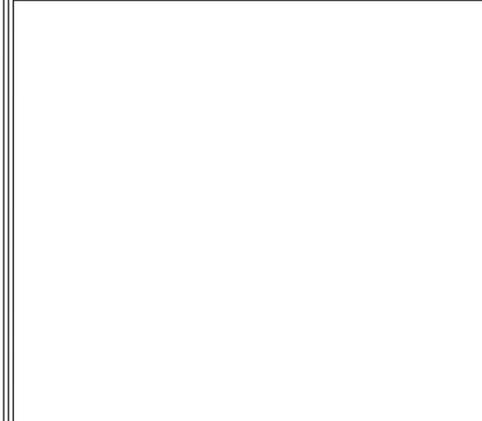
- GENERAL NOTES:**
- 1.) FINISHED FLOOR ELEVATION: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  - 2.) MINIMUM FINISHED FLOOR ELEVATION: THE MINIMUM FINISHED FLOOR ELEVATIONS THAT IS DEPICTED IS FOR 100-YEAR FLOODPLAIN PURPOSES ONLY.
  - 3.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED GRADE.
  - 4.) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T.CATV. EASEMENTS.
  - 5.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
  - 6.) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
  - 7.) FLOOD NOTE: THIS PROPERTY LIES OUTSIDE THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS. MAP NO. 48029C0335F DATED SEP. 29, 2010.
  - 8.) 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 EASEMENT, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
  - 9.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
  - 10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W. (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
  - 11.) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - 12.) 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.
- C.P.S. NOTES:**
- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING Poles, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2.) ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - 4.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.



CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	S89°30'11"W	7.07	90°00'00"
C2	7.85	5.00	S00°29'49"E	7.07	90°00'00"
C3	3.92	5.00	S87°38'37"E	3.82	44°57'36"
C4	5.91	5.00	N11°08'13"W	5.57	67°43'11"
C5	3.92	5.00	S44°42'10"W	3.82	44°57'36"
C6	7.85	5.00	N69°18'33"E	7.07	90°00'00"
C7	7.85	5.00	S20°41'27"E	7.07	90°00'00"
C8	5.24	5.00	N14°30'11"E	5.00	60°00'00"
C9	5.24	5.00	S74°30'11"W	5.00	60°00'00"
C10	7.85	5.00	N20°41'27"W	7.07	90°00'00"
C11	18.46	270.00	N22°36'54"E	94.89	328°365"
C12	98.87	100.00	N14°21'48"E	94.89	86°38'53"
C13	204.08	200.00	S15°16'16"W	195.34	58°27'50"
C14	37.54	100.00	S87°41'37"W	37.32	21°30'30"
C15	194.43	500.00	N33°21'47"E	193.21	22°16'49"
C16	314.02	200.00	S00°28'37"E	282.74	89°37'36"
C17	176.57	500.00	S53°34'26"E	175.66	20°14'02"
C18	70.49	200.00	S34°24'22"W	70.13	20°11'38"
C19	15.05	10.00	N10°12'34"W	13.67	86°14'56"
C20	15.05	10.00	S74°59'22"W	13.67	86°14'56"
C21	21.19	300.00	N34°52'48"E	21.19	42°02'48"
C22	23.56	15.00	N67°03'01"E	21.21	90°00'00"
C23	23.22	15.00	N67°31'54"W	20.97	88°42'32"
C24	26.28	70.00	S57°11'37"E	26.12	21°30'30"
C25	26.19	775.00	S45°28'16"W	26.19	1°06'11"
C26	23.42	330.00	N34°53'25"E	23.42	4°04'33"
C27	7.44	5.00	N71°41'57"E	6.77	89°13'11"
C28	163.61	55.00	N65°41'27"W	109.62	170°26'23"
C29	124.44	5.00	S24°38'32"E	6.77	89°13'11"
C30	151.32	55.00	N11°38'13"W	107.91	157°38'23"
C31	204.15	525.00	N33°21'47"E	202.87	22°16'49"
C32	184.71	475.00	N33°21'47"E	183.55	22°16'49"
C33	353.27	225.00	S00°28'37"E	318.09	89°37'36"
C34	76.40	75.00	N15°13'25"E	73.14	58°22'06"
C35	132.92	130.00	N11°19'13"E	127.20	58°34'43"
C36	79.30	225.00	S34°24'22"W	78.89	20°11'38"
C37	16.00	10.00	N10°12'34"W	14.62	86°14'56"
C38	61.68	175.00	S34°24'22"W	61.36	20°11'38"
C39	287.98	55.00	N45°29'49"W	55.00	300°00'00"
C40	259.18	55.00	N69°18'33"E	77.78	270°00'00"
C41	27.04	800.00	S42°28'16"W	27.04	1°06'11"
C42	72.64	525.00	S49°25'14"E	72.58	7°58'36"
C43	167.75	475.00	S53°34'26"E	166.88	20°14'02"
C44	178.57	175.00	S15°16'16"W	170.92	58°27'50"
C45	229.59	225.00	S15°16'16"W	219.76	89°27'50"
C46	11.47	58.00	S81°55'07"W	11.45	11°19'48"



MAPSCO 2008 MAP 576 GRID # C5 LOCATION MAP



**LEGEND:**

- PROPOSED FINISHED CONTOURS
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- RIGHT-OF-WAY
- EXISTING CONTOURS
- TOTAL LOT AREA
- EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 55516

**GENERAL NOTES:**

- 1.) FINISHED FLOOR ELEVATION NOTE: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOODED PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- 2.) MINIMUM FINISHED FLOOR ELEVATION NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS THAT IS DEPICTED IS FOR 100-YEAR FLOODPLAIN PURPOSES ONLY.
- 3.) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T&CATV. EASEMENTS.
- 4.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- 5.) IMPACT FEES DUE TO WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 6.) FLOOD NOTE: THIS PROPERTY LIES OUTSIDE THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS MAP NO. 482000038P DATED SEP. 29 2010.
- 7.) 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
- 8.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 9.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
- 10.) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 11.) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

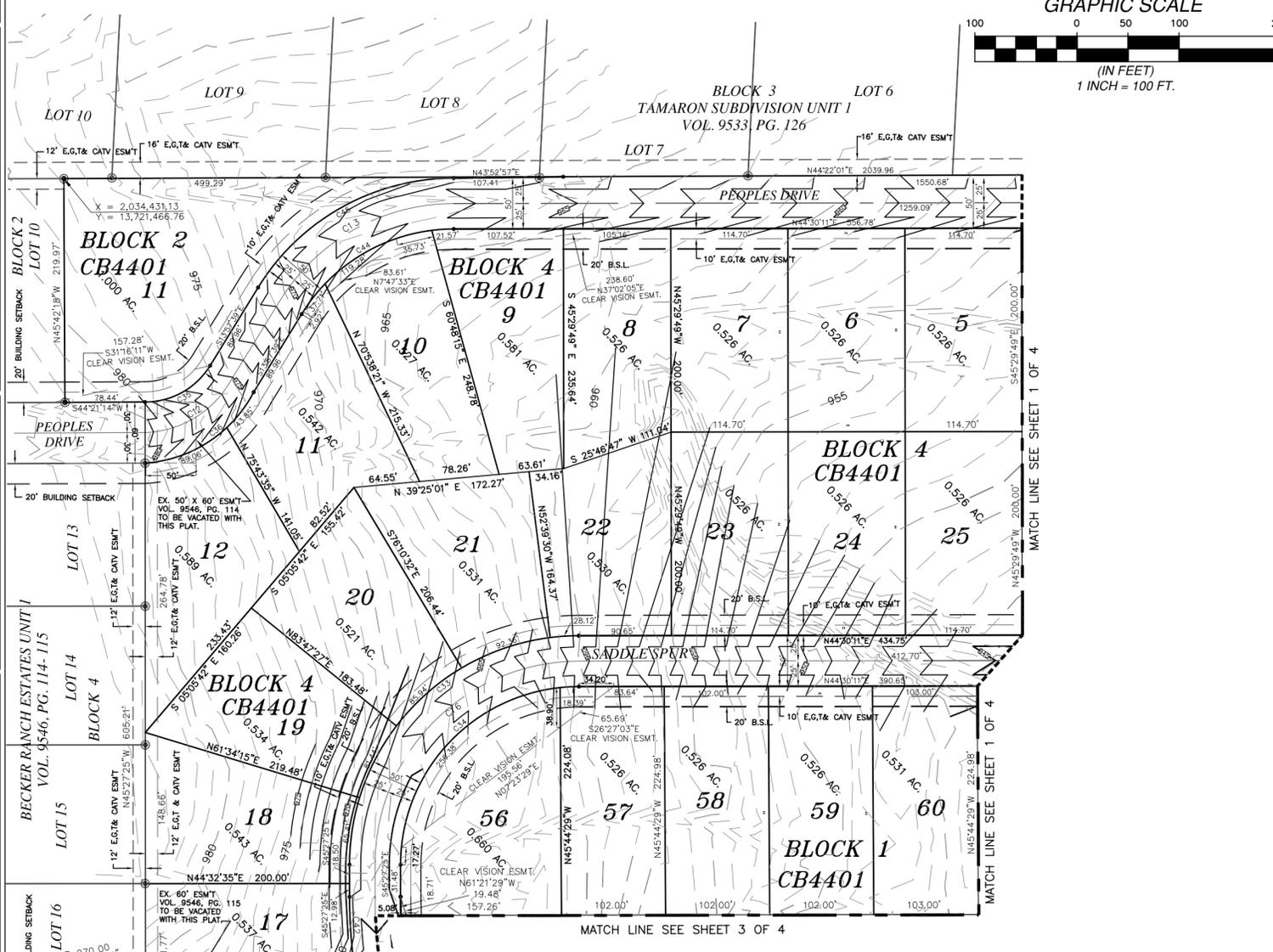
**FIRE FLOW NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- 12.) ALL GREENBELT LOTS ARE DEDICATED AS GAS, ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, CABLE T.V. AND DRAINAGE EASEMENTS
- 13.) DETENTION POND NOTE: STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORMWATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- 14.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
  - 04371 TXAN SAN ANTONIO RRP2 CORS ARP
  - 05575 TXAS CITY CORS ARP
  - 05576 TXSM SAN MARCOS CORS ARP
  - 05577 TXSM SAN MARCOS CORS ARP
  - COMBINED SCALE FACTOR 0.99983802
  - STATE PLANE COORDINATES ARE HAD 83 (NAD83)

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



**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	N78°21'47"E
L2	30.00	N24°18'33"E
L3	4.44	S67°46'38"E
L4	12.12	N07°46'38"E
L5	12.12	S52°13'22"W
L6	4.44	S67°46'38"E
L7	4.23	N42°12'18"W
L8	6.45	N72°12'18"W
L9	30.47	S43°05'52"W
L10	14.74	N31°15'29"E
L11	30.36	S24°10'32"W
L12	30.00	S44°21'05"W
L13	12.24	S45°28'11"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	S89°30'11"W	7.07	90°00'00"
C2	7.85	5.00	S00°29'49"E	7.07	90°00'00"
C3	3.92	5.00	S67°58'37"E	3.82	44°57'36"
C4	5.91	5.00	N11°38'13"W	5.57	67°43'11"
C5	3.92	5.00	S44°42'10"W	3.82	44°57'36"
C6	7.85	5.00	N69°18'33"E	7.07	90°00'00"
C7	7.85	5.00	S20°41'27"E	7.07	90°00'00"
C8	5.24	5.00	N14°30'11"E	5.00	60°00'00"
C9	5.24	5.00	S74°30'11"W	5.00	90°00'00"
C10	7.85	5.00	N32°41'27"W	7.07	90°00'00"
C11	16.46	270.00	N27°56'54"E	16.46	3°29'35"
C12	98.87	100.00	N14°21'48"E	94.89	56°38'53"
C13	204.00	200.00	S19°16'16"W	195.34	S8°27'50"
C14	37.54	100.00	S37°11'37"W	37.32	21°30'00"
C15	194.43	200.00	N32°21'47"E	193.21	22°16'49"
C16	314.02	200.00	S00°28'37"E	282.74	89°57'36"
C17	176.57	500.00	S50°34'26"E	175.66	20°14'32"
C18	70.49	200.00	S34°24'22"W	70.13	20°11'38"
C19	15.05	10.00	N10°15'34"W	13.67	86°14'56"
C20	15.05	10.00	S75°59'22"W	13.67	86°14'56"
C21	21.19	300.00	N34°52'48"E	21.19	4°02'49"
C22	23.56	15.00	N67°03'01"E	21.21	90°00'00"

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C23	23.22	15.00	N67°31'54"W	20.97	88°42'32"
C24	26.28	70.00	S37°11'37"W	18.15	22°30'40"
C25	26.19	775.00	S45°28'16"W	26.19	1°56'11"
C26	23.43	330.00	N34°53'25"E	23.42	4°04'03"
C27	7.44	5.00	N71°41'57"E	6.77	88°13'11"
C28	163.61	55.00	N65°41'22"W	108.62	170°28'23"
C29	7.44	5.00	S23°04'52"E	6.77	85°13'11"
C30	151.32	55.00	N11°38'13"W	107.91	157°38'23"
C31	204.15	525.00	N33°21'47"E	202.87	22°16'49"
C32	184.71	475.00	S33°21'47"E	178.04	1°56'11"
C33	353.27	225.00	S00°28'37"E	318.09	89°57'36"
C34	76.40	75.00	N15°13'25"E	73.14	S8°22'06"
C35	132.92	130.00	N11°19'13"E	127.20	S8°34'43"
C36	79.30	225.00	S34°24'22"W	78.89	20°11'38"
C37	61.68	175.00	S34°24'22"W	61.36	20°11'38"
C38	287.98	55.00	N45°28'49"W	55.00	300°00'00"
C39	268.18	55.00	N69°18'33"E	77.78	270°00'00"
C40	27.04	800.00	S33°21'47"E	27.04	1°56'11"
C41	27.04	800.00	S33°21'47"E	27.04	1°56'11"
C42	72.64	525.00	S49°25'14"E	72.58	7°55'38"
C43	167.75	475.00	S55°34'26"E	166.88	20°14'02"
C44	176.57	175.00	S19°16'16"W	170.92	S8°27'50"
C45	229.59	225.00	S19°16'16"W	219.76	S8°27'50"
C46	11.47	58.00	S51°55'07"W	11.45	11°19'46"

**PLAT NUMBER 130143**

SUBDIVISION PLAT ESTABLISHING  
**SADDLE CREEK ESTATES**

BEING 58.1920 ACRE TRACT OF LAND, BEING OUT AND PART OF THE SARAH TYLER SURVEY, No.367, ABSTRACT No. 744 AND BEING OUT OF A 125.70 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 7647, PAGE 1842, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**Seda Consulting Engineers, Inc.**

FIRM REGISTRATION NO. F-1601 (210) 308-0057  
6735 IH 10 W FAX: (210) 308-8842  
SAN ANTONIO, TEXAS 78201 E-MAIL: SEDASATX.RR.COM  
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

**BARRERA LAND SURVEYING**

Firm Registration No: 10183000  
Email: dbinsatx@yahoo.com  
7715 Mainland Drive, Suite 114  
San Antonio, Texas 78250  
(210)444-9023

DATE: 01/19/2013 JOB # 1562

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DULY AUTHORIZED AGENT  
OWNER/DEVELOPER ADDRESS:  
MORENO FAMILY INVESTMENT COMPANY, L.T.D.  
3815 PLEASANTON RD., SAN ANTONIO, TEXAS 78221  
PH: (210) 922-5737

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

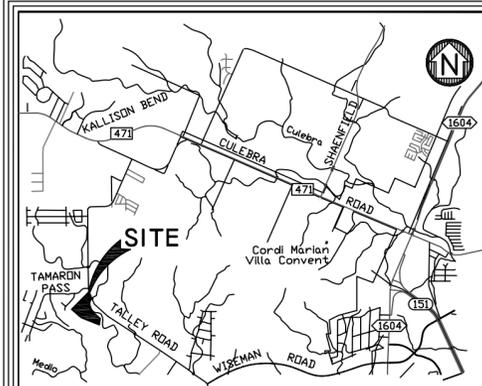
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

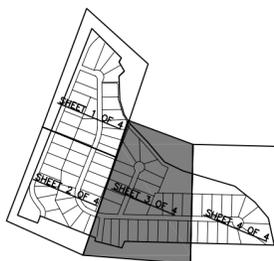
BY: \_\_\_\_\_, DEPUTY

PAGE 2 OF 4



INDEX MAP

MAPSCO 2008 MAP 576 GRID # C5 LOCATION MAP



INDEX MAP

**LEGEND:**

- PROPOSED FINISHED CONTOURS
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- RIGHT-OF-WAY
- EXISTING CONTOURS
- TOTAL LOT AREA
- EASEMENT

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

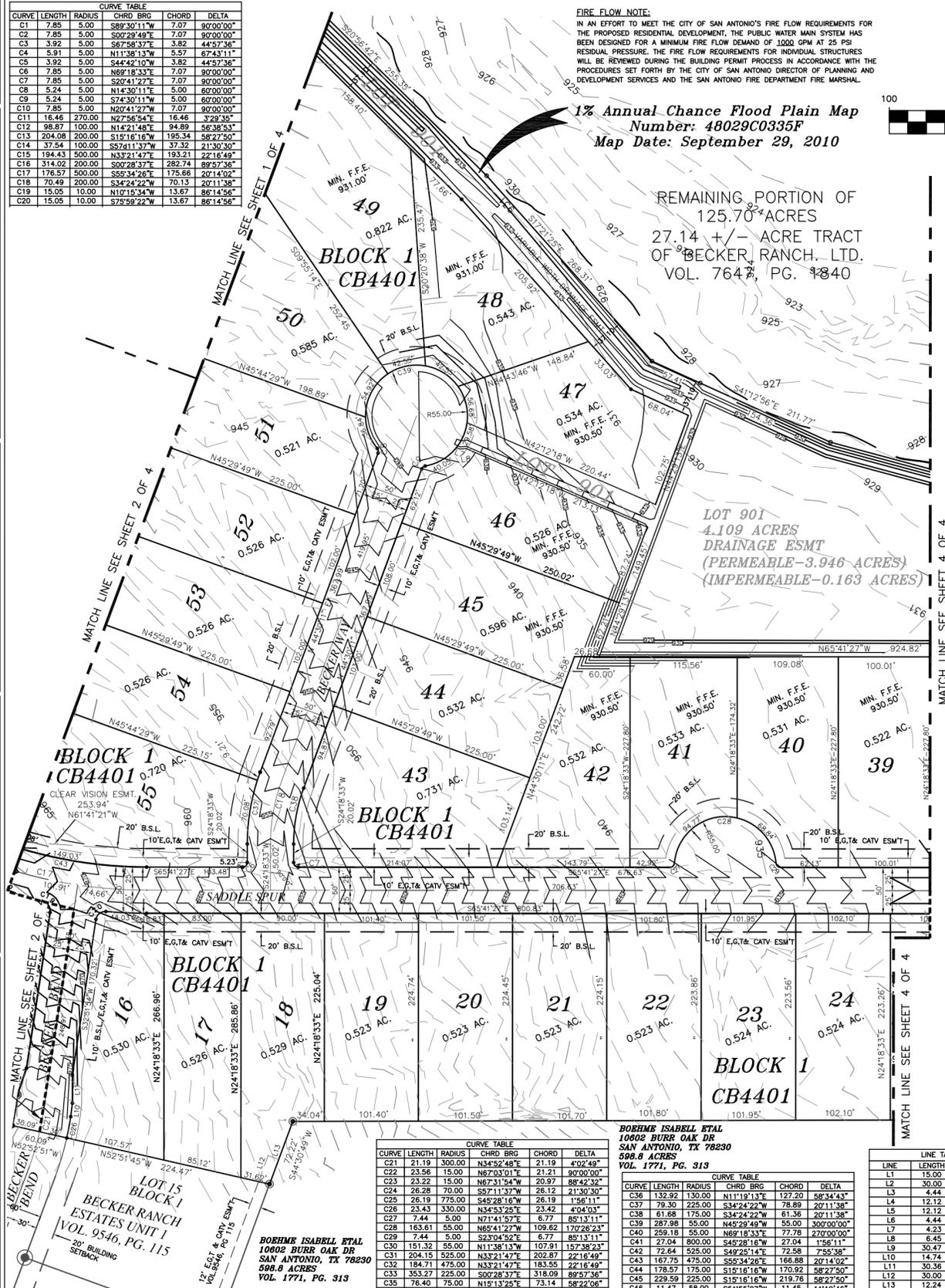
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

LICENSED PROFESSIONAL ENGINEER NO. 55516

**GENERAL NOTES:**

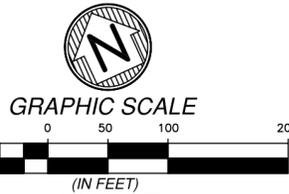
- 1) FINISHED FLOOR ELEVATION NOTE: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- 2) MINIMUM FINISHED FLOOR ELEVATION NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS THAT IS DEPICTED IS FOR 100-YEAR FLOODPLAIN PURPOSES ONLY.
- 3) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED GRADE.
- 3.1) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T.CATV. EASEMENTS.
- 4) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- 5) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 6) FLOOD NOTE: THIS PROPERTY LIES OUTSIDE THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS. MAP NO. 48029C0335F DATED SEP. 29, 2010.
- 7) 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 EASEMENT, AS APPLIED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 8) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 9) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
- 10) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 11) 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.

CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	S89°30'11"W	7.07	90°00'00"
C2	7.85	5.00	S00°29'49"E	7.07	90°00'00"
C3	3.92	5.00	S87°38'37"E	3.82	44°57'36"
C4	5.91	5.00	N11°38'13"W	5.57	67°43'11"
C5	3.92	5.00	S44°42'10"W	3.82	44°57'36"
C6	7.85	5.00	N89°18'33"E	7.07	90°00'00"
C7	7.85	5.00	S22°12'27"E	7.07	90°00'00"
C8	5.24	5.00	N14°30'11"E	5.00	60°00'00"
C9	5.24	5.00	S74°30'11"W	5.00	60°00'00"
C10	7.85	5.00	N29°41'27"W	7.07	90°00'00"
C11	16.46	270.00	N45°44'29"W	16.46	42°32'36"
C12	98.87	100.00	N14°21'48"E	94.89	56°38'53"
C13	204.08	200.00	S15°16'16"W	195.34	88°27'50"
C14	37.54	100.00	S87°11'37"W	37.32	21°30'30"
C15	194.43	500.00	N32°12'16"W	193.21	72°16'49"
C16	314.02	200.00	S00°28'37"E	282.74	89°57'36"
C17	178.57	500.00	S55°34'26"E	175.66	20°14'02"
C18	70.49	200.00	S34°24'22"W	70.15	20°11'36"
C19	15.05	10.00	N10°12'54"W	13.67	8°14'56"
C20	15.05	10.00	S75°58'22"W	13.67	86°14'56"



- 12) ALL GREENBELT LOTS ARE DEDICATED AS GAS, ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, CABLE T.V. AND DRAINAGE EASEMENTS.
  - 13) DETENTION POND NOTE: STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORMWATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
  - 14) STATE PLANE COORDINATES DERIVED FROM STATIONS: 04571 TXAN SAN ANTONIO RRP2 CORS ARP 05576 TXJC JOHNSON CITY CORS ARP 055767 TXSM SAN MARCOS CORS ARP COMBINED SCALE FACTOR 0.99983802 STATE PLANE COORDINATES ARE HAD 83 (NAV80)
- C.P.S. NOTES:**
- 1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING PEGS, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - 4) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



**1% Annual Chance Flood Plain Map**  
Number: 48029C0335F  
Map Date: September 29, 2010

REMAINING PORTION OF 125.70 ACRES  
27.14 +/- ACRE TRACT OF BECKER RANCH, LTD. VOL. 7647, PG. 1840

LOT 901  
4.109 ACRES  
DRAINAGE ESMT  
(PERMEABLE-3.946 ACRES)  
(IMPERMEABLE-0.163 ACRES)

LICENSED PROFESSIONAL ENGINEER NO. 55516

**PLAT NUMBER 130143**  
SUBDIVISION PLAT ESTABLISHING  
**SADDLE CREEK ESTATES**  
BEING 58.1920 ACRE TRACT OF LAND, BEING OUT AND PART OF THE SARAH TYLER SURVEY, No.367, ABSTRACT No. 744 AND BEING OUT OF A 125.70 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 7647, PAGE 1842, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**Seda Consulting Engineers, Inc.**  
FIRM REGISTRATION NO. F-1601 (210) 308-0057  
6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842  
E-MAIL: SEDA@SATX.RR.COM  
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

**BARRERA LAND SURVEYING**  
Firm Registration No: 10183000  
Email: dbinsatx@yahoo.com  
7715 Mainland Drive, Suite 114  
San Antonio, Texas 78250  
(210)444-9023  
DATE: 01/19/2013 JOB # 1562

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

OWNER/DULY AUTHORIZED AGENT  
OWNER/DEVELOPER ADDRESS:  
MORENO FAMILY INVESTMENT COMPANY, LTD.  
3815 PLEASANTON RD., SAN ANTONIO, TEXAS 78221  
PH: (210) 922-5737

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

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

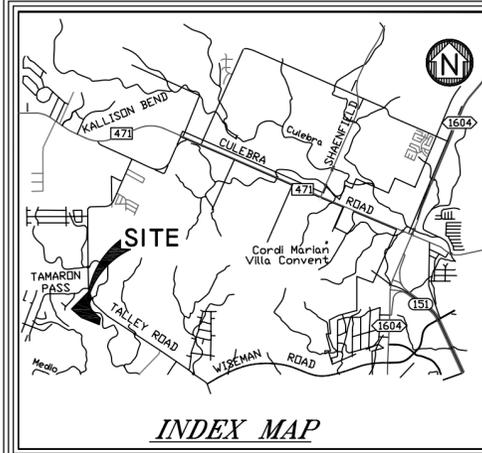
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

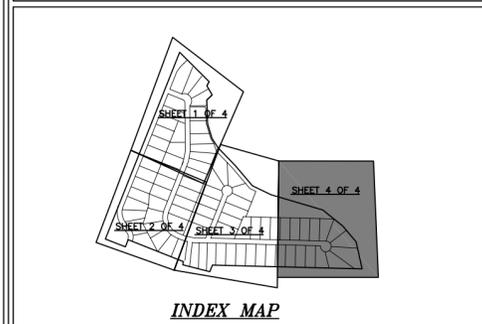
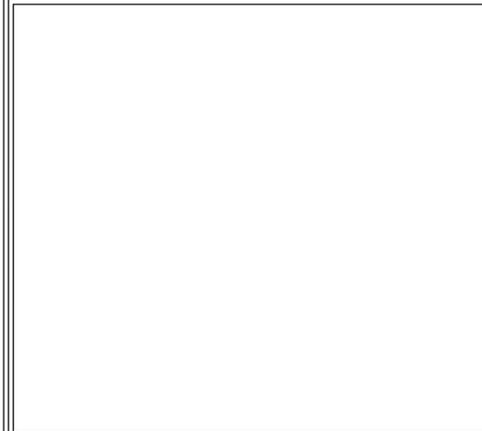
STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY TEXAS  
BY: \_\_\_\_\_, DEPUTY  
PAGE 3 OF 4



MAPSCO 2008 MAP 576 GRID # C5 LOCATION MAP



**LEGEND:**

- PROPOSED FINISHED CONTOURS [576]
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED [Symbol]
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED [Symbol]
- ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT E,T,G & CATV ESM'T
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. R.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R.
- RIGHT-OF-WAY R.O.W.
- EXISTING CONTOURS [Symbol]
- TOTAL LOT AREA 1.643 AC.
- EASEMENT ESM'T

STATE OF TEXAS  
COUNTY OF BEXAR

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

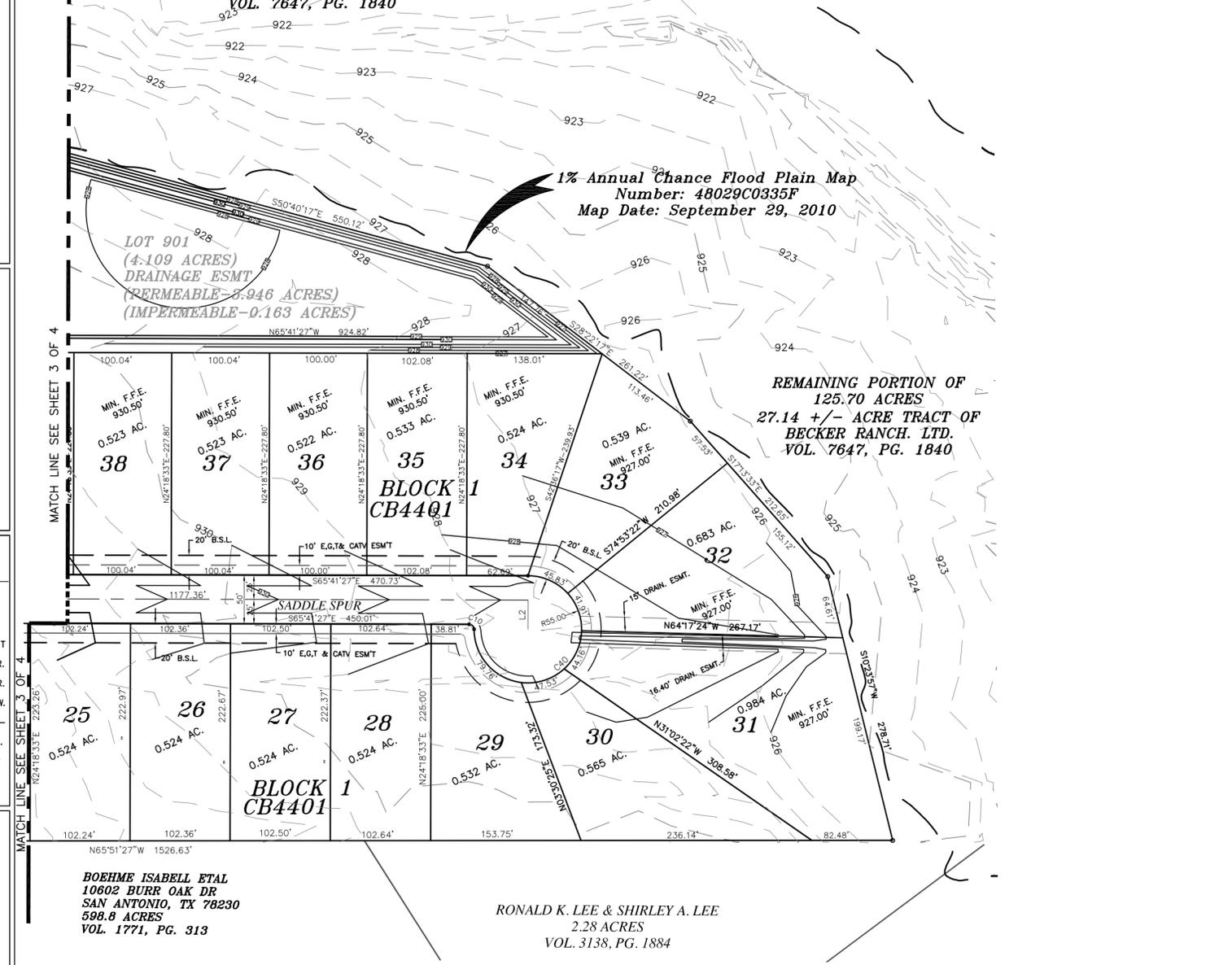
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 55516

- GENERAL NOTES:**
- 1.) FINISHED FLOOR ELEVATION NOTE: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  - 2.) MINIMUM FINISHED FLOOR ELEVATION NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS THAT IS DEPICTED IS FOR 100-YEAR FLOODPLAIN PURPOSES ONLY.
  - 3.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED GRADE.
  - 4.) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T.CATV. EASEMENTS.
  - 5.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
  - 6.) IMPACT FEES ARE DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
  - 7.) FLOOD NOTE: THIS PROPERTY LIES OUTSIDE THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48525N DATED SEP. 29 2010.
  - 8.) 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - 9.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
  - 10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W. (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
  - 11.) BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - 12.) 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.
- 13.) DETENTION POND NOTE:** STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORMWATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
- 14.) STATE PLANE COORDINATES DERIVED FROM STATIONS:**  
 04371 TXAN SAN ANTONIO RRP2 CORS ARP  
 05765 TXAC JOHNSON CITY CORS ARP  
 05767 TXSM SAN MARCOS CORS ARP  
 COMBINED SCALE FACTOR 0.99983802  
 STATE PLANE COORDINATES ARE NAD 83 (NAV80S)
- C.P.S. NOTES:**
- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2.) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 4.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.



CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	7.85	5.00	S89°30'11"W	7.07	90°00'00"	C16	314.02	200.00	S00°28'37"E	282.74	89°57'36"	C30	151.32	55.00	N11°38'13"W	107.91	157°38'23"
C2	7.85	5.00	S00°29'49"E	7.07	90°00'00"	C17	176.57	500.00	S55°34'26"E	175.66	20°14'02"	C31	204.15	525.00	N33°21'47"E	202.87	22°16'49"
C3	3.92	5.00	S67°58'37"E	3.82	44°57'36"	C18	70.49	200.00	S34°24'22"W	70.13	20°11'38"	C32	184.71	475.00	N33°21'47"E	183.55	22°16'49"
C4	5.81	5.00	N11°38'13"W	5.87	67°41'11"	C19	15.05	10.00	N10°15'34"W	13.67	86°14'56"	C33	353.27	225.00	S00°28'37"E	318.09	89°57'36"
C5	3.92	5.00	S44°42'10"W	3.82	44°57'36"	C20	15.05	10.00	S75°59'22"W	13.67	86°14'56"	C34	76.40	75.00	N15°13'25"E	73.14	58°22'06"
C6	7.85	5.00	N89°18'33"E	7.07	90°00'00"	C21	21.19	300.00	N34°52'48"E	21.19	4°02'49"	C35	132.92	130.00	N11°19'13"E	127.20	58°34'43"
C7	7.85	5.00	S20°41'27"E	7.07	90°00'00"	C22	23.56	15.00	N82°03'01"E	21.21	90°00'00"	C36	179.30	225.00	S34°24'22"W	178.89	20°11'38"
C8	5.24	5.00	N14°30'11"W	5.00	60°00'00"	C23	23.22	15.00	N67°31'54"W	20.97	88°42'32"	C37	61.68	175.00	S34°24'22"W	61.36	20°11'38"
C9	5.24	5.00	S74°30'11"W	5.00	60°00'00"	C24	26.28	70.00	S57°11'37"W	26.12	21°30'30"	C38	287.98	55.00	N45°29'49"W	55.00	300°00'00"
C10	7.85	5.00	N20°41'27"W	7.07	90°00'00"	C25	26.19	775.00	S45°28'16"W	26.19	1°56'11"	C39	429.18	55.00	N69°18'33"E	77.78	270°00'00"
C11	16.46	270.00	N27°58'54"E	16.46	329°35"	C26	23.43	330.00	N34°53'25"E	23.42	4°04'03"	C40	27.04	800.00	S45°28'16"W	27.04	1°56'11"
C12	98.87	100.00	N14°21'46"E	94.99	85°38'53"	C27	7.44	5.00	N71°51'27"E	6.77	85°13'11"	C41	72.64	525.00	S45°28'16"W	72.58	7°55'36"
C13	204.06	200.00	S15°16'16"W	195.34	58°27'50"	C28	163.61	55.00	N65°41'27"W	109.62	170°26'23"	C42	167.75	475.00	S55°34'26"E	166.88	20°14'02"
C14	37.54	100.00	S57°11'37"W	37.32	21°30'30"	C29	7.44	5.00	S23°04'52"E	6.77	85°13'11"	C43	178.57	175.00	S15°16'16"W	170.92	58°27'50"
C15	194.43	500.00	N33°21'47"E	193.21	22°16'49"	C30	151.32	55.00	N11°38'13"W	107.91	157°38'23"	C44	229.59	225.00	S15°16'16"W	219.76	58°27'50"
												C45	11.47	58.00	S51°55'07"W	11.45	11°19'46"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	N78°21'47"E
L2	30.00	N24°18'33"E
L3	4.44	S87°46'38"E
L4	12.12	N07°46'38"W
L5	12.12	S52°13'22"W
L6	4.44	S87°46'38"E
L7	4.23	N42°12'18"W
L8	6.45	N72°12'18"W
L9	30.47	S43°05'52"W
L10	14.74	N31°15'28"E
L11	30.36	S24°10'32"W
L12	30.00	S44°21'05"W
L13	12.24	S45°29'11"E

**PLAT NUMBER 130143**

SUBDIVISION PLAT ESTABLISHING  
**SADDLE CREEK ESTATES**

BEING 58.1920 ACRE TRACT OF LAND, BEING OUT AND PART OF THE SARAH TYLER SURVEY, No.367, ABSTRACT No. 744 AND BEING OUT OF A 125.70 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 7647, PAGE 1842, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**Seda Consulting Engineers, Inc.**

FIRM REGISTRATION NO.-1601 (210) 308-0057  
 6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842  
 E-MAIL: SEDASATX.RR.COM  
 CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

**BARRERA LAND SURVEYING**

Firm Registration No: 10183000  
 Email: dbinsatx@yahoo.com  
 7715 Mainland Drive, Suite 114  
 San Antonio, Texas 78250  
 (210)444-9023

DATE: 01/19/2013 JOB # 1562

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DULY AUTHORIZED AGENT

OWNER/DEVELOPER ADDRESS:  
 MORENO FAMILY INVESTMENT COMPANY,LTD.  
 3815 PLEASANTON RD., SAN ANTONIO, TEXAS 78221  
 PH: (210) 922-5737

STATE OF TEXAS  
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
 CHAIRMAN

BY: \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

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

\_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_ DEPUTY **PAGE 4 OF 4**



**Seda Consulting Engineers, Inc.**  
**6735 I.H. 10 WEST**  
**San Antonio, TX 78201**

**Phone: (210) 308-0057**  
**FAX: (210) 308-8842**

August 19, 2013

Variance Request Review  
Infrastructure Services Department,  
Public Works Division  
Bexar County  
233 N. Pecos La Trinidad, San Antonio, TX 78207  
Attn.: Mr. Robert Brach, P.E.

**Re: Saddle Creek Estates Subdivision, Plat No. 20130143**  
**Administrative Exception**

Dear Mr. Brach;

An Administrative Exception is being requested by the "Moreno Family Investment Company, LTD", herein called "Developer", for the "Saddle Creek Estates" Subdivision (plat No. 130143), located along Talley Road to the Northwest of Weisman Road and, just to the south of Tamaron Pass in Bexar County.

It has been commented that, the proposed development is in conflict with the UDC Section 35-506(f), with regard to the centerline offset, along Talley Road (Secondary Arterial Type A) of the proposed Peoples Dr. and the Existing Tamaron Pass (both streets are designated/labeled as Locals and the provided offset between the centerlines is 250.00 ± feet).

Although, According to UDC Section 35-506(f), the centerline offset between two (2) local streets connecting to an arterial is around 150 feet, the review comment called for 400 feet. If the proposed street entrance is moved to the said 400 feet offset location, it will be placed adjacent to the 1% annual-chance flood plan/existing 9- 8' X 3.5' Culvert/pipes crossing Talley Road. Such placement of the entrance street will cause possible conflict with any future expansion/improvement to Talley Road adjacent to existing 9- 8' X 3.5' Culvert/pipes crossing Talley Road. Also, a County project to improve Talley Road is proposed by the County's Capital Improvements Projects (CIP).

**Therefore, an Administrative Exception request is justified for the proposed location of Peoples Street.**

the Administrative Exception will not be contrary to the spirit and intent of the UDC and specific regulations due to the explanations above.

The Developer has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare.

Under the circumstances listed above, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted.

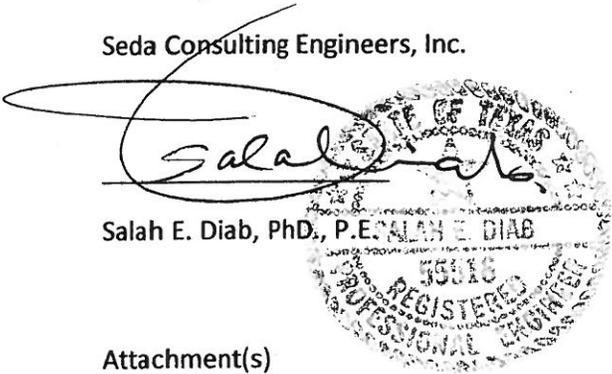
As per UDC

- If the applicant complies strictly with the provisions of these regulations, the Developer can make no reasonable use of the property;
  - The hardship relates to the land, rather than personal circumstances;
  - The hardship is unique, or nearly so, rather than one shared by many surrounding properties;
  - The hardship is not the result of the applicant's own actions;
  - The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.
- 
- In my professional opinion, the proposed Administrative Exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely;

Seda Consulting Engineers, Inc.

Moreno Family Investment Company, LTD



Salah E. Diab, PhD., P.E.



Frank Moreno

Attachment(s)

<b>For Office Use Only:</b>	AEVR #:	Date Received:
<b>DSD – Director Official Action:</b>		
APPROVED	APPROVED W/ COMMENTS	DENIED
Signature:		Date:
Printed Name:	Title:	
Comments:		



## INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

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

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Saddle Creek Estates
<b>Address:</b>	Talley Rd near the intersection with Peoples Drive, Mapsco Map 576/C-5
<b>A/P #/PPR #/Plat#:</b>	130143
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	September 11, 2013
<b>AEVR Submitted by:</b>	Salah Diab, P.E.
<b>Issue:</b>	Street Intersection Offset along a Secondary Arterial
<b>Code Sections:</b>	2010 Unified Development Code (UDC), Sections 35-506(f)
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Diab's letter dated September 11, 2013. At issue is the minimum centerline offset distance of 400' between street intersections to accommodate a turn lane where collectors intersect an arterial. The centerline of the proposed projection of Peoples Drive will be approximately 200 feet from the centerline of Tamaron Pass.

Peoples Drive and Tamaron Pass are located on the west side of Talley Road. Floodplain encompasses much of the land to the south of Peoples Drive. There is a platted lot fronting Talley Road to the east of Tamaron Pass whose frontage will run between Tamaron Pass and Peoples Drive.

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

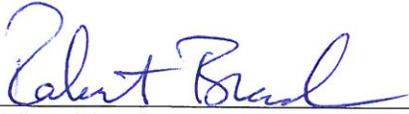
- 1. *Is the exception contrary to the spirit and intent of section?*** The exception is not contrary to the spirit and intent of the section. Floodplain exists to the south and no streets are planned to connect to Talley Road between Tamaron Pass and Peoples Drive. The location of the driveway on the platted lot to the east will be determined through a Right of Way permit and will ensure no turning movements will overlap.
- 2. *Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant is taking all practical measures to minimize any adverse impacts to public health, safety and public welfare. The applicant chose this location of Peoples Drive to minimize the impact on any future capital improvement project for Talley Road which will most likely require a bridge class structure.
- 3. *Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The public interest is increased with the construction of Peoples

Drive by providing secondary access to over 125 developed lots. The concern of the particular regulation is reduced due to current plat activity and the location of the floodplain.

**4. Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMENDATION: Approval of Administrative Exception



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

9/13/13

Date

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



Pablo G. Martinez, P.E.  
Interim Development Services Engineer  
City of San Antonio Development Services Department

9/16/13

Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department

9-17-13

Date



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130190

**Project Name:**

Seale Subdivision Unit 7

**Applicant:**

Chesley I. Swann III

**Representative:**

Pape-Dawson Engineers, Inc.,  
c/o Cara Tackett, P.E.

**Owners:**

Milestone Potranco Development,  
LTD.

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of Camp  
Light Way and Emory Peak.

**MAPSCO Map Grid (Ferguson):**

611 F-7

**Tract Size:**

41.59 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to subdivide a 41.59-acre tract of land to establish **Seale Subdivision Unit 7**.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 10, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of eighty two (82) single family residential lots, three (3) non-single-family lots, and two thousand seven hundred and sixty six (2,766) feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 12, 2013

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 12, 2013

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 791-C, Seale 351.25 Acre Tract, accepted on December 12, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Seale Subdivision Unit 7**

## **IV. ATTACHMENT**

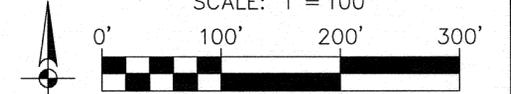
1. Proposed plat

PLAT NUMBER 130190

SUBDIVISION PLAT ESTABLISHING SEALE SUBDIVISION UNIT 7

BEING 41.59 ACRES OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGES 35-43 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, COUNTY BLOCK 4335 AND THE J.V. DIGNOWITZ SURVEY NO. 310, ABSTRACT NO. 1041, COUNTY BLOCK 4338 BEXAR COUNTY, TEXAS

SCALE: 1" = 100'



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

DATE OF PRINT: September 6, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY: MILESTONE PROPERTIES, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER AGENT: CHESLEY I. SWANN III, 543 BUSBY DRIVE, SAN ANTONIO, TX 78209, PHONE: (210) 541-1413, FAX: (210) 979-0901

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN, III, 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 9th DAY OF SEPTEMBER, A.D. 2013.

RICHARD OLIVAREZ, MY COMMISSION EXPIRES October 16, 2013, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SEALE SUBDIVISION UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY

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

DATED THIS DAY OF A.D. 20

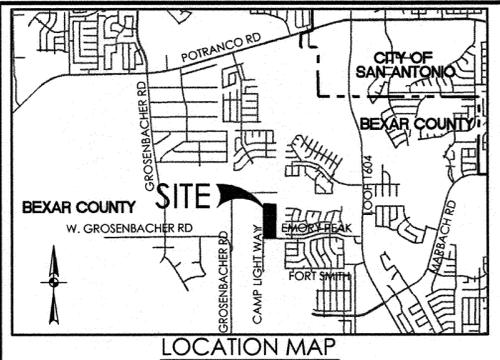
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



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

NATURAL PRESERVE AREA NOTE: LOT 901, BLOCK 35, COUNTY BLOCK 4335 WILL BE DEDICATED TO THE CITY OF SAN ANTONIO. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

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

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

OPEN SPACE NOTE: LOT 901 & 902, BLOCK 27, CB 4335 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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

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

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

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.

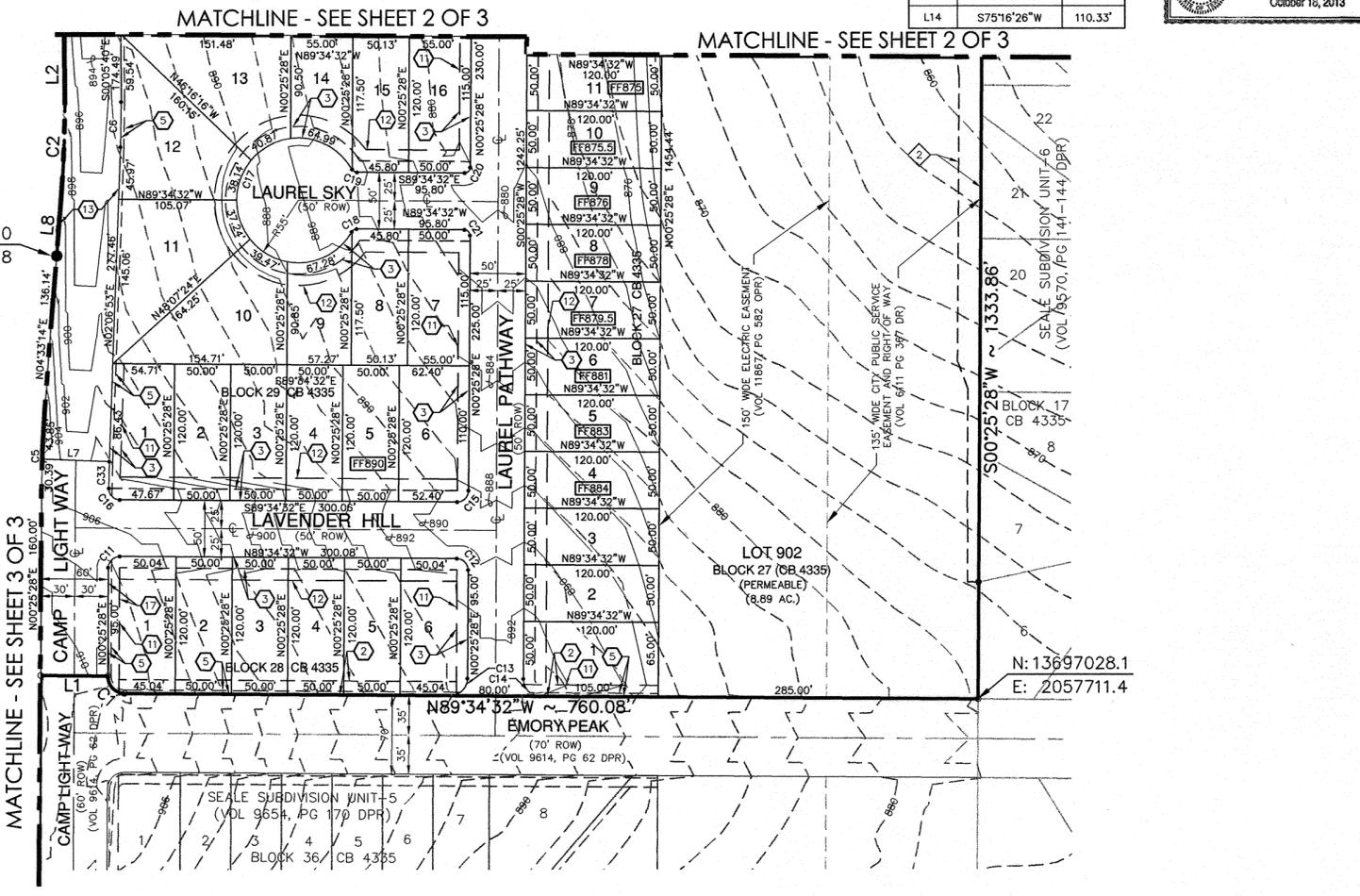
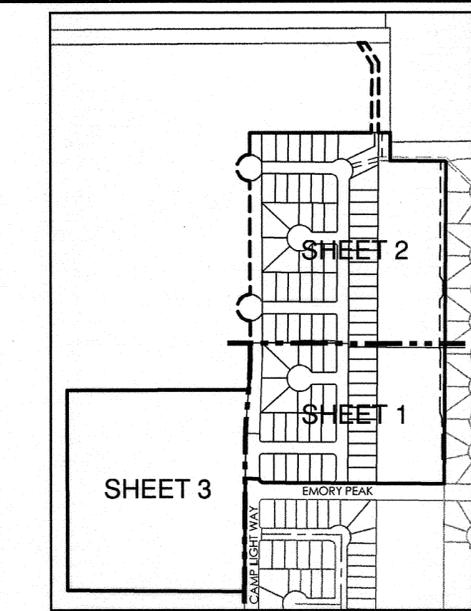
DAVID A. CASANOVA, LICENSED PROFESSIONAL LAND SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND table listing symbols for BSL, CB, DPMR, ESMT, PC, ROW, OPR, VOL, and various survey lines and easements.

CURVE TABLE and LINE TABLE. CURVE TABLE lists CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, and LENGTH. LINE TABLE lists LINE, BEARING, and LENGTH.



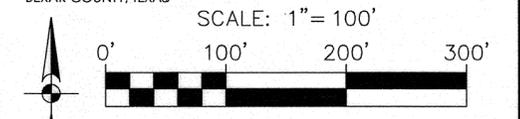
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 7103-04, Survey Job No. 7103-04

# PLAT NUMBER 130190

## SUBDIVISION PLAT ESTABLISHING SEALE SUBDIVISION UNIT 7

BEING 41.59 ACRES OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGES 35-43 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, COUNTY BLOCK 4335 AND THE J.V. DIGNOWITY SURVEY NO. 310, ABSTRACT NO. 1041, COUNTY BLOCK 4338 BEXAR COUNTY, TEXAS



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

DATE OF PRINT: September 6, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: MILESTONE PROPERTIES, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER  
AGENT: CHESLEY I. SWANN III  
543 BUSBY DRIVE  
SAN ANTONIO, TX 78209  
PHONE: (210) 541-1413  
FAX: (210) 979-0901

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 9th DAY OF SEPTEMBER, A.D. 2013.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SEALE SUBDIVISION UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

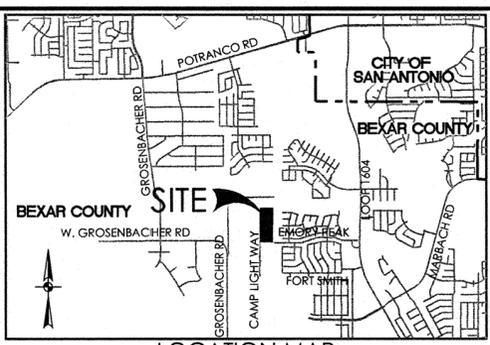
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



### LOCATION MAP

MAPSCO MAP G RID: 611-F7  
NOT-TO-SCALE

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

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

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

**FINISHED FLOOR ELEVATION:**  
THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

**OPEN SPACE NOTE:**  
LOT 901 & 902, BLOCK 27, CB 4335 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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

**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

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.

*Carla C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

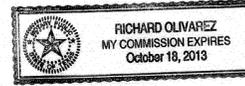
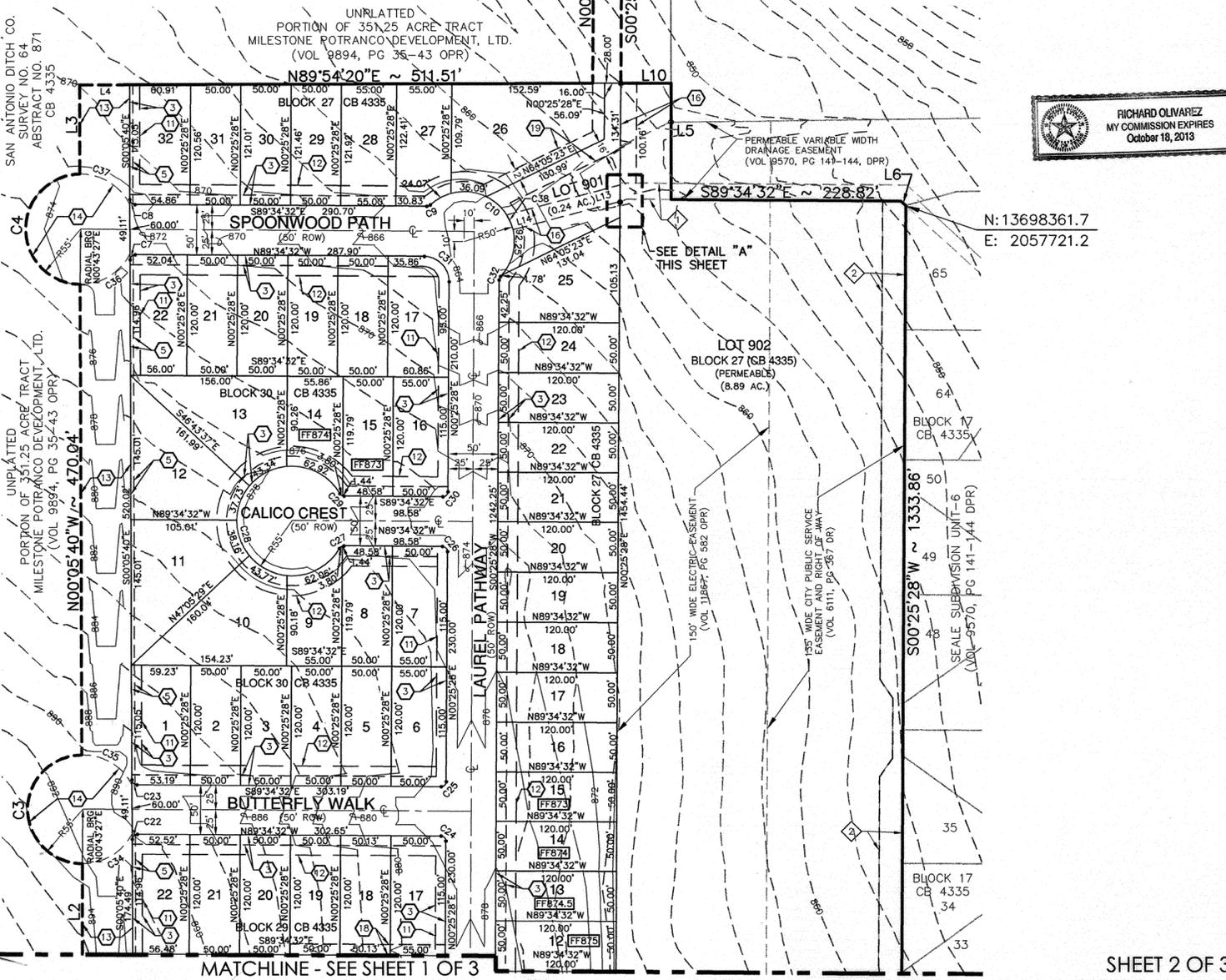
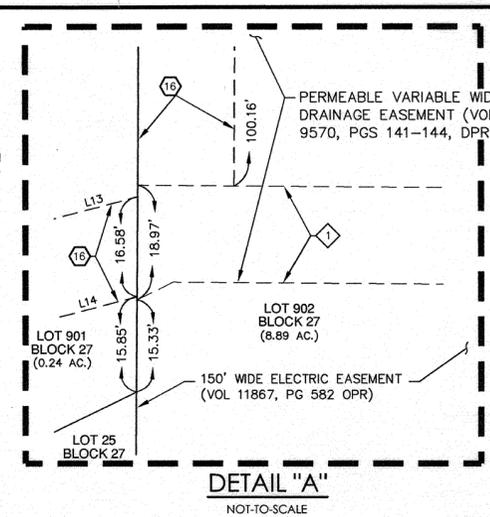
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- BSL BUILDING SETBACK LINE
  - CB COUNTY BLOCK
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - ESMT EASEMENT PAGE(S)
  - ROW RIGHT-OF-WAY
  - PG OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
  - VOL VOLUME
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD
  - - - 890 - - - EXISTING CONTOURS
  - - - 890 - - - PROPOSED CONTOURS
  - - - ORIGINAL SURVEY
  - FF890 FINISHED FLOOR ELEVATION FOR SEWER.
- ② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
  - ⑥ 10' BUILDING SETBACK
  - ⑦ 20' BUILDING SETBACK
  - ⑧ VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW) (OFF-LOT 1.248 AC. PERMEABLE)
  - ⑨ TURNAROUND, VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW) (OFF-LOT 0.214 AC.)
  - ⑩ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.25 AC.)
  - ⑪ 16' SANITARY SEWER EASEMENT
  - ⑫ 10' BUILDING SETBACK, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ⑬ 11' DRAINAGE EASEMENT
  - ⑭ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9570, PG 141-144, DPR)
  - ⑮ PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9572, PG 174-175, DPR)

**NOTE:**  
FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 3

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

**NATURAL PRESERVE AREA NOTE:**  
LOT 901, BLOCK 35, COUNTY BLOCK 4335 WILL BE DEDICATED TO THE CITY OF SAN ANTONIO. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.



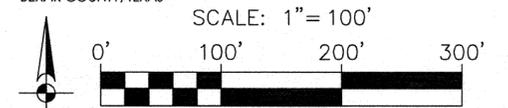
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MATCHLINE - SEE SHEET 1 OF 3



SUBDIVISION PLAT  
ESTABLISHING  
SEALE SUBDIVISION UNIT 7

BEING 41.59 ACRES OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGES 35-43 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, COUNTY BLOCK 4335 AND THE J.V. DIGNOWITY SURVEY NO. 310, ABSTRACT NO. 1041, COUNTY BLOCK 4338 BEXAR COUNTY, TEXAS



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

DATE OF PRINT: September 6, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

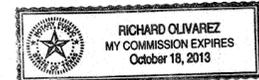
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: MILESTONE PROPERTIES, INC.,  
A TEXAS CORPORATION, ITS GENERAL PARTNER  
AGENT: CHESLEY I. SWANN III  
543 BUSBY DRIVE  
SAN ANTONIO, TX 78209  
PHONE: (210) 541-1413  
FAX: (210) 979-0901

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III 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 9th DAY OF SEPTEMBER, A.D. 2013.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SEALE SUBDIVISION UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

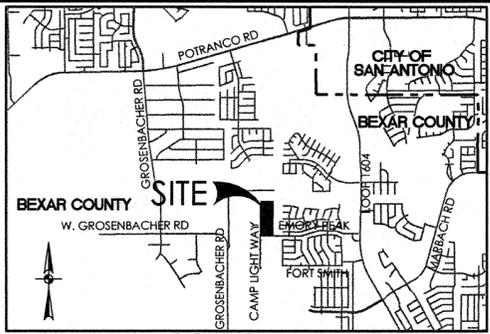
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SEALE SUBDIVISION UNIT 7  
Civil Job No. 7103-04; Survey Job No. 7103-04



LOCATION MAP  
MAPSCO MAP GRID: 611-F7  
NOT-TO-SCALE

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

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

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

FINISHED FLOOR NOTE:  
THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITORS' 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.

FIRE FLOW NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

OPEN SPACE NOTE:  
LOT 901 & 902, BLOCK 35, CB 4335 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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

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

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

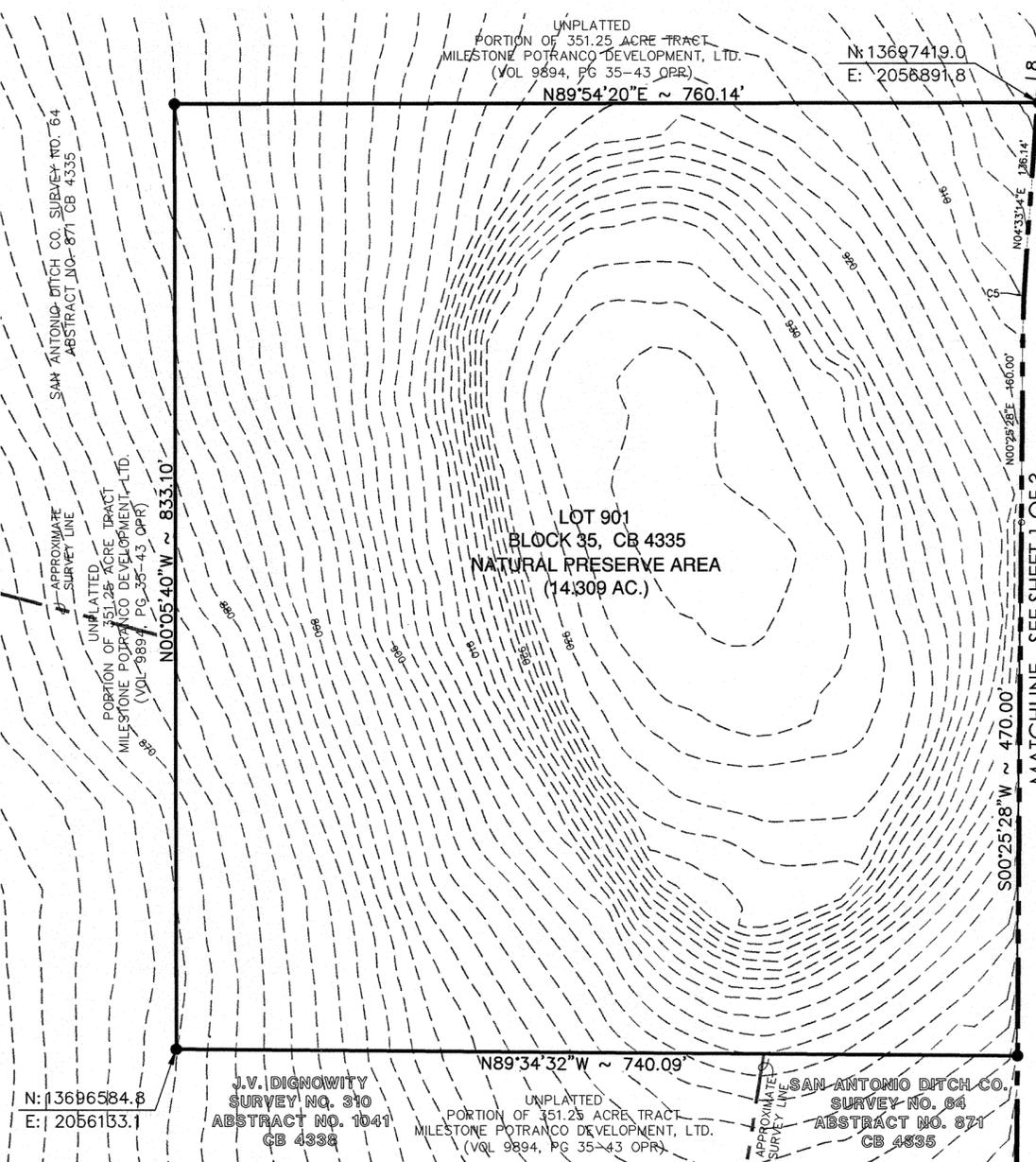
*Alta L. ...*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**LEGEND**

BSL	BUILDING SETBACK LINE	13	VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW)
CB	COUNTY BLOCK	14	TURNAROUND, VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW) (OFF-LOT 0.214 AC.)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	15	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.25 AC.)
ESMT	EASEMENT	16	16' SANITARY SEWER EASEMENT
PG	PAGE(S)	17	10' BUILDING SETBACK, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
ROW	RIGHT-OF-WAY	18	11' DRAINAGE EASEMENT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	19	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
		20	PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9572, PG 174-175, DPR)
			20' BUILDING SETBACK
VOL	VOLUME		
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
●	SET 1/2" IRON ROD		
- - -	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
- - -	ORIGINAL SURVEY		
FF890	FINISHED FLOOR ELEVATION FOR SEWER		

NOTE:  
FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 3

NATURAL PRESERVE AREA NOTE:  
LOT 901, BLOCK 35, COUNTY BLOCK 4335 WILL BE DEDICATED TO THE CITY OF SAN ANTONIO. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130322

**Project Name:**

Store No. 10347

**Applicant:**

L. Herbert Stumberg, Jr.

**Representative:**

Jacobs Engineering,  
c/o David Brodbeck, P.E.

**Owner:**

Air Measurement Technologies, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Ellison Drive and Marbach Road

**MAPSCO Map Grid (Ferguson):**

612 F-6

**Tract Size:**

2.439 acres

**Council District:**

4

**Notification:**

Published in Daily Commercial  
Recorder September 6, 2013  
Notices Mailed September 6, 2013

- One (1) notice was sent to property owners within 200 feet and Adams Hill Neighborhood Association

Internet Agenda posting September 20, 2013

**REQUEST**

Approval of a minor plat to replat and subdivide a 2.439-acre tract of land to establish **Store No. 10347** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 2, 2013

**CASE HISTORY**

The area being replatted is a portion of a fill easement out of the Lackland City Unit 136 Subdivision, recorded in Volume 9501, Page 122, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

**C. Major Thoroughfare**

Marbach Road, Secondary Arterial Type A, 86-foot minimum ROW

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 10, 2013.

**F. Interdepartmental Review**

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

**II. RECOMMENDATION**

Approval of the proposed **Store No. 10347** Subdivision Plat

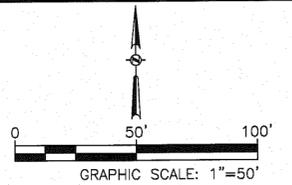
**III. ATTACHMENT**

1. Proposed plat

**PLAT NO. 130322**

**A REPLAT AND SUBDIVISION PLAT ESTABLISHING STORE NO. 10347**

BEING A TOTAL OF 2.439 ACRES, ESTABLISHING LOT 3, BLOCK 41, NCB 18159, SITUATED IN THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, COUNTY BLOCK 4332, NEW CITY BLOCK 18159, CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, BEING A PORTION OF A 10.065 ACRE TRACT OF LAND CONVEYED TO AIR MEASUREMENT TECHNOLOGIES, LLC AND RECORDED UNDER DOCUMENT NUMBER 20120252416 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



TEXAS FIRM # F-2966  
911 CENTRAL PARKWAY NORTH, SUITE 425  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-0088 FAX (210) 494-4525  
DATE: JUNE 2013 JOB NO. WJXL2201

**STATE OF TEXAS  
COUNTY OF BEJAR**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LACKLAND CITY SUBDIVISION UNIT 136 WHICH IS RECORDED IN VOLUME 9501, PAGE 122, BEJAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 11, 2013 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

AIR MEASUREMENT TECHNOLOGIES, LLC.  
227 W. OLMOS DRIVE  
SAN ANTONIO, TEXAS 78212  
(210) 271-0448

BY: \_\_\_\_\_  
OWNER  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

NOTARY PUBLIC,  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

AIR MEASUREMENT TECHNOLOGIES, LLC.  
227 W. OLMOS DRIVE  
SAN ANTONIO, TEXAS 78212  
(210) 271-0448

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

NOTARY PUBLIC,  
MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF BEJAR**

THIS PLAT OF STORE NO. 10347 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

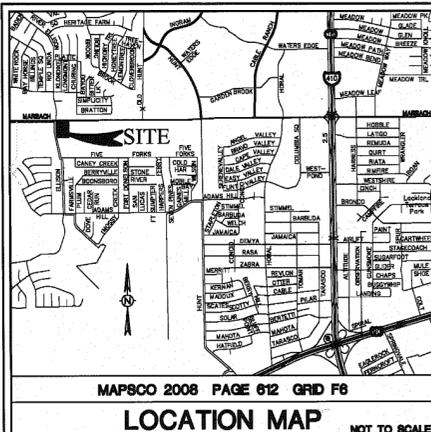
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

**STATE OF TEXAS  
COUNTY OF BEJAR**

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. 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013 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., 2013.  
\_\_\_\_\_  
COUNTY CLERK, BEJAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY



MAPSCO 2008 PAGE 612 GRID F8

**LOCATION MAP**

NOT TO SCALE

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP STAMPED "JACOBS PROP COR" SET
- R.O.W. RIGHT-OF-WAY
- 1005--- EXISTING CONTOURS
- 995--- PROPOSED CONTOURS
- EASEMENT LINE
- PROPERTY LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS, BEJAR COUNTY TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEJAR COUNTY TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEJAR COUNTY, TEXAS

**KEYED NOTES**

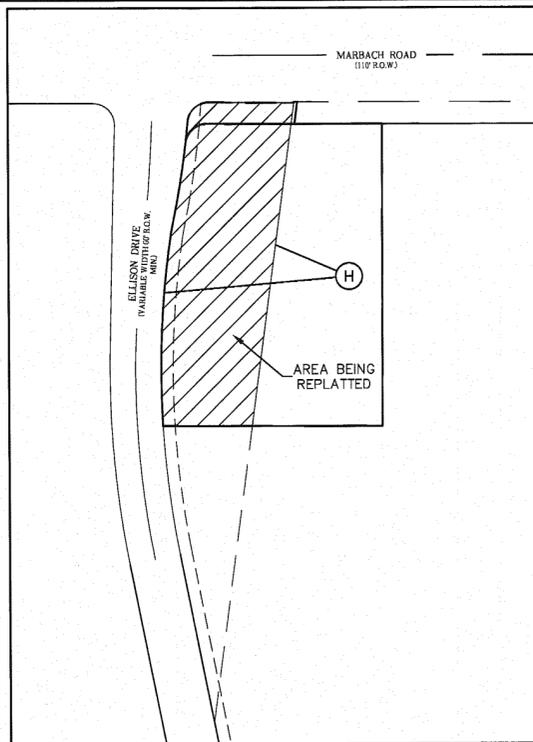
- (A) 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- (B) VARIABLE WIDTH INGRESS/EGRESS EASEMENTS
- (C) VARIABLE WIDTH PRIVATE INTERCEPTOR CHANNEL EASEMENT (0.352 ACRES)
- (D) 8' PEDESTRIAN EASEMENT
- (E) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (F) VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.072 ACRES)
- (G) EXISTING CITY OF SAN ANTONIO ELECTRIC LINE RIGHT-OF-WAY AGREEMENT 14' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 14001, PG. 149 O.P.R.R.P.B.C.T.)
- (H) EXISTING FILL EASEMENT PER PLAT (1.513 ACRES) (VOL. 9501, PG. 122 D.P.R.B.C.T.)

- NOTE:**
- ALL BEARINGS SHOWN ON PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD83/98CORS ADJUSTMENT SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COORDINATES SHOWN HEREON ARE GRID. SCALE FACTOR IS 0.99983076.
  - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).
  - 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 DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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

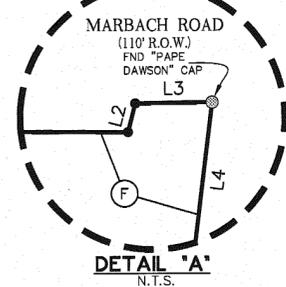


**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 1.513 ACRE FILL EASEMENT RECORDED IN LACKLAND CITY SUBDIVISION UNIT 136, VOLUME 9501, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS.

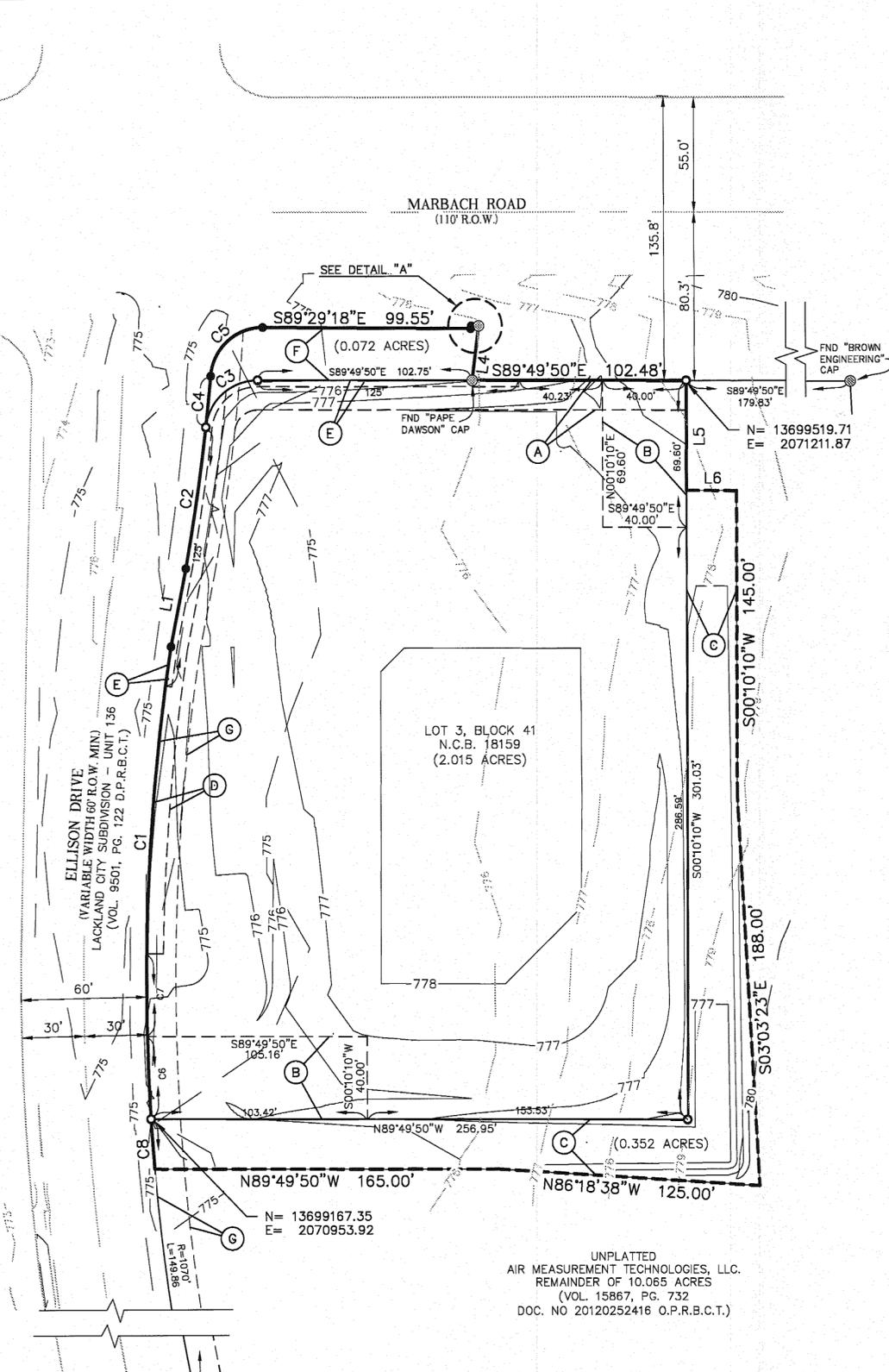
**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N11°04'55"E	38.04'
L2	N14°30'45"E	1.35'
L3	N89°13'43"E	3.51'
L4	S07°05'43"W	26.05'
L5	N00°10'10"E	52.16'
L6	S89°49'50"E	24.00'



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	227.07'	1070.00'	12°09'32"	N02°41'13"E	226.64'
C2	67.88'	1018.61'	3°49'05"	N08°24'11"E	67.87'
C3	36.51'	25.00'	83°40'31"	N48°19'55"E	33.35'
C4	24.33'	1018.61'	1°22'07"	N05°48'35"E	24.33'
C5	37.40'	25.00'	85°43'27"	N47°20'07"E	34.01'
C6	40.04'	1070.00'	2°08'39"	N02°19'13"W	40.04'
C7	39.69'	1070.00'	2°07'31"	N00°11'08"W	39.69'
C8	24.07'	1070.00'	1°17'19"	N04°02'12"W	24.06'



UNPLATTED  
AIR MEASUREMENT TECHNOLOGIES, LLC.  
REMAINDER OF 10.065 ACRES  
(VOL. 15867, PG. 732  
DOC. NO 20120252416 O.P.R.B.C.T.)

**STATE OF TEXAS  
COUNTY OF TRAVIS**  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
*David Paul Carr*  
DAVID PAUL CARR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3997  
2705 BEE GAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78748

**STATE OF TEXAS  
COUNTY OF BEJAR**  
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.  
*David Brodbeck*  
DAVID BRODBECK  
LICENSED PROFESSIONAL ENGINEER NO. 100203  
911 CENTRAL PARKWAY NORTH, SUITE, 425  
SAN ANTONIO, TEXAS 78232





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130359

**Project Name:**

CT Presidio Subdivision

**Applicant:**

W.T. Field

**Representative:**

Pape-Dawson Engineering, Inc.  
c/o Dennis R. Rion, P.E.

**Owner:**

Presidio Apartments, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

East of IH-10, south of Presidio  
Parkway

**MAPSCO Map Grid (Ferguson):**

514 D-6

**Tract Size:**

16.771 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder September 6, 2013  
Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 16.771-acre tract of land to establish **CT Presidio** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 30, 2013

**CASE HISTORY**

The area being replatted is a portion of Lot 2, Block 1, New City Block 14858, a portion of a gas, electric, telephone and cable TV easement, and a portion of a 25 foot building setback line out of the Fiesta Northwest Crossing, Unit 1, recorded in Volume 9522, Page 143, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

“MF-33 GC-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Military Lighting Overlay District

### **C. Major Thoroughfare**

Vance Jackson, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 2, 2013.

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is south of Loop 1604 and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation’s review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 19, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 463-F, Umbell Oaks/ Fiesta Northwest accepted on July 20, 2012

## **III. RECOMMENDATION**

Approval of the proposed **CT Presidio** Subdivision Plat

## **IV. ATTACHMENT**

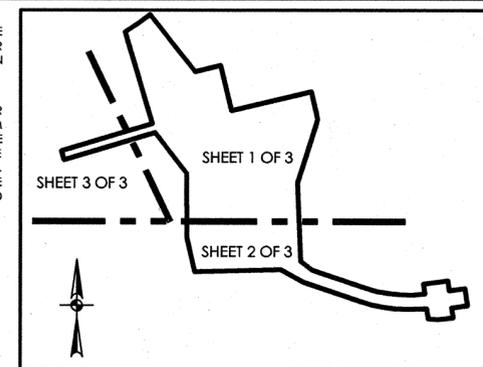
1. Proposed plat

PLAT NUMBER 130359

REPLAT & SUBDIVISION PLAT ESTABLISHING

CT PRESIDIO SUBDIVISION

ESTABLISHING LOT 11, BLOCK 1, NCB 14858, BEING A 16,771 ACRE TRACT OF LAND COMPRISED OF 3,585 ACRE TRACT DESCRIBED BY INSTRUMENT IN VOLUME 16125, PAGES 1462-1468 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...



INDEX MAP SCALE: 1" = 100'

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: ANSELMO PRU SURVEY NO 20 ABSTRACT NO 574 CB 4766. GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP...

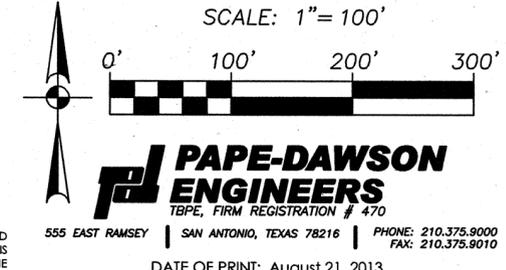
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

Jennifer M. Koger Notary Public STATE OF TEXAS My Comm. Exp. December 27, 2016



SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983...

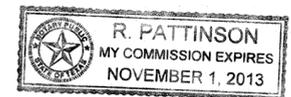


DATE OF PRINT: August 21, 2013

OWNER/DEVELOPER: W.T. FIELD PRESIDIO APARTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP...

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.T. FIELD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...



NOTARY PUBLIC, DALLAS COUNTY, TEXAS

THIS PLAT OF CT PRESIDIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS...

DATED THIS DAY OF August, A.D. 2013

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF August, A.D. 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF August, A.D. 2013 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 August, A.D. 2013

BY: \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DETENTION MAINTENANCE NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

LEGEND table with columns for symbols and descriptions: AC ACRE(S), BLK BLOCK, CATV CABLE TELEVISION, DPC DOCUMENT NUMBER, DR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR DEED RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, IN/EG INGRESS/EGRESS, INT INTERSECTION, NCB NEW CITY BLOCK, OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, VOL VOLUME, PG PAGE(S), PR PRIVATE, RB RADIAL BEARING, ROW RIGHT-OF-WAY, SD STORM DRAINAGE, SS SANITARY SEWER, VAR WID VARIABLE WIDTH, W WATER, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), FOUND TxDOT MONUMENTATION, FOUND MONUMENTATION.

- 15' WATER EASEMENT (0.013 AC)
25' BUILDING SETBACK LINE (VOL 9552, PG 143, DPR)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9552, PG 143, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9554, PG 147 DPR)
VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16056, PG 598-615, OPR)
14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158, DPR)
12' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158, DPR)
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9654, PG 157-158, DPR)
VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1893-1898, OPR)
PRIVATE 12' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158, DPR)
PORTION OF LOT 2, BLOCK 1, NCB 14858 FIESTA NORTHWEST CROSSING, UNIT 1 (VOL 9552, PG 143, DPR)
PECAN SPRING DRIVE CLOSURE (ORDINANCE NUMBER 83176)
TRACT 2 (23.02 AC) GALLERIA VENTURES, LIMITED (VOL 16270, PG 2131-2133, OPR)
TRACT 1 (13.95 AC) GALLERIA VENTURES, LIMITED (VOL 16270, PG 2131-2133, OPR)
UNPLATTED REMAINING PORTION OF A 304.560 AC TRACT OWNER: GALLERIA VENTURES LIMITED (VOL 8775, PG 605-612, OPR)

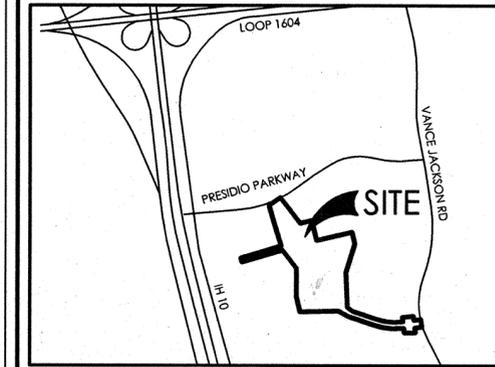
C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANGING EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDINGS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT LAND...

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

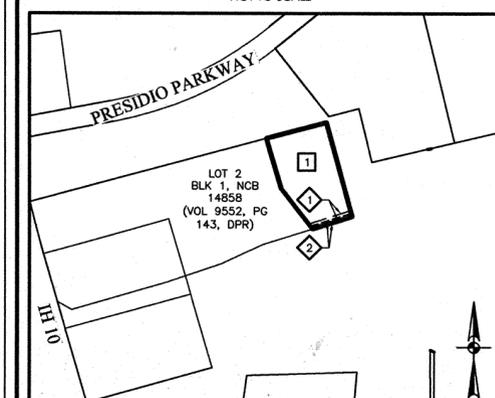
IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS...



LOCATION MAP MAPSCO MAP GRID: 514D6 NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING SCALE: 1" = 500'

THE 2.19 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 1, NCB 14858, A PORTION OF A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, AND A PORTION OF A 25' BUILDING SETBACK OF THE FIESTA NORTHWEST CROSSING, UNIT 1 RECORDED IN VOLUME 9522, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT FIESTA NORTHWEST CROSSING, UNIT 1 WHICH IS RECORDED IN VOLUME 9522, PAGE 143, COUNTY DEED AND PLAT 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: W.T. FIELD PRESIDIO APARTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP BY: CT PRESIDIO GP, LP, A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER BY: CT PRESIDIO MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 1600 N. COLLINS BLVD., SUITE 1500 RICHARDSON, TEXAS 75080 (972) 644-2400

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF August, A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS R. PATTINSON MY COMMISSION EXPIRES: 11/1/13 NOVEMBER 1, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

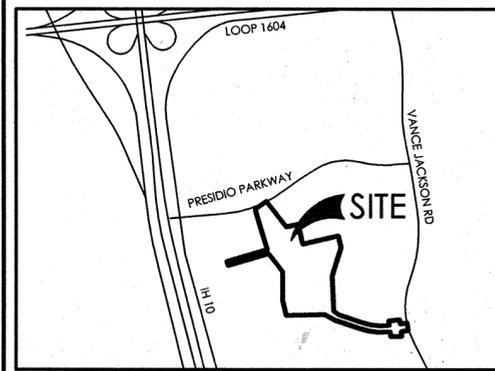
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 8149-00; Survey Job No. 9038-13

REPLAT & SUBDIVISION PLAT ESTABLISHING CT PRESIDIO SUBDIVISION

ESTABLISHING LOT 11, BLOCK 1, NCB 14858, BEING A 16.771 ACRE TRACT OF LAND COMPRISED OF 3.585 ACRE TRACT DESCRIBED BY INSTRUMENT IN VOLUME 16125, PAGES 1462-1468 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 10.979 ACRE TRACT DESCRIBED BY INSTRUMENT IN VOLUME 16125, PAGES 1376-1384 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 1.751 ACRE TRACT OUT OF THE REMAINING PORTION OF A 304.560 ACRE TRACT CONVEYED BY DEED RECORDED IN VOLUME 8775, PAGES 605-612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.455 ACRE TRACT ON LOT 2, BLOCK 1, OF THE FIESTA NORTHWEST CROSSING UNIT 1 SUBDIVISION RECORDED IN VOLUME 9552, PAGE 143 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A PORTION OF THE 13.945 ACRE TRACT DESCRIBED AS TRACT 1 CONVEYED BY INSTRUMENT RECORDED IN VOLUME 16270, PAGES 2131-2133 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A PORTION OF PECAN SPRINGS DRIVE AS ABANDONED IN RECORDED ORDINANCE NUMBER 83176, IN THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 329 AND THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574 OUT OF THE B.B.B. AND C.R.R. SURVEY NO. 21, ABSTRACT 104 IN N.C.B. 15825, NOW IN NEW CITY BLOCK (N.C.B.) 14858 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

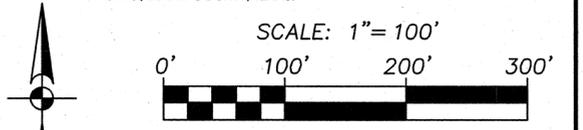
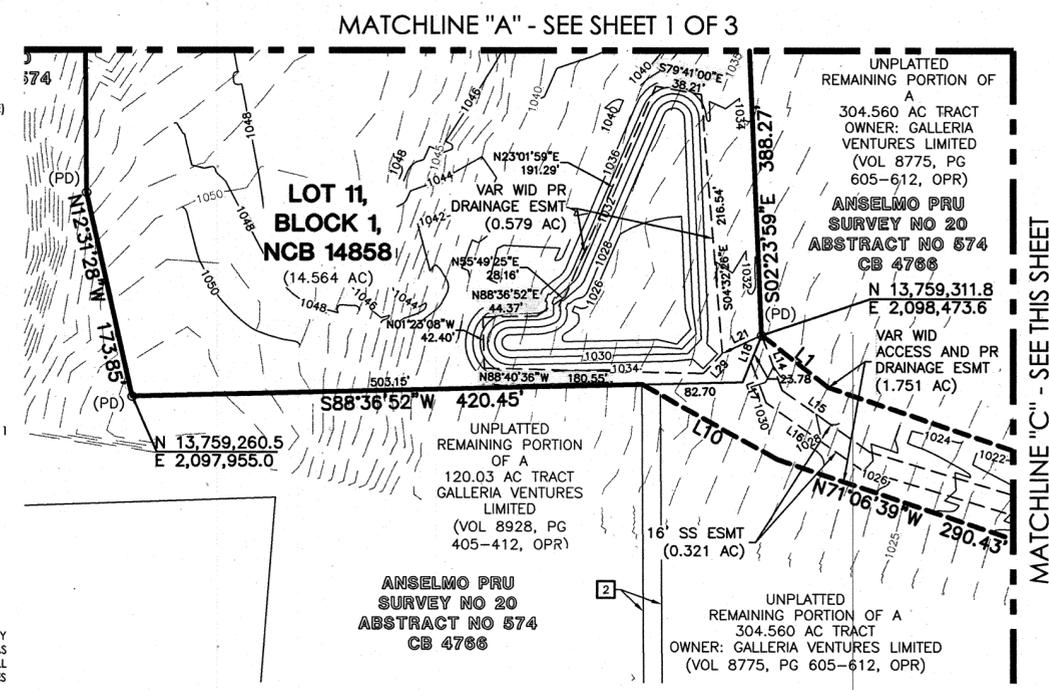


LOCATION MAP MAPSCO MAP GRID: 514D6 NOT-TO-SCALE

LEGEND

Table with 2 columns: Symbol/Code and Description. Includes items like AC ACRE(S), BLK BLOCK, CATV CABLE TELEVISION, DOC DOCUMENT NUMBER, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR DEED RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, IN/EG INGRESS/EGRESS, INT INTERSECTION, NCB NEW CITY BLOCK, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOL VOLUME, PG PAGE(S), PR PRIVATE, RB RADIAL BEARING, ROW RIGHT-OF-WAY, SD STORM DRAINAGE, SS SANITARY SEWER, VAR WID VARIABLE WIDTH, W WATER, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), FOUND XDOT MONUMENTATION, FOUND MONUMENTATION, EXISTING CONTOURS, PROPOSED CONTOURS, 15' WATER EASEMENT (0.013 AC), 25' BUILDING SETBACK LINE (VOL 9552, PG 143, DPR), 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9552, PG 143, DPR), VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9554, PG 147 DPR), VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16056, PG 598-615, OPR), 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158, DPR), 12' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158, DPR), VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9654, PG 157-158, DPR), VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1893-1898, OPR), PRIVATE 12' SANITARY SEWER EASEMENT (VOL 9654, PG 157-158, DPR), LOT 2, BLOCK 1, NCB 14858 FIESTA NORTHWEST CROSSING, UNIT 1 (VOL 9552, PG 143, DPR), 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158, DPR), TRACT 2 (23.02 AC) GALLERIA VENTURES, LIMITED (VOL 16270, PG 2131-2133, OPR), TRACT 1 (13.95 AC) GALLERIA VENTURES, LIMITED (VOL 16270, PG 2131-2133, OPR)

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



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: August 21, 2013

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

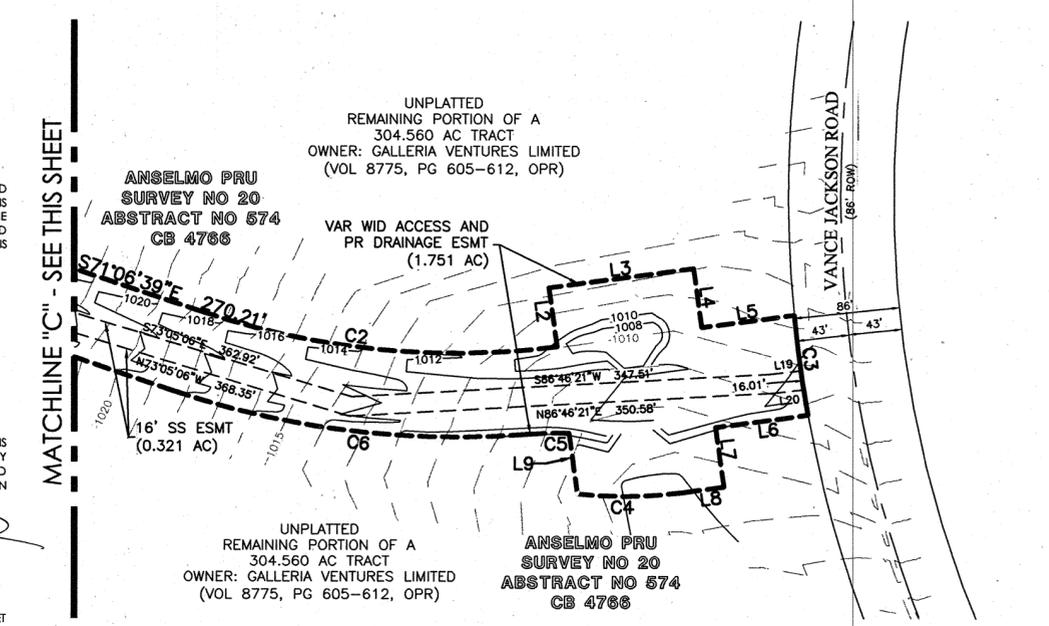
OWNER/DEVELOPER: AMIN GUINDI COHEN, MANAGER GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP BY: GALLERIA GENERAL PARTNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER PASEO DE LA REFORMA #2620 PH2-202 DEL MIGUEL HIDALGO, MEXICO, D.F. 11950 (FOR A 0.297 ACRE DRAINAGE EASEMENT, A 0.158 ACRE ACCESS EASEMENT, AND A 1.751 ACRE PRIVATE DRAINAGE AND ACCESS EASEMENT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN, 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 AUGUST 24, A.D. 2013.

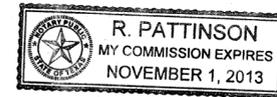
Jennifer M. Koger Notary Public STATE OF TEXAS My Comm. Exp. December 27, 2016

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.

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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.T. FIELD, 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 August 21, A.D. 2013.

THIS PLAT OF CT PRESIDIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY

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



CT PRESIDIO SUBDIVISION Civil Job No. 8149-00; Survey Job No. 9038-13

# PLAT NUMBER 130359

## REPLAT & SUBDIVISION PLAT ESTABLISHING CT PRESIDIO SUBDIVISION

ESTABLISHING LOT 11, BLOCK 1, NCB 14858, BEING A 14.564 ACRE TRACT OF LAND COMPRISED OF 3.585 ACRE TRACT DESCRIBED BY INSTRUMENT IN VOLUME 16125, PAGES 1462-1468 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 10.979 ACRE TRACT DESCRIBED BY INSTRUMENT IN VOLUME 16125, PAGES 1374-1384 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 1.751 ACRE TRACT OUT OF THE REMAINING PORTION OF A 304.540 ACRE TRACT CONVEYED BY DEED RECORDED IN VOLUME 8775, PAGES 605-612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.455 ACRE TRACT ON LOT 2, BLOCK 1, OF THE FIESTA NORTHWEST CROSSING UNIT 1 SUBDIVISION RECORDED IN VOLUME 9552, PAGE 143 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A PORTION OF THE 13.945 ACRE TRACT DESCRIBED AS TRACT 1 CONVEYED BY INSTRUMENT RECORDED IN VOLUME 16270, PAGES 2131-2133 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A PORTION OF PECAN SPRING DRIVE AS ABANDONED IN RECORDED ORDINANCE NUMBER 83176, IN THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 327 AND THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574 OUT OF THE B.B.B. AND C.R.R. SURVEY NO. 21, ABSTRACT 104 IN N.C.B. 15825, NOW IN NEW CITY BLOCK (N.C.B.) 14858 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

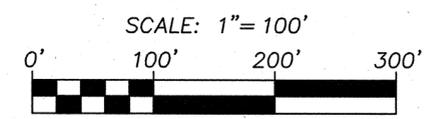
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: AMIN GUINDI COHEN, MANAGER GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP BY: GALLERIA GENERAL PARTNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER PASEO DE LA REFORMA #2420 PH2-202 DEL MIGUEL HIDALGO, MEXICO, D.F. 11950 (FOR A 0.297 ACRE DRAINAGE EASEMENT, A 0.158 ACRE ACCESS EASEMENT, AND A 1.751 ACRE PRIVATE DRAINAGE AND ACCESS EASEMENT)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 August 24, A.D. 2013.

*Jennifer M. Koger*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

DATE OF PRINT: August 21, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: W.T. FIELD PRESIDIO APARTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP BY: CT PRESIDIO GP, LP A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER BY: CT PRESIDIO MANAGEMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 1600 N. COLLINS BLVD., SUITE 1500 RICHARDSON, TEXAS 75080 (972) 644-2400

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.T. FIELD 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 22nd August, A.D. 2013.

*R. Pattinson*  
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

THIS PLAT OF CT PRESIDIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### LEGEND

- AC ACRE(S)
- BLK BLOCK
- BLTV CABLE TELEVISION
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- IN/EG INGRESS/EGRESS
- INT INTERSECTION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- PR PRIVATE
- RB RADIAL BEARING
- ROW RIGHT-OF-WAY
- SD STORM DRAINAGE
- SS SANITARY SEWER
- VAR WID VARIABLE WIDTH
- W WATER
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD (PD)
- FOUND TxDOT MONUMENTATION
- FOUND MONUMENTATION
- (TYPE I, II OR III)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 15' WATER EASEMENT (0.013 AC)
- 25' BUILDING SETBACK LINE (VOL. 9552, PG. 143, DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9552, PG. 143, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9554, PG. 147, DPR)
- VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL. 16056, PG. 598-615, OPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9654, PG. 157-158, DPR)
- 12' SANITARY SEWER EASEMENT (VOL. 9654, PG. 157-158, DPR)
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 9654, PG. 157-158, DPR)
- VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL. 16094, PG. 1893-1898, OPR)
- PRIVATE 12' SANITARY SEWER EASEMENT (VOL. 9654, PG. 157-158)
- LOT 2, BLOCK 1, NCB 14858 FIESTA NORTHWEST CROSSING, UNIT 1 (VOL. 9552, PG. 143, DPR)
- PECAN SPRING DRIVE CLOSURE (ORDINANCE NUMBER 83176)
- TRACT 2 (23.02 AC) GALLERIA VENTURES, LIMITED (VOL. 16270, PG. 2131-2133, OPR)
- TRACT 1 (13.95 AC) GALLERIA VENTURES, LIMITED (VOL. 16270, PG. 2131-2133, OPR)

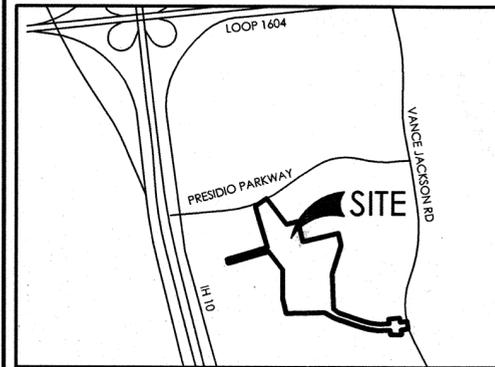
### C.P.S. ENERGY NOTES:

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

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

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

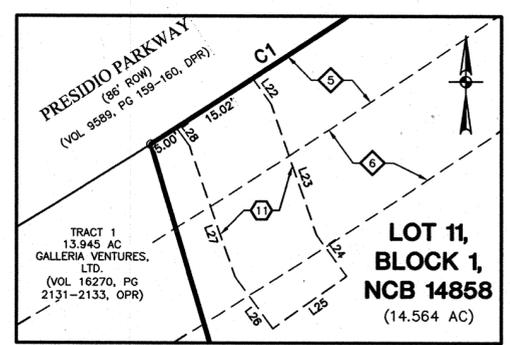
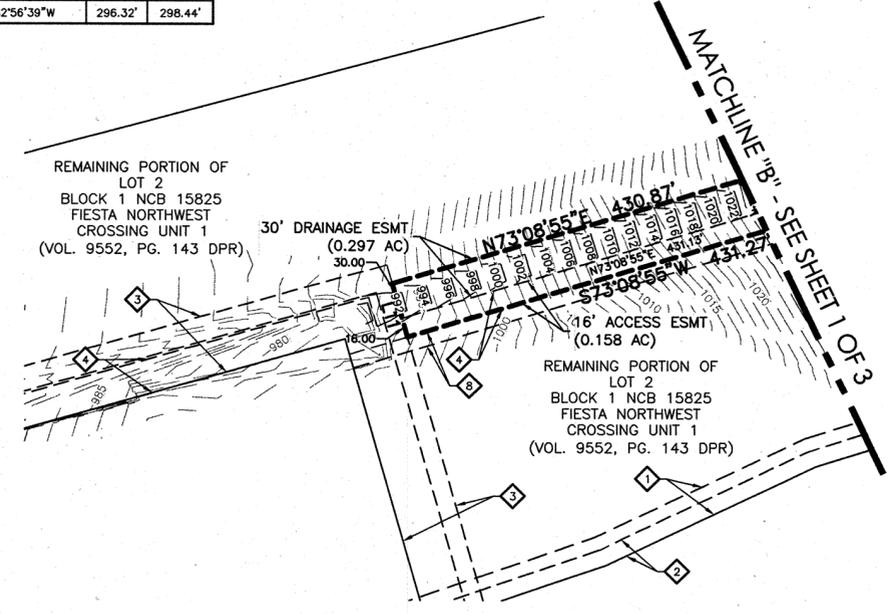
**EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



LOCATION MAP  
MAPSCO MAP GRID: 514D6  
-NOT-TO-SCALE

LINE #	BEARING	LENGTH
L1	S51°39'45"E	70.00'
L2	N07°46'20"W	49.98'
L3	N82°13'40"E	120.38'
L4	S07°46'20"E	50.00'
L5	N82°13'40"E	76.84'
L6	S82°13'40"W	76.94'
L7	S07°46'20"E	50.00'
L8	S82°13'40"W	33.84'
L9	N07°46'20"W	50.75'
L10	N60°57'07"W	127.57'
L11	N15°56'02"W	46.01'
L14	N20°24'28"W	48.84'
L15	N54°40'09"W	88.22'
L16	S54°40'09"E	95.74'
L17	S20°24'28"E	36.18'
L18	S21°52'55"W	42.21'
L19	S83°27'34"W	23.54'
L20	S83°29'29"W	24.79'
L21	S65°03'44"W	35.80'
L22	S35°47'15"E	5.22'
L23	S19°02'26"E	23.04'
L24	S35°47'15"E	8.47'
L25	S54°12'45"W	15.00'
L26	N35°47'15"W	10.68'
L27	N19°02'26"W	23.04'
L28	N35°47'15"W	3.71'
L29	S43°06'27"W	23.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1551.00'	5°29'58"	N54°36'15"E	148.81'	148.87'
C2	652.50'	26°16'17"	S84°14'47"E	296.57'	299.19'
C3	1043.00'	4°36'56"	S07°50'31"E	84.00'	84.02'
C4	360.00'	13°54'34"	S89°10'57"W	87.18'	87.40'
C5	290.00'	6°37'23"	S88°32'02"W	33.50'	33.52'
C6	722.50'	23°40'01"	N82°56'39"W	296.32'	298.44'



DETAIL "A"  
NOT-TO-SCALE

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.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130476

**Project Name:**

The Trails at Providence Subdivision

**Applicant:**

Jeremy Flach

**Representative:**

M.W. Cude Engineers, LLC.  
c/o Christopher R. Dice, P.E.

**Owners:**

Meritage Homes of Texas LLC

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Oakland  
Road and Prue Road.

**MAPSCO Map Grid (Ferguson):**

548 C-4

**Tract Size:**

21.538 acres

**Council District:**

8

**Notification:**

Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to replat a 21.538-acre tract of land to establish **The Trails at Providence Subdivision.**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 17, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 16, 17, 18, 19, 20, 28, 29, 30, and 31, Block 9, out of the Oakland Estates, an antiquated plat dated July 26, 1926, recorded in volume 642 page 273, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty two (42) single family residential lots, three (3) non-single family lots, and one thousand six hundred fifty five (1,655) linear feet of public streets.

### **B. Zoning**

“R-6” Residential Single Family District

“RE” Residential Estate District

### **C. Major Thoroughfare**

Prue Road, Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 17, 2013

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 16, 2013

## **II. RECOMMENDATION**

Approval of the proposed **The Trails at Providence Subdivision**

## **III. ATTACHMENT**

1. Proposed plat

PLAT NUMBER: 130476

REPLAT  
ESTABLISHING

THE TRAILS AT PROVIDENCE SUBDIVISION

BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBP FIRM # 455  
MWC: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02855.000

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

**OWNER/DEVELOPER**  
MERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_

CHAIRMAN

BY: \_\_\_\_\_

SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

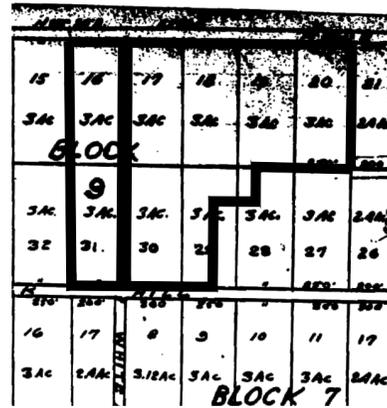
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID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

BY: \_\_\_\_\_, DEPUTY



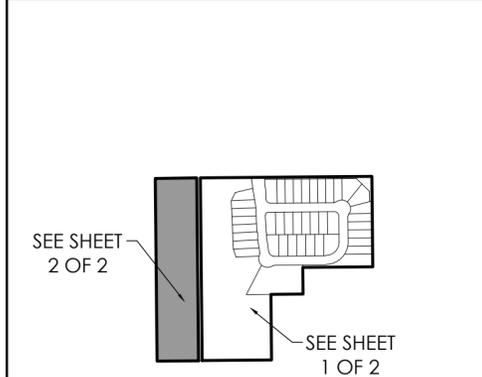
LOCATION MAP

MAPSCO MAP GRID 548 C4 NOT TO SCALE





**LOCATION MAP**  
MAPSCO MAP GRID 548 C4 NOT TO SCALE



**INDEX MAP**  
N.T.S.

**LEGEND**

- Ac. = ACRES
- CT = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEV. = ELEVATION
- ESM'T. = EASEMENT
- EX. = EXISTING
- FF. = FINISHED FLOOR
- F.I.R. = FOUND IRON ROD
- F.I.R.C. = FOUND IRON ROD WITH CAP
- G.P.M. = GALLONS PER MINUTE
- LI. = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.S.I. = POUNDS PER SQUARE INCH
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- TYP. = TYPICAL
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WID. = WIDTH
- ELEV--- = PROPOSED CONTOUR
- ELEV--- = STREET CENTERLINE
- ELEV--- = EXISTING GROUND MAJOR CONTOUR
- ELEV--- = EXISTING GROUND MINOR CONTOUR
- ELEV--- = EXISTING PROPERTY LINE
- --- = LIMITS OF TREE PRESERVATION AREA
- --- = DEED LINE
- = FOUND IRON ROD
- = SET IRON ROD

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.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

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

**S.A.W.S. NOTES**

- FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

**MISCELLANEOUS NOTES**

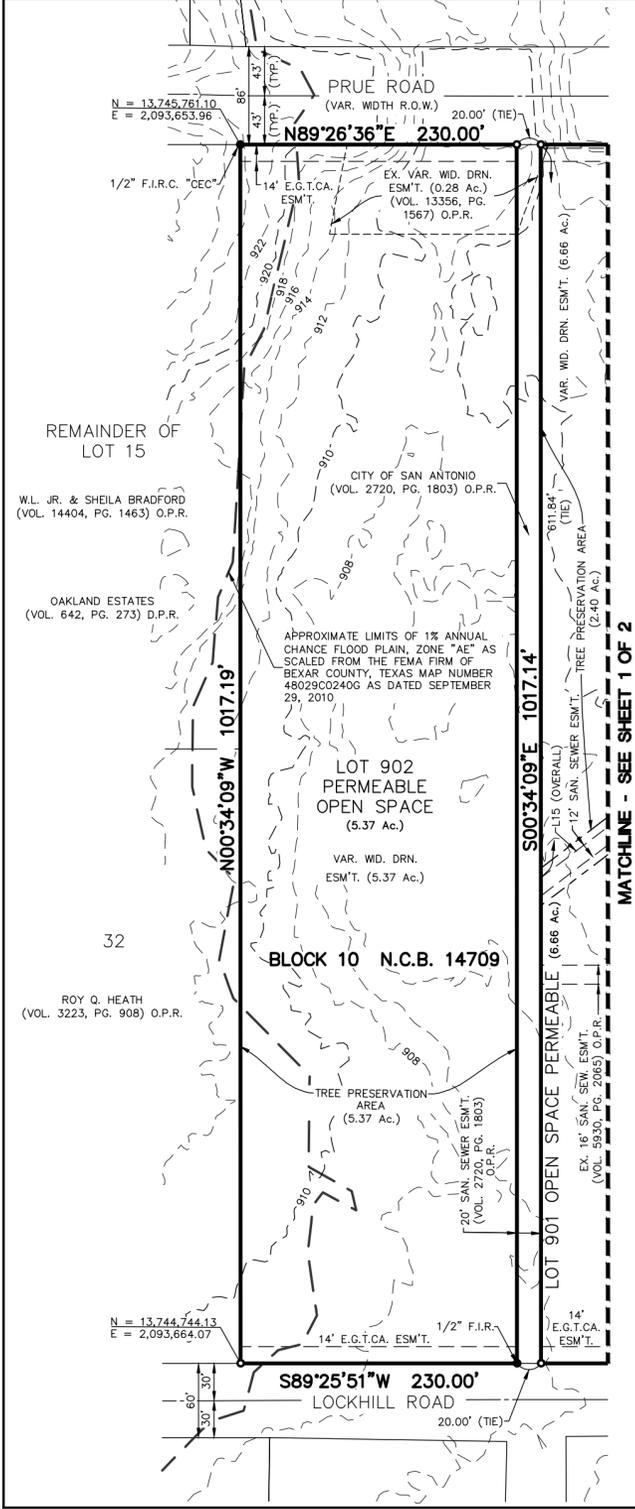
- THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE TRAILS AT PROVIDENCE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

**DRAINAGE NOTES**

- MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOOD.

**SURVEYOR'S NOTES**

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
- BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
- 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.



**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	38°52'15"	5.29'	10.18'	9.98'	N70°00'29"E
C2	50.00'	167°44'30"	465.62'	146.38'	99.43'	N45°33'24"W
C3	15.00'	38°52'15"	5.29'	10.18'	9.98'	S18°52'44"W
C4	125.00'	90°00'00"	125.00'	196.35'	176.78'	N44°26'36"E
C5	15.00'	37°52'11"	5.15'	9.91'	9.73'	S70°30'30"W
C6	50.00'	157°50'46"	255.40'	137.75'	98.14'	S49°30'12"E
C7	15.00'	37°52'11"	5.15'	9.91'	9.73'	N10°29'05"E
C8	25.00'	90°00'00"	25.00'	39.27'	35.36'	N45°33'24"W
C9	75.00'	90°00'00"	75.00'	117.81'	106.07'	N44°26'36"E
C10	15.00'	92°12'47"	15.59'	24.14'	21.62'	S43°20'12"W
C11	25.00'	91°22'24"	25.61'	39.87'	35.78'	S44°52'12"E
C12	593.00'	61°3'23"	32.24'	64.41'	64.38'	N02°17'42"W
C13	200.00'	81°0'38"	14.30'	28.54'	28.52'	S09°29'42"E
C14	500.00'	10°48'50"	47.32'	94.37'	94.23'	N08°10'36"W
C15	25.00'	82°06'23"	21.77'	35.83'	32.84'	S49°30'12"E
C16	225.00'	5°40'49"	11.16'	22.31'	22.30'	S05°36'36"E
C17	275.00'	5°40'49"	13.64'	27.26'	27.25'	S05°36'36"E
C18	11.50'	29°34'38"	3.04'	5.94'	5.87'	N72°27'35"E
C19	11.05'	51°0'30"	5.28'	9.85'	9.52'	N30°55'58"E
C20	15.00'	85°09'01"	13.78'	22.29'	20.30'	N47°58'54"W
C21	15.00'	94°50'59"	16.33'	24.83'	22.09'	S42°01'06"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	56.38'	S05°24'23"E
L2	38.93'	S05°24'23"E
L3	14.20'	S00°33'24"E
L4	90.44'	S08°27'00"E
L5	96.13'	N02°46'11"W
L6	117.18'	N02°46'11"W
L7	84.23'	N08°27'00"W
L8	94.83'	S58°53'11"W
L9	27.03'	N44°38'13"E
L10	111.64'	N87°14'54"E
L11	47.17'	N56°27'30"E
L12	99.33'	N03°58'02"E
L13	56.90'	S00°33'24"E
L14	103.65'	S45°33'24"E
L15	194.92'	N52°08'48"E
L16	51.33'	N25°59'17"E
L17	110.28'	N87°13'49"E
L18	13.88'	S47°46'11"E
L19	46.49'	N17°18'46"W
L20	20.34'	N89°26'36"E
L21	166.21'	N79°37'12"E
L22	93.82'	S66°03'53"E
L23	26.44'	S19°40'12"E
L24	78.29'	S45°33'24"E

**PLAT NUMBER: 130476**

**REPLAT**  
ESTABLISHING  
**THE TRAILS AT PROVIDENCE SUBDIVISION**  
BEING A TOTAL OF 21.538 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE JOSE ALEMEDA SURVEY NO. 81, ABSTRACT NO. 26, AND DESCRIBED BY DEED RECORDED IN VOLUME 5232, PAGES 525-526, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBPE FIRM #455  
MWC: CHRISTOPHER DICE, P.E.  
PRJ. NO.: 02855.000

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

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

**OWNER/DEVELOPER**  
MERITAGE HOMES OF TEXAS, LLC  
3512 PAESANOS PARKWAY, STE. 300  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: JEREMY FLACH

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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 OFFICIAL PUBLIC 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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130536

**Project Name:**

Autumn Place Subdivision

**Applicant:**

Todd Booth

**Representative:**

Moy Tarin Ramirez Engineers, LLC,  
P.E., c/o Samuel B. Bledsoe

**Owner:**

Flagship Homes, LTD

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Autumn Woods Drive and  
Brookhollow

**MAPSCO Map Grid (Ferguson):**

517 B-7

**Tract Size:**

1.45 acres

**Council District:**

9

**Notification:**

Published in Daily Commercial  
Recorder September 6, 2013  
Notices mailed September 6, 2013

- Two (2) to property owners within 200 feet within the subdivision and to the Shady Oaks, Lorence Creek and North Central Thousand Oaks Homeowners Associations.

Internet Agenda posting September 20, 2013

**REQUEST**

Approval of a major plat to replat a 1.45-acre tract of land to establish **Autumn Place** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 11, 2013

**CASE HISTORY**

The area being replatted is Lot 9, Block 2, New City Block 16053, out of the Autumn Place Subdivision, recorded in Volume 9300, Page 141, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of six (6) single family residential lots.

**B. Zoning**

“R-6” Residential Single Family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 23, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 26, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Autumn Place** Subdivision Plat

**III. ATTACHMENT**

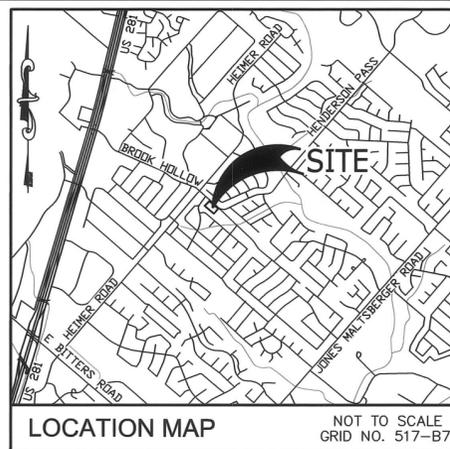
1. Proposed plat

PLAT NO. 130536

REPLAT ESTABLISHING  
AUTUMN PLACE  
SUBDIVISION

(1.45 ACRES OF LAND) ESTABLISHING LOTS 12-17, BLOCK 2,  
NEW CITY BLOCK 16053, CITY OF SAN ANTONIO, BEXAR  
COUNTY, TEXAS.

1.45 ACRES OF LAND, BEING LOT 9, BLOCK 2, N.C.B. 16053,  
AUTUMN PLACE SUBDIVISION, AS RECORDED IN VOLUME 9300,  
PAGE 141, BEXAR COUNTY DEED AND PLAT RECORDS.



LOCATION MAP NOT TO SCALE  
GRID NO. 517-B7

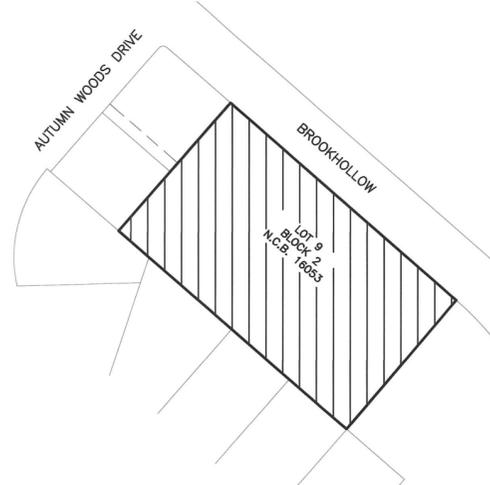
- NOTES:**
- 1/2" IRON PINS WITH ORANGE CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
  - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
  - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
  - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- LEGEND**
- L1 = LINE NUMBER
  - R.O.W. = RIGHT-OF-WAY
  - N.C.B. = NEW CITY BLOCK
  - = STREET CENTERLINE
  - ELEV- = EXISTING GROUND CONTOUR

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

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

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



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

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOT 9, BLOCK 2, N.C.B. 16053, AS RECORDED IN VOLUME 9300, PAGE 141, BEXAR COUNTY DEED AND PLAT RECORDS RECORDS.

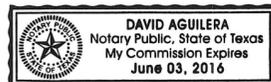
STATE OF TEXAS  
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT JAUTUMN PLACE SUBDIVISION, PLAT# 417896, WHICH IS RECORDED IN VOLUME 9300, PAGE 141, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

*Todd Booth*  
OWNER

OWNER'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS 30<sup>th</sup> DAY OF AUGUST, 2013



*David Aguilera*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
JUNE 3, 2016  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR)

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

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

STATE OF TEXAS  
COUNTY OF BEXAR)

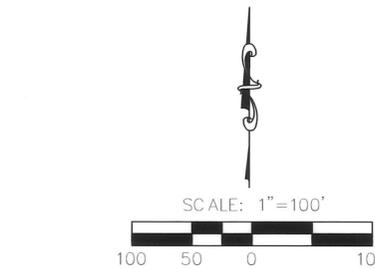
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Samuel B. Bledsoe, III*  
SAMUEL B. BLEDSOE, III  
LICENSED PROFESSIONAL ENGINEER NO. 38820  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051



- BROOKHOLLOW 60' RIGHT-OF-WAY VOLUME 9300, PAGE 141 PLAT RECORDS
- AUTUMN WOODS DRIVE
- ELAINA M. CANO AND CHRISTOPHER CANO VOLUME 14160, PAGES 409-411 OFFICIAL PUBLIC RECORDS
- DANIEL P. ORGAN AND WIFE, VANNA ORGAN VOLUME 6895, PAGES 312-314 OFFICIAL PUBLIC RECORDS 0.216 ACRES
- RAUL CONTRERAS, JR. AND WIFE, WALTRAUT CONTRERAS VOLUME 2385, PAGES 1568-1571 OFFICIAL PUBLIC RECORDS
- HOWARD WILLIAM COLLINS, JR. AND WIFE, MARIAN L. COLLINS VOLUME 2399, PAGES 1336-1338 OFFICIAL PUBLIC RECORDS
- JOHN DAVID HUNTER AND JENNIFER L. HUNTER VOLUME 15805, PAGES 2241-2244 OFFICIAL PUBLIC RECORDS
- CHRISTOPHER HILL AND YURI HILL VOLUME 14979, PAGES 1758-1760 OFFICIAL PUBLIC RECORDS
- HERITAGE PARK ESTATES SUBDIVISION UNIT-3 VOLUME 8000, PAGE 130 OFFICIAL PUBLIC RECORDS
- RENE DIAZ, JR. AND WIFE, MARY ELAINE DIAZ VOLUME 1496, PAGES 210-211 OFFICIAL PUBLIC RECORDS
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- 20' SANITARY SEWER EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- AUTUMN PLACE SUBDIVISION VOLUME 9300, PAGE 141 PLAT RECORDS
- HERITAGE PARK ESTATES SUBDIVISION UNIT-1 VOLUME 7000, PAGE 128 PLAT RECORDS
- 14'x14' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION & SANITARY SEWER EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°55'55"E	188.96'
L2	N40°48'27"E	188.82'
L3	N40°40'59"E	188.68'
L4	N40°33'29"E	188.54'
L5	N40°25'59"E	188.41'
L6	S48°46'28"E	55.62'
L7	S48°46'28"E	55.62'
L8	S48°46'28"E	55.62'
L9	S48°46'28"E	55.62'
L10	S48°46'28"E	55.62'
L11	S48°46'28"E	55.62'
L12	N48°55'10"W	56.03'
L13	N48°55'10"W	56.03'
L14	N48°55'10"W	56.03'
L15	N48°55'10"W	56.03'
L16	N48°55'10"W	56.03'
L17	N48°55'10"W	56.03'



**MTR** • Engineers  
• Surveyors  
• Planners  
**Moy Tarin Ramirez Engineers, LLC**  
FIRM TBPE NO. F-5297  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085  
DATE: 07/01/13 JOB NO: 13019

STATE OF TEXAS  
COUNTY OF BEXAR)

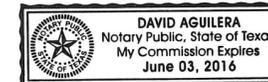
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

*Todd Booth*  
OWNER / DEVELOPER:  
FLAGSHIP HOMES, LTD  
TODD BOOTH  
4079 DE ZAVALA ROAD  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 614-3811

STATE OF TEXAS  
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30<sup>th</sup> DAY OF AUGUST, 2013



*David Aguilera*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS  
JUNE 3, 2016  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR)

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY \_\_\_\_\_ CHAIRMAN

BY \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR)

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

130619

**Project Name:**

Belcara 2 Subdivision

**Applicant:**

Russell Albright

**Representative:**

Seda Consulting Engineers, Inc.  
Salah Diab, P.E.

**Owners:**

Noteware Developers, SA, LLC.

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of  
USAA Boulevard and Fredericksburg  
Road.

**MAPSCO Map Grid (Ferguson):**

479 D-2

**Tract Size:**

6.486 acres

**Council District:**

8

**Notification:**

Internet Agenda posting September  
20, 2013

**REQUEST**

Approval of a major plat to replat a 6.486-acre tract of land to establish **Belcara 2 Subdivision**.

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 13, 2013

**CASE HISTORY**

The area being replatted was previously platted as Big Town Subdivision, recorded in volume 4400, page 221, of the Deed and Plat Records of Bexar County Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of twenty (**20**) non-single family residential lots and eight hundred and thirty four (**834**) linear feet of public streets.

**B. Zoning**

MF-33 Multi-family Residential District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 12, 2013

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 12, 2013

**II. RECOMMENDATION**

Approval of the proposed **Belcara 2 Subdivision**

**III. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 130619

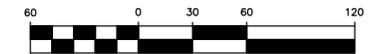
REPLAT ESTABLISHING

BELCARA 2 SUBDIVISION

BEING 6.486 ACRES OF LAND, BEING OUT OF LOT 6, BLOCK 1, NCB 16477, BLUEBONNET PARK, UNIT-1, VOL. 9400, PG. 186-190, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



(IN FEET)  
1 INCH = 60 FT.

**Seda Consulting Engineers, Inc.**  
 FIRM REGISTRATION NO: F-1601 (210) 308-0057  
 6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842  
 E-MAIL: SEDA@SATX.RR.COM  
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

**BARRERA LAND SURVEYING**  
 Email: dbinsatx@yahoo.com  
 7715 Mainland Drive, Suite 114  
 San Antonio, Texas 78250  
 (210) 444-9023

DATE: 07/25/2011 JOB # 1574

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

OWNER \_\_\_\_\_

DULY AUTHORIZED AGENT \_\_\_\_\_

OWNER/DEVELOPER ADDRESS:  
 Noteware Developers, S.A., LLC  
 214 Glentower Drive  
 San Antonio, Texas 78213  
 PH: (213) 861-2378

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_

CHAIRMAN

BY: \_\_\_\_\_

SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

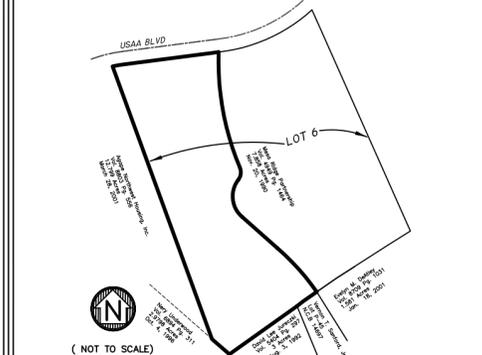
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COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_, DEPUTY



MAPSCO 2008 MAP 479 GRID # D2 LOCATION MAP



Being 6.486 Acres of land, being out of lot 6, Block 1, NCB 16477, Bluebonnet Park, Unit-1, Vol. 9400, Pg. 186-190, City of San Antonio, Bexar County, Texas.

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON BIG TOWN SUBDIVISION PLAT, WHICH WAS RECORDED IN VOLUME 4400, PAGE 221, PLAT AND DEED RECORDS OF BEXAR COUNTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER \_\_\_\_\_ OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_  
 SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND:**

PROPOSED FINISHED CONTOURS	---	57.0
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	•	
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○	
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E.T.G. & CATV ESM'T	
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.	
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.	
RIGHT-OF-WAY	R.O.W.	
EXISTING CONTOURS	---	
FINISHED FLOOR ELEVATION	F.F.E.	

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

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

LICENSED PROFESSIONAL ENGINEER NO. 55516

GENERAL NOTES:

- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T, CATV, EASEMENTS.
- ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- IMPACT FEES ARE DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- FLOOD NOTE: ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY, REFERENCE MAP NO. 48029C0240 G, WITH AN EFFECTIVE DATE OF SEP. 29, 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
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- OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
- STATE PLANE COORDINATES DERIVED FROM STATIONS:  
 DF4371 TXAN SAN ANTONIO RRP2 CORS ARP  
 DG5765 TXJC JOHNSON CITY CORS ARP  
 DG5767 TXSM SAN MARCOS CORS ARP  
 COMBINED SCALE FACTOR 0.99983802  
 STATE PLANE COORDINATES ARE NAD 83 (NAVD 88)

C.P.S. NOTES:

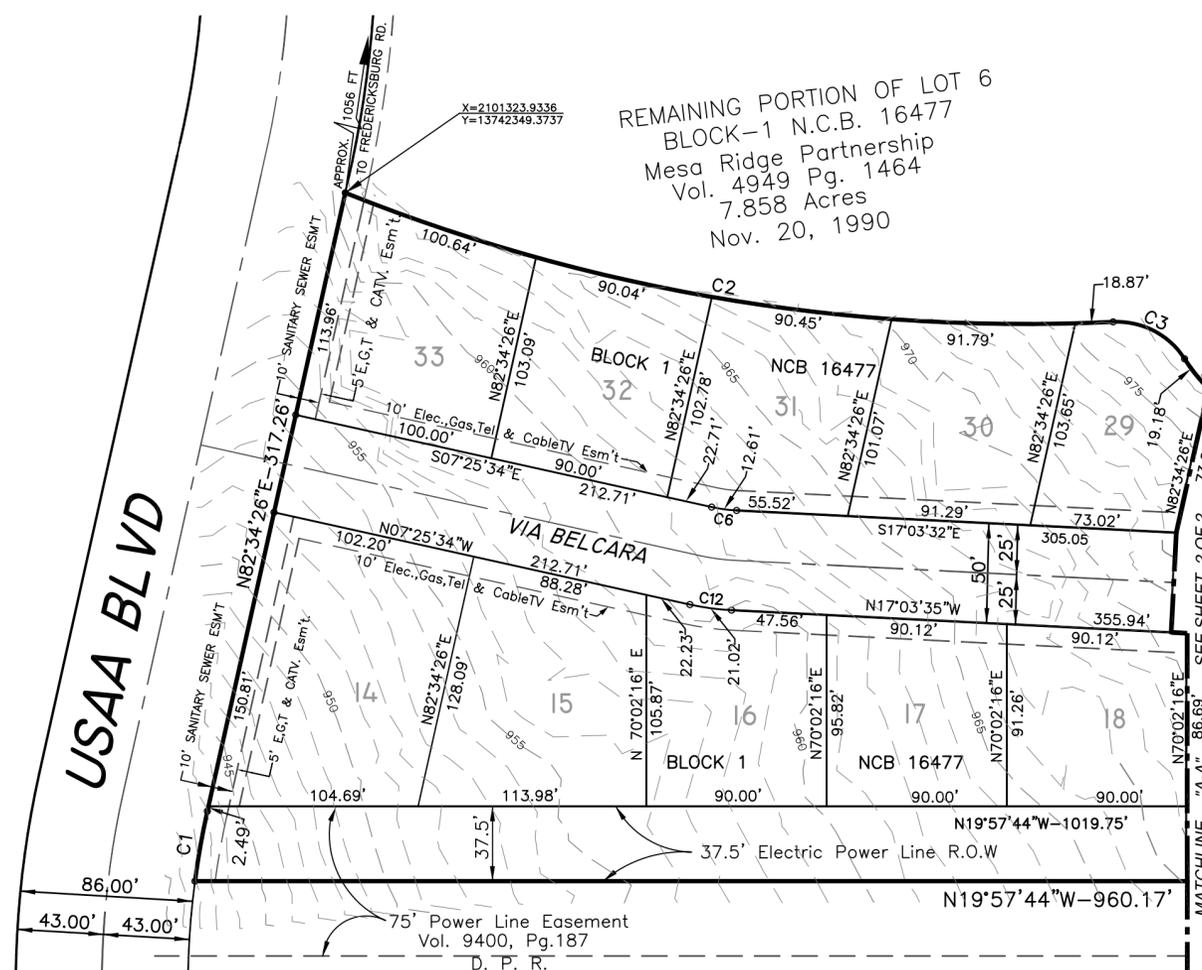
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- NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC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

FIRE FLOW NOTE:

In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1000 gpm at 25 psi residual pressure. The fire flow requirements for individual structures will be reviewed during the building permit process in accordance with the procedures set forth by the City of San Antonio Director of Planning and Development Services and the San Antonio Fire Department Fire Marshal.

NOTE:

The maintenance of drainage easements, access easements, greenbelts and open permeable spaces shown hereon shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHR BRG	CHORD
C1	407.00	5°00'57"	35.63	S80°03'58"W	35.62
C2	910.00	24°40'05"	391.79	S10°23'19"E	388.77
C3	40.00	60°19'52"	42.12	N07°26'34"E	40.20
C4	90.00	86°59'43"	136.67	S05°53'38"E	123.92
C5	800.00	13°52'34"	193.75	N41°49'54"W	193.27
C6	75.00	9°38'02"	12.61	S12°14'34"E	12.60
C7	75.00	11°06'06"	14.53	S24°04'22"E	14.51
C8	15.00	55°09'00"	14.44	S57°11'55"E	13.89
C9	55.00	29°01'35"	278.41	N55°38'23"E	63.07
C10	15.00	55°09'00"	14.44	N02°02'54"W	13.89
C11	75.00	12°33'49"	16.45	S23°20'30"E	16.41
C12	125.00	9°38'02"	21.02	S12°14'34"E	20.99

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.84	N29°10'35"E
L2	120.18	N19°57'44"W
L3	26.36	N45°00'00"W
L4	33.81	N54°27'43"E
L5	50.99	N05°07'45"E
L6	44.53	N60°04'24"W
L7	20.86	N71°20'58"W
L8	25.59	N51°57'57"E
L9	54.77	N54°56'50"E

Agape Northwest Housing, Inc.  
 Vol. 8803 Pg. 556  
 12.799 Acres  
 March 28, 2001



MAPSCO 2008 MAP 548 GRID # F5 LOCATION MAP



DETAIL "A"  
SCALE: 1 INCH = 50 FT.

**LEGEND:**

PROPOSED FINISHED CONTOURS		<b>5-7.0'</b>
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED		
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED		
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT		E, T, G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.		R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.		D.P.R.
RIGHT-OF-WAY		R.O.W.
EXISTING CONTOURS		
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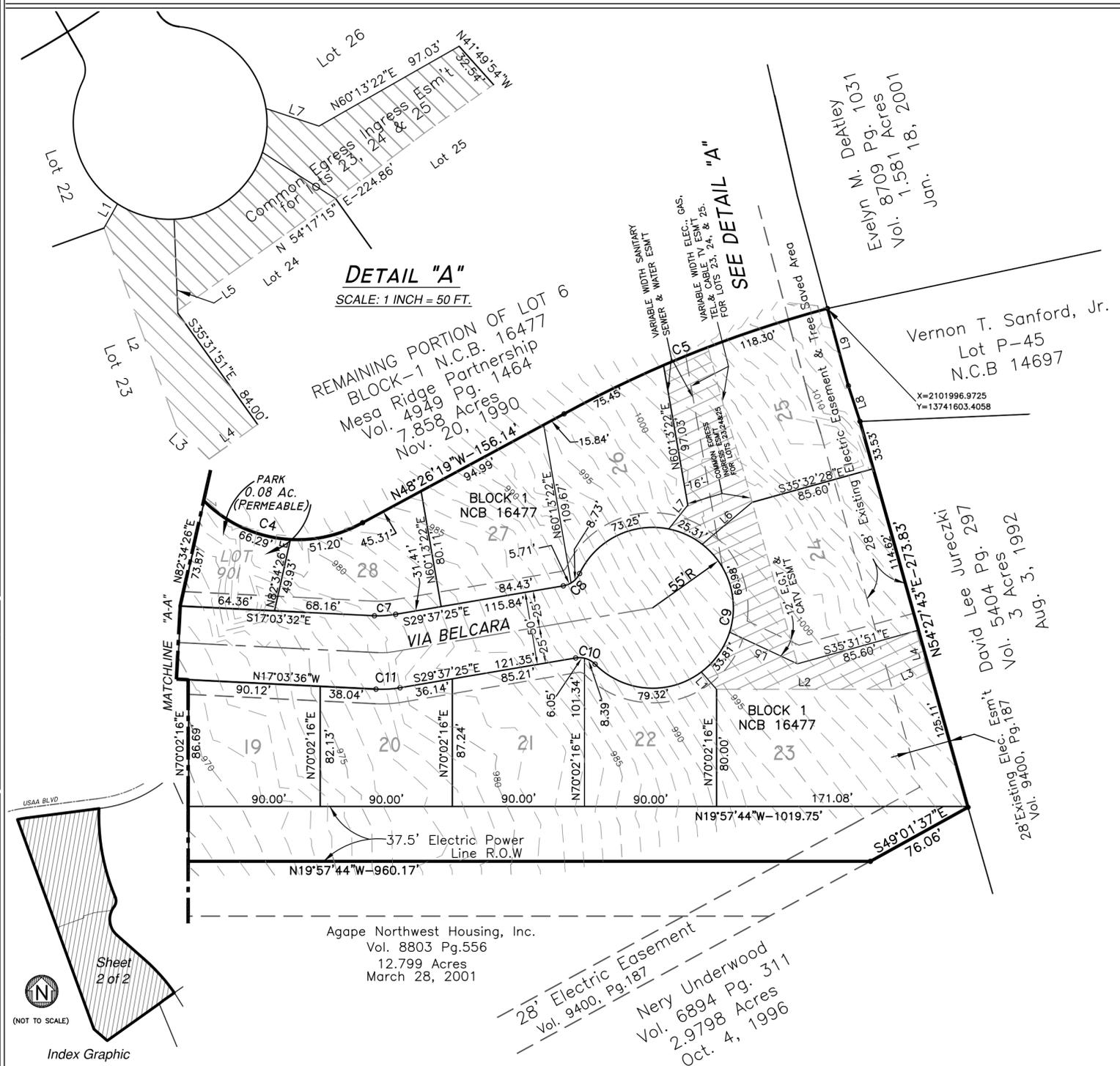
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- SEWED OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

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**NOTE:**

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(NOT TO SCALE)

Index Graphic

**PLAT NUMBER 130619**

REPLAT ESTABLISHING  
**BELCARA 2 SUBDIVISION**

BEING, 6.486 ACRES OF LAND, BEING OUT OF LOT 6, BLOCK 1, NCB 16477, BLUEBONNET PARK, UNIT-1, VOL. 9400, PGS. 186-190, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**GRAPHIC SCALE**



(IN FEET)  
1 INCH = 60 FT.

**Seda Consulting Engineers, Inc.**  
FIRM REGISTRATION NO: F-1601 (210) 308-0057  
6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842  
E-MAIL: SEDA@SATX.RR.COM  
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

**BARRERA LAND SURVEYING**  
Email: dbinsatx@yahoo.com  
7715 Mainland Drive, Suite 114  
San Antonio, Texas 78250  
(210) 444-9023

DATE: 07/25/2011 JOB # 1574

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

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_

OWNER/DEVELOPER ADDRESS:  
Noteware Developers, S.A., LLC  
214 Glentower Drive  
San Antonio, Texas 78213  
PH: (213) 861-2378

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_ , DEPUTY  
PAGE 2 OF 2



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

120432

**Project Name:**

SD Subdivision

**Applicant:**

Domingo Sanchez

**Representative:**

Galbraith Engineering Consultants,  
Inc. c/o Glenn E. Galbraith, P.E.

**Owner:**

S.D. Homes, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located on the northeast  
corner of Rakowitz Road and Ford  
Road

**MAPSCO Map Grid (Ferguson):**

655 D-3

**Tract Size:**

1.90 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting September  
20, 2013.

**REQUEST**

A resolution authorizing the termination of electric service and revoking building permits pending plat approval and recordation of SD Subdivision Plat #120432 in connection with a previously approved deferral.

**RECOMMENDED ACTION**

**Approval**

**CASE HISTORY**

The Planning Commission approved a plat deferral for this site on March 27, 2013.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

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

**C. Services Available**

East Central Water District and On Site Sewer Facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOC) have not been issued

**E. Interdepartmental Review**

Letter of Certification (LOC) have not been issued

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

Pursuant to Section 35-434 of the Unified Development Code (UDC) authorizes the Planning Commission to grant a deferral to allow the issuance of temporary utility service prior to plat approval and recording of four or fewer lots. The time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval.

**III. RECOMMENDATION**

Approval of resolution to revoke building permits and terminate temporary utility service for the proposed **SD** Subdivision Plat.

**IV. ATTACHMENTS**

1. Proposed Plat
2. Resolution

PLAT I.D. # 120432

SUBDIVISION PLAT ESTABLISHING

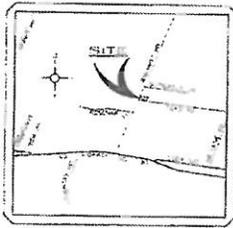
**S.D. SUBDIVISION**

A CERTAIN 1.50 ACRES TRACT OF LAND OUT OF THE JOSEPH WORSHAM O.S. NO. 8, ABSTRACT NO. 794, COUNTY BLOCK 5119, BEING A PART OF 9.993 ACRES OF LAND RECORDED IN VOLUME 3477, PAGE 307 OF THE RECORDS OF BEXAR COUNTY, TEXAS, TO BE KNOWN AS S.D. SUBDIVISION (LOT 8, BLOCK 3, COUNTY BLOCK 5119) SAN ANTONIO, BEXAR COUNTY, TEXAS.

**galbraith Engineering**  
CONSULTANTS, INC.  
131 STEINMARK PLAZA, STE. 100  
SAN ANTONIO, TEXAS 78205  
214-349-2174 FAX  
214-349-2174  
FIRM # P-5591



2013 JUN 21 10:11:19



SEE LOCATION MAP TO SCALE

SEWER SYSTEM BASED ON MID-20 STATE PLAIN COORDINATE SYSTEM

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA INDICATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "SERVICE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT." THE PURPOSE OF THESE EASEMENTS IS TO MAINTAIN, REPAIR, REPLACE, INSPECT, AND ERECT POLLS, MASTS OR SURGING WIRING, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OR UNDER SAID FACILITIES WITHIN SAID EASEMENT BOUNDARIES WHICH EXTENSION OR USE INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES INSTALLED HEREIN AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS, AND ANY MONUMENTARY LOSS RESULTING FROM ADJUSTMENTS REQUIRED OF GPS EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION MEASUREMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS.

**NOTES:**

1. WHEN PMS FOUND ON SET AT ALL CORNERS.
  2. OWNER TO COMPLY WITH ALL 2011-12 REQUIREMENTS TO BEMCO SCAPE PLANNING STANDARDS DURING THE BUILDING PERMIT PROCESS.
- "ALL ACCESS DRIVEWAYS SHALL PROVIDE CLEAR WIDTH AREA AS ACCORDANCE WITH LDC 2011-12 (4)(11)";

**WASTEWATER EDDU NOTE**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDDUs) FOR THIS SUBDIVISION PLAT ARE UNDER THE PLAT I.D. NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE WITHIN SAID SUBDIVISION SHALL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

EDDU	EDDU	EDDU	EDDU	EDDU
1.00	1.00	1.00	1.00	1.00

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND RECORDS OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN FILED WITH 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 SAID MATTER AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014.

ATTESTED:  
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

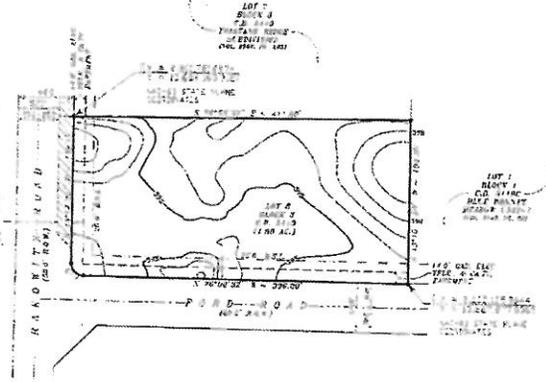
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE IMPROVED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES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

*Glenn E. Galbraith, P.E.*  
LICENSED PROFESSIONAL ENGINEER



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

*Glenn E. Galbraith, P.L.S.*  
REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT ESTABLISHING  
**S.D. SUBDIVISION**

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 THIS PLAT SO INDICATES TO SUCH EASEMENTS AS DESCRIBED BELOW.

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 AS: STREETS, ALLEYS, PARKS, WATERSHEDS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**OWNER/DEVELOPER:**  
S.D. HOMES, INC.  
(DOMINGO SANCHEZ)

*[Signature]*  
OWNER  
\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, **DOMINGO SANCHEZ**, 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 22 DAY OF August A.D. 2014.



*[Signature]*  
D. CHAIRES  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTAMONY WHEREOF, I WENT MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

DATE: 08/29/2014

**RESOLUTION NO. \_\_\_\_\_**

**Authorizing the termination of electric service and revoking building permits pending plat approval and recording of SD Subdivision Plat #120432 in connection with a previously approved deferral.**

**Whereas**, the quality of development within the City of San Antonio and its extraterritorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

**Whereas**, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/platting; and

**Whereas**, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots; and

**Whereas**, the Commission approved a deferral for the **SD Subdivision Plat #120432** on March 27, 2013; and

**Whereas**, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval; and

**Whereas**, the City of San Antonio has given the required 45 day advance notice to Glenn E. Galbraith the project engineer, via email that the time in which to file the require plat would expire on September 23, 2013 and failure to comply could result in termination of service and revocation of building permits; and

**Whereas**, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition; and

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

To direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk’s office.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

APPROVED:

\_\_\_\_\_  
Executive Secretary

\_\_\_\_\_  
Roberto R. Rodriguez, Chairman  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
September 25, 2013

**Application/Case Number:**

13-00008

**Project Name:**

Westwinds West, Unit-5A PUD  
Major Amendment

**Applicant:**

A. Bradford Galo

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Cara C. Tackett, P.E.

**Owner:**

ALT Development, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located at the northwest  
intersection of Alamo Ranch and  
Calaveras Way

**MAPSCO Map Grid (Ferguson):**

577 B-4

**Tract Size:**

29.01

**Council District(s):**

ETJ

**Notification:**

Notices mailed September 13, 2013

- Four (4) to property owners  
within 200 feet

Internet Agenda Posting September  
20, 2013

**REQUEST**

Approval of the **Westwinds West, Unit-5A Planned Unit  
Development (PUD) Plan Major Amendment**

**APPLICATION TYPE**

Planned Unit Development

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may take on this  
are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plan will consist of ninety (90) single-family residential lots, thirteen (13) non-single family residential lots, approximately five thousand three hundred ninety (5,390) linear feet of private streets.

**B. Zoning**

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

**C. Surrounded Land Uses and Zoning**

<b>Land Use Overview</b>		
	<b>Zoning Districts</b>	<b>Current Land Use</b>
North	OCL	vacant
South	OCL	vacant
East	OCL	vacant
West	OCL	vacant

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 29, 2013

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 6, 2013

**II. SUPPLEMENTAL INFORMATION**

PUD 07-027, Westwinds West, Unit-5A, approved on July 9, 2008  
MDP 808-E, Westwinds, accepted on September 11, 2006

**A. Evaluation Criteria**

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Westwinds West, Unit-5A PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

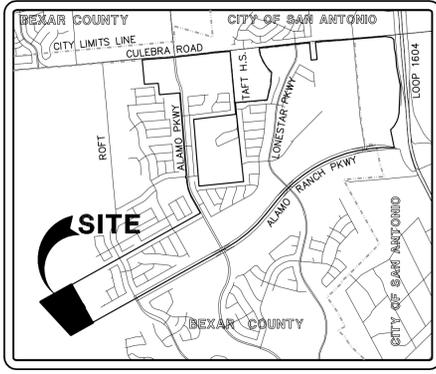
To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Westwinds West, Unit-5A PUD** Plan Major Amendment.

**IV. ATTACHMENT**

- 1. Proposed Plan



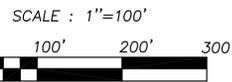
**LOCATION MAP**  
 MAPSCO GRID: 577-E2  
 SCALE: 1" = 3000'

**SURVEYOR'S NOTES:**

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS: DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0983435.880, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274436.854 W:0972630.011, AF9488 ARP3 ARANCO PASS 3 CORS ARP N:275018.049 W:0970332.219
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
- THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS

**NAME AND ADDRESS OF OWNERS WITHIN 200 FT.**

- ALT DEVELOPMENT, INC.  
 1175 W. BITTERS, SUITE 100  
 SAN ANTONIO, TEXAS 78216
- WISE OAKS I, LTD.  
 19230 STONE OAK PKWY, SUITE 301  
 SAN ANTONIO, TEXAS 78258
- OSCAR GASS  
 603 MARCHMONT LN  
 SAN ANTONIO, TEXAS 78213
- CONTINENTAL HOMES OF TEXAS, L.P.  
 211 N. LOOP 1604 E., SUITE 130  
 SAN ANTONIO, TEXAS 78232



LINE	LENGTH	BEARING
L1	104.88'	S04°11'22"W
L2	106.14'	S00°01'21"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	32.00'	440.00'	16.01'	41°01'01"	31.99'	S02°06'21"W
C2	33.44'	460.00'	16.74'	41°01'01"	33.44'	S02°06'21"W
C3	31.42'	20.00'	20.00'	90°00'00"	28.28'	S45°01'21"W

- LEGEND:**
- 200' NOTIFICATION BOUNDARY
  - ③ OWNERSHIP INFORMATION SEE KEYED NOTES THIS SHEET
  - - - 10' CONTOURS
  - \* UNLESS OTHERWISE SHOWN
  - - - BUILDING SETBACK LINE (B.S.L.)

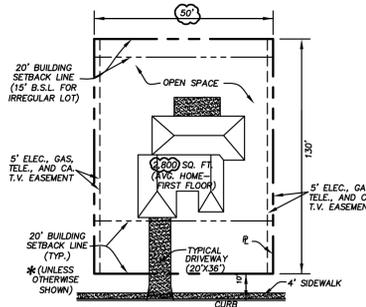
**ENVIRONMENTAL RECOMMENDATIONS:**

- ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
- ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
- THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
- THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.

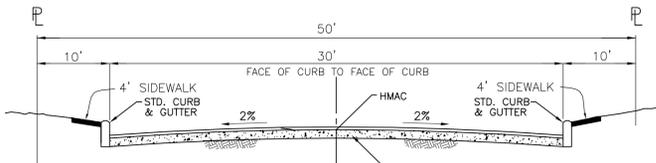
- PUD PLAN NOTES:**
- MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
  - SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
  - WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
  - ALL INTERSECTIONS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF 35-506(d)(5).
  - PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE E.T.J. THEREFORE IT IS NOT SUBJECT TO ZONING REQUIREMENTS.
  - SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2: 35-506 (O)
  - THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.
  - TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS.
  - THIS PUD PLAN WILL BE ACCESSED TO CALAVERAS WAY THROUGH THE PROPOSED STREETS ALAMO RANCH PARKWAY.
  - CONSTRUCTION TO BEGIN JUNE, 2007
  - THIS PUD PLAN IS WITHIN THE NORTH INDEPENDENT SCHOOL DISTRICT.
  - THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344 (d)(1).
  - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.

**REQUIRED PARK/OPEN SPACE**  
 THE PARK REQUIREMENT FOR THIS P.U.D. PLAN IS INCLUDED WITHIN THE WESTWINDS SUBDIVISION. THE PARK FOR THE OVERALL WESTWINDS WEST SUBDIVISION IS LOCATED TO THE WEST OF ALAMO PARKWAY AND LEXI PETAL.

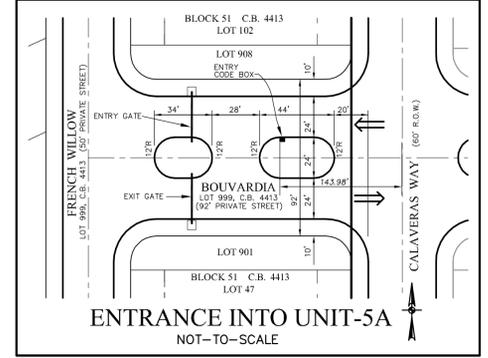
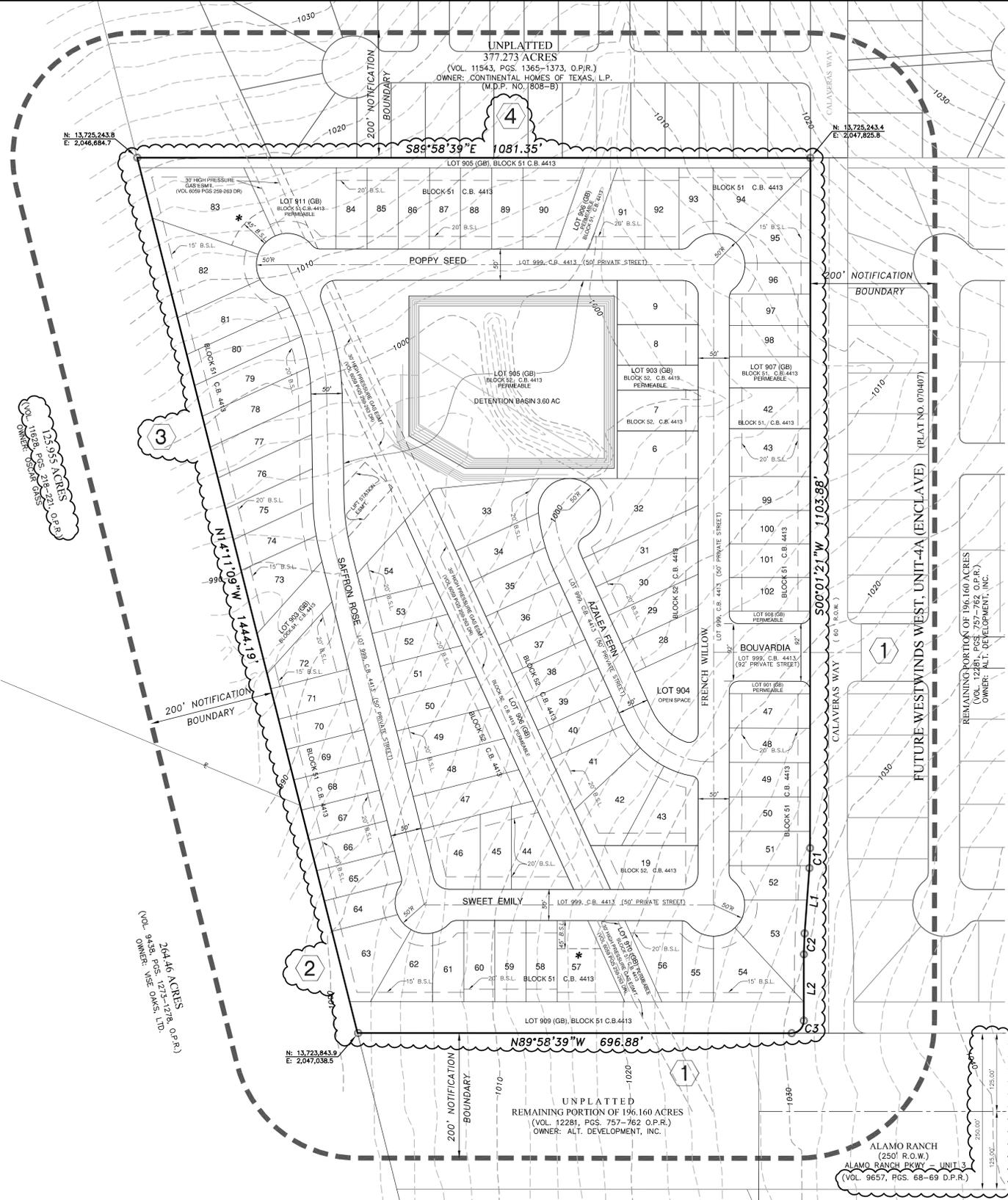
**BEXAR COUNTY CLEAR VISION STATEMENT:**  
 CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.



**TYPICAL LOT (50' X 130')**  
 NOT-TO-SCALE



**STREET CROSS-SECTION (50' R.O.W.)**  
 NOT-TO-SCALE



**REASONS FOR P.U.D. MAJOR AMENDMENTS:**

- REVISE THE LOT LAYOUT THAT INCREASED THE NUMBER OF LOTS.
- REVISE THE TYPICAL LOT DETAIL.
- REVISE THE OPEN AREA CALCULATION TABLE.
- UPDATE OWNER/DEVELOPER INFORMATION.
- UPDATE INFORMATION OF OWNERS WITHIN 200 FT.
- ADDED BUILDING SETBACK LINES TO PLAN.
- ADDED ADDITIONAL NOTES PER CITY'S REQUEST.

**OPEN AREA CALCULATIONS (IN ACRES)**

Description	UNIT-5A
No. of Lots	90
Gross Area (AC)	29.01
Building Coverage (AC)	5.79
Other Coverages	
a. Streets (AC)	3.17
b. Driveway (AC)	1.49
c. Sidewalk (AC)	0.73
d. 50% Drain (AC)	0.07
Total Coverages (AC)	11.25
Open Spaces	
a. Greenbelts/buffers (AC)	2.29
b. Residential Lots (AC)	9.65
c. 50% Drain (AC)	4.54
d. Park (AC)	0.24
e. Parkway (AC)	1.04
Total Open Space	17.76

OPEN SPACE RATIO =  $\frac{17.76}{29.01} \times 100 = 61.22\%$   
 DENSITY =  $\frac{90}{29.01} = 3.10$

**UTILITY AGENCY:**

- SANITARY SEWER: SAN ANTONIO WATER SYSTEM
- WATER: SAN ANTONIO WATER SYSTEM
- GAS & ELECTRIC: CITY PUBLIC SERVICE
- TELEPHONE: AT&T

**DEVELOPER/OWNER:**

ALT DEVELOPMENT, INC.  
 1175 W. BITTERS, SUITE 100  
 SAN ANTONIO, TEXAS 78216  
 PHONE: (210) 497-3385

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
 555 E. RAMSEY  
 SAN ANTONIO, TEXAS 78216  
 PHONE: (210) 375-9000  
 FAX: (210) 375-9010

**WESTWINDS WEST, UNIT-5A  
 PLANNED UNIT DEVELOPMENT PLAN  
 MAJOR AMENDMENT**

A 29.01 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

PUD PLAN NO.: 13-00008 (07-027A)  
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: JUNE 18, 2008 JOB NO. 6123-27  
 REVISION: JULY 15, 2013



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Aug 22, 2013, 10:27am User ID: sDuanos  
 File: P:\6123\27A\Design\Civil\PU.D\EXT\20816-612327-PUD-027A.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
September 25, 2013

**Parcel Number:**

19126

**Applicant:**

Capital Improvements Management  
Services  
c/o Mike Etienne, Asst. Director  
Capital Improvements Management  
Services  
(210) 207-7114

**Staff Coordinator:**

Carroll Coston, Sr. Real Estate  
Specialist  
(210) 207-4024  
carroll.coston@sanantonio.gov

**Property Address/Location:**

5632 Mt. Helen Drive in NCB 17638

**Tract Size:**

Approximately 0.6109 acres

**Council District:**

6

**REQUEST**

A request for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 26,611 square feet (0.6109 acres) located in NCB 17638, near the intersection of Mt. Baker and Mt. Helen Drive in the Mountain View Estates subdivision for the Mountain View Estates Phase III Drainage Project.

**RECOMMENDED ACTION**

**Approval** for this item.

**ALTERNATIVE ACTIONS**

Planning Commission could choose not to authorize the acquisition of fee simple title to the one parcel needed for this project; however, this action would result in project delay and could result in increased acquisition costs.

## **I. BACKGROUND INFORMATION**

The Mountain View Estates Phase III Drainage Project will install a drainage system that ties into an existing box culvert system on Rogers Road and outfalls into a tributary of Culebra Creek to resolve flooding issues in the Mountain View Estates area. This Project will complement Phase I and II presently under design.

The acquisition of this parcel of land will provide the necessary outfall area to complete the Project.

## **II. RECOMMENDATION**

Staff recommends approval for this item.

## **III. ATTACHMENTS**

1. Resolution
2. Exhibit A – Map View of 1 Parcel in NCB 17638 for the Mountain View Estates Phase III Drainage Project.
3. Exhibit B – Aerial View of 1 Parcel in NCB 17638 for the Mountain View Estates Phase III Drainage Project.

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO ONE PARCEL OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 26,611 SQUARE FEET (0.6109 ACRES) LOCATED IN NCB 17638 NEAR THE INTERSECTION OF MT. BAKER AND MT. HELEN DRIVE, FOR THE MOUNTAIN VIEW ESTATES PHASE III DRAINAGE PROJECT, A 2012-2017 BOND PROGRAM PROJECT.**

\* \* \* \* \*

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

**WHEREAS**, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Planning Commission recommends City Council approve the acquisition of the abovementioned properties.

**PASSED AND APPROVED** this 28<sup>th</sup> day of August, 2013.

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

**ATTEST:**

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

# Exhibit A – Map View 1 Parcel located in NCB 17638



# Exhibit B – Aerial View 1 Parcel located in NCB 17638





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT      AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
September 25, 2013

**Special Project Number:**

S.P. 1698

**Petitioner:**

Abasto Properties, LLC

**Representative:**

Briones Consulting & Engineering,  
LTD  
C/o Brian Crowell, PE, LEED AP

**Staff Coordinator:**

Jesse Quesada, Management Analyst  
210 207-6971  
jesse.quesada@sanantonio.gov

**Property Address/Location:**

South of Loop 410 and perpendicular  
to Southton Road

**Tract Size:**

.148 of an acre or 6,451 square feet

**Council District (s)**

3

**Notification:**

- 1.) Posted one sign to notify public of the proposed closure
- 2.) Mailed 3 notices to property owners within a 500-foot radius of the proposed closure

**REQUEST**

Request of a Resolution authorizing the closure, vacation and abandonment of an improved portion of Spitzer Avenue Public Right of Way consisting of 0.148 of an acre (6,451 square feet) located south of Loop 410 and perpendicular to Southton Road adjacent to NCB 10915.

**RECOMMENDATION ACTION**

Staff recommends approval of this request to close, vacate and abandon an improved portion of Spitzer Avenue Public Right of Way.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of this public right of way will allow Petitioner to incorporate the proposed closure with its adjacent property and use it for the development of a distribution center to serve as San Antonio's primary source of wholesale produce supply. The disapproval of this request would disallow Petitioner from incorporating the proposed closure with its adjacent property and using it for a distribution center.

## **I. BACKGROUND**

Abasto Properties, LLC (Petitioner) is requesting the closure, vacation and abandonment of an improved portion of Spitzer Avenue Public Right of Way adjacent to NCB 10915, as shown on attached Exhibit "A." The proposed closure is located south of Loop 410 and perpendicular to Southton Road. Spitzer Avenue is a dead end street. To eliminate the dead end street, Petitioner will dedicate a parcel of land to the City of San Antonio for a turnaround to serve as a public-street right-of-way easement for ingress and egress purposes, as shown on attached Exhibit "B."

Petitioner plans to incorporate the proposed closure with its abutting vacant property for the development of a distribution center to serve as San Antonio's primary source of wholesale produce supply. Petitioner intends to design, develop and operate 180 warehouse units, with each consisting of 3,000 square feet along with a frontage mixed-use shopping center with 34 units, with each consisting of 2,400 square feet. Warehouse units will include an office with interior cold storage available for sale or lease. The frontage mixed-use shopping center will be leased to service businesses, which complement the produce business.

## **II. SUPPLEMENTAL INFORMATION**

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

## **III. RECOMMENDATION**

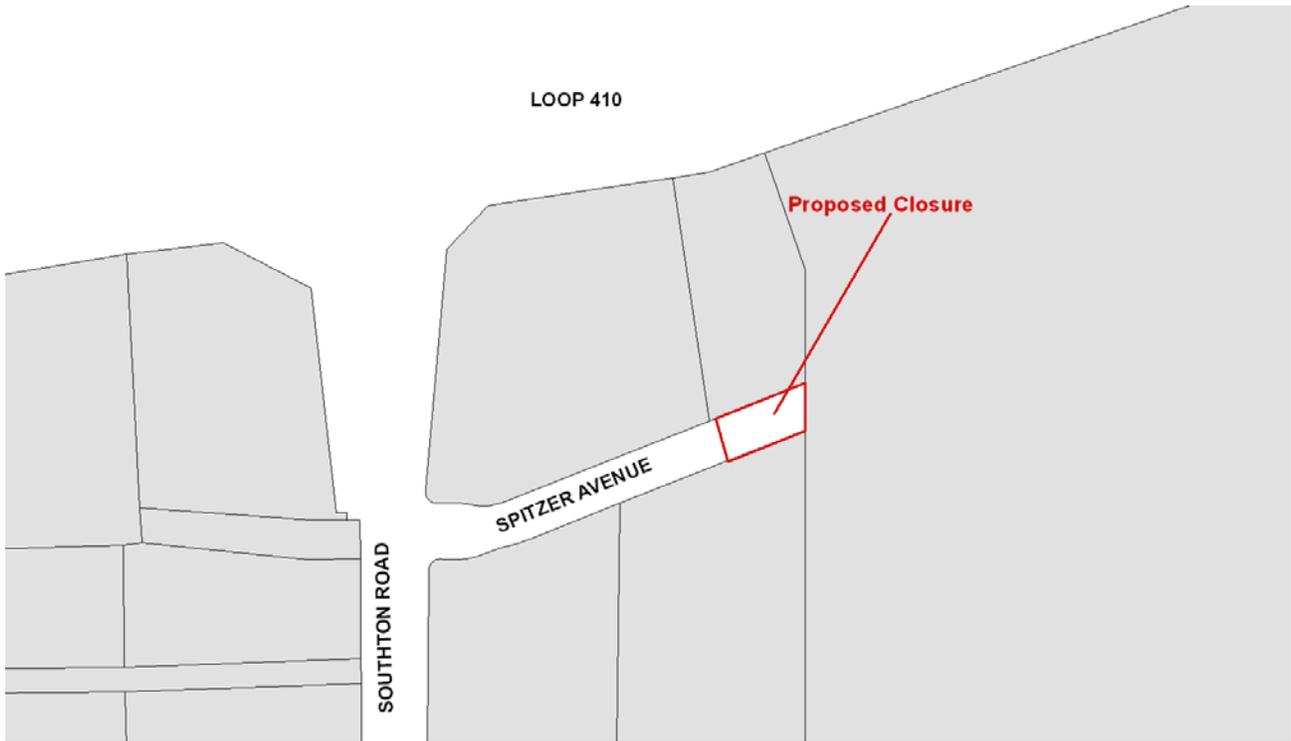
Staff recommends approval of this request to close, vacate and abandon an improved portion of Spitzer Avenue Public Right of Way consisting of 0.148 of an acre (6,451 square feet). This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

## **IV. ATTACHMENTS**

1. Exhibit "A"
2. Exhibit "B"
3. Survey
4. Letter of Agreement
5. Site Plan
6. Resolution



Site Map of Subject Property



Map of Subject Property



Aerial Photograph of Subject Property

August 27, 2013

**FIELD NOTES**  
**0.122 ACRE TRACT OUT OF LOT 1&2, BLOCK 2,**  
**N.C.B. 10915, CITY BASE SOUTH U-1**  
**(VOL. 9613, PG. 36, D.P.R.)**  
**(TO BE DEDICATED TO THE CITY OF SAN ANTONIO)**

A description of a 0.122 acre tract out of Lot 1&2, Block 2, NCB 10915, City Base South U1 as recorded in volume 9613, page 36, Deed and Plat records, Bexar County, Texas, and to be dedicated to the City of San Antonio, and being more particularly described as follows:

Commencing at a tie on the northeast corner of Lot 2 also being on the south right-of-way line of Spitzer Avenue; Thence S 68°-19'-03" W a total distance of 131.74 feet to the Point of Beginning;

THENCE; along a curve to the right, having a radius of 55.00 feet, having a central angle of 164°-29'-02", and a chord of 108.99 feet and an arc distance of 157.89 feet to the point of reverse curvature, said curve having a radius as 33.00 feet, have a central angle of 70°-34'-54", and a chord length as 38.13 feet and an arc distance of 40.65 feet to a point of tangency on the south right-of-way of Spitzer Ave. and on the north line of Lot 1 and 2 and being the northwest corner of this tract;

THENCE; N 68°-19'03" E a total distance of 137.87 feet to the Point of Beginning and continuing 5,299 square feet or 0.122 acre of land.



*George Ozuna, Jr.*  
George Ozuna, Jr., P.E., R.P.L.S.  
Registered Professional Land Surveyor



NCB 10915 P-100  
 53.518 ACRE TRACT  
 SE LOOP 410 SOUTHTON PARK, LLC.  
 (VOL. 11947, PG. 1602)

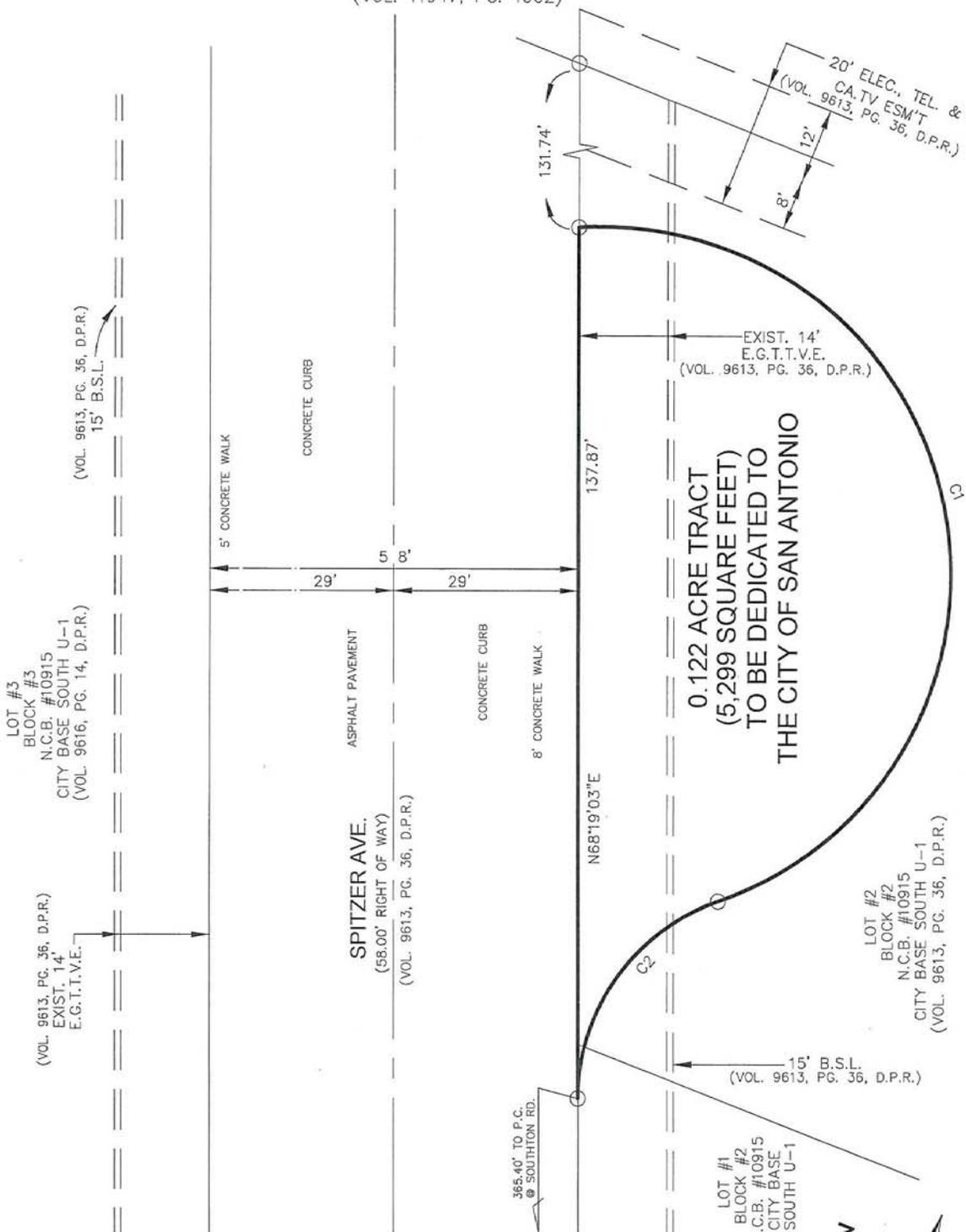


EXHIBIT OF:  
 0.122 ACRE TRACT  
 (TO BE DEDICATED TO CITY OF SAN ANTONIO)  
 OUT OF  
 LOT 1 & LOT 2, BLOCK 2, N.C.B. 10915  
 CITY BASE SOUTH U-1  
 (VOL. 9613, PG. 36, D.P.R.)

**Exhibit "B"**  
 Page 2 of 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	55.00	157.89	403.71	164°29'02"	108.99
C2	33.00	40.65	23.36	70°34'54"	38.13

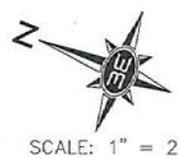


**BRIONES**  
 CONSULTING & ENGINEERING LTD.  
 8116 BROADWAY  
 SAN ANTONIO, TX 78209  
 (210) 828-1431  
 (210) 828-1432 fax

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, hereby certify that this survey conforms to the  
 current Texas Surveyors Association Standards  
 and Specifications.

This 27th day of Aug, 2013 A.D.

*George Ozuna, Jr.*



June 14, 2013

**FIELD NOTES**  
**A 0.148 Acre Parcel**  
**ABASTOS PROPERTIES, BEXAR COUNTY, TEXAS**

Being a 0.148 acre Parcel being out City Base South Unit 1 Subdivision as recorded in volume 9616, Page 14, deed and plat records of Bexar County, Texas, and being more particularly described to wit;

The point of beginning being the Northwest corner of the herein described parcel and having the following courses from a reference tie being the Northeast cutoff into Loop 410; N 81°-33'-53" E a distance of 243.03 feet along the south right-of way of loop 410 to a point and S 08°-27'-25" E a distance of 320.88 feet to a point and N 68°-18'-58" E a distance of 18.49 feet to the point of beginning;

THENCE; N 68°-18'-58"E, a distance of 116.11 feet to a point for a corner;

THENCE; S 00°-00'-13" E, a distance of 62.32 feet to a pint for a corner;

THENCE; S 68°-19'-03" W, a distance of 106.69 feet to a point for a corner;

THENCE; N 08°-27'-25" W, a distance of 59.48 feet to the point of beginning and containing 0.148 acre.



*George Ozuna, Jr.*  
George Ozuna, Jr., R.P.L.S.  
Registered Public Land Surveyor





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

July 24, 2013

Abasto Properties, LLC  
C/o Briones Consulting & Engineering, LTD  
Brian Crowell, PE, LEED AP  
8118 Broadway  
San Antonio, Texas 78209

S.P. No. 1698 – Request to close, vacate and abandon an improved portion of Spitzer Avenue Public Right of Way located south of Loop 410 perpendicular to Southton Road adjacent to New City Block 10915

Dear Mr. Crowell:

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

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

**DEVELOPMENT SERVICES DEPARTMENT:** The property must be platted, as applicable, in the in the Unified Development Code, per section 35-430. The Master Development Plan must be revised and a replat and vacate must be submitted.

**PUBLIC WORKS DEPARTMENT:** **Right of Way Division:** Contact and confirm with all utilities that there are no conflicts. **Traffic Engineering:** 1. As per the Unified Development Code Section 35-502 (b) (2) (c) C v, a new Traffic Impact Analysis (TIA) Study under Rough Proportionality will be required since the old TIA was completed in January, 2007 and the street network and access points are changing from the original TIA submitted. 2. The new TIA will be required to be done at the time of platting or building permit stage. The TIA could be deferred to a building permit, however; the petitioner shall have their traffic engineer present at the Planning Commission Meeting should any traffic questions arise about the project.

**SAN ANTONIO WATER SYSTEM (SAWS):** SAWS utilities are located within the public right of way that the petitioner has requested to be closed, vacated and abandoned. SAWS requests that the City of San Antonio reserve all rights necessary for SAWS to maintain, operate, repair, inspect, patrol realign and reconstruct its facilities. SAWS request that it has 24/7 access to it facilities with no restraints blocking access.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner. The street will be legally closed once the petitioner has met all the Unified Development Code requirements including the dedication of the turnaround.

Petitioner agrees to pay a total fee of \$10,872.00. The total fee includes the street's assessed value of \$19,000.00 less \$9,500.00 (50% fee waiver under the Inner City Revitalization/Infill Policy) which equals \$9,500.00, plus \$1,250.00 for the appraisal report, \$72.00 for the posting of one sign to notify the public of the proposed closure and \$50.00 for the recording fees. This total fee will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the closure is not approved by City Council, the total fee (less the fee for the posting of the notification sign and the appraisal report) will be refunded to the petitioner.

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

If you concur with the above mentioned conditions, including the payment of the total fee, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total fee and a Discretionary Contracts Disclosure Form, (to be completed on the <http://www.sanantonio.gov/atty/ethics/forms.asp> website link then printed and signed), we will continue processing your request.

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

**AGREED AS TO TERMS AND CONDITIONS:**

By: 

Vice - president

Title:

8-8-13

Date:

LOOP 410 FRONTAGE

S. PRESA ST.

SALES OFFICE

FARMERS MARKET

STRIP CENTER

30-30' SPACES (A)

30-30' SPACES (B)

30-30' SPACES (C)

29-30' SPACES (D)

30-30' SPACES (E)

17-30' SPACES (F)

12-30' SPACES (I)

13-30' SPACES (G)

15-30' SPACES (H)

SOUTHTON RD.

SPITZER AVE.

100' ELECTRIC TRANSMISSION LINE CLEARANCE

RETENTION POND

SITE PLAN EXHIBIT FOR SAN ANTONIO WHOLESALE PRODUCE MARKET SAN ANTONIO, TEXAS



BRIONES CONSULTING & ENGINEERING LTD. 6110 BROADWAY SAN ANTONIO, TX 78209 TYPE FIRM REG. NO. P-6026 (210) 828-1431 (210) 828-1432 Fax (210) 828-1432

DATE: 06/06/12

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF AN IMPROVED PORTION OF SPITZER AVENUE PUBLIC RIGHT OF WAY CONSISTING OF 0.148 OF AN ACRE (6,451 SQUARE FEET) LOCATED SOUTH OF LOOP 410 AND PERPENDICULAR TO SOUTHON ROAD ADJACENT TO NEW CITY BLOCK 10915, AS REQUESTED BY ABASTO PROPERTIES, LLC**

\* \* \* \* \*

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

WHEREAS, The City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, Abastos Properties, LLC filed an application requesting the closure of an improved portion of Spitzer Avenue as identified in Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking the closure of an improved portion of Spitzer Avenue.

**SIGNED this 25<sup>th</sup> day of September, 2013.**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chair**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT      AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
September 25, 2013

**Special Project Number:**

S.P. 1742

**Petitioner:**

GFR-Hercules Properties, LLC

**Representative:**

Kaufman & Killen, Inc.

**Staff Coordinator:**

Martha Almeria, Management  
Analyst  
210 207-6970  
malmeria@sanantonio.gov

**Property Address/Location:**

12 foot-wide alley located between  
Culebra Road & Carter Street

**Tract Size:**

0.110 of an acre or 4,788 square feet

**Council District(s):**

1

**REQUEST**

S. P. No. 1742: Consideration of a Resolution supporting and recommending City Council approval for the closure, vacation and abandonment of a 0.110 acre portion of a 12 foot-wide alley Public Right of Way located between Culebra Road and Carter Street, adjacent to NCB 1924, as requested by GFR-Hercules Properties, LLC. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of this portion of a 12 foot-wide alley Public Right of Way will allow the Petitioner to incorporate it with its abutting properties for re-development and construction of two new restaurants. Disapproval of this request would disallow the Petitioner from re-developing and improving its abutting properties. Also, the City's liability would continue along with the obligation for maintenance.

## **I. BACKGROUND**

GFR-Hercules Properties, LLC (Petitioner) is requesting the closure, vacation and abandonment of a 12 foot-wide alley Public Right of Way located between Culebra Road and Carter Street as shown on attached Exhibit A. The proposed closure is a paper alley, consisting of 0.110 acres (4,788 square feet), and is actually the remaining portion of the original alley. The eastern portion was closed, vacated and abandoned in 1997 and combined with the abutting properties for the construction of a Walgreens Drug Store. The current Petitioner, GFR-Hercules Properties, LLC, recently purchased the surrounding properties; therefore, it is the sole abutting property owner. If approved, the subject right of way will be combined with the Petitioner's property for the redevelopment and construction of two new restaurants as shown on attached draft design plan.

## **II. SUPPLEMENTAL INFORMATION**

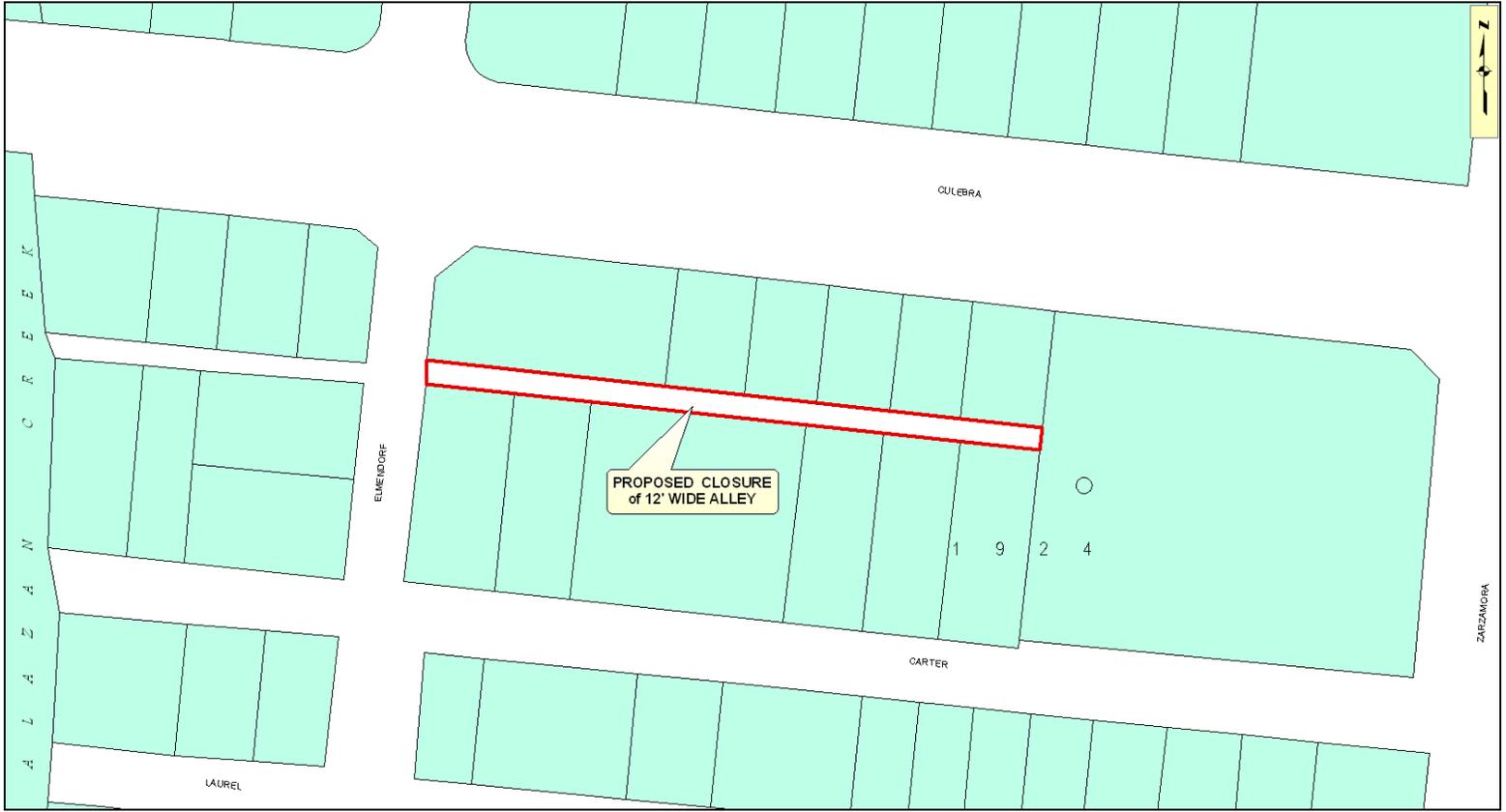
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

## **III. RECOMMENDATION**

Staff recommends approval of this request to close, vacate and abandon this portion of a 12 foot-wide alley Public Right of Way.

## **IV. ATTACHMENTS**

1. Letter of Agreement
2. Exhibit A
3. Draft Design Plan
4. Resolution



**Exhibit A**

S. P. No. 1742

Petitioner: GFR-Hercules



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

August 12, 2013

GFR-Hercules Properties, LLC  
c/o Kaufman & Killen, Inc.  
Attn: Ashley Farrimond  
100 W. Houston St., Suite 1250  
San Antonio, TX 78705

Re: S. P. No. 1742—Request to close, vacate and abandon a 12 foot-wide alley Public Right of Way located between North Elmendorf Street and North Zarzamora Street

Dear Ms. Farrimond:

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

#### DEVELOPMENT SERVICES DEPARTMENT

The site must be platted, as applicable, in the Unified Development Code, per Section 35-240.

#### OFFICE OF HISTORIC PRESERVATION (OHP)

This office has no objections to the actual closure and vacation of the alley in question. However, several of the existing residences adjacent to this alley are of historic age and potentially significant. They may, therefore, be eligible landmark designation. Any demolitions of existing buildings will also require review by and approval from OHP.

#### SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- Petitioner acknowledges that this property will be accepted in its "as is" condition.

- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.
- The subject property was appraised at \$24,000.00; however, a 25% reduction is applicable as provided for by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$19,250.00, which includes the appraisal fee of \$1,200.00 and \$50.00 for recordation of documents. ***Accordingly, Petitioner agrees to remit a closure fee of \$19,250.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** If for some reason the closure is not approved by City Council, the closure fee will be refunded less the appraisal fee.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at <https://www.sanantonio.gov/efrms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit Disclosure along with this letter.

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

If Petitioner concurs with the above mentioned conditions, Petitioner must countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, the closure fee and the Disclosure form we will continue processing subject request.*

Regards,

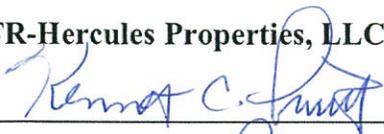


Mike Etienne, Ph.D.  
Assistant Director  
CIMS Real Estate

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

**GFR-Hercules Properties, LLC**

  
By KENNETH C. PRUITT

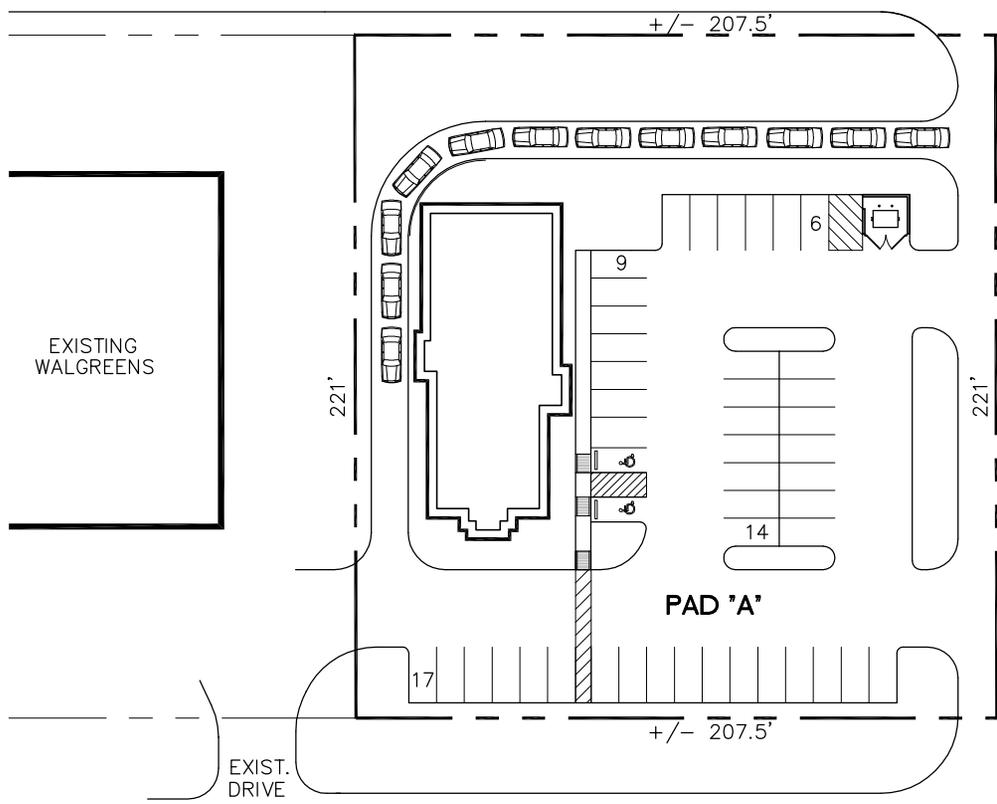
Print Name

DIRECTOR OF DEVELOPMENT SERVICES  
Title

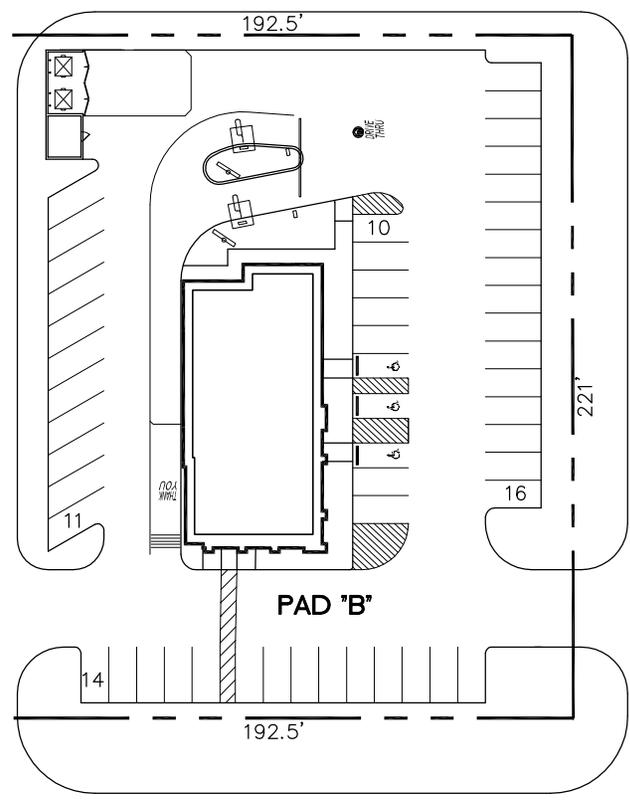
Date

8/20/13

**CARTER ROAD**



**PAD 'A'**



**PAD 'B'**

**ELMENDORF ROAD**

**CULEBRA ROAD**

**DRAFT**

**CONCEPTUAL SITE DEVELOPMENT PLAN**

SCALE: GRAPHIC



**SITE TABULATIONS**

<b>SITE AREA:</b>	
PAD 'A'	+/- (45,854 SF) 1.05 AC.
PAD 'B'	+/- (42,509 SF) .97 AC.
<b>BUILDING AREA:</b>	
PAD 'A'	4,500 SF
PAD 'B'	+/- 4,040 SF
<b>PARKING PROVIDED:</b>	
PAD 'A'	46 SPACES
PAD 'B'	51 SPACES
<b>SP1-012913</b>	

**CONCEPTUAL SITE DEVELOPMENT PLAN**

**CULEBRA RD. & ELMENDORF  
SAN ANTONIO, TEXAS**

DRAWN	TAR
CHECKED	MDN
DATE	01/29/13
PROJECT	CULEBRA ROAD
JOB. NO.	12-217
SHEET	

**SP1**

**NOTES:**  
THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED 0.110 ACRE PORTION OF A 12 FOOT-WIDE ALLEY (4,788 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY, LOCATED BETWEEN CULEBRA ROAD AND CARTER STREET, ADJACENT TO NCB 1924, IN COUNCIL DISTRICT 1, AS REQUESTED BY GFR-HERCULES PROPERTIES, LLC.**

\* \* \* \* \*

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

WHEREAS, the City Code further subjects approval of street and alley closures to public hearing and approval by act of City Council; and

WHEREAS, GFR-Hercules Properties, LLC filed an application requesting the closure of an unimproved 12 foot-wide alley, consisting of 0.110 acres (4,788 square feet) Public Right of Way running westerly and easterly, located between Culebra Road and Carter Street, adjacent to NCB 1924, in Council District 1 as identified on Exhibit A; and

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

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

**SECTION 1.** The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

**SIGNED this 25<sup>th</sup> day of September, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
September 25, 2013

**Case Number:**

PA 13048

**Applicant:**

Brown & Ortiz, P.C.

**Representative:**

Brown & Ortiz, P.C.

**Owner:**

Karta Real Estate , LP

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
racosta@sanantonio.gov

**Property Address/Location:**

10.0 acres of land out of NCB 34034  
located at the northeast corner of  
Milsa Lane and Stonewall Parkway

**Legal Description:**

10.0 acres of land out of NCB 34034

**Tract Size:**

10.0 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 9/6/2013  
Notices Mailed 9/12/2013

- 28 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 9/20/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Suburban Tier to Mixed Use Center.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the North Sector Plan to change the future land use classification of the subject property from Suburban Tier to Mixed Use Center.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses.

**Transportation:**

The requested land use change could generate more traffic that can safely be accommodated by Milsa Lane and Stonewall Parkway. Furthermore, because one of the principal accesses to this site is from Milsa Lane it is expected to significantly increase vehicular traffic creating an adverse condition for the adjacent residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:**

The requested land use change could create an additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> North Sector Plan	
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> None
<p><b>Goal HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</b></p> <p><b>HOU-2.1 Focus High Density Residential near activity centers.</b></p> <p>A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and density uses at a major intersection as recommended in the North Sector Plan. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of protecting the quality of life of residents and promoting commercial development along major arterials or where existing commercial areas have been established.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Suburban Tier:</b> Suburban Tier land use includes both residential and non-residential uses. <b>Residential</b> uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. <b>Non-residential</b> uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P,RD</p>
<p><b>Mixed Use Center: RESIDENTIAL:</b> Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses <b>NON-RESIDENTIAL:</b> Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses <b>LOCATION:</b> Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.</p>	<p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Undeveloped land
North	Suburban Tier	Undeveloped land
East	Suburban Tier	Undeveloped land and 2 vacant buildings
South	Suburban Tier	Single-Family Homes and Contractors Storage Facility
West	Suburban Tier	Single-family Homes

**Land Use:** The subject property is located along the east side of Milsa Lane at the intersection of Milsa Lane and Stonewall Parkway, within the North Sector Plan. The subject property consists of undeveloped land and has undeveloped land to the north, two vacant buildings to the east, single family-homes to the south and west. The North Sector Plan classifies the subject property and the areas to north, south, east, and west as Suburban Tier. The applicant requests to change the future land use from Suburban Tier to Mixed Use Center.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses. The type of development allowed by Mixed Use Center typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and high density uses at a major intersection as recommended in the North Sector Plan. In addition, the existing roadway network is not currently built to handle the additional capacity that could potentially result from a Mixed Use development. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of encouraging compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

**Transportation:** Stonewall Parkway is a Secondary Arterial Type A. IH-10 is a Freeway. Milsa Lane and Stonewall Street are local streets. The neighboring area does not have sidewalks or mass transit service. The requested land use change could generate more traffic that can safely be accommodated by Milsa Lane and Stonewall Parkway. Furthermore, because one of the principal accesses to this site is from Milsa Lane it is expected to significantly increase vehicular traffic creating an adverse condition for the adjacent residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:** Friedrich Park, Woodland Hills Park and Bonnie Ellison Elementary School, currently under construction, are within walking distance. Leon Springs Elementary School and City of San Antonio Fire Station 47 are within close proximity. The requested land use change could create an additional demand for community facilities.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** C-3 MSAO-1 GC-1 and C-2 MSAO-1 GC-1

**Proposed Zoning:** MF-40

**Corresponding Zoning Case:** Z2013198

**Zoning Commission Public Hearing Date:** October 15, 2013

## III. RECOMMENDATION

The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses. The type of

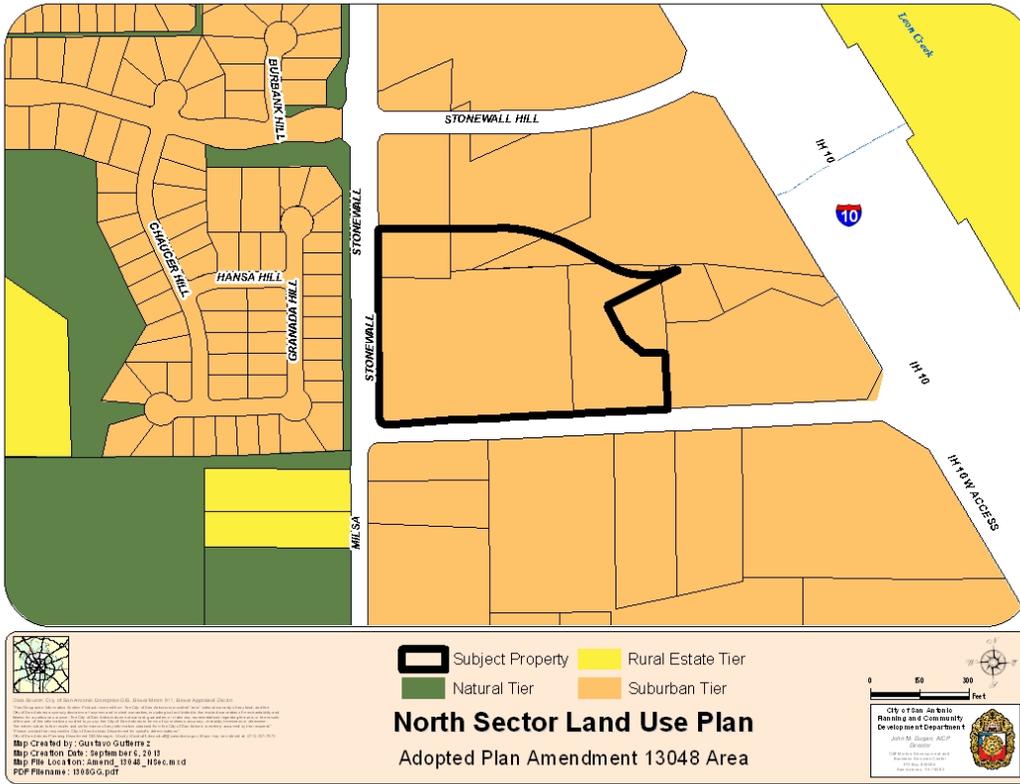
development allowed by Mixed Use Center typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and density uses at a major intersection as recommended in the North Sector Plan. In addition, the existing roadway network is not currently built to handle the additional capacity that could potentially result from a Mixed Use development. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of encouraging compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

#### **IV. ATTACHMENTS**

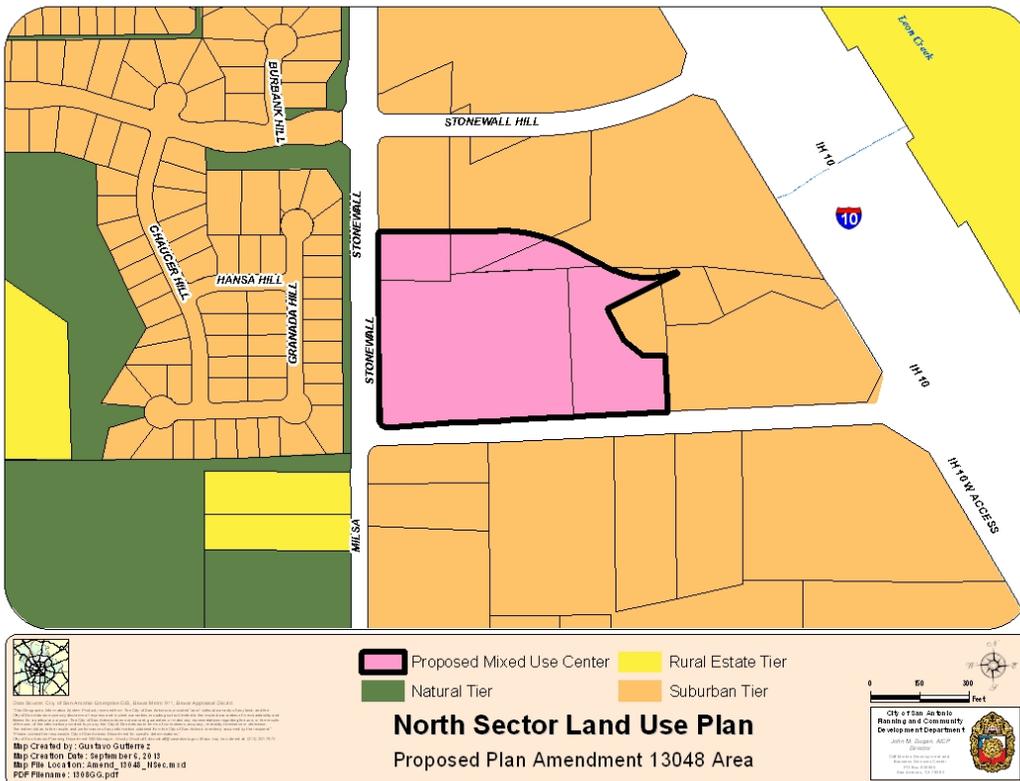
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2012 Aerial

Data Source: City of San Antonio Geographic GIS, Google Maps, GIS, Google Appraisal District  
 This map was prepared by the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map.

Map Created by: Gustavo Gutierrez  
 Map Creation Date: September 6, 2013  
 Map File Location: Amend\_13048\_NSec.mxd  
 PDF Filename: 1306GG.pdf

 Subject Property

**North Sector Land Use Plan**  
 Proposed Plan Amendment 13048 Area



City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Duggan, ACP  
 Director  
 1000 BSA  
 1000 BSA  
 1000 BSA



## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO MIXED USE CENTER FOR AN AREA OF APPROXIMATELY 10 ACRES OF LAND OUT OF NCB 34034 LOCATED AT THE CORNER OF MILSA LANE AND STONEWALL PARKWAY.**

**WHEREAS**, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on September 25, 2013 and **DENIED** the amendment on September 25, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF SEPTEMBER 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission

September 25, 2013

**Case Number:**

PA 13049

**Applicant:**

Kaufman and Killen, Inc.

**Representative:**

Ashley Farrimond

**Owner:**

Kelly P. Hazel and Erismelda Hazel

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner

(210) 207-7395

[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

Located at the southeast corner of  
New Valley Hi Road and Ray Ellison  
Drive.

**Legal Description:**

NCB 15148 P-24 Abs 14

**Tract Size:**

1.528 acres

**Council District(s):**

District 4

**Notification:**

Published in Daily Commercial

Recorder 9/5/2013

Notices Mailed 9/12/2013

- 8 to property owners within 200 feet
- Registered neighborhood association within 200 feet:  
People Active in Community Efforts
- 29 to planning team members  
Internet Agenda Posting 9/20/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the United Southwest Communities Plan future land use classification for the property subject to this application from Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the United Southwest Communities Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed Community Commercial land use classification would provide an array of commercial, professional, and retail uses, accessible by both pedestrians and bicyclists, that would serve adjacent residential property owners and personnel working on Lackland Air Force Base. Furthermore, the proposed land use classification would limit additional residential uses in close proximity to Lackland Air Force Base which could be negatively affected by operations on the base.

**Transportation:**

Ray Ellison Boulevard and New Valley Hi Drive are Secondary Arterial Type A roadways. The size and configuration of the subject property should, with proper site planning, result in minimal impact to transportation infrastructure in the area.

**Community Facilities:**

The subject property is immediately north of Valley Hi Elementary school and immediately east of Lackland Air Force Base. The subject property is also approximately 0.58 mile southwest of Sam Rayburn Middle School. The proposed land use classification is not anticipated to negatively impact community facilities in the planning area.

**CASE HISTORY**

This is the first public hearing of this case.

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> United Southwest Communities Plan	
<b>Plan Adoption Date:</b> July 13, 2005	<b>Update History:</b> June 16, 2011
<p>The Community Commercial land use classification is intended to accommodate an array of office, professional service, and retail uses accessible by a variety of transportation modes, including bicyclists and pedestrians. The subject property’s proximity to an established residential subdivision, as well as Lackland Air Force Base will provide an array of uses beneficial to residential property owners in the vicinity of the subject property, who would be able to access the property on foot and by bicycle, as well as military personnel stationed at Lackland Air Force Base. The requested land use classification and the uses associated with it are compatible with <b>Goal 1 – Economic Development: Attract new businesses, services, and retail establishments to the United Southwest Communities.</b> Furthermore, the subject property is immediately adjacent to Lackland Air Force Base which is an active military post. Military aviation and other operations conducted on base, may pose noise, lighting, and other negative impacts to additional residential development in the vicinity of the base. Commercial uses, such as those accommodated by the proposed land use classification are more compatible with the adjacent military base. These types of uses are supported by <b>Objective 2.3: Military Base Compatibility. Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.</b></p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Low Density Residential:</b> Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>	<p>R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD</p>
<p><b>Community Commercial:</b> Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.</p>	<p>O-1.5, C-1, C-2, C-2P and UD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Vacant
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Vacant
South	Public/Institutional	Elementary School
West	Military	Lackland Air Force Base

**Land Use:** The United Southwest Communities Plan recommends uses that are compatible with operations conducted on military bases in the planning area. The office, retail, and commercial uses accommodated in the proposed Community Commercial land use classification are less likely to be negatively impacted by noise, lighting, and other negative impacts posed by military operations. Furthermore, the nearest Community Commercial node is located east of the subject property at the intersection of New Valley Hi Drive and Loop 410. The subject property’s location adjacent to the

western boundary of the established subdivision would facilitate pedestrian or bicycle access to shopping opportunities by those choosing to do so.

**Transportation:** Ray Ellison Boulevard and New Valley Hi Drive are Secondary Arterial Type A roadways. The size and configuration of the subject property should, with proper site planning, result in minimal impact to transportation infrastructure in the area. There is a VIA bus stop immediately south of the subject property.

**Community Facilities:** The subject property is immediately north of Valley Hi Elementary school and immediately east of Lackland Air Force Base. The subject property is also approximately 0.58 miles southwest of Sam Rayburn Middle School. The proposed land use classification is not anticipated to pose negative impacts to community facilities in the planning area.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6 AHOD

**Proposed Zoning:** C-2 AHOD

**Corresponding Zoning Case:** Z2013205

**Zoning Commission Public Hearing Date:** October 1, 2013

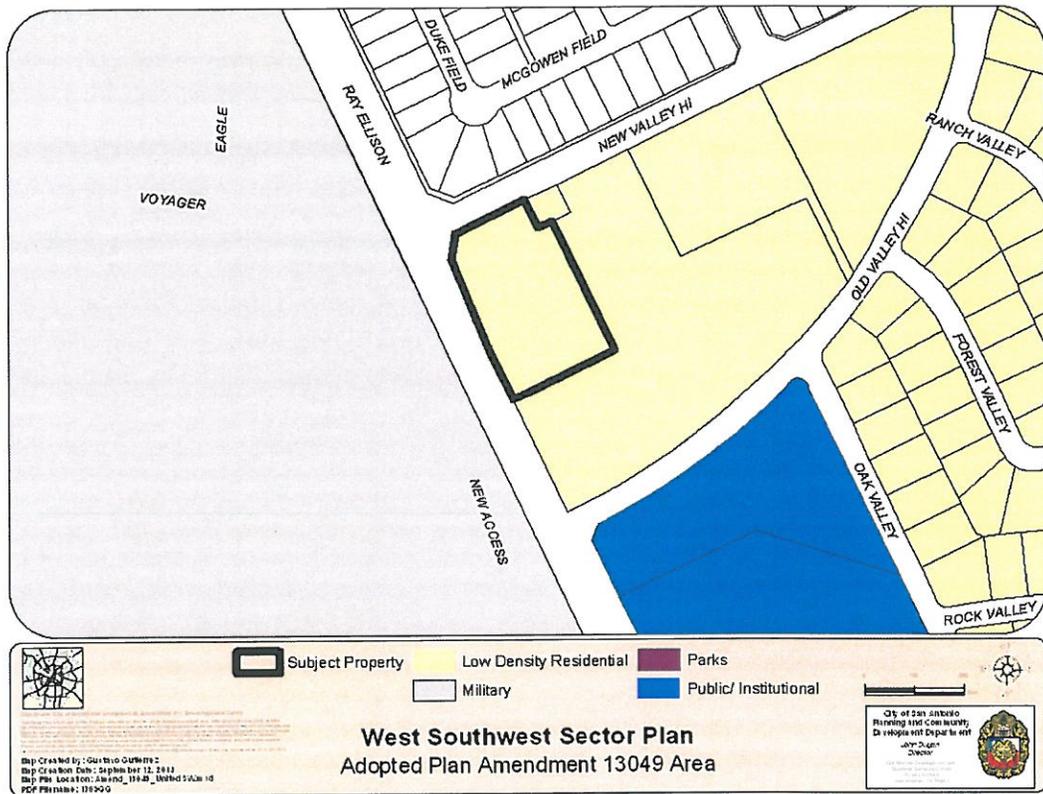
## **III. RECOMMENDATION**

Approval. The proposed Community Commercial land use classification would provide an array of commercial, professional, and retail uses, accessible by both pedestrians and bicyclists, that would serve adjacent residential property owners and personnel working on Lackland Air Force Base. Furthermore, the proposed land use classification would limit additional residential uses in close proximity which could be negatively affected by operations on the base.

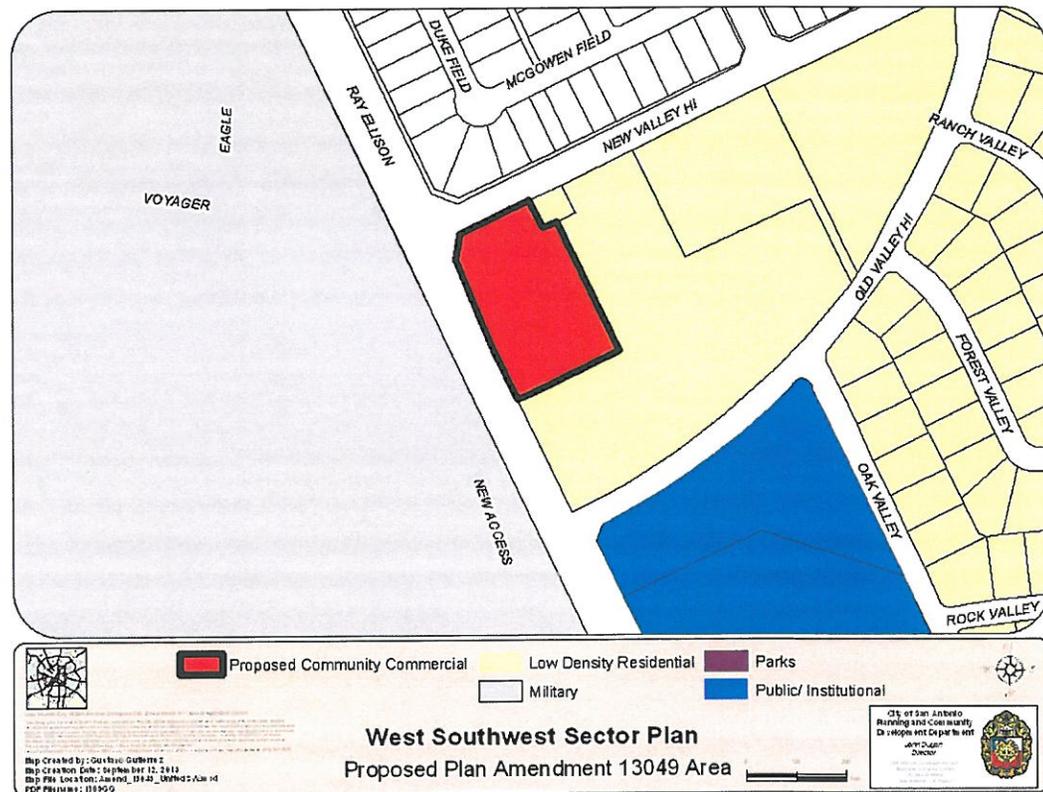
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

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Map Created by: Gustavo Gutierrez  
 Map Creation Date: September 12, 2013  
 Map File Location: Amend\_13049\_United SW.mxd  
 PDF File name: 1305GG

## West Southwest Sector Plan Proposed Plan Amendment 13049 Area



City of San Antonio  
 Planning and Community  
 Development Department

**JOHN DUGAN**  
 Director

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 1.528 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF RAY ELLISON BOULEVARD AND NEW VALLEY HI DRIVE.**

**WHEREAS**, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on July 13, 2005; with an update on June 26, 2011; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on September 25, 2013 and **APPROVED** the amendment on September 25, 2013; and

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

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

SECTION 1: The amendment to the United Southwest Communities Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF SEPTEMBER 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission